



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3028422

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0407	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: AMH_Home; Safari One Asset Co LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	0719270450-000-06300 301 Cricket Hollow Ln
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> 5 Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
 A Florida Bar licensed attorney (Florida Bar number _____).
 A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
 A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
 A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
 I am an uncompensated representative filing this petition AND (check one)
 the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0407	Alternate Key: 3028422	Parcel ID: 07-19-27-0450-000-06300
Petitioner Name Ryan, LLC C/O Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 301 CRICKET HOLLOW LN EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
Owner Name Safari One Asset CO LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 240,599	\$ 240,599
2. Assessed or classified use value, *if applicable	\$ 214,450	\$ 214,450
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 214,450	\$ 214,450

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date 7/9/2018 **Price:** \$137,000 Arm's Length Distressed Book 5138 Page 1894

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3028422	2808969	2989041	2776315
Address	301 CRICKET HOLLOW LN EUSTIS	18 ROCKPORT ST EUSTIS	2506 VALLEY FORGE CT EUSTIS	2709 N DELLWOOD DR EUSTIS
Proximity		0.33 Miles	0.49 Miles	0.41 Miles
Sales Price		\$295,000	\$389,000	\$329,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	1.60%	0.00%
Adjusted Sale		\$263,730	\$336,874	\$280,415
\$/SF FLA	\$170.88 per SF	\$196.08 per SF	\$195.63 per SF	\$199.44 per SF
Sale Date		1/11/2023	8/22/2023	3/11/2024
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,408	1,345	3150	1,722	-15700	1,406	100
Year Built	1989	1994	0	1988	0	1985	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	VG	VG	0	VG	0	VG	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	Garage	Garage	0	Garage	0	Garage	0
Porches	OPF	OPF SPF	-30000	OPF SPF	-30000	OPF SPU	-20000
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	1	-2500	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	-	UBU	-500	DGF	-20000	-	0
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Sub	Neighborhood	5000	Neighborhood	5000	Neighborhood	5000
View	House	House	0	House	0	House	0
		-Net Adj. 9.4%	-24850	-Net Adj. 24.0%	-80700	-Net Adj. 5.3%	-14900
		Gross Adj. 15.6%	41150	Gross Adj. 26.9%	90700	Gross Adj. 9.0%	25100
Adj. Sales Price	Market Value \$240,599	Adj Market Value	\$238,880	Adj Market Value	\$256,174	Adj Market Value	\$265,515
	Value per SF 170.88						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

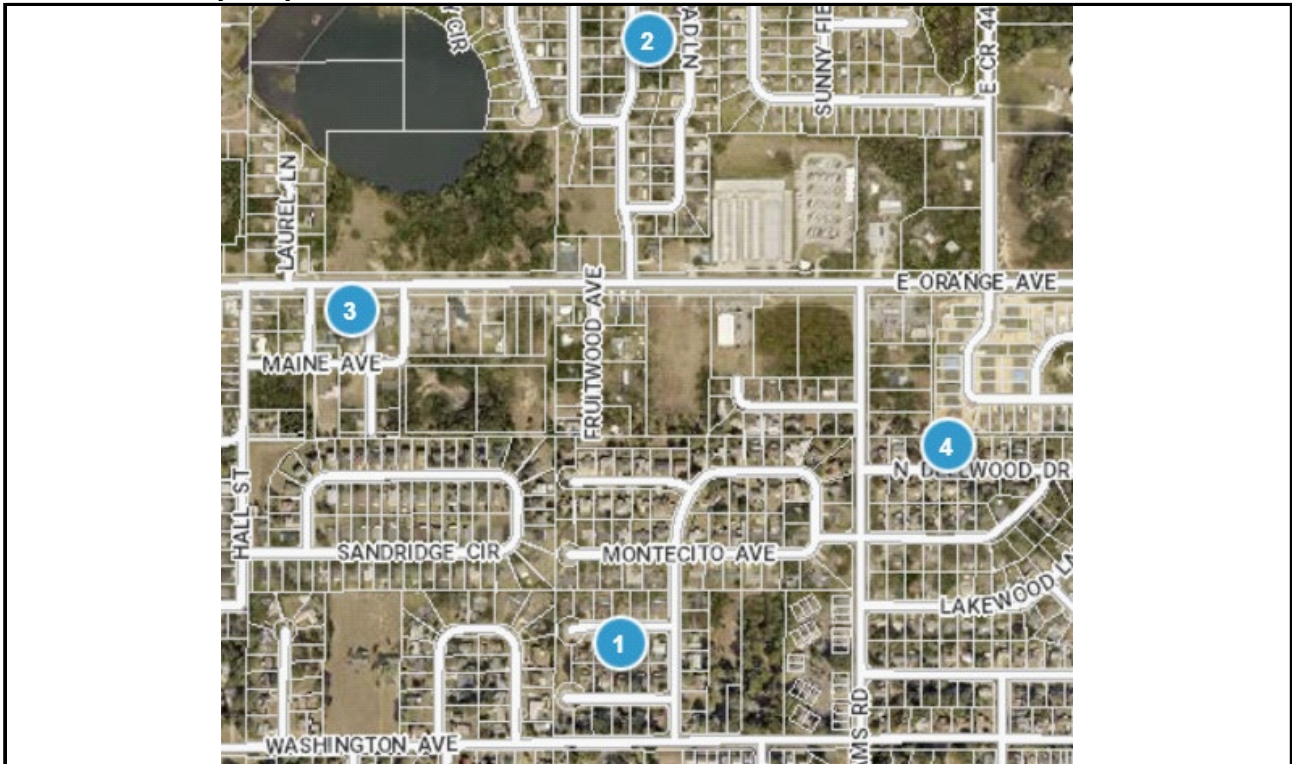
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: Chris Jensen

DATE 11/19/2024

2024-0407 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	2989041	2506 VALLEY FORGE CT EUSTIS	0.49
2	Subject	3028422	301 CRICKET HOLLOW LN EUSTIS	-
3	Comp 1	2808969	18 ROCKPORT ST EUSTIS	0.33
4	Comp 3	2776315	2709 N DELLWOOD DR EUSTIS	0.41
5				
6				
7				
8				

Alternate Key 3028422
Parcel ID 07-19-27-0450-000-06300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0407 subject
PRC Run: 12/10/2024 By
Card # 1 of 1

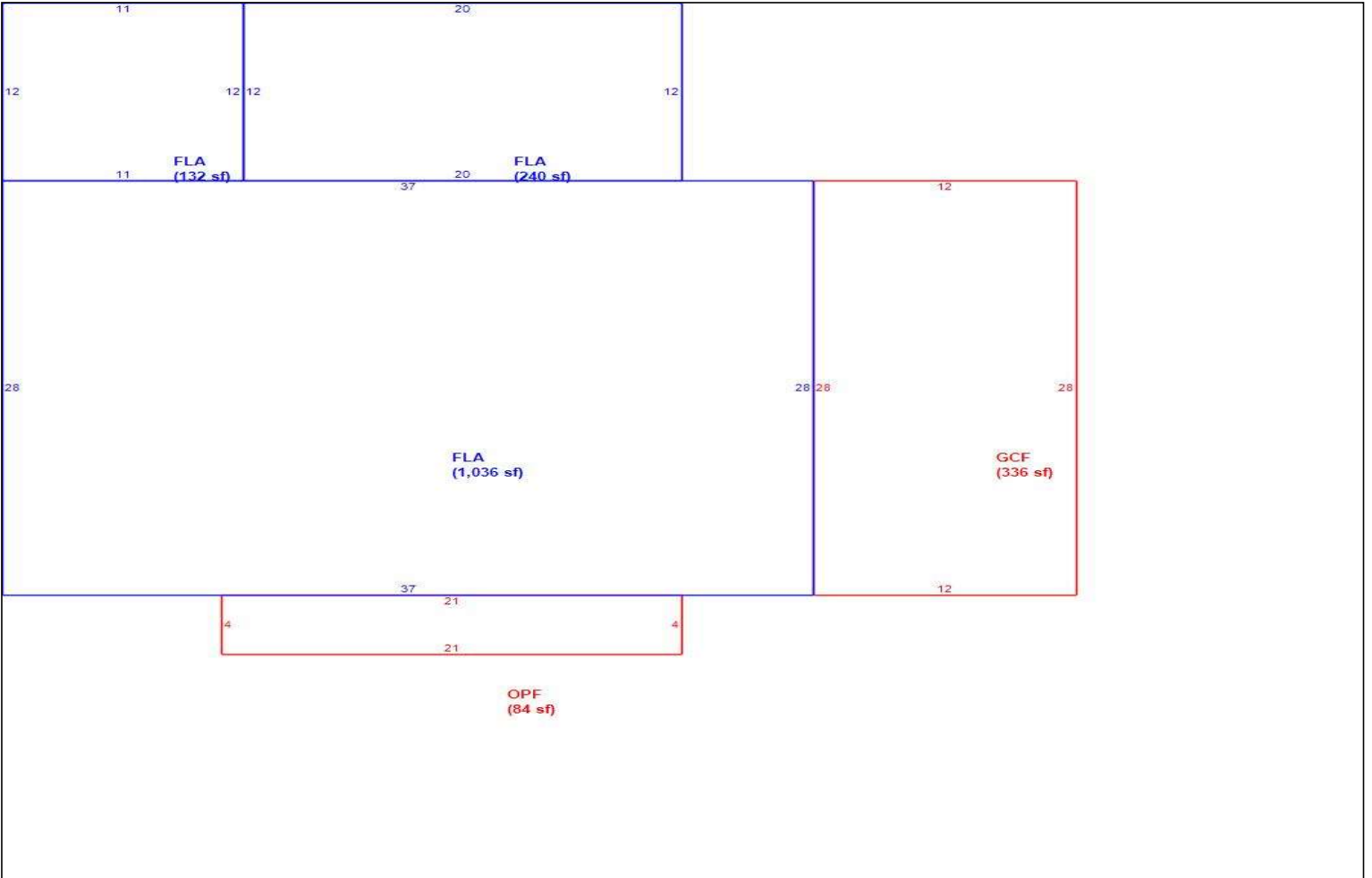
Current Owner		
SAFARI ONE ASSET CO LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location			
Site Address 301 CRICKET HOLLOW LN			
EUSTIS		FL 32726	
Mill Group 00E1	NBHD	2352	
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
EUSTIS, CRICKET LAKE VILLAGE LOT 63 PB 29 PG 37 ORB 5138 PG 1894

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	70,000.00	0.0000	1.00	0.900	1.000	0	63,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		63,000		
Classified Acres		0		Classified JV/Mkt		63,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 195,164	Deprec Bldg Value 177,599	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,408	1,408	1408	1989	1408	112.62	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	336	0	195,164	VG	91.00	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	84	0	Condition	91.00	0	Wall Type	03	Heat Type	6
TOTALS		1,408	1,828	1,408	% Good	0	0	Foundation	3	Fireplaces	0
					Functional Obsol	177,599	3	Roof Cover	3	Type AC	03
					Building RCNLD						

Alternate Key 3028422
 Parcel ID 07-19-27-0450-000-06300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0407 subject
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1996	07-18	07-01-1995	12-01-1995	23	0000	CK SIZE OF SCRNM RM			
1993	9200080	02-01-1992	12-01-1992	480	0000	12X12 SPF			
1990	8900209	04-01-1989	12-01-1989	43,300	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2018081023	5138	1894	07-09-2018	WD	Q	Q	I	137,000				
	2420	0226	09-22-2003	WD	U	U	I	0				
	2363	0119	07-17-2003	WD	Q	Q	I	81,000				
	2091	0147	03-28-2002	QC	U	U	I	55,000				
	1967	0720	06-21-2001	WD	U	U	I	63,100				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
63,000	177,599	0	240,599	26149	214450	0.00	214450	240599	235,040	

Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.

Alternate Key 2808969
Parcel ID 12-19-26-4101-002-00100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0407 comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

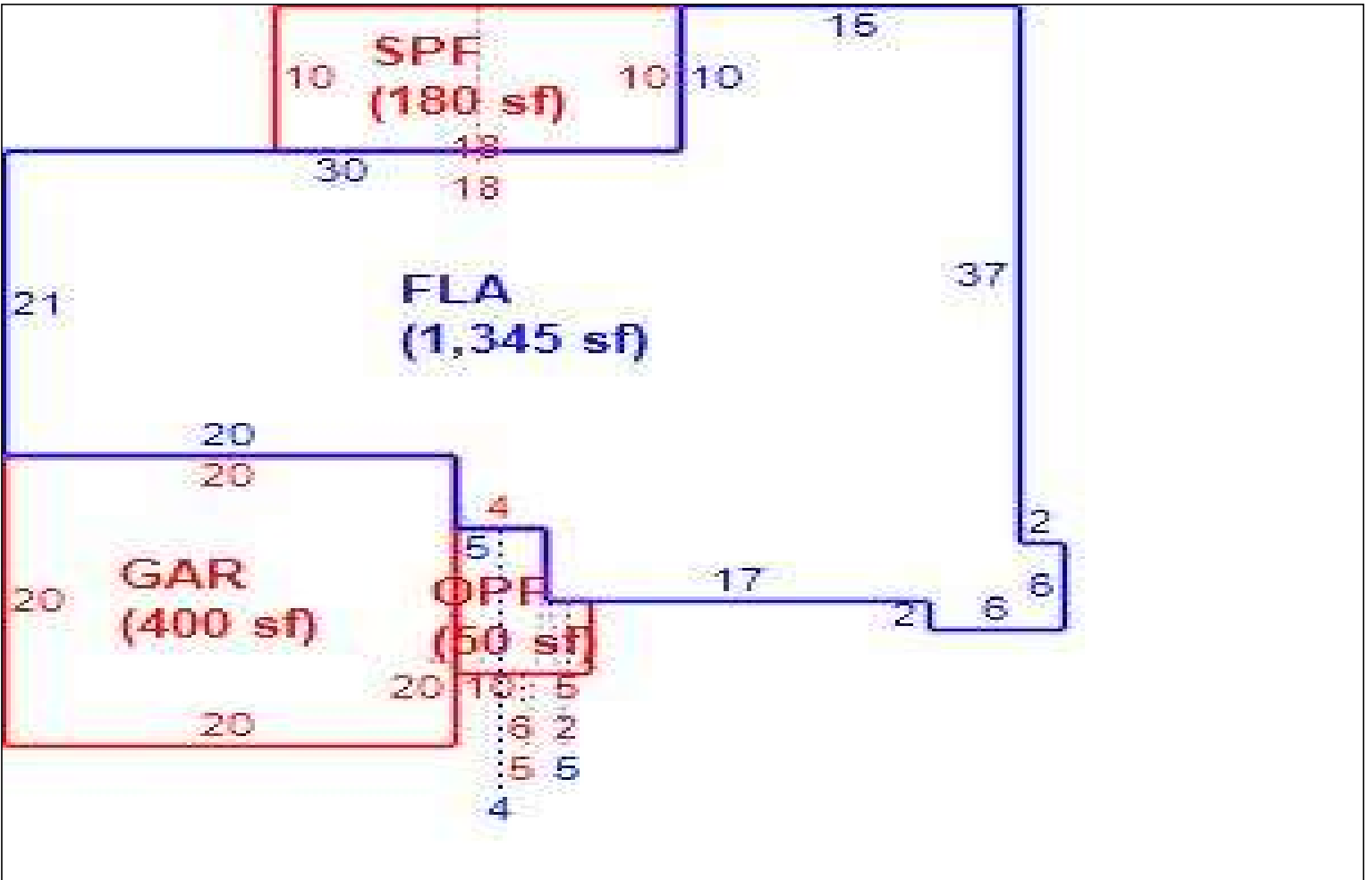
Current Owner		
SMITH JONATHON		
18 ROCKPORT ST		
EUSTIS	FL	32726

Property Location			
Site Address 18 ROCKPORT ST			
EUSTIS FL 32726			
Mill Group	000E	NBHD	0613
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
EUSTIS, RICHARD'S ADD LOTS 1, 2, 10 BLK 2 PB 1 PG 36 ORB 6079 PG 1800

Land Lines													
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	120	146		17,520.00 FD	530.00	0.9893	1.00	1.000	1.000	0	62,919	
Total Acres		0.40		JV/Mkt		0		Total Adj JV/Mkt		62,919			
Classified Acres		0		Classified JV/Mkt		62,919		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 165,798 Deprec Bldg Value 152,534 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,345	1,345	1345	Effective Area	1345	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	96.34	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	50	0	Building RCN	165,798	Wall Type	02	Heat Type	6
SPF	SCREEN PORCH FINIS	0	180	0	Condition	VG	Foundation	3	Fireplaces	1
		% Good	92.00	Functional Obsol	0	Roof Cover	3	Type AC	03	
TOTALS		1,345	1,975	1,345	Building RCNLD	152,534				

Alternate Key 2808969
 Parcel ID 12-19-26-4101-002-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0407 comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBU1	UTILITY BLDG UNFINISHED	130.00	SF	4.00	1993	1993	520.00	40.00	208

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1995	T-01466	03-01-1994	12-01-1994	51,613	0000	SFR 18 ROCKPORT ST			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023005098	6079	1800	01-11-2023	WD	Q	01	I	295,000	039	HOMESTEAD	2024	25000
	3518	0010	09-24-2007	QC	U	U	I	88,900	059	ADDITIONAL HOMESTEAD	2024	25000
	2154	0325	08-02-2002	WD	Q	Q	I	105,000				
	1758	0387	09-24-1999	TR	U	U	I	0				
	1747	2336	07-29-1999	TR	U	U	I	0				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
62,919	152,534	208	215,661	0	215661	50,000.00	165661	190661	211,081	

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Alternate Key 2989041
 Parcel ID 07-19-27-0350-000-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0407 comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

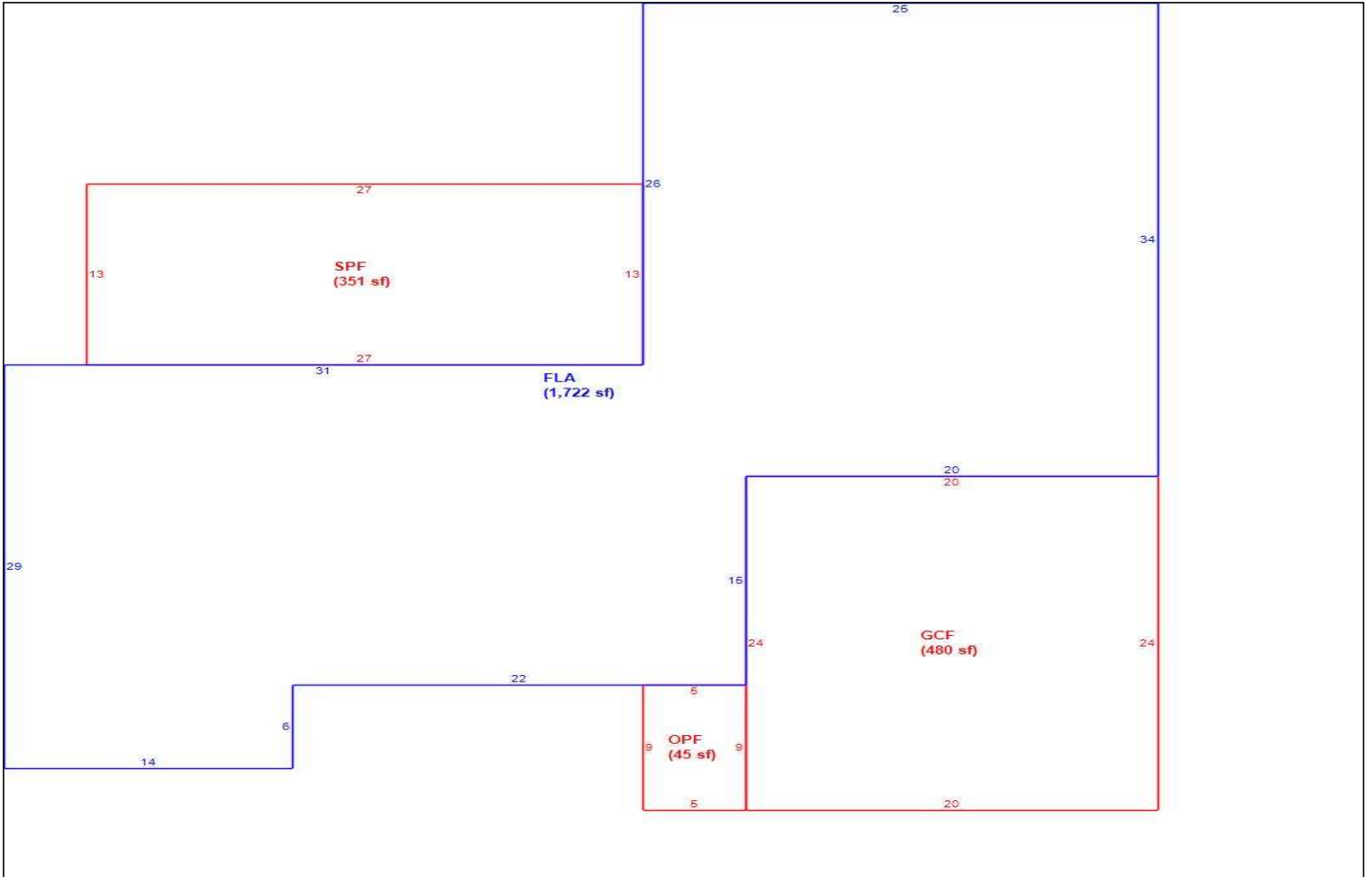
Current Owner		
PADEFORD CHEYNE AND AUTUMN BAKE		
2506 VALLEY FORGE CT		
EUSTIS	FL	32726

Property Location		
Site Address 2506 VALLEY FORGE CT		
EUSTIS FL 32726		
Mill Group	000E	NBHD 2352
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, CHERRYTREE ON WASHINGTON LOT 14 PB 28 PG 93 ORB 6206 PG 402

Land Lines													
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	70,000.00	0.0000	1.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 192,921
		Deprec Bldg Value 175,558	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail						
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3			
FLA	FINISHED LIVING AREA	1,722	1,722	1722	Effective Area	1722	No Stories	1.00	Full Baths	2			
GAR	GARAGE FINISH	0	480	0	Base Rate	89.90	Quality Grade	640	Half Baths	0			
OPF	OPEN PORCH FINISHE	0	45	0	Building RCN	192,921	Wall Type	03	Heat Type	6			
SPF	SCREEN PORCH FINIS	0	351	0	Condition	VG	Foundation	3	Fireplaces	0			
TOTALS					1,722	2,598	1,722	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	175,558							

Alternate Key 2989041
Parcel ID 07-19-27-0350-000-01400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0407 comp 2
PRC Run: 12/10/2024 By
Card # 1 of 1

Miscellaneous Features <i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	1993	1993	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	550.00	SF	5.38	1993	1993	2959.00	70.00	2,071
DGF1	DETACHED GARAGE	384.00	SF	15.00	1997	1997	5760.00	60.00	3,456

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	SALE	01-01-2017	11-15-2017	1	0099	CHECK VALUE	12-11-2017		
1998	9700528	09-11-1997	12-01-1997	1,121	0000	ELEC TO WORKSHOP			
1998	9700415	07-16-1997	12-01-1997	7,000	0000	SHED ON SLAB 16X24			
1995	00153	03-01-1994	12-01-1994	11,978	0000	POL			
1989	8800555	09-01-1988	12-01-1988	71,930	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023109188	6206	0402	08-22-2023	WD	Q	01	I	389,000				
2021142490	5815	1566	10-08-2021	WD	Q	01	I	319,900				
2017008503	4893	1359	01-20-2017	WD	Q	Q	I	91,000				
	4181	1034	06-29-2012	WD	U	U	I	110,000				
	3000	0642	07-14-2005	QC	U	U	I	0				
Total												0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	175,558	18,915	264,473	0	264473	0.00	264473	264473	259,050	

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Alternate Key 2776315
Parcel ID 07-19-27-0500-00E-00500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0407 comp 3
PRC Run: 12/10/2024 By
Card # 1 of 1

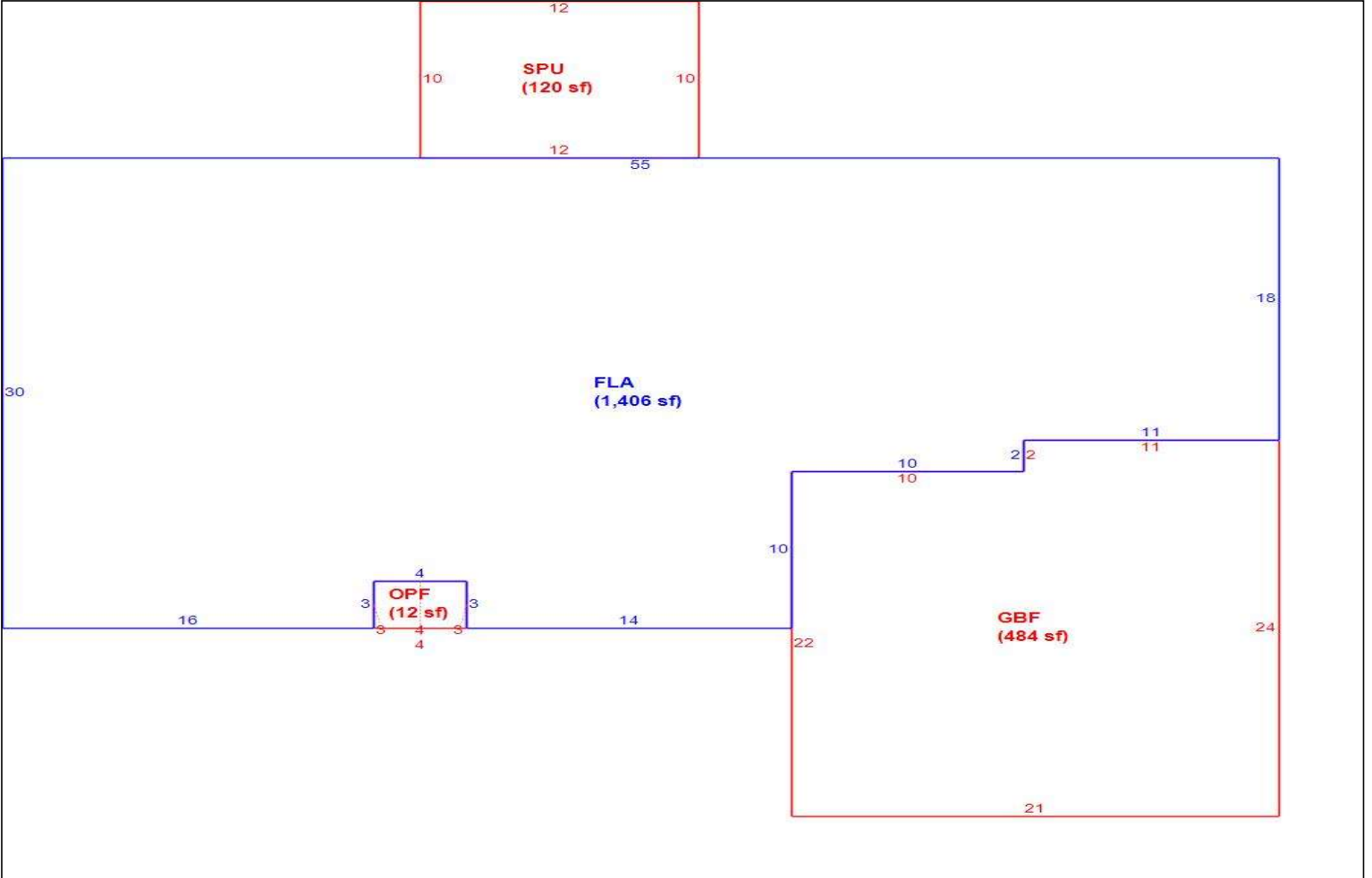
Current Owner		
SWEDLER LAUREN M AND RACHEL L SWE		
2616 S CRYSTAL LAKE DR APT A		
ORLANDO	FL	32806

Property Location		
Site Address 2709 N DELLWOOD DR		
EUSTIS FL 32726		
Mill Group 000E	NBHD 2352	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, LAKE JOANNA HEIGHTS LOT 5, BLK E PB 20 PG 28 ORB 6299 PG 658

Land Lines													
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	70,000.00	0.0000	1.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 175,714 Deprec Bldg Value 159,900 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,406	1,406	1406	1985	1406	99.40	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	484	0				Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	12	0				Condition	VG	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	120	0				% Good	91.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		1,406	2,022	1,406	Building RCNLD	159,900		Roof Cover	3	Type AC	03

Alternate Key 2776315
 Parcel ID 07-19-27-0500-00E-00500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0407 comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011 1995	20101028 00140	10-26-2010 03-01-1994	04-07-2011 12-01-1994	846 1,505	0002 0000	REPL 2 WINDOWS SPF			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024029572	6299	0658	03-11-2024	WD	Q	01	I	329,900				
2023052886	6137	0468	04-14-2023	WD	Q	01	I	299,900				
2022154856	6060	0246	12-01-2022	CT	U	11	I	185,300				
	4599	2477	03-06-2015	WD	Q	Q	I	114,000				
	1133	1354	10-01-1991	WD	Q	Q	I	65,000				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	159,900	0	229,900	0	229900	0.00	229900	229900	225,018	

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