



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

2793601

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 #	8024-0408	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: AMH_Home; Trans AM SFE II 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 #	0719270500-00E-01400 2727 N Dellwood Dr
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 checked="" 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 I. 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 # 2024-0408	Alternate Key: 2793601	Parcel ID: 07-19-27-0500-00E-01400
Petitioner Name Ryan, LLC C/O Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 2727 N DELLWOOD DR EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
Owner Name Trans Am SFE II LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 246,503	\$ 246,503
2. Assessed or classified use value, *if applicable	\$ 225,500	\$ 225,500
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 225,500	\$ 225,500

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

Last Sale Date 12/10/2019 **Price:** \$185,000 Arm's Length Distressed Book 5390 Page 1741

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	2793601	2989041	2776315	2704772
Address	2727 N DELLWOOD DR EUSTIS	2506 VALLEY FORGE CT EUSTIS	2709 N DELLWOOD DR EUSTIS	17 SUNRISE LN EUSTIS
Proximity		0.43 Miles	0.12 Miles	0.23 Miles
Sales Price		\$389,000	\$329,900	\$320,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	0.00%	4.00%
Adjusted Sale		\$336,874	\$280,415	\$284,800
\$/SF FLA	\$163.57 per SF	\$195.63 per SF	\$199.44 per SF	\$150.69 per SF
Sale Date		8/22/2023	3/11/2024	2/9/2023
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	1,507	1,722	-10750	1,406	5050	1,890	-19150
Year Built	1988	1988	0	1985	0	1984	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	VG	VG	0	VG	0	EX	-15000
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	-	GAR	-25000	GAR	-25000	-	0
Porches	-	SPF	-25000	OPF SPU	-20000	OPF SPU	-20000
Pool	Y	Y	0	N	20000	N	20000
Fireplace	0	0	0	0	0	1	-2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	UBF PAT	DGF	-18000	-	2300	UBF	1800
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		-Net Adj. 23.4%	-78750	-Net Adj. 6.3%	-17650	-Net Adj. 12.2%	-34850
		Gross Adj. 23.4%	78750	Gross Adj. 25.8%	72350	Gross Adj. 27.5%	78450
Adj. Sales Price	Market Value \$246,503	Adj Market Value	\$258,124	Adj Market Value	\$262,765	Adj Market Value	\$249,950
	Value per SF 163.57						

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.

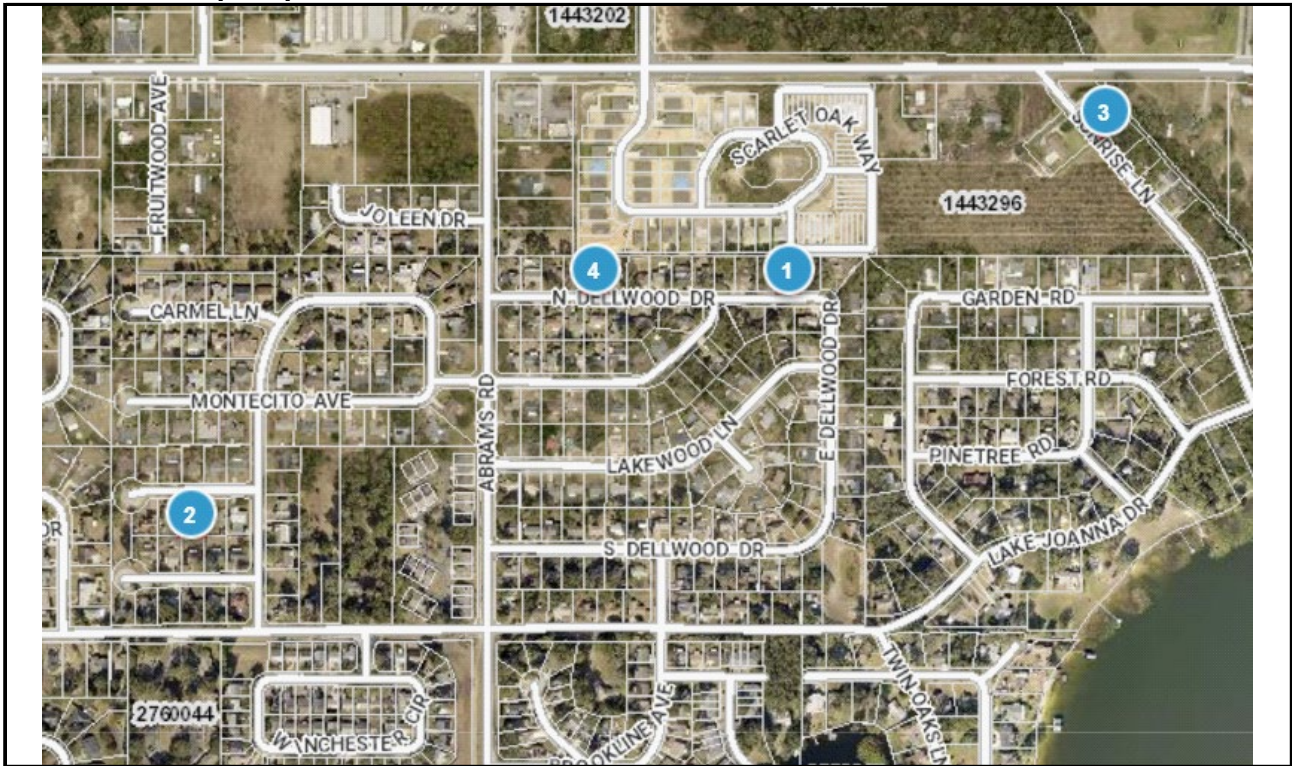
Ryan comps 1,3,4 have adjusted sales \$ higher than market

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 11/18/2024

2024-0408 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	2793601	2727 N DELLWOOD DR EUSTIS	-
2	Comp 1	2989041	2506 VALLEY FORGE CT EUSTIS	0.43
3	Comp 3	2704772	17 SUNRISE LN EUSTIS	0.23
4	Comp 2	2776315	2709 N DELLWOOD DR EUSTIS	0.12
5				
6				
7				
8				

Alternate Key 2793601
Parcel ID 07-19-27-0500-00E-01400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0408 subject
PRC Run: 12/11/2024 By
Card # 1 of 1

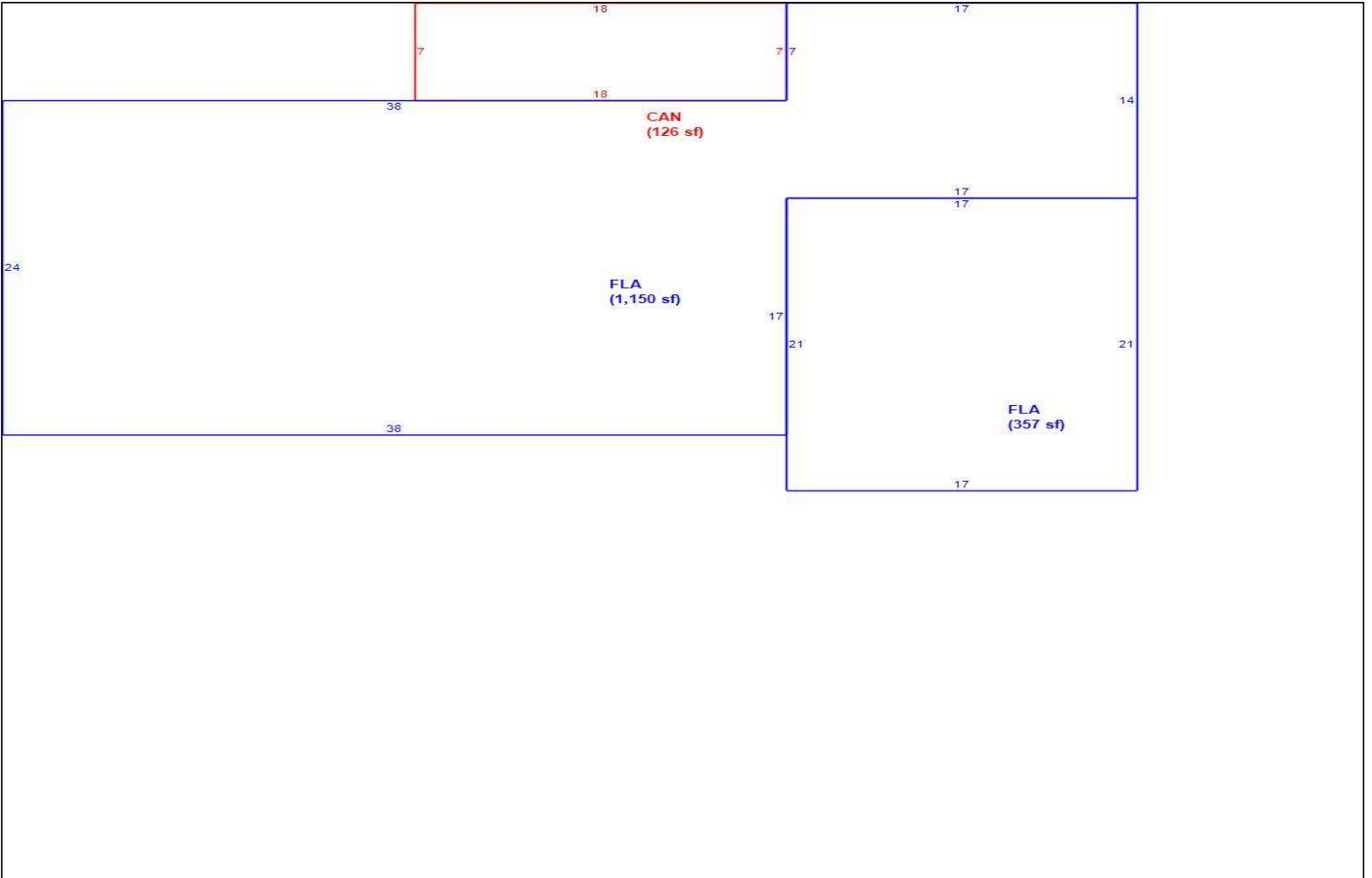
Current Owner		
TRANS AM SFE II LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location		
Site Address 2727 N DELLWOOD DR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 2352
Property Use		Last Inspection
00100	SINGLE FAMILY	TMP 04-08-201

Legal Description
EUSTIS, LAKE JOANNA HEIGHTS LOT 14, BLK E PB 20 PG 28 ORB 5390 PG 1741

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 171,801
		Deprec Bldg Value 158,057	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,507	1,507	1507	1988	1507	No Stories	1.00	Full Baths	2
PAT	PATIO UNCOVERED	0	126	0	Base Rate	97.96	Quality Grade	650	Half Baths	0
				Building RCN		171,801	Wall Type	03	Heat Type	6
				Condition		EX	Foundation	3	Fireplaces	0
				% Good		92.00	Roof Cover	3	Type AC	03
				Functional Obsol		0				
TOTALS		1,507	1,633	1,507	Building RCNLD	158,057				

Alternate Key 2793601
Parcel ID 07-19-27-0500-00E-01400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0408 subject
PRC Run: 12/11/2024 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	576.00	SF	35.00	1988	1988	20160.00	85.00	17,136
PLD1	POOL/COOL DECK	432.00	SF	3.34	1988	1988	1443.00	70.00	1,010
UBF1	UTILITY BLDG FINISHED	100.00	SF	5.00	2005	2005	500.00	60.00	300

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	04-08-2019	1	0099	CHECK VALUE	04-08-2019		
2015	13-01145	02-21-2014	01-14-2015	750	0002	INSTALL WINDOWS (2) & FRENCH DO	01-14-2015		
2015	SALE	01-01-2014	01-14-2015	1	0099	CHECK VALUE	01-14-2015		
2006	SALE	01-01-2005	04-07-2006	1	0000	CHECK VALUE			
1990	8900136	03-01-1989	12-01-1989	10,500	0000	POOL			
1989	1	10-01-1988	12-01-1988	1	0000	C SALE SFR HERE?			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019142424	5390 1741	12-10-2019	WD	Q	Q	I	185,000				
2018059470	5113 1307	05-15-2018	WD	Q	Q	I	172,000				
	4508 1126	07-15-2014	WD	Q	Q	I	115,000				
	4393 1061	10-08-2013	WD	U	U	I	57,000				
	2806 2063	03-31-2005	WD	Q	Q	I	145,000				
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	158,057	18,446	246,503	21003	225500	0.00	225500	246503	241,278	

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0408 comp 1
 PRC Run: 12/11/2024 By
 Card # 1 of 1

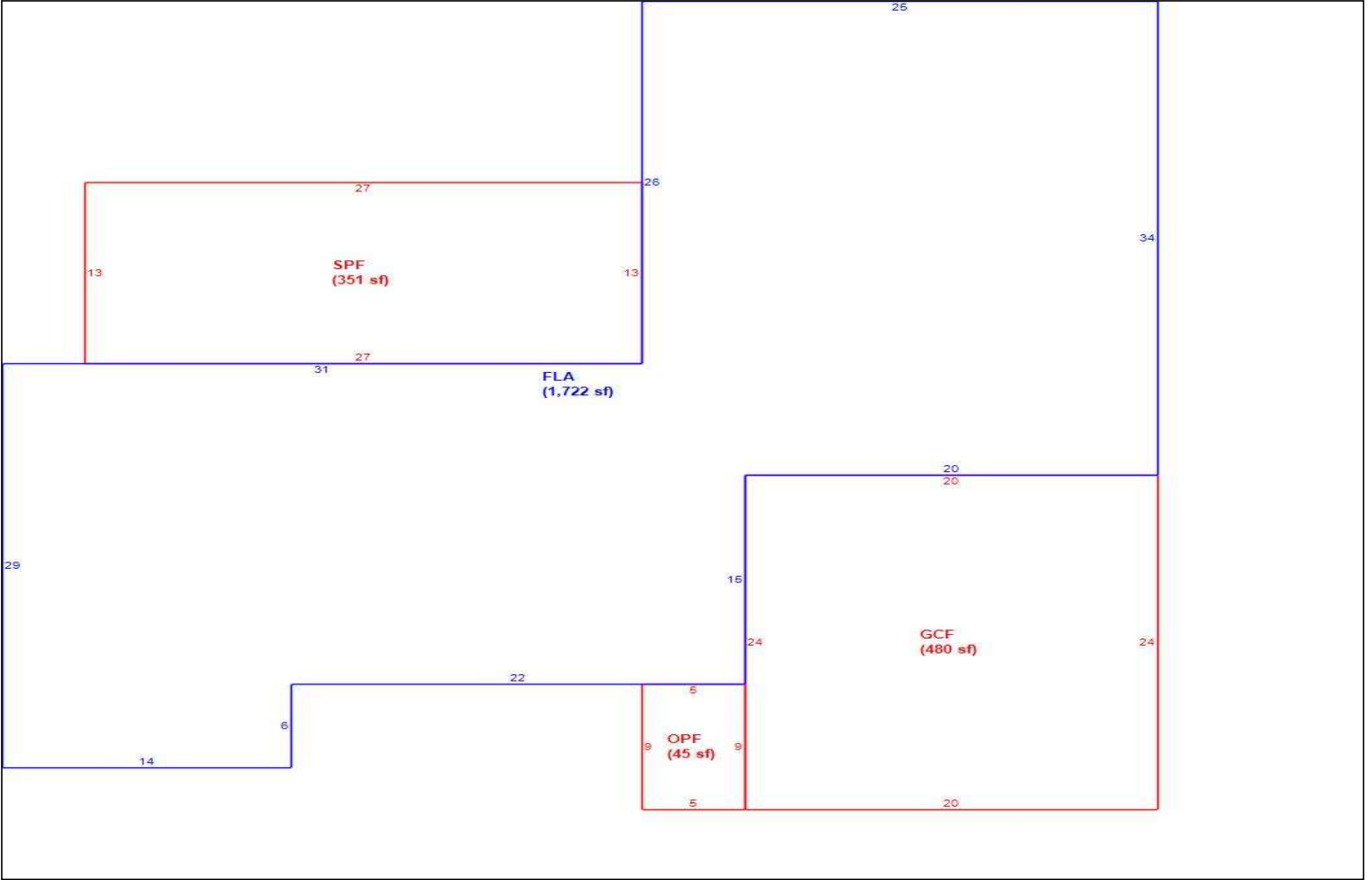
Current Owner		
PADEFORD CHEYNE AND AUTUMN BAKE		
2506 VALLEY FORGE CT		
EUSTIS	FL	32726

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
					% Good	91.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,722	2,598	1,722	Building RCNLD	175,558				

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0408 comp 1
PRC Run: 12/11/2024 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

2024-0408 comp 2
PRC Run: 12/11/2024 By
Card # 1 of 1

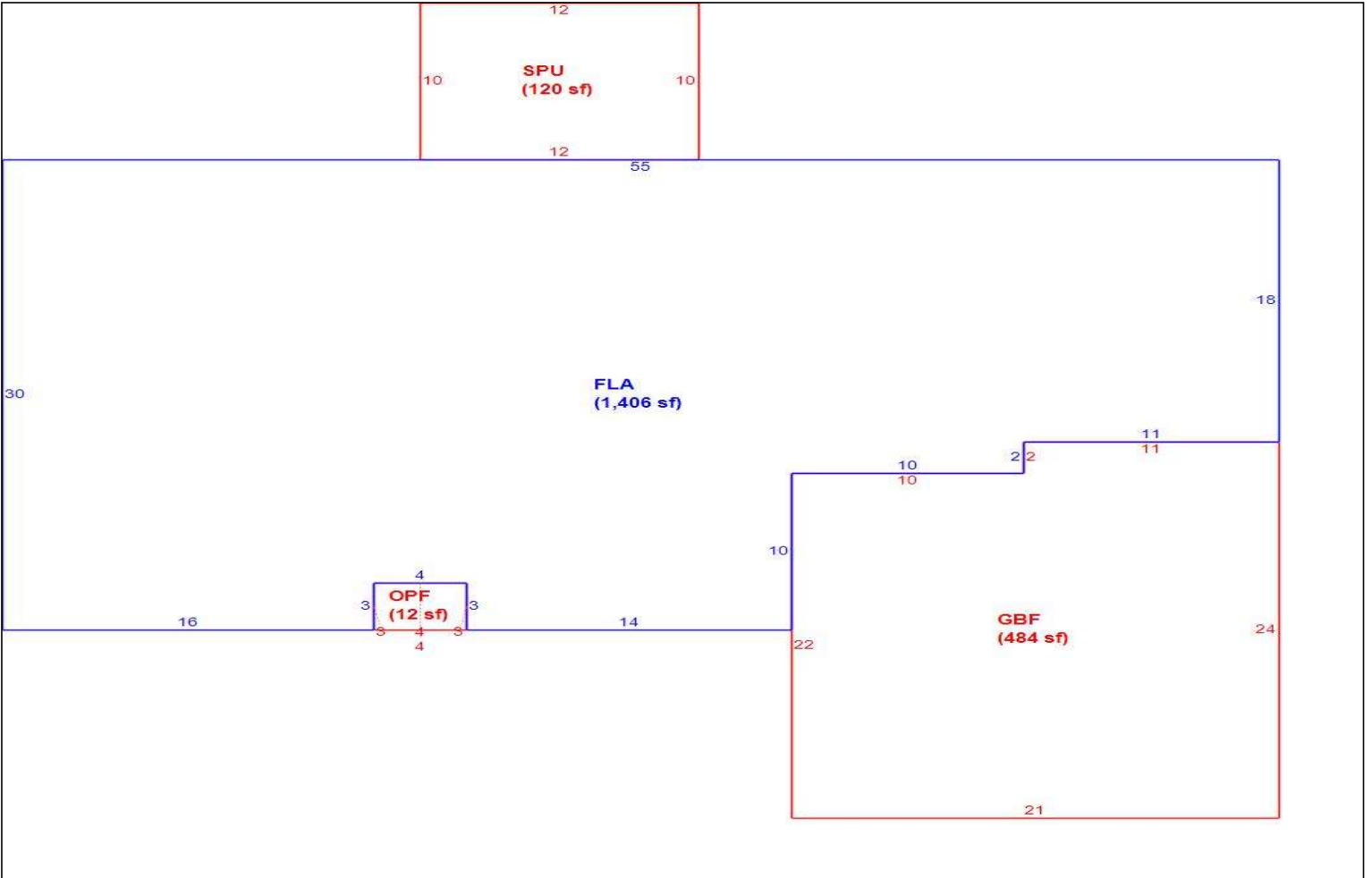
Current Owner		
SWEDLER LAUREN M AND RACHEL L SWE		
2616 S CRYSTAL LAKE DR APT A		
ORLANDO	FL	32806

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

2024-0408 comp 2
 PRC Run: 12/11/2024 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

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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Alternate Key 2704772
 Parcel ID 07-19-27-0300-000-00200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0408 comp 3
 PRC Run: 12/11/2024 By
 Card # 1 of 1

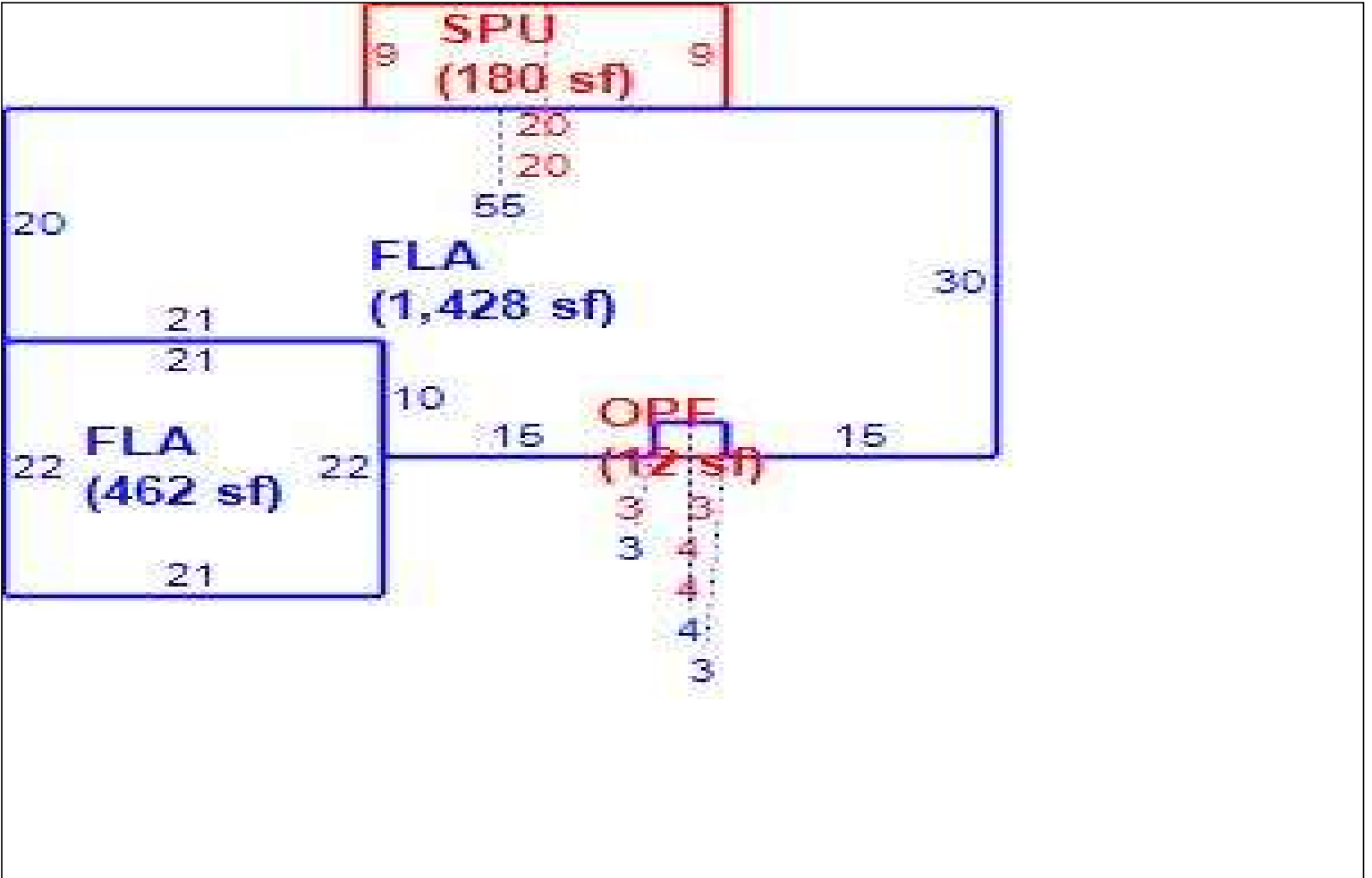
Current Owner		
RAMIREZ ADEL AND ANER RAMIREZ		
17 SUNRISE LN		
EUSTIS	FL	32726

Property Location			
Site Address 17 SUNRISE LN			
EUSTIS		FL 32726	
Mill Group	0002	NBHD	2352
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
 CANAL VISTA SUB LOT 2 PB 16 PG 7 ORB 6093 PG 115

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	95	114		10,830.00 FD	350.00	0.9508	2.00	1.000	1.000	0	63,228		
Total Acres				0.25	JV/Mkt				0	Total Adj JV/Mkt				63,228
Classified Acres				0	Classified JV/Mkt				63,228	Classified Adj JV/Mkt				0

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 229,802	Deprec Bldg Value 209,120	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1984	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,890	1,890	1890	Effective Area	1890	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	12	0	Base Rate	105.52	Quality Grade	665	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	180	0	Building RCN	229,802	Wall Type	02	Heat Type	6
					Condition	VG	Foundation	3	Fireplaces	1
					% Good	91.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,890	2,082	1,890	Building RCNLD	209,120				

Alternate Key 2704772
 Parcel ID 07-19-27-0300-000-00200

LCPA Property Record Card
 Roll Year 2024 Status: A

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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
UBU2	UTILITY BLDG UNFINISHED	200.00	SF	6.25	2006	2006	1250.00	40.00	500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	SALE	01-01-2019	04-15-2020	1	0099	CHECK VALUE	04-15-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023017311	6093	0115	02-09-2023	WD	Q	01	I	320,000	039	HOMESTEAD	2024	25000
2019142444	5390	1793	12-13-2019	WD	Q	Q	I	205,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4579	2408	01-23-2015	WD	Q	Q	I	149,900				
	4482	2145	05-06-2014	WD	U	U	I	75,100				
	4459	0603	03-19-2014	CT	U	U	I	100				
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	
63,228	209,120	500	272,848	0	272848	50,000.00	222848	247848	239,810	

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