



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3811906**

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 #	2024-0410	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: AMH Home; CPI/AMHERST SFR PROGRAM II OWNER,		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 #	0719271805-000-08400 977 Vanderbilt 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 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 # 2024-0410	Alternate Key: 3811908	Parcel ID: 07-19-27-1805-000-08400
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 977 VANDERBILT DR EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
Owner Name CPI/Amherst SFR Program II Owner	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 256,026	\$ 256,026
2. Assessed or classified use value, *if applicable	\$ 249,980	\$ 249,980
3. Exempt value, *enter "0" if none	\$ -	\$ -
4. Taxable Value, *required	\$ 249,980	\$ 249,980

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

Last Sale Date 3/9/2021 **Price:** \$3,718,300 Arm's Length Distressed Book 4346 Page 2113

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3811908	3616359	3731778	3790709
Address	977 VANDERBILT DR EUSTIS	875 COUNTRY CLUB RD EUSTIS	2575 TREMONT DR EUSTIS	2509 GABLES DR EUSTIS
Proximity		0.19 Miles	1.09 Miles	1.11 Miles
Sales Price		\$315,000	\$403,000	\$340,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	0.40%	1.20%
Adjusted Sale		\$277,830	\$344,162	\$293,511
\$/SF FLA	\$171.60 per SF	\$159.40 per SF	\$208.84 per SF	\$175.97 per SF
Sale Date		4/17/2023	11/8/2023	9/21/2023
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	1,492	1,743	-12550	1,648	-7800	1,668	-8800
Year Built	2002	1999	0	1999	0	2001	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX	EX	0	EX	0	G	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	0	2 OPF	-10000	OPF SPF	-15000
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds		PAT	-3000				
Site Size	Lot	Large Lot	-10000	Large Lot	-10000	Large Lot	-10000
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		-Net Adj. 9.2%	-25550	-Net Adj. 13.9%	-47800	-Net Adj. 11.5%	-33800
		Gross Adj. 9.2%	25550	Gross Adj. 13.9%	47800	Gross Adj. 11.5%	33800
Adj. Sales Price	Market Value \$256,026	Adj Market Value	\$252,280	Adj Market Value	\$296,362	Adj Market Value	\$259,711
	Value per SF 171.60						

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.

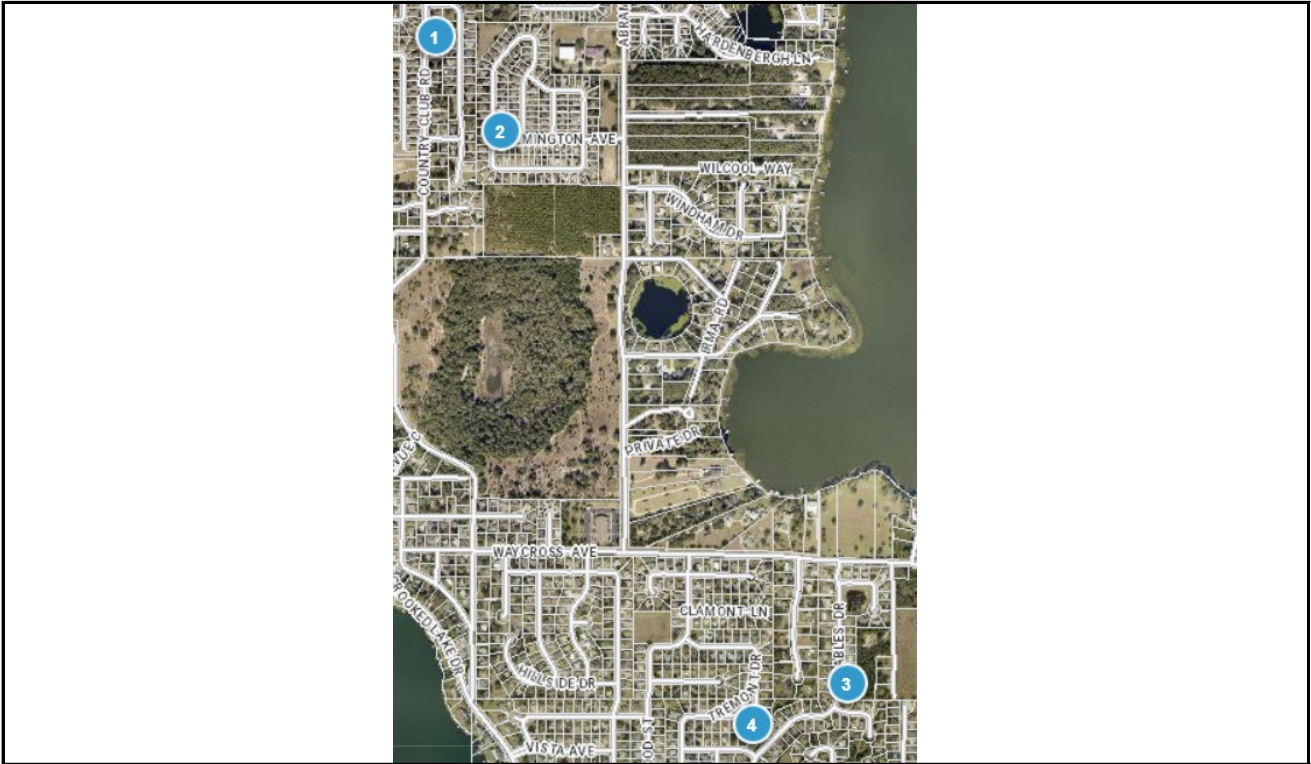
Ryan comp 1 living area is 24.3% larger than subject

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

2024-0410 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3616359	875 COUNTRY CLUB RD EUSTIS	0.19
2	Subject	3811908	977 VANDERBILT DR EUSTIS	-
3	Comp 3	3790709	2509 GABLES DR EUSTIS	1.11
4	Comp 2	3731778	2575 TREMONT DR EUSTIS	1.09
5				
6				
7				
8				

Alternate Key 3811908
Parcel ID 07-19-27-1805-000-08400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0410 subject
PRC Run: 12/11/2024 By
Card # 1 of 1

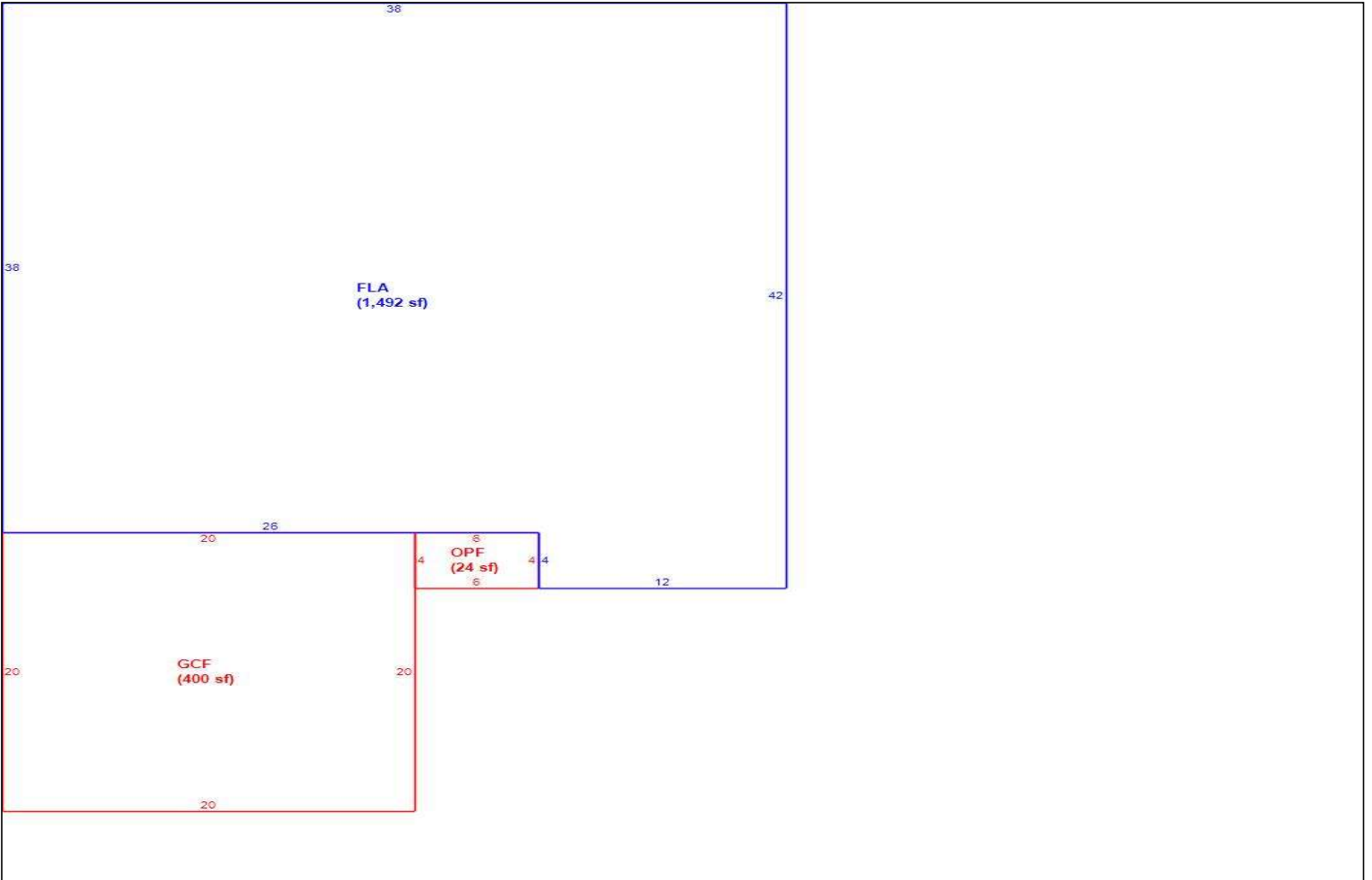
Current Owner		
CPI/AMHERST SFR PROGRAM II OWNER LL		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location		
Site Address 977 VANDERBILT DR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 2352
Property Use		Last Inspection
00100	SINGLE FAMILY	TSM 04-14-202

Legal Description
REMINGTON CLUB PHASE II PB 47 PG 77-78 LOT 84 ORB 5663 PG 1452

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	1.25	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500		
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 173,738
Deprec Bldg Value 168,526		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
FLA	FINISHED LIVING AREA	1,492	1,492	1492	2002	1492	94.89	No Stories	1.00	3
GAR	GARAGE FINISH	0	400	0			173,738	Quality Grade	645	2
OPF	OPEN PORCH FINISHE	0	24	0				Wall Type	03	0
TOTALS		1,492	1,916	1,492				Foundation	3	6
					Building RCNLD	168,526		Roof Cover	3	0
								Type AC	03	

Alternate Key 3811908
 Parcel ID 07-19-27-1805-000-08400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0410 subject
 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	
2022	SALE	01-01-2021			1	CHECK VALUE			
2020	SALE	01-01-2019	04-20-2020		1	CHECK VALUE	04-20-2020		
2003	0200646	08-13-2002	01-02-2003	89,669	0000	SFR/3 977 VANDERBILT DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2021034644	5663	1452	03-09-2021	WD	Q	05	I	3,718,300				
2019135841	5382	0488	11-19-2019	WD	Q	Q	I	199,000				
2019107940	5346	2377	09-19-2019	WD	U	U	I	185,300				
	4661	2414	08-01-2015	TR	U	U	I	0				
	4171	0633	06-01-2012	WD	Q	Q	I	90,000				
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	
87,500	168,526	0	256,026	6046	249980	0.00	249980	256026	250,755	

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Alternate Key 3616359
Parcel ID 12-19-26-0620-000-00200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0410 comp 1
PRC Run: 12/11/2024 By
Card # 1 of 1

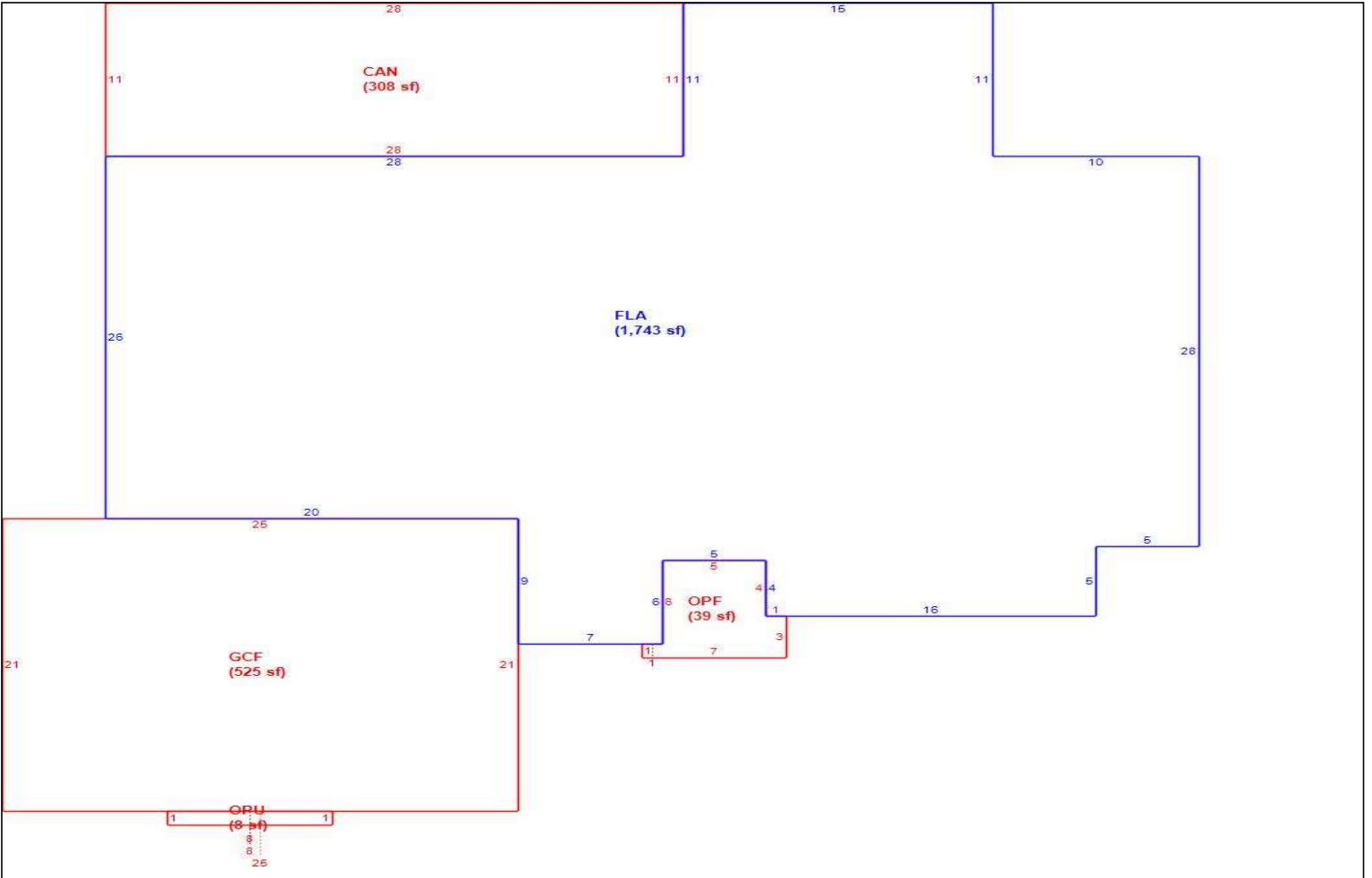
Current Owner		
CALDWELL RENE		
875 COUNTRY CLUB RD		
EUSTIS	FL	32726

Property Location		
Site Address 875 COUNTRY CLUB RD		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, COUNTRY CLUB HILLS EAST PHASE 1 SUB LOT 2 PB 35 PGS 59-60 ORB 6128 PG 670

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	36,000.00	0.0000	1.84	1.000	1.000	0	66,240	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,240			
Classified Acres		0		Classified JV/Mkt		66,240		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 248,208 Deprec Bldg Value 240,762 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	1,743	1,743	1743	Effective Area	1743	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	525	0	Base Rate	116.33	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	39	0	Building RCN	248,208	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	8	0	Condition	EX	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	308	0	% Good	97.00	Functional Obsol	0		
TOTALS		1,743	2,623	1,743	Building RCNLD	240,762	Roof Cover	3	Type AC	03

Alternate Key 3616359
Parcel ID 12-19-26-0620-000-00200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0410 comp 1
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
SEN2	SCREEN ENCLOSED STRUCTURE	620.00	SF	3.50	2004	2004	2170.00	52.50	1,139

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	04-00580	06-03-2004	03-03-2005	2,400	0000	SEN/EXIST SLAB-875 COUNTRY CLUB			
2000	9800592	04-06-1999	04-10-2000	102,000	0000	SFR U/C '99			
1999	9800592	10-01-1998	12-01-1998	102,000	0000	SFR/875 COUNTRY CLUB DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023045642	6128	0670	04-17-2023	WD	Q	01	I	315,000	039	HOMESTEAD	2024	25000
	2964	2409	09-14-2005	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	1642	1589	04-08-1998	WD	Q	Q	V	19,500				
										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	
66,240	240,762	1,139	308,141	0	283941	50,000.00	233941	258941	300,621	

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Alternate Key 3731778
Parcel ID 19-19-27-0015-000-24100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0410 comp 2
PRC Run: 12/11/2024 By

Card # 1 of 1

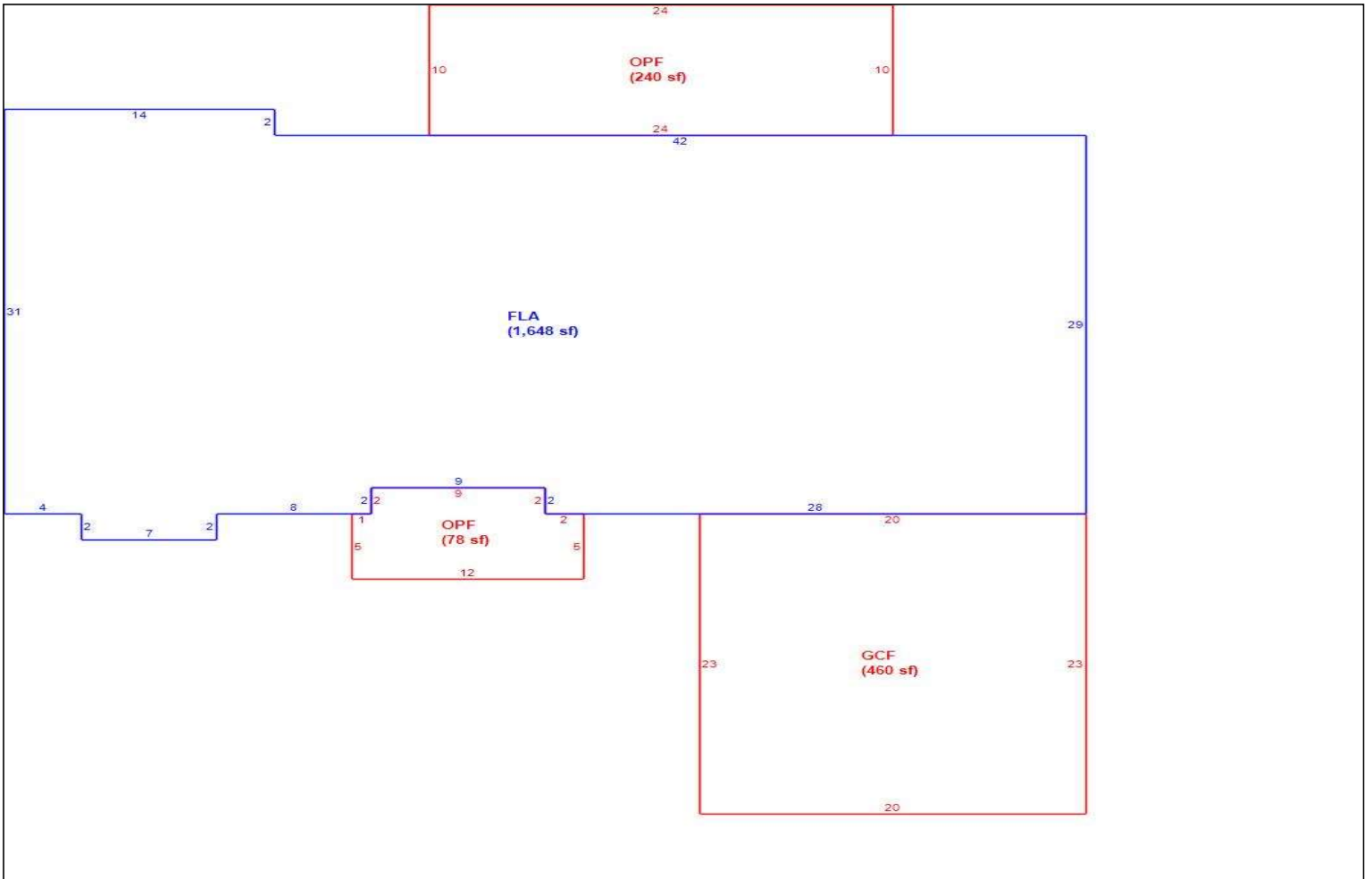
Current Owner		
NELSON BRUCE D & DONNA R		
838 GRACELAND DR		
OSHKOSH	WI	54904

Property Location		
Site Address 2575 TREMONT DR		
EUSTIS FL 32726		
Mill Group 000E	NBHD 4550	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
EUSTIS, 44 GABLES PHASE II-A SUB LOT 241 PB 37 PGS 73-74 ORB 6250 PG 1362

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	48,000.00	0.0000	1.75	1.000	1.000	0	84,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		84,000		
Classified Acres		0		Classified JV/Mkt		84,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 230,025
		Deprec Bldg Value 223,124	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	1,648	1,648	1648	1999	1648	No Stories	1.00	Full Baths	2		
GAR	GARAGE FINISH	0	460	0		112.59	Quality Grade	675	Half Baths	0		
OPF	OPEN PORCH FINISHE	0	318	0		230,025	Wall Type	03	Heat Type	6		
TOTALS					1,648	2,426	1,648	Foundation	3	Fireplaces	0	
							Building RCNLD	223,124	Roof Cover	3	Type AC	03

Alternate Key 3731778
 Parcel ID 19-19-27-0015-000-24100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0410 comp 2
 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	225.00	SF	35.00	1999	1999	7875.00	85.00	6,694
PLD2	POOL/COOL DECK	414.00	SF	5.38	1999	1999	2227.00	70.00	1,559
SEN2	SCREEN ENCLOSED STRUCTURE	1190.00	SF	3.50	1999	1999	4165.00	40.00	1,666

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	04-12-2006	1	0000	CHECK VALUES			
2000	9900188	03-11-1999	12-01-1999	2,384	0000	SEN			
2000	9900084	02-01-1999	12-01-1999	16,700	0000	POOL			
2000	9800612	01-01-1999	12-01-1999	96,313	0000	SFR/2575 TREMONT DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023146572	6250	1362	11-08-2023	WD	Q	01	I	403,000			
	4541	1228	10-17-2014	WD	U	U	I	100			
	3003	2050	11-07-2005	WD	Q	Q	I	218,000			
	2459	0740	09-25-2003	WD	U	U	I	0			
	2437	0035	09-25-2003	WD	Q	Q	I	148,400			
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	
84,000	223,124	9,919	317,043	0	317043	0.00	317043	317043	310,210	

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Alternate Key 3790709
Parcel ID 19-19-27-0021-000-31200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0410 comp 3
PRC Run: 12/11/2024 By

Card # 1 of 1

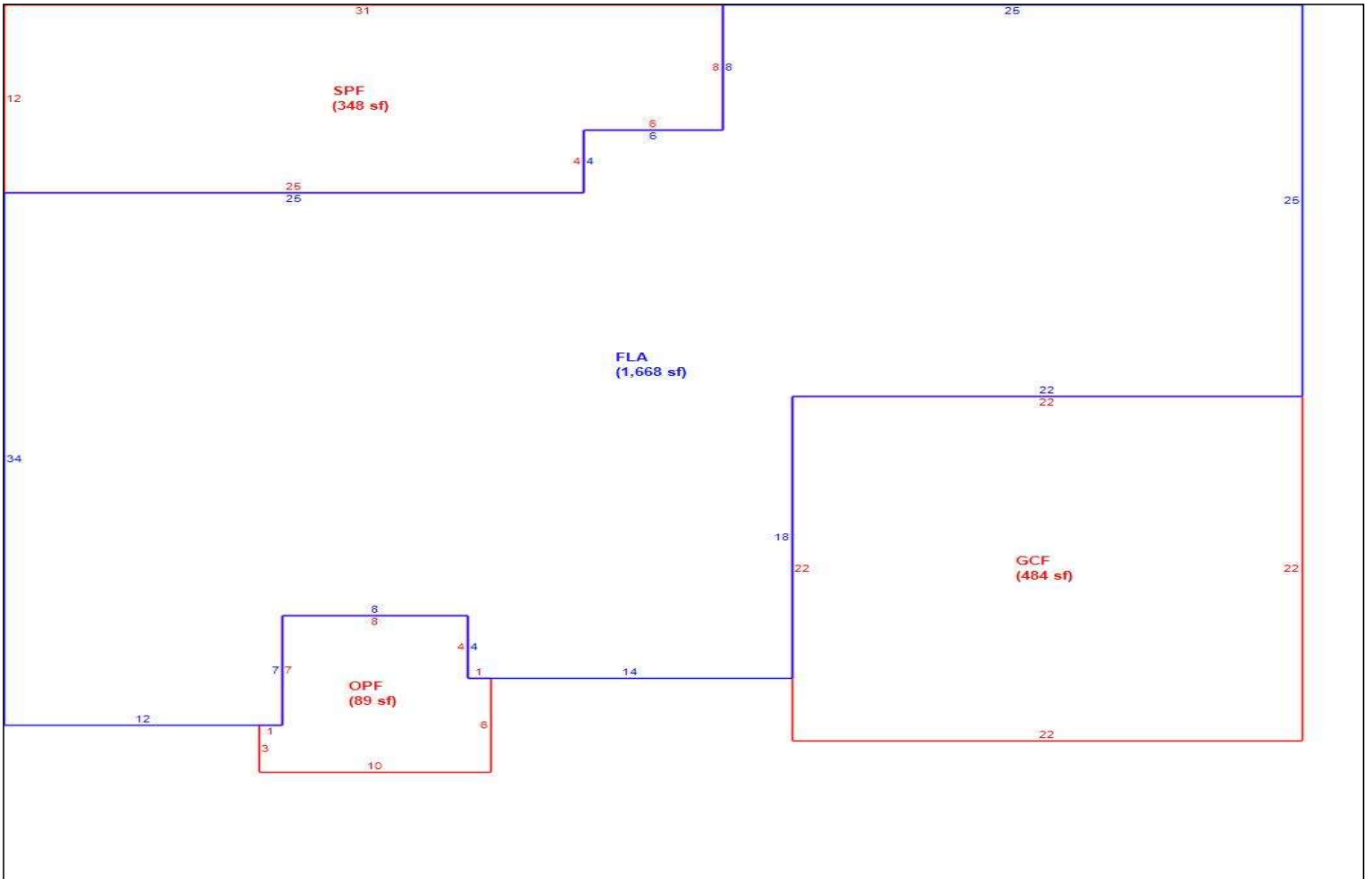
Current Owner		
CROUSE SUZETTE M		
2509 GABLES DR		
EUSTIS	FL	32726

Property Location			
Site Address 2509 GABLES DR			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	4550
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
EUSTIS, 44 GABLES PHASE III SUB LOT 312, BEING IN 18-19-27 PB 42 PGS 98-99 ORB 6219 PG 2080

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	48,000.00	0.0000	1.75	1.000	1.000	0	84,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		84,000			
Classified Acres		0		Classified JV/Mkt		84,000		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 235,835 Deprec Bldg Value 228,760 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	1,668	1,668	1668	2001	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	484	0		112.53	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	89	0		235,835	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	348	0		EX	Foundation	3	Fireplaces	0
						97.00	Roof Cover	3	Type AC	03
						0				
						Functional Obsol				
						0				
						Building RCNLD				
						228,760				
TOTALS		1,668	2,589	1,668						

Alternate Key 3790709
 Parcel ID 19-19-27-0021-000-31200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0410 comp 3
 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	
2005 2002	SALE 0100091	01-01-2004 02-02-2001	01-20-2005 05-23-2002	1 114,142	0000 0000	CHECK VALUE SFR/3-2509 GABLES DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023120816	6219	2080	09-21-2023	WD	Q	01	I	340,500	039	HOMESTEAD	2024	25000
	2659	1169	09-01-2004	WD	Q	Q	I	185,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1960	1060	06-12-2001	WD	Q	Q	I	133,800				
	1905	1223	02-02-2001	WD	U	M	V	1				
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	
84,000	228,760	0	312,760	0	167420	50,000.00	117420	142420	305,760	

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