



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3866927**

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 # 2024-0414 | 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 # | 1022240012-000-17600 1610 Orne Street |
| 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"/> 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 # 2024-0414 | Alternate Key: 3866927 | Parcel ID: 10-22-24-0012-000-17600 |
| Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain: | Property Address 1610 ORNE ST MASCOTTE | <input checked="" type="checkbox"/> Check if Multiple Parcels *additional parcels listed on petition |
| 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 | \$ 318,130 | \$ 318,130 |
| 2. Assessed or classified use value, *if applicable | \$ 287,740 | \$ 287,740 |
| 3. Exempt value, *enter "0" if none | \$ - | |
| 4. Taxable Value, *required | \$ 287,740 | \$ 287,740 |

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

Last Sale Date 11/21/2019 **Price:** \$887,500 Arm's Length Distressed Book 5383 Page 2127

| ITEM | Subject | Comparable #1 | Comparable #2 | Comparable #3 |
|----------------------|--------------------------|--|--|--|
| AK# | 3866927 | 3853275 | 3917921 | 3917855 |
| Address | 1610 ORNE ST MASCOTTE | 1812 PIEDMONT CT MASCOTTE | 2324 CROSSANDRA ST MASCOTTE | 2298 GLADIOLUS LN MASCOTTE |
| Proximity | | .29 MILE | .43 MILE | .31 MILE |
| Sales Price | | \$335,000 | \$353,000 | \$398,100 |
| Cost of Sale | | -15% | -15% | -15% |
| Time Adjust | | 2.00% | 2.00% | 2.40% |
| Adjusted Sale | | \$291,450 | \$307,110 | \$347,939 |
| \$/SF FLA | \$172.71 per SF | \$200.17 per SF | \$180.55 per SF | \$175.46 per SF |
| Sale Date | | 7/7/2023 | 7/10/2023 | 6/14/2023 |
| 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 | 1,842 | 1,456 | 28950 | 1,701 | 10575 | 1,983 | -10575 |
| Year Built | 2019 | 2019 | | 2021 | | 2020 | |
| Constr. Type | BLK/STUCCO | BLK/STUCCO | | BLK/STUCCO | | BLK/STUCCO | |
| Condition | GOOD | GOOD | | GOOD | | GOOD | |
| Baths | 2.0 | 2.0 | | 2. | | 2.0 | |
| Garage/Carport | GARAGE | GARAGE | | GARAGE | | GARAGE | |
| Porches | OPF/OPF | OPF | 2000 | OPF/SPF | -2000 | OPF/OPF | |
| Pool | N | N | 0 | N | 0 | N | 0 |
| Fireplace | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| AC | Central | Central | 0 | Central | 0 | Central | 0 |
| Other Adds | NONE | NONE | | NONE | | NONE | |
| Site Size | .23 AC | .24 AC | 22500 | .24 AC | | .24 AC | |
| Location | RESIDENTIAL | RESIDENTIAL | | RESIDENTIAL | | RESIDENTIAL | |
| View | RESIDENTIAL | RESIDENTIAL | | RESIDENTIAL | | RESIDENTIAL | |
| | | Net Adj. 18.3% | 53450 | Net Adj. 2.8% | 8575 | -Net Adj. 3.0% | -10575 |
| | | Gross Adj. 18.3% | 53450 | Gross Adj. 4.1% | 12575 | Gross Adj. 3.0% | 10575 |
| Adj. Sales Price | Market Value \$318,130 | Adj Market Value | \$344,900 | Adj Market Value | \$315,685 | Adj Market Value | \$337,364 |
| | Value per SF 172.71 | | | | | | |

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.

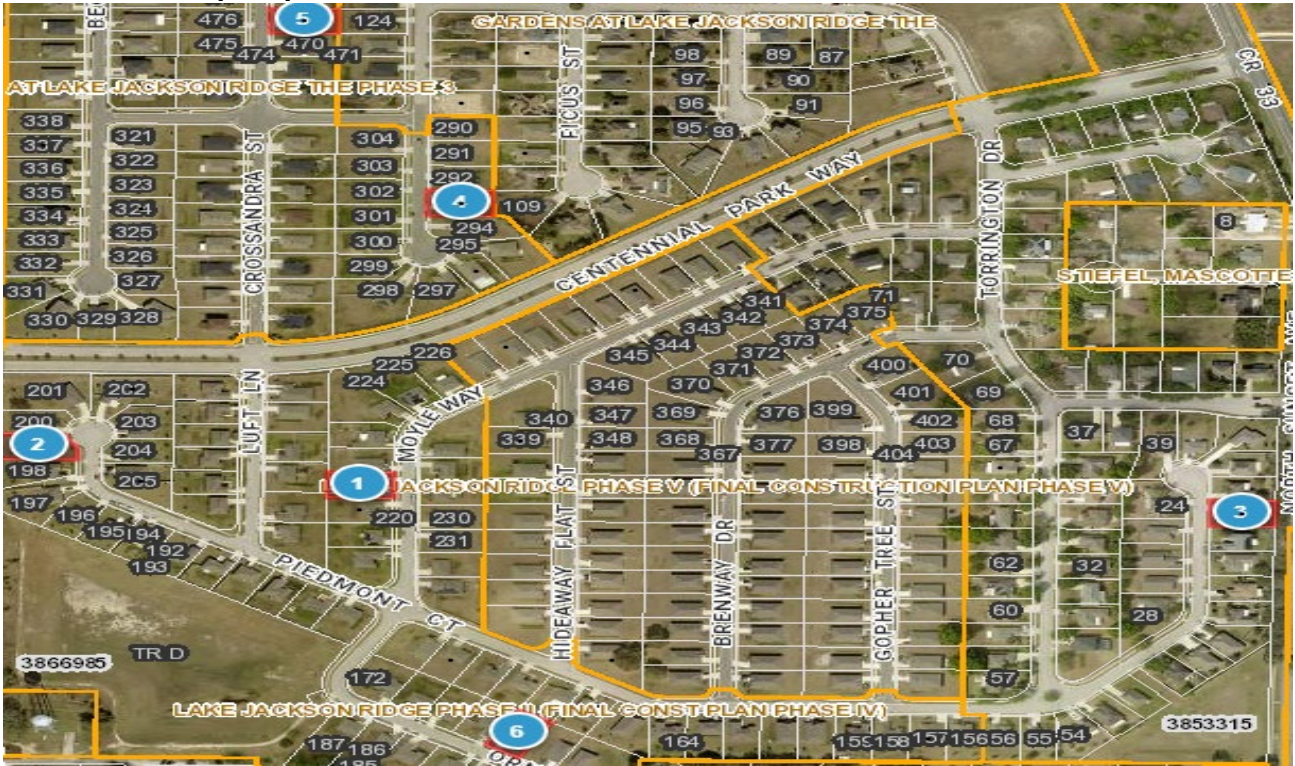
Petitioners comps used some are good with a couple low sales comp 6 is an outlier being very low and is assessed over it's sale price, which brought down the average considerably. With our comps and adjustments made the value is fair and just. Petitions 0414, 0420 and 0425 are all the same model.

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: R. Bryan Boone

DATE 11/5/2024

2024-0414 Comp Map



| Bubble # | Comp # | Alternate Key | Parcel Address | Distance from Subject(mi.) |
|----------|---------|---------------|-----------------------------|----------------------------|
| 1 | SUBJECT | 3866972 | 1175 MOYLE WAY MASCOTTE | - |
| 2 | SUBJECT | 3866950 | 1972 PIEDMONT CT MASCOTTE | - |
| 3 | 1 | 3853275 | 1812 PIEDMONT CT MASCOTTE | .29 MILE |
| 4 | 3 | 3917855 | 2298 GLADIOLUS LN MASCOTTE | .31 MILE |
| 5 | 2 | 3917921 | 2324 CROSSANDRA ST MASCOTTE | .43 MILE |
| 6 | SUBJECT | 3866927 | 1610 ORNE ST MASCOTTE | - |
| 7 | | | | |
| 8 | | | | |
| | | | | |

Alternate Key 3866927
 Parcel ID 10-22-24-0012-000-17600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0414 subject
 PRC Run: 11/5/2024 By bboone
 Card # 1 of 1

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

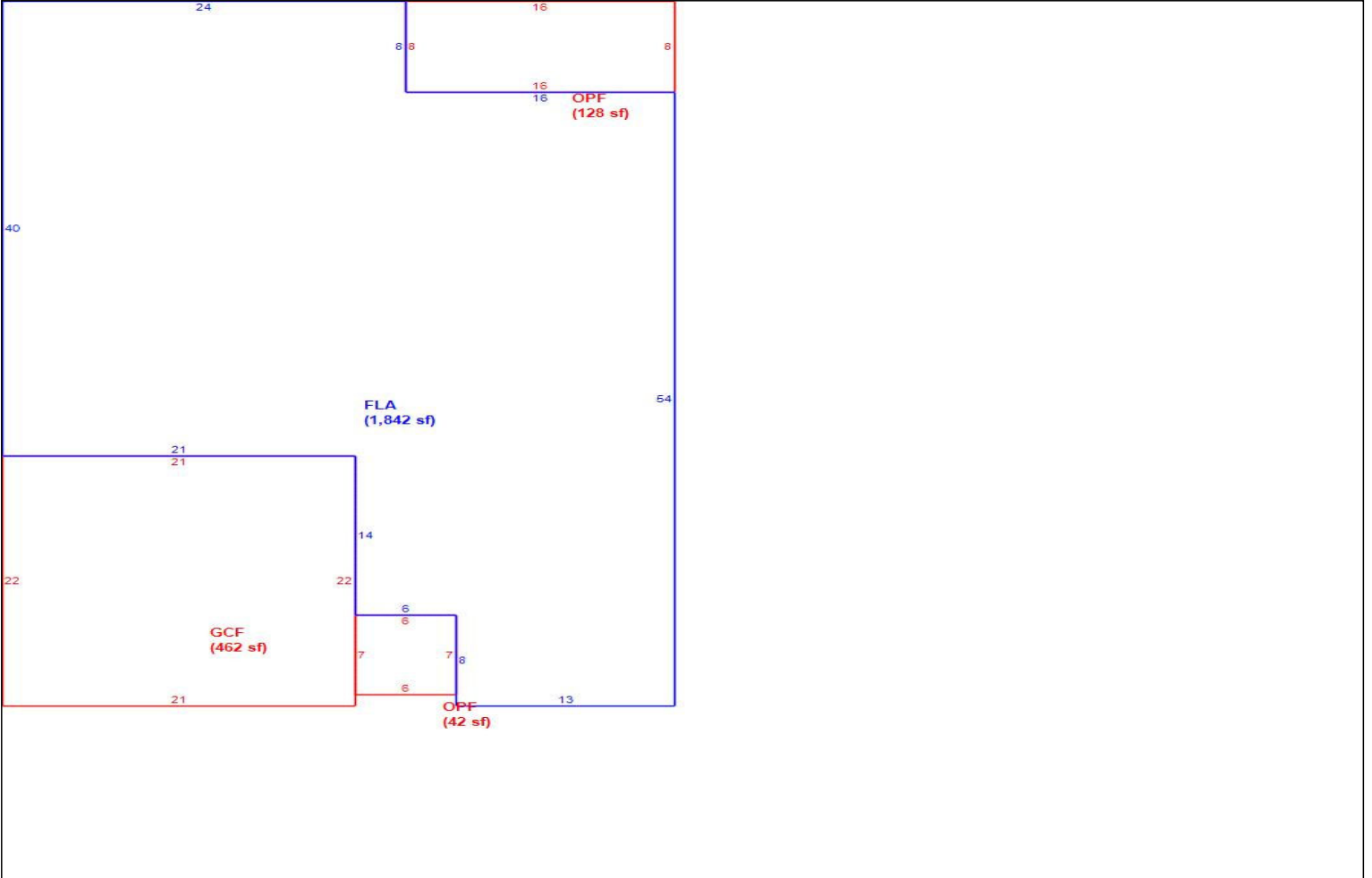
subject 0414

| Property Location | | | |
|-------------------|---------------|-----------------|-----------|
| Site Address | 1610 ORNE ST | FL | 34753 |
| Mill Group | 00MA | NBHD | 3349 |
| Property Use | | Last Inspection | |
| 00100 | SINGLE FAMILY | RBB | 09-27-201 |

| Legal Description |
|--|
| LAKE JACKSON RIDGE PHASE II (FINAL CONSTRUCTION PLAN PHASE IV) PB 62 PG 77-80 LOT 176 ORB 5383 PG 2127 |

| 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 | 45,000.00 | 0.0000 | 1.50 | 1.000 | 1.000 | 0 | 67,500 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 67,500 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 67,500 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | |
|--------|-------|-------------------|--------------------------|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 258,381 |
| | | Deprec Bldg Value | 250,630 |
| | | Multi Story | 0 |



| Building Sub Areas | | | | | Building Valuation | | Construction Detail | | | |
|--------------------|----------------------|-------------|------------|----------|--------------------|------------------|---------------------|------|------------|----|
| Code | Description | Living Area | Gross Area | Eff Area | Year Built | | Imp Type | R1 | Bedrooms | 4 |
| FLA | FINISHED LIVING AREA | 1,842 | 1,842 | 1842 | 2019 | | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 462 | 0 | | 116.04 | Quality Grade | 680 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 170 | 0 | | 258,381 | Wall Type | 03 | Heat Type | 6 |
| | | | | | | EX | Foundation | 3 | Fireplaces | 0 |
| | | | | | | 97.00 | Roof Cover | 3 | Type AC | 03 |
| | | | | | | 0 | | | | |
| | | | | | | Functional Obsol | | | | |
| | | | | | | 0 | | | | |
| | | | | | | Building RCNLD | | | | |
| | | | | | | 250,630 | | | | |
| TOTALS | | 1,842 | 2,474 | 1,842 | | | | | | |

Alternate Key 3866927
 Parcel ID 10-22-24-0012-000-17600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0414 subject
 PRC Run: 11/5/2024 By bboone
 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 |
| | | | | | | | | | |

| Building Permits | | | | | | | | | |
|-------------------------|-----------|------------|------------|---------|------|-------------------------|-------------|---------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 2020 | 142-19-03 | 03-28-2019 | 09-27-2019 | 258,919 | 0001 | SFR 2474SF 1610 ORNE ST | 09-27-2019 | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|--------------------------|-----------|-----------|------------|-----|------|---------|------------|-----------|-------------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | | Code | Description | Year | Amount |
| 2019137110 | 5383 | 2127 | 11-21-2019 | WD | U | M | I | 887,500 | | | | |
| 2018143709 | 5210 | 1525 | 11-06-2018 | WD | U | M | V | 2,272,000 | | | | |
| | 4228 | 0620 | 10-12-2012 | WD | U | M | V | 554,800 | | | | |
| | 3600 | 1952 | 02-07-2008 | WD | U | M | V | 2,070,000 | | | | |
| 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 | |
| 67,500 | 250,630 | 0 | 318,130 | 30390 | 287740 | 0.00 | 287740 | 318130 | 310,150 | |

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 3866950
Parcel ID 10-22-24-0012-000-19900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0414 subject
PRC Run: 11/5/2024 By
Card # 1 of 1

| Current Owner | | |
|--------------------------------|----|-------|
| CPI/AMHERST SFR PROGRAM RS LLC | | |
| 5001 PLAZA ON THE LAKE STE 200 | | |
| AUSTIN | TX | 78746 |

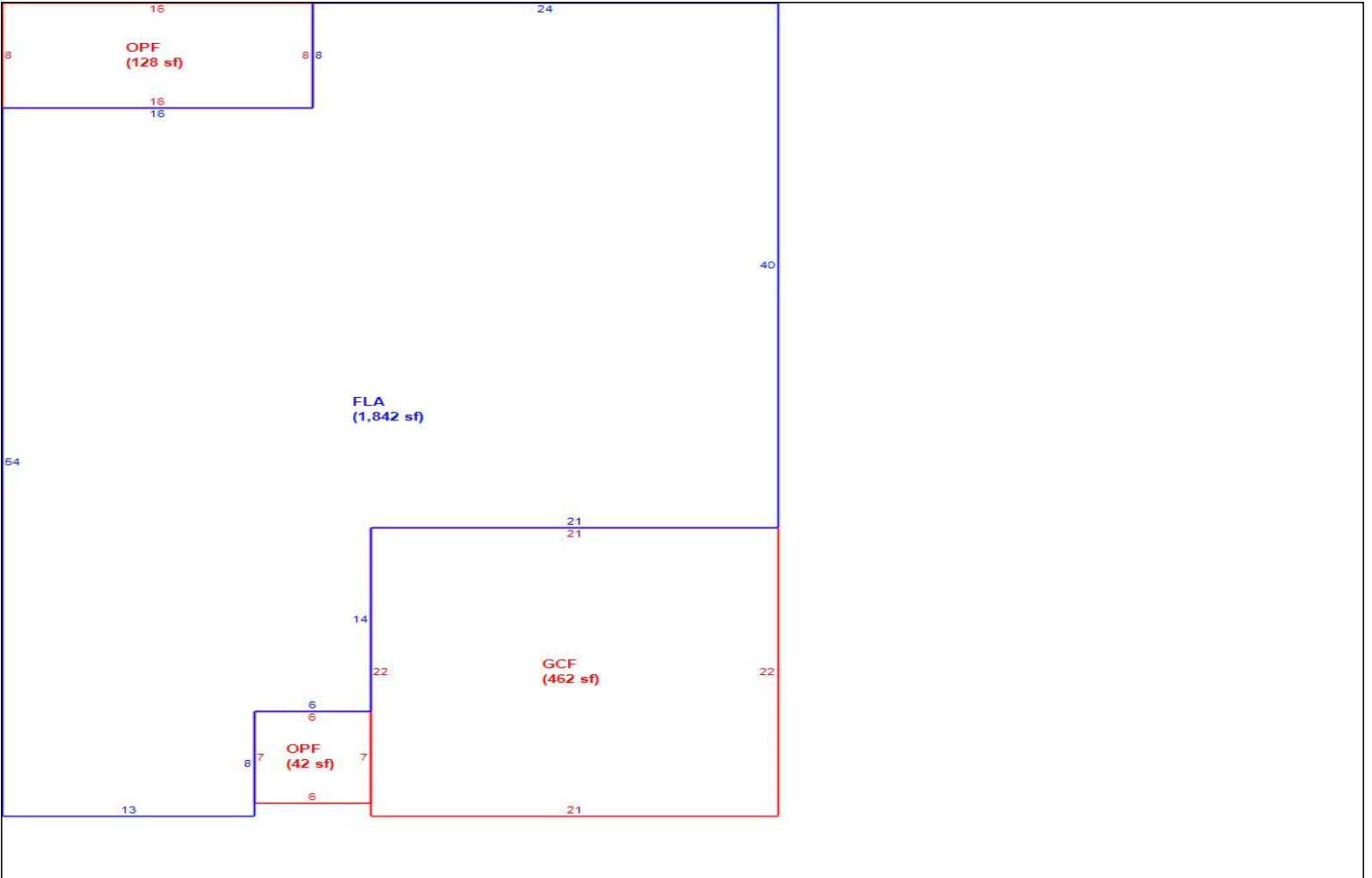
subject 0420

| Property Location | | | |
|-------------------|------------------|-----------------|-----------|
| Site Address | 1972 PIEDMONT CT | | |
| | MASCOTTE | FL | 34753 |
| Mill Group | 00MA | NBHD | 3349 |
| Property Use | | Last Inspection | |
| 00100 | SINGLE FAMILY | DLS | 09-27-201 |

| Legal Description |
|---|
| LAKE JACKSON RIDGE PHASE II (FINAL CONSTRUCTION PLAN PHASE IV) PB 62 PG 77-80 LOT 199 ORB 6296 PG 894 |

| 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 | 45,000.00 | 0.0000 | 1.50 | 1.000 | 1.000 | 0 | 67,500 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 67,500 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 67,500 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | | | |
|--------|-------|------|--------------------------|---------------------------|---------------|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 258,381 | Deprec Bldg Value 250,630 | Multi Story 0 |



| Building Sub Areas | | | | | Building Valuation | | Construction Detail | | | | |
|--------------------|----------------------|------------|-----------|----------|--------------------|------------------|---------------------|---------------|----------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | | Imp Type | R1 | Bedrooms | 4 | |
| FLA | FINISHED LIVING AREA | 1,842 | 1,842 | 1842 | 2019 | Effective Area | 1842 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 462 | 0 | | Base Rate | 116.04 | Quality Grade | 680 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 170 | 0 | | Building RCN | 258,381 | Wall Type | 03 | Heat Type | 6 |
| | | | | | | Condition | EX | Foundation | 3 | Fireplaces | 0 |
| | | | | | | % Good | 97.00 | Roof Cover | 3 | Type AC | 03 |
| | | | | | | Functional Obsol | 0 | | | | |
| TOTALS | | 1,842 | 2,474 | 1,842 | | Building RCNLD | 250,630 | | | | |

Alternate Key 3866950
 Parcel ID 10-22-24-0012-000-19900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0414 subject
 PRC Run: 11/5/2024 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 |
| | | | | | | | | | |

| Building Permits | | | | | | | | | |
|-------------------------|-----------|------------|------------|---------|------|----------------------|-------------|---------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 2020 | 253-19-06 | 06-17-2019 | 09-27-2019 | 258,919 | 0001 | SFR 1972 PIEDMONT CT | 10-01-2019 | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|--------------------------|-----------|-----------|------------|-----|------|---------|------------|-----------|-------------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | | Code | Description | Year | Amount |
| 2024027022 | 6296 | 0894 | 02-23-2024 | WD | U | 11 | I | 100 | | | | |
| 2020056106 | 5474 | 1624 | 05-15-2020 | WD | Q | 05 | I | 709,900 | | | | |
| 2019137044 | 5383 | 1894 | 11-21-2019 | WD | U | M | I | 867,500 | | | | |
| 2018143709 | 5210 | 1525 | 11-06-2018 | WD | U | M | V | 2,272,000 | | | | |
| | 4228 | 0620 | 10-12-2012 | WD | U | M | V | 554,800 | | | | |
| 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 | |
| 67,500 | 250,630 | 0 | 318,130 | 30390 | 287740 | 0.00 | 287740 | 318130 | 310,150 | |

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Alternate Key 3866972
 Parcel ID 10-22-24-0012-000-22100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0414 subject
 PRC Run: 11/5/2024 By

Card # 1 of 1

| Current Owner | | |
|-----------------------------------|----|-------|
| CPI/AMHERST SFR PROGRAM OWNER LLC | | |
| 5001 PLAZA ON THE LAKE STE 200 | | |
| AUSTIN | TX | 78746 |

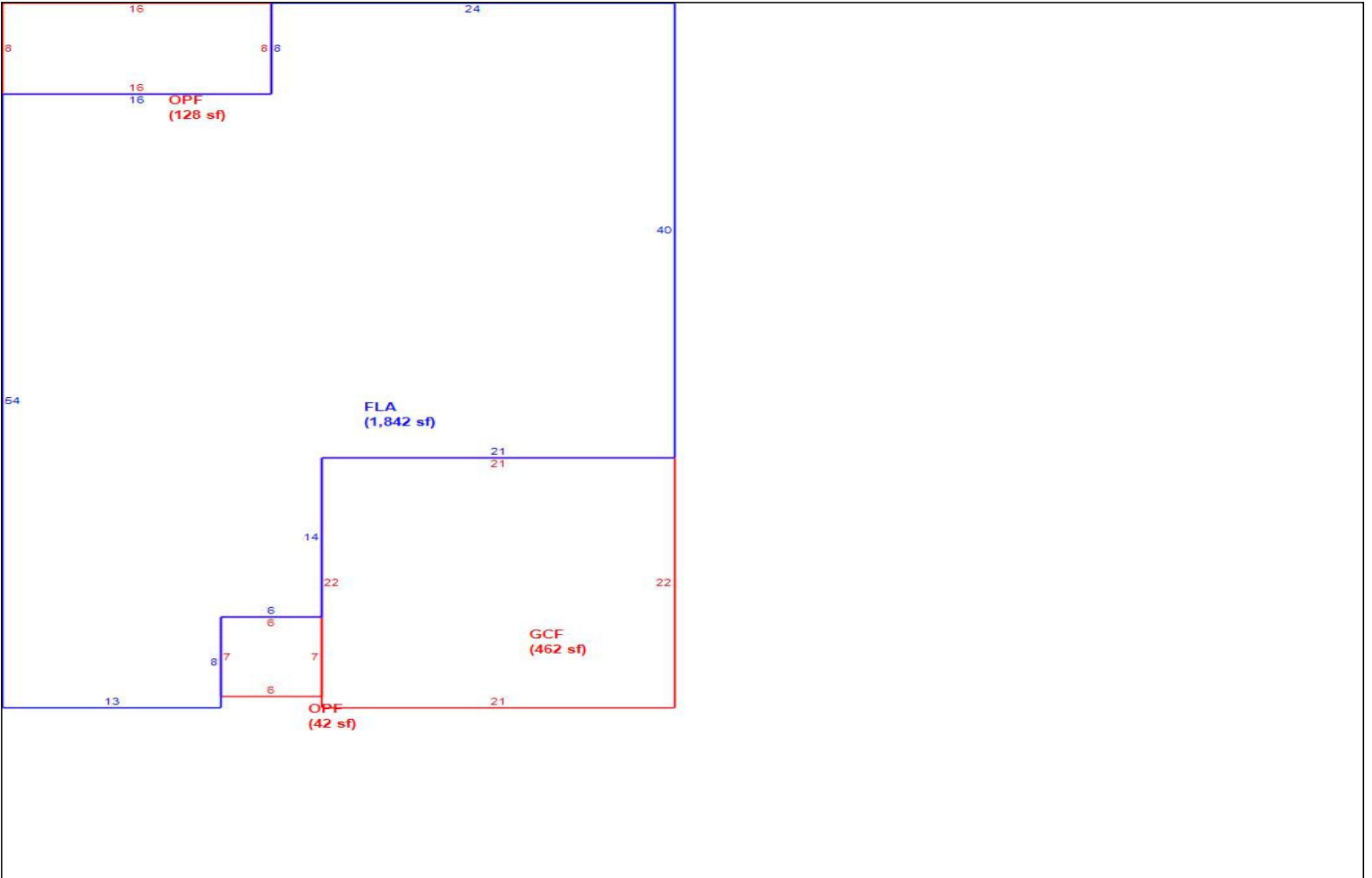
subject 0425

| Property Location | | | |
|-------------------|----------------|-----------------|-----------|
| Site Address | 1175 MOYLE WAY | | |
| | MASCOTTE | FL | 34753 |
| Mill Group | 00MA | NBHD | 3349 |
| Property Use | | Last Inspection | |
| 00100 | SINGLE FAMILY | RBB | 09-27-201 |

| Legal Description |
|---|
| LAKE JACKSON RIDGE PHASE II (FINAL CONSTRUCTION PLAN PHASE IV) PB 62 PG 77-80 LOT 221 ORB 5447 PG 572 |

| 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 | 45,000.00 | 0.0000 | 1.50 | 1.000 | 1.000 | 0 | 67,500 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 67,500 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 67,500 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | | | |
|--------|-------|------|--------------------------|---------------------------|---------------|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 258,381 | Deprec Bldg Value 250,630 | Multi Story 0 |



| Building Sub Areas | | | | | Building Valuation | | Construction Detail | | | |
|--------------------|----------------------|------------|-----------|----------|--------------------|------------------|---------------------|------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | | Imp Type | R1 | Bedrooms | 4 |
| FLA | FINISHED LIVING AREA | 1,842 | 1,842 | 1842 | 2019 | | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 462 | 0 | | 116.04 | Quality Grade | 680 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 170 | 0 | | 258,381 | Wall Type | 03 | Heat Type | 6 |
| | | | | | | EX | Foundation | 3 | Fireplaces | 0 |
| | | | | | | 97.00 | Roof Cover | 3 | Type AC | 03 |
| | | | | | | 0 | | | | |
| | | | | | | Functional Obsol | | | | |
| | | | | | | Building RCNLD | 250,630 | | | |
| TOTALS | | 1,842 | 2,474 | 1,842 | | | | | | |

Alternate Key 3866972
 Parcel ID 10-22-24-0012-000-22100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0414 subject
 PRC Run: 11/5/2024 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 |
| | | | | | | | | | |

| Building Permits | | | | | | | | | |
|-------------------------|--------------|------------|------------|---------|------|------------------------|-------------|---------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 2020 | 208-19-05 BE | 05-15-2019 | 09-27-2019 | 258,919 | 0001 | SFR 4BR 1175 MOYLE WAY | 09-27-2019 | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|--------------------------|-----------|-----------|------------|-----|------|---------|------------|-----------|-------------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | | Code | Description | Year | Amount |
| 2020037829 | 5447 | 0572 | 03-20-2020 | WD | Q | 05 | I | 502,600 | | | | |
| 2019137044 | 5383 | 1894 | 11-21-2019 | WD | U | M | I | 867,500 | | | | |
| 2018143709 | 5210 | 1525 | 11-06-2018 | WD | U | M | V | 2,272,000 | | | | |
| | 4228 | 0620 | 10-12-2012 | WD | U | M | V | 554,800 | | | | |
| | 3600 | 1952 | 02-07-2008 | WD | U | M | V | 2,070,000 | | | | |
| 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 | |
| 67,500 | 250,630 | 0 | 318,130 | 30390 | 287740 | 0.00 | 287740 | 318130 | 310,150 | |

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Alternate Key 3853275
Parcel ID 10-22-24-0010-000-04400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0414 comp 1
PRC Run: 11/5/2024 By
Card # 1 of 1

| Current Owner | | |
|----------------------------|----|-------|
| CRASKE MICHELLE R & JEREMY | | |
| 1812 PIEDMONT CT | | |
| MASCOTTE | FL | 34753 |

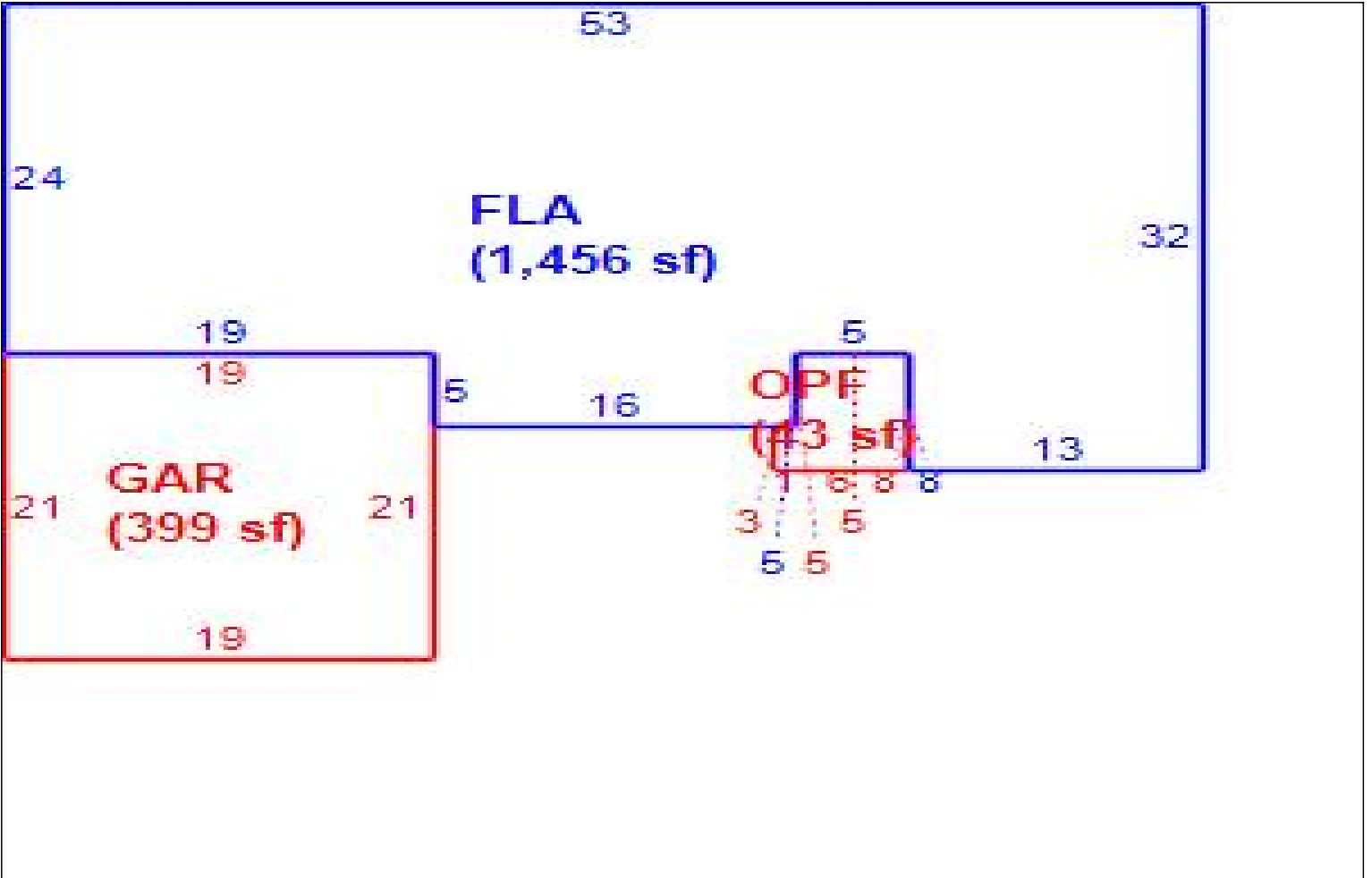
comp 1

| Property Location | | | |
|-------------------------------|---------------|-----------------|-----------|
| Site Address 1812 PIEDMONT CT | | | |
| MASCOTTE FL 34753 | | | |
| Mill Group | 00MA | NBHD | 3349 |
| Property Use | | Last Inspection | |
| 00100 | SINGLE FAMILY | RBB | 09-24-201 |

| Legal Description |
|---|
| LAKE JACKSON RIDGE PHASE I PB 59 PG 22-24 LOT 44 ORB 6177 PG 1173 |

| 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 | 45,000.00 | 0.0000 | 1.00 | 1.000 | 1.000 | 0 | 45,000 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 45,000 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 45,000 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | |
|---------------------------|-------|---------------|--------------------------|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 213,971 |
| Deprec Bldg Value 207,552 | | 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 | 1,456 | 1,456 | 1456 | 2019 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 399 | 0 | 119.25 | Quality Grade | 680 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 43 | 0 | 213,971 | Wall Type | 03 | Heat Type | 6 |
| TOTALS | | 1,456 | 1,898 | 1,456 | EX | Foundation | 3 | Fireplaces | 0 |
| | | | | | 97.00 | Roof Cover | 3 | Type AC | 03 |
| | | | | | 0 | Building RCNLD | 207,552 | | |

Alternate Key 3853275
 Parcel ID 10-22-24-0010-000-04400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0414 comp 1
 PRC Run: 11/5/2024 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 |
| | | | | | | | | | |

| Building Permits | | | | | | | | | |
|-------------------------|---------------------|--------------------------|------------|--------------|--------------|-----------------------------------|-------------|---------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 2024 2020 | DENY03 046-19-02 | 01-01-2023 02-04-2019 | 09-24-2019 | 1 201,208 | 0030 0001 | V1 SFR 1898SF 1812 PIEDMONT CT | 09-24-2019 | | |

| Sales Information | | | | | | | | Exemptions | | | | |
|--------------------------|-----------|-----------|------------|-----|------|---------|------------|-------------------|-------------|----------------------|-----------|-------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount | |
| 2023085817 | 6177 | 1173 | 07-07-2023 | WD | Q | 01 | I | 335,000 | 039 | HOMESTEAD | 2024 | 25000 |
| 2019065011 | 5292 | 1645 | 05-31-2019 | WD | Q | Q | I | 214,900 | 059 | ADDITIONAL HOMESTEAD | 2024 | 25000 |
| 2018143709 | 5210 | 1525 | 11-06-2018 | WD | U | M | V | 2,272,000 | | | | |
| | 4228 | 0620 | 10-12-2012 | WD | U | M | V | 554,800 | | | | |
| | 3403 | 0879 | 02-09-2007 | QC | 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 | |
| 45,000 | 207,552 | 0 | 252,552 | 0 | 252552 | 50,000.00 | 202552 | 227552 | 205,848 | |

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Alternate Key 3917921
Parcel ID 10-22-24-0014-000-46900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0414 comp 2
PRC Run: 11/5/2024 By

Card # 1 of 1

| Current Owner | | |
|--------------------|----|-------|
| THOMAS MAUREEN A | | |
| 2324 CROSSANDRA ST | | |
| MASCOTTE | FL | 34753 |

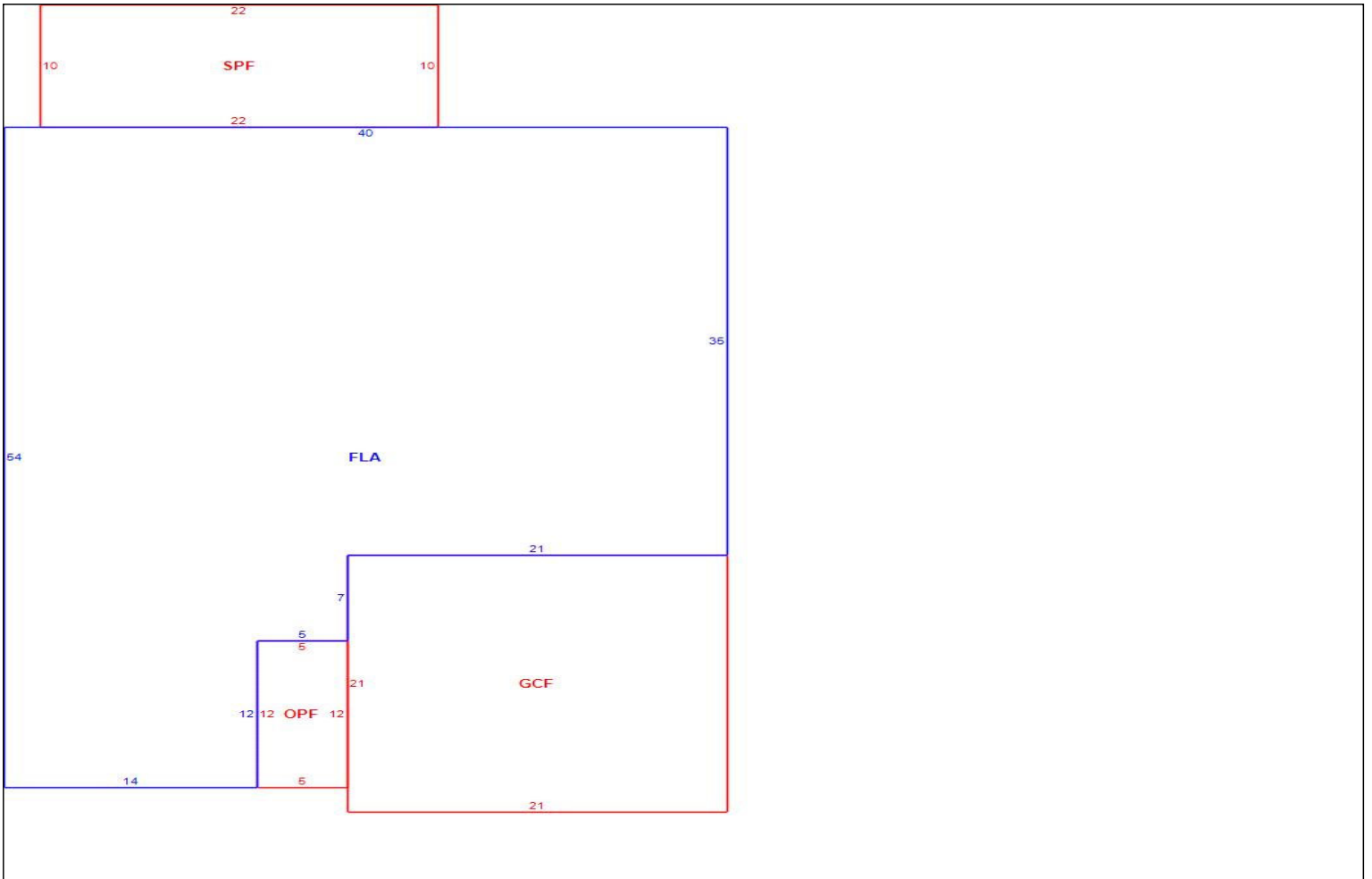
comp 2

| Property Location | | |
|---------------------------------|---------------|-----------------|
| Site Address 2324 CROSSANDRA ST | | |
| MASCOTTE FL 34753 | | |
| Mill Group | 00MA | NBHD 3349 |
| Property Use | | Last Inspection |
| 00100 | SINGLE FAMILY | RBB 02-15-202 |

| Legal Description |
|---|
| GARDENS AT LAKE JACKSON RIDGE PHASE 3 PB 71 PG 97-101 LOT 469 ORB 6189 PG 847 |

| 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 | 45,000.00 | 0.0000 | 1.50 | 1.000 | 1.000 | 0 | 67,500 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 67,500 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 67,500 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | |
|--------|-------|-------------------|--------------------------|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 244,199 |
| | | Deprec Bldg Value | 244,199 |
| | | Multi Story | |



| Building Sub Areas | | | | Building Valuation | | Construction Detail | | | | |
|--------------------|----------------------|------------|-----------|--------------------|------------------|---------------------|---------------|------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | 2021 | Imp Type | R1 | Bedrooms | 4 |
| FLA | FINISHED LIVING AREA | 1,701 | 1,701 | 1701 | Effective Area | 1701 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 441 | 0 | Base Rate | 116.45 | Quality Grade | 680 | Half Baths | |
| OPF | OPEN PORCH FINISHE | 0 | 60 | 0 | Building RCN | 244,199 | Condition | VG | Wall Type | 03 |
| SPF | SCREEN PORCH FINIS | 0 | 220 | 0 | % Good | 100.00 | Foundation | 3 | Fireplaces | 6 |
| TOTALS | | 1,701 | 2,422 | 1,701 | Functional Obsol | | Roof Cover | 3 | Type AC | 03 |

Alternate Key 3917921
 Parcel ID 10-22-24-0014-000-46900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0414 comp 2
 PRC Run: 11/5/2024 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 |
|-----------|-----------|------------|------------|---------|------|------------------------|-------------|---------|
| 2025 | 924 | 11-01-2023 | | 76,000 | 0003 | POL | | |
| 2022 | 053-21-02 | 02-01-2021 | 02-15-2022 | 247,246 | 0001 | SFR 2324 CROSSANDRA ST | | |

Sales Information

| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
|---------------|-----------|------------|-------|-----|------|---------|------------|------|----------------------|------|-----------|
| 2023094797 | 6189 0847 | 07-10-2023 | WD | Q | 01 | I | 353,000 | 039 | HOMESTEAD | 2024 | 25000 |
| 2021120598 | 5784 2500 | 08-04-2021 | WD | Q | 03 | I | 276,100 | 059 | ADDITIONAL HOMESTEAD | 2024 | 25000 |
| 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 |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 67,500 | 244,199 | 0 | 311,699 | 0 | 104949 | 50,000.00 | 54949 | 79949 | 304,078 |

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Alternate Key 3917855
Parcel ID 10-22-24-0014-000-29300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0414 comp 3
PRC Run: 11/5/2024 By

Card # 1 of 1

| Current Owner | | |
|---------------------------|----|-------|
| CROSTON ROY P & CYNTHIA M | | |
| 2298 GLADIOLUS LN | | |
| MASCOTTE | FL | 34753 |

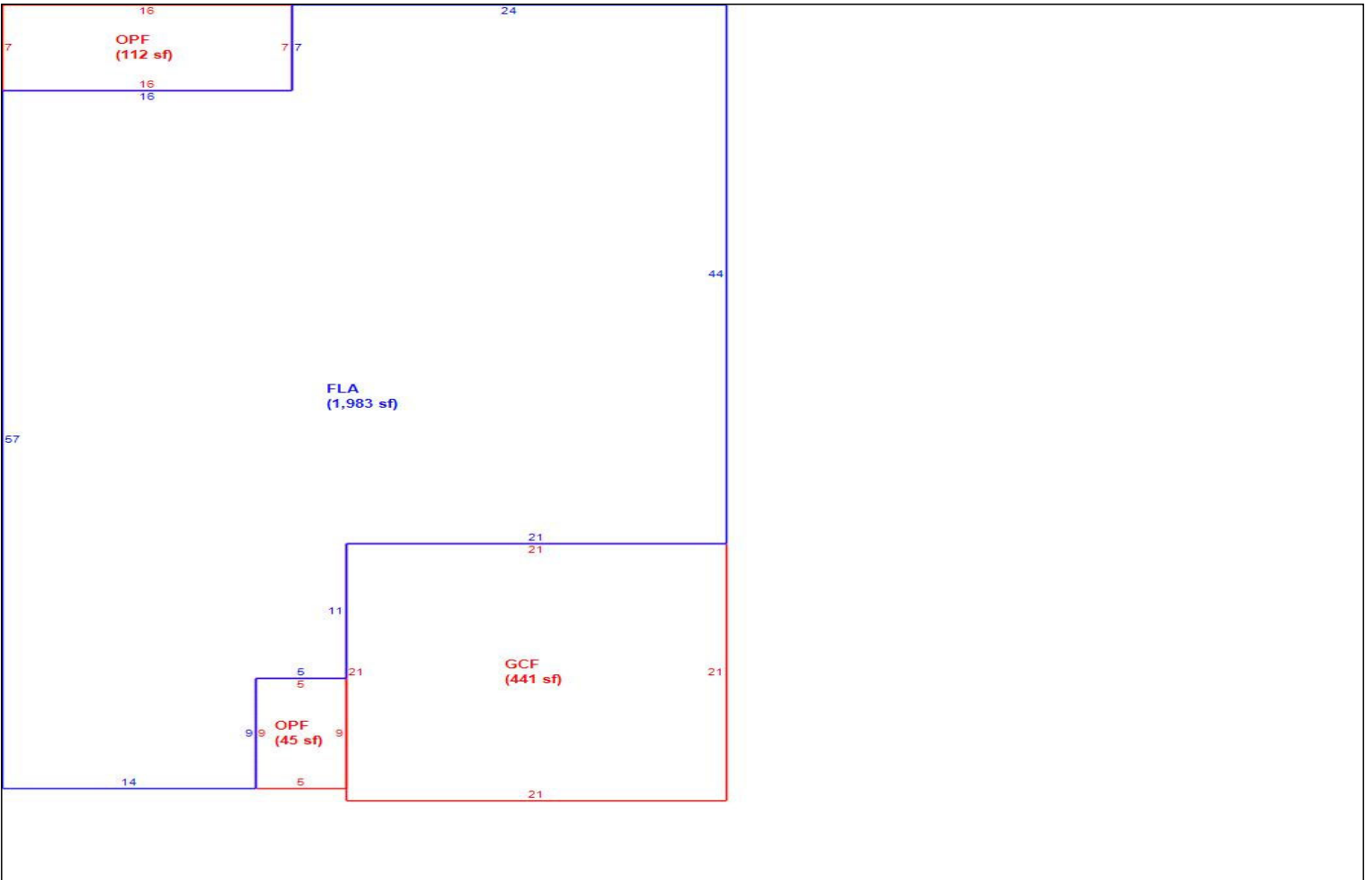
comp 3

| Property Location | | | |
|-------------------|-------------------|-----------------|-----------|
| Site Address | 2298 GLADIOLUS LN | | |
| | MASCOTTE | FL | 34753 |
| Mill Group | 00MA | NBHD | 3349 |
| Property Use | | Last Inspection | |
| 00100 | SINGLE FAMILY | RBB | 07-14-202 |

| Legal Description |
|---|
| THE GARDENS AT LAKE JACKSON RIDGE PHASE 3 PB 71 PG 97-101 LOT 293 ORB 6163 PG 955 |

| 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 | 45,000.00 | 0.0000 | 1.50 | 1.000 | 1.000 | 0 | 67,500 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 67,500 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 67,500 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | |
|---------------------------|-------|---------------|--------------------------|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 273,499 |
| Deprec Bldg Value 273,499 | | Multi Story 0 | |



| Building Sub Areas | | | | Building Valuation | | Construction Detail | | | | |
|--------------------|----------------------|------------|-----------|--------------------|------------------|---------------------|---------------|------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | 2020 | Imp Type | R1 | Bedrooms | 4 |
| FLA | FINISHED LIVING AREA | 1,983 | 1,983 | 1983 | Effective Area | 1983 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 441 | 0 | Base Rate | 115.64 | Quality Grade | 680 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 157 | 0 | Building RCN | 273,499 | Wall Type | 03 | Heat Type | 6 |
| | | | | | Condition | VG | Foundation | 3 | Fireplaces | 0 |
| | | | | | % Good | 100.00 | Roof Cover | 3 | Type AC | 03 |
| | | | | | Functional Obsol | 0 | | | | |
| TOTALS | | 1,983 | 2,581 | 1,983 | Building RCNLD | 273,499 | | | | |

Alternate Key 3917855
 Parcel ID 10-22-24-0014-000-29300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0414 comp 3
 PRC Run: 11/5/2024 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 |
| | | | | | | | | | |

| Building Permits | | | | | | | | | |
|-------------------------|-------------|--------------------------|------------|------------|--------------|---------------------------|-------------|---------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 2025 2021 | 923 IMPS | 11-01-2023 01-01-2020 | 07-14-2020 | 7,500 1 | 0003 0001 | MISC BLDG SFR FOR 2021 | 07-14-2020 | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|--------------------------|-----------|-----------|------------|-----|------|---------|------------|---------|-------------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | | Code | Description | Year | Amount |
| 2023074250 | 6163 | 0955 | 06-14-2023 | WD | Q | 01 | I | 398,100 | | | | |
| 2023009262 | 6084 | 0432 | 01-18-2023 | WD | Q | 01 | I | 397,000 | | | | |
| 2020028000 | 5433 | 1416 | 02-07-2020 | WD | Q | 03 | I | 250,000 | | | | |
| 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 | |
| 67,500 | 273,499 | 0 | 340,999 | 0 | 340999 | 0.00 | 340999 | 340999 | 332,172 | |

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