

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

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

Section 194.011, Florida Statutes 3866950

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 incomprated, by reference, in Rule 12D-16 002. Florida Administrative Code

3	COMPLETED BY	AVERT CONTERE		NT BOARD (N	(AB)
Petition# 20	024-0420	County Lake	T	ax year 2024	Date received 9.12.24
		SOMBLENED BY 11			
PART 1. Taxpaye	er Information				
Taxpayer name: A	MH_Home; CPI Amherst SFR F	rogram Owner, LLC	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	e Rd, Ste 650	Parcel ID and physical address or TPP account #	1022240012- 1972 Piedmo	
Phone 954-740-6	240		Email	ResidentialA	ppeals@ryan.com
The standard way	to receive information is	by US mail. If possible	e, I prefer to receiv	e information b	y 🗹 email 🗌 fax.
	petition after the petition at support my statement.		hed a statement o	of the reasons I	filed late and any
your evidence t evidence. The Type of Property[to the value adjustment bo VAB or special magistrate ☑ Res. 1-4 units Indus	ard clerk. Florida law a e ruling will occur unde trial and miscellaneou	llows the property a er the same statuto us High-water re	appraiser to cros ry guidelines as charge	st submit duplicate copies of ss examine or object to your s if you were present.) Historic, commercial or nonprofit
Commercial	🗌 Res. 5+ units 🔲 Agricu	ltural or classified use		acreage 🔲 E	Business machinery, equipment
PART 2. Reason	for Petition Che	eck one. If more than	one, file a separ	ate petition	
Real property	value (check one) <mark>⊡</mark> decre ification	ease 🗌 increase	☐ Denial of exe	mption Select o	r enter type:
Tangible persor	arent reduction ot substantially complete nal property value (You m by s.193.052. (s.194.034 s for catastrophic event	ust have timely filed	(Include a dat a∐Qualifying impro	e-stamped copovement (s. 193. control (s. 193.1	otion or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination 5 Enter the time by the reques group.	sted time. For single joint p	ally similar. (s. 194.01 ou need to present you etitions for multiple un	1(3)(e), (f), and (g ir case. Most heari its, parcels, or acco), F.S.) ngs take 15 mir ounts, provide th	nutes. The VAB is not bound ne time needed for the entire
My witnesses	s or I will not be available	to attend on specific	dates. I have attac	ched a list of da	ites.
evidence directly t appraiser's eviden	ice. At the hearing, you h	at least 15 days before ave the right to have	re the hearing and witnesses sworn.	make a writter	request for the property
of your property reinformation redact	ecord card containing info	rmation relevant to th	e computation of	your current as	e property appraiser a copy sessment, with confidential d the property record card

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.

are authorizing a representative listed in porization for representation to this form. coss to confidential information from the pr	
ess to any confidential information related to of the property described in this petition an	
Print name	Date
al Signature	
entity's employee or you are one of the fol	
(taxpayer or an affiliated	entity).
).	
ter 475, Florida Statutes (license number –	RD6182).
475, Florida Statutes (license number).
Chapter 473, Florida Statutes (license numl	ber).
is required for access to confidential inform	· · · · · · · · · · · · · · · · · · ·
tion to file this petition on the taxpayer's be of filing this petition and of becoming an age read this petition and the facts stated in it	ent for service of process
Robert Pevton	9/10/2024
Print name	Date
	A STATE OF THE STA
not listed in part 4 above.	, , , , , , , , , , , , , , , , , , ,
e of the licensed representatives or employ	ees listed in part 4 above
requirements of Part II of Chapter 709, F.S	
uthorized signature is in part 3 of this form.	
uthorized signature is in part 3 of this form.	
uthorized signature is in part 3 of this form. tition AND (check one)	of this form.
uthorized signature is in part 3 of this form. tition AND (check one) axpayer's authorized signature is in part 3 o	of this form. mation from the property of filing this petition and of
	ss to any confidential information related to of the property described in this petition are print name Print name al Signature entity's employee or you are one of the fole (taxpayer or an affiliated). er 475, Florida Statutes (license number — 475, Florida Statutes (license number

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET

			RES	SIDENTIA	L			
Petition #	!	2024-0420		Alternate K	ey: 3866950	Parcel	ID: 10-22-24-001	2-000-19900
Petitioner Name The Petitioner is: Other, Explain:	Taxpayer of Rec	RYAN, LLC cord 🗸 Tax	payer's agent	Property Address		EDMONT CT SCOTTE	Check if Multivation on pet	cels listed
Owner Name	CPI/AMHERS	ST SFR PRO	OGRAM RS	Value from TRIM Notice		e Board Actic ted by Prop App	I value allei b	oard Action
1. Just Value, red	quired			\$ 318,1	30 \$	318,13	30	
2. Assessed or c		ue, *if appli	cable	\$ 287,7		287,74	10	
3. Exempt value,				\$	-	·		
				\$ 287,7	40 \$	287,74	10	
*All values entered	ues entered should be county taxable Sale Date 11/21/2019		lues. School an				•	
Last Sale Date				7,500	✓ Arm's Length Distressed		Book <u>5383</u> P	age <u>2127</u>
ITEM	Subje	ct	Compar	able #1	Compara	able #2	Comparal	ole #3
AK#	Subject 3866950 1972 PIEDMONT CT MASCOTTE		3853	275	39179		39178	
Address			1812 PIEDI MASC		2324 CROSS MASCO		2298 GLADIO MASCO	
Proximity			.29 N	IILE	.43 M	ILE	.31 MII	E
Sales Price			\$335,		\$353,0		\$398,1	
Cost of Sale	IMASCOTTE		-15		-15°		-15%	
Time Adjust			2.00		2.00		2.40%	
Adjusted Sale	\$172.71 per SF		\$291,		\$307,		\$347,9	
\$/SF FLA	\$172.71 p	er SF	\$200.17	•	\$180.55		\$175.46 p	
Sale Date			7/7/2		7/10/2	_	6/14/20	_
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	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/STUCCC)	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 Other Adde	Central		Central	0	Central	0	Central	0
Other Adds	NONE .23 AC		NONE .24 AC	22500	NONE .24 AC		NONE .24 AC	-
Site Size	RESIDENTIAL		RESIDENTIAI		RESIDENTIAL		RESIDENTIAL	
Location View	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
A ICAA								10575
I			Net Adj. 18.3%	53450	Net Adj. 2.8%	8575	-Net Adj. 3.0%	-10575

Gross Adj. 18.3%

Adj Market Value

Market Value

Value per SF

Adj. Sales Price

\$318,130

172.71

53450

\$344,900

Gross Adj. 4.1%

Adj Market Value

12575

\$315,685

Gross Adj. 3.0%

Adj Market Value

10575

\$337,364

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.

see petition 0414

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

2024-042(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	3866950	1972 PIEDMONT CT MASCOTTE	-
7				
8				

Parcel ID 10-22-24-0012-000-17600

Current Owner

TRANS AM SFE II LLC

5001 PLAZA ON THE LAKE STE 200

AUSTIN TX 78746 **LCPA Property Record Card** Roll Year 2024 Status: A

subject 0414

2024-0420 subject PRC Run: 11/5/2024 By bboone

Card # of

Property Location

Site Address 1610 ORNE ST

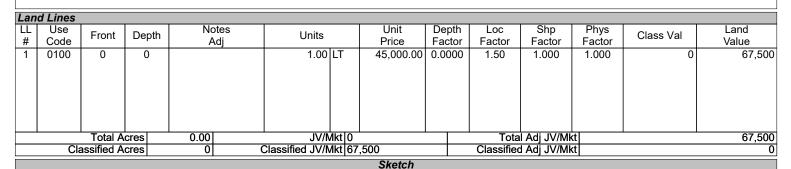
MASCOTTE FL 34753

Mill Group **NBHD** 00MA 3349

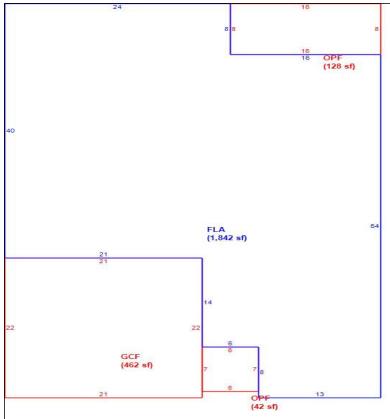
Property Use Last Inspection 00100 SINGLE FAMILY RBB 09-27-201

Legal Description

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



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



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,842	1,842	1842	Effective Area	1842	l			
-	GARAGE FINISH	0	462	0	Base Rate	116.04	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	170	0	Building RCN	258,381	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,842	2,474	1,842	Building RCNLD	250,630	Roof Cover	3	Type AC	03

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

LCPA Property Record Card Roll Year 2024 Status: A

2024-0420 subject PRC Run: 11/5/2024 By bboone Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN Apr Value Code Type %Good Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date SFR 2474SF 1610 ORNE ST 142-19-03 03-28-2019 09-27-2019 258,919 0001 09-27-2019 2020 Sales Information Exemptions Book/Page Instrument No Sale Date Q/U Code Vac/Imp Sale Price Code Description Year Amount Instr 2019137110 5383 2127 11-21-2019 887,500 M 2018143709 11-06-2018 WD 2,272,000 5210 1525 U M 4228 0620 10-12-2012 WD U M V 554,800 3600 1952 WD U 02-07-2008 M 2,070,000 0.00 Total 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	Λ	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.***

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

Current Owner

CPI/AMHERST SFR PROGRAM RS LLC

5001 PLAZA ON THE LAKE STE 200

AUSTIN TX 78746 **LCPA Property Record Card** Roll Year 2024 Status: A

subject 0420

2024-0420 subject PRC Run: 11/5/2024 By

Card # 1 of 1

Property Location

Site Address 1972 PIEDMONT CT

MASCOTTE FL 34753 **NBHD** 00MA 3349

Mill Group 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

Lan	d Lines											
LL	Use	Front	Donth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIOIIL	Depth	Adj	Units	Price	Factor	Factor	Factor	Factor	Class val	Value
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.50	1.000	1.000	0	67,500
				0.00	JV/Mkt 0				l Adj JV/Mk			67,500
	Total Acres 0.00 Classified Acres 0		0	Classified JV/Mkt 67	,500		Classified	d Adj JV/Mk	t	0		
					Sketch							

Bldg 1 1 of 1 Replacement Cost 258,381 Deprec Bldg Value 250,630 0 Sec Multi Story OPF (128 sf)

FLA (1,842 sf)

	Building S	Sub Areas			Building Valuation	on	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,842	1,842		Effective Area	1842	N. Otania		Cull Datha	
GAR	GARAGE FINISH	0	462	-	Base Rate	116.04	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	170	0	Building RCN	258,381	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,842	2,474	1,842	Building RCNLD	250,630	Roof Cover	3	Type AC	03

GCF (462 sf)

LCPA Property Record Card

2024-0420 subject PRC Run: 11/5/2024 By

Parcel ID	10-22-	24-001	2-000-1	19900		Ro	II Yea	r 202	24 Sta	itus: A			Card #	1	of	1
						*Only			laneous F	eatures re reflected l	helow					
Code		Descrip	otion		Un	•	Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	<i> </i>	Apr Valu	Je
D 111/) i I			ilding Per	mits	<u> </u>		I D · F		00.0			
Roll Year 2020	Permit 253-19-06		Comp Date 09-27-2019		Am	ount 258,91	Type 19 0001	SFR 1972 PI	Descri		Review I		CO Da	ate		
				Sales I		ation							emptions			
Instrum		+	k/Page	Sale I		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	on	Year	Am	nount
20240 20200 20191 20181	56106 37044	6296 5474 5383 5210 4228	0894 1624 1894 1525 0620	02-23- 05-15- 11-21- 11-06- 10-12-	2020 2019 2018	WD WD WD WD WD	U Q U U U	11 05 M M M	I I V V	100 709,900 867,500 2,272,000 554,800						
			<u> </u>			<u> </u>							Total			0.00
								Va	lue Summ	nary						
Land Val	ue Bldg	y Value	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Pr	evious	Valu	

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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Parcel ID 10-22-24-0012-000-22100

Current Owner

CPI/AMHERST SFR PROGRAM OWNER LLC

5001 PLAZA ON THE LAKE STE 200

AUSTIN TX 78746 **LCPA Property Record Card** Roll Year 2024 Status: A

subject 0425

2024-0420 subject 11/5/2024 By PRC Run:

> Card# of

Property Location

Site Address 1175 MOYLE WAY

MASCOTTE FL 34753 **NBHD** 00MA 3349

Mill Group Property Use

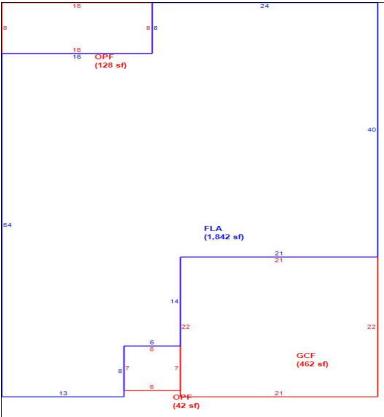
Last Inspection 00100 SINGLE FAMILY RBB 09-27-201

Legal Description

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

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 10111	Берит	Adj	Office	Price	Factor	Factor	Factor	Factor	Olass vai	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 Classified Acres 0			JV/Mkt 0	500			l Adj JV/Mk			67,500	
	Cla	assilied A	cres	UJ (Classified JV/Mkt 67,500			Ciassified	d Adj JV/Mk		U	
						Sketch						

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



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

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

250.630

67,500

0

318,130

30390

LCPA Property Record Card

2024-0420 subject PRC Run: 11/5/2024 By

Parcel I	D 10-22-	-24-001	12-000-2	22100		Ro	II Yea	r 202	24 Sta	itus: A				Card #	1	of 1	
						*On4			laneous F		halaw						
Cada		Danami	-4:		1 11-					re reflected l		DON		1 0/ 0 = = =		A \ / l	
Code		Descrip	ption		Un	ITS	Type	U	nit Price	Year Blt	Effect Yr	RCN	1	%Good	1 1	Apr Value)
								Bu	ilding Per	mite							
Roll Yea	r Permi	t ID	Issue D	ate	Comp [Date	An	nount	Type		Descript	ion	T	Review D	Date	CO Dat	te
2020	208-19-0		05-15-20		09-27-2			258,91		SFR 4BR 11				09-27-20			
2020								,-									
				Salos	Inform	ation							Evon	nptions			
Instru	ment No	Boo	k/Page		Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Desc	cription		Yea	r Amo	ount
	037829	5447		_	0-2020	WD	Q	05	1	502,600	-		p	•		7	
	137044	5383			1-2019	WD	Ü	M	l ;	867,500							
	3143709	5210			6-2018	l WD	ΙÜ	M	V	2,272,000							
2010	71 107 00	4228			2-2012	WD	Ü	M	v	554,800							
		3600			7-2008	WD	Ū	М	V	2,070,000							
						<u> </u>								Total			0.00
								Va	lue Sumn	nary							
Land Va	alue Bldo	g Value	Misc	Value	Mark	et Valu	e D	eferred	Amt A	ssd Value	Cnty Ex Am	nt Co Tax	Val	Sch Tax	Val P	revious V	⁄alu
	•	-									,						

287740

0.00

287740

310,150

318130

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Parcel ID 10-22-24-0010-000-04400

Current Owner CRASKE MICHELLE R & JEREMY

1812 PIEDMONT CT

MASCOTTE FL 34753 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 1

2024-0420 comp 1 PRC Run: 11/5/2024 By

Card # of 1 1

Property Location

Site Address 1812 PIEDMONT CT

MASCOTTE FL 34753 00MA NBHD 3349

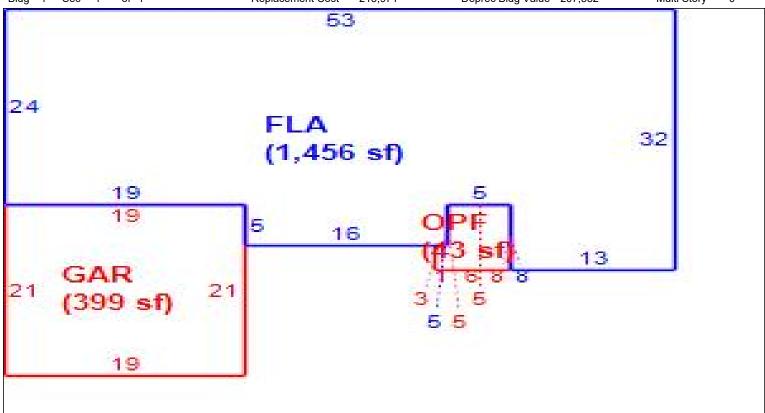
Mill Group Property Use Last Inspection 00100 SINGLE FAMILY RBB 09-24-201

Legal Description

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

Lan	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						5 000			l I Adj JV/MI I Adi .IV/MI			45,000	

Sketch Bldg 1 of 1 213,971 Deprec Bldg Value 207,552 Multi Story Sec 1 Replacement Cost



	Building S	Sub Areas			Building Valuat	tion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2019	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,456	1,456	1456	Effective Area	1456	N. Otroito		Full Daths	_
-	GARAGE FINISH	0	399	0	Base Rate	119.25	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	43	0	Building RCN	213,971	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		U
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,456	1,898	1,456	Building RCNLD	207.552	Roof Cover	3	Type AC	03

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

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0420 comp 1 11/5/2024 By

Card # 1 of 1

*Only the first 10 records are reflected below

Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value

Building Permits

	Building Permits Pell Veer Permit Permit													
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	V1 SFR 1898SF 1812 PIEDMONT CT	09-24-2019							

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023085817 2019065011 2018143709	6177 5292 5210 4228 3403	1173 1645 1525 0620 0879	07-07-2023 05-31-2019 11-06-2018 10-12-2012 02-09-2007	WD WD WD WD QC	QQUUU	01 Q M M	 	335,000 214,900 2,272,000 554,800 1	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
Total Value Summary												50,000.00

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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Parcel ID 10-22-24-0014-000-46900

Current Owner THOMAS MAUREEN A

2324 CROSSANDRA ST

MASCOTTE FL 34753 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 2

PRC Run: 2024-0420 comp 2 PRC Run: 11/5/2024 By

Card # 1 of 1

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

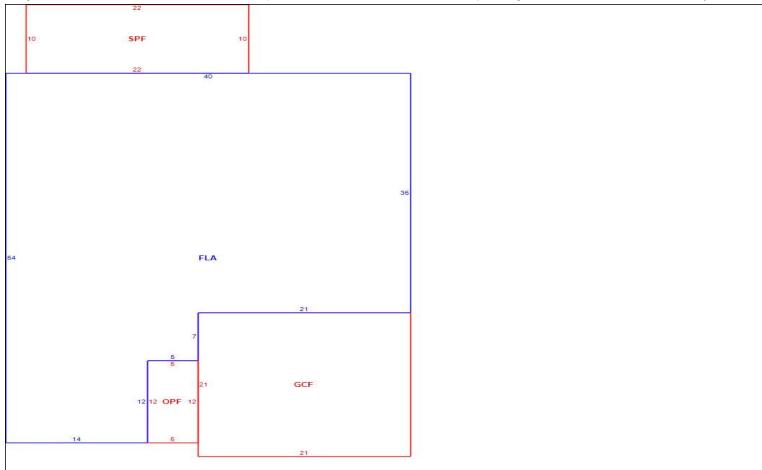
Legal Description

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

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	1 TOTAL	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Class vai	Value	
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.50	1.000	1.000	0	67,500	
		Tatal A		0.001	JV/Mkt 0		<u> </u>	T-4-	 A al: \//\Ad	41		67.500	
Total Acres 0.00 JV/Mkt									il Adj JV/Mk			67,500	
	Classified Acres 0 Classified JV/Mkt 67,500 Classified Adj JV/Mkt 0												

Sketch

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



	Building \$	Sub Areas			Building Valuation	on	Con	structio	n 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	l., a.,		- " - "	
GAR	GARAGE FINISH	0	441	0	Base Rate	116.45	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	60	0	Building RCN	244,199	Quality Grade	680	Half Baths	
SPF	SCREEN PORCH FINIS	0	220	0	Condition	VG	·			_
					% Good	100.00	Wall Type	03	Heat Type	6
					Functional Obsol	100.00	Foundation	3	Fireplaces	
					Functional Obsol			3	,	
	TOTALS	1,701	2,422	1,701	Building RCNLD	244 199	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

PRC Run: 2024-0420 comp 2 11/5/2024 By

Card # 1 of 1

1 a. oo. 12		г	Oli Teal	2024 36	alus. A			G G. G. II				
				scellaneous F								
*Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
1 1												

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date						
2025 2022	924 053-21-02	11-01-2023 02-01-2021	02-15-2022	76,000 247,246		POL SFR 2324 CROSSANDRA ST								

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023094797 2021120598	6189 5784	0847 2500	07-10-2023 08-04-2021	WD WD	QQ	01 03		353,000 276,100	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00
						Val	lua Summ	arv				

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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Parcel ID 10-22-24-0014-000-29300

Current Owner CROSTON ROY P & CYNTHIA M

2298 GLADIOLUS LN

MASCOTTE FL 34753 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 3

2024-0420 comp 3 PRC Run: 11/5/2024 By

Card # 1 of 1

Property Location

Site Address 2298 GLADIOLUS LN

MASCOTTE FL 34753 00MA **NBHD** 3349

Mill Group 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

Lan	Land Lines														
LL #	Use Code	Front	Depth	Not Ac		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							1kt 0			Tota	i Adj JV/MI	67,500			
Classified Acres				0	(Classified JV/N	1kt 67	,500		Classified Adj JV/Mkt				0	

Sketch

Bldg 1 of 1 Replacement Cost 273,499 Deprec Bldg Value 273,499 Multi Story 0 1 Sec OPF (112 sf) FLA (1,983 sf) OPF (45 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio				
Code	Description	Living Are	Gross Are		Year Built	2020	Imp Type	R1	Bedrooms	4		
FLA	FINISHED LIVING AREA	1,983	1,983	1983	Effective Area	1983			Full Dath	_		
GAR	GARAGE FINISH	0	441	0	Base Rate	115.64	No Stories	1.00	Full Baths	2		
OPF	OPEN PORCH FINISHE	0	157	0	Building RCN	273,499	Quality Grade	680	Half Baths	0		
					Condition	VG	Wall Type	03	Heat Type	6		
					% Good	100.00	,,	00	,,			
					Functional Obsol	0	Foundation	3	Fireplaces	0		
	TOTALS	1,983	2,581	1,983	Building RCNLD	273,499	Roof Cover	3	Type AC	03		

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

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0420 comp 3 11/5/2024 By

Card # 1 of 1

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	Miscellaneous Features *Only the first 10 records are reflected below														
						Type									
Code Description Units							Un	it Price	Year Blt	Effect Y	r RCN	%Good	. k	Apr Value	
								lding Peri	nits						
Roll Yea		: ID	Issue Da		Date	Amount Type					ption	Review Date		CO Date	
2025	923		11-01-20				7,500 0003		MISC BLDG						
2021	IMPS		01-01-20	07-14-2	07-14-2020			1 0001	SFR FOR 202	21		07-14-2	020		
				Sales Inform	ation						Exe	mptions			
Instrument No Book/Page Sale Date						Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio		Yea	r Amount	
		06-14-2023	Instr WD	Q	01	1	398,100		'						

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	Ю	01	Ī	398,100				
2023009262	6084	0432	01-18-2023	WD	Q	01	ı	397,000				
2020028000	5433	1416	02-07-2020	WD	Q	03	ı	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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