



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3866962*

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 # <i>2024-0422</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: <i>AMH_Home; CPI Amherst SFR Program Owner, LLC</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>1022240012-000-21100 1665 Luft Ln</i>
Phone <i>954-740-6240</i>	Email <i>ResidentialAppeals@ryan.com</i>		
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"/> <i>5</i> 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 #	2024-0422	Alternate Key: 3866962	Parcel ID: 10-22-24-0012-000-21100
Petitioner Name	RYAN, LLC	Property Address	1665 LUFT LN MASCOTTE
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	CPI/AMHERST SFR PROGRAM	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action	
1. Just Value, required	\$ 299,712	\$ 299,712	
2. Assessed or classified use value, *if applicable	\$ 269,910	\$ 269,910	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 269,910	\$ 296,910	

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

Last Sale Date 9/15/2020 **Price:** \$458,900 Arm's Length Distressed Book 5545 Page 1602

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3866962	3853275	3917921	3917855
Address	1665 LUFT LN MASCOTTE	1812 PIEDMONT CT MASCOTTE	2324 CROSSANDRA ST MASCOTTE	2298 GLADIOLUS LN MASCOTTE
Proximity		.37 MILE	.24 MILE	.15 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	\$178.51 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	1,679	1,456	16725	1,701	-1650	1,983	-22800
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	.30 AC	.24 AC	22500	.24 AC		.24 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 14.1%	41225	-Net Adj. 1.2%	-3650	-Net Adj. 6.6%	-22800
		Gross Adj. 14.1%	41225	Gross Adj. 1.2%	3650	Gross Adj. 6.6%	22800
Adj. Sales Price	Market Value \$299,712	Adj Market Value	\$332,675	Adj Market Value	\$303,460	Adj Market Value	\$325,139
	Value per SF 178.51						

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.

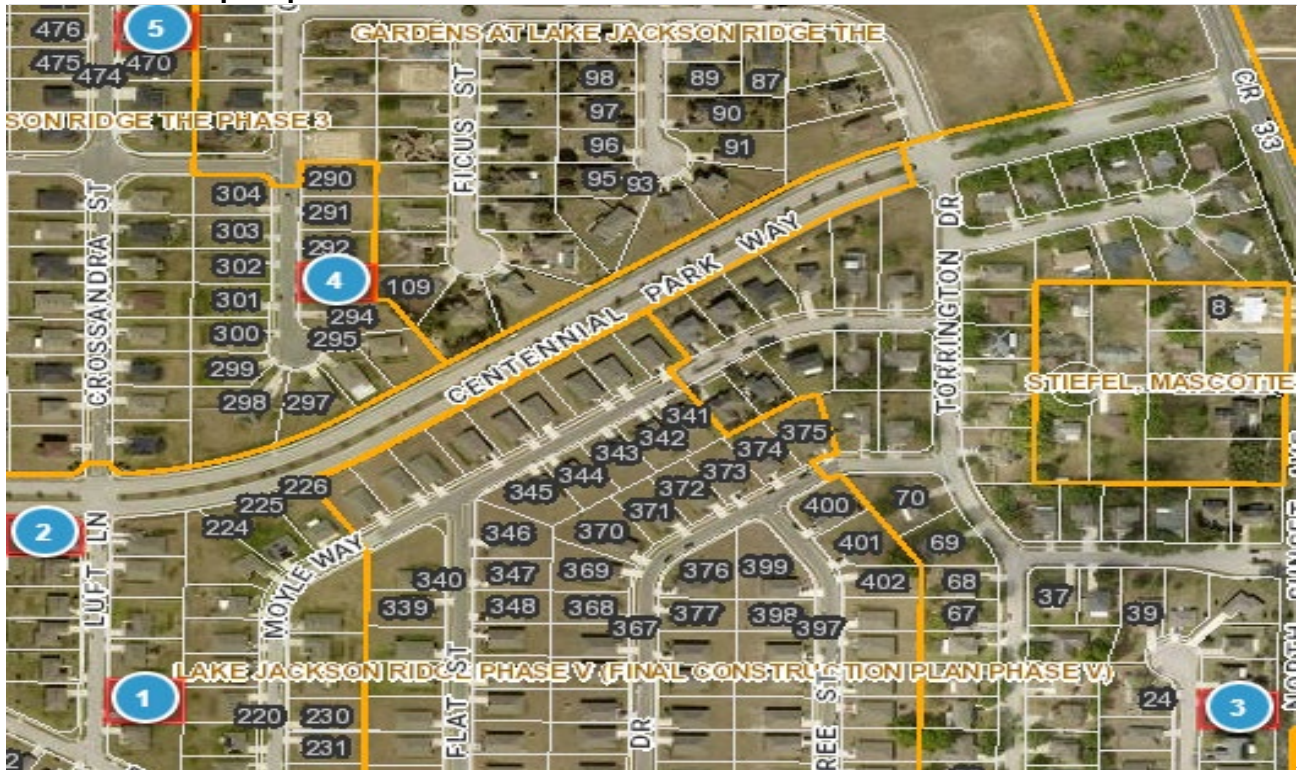
Petitioners comps used couple are good with their comp 3 no adjustment done for having a pool, most are lower end median market sales, with our comps used with adjustments we feel value is fair and just. Petition 0422 and 0423 are the same model

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 11/6/2024

2024-0422 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3866967	1644 LUFT LN MASCOTTE	-
2	SUBJECT	3866962	1665 LUFT LN MASCOTTE	
3	1	3853275	1812 PIEDMONT CT MASCOTTE	.37 MILE
4	3	3917855	2324 CROSSANDRA ST MASCOTTE	.15 MILE
5	2	3917921	2298 GLADIOLUS LN MASCOTTE	.24 MILE
6				
7				
8				

Alternate Key 3866962
Parcel ID 10-22-24-0012-000-21100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0422 subject
PRC Run: 11/6/2024 By
Card # 1 of 1

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

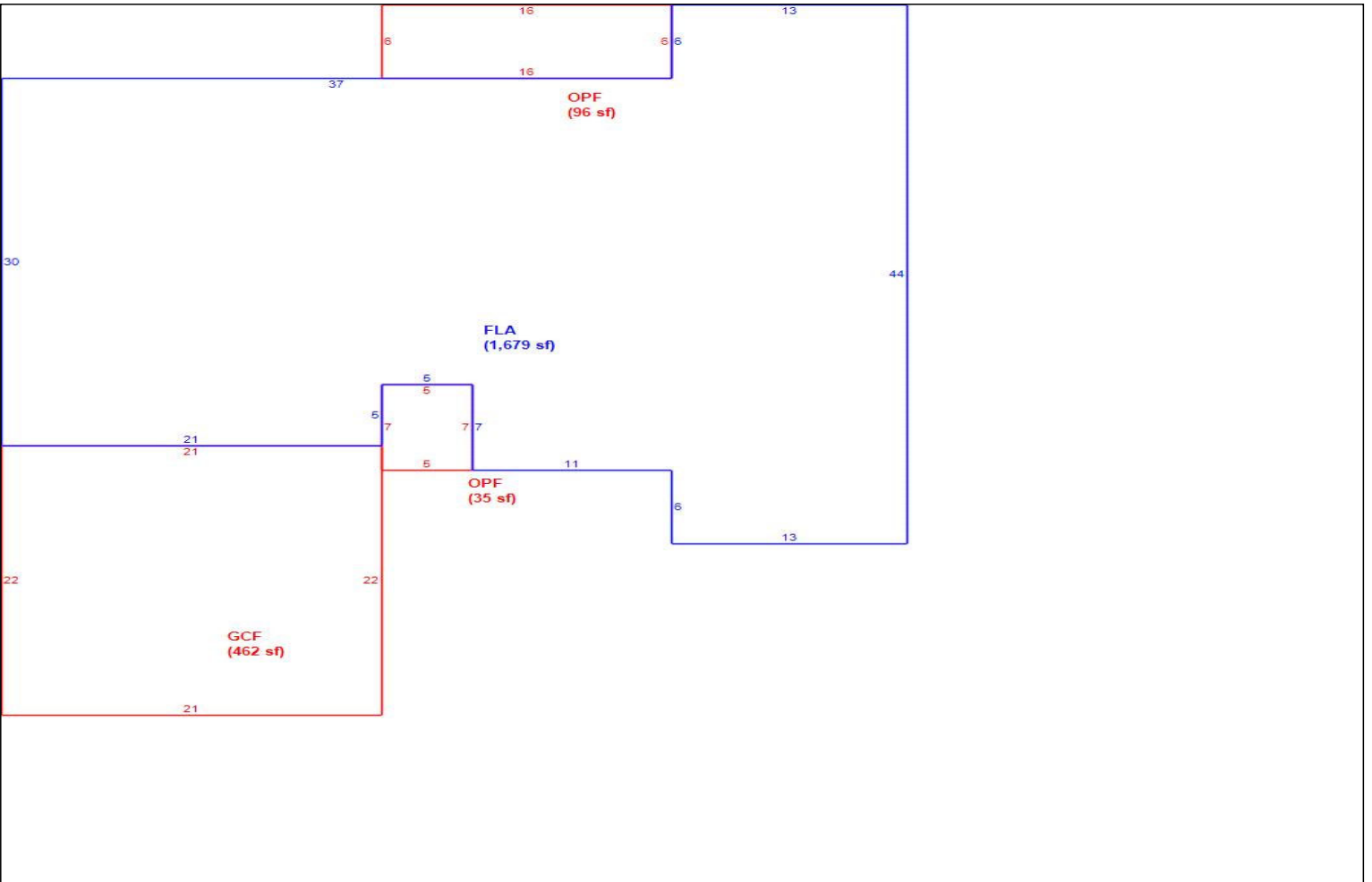
subject 0422

Property Location			
Site Address	1665 LUFT LN	FL	34753
Mill Group	00MA	NBHD	3349
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	01-13-202

Legal Description
LAKE JACKSON RIDGE PHASE II (FINAL CONSTRUCTION PLAN PHASE IV) PB 62 PG 77-80 LOT 211 ORB 5545 PG 1602

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 239,394
		Deprec Bldg Value	232,212
		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	1,679	1,679	1679	2019				
GAR	GARAGE FINISH	0	462	0	Effective Area	1679	No Stories	1.00	Full Baths
OPF	OPEN PORCH FINISHE	0	131	0	Base Rate	116.52	Quality Grade	680	Half Baths
					Building RCN	239,394	Wall Type	03	Heat Type
					Condition	EX	Foundation	3	Fireplaces
					% Good	97.00	Roof Cover	3	Type AC
					Functional Obsol	0			
TOTALS					Building RCNLD	232,212			

Alternate Key 3866962
 Parcel ID 10-22-24-0012-000-21100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0422 subject
 PRC Run: 11/6/2024 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	271-19-07	07-03-2019	01-13-2020	237,008	0001	SFR 3BR 1665 LUFT LN	01-13-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2020103392	5545 1602	09-15-2020	WD	Q	05	I	458,900					
2020085779	5519 1817	07-30-2020	WD	Q	05	I	1,998,000					
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	232,212	0	299,712	29802	269910	0.00	269910	299712	292,415	

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 3866967
Parcel ID 10-22-24-0012-000-21600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0422 subject
PRC Run: 11/6/2024 By
Card # 1 of 1

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

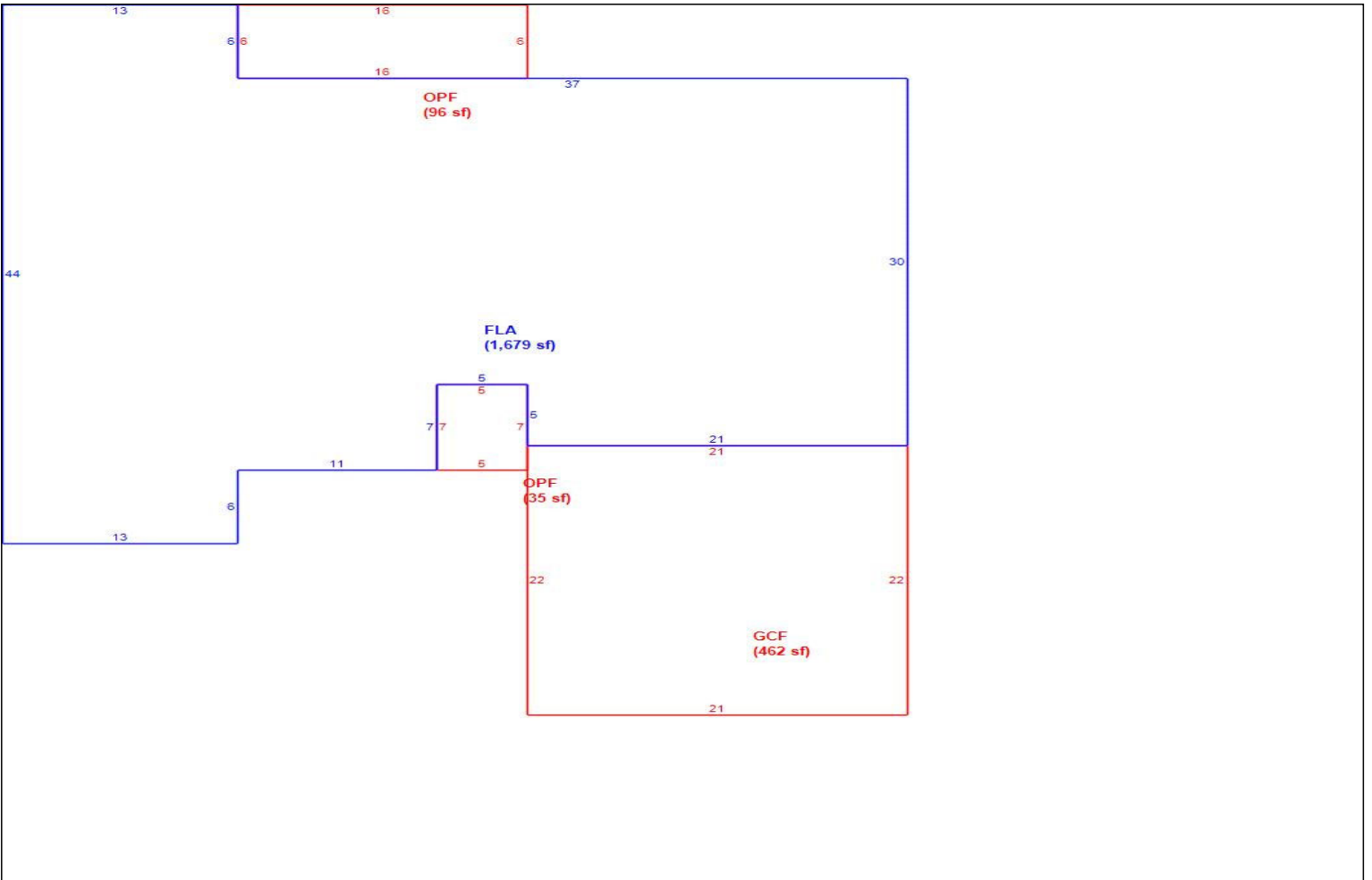
subject 0423

Property Location			
Site Address	1644 LUFT LN	FL	34753
Mill Group	00MA	NBHD	3349
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	01-13-202

Legal Description
LAKE JACKSON RIDGE PHASE II (FINAL CONSTRUCTION PLAN PHASE IV) PB 62 PG 77-80 LOT 216 ORB 5663 PG 1439

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 239,394	Deprec Bldg Value 232,212	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	1,679	1,679	1679	2019	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	116.52	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	131	0	239,394	Wall Type	03	Heat Type	6
TOTALS		1,679	2,272	1,679	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					232,212				

Alternate Key 3866967
 Parcel ID 10-22-24-0012-000-21600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0422 subject
 PRC Run: 11/6/2024 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
2020	3866967	07-03-2019	01-13-2020	237,008	0001	SFR 3BR 1644 LUFT LN	01-13-2020	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions			
								Code	Description	Year	Amount
2021034643	5663 1439	03-09-2021	WD	Q	05	I	4,819,900				
2020085779	5519 1817	07-30-2020	WD	Q	05	I	1,998,000				
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	232,212	0	299,712	20042	279670	0.00	279670	299712	292,415

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0422 comp 1
 PRC Run: 11/6/2024 By
 Card # 1 of 1

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

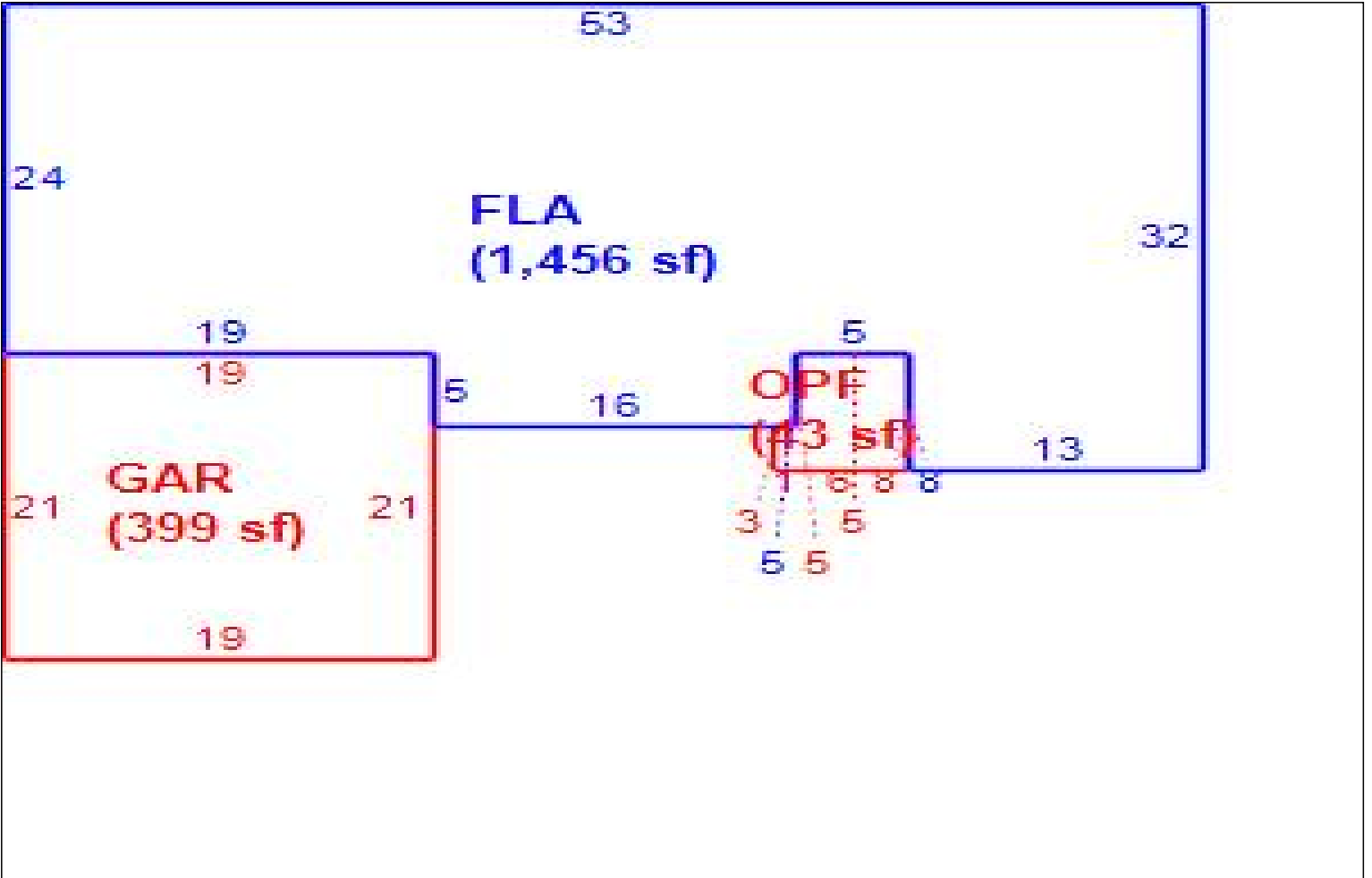
comp 1

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

2024-0422 comp 1
PRC Run: 11/6/2024 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
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

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

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0422 comp 2
PRC Run: 11/6/2024 By
Card # 1 of 1

Current Owner		
THOMAS MAUREEN A		
2324 CROSSANDRA ST		
MASCOTTE	FL	34753

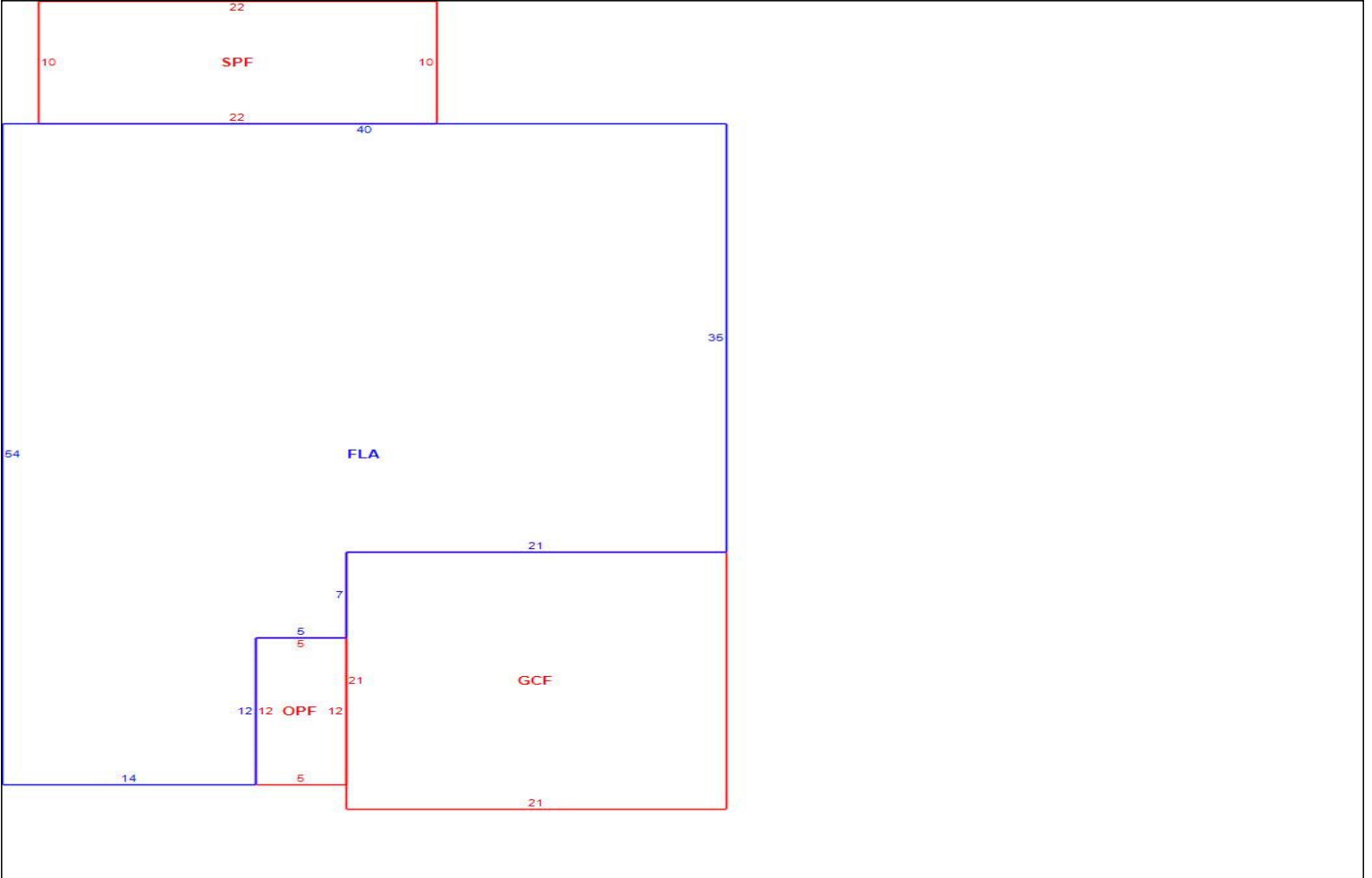
comp 2

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	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	220	0	Condition	VG	Foundation	3	Fireplaces	
		% Good	100.00			Functional Obsol	Roof Cover	3	Type AC	03
TOTALS		1,701	2,422	1,701	Building RCNLD	244,199				

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0422 comp 2
 PRC Run: 11/6/2024 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

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0422 comp 3
PRC Run: 11/6/2024 By

Card # 1 of 1

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

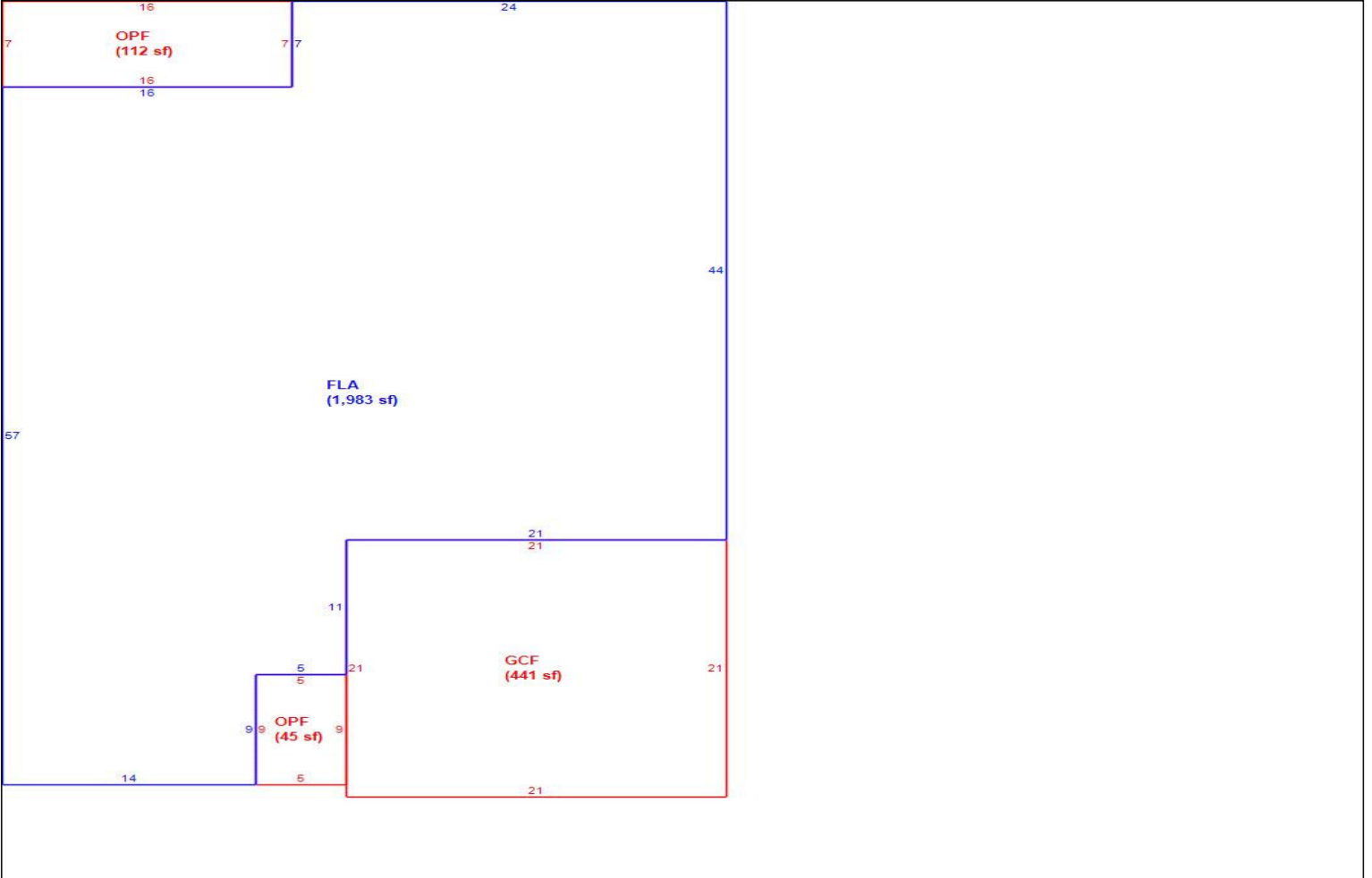
comp 3

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	Functional Obsol	0		
						Building RCNLD	273,499	Roof Cover	3	Type AC	03
TOTALS		1,983	2,581	1,983							

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0422 comp 3
 PRC Run: 11/6/2024 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 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

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

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.