



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3866969*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<i>8024-0424</i>	County <b>Lake</b>	Tax year <b>2024</b>
		Date received <i>9.12.24</i>	
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>AMH_Home; CPI Amherst SFR Program Owner, LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>1022240012-000-21800 1187 Moyle Way</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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

<b>Petition #</b> 2024-0424	Alternate Key: 3866969	Parcel ID: 10-22-24-0012-000-21800
<b>Petitioner Name</b> RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 1187 MOYLE WAY MASCOTTE	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> CPI/AMHERST SFR PROGRAM	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 302,420	\$ 302,420
<b>2. Assessed or classified use value, *if applicable</b>	\$ 272,140	\$ 272,140
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 272,140	\$ 272,140

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

**Last Sale Date** 11/15/2020      **Price:** \$229,000       Arm's Length     Distressed    Book 5587 Page 1632

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3866969	3853275	3917921	3917855
<b>Address</b>	1187 MOYLE WAY MASCOTTE	1812 PIEDMONT CT MASCOTTE	2324 CROSSANDRA ST MASCOTTE	2298 GLADIOLUS LN MASCOTTE
<b>Proximity</b>		.32 MILE	.30 MILE	.20 MILE
<b>Sales Price</b>		\$335,000	\$353,000	\$398,100
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.00%	2.00%	2.40%
<b>Adjusted Sale</b>		\$291,450	\$307,110	\$347,939
<b>\$/SF FLA</b>	\$180.77 per SF	\$200.17 per SF	\$180.55 per SF	\$175.46 per SF
<b>Sale Date</b>		7/7/2023	7/10/2023	6/14/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,673	1,456	16275	1,701	-2100	1,983	-23250
<b>Year Built</b>	2019	2019		2021		2020	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2		2.0	
<b>Garage/Carport</b>	GARAGE	GARAGE		GARAGE		GARAGE	
<b>Porches</b>	OPF/OPF	OPF	2000	OPF/SPF	-2000	OPF/OPF	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		NONE		NONE	
<b>Site Size</b>	.33 AC	.24 AC	25875	.24 AC	3375	.24 AC	3375
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 15.1%	44150	-Net Adj. 0.2%	-725	-Net Adj. 5.7%	-19875
		Gross Adj. 15.1%	44150	Gross Adj. 2.4%	7475	Gross Adj. 7.7%	26625
<b>Adj. Sales Price</b>	Market Value <b>\$302,420</b>	Adj Market Value	<b>\$335,600</b>	Adj Market Value	<b>\$306,385</b>	Adj Market Value	<b>\$328,064</b>
	Value per SF 180.77						

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.

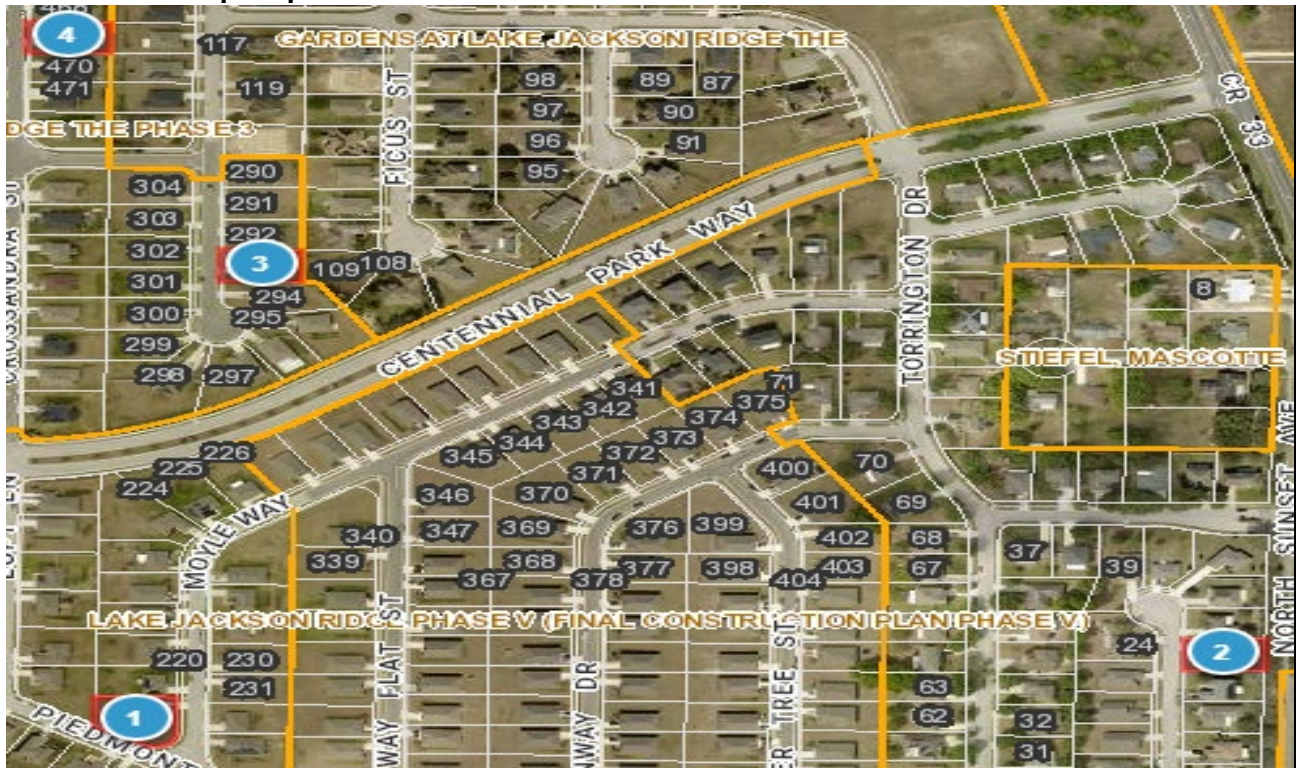
Petitioners comps 2, 3 and 6 are low sales, comp 4 is a very low outlier being assessed at \$341,195

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**

2024-0424 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3866969	1187 MOYLE WAY MASCOTTE	-
2	1	3853275	1812 PIEDMONT CT MASCOTTE	.33 MILE
3	3	3917855	2298 GLADIOLUS LN MASCOTTE	.32 MILE
4	2	3917921	2324 CROSSANDRA ST MASCOTTE	.44 MILE
5				
6				
7				
8				

Alternate Key 3866969  
Parcel ID 10-22-24-0012-000-21800

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0424 subject  
PRC Run: 11/6/2024 By bboone  
Card # 1 of 1

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

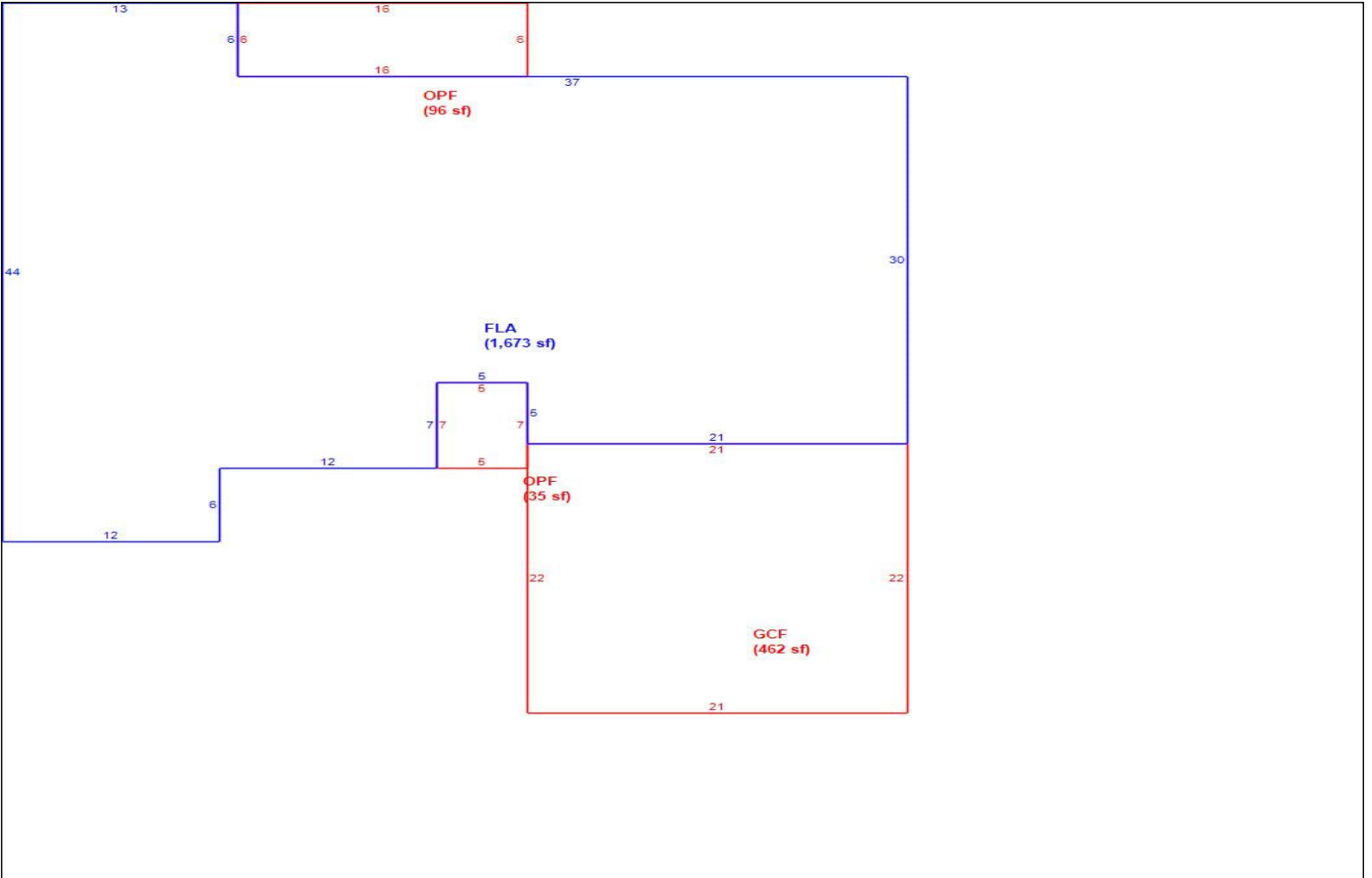
**subject**

Property Location			
Site Address	1187 MOYLE WAY	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 218 ORB 5587 PG 1632

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	1.050	1.000	0	70,875
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,875		
Classified Acres		0		Classified JV/Mkt		70,875		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 238,706	Deprec Bldg Value 231,545	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	1,673	1,673	1673	2019	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	116.54	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	131	0	238,706	Wall Type	03	Heat Type	6
TOTALS		1,673	2,266	1,673	0	Foundation	3	Fireplaces	0
					231,545	Roof Cover	3	Type AC	03

Alternate Key 3866969  
 Parcel ID 10-22-24-0012-000-21800

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0424 subject  
 PRC Run: 11/6/2024 By bboone  
 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	205-19-05 BE	05-15-2019	09-27-2019	237,008	0001	SFR 3BR 1187 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
2020132021	5587 1632	11-16-2020	WD	Q	01	I	229,000					
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	
70,875	231,545	0	302,420	30280	272140	0.00	272140	302420	295,149	

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

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0424 comp 1  
 PRC Run: 11/6/2024 By  
 Card # 1 of 1

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

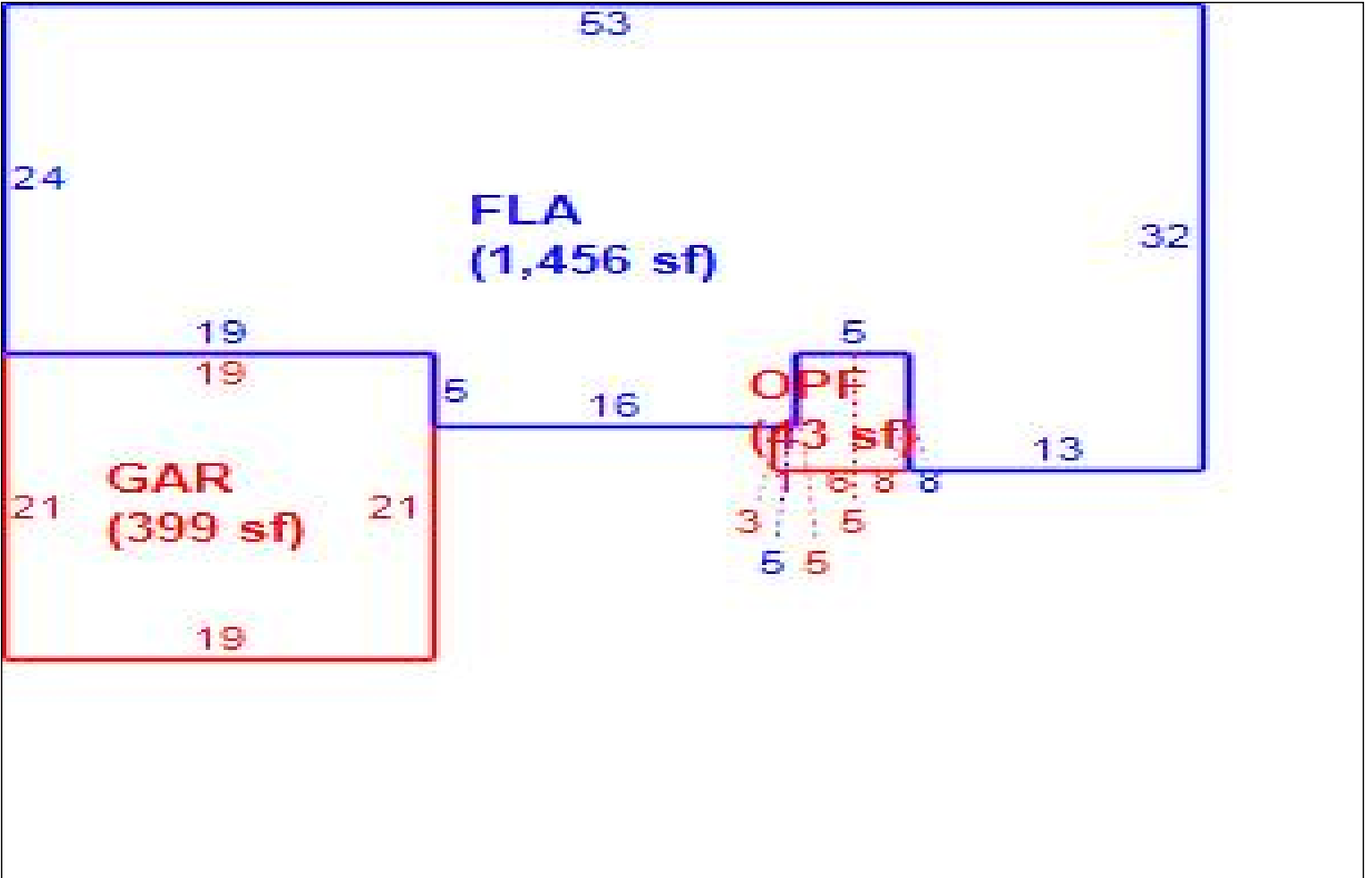
**comp 1**

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	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,456	1,456	1456	2019	1456	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		207,552	Foundation	3	Fireplaces	0
							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

2024-0424 comp 1  
 PRC Run: 11/6/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
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	201,208	1 0030 0001	V1 SFR 1898SF 1812 PIEDMONT CT	09-24-2019		

<b>Sales Information</b>								<b>Exemptions</b>				
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				
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
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

2024-0424 comp 2  
 PRC Run: 11/6/2024 By  
 Card # 1 of 1

Current Owner		
THOMAS MAUREEN A		
2324 CROSSANDRA ST		
MASCOTTE	FL	34753

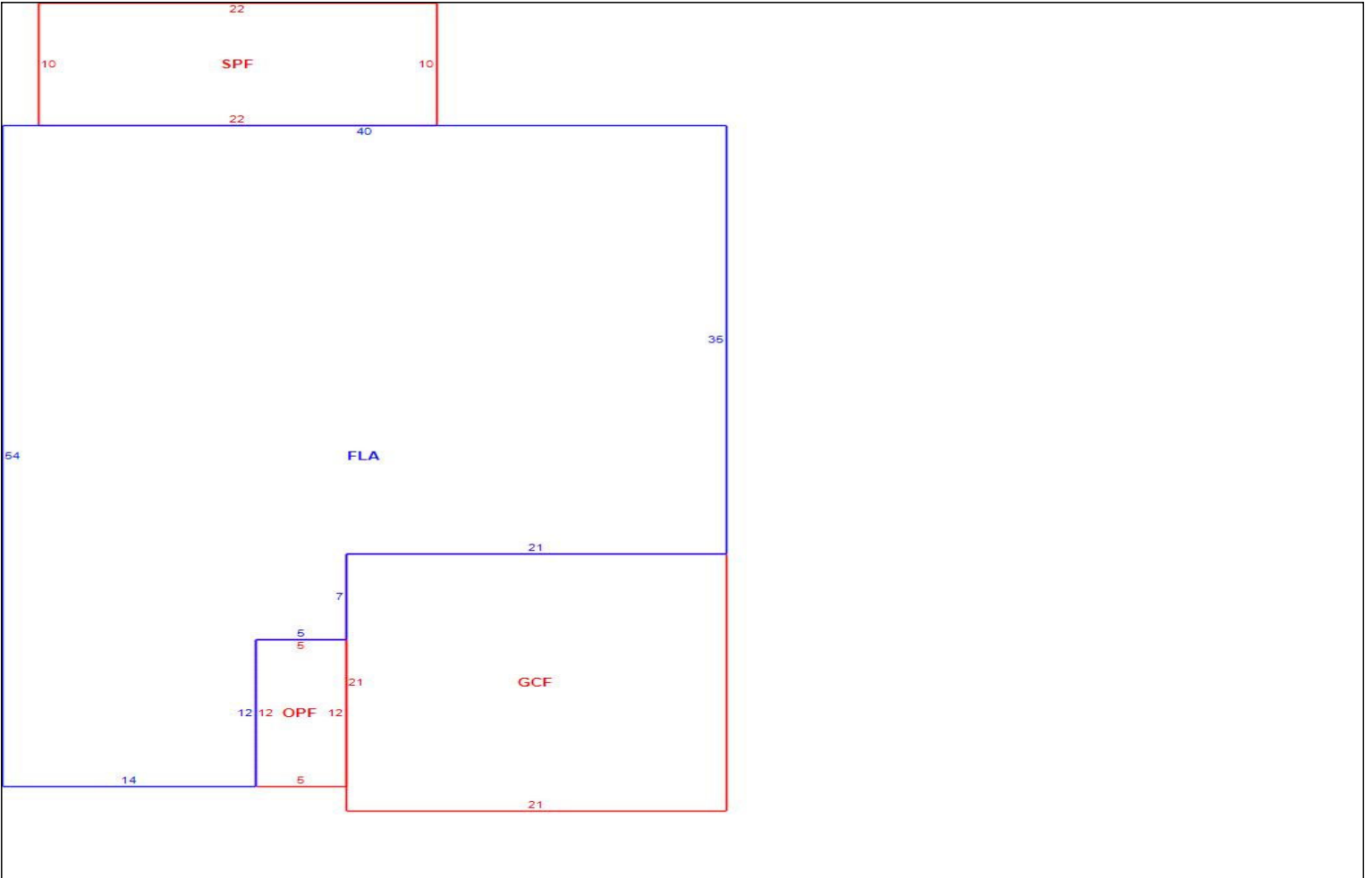
**comp 2**

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			
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

2024-0424 comp 2  
 PRC Run: 11/6/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
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			

<b>Sales Information</b>									<b>Exemptions</b>			
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
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
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

2024-0424 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

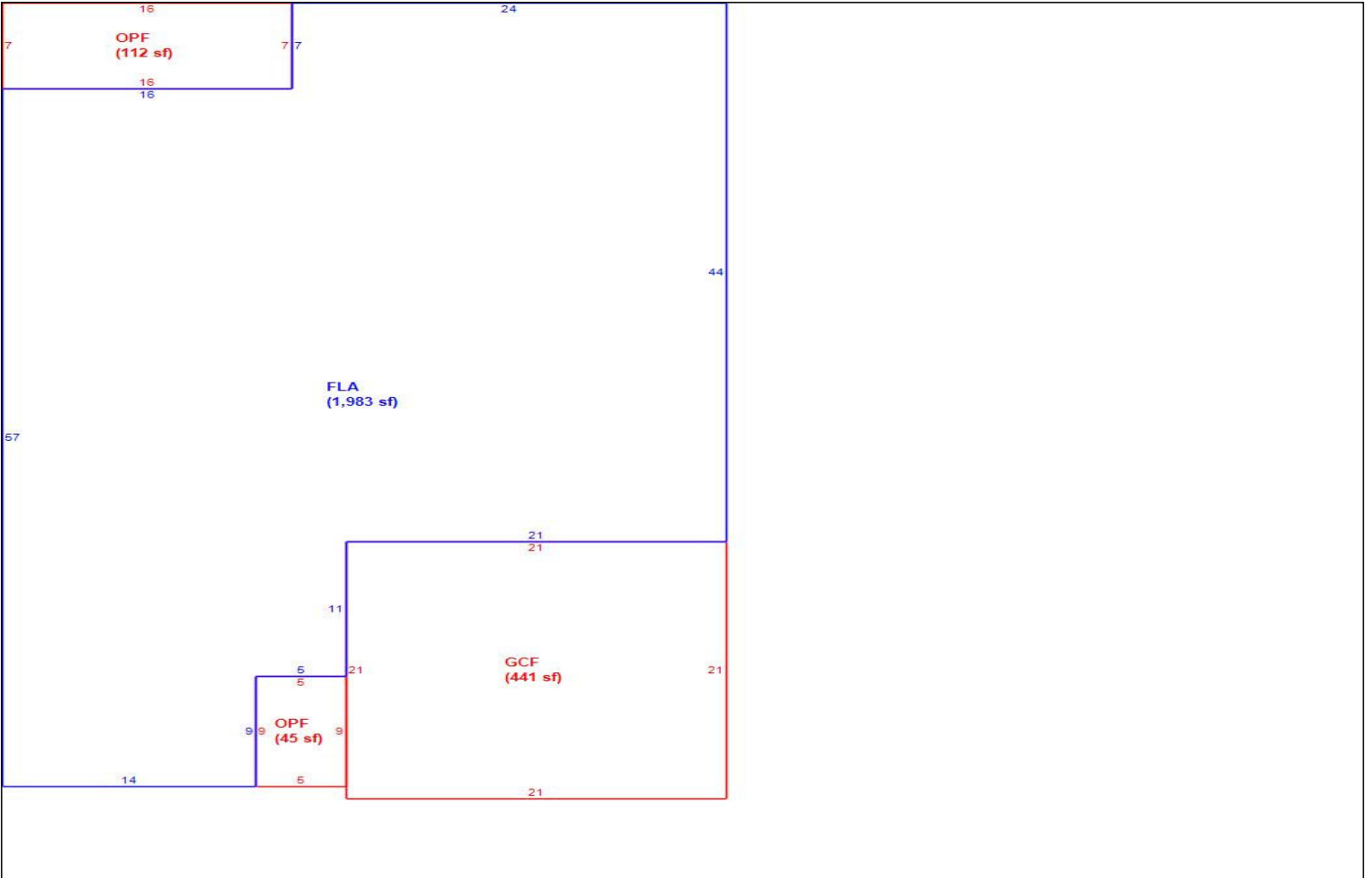
**comp 3**

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	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**  
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<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
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		

<b>Sales Information</b>									<b>Exemptions</b>			
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	

<b>Value Summary</b>										
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.\*\*\*