



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **355/273**

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 # <b>2024-0431</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>AMH_Home; ARMM ASSET COMPANY 2 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>1418260015-000-06600 37 Bonaire PL</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>	2024-0431	Alternate Key: 3551273	Parcel ID: 14-18-26-0015-000-06600
<b>Petitioner Name</b>	Robert Peyton	<b>Property Address</b>	37 BONAIRE PL UMATILLA
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
<b>Owner Name</b>	ARMM ASSET COMPANY 2 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action	
<b>1. Just Value, required</b>	\$ 187,335	\$ 187,335	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 187,335	\$ 187,335	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 187,335	\$ 187,335	

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

**Last Sale Date** 5/5/2023 **Price:** \$178,500  Arm's Length  Distressed Book 6138 Page 2188

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3551273	3551150	3551249	1461944
<b>Address</b>	37 BONAIRE PL UMATILLA	25 CAYMAN CIR UMATILLA	22 CAYMAN CIR UMATILLA	38806 CHURCH ST UMATILLA
<b>Proximity</b>				
<b>Sales Price</b>		\$260,000	\$220,000	\$230,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	3.60%	0.80%
<b>Adjusted Sale</b>		\$221,000	\$194,920	\$197,340
<b>\$/SF FLA</b>	\$167.41 per SF	\$164.43 per SF	\$183.89 per SF	\$164.72 per SF
<b>Sale Date</b>		12/7/2023	3/10/2023	10/16/2023
<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>	1,119	1,344	-11250	1,060	2950	1,198	-3950
<b>Year Built</b>	2006	1998		1997		2008	
<b>Constr. Type</b>	Block Stucco	Wood		Block		Block Stucco	
<b>Condition</b>	Good	Very Good		Good		Very Good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	1 Car Garage	1 Car Garage		1 Car Garage		2 Car Garage	-10000
<b>Porches</b>	Patio	Screen	-5000	Screen	-5000	Open	-2500
<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>							
<b>Site Size</b>							
<b>Location</b>							
<b>View</b>							
		-Net Adj. 7.4%	-16250	-Net Adj. 1.1%	-2050	-Net Adj. 8.3%	-16450
		Gross Adj. 7.4%	16250	Gross Adj. 4.1%	7950	Gross Adj. 8.3%	16450
<b>Adj. Sales Price</b>	Market Value <b>\$187,335</b>	Adj Market Value	<b>\$204,750</b>	Adj Market Value	<b>\$192,870</b>	Adj Market Value	<b>\$180,890</b>
	Value per SF 167.41						

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.

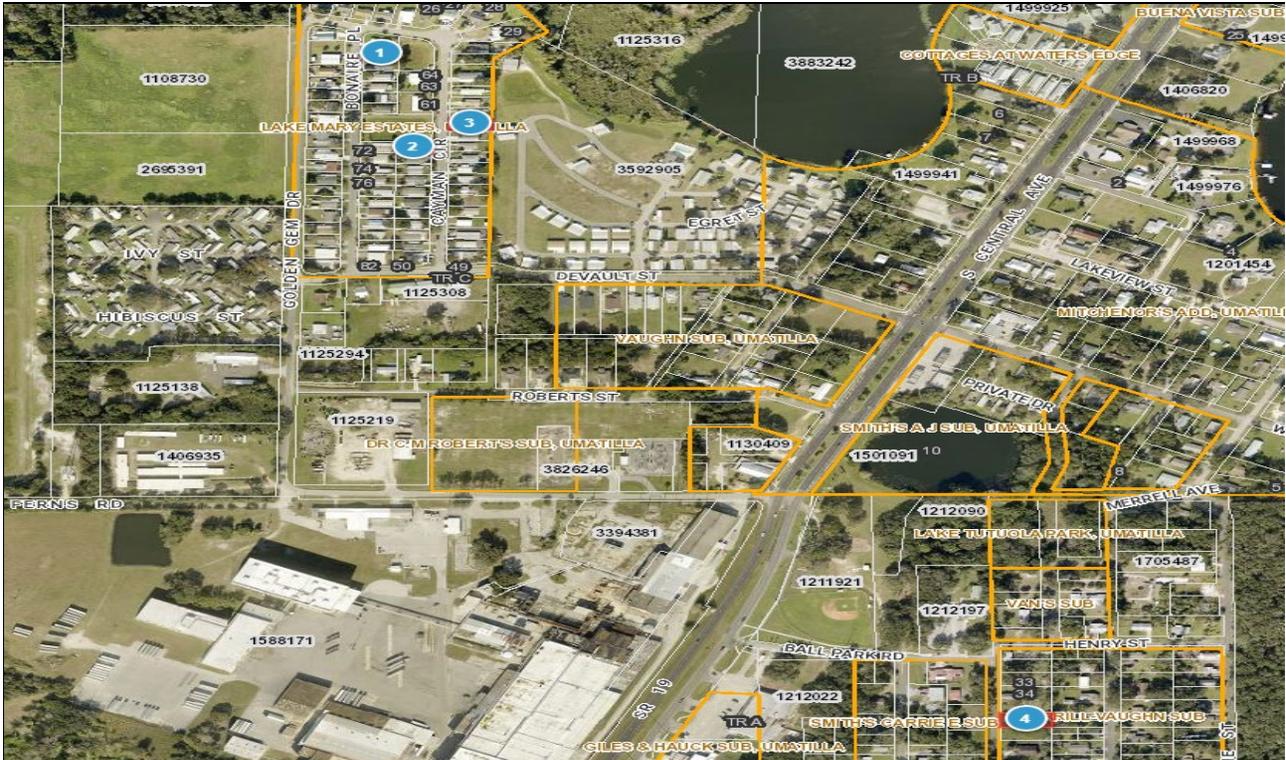
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:        Josh Bush**

**DATE    11/14/2024**

## 2024-0431 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3551273	37 BONAIRE PL UMATILLA	-
2	Comp 2	3551249	22 CAYMAN CIR UMATILLA	0.06
3	Comp 1	3551150	25 CAYMAN CIR UMATILLA	0.06
4	Comp 3	1461944	38806 CHURCH ST UMATILLA	0.65
5				
6				
7				
8				

Alternate Key 3551273  
 Parcel ID 14-18-26-0015-000-06600

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

2024-0431 subject  
 PRC Run: 11/27/2024 By jbush  
 Card # 1 of 1

Current Owner		
ARMM ASSET COMPANY 2 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

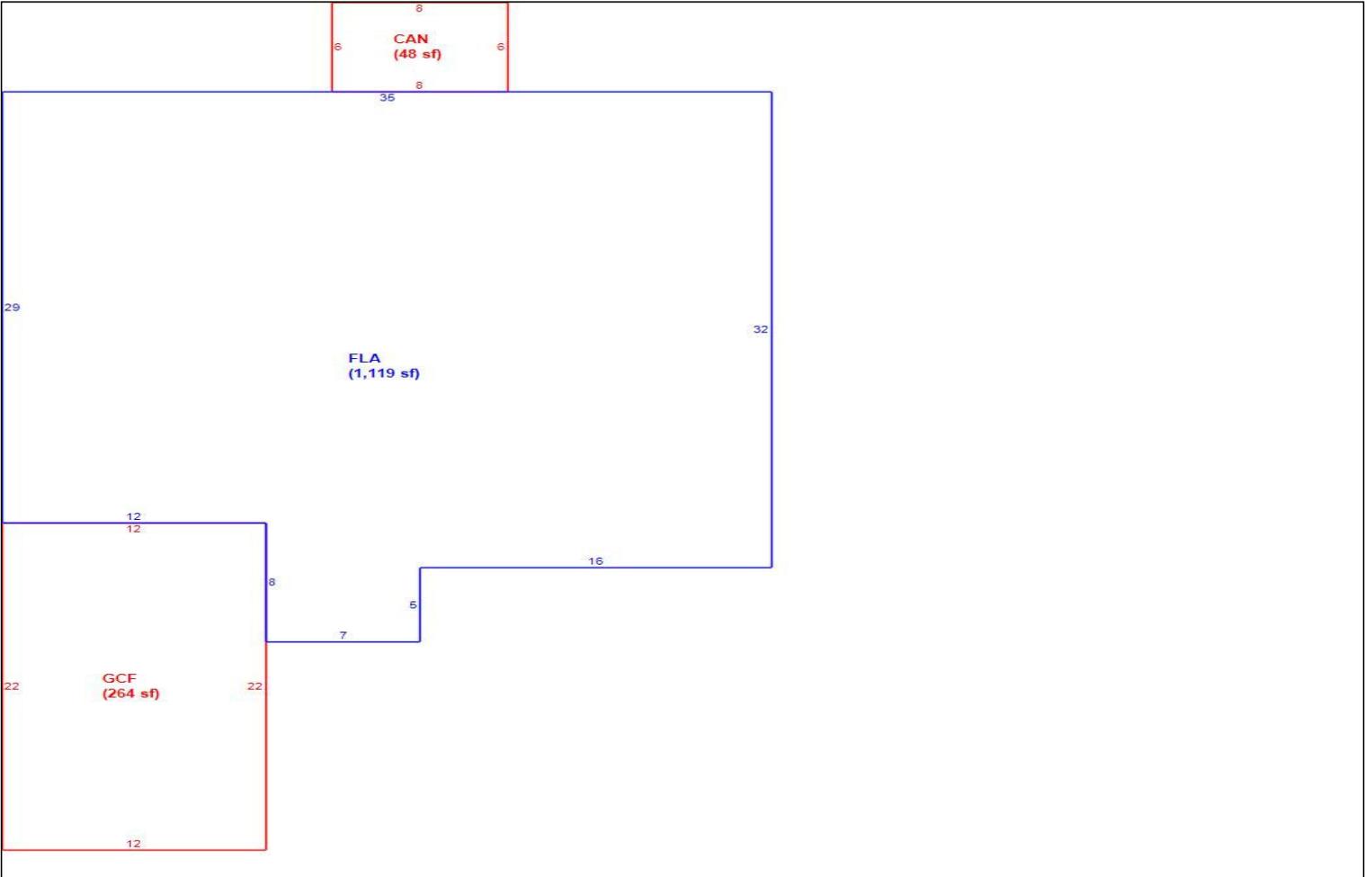
Subject

Property Location			
Site Address 37 BONAIRE PL			
UMATILLA		FL 32784	
Mill Group	000U	NBHD	0546
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
UMATILLA, LAKE MARY ESTATES SUB LOT 66 PB 28 PG 74-76 ORB 6138 PG 2188

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	22,000.00	0.0000	2.00	1.000	1.000	0	44,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		44,000		
Classified Acres		0		Classified JV/Mkt		44,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 155,799
Deprec Bldg Value 143,335		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	1,119	1,119	1119	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	264	0	110.42	Quality Grade	665	Half Baths	0
PAT	PATIO UNCOVERED	0	48	0	155,799	Wall Type	03	Heat Type	6
TOTALS		1,119	1,431	1,119	Condition G	Foundation	3	Fireplaces	0
					% Good 92.00	Roof Cover	3	Type AC	03
					Functional Obsol 0				
					Building RCNLD 143,335				

Alternate Key 3551273  
 Parcel ID 14-18-26-0015-000-06600

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

2024-0431 subject  
 PRC Run: 11/27/2024 By jbush  
 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
2007 2006	2006031564 SALE	06-16-2006 01-01-2005	01-11-2007 11-30-2005	122,120 1	0000 0000	SFR 37 BONAIRE PL CHECK VALUE	01-12-2007	

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023054308	6138 4109 4064 3954 3089	2188 0931 0814 0929 0788	05-05-2023 12-15-2011 08-12-2011 09-16-2010 02-09-2006	WD WD WD CT QC	Q U U U U	01 U U U U	178,500 80,000 52,500 100 0				
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
44,000	143,335	0	187,335	0	187335	0.00	187335	187335	121,891

**Parcel Notes**

00 FF TO LT FER 121900  
 2827/539 MULTIPLE SALE WITH AK 3551281  
 2978/1007 ROBERT S BAILEY & ROBERT S BAILEY II BOTH MARRIED ONLY  
 06FC LOC FROM 125 MB 113005  
 07FC SFR COMPLETE EXCEPT FOR POWER METER SFR FOR SALE DLS 011207  
 07 VAB 177  
 07 CORRECTION NUMBER 372  
 08 QG FROM 640 DLS 011608  
 09 QG FROM 635 DLS 052509  
 3854/929 CT VS RSB HOMES INC PROP TO PROSPERITY BANK  
 4064/814 PROSPERITY BANK TO HABITAT  
 4109/931 HABITAT TO REBECCA RODRIQUEZ SINGLE  
 18 UPDATE LEGAL TO REMOVE INTEREST IN TRACT D RESERVED FOR PROPERTY OWNERS PER PLAT AND SUBSEQUENT DEEDS SEE  
 AK3551346 FOR TRACT D NOW ASSD TO PROPERTY OWNERS DW 082318  
 22TR RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD GG 092622  
 23X RESEARCHED 22TR COULD NOT FIND ANOTHER PROBABLE ADDR ON ACCURINT HX OK INFO SCANNED AS 011023  
 6138/2188 REBECCA RODRIGUEZ NKA RICE & CHARLES L RICE TO ARMM ASSET COMPANY 2 LLC

\*\*\*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 3551150  
 Parcel ID 14-18-26-0015-000-03700

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

2024-0431 comp 1  
 PRC Run: 11/27/2024 By  
 Card # 1 of 1

Current Owner		
COLDIRON MAUREEN E		
25 CAYMAN CIR		
UMATILLA	FL	32784

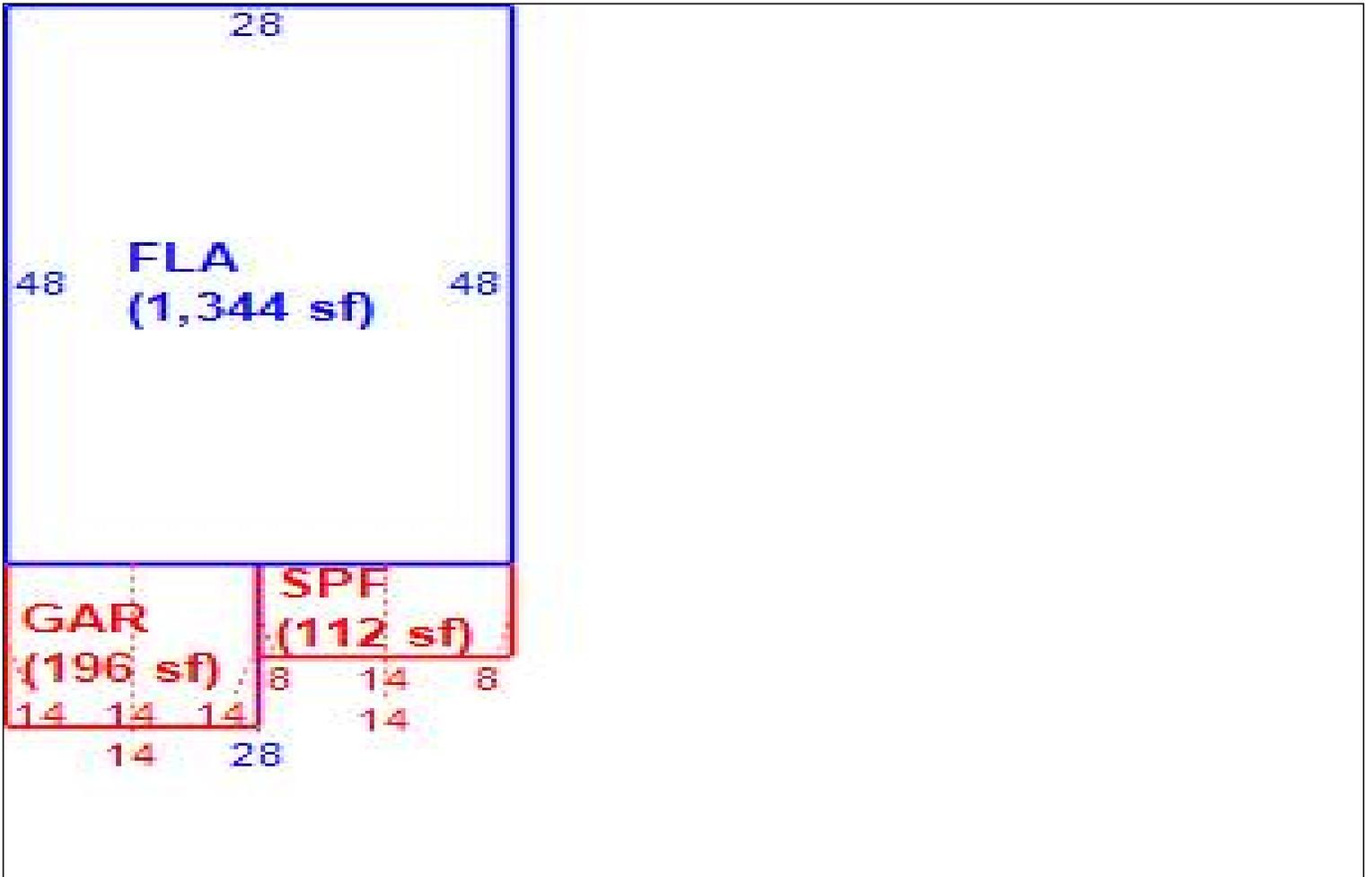
Comp 1

Property Location			
Site Address	25 CAYMAN CIR		
	UMATILLA	FL	32784
Mill Group	000U	NBHD	0546
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
UMATILLA, LAKE MARY ESTATES SUB LOT 37 PB 28 PG 74-76 ORB 6256 PG 364

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	22,000.00	0.0000	2.00	1.100	1.000	0	48,400
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		48,400		
Classified Acres		0		Classified JV/Mkt		48,400		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 172,934
Deprec Bldg Value 159,099		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,344	1,344	1344	1998	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	196	0	104.41	Quality Grade	665	Half Baths	0	
SPF	SCREEN PORCH FINIS	0	112	0	172,934	Wall Type	01	Heat Type	6	
TOTALS		1,344	1,652	1,344	VG	Foundation	3	Fireplaces	0	
					92.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD					
					159,099					

Alternate Key 3551150  
 Parcel ID 14-18-26-0015-000-03700

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

2024-0431 comp 1  
 PRC Run: 11/27/2024 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	SUB	01-01-2023	05-30-2024	1	0008	UPDATE SUB	05-30-2024		
2007	SALE	01-01-2006	01-12-2007	1	0000	CHECK VALUES	01-12-2007		
2002	0001	01-01-2001	06-11-2002	1	0000	SALE CHECK VALUES			
1999	00001	02-11-1998	12-01-1998	1	0000	SFR U/C '98			
1998	97-2361	12-12-1997	02-11-1998	49,260	0000	SFR, 25 CAYMAN CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023150941	6256 0364	12-07-2023	WD	Q	01	I	260,000	039	HOMESTEAD	2024	25000
2023082710	6173 2023	06-23-2023	QC	U	18	I	115,000	059	ADDITIONAL HOMESTEAD	2024	25000
2022147659	6051 2338	11-14-2022	CT	U	11	I	0				
	3062 0492	01-12-2006	WD	Q	Q	I	130,000				
	2894 0120	07-07-2005	CT	U	U	I	78,000				
<b>Total</b>											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	
48,400	159,099	0	207,499	0	80839	50,000.00	30839	55839	130,331	

**Parcel Notes**

00 FF TO LT FER 121900  
 2007/876 MATTHEW R CANNON SINGLE AND JACQUELYN L MC CULLOUGH SINGLE JTWROS  
 02FC QG FROM 400 MB 021102  
 2894/120 CT VS MATTHEW R CANNON AND JACQUELYN L MC CULLOUGH SOLD TO PMCC LLC  
 06FC LOC FROM 125 QG FROM 450 OPF3 TO SPF NPA MB 120105  
 3062/492 PMCC LLC TO CATHY B JONES  
 06X DENY LATE FILE CATHY B JONES MAILED APP POSTMARKED 050806 AND DEED DTD 011806  
 07FC QG FROM 590 DLS 011207  
 17TR FWD TIME EXPIRED MAILING ADDR CHGD FROM 25 CAYMAN CIR UMATILLA FL 32784 9081 KD 082517  
 17X HX OUT 2018 DUE TO ADDR CHNG RRB 083117  
 17X SPOKE WITH DON AT VOLUSIA COUNTY APPRAISERS OFFICE NO EX AT 1929 N NEMO DR DELTONA 32725 CATHY B JONES THIS IS HER PERMANENT RESIDENCE WORKS AWAY FROM HOME HER DAUGHTER BETHANY JONES TAKES CARE OF HER MAIL HX OK JMK 092817  
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818  
 18 UPDATE LEGAL TO REMOVE INTEREST IN TRACT D RESERVED FOR PROPERTY OWNERS PER PLAT AND SUBSEQUENT DEEDS SEE AK3551346 FOR TRACT D NOW ASSD TO PROPERTY OWNERS DW 082318  
 19TR FORWARD TIME EXP 1359 STARLIGHT CIR EUSTIS FL 32726 7530  
 19X TRIM REVIEW UNCLER WHERE OWNER IS RESIDING MAILED QUESTIONNAIRE JRF 082319  
 19 MAILING ADDR CHGD FROM 1929 N NEMO DR DELTONA FL 32725 PER RETURNED TRIM JRF 082319  
 20X SPOKE W OWNER SHE TRAVELS AND DAUGHTER MOVED W ADDR CHDG DAUGHTER TOLD HER ABOUT LETTER OWNER REQ COPY BE EMAILED TO HER SO SHE CAN RESPOND SINCE MAIL IS NOT BEING DELIVERED TO HOME ADDR EMAIL SENT LD 111819  
 20 MAILING ADDR CHGD FROM 1359 STARLIGHT CIR EUSTIS FL 32726 OWNER HAS NOT MOVED HAD MAIL FORWARDED TO HER DAUGHTER WHILE SHE TRAVELED HX OK INFO SCANNED JRF 112519  
 20X WEB SUBMISSION HX IS RENTED CALLED CITY OF UMATILLA UTILITIES THEY SAID LAST TIME UTILITIES WERE IN THE NAME OF OWNER WAS 2016 HAS BEEN IN THE NAME OF A TENANT SINCE MID 2016 AND THEY WOULD HAVE ASKED FOR A LEASE AT THE TIME THE TENANT STA

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Alternate Key 3551249  
 Parcel ID 14-18-26-0015-000-06000

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

2024-0431 comp 2  
 PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
BOOTH HARRISON M & EMMA G		
22 CAYMAN CIR		
UMATILLA	FL	32784

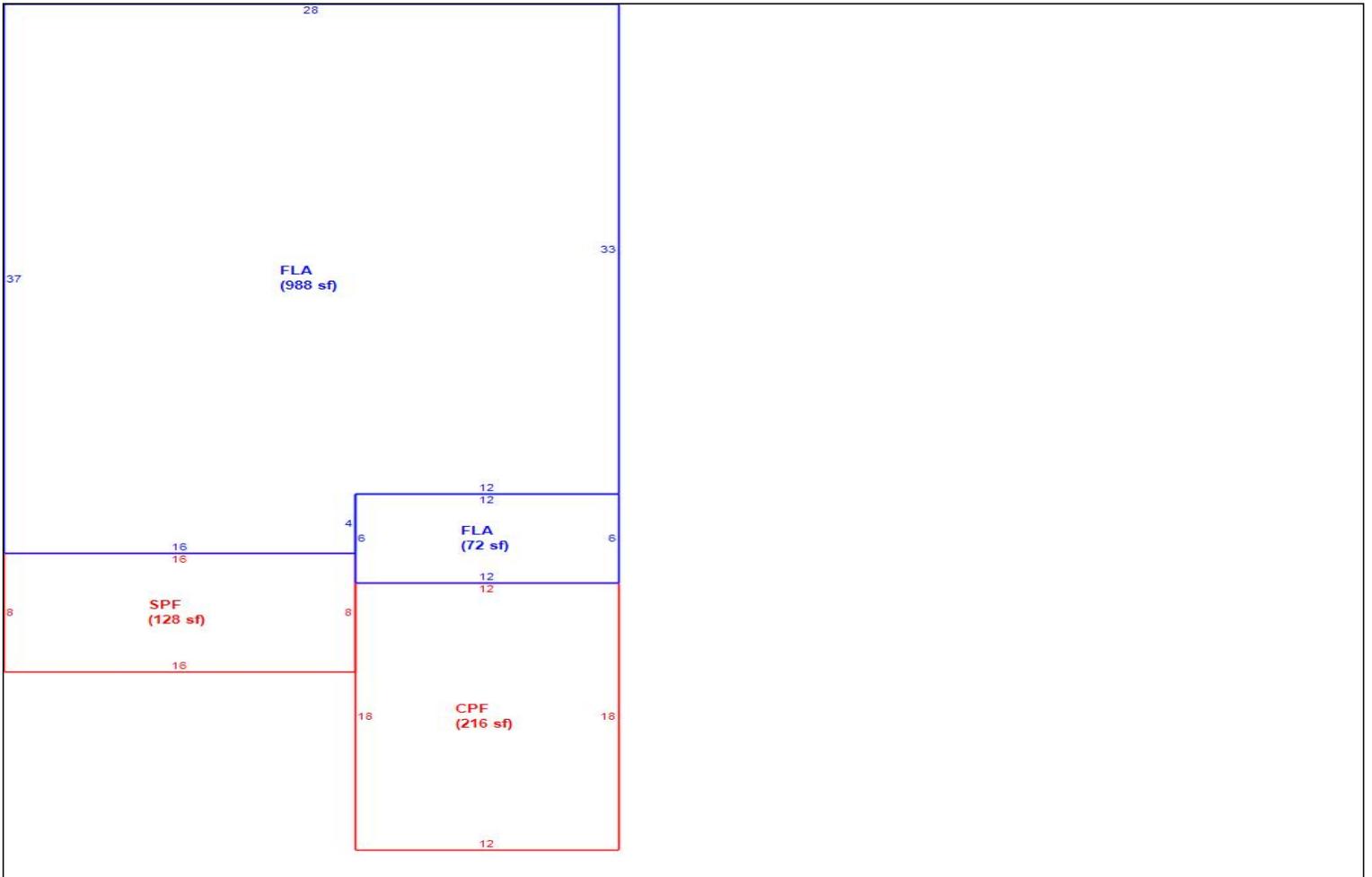
Comp 2

Property Location			
Site Address 22 CAYMAN CIR			
UMATILLA FL 32784			
Mill Group	000U	NBHD	0546
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
UMATILLA, LAKE MARY ESTATES SUB LOT 60 PB 28 PG 74-76 ORB 6109 PG 1937

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	22,000.00	0.0000	2.00	1.000	1.000	0	44,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		44,000		
Classified Acres		0		Classified JV/Mkt		44,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 147,261
Deprec Bldg Value 134,008		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2	
CPF	CARPORIT FINISHED	0	216	0	1997					
FLA	FINISHED LIVING AREA	1,060	1,060	1060	Effective Area	1060	No Stories	1.00	Full Baths 2	
SPF	SCREEN PORCH FINIS	0	128	0	Base Rate	110.48	Quality Grade	665	Half Baths 0	
TOTALS					Building RCN	147,261	Wall Type	02	Heat Type 6	
					Condition	G	Foundation	3	Fireplaces 0	
					% Good	91.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
					Building RCNLD	134,008				

Alternate Key 3551249  
 Parcel ID 14-18-26-0015-000-06000

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

2024-0431 comp 2  
 PRC Run: 11/27/2024 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	
1998	0001	02-01-1997	12-01-1997	1	0000	SFR U/C 97			
1997	2164	09-01-1996	12-01-1996	42,000	0000	SFR 22 CAYMAN CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023030955	6109	1937	03-10-2023	WD	Q	01	I	220,000	039	HOMESTEAD	2024	25000
2022153728	6058	2255	11-18-2022	WD	Q	01	I	115,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1545	1107	08-29-1997	WD	Q	Q	I	54,000				
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	
44,000	134,008	0	178,008	0	178008	50,000.00	128008	153008	115,541	

**Parcel Notes**

1545/1107 LEGAL CALLS FOR TRACT D ONLY 1/82 INT TO BE CHANGED  
 00 FF TO LT FER 121900  
 02FC QG FROM 375 TO UPDATE VALUE COND FROM 3 MB 021902  
 06FC NO ADDS QG FROM 450 LOC FROM 125 VALUE UPDATED MB 120105  
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818  
 18 UPDATE LEGAL TO REMOVE INTEREST IN TRACT D RESERVED FOR PROPERTY OWNERS PER PLAT AND SUBSEQUENT DEEDS SEE  
 AK3551346 FOR TRACT D NOW ASSD TO PROPERTY OWNERS DW 082318  
 22TR UNDELIVERABLE AS ADDRESSED 38404 JAMESTOWN ST UMATILLA FL 32784 INFO SCANNED CS 083122  
 23 SBF TO FLA PER WEB COMMENT TJW 011823  
 6058/2255 WILHEMINA L RUSS TO RLW REALTY LLC  
 6109/1937 RLW REALTY LLC TO HARRISON MATTHEW & EMMA GRACE BOOTH HW  
 CC EFILE HX APP CP 051323

\*\*\*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 1461944  
 Parcel ID 24-18-26-0600-000-03600

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

2024-0431 comp 3  
 PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
FIELDER JAMES B & MARGA ROSA-		
38806 CHURCH ST		
UMATILLA	FL	32784

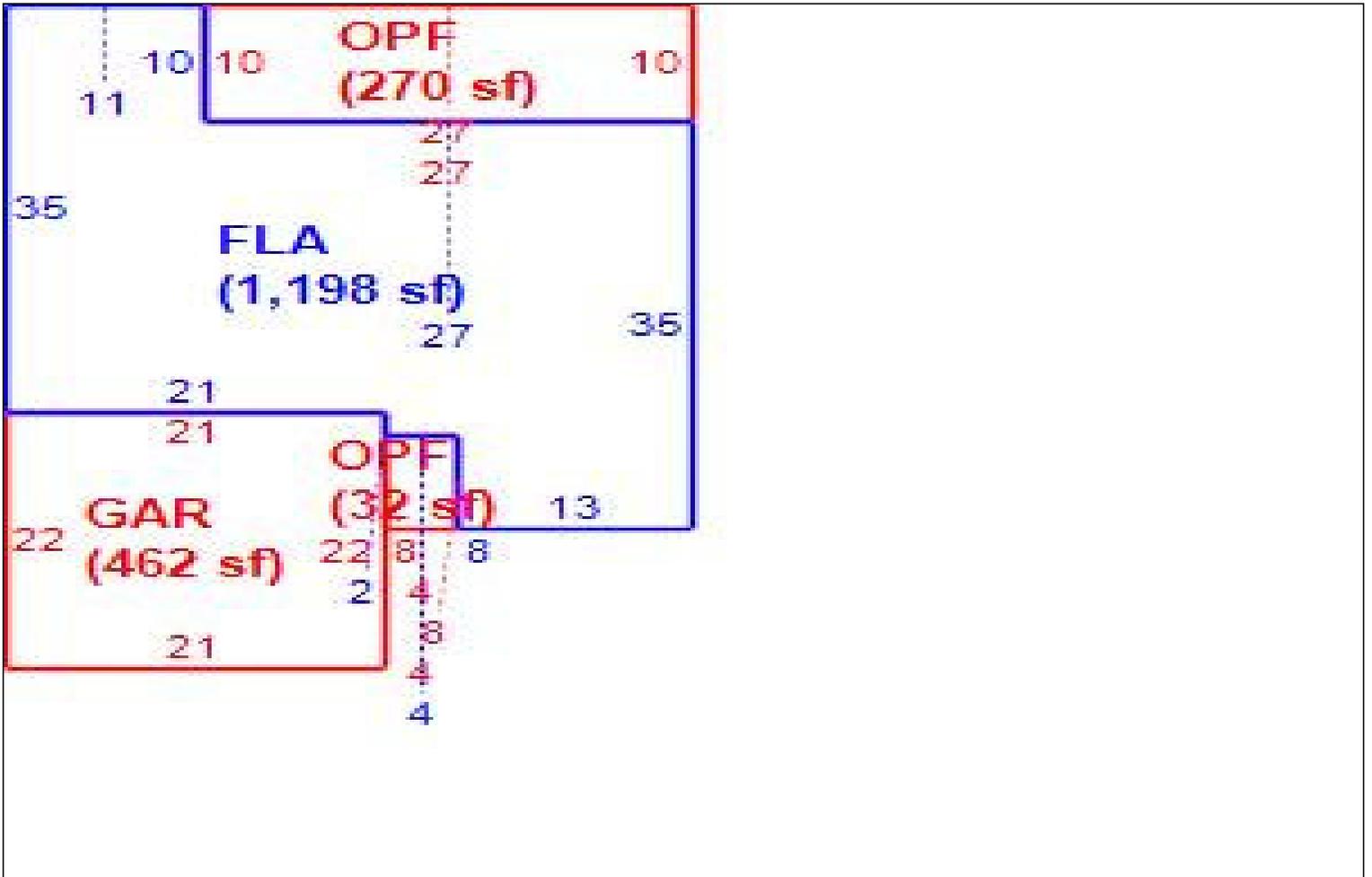
Comp 3

Property Location			
Site Address	38806 CHURCH ST		
	UMATILLA	FL	32784
Mill Group	0002	NBHD	1969
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
MERRILL-VAUGHN SUB LOT 36 PB 4 PG 23 ORB 6231 PG 1440

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	20,000.00	0.0000	0.90	1.000	1.000	0	18,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		18,000		
Classified Acres		0		Classified JV/Mkt		18,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 102,125
Deprec Bldg Value 99,061		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	1,198	1,198	1198	2008	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	65.08	Quality Grade	500	Half Baths	0
OPF	OPEN PORCH FINISHE	0	302	0	102,125	Wall Type	03	Heat Type	6
TOTALS		1,198	1,962	1,198	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					99,061				

Alternate Key 1461944  
Parcel ID 24-18-26-0600-000-03600

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

2024-0431 comp 3  
PRC Run: 11/27/2024 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	
2009	2007110336	01-01-2008	01-05-2009	166,754	0000	SFR 38806 CHURCH ST	01-05-2009	11-18-2008	

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023130746	6231 1440	10-16-2023	WD	Q	01	I	230,000	039	HOMESTEAD	2024	25000
2023047803	6130 1830	04-18-2023	QC	U	11	I	100,000	059	ADDITIONAL HOMESTEAD	2024	25000
2022134589	6036 1344	10-10-2022	CT	U	11	I	0				
	3624 1234	04-28-2008	WD	U	U	V	25,000				
	3497 2393	08-23-2007	WD	U	M	V	1				
Total											50,000.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
18,000	99,061	0	117,061	0	82001	50,000.00	32001	57001	114,151	

**Parcel Notes**

PROBATE FILE #93-1027-CP FLORENCE CARROLL DECEASED PROPERTY TO JAMES CARROLL  
 2868/1295 JAMES CARROLL TTEE OF HIS TR DTD 030993 M SALE WITH AK1461928 PREVIOUS ADD ON SCR N WAS PO BOX 463 UMATILLA 32784  
 05X JAMES CARROLL SR 92 DECEASED 070405 NEWS  
 05TR NO MAIL RECEPTACLE 38826 CHURCH ST UMATILLA FL 32784  
 3171/1642 JAMES E CARROLL MARRIED  
 3171/1642 M SALE INCL AK1461740 AK3793198 AK1461928 AK1461944 AK1461952  
 3497/2393 M SALE INCL AK1461944 AK1461740  
 3624/1234 TRAVOY L HODGE SINGLE  
 08TR NOT DELIVERABLE AS ADDRESSED 38806 CHURCH ST UMATILLA FL 32784  
 09FC OWNER WILL CALL IN WITH MIAL ADDRESS NO MAILBOX HERE DLS 010509  
 09 USALE ORB 3624/1234 UQ HOMES IN PARTNERSHIP DLS 013009  
 13X TR NOT DELIVERABLE AS ADDRESSED 082313  
 14IT VIEWED ON 11 AERIAL NO CHG ADW 013114  
 6036/1344 CT VS TRAVOY L HODGE ET AL SOLD TO UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING SERVICE OR SUCC  
 AGENCY UNITED STATES DEPT OF AGRICULTURE  
 6130/1830 UNITED STATES OF AMERICA ACTING THOUGH RURAL HOUSING SERVICE OR SUCC AGENCY TO ASTOUNDING PROPERTIES &  
 INVESTMENTS LLC  
 6231/1440 ASTOUNDING PROPERTIES AND INVESTMENTS LLC TO JAMES BRENT FIELDER & MARGA ROSA-FIELDER HW  
 24X HX & PORT APP EFILED DB 090324

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