



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3533437

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and Reason for Petition.

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 # 2024-0432	Alternate Key: 3533437	Parcel ID: 14-19-25-0451-000-02800
Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 10312 BARRINGTON CT LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
Owner Name BTR SCATTERED SITE OWNER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 283,531	\$ 283,531
2. Assessed or classified use value, *if applicable	\$ 283,531	\$ 283,531
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 283,531	\$ 283,531

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

Last Sale Date 5/25/2022 **Price:** \$1,702,300 Arm's Length Distressed Book 5967 Page 648

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3533437	3549007	3531671	3808109
Address	10312 BARRINGTON CT LEESBURG	10300 JOANIES RUN LEESBURG	33303 LAKE BEND CIR LEESBURG	10439 PLEASANT VIEW DR
Proximity		0.27 MILE	0.31 MILE	0.28 MILE
Sales Price		\$360,000	\$391,800	\$330,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	3.20%	0.40%
Adjusted Sale		\$314,640	\$345,568	\$281,820
\$/SF FLA	\$154.34 per SF	\$165.69 per SF	\$198.83 per SF	\$158.59 per SF
Sale Date		6/12/2023	4/7/2023	11/20/2023
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	1,837	1,899	-3100	1,738	4950	1,777	3000
Year Built	1999	1994		1994		2004	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		DGOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	YES (ENCL)	YES		YES		YES	
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	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		-Net Adj. 1.0%	-3100	Net Adj. 1.4%	4950	Net Adj. 1.1%	3000
		Gross Adj. 1.0%	3100	Gross Adj. 1.4%	4950	Gross Adj. 1.1%	3000
Adj. Sales Price	Market Value \$283,531	Adj Market Value	\$311,540	Adj Market Value	\$350,518	Adj Market Value	\$284,820
	Value per SF 154.34						

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.

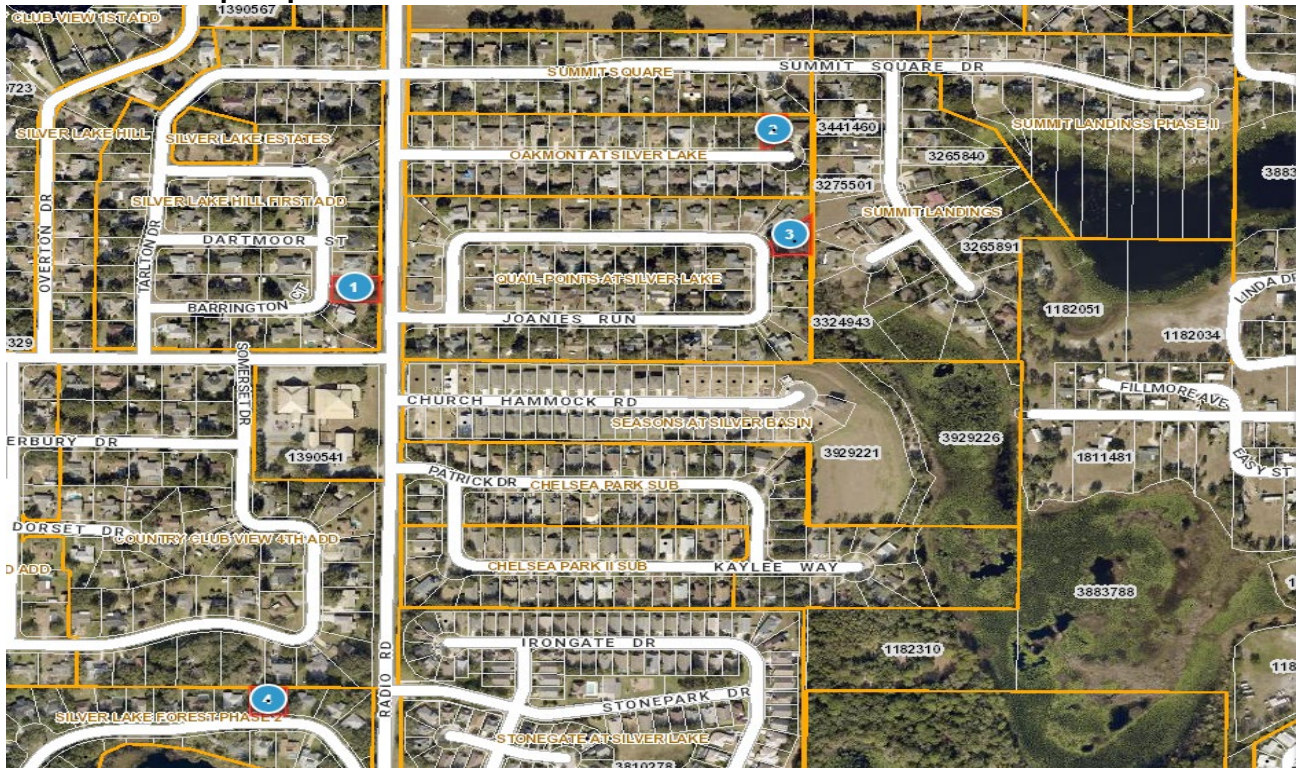
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:

DATE

2024-0432 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3533437	10312 BARRINGTON CT LEESBURG	-
2	COMP 3	3808109	10439 PLEASANT VIEW DR LEESBURG	0.28 MILE
3	COMP 1	3549007	10300 JOANIES RUN LEESBURG	0.27 MILE
4	COMP 2	3531671	33303 LAKE BEND CIR LEESBURG	0.31 MILE
5				
6				
7				
8				

Alternate Key 3533437
 Parcel ID 14-19-25-0451-000-02800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0432 subject
 PRC Run: 12/4/2024 By
 Card # 1 of 1

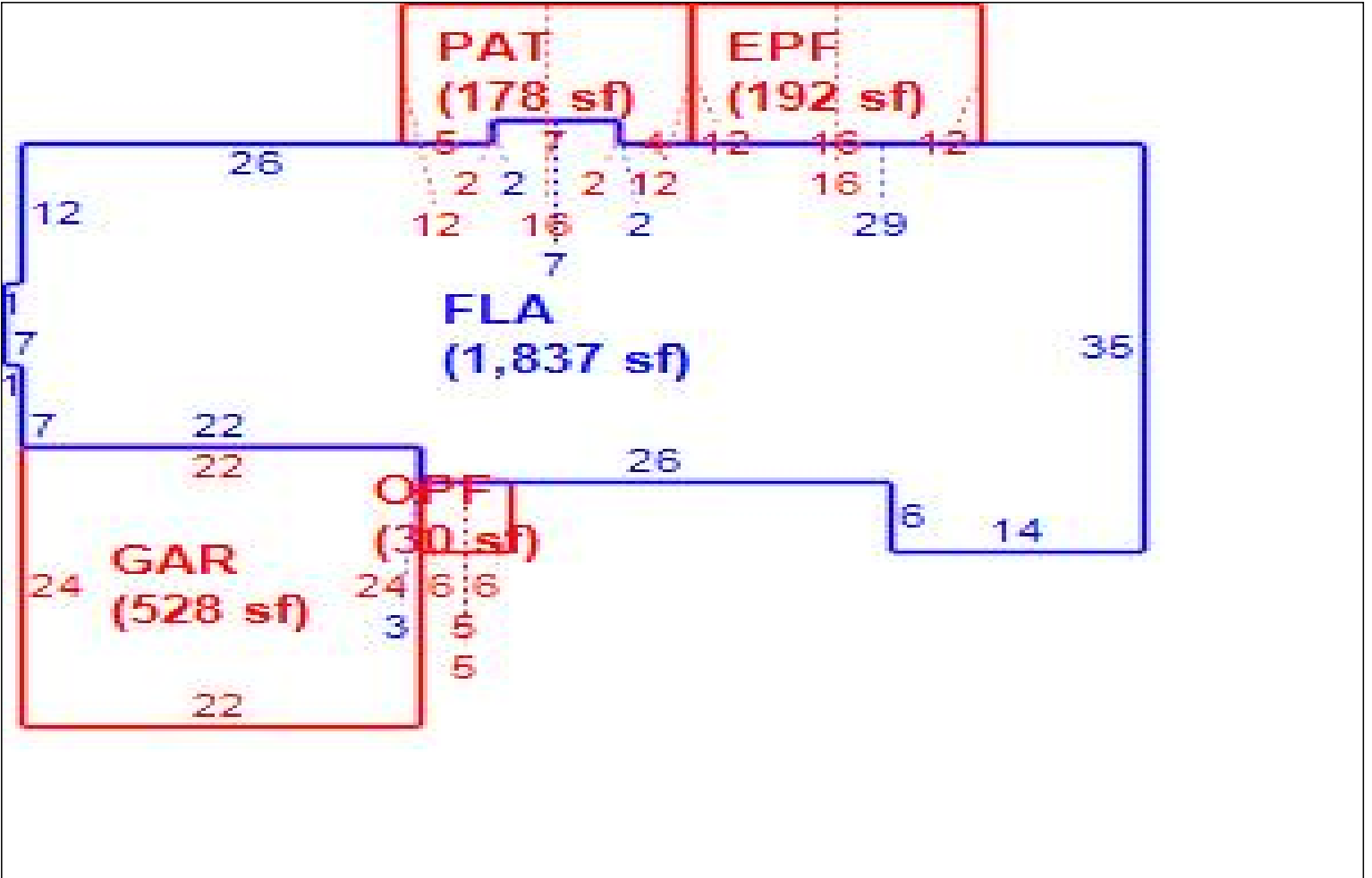
Current Owner		
BTR SCATTERED SITE OWNER LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location			
Site Address 10312 BARRINGTON CT			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5145
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-01-202

Legal Description
 SILVER LAKE HILL SUB 1ST ADD LOT 28 PB 33 PGS 37-38 ORB 5967 PG 648

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	36,000.00	0.0000	1.90	0.950	1.000	0	64,980
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,980		
Classified Acres		0		Classified JV/Mkt		64,980		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 225,310 Deprec Bldg Value 218,551 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
EPF	ENCLOSED PORCH FIN	0	192	0	1999	1837	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,837	1,837	1,837	Base Rate	99.25	Quality Grade	655	Half Baths	0
GAR	GARAGE FINISH	0	528	0	Building RCN	225,310	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	30	0	Condition	EX	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	178	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		1,837	2,765	1,837	Functional Obsol	0	Building RCNLD	218,551		

Alternate Key 3533437
 Parcel ID 14-19-25-0451-000-02800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0432 subject
 PRC Run: 12/4/2024 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	
2005 2000	SALE 9971125	01-01-2004 07-21-1999	04-28-2005 12-01-1999	101,000	1 0000	CHECK VALUE SFR/10312 BARRINGTON CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2022076174	5967 0648	05-25-2022	WD	Q	05	I	1,702,300					
2022004608	5874 0404	12-30-2021	WD	Q	01	I	300,000					
2019136165	5382 1834	11-25-2019	WD	Q		I	209,900					
	3714 1698	12-11-2008	WD	U	U	I	142,500					
	3697 0020	10-21-2008	CT	U	U	I	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	
64,980	218,551	0	283,531	0	283531	0.00	283531	283531	283,531	

Parcel Notes

1314/2409 JACK N & ROSEMARY P PURDUM TTEES OF THE JACK N PURDUM FAMILY TRUST DTD 070684
 02X JOHN ERICKSON DECEASED 032302 FL DEATH LIST
 03 QG FROM 575 FER 011503
 2705/2348 RUTH M ERICKSON TO JOHN R & CAROLE A AERY HW
 05FC QG FROM 590 CHG SPF5 TO EPA JWP 042805
 08X RENEWAL CARD RETURNED WITH ADDRESS OF 530 EDELLA RD CLARKS SUMMIT PA 18411 SENT LETTER 020108
 08X ADDRESS CHANGED TO 25 SONNY DR OLD FORGE PA 18518 PER LIST 07232008
 3697/20 CT VS CAROLE A & JOHN R AVERY SOLD TO FEDERAL HOME LOAN MORTGAGE CORP
 3714/1698 FEDERAL HOME LOAN MORTGAGE CORP TO ROBERT D RERICK UNMARRIED AND JANISE C BENNETT UNMARRIED ONLY
 5382/1834 ROBERT D RERICK AND JANISE C BENNETT TO WANDA GRIFFIN SINGLE AND BRITTANY GRIFFIN NMS ONLY
 21CC SUBMITTED HX PORT WX SOS APP WITH EX REQ FORM NEEDS DC AND 2020 INCOME TAX RETURN FOR BOTH WANDA AND BRITTANY CS 011221
 21X WX PENDING DC DB 011321
 21CC RECEIVED BRITTANY GRIFFINS HX WX APP WITH DC AND NOTE GG 012121
 21CC RECEIVED OVER INCOME FOR SOS APP NT 012221
 21X WX APPROVED FOR WANDA GRIFFIN DB 012621
 5874/407 WANDA GRIFFIN AND BRITTANY GRIFFIN TO VM PRONTO LLC
 5967/648 M SALE INCL AK3533437 AK3783630 AK3247353 AK1821690 AK1664667 VM PRONTO LLC TO BTR SCATTERED SITE OWNER 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 3549007
Parcel ID 14-19-25-0460-000-01400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0432 comp 1
PRC Run: 12/4/2024 By

Card # 1 of 1

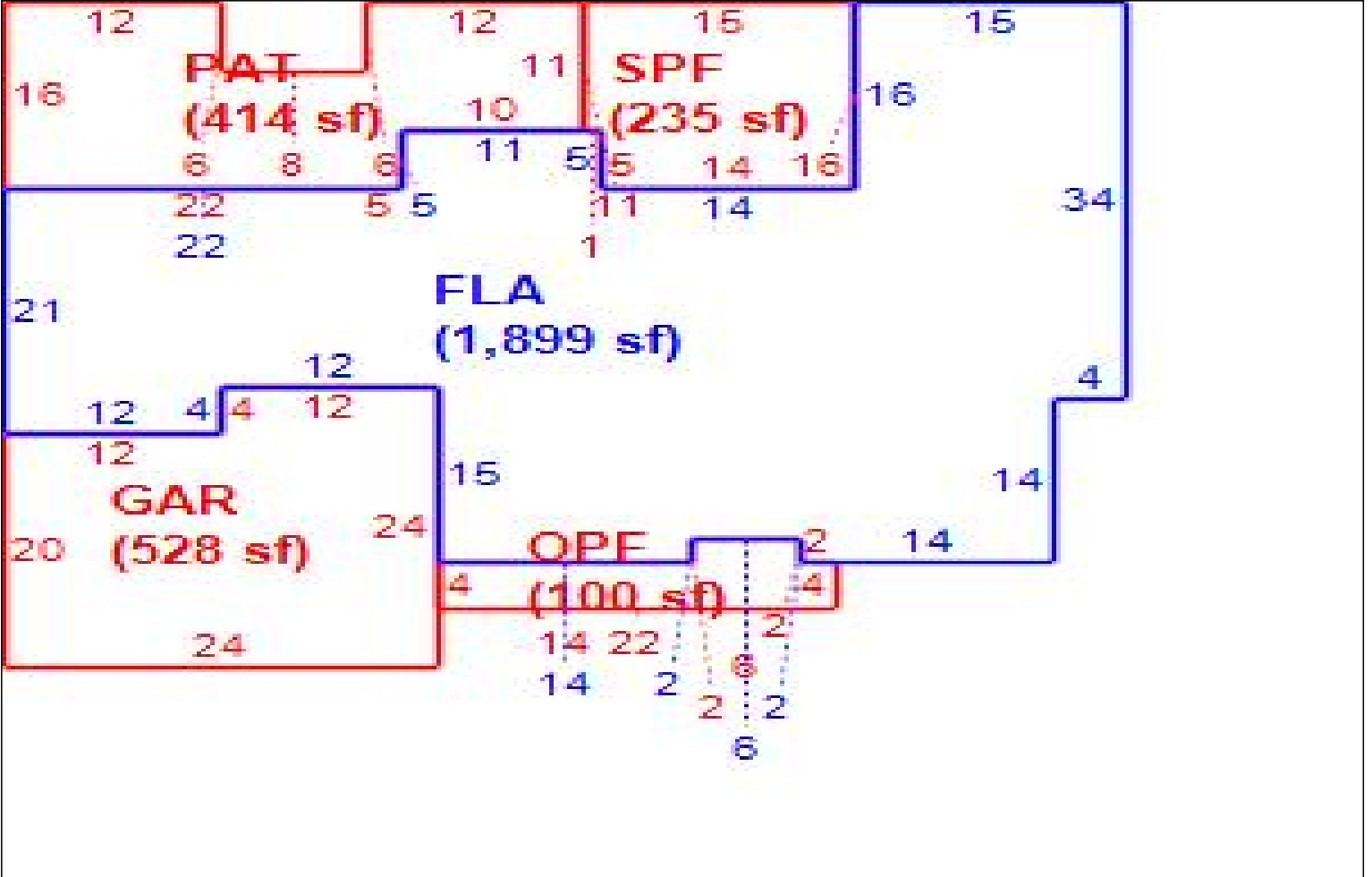
Current Owner		
FULWILER JOSEPH A & LISA A		
10300 JOANIES RUN		
LEESBURG	FL	34788

Property Location			
Site Address	10300 JOANIES RUN		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-01-202

Legal Description
QUAIL POINTE AT SILVER LAKE LOT 14 PB 31 PG 63 ORB 6160 PG 1168

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	2.86	1.000	1.000	0	57,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		57,200		
Classified Acres		0		Classified JV/Mkt		57,200		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 217,113 Deprec Bldg Value 210,600 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	1,899	1,899	1899	1994	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	528	0	92.71	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	100	0	217,113	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	414	0	97.00	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	235	0	0	Roof Cover	3	Type AC	03
TOTALS		1,899	3,176	1,899	210,600				

Alternate Key 3549007
 Parcel ID 14-19-25-0460-000-01400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0432 comp 1
 PRC Run: 12/4/2024 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	2023091492	09-26-2023	04-23-2024	13,835	0002	REPL WINDOWS 13	04-23-2024		
2009	2008040578	04-29-2008	05-04-2009	7,732	0000	REROOF W/SHINGLES	05-04-2009		
2003	SALE	01-01-2002	01-14-2003	1	0000	CHECK VALUES			
1995	1	06-01-1994	11-01-1994	70,797	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023071686	6160 1168	06-12-2023	WD	Q	01	I	360,000	039	HOMESTEAD	2024	25000	
2021134504	5804 1212	09-24-2021	WD	Q	01	I	307,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2016080134	4815 2080	07-29-2016	WD	Q	Q	I	169,000					
	2192 1779	10-15-2002	WD	Q	Q	I	133,000					
	1535 0173	07-24-1997	WD	Q	Q	I	116,500					
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	
57,200	210,600	0	267,800	116190	151610	50,000.00	101610	126610	267,800	

Parcel Notes

94 ADD SFR RS 110994
 97FC QG FROM 450 RS 011497
 2192/1779 BENNETT J & LORRAINE L STEPHENS TO MARGARET E MC KANE SINGLE
 09FC OPF3 SF FROM 116 ADD CAN5 NPA OPF4 TO SPF TJW 050409
 15X RENEWAL CARD RETURNED NOT DELIVERABLE AS ADDRESSED ALL CREDS WITH THIS ADDRESS
 15X FI JMK 040215
 15X OWNER DID NOT MOVE OR RENT SEND MAIL TO STREET ADDR PER ANSWER TO QUESTIONNAIRE GC 032715
 15CC HX APP SUBMITTED FOR UPDATING PURPOSES DB 041315 ADDED HUSBAND TONY LEE MILLER
 4815/2080 MARGARET E MILLER FKA MC KANE JOINED BY TONY L MILLER TO WARREN & BRENDA ANDERSON HW
 16X COURTESY HX CARD SENT 092116
 15X FI DISCOVERY NOH INFO RECD AK 3323556 MARGARET MC KANE LIVES HERE JMK 040315
 5804/1212 WARREN & BRENDA ANDERSON TO MATTHEW D & LINDSAY M PERREAULT HW
 6160/1168 MATTHEW D & LINDSAY M PERREAULT TO JOSEPH A & LISA A FULWILER HW
 23CC EFILE HX PORT APP CP 081823

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Alternate Key 3531671
Parcel ID 14-19-25-0446-000-05500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0432 comp 2
PRC Run: 12/4/2024 By

Card # 1 of 1

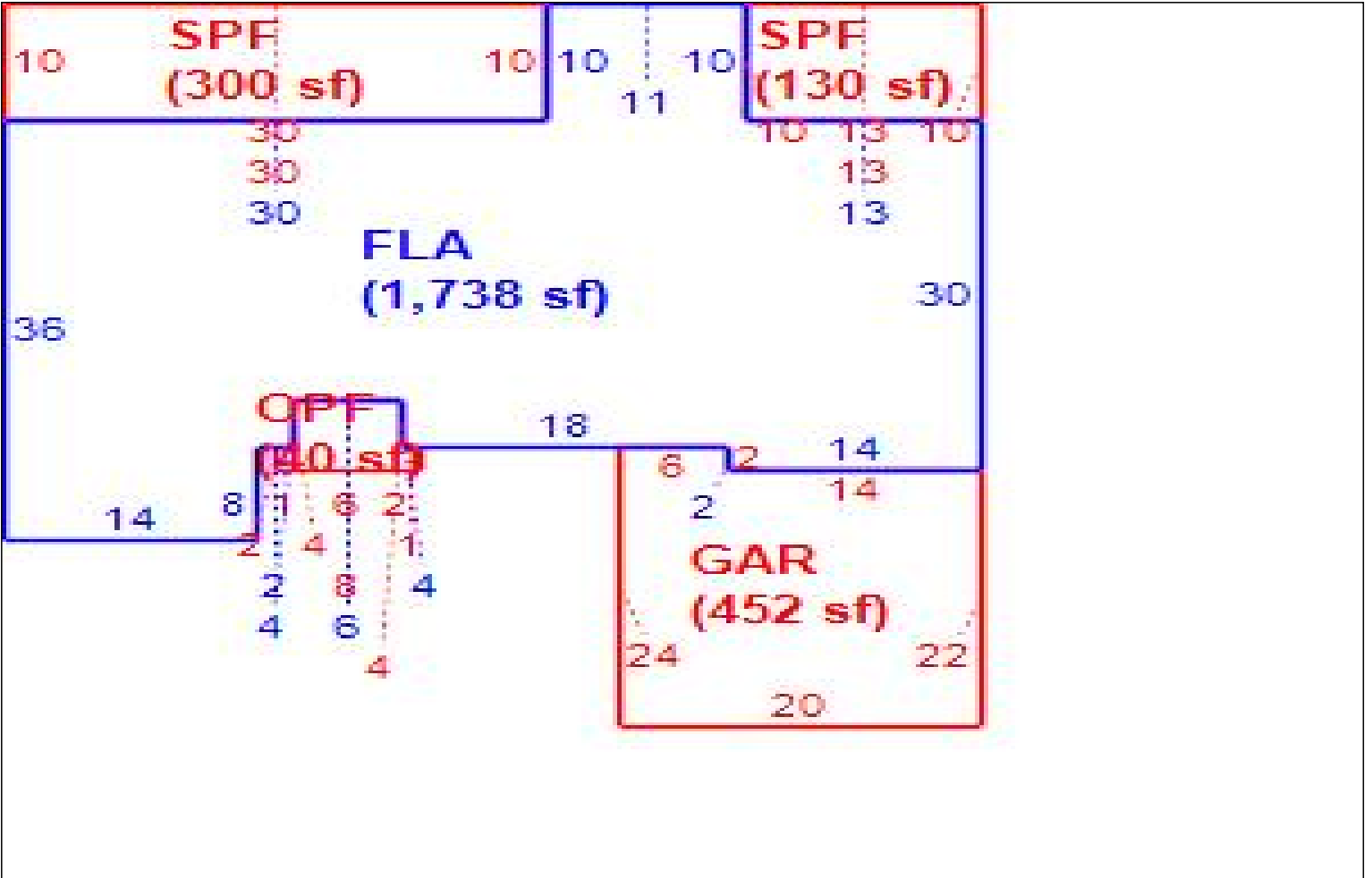
Current Owner		
LAMCO ASSET COMPANY 1 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location		
Site Address 33303 LAKE BEND CIR		
LEESBURG FL 34788		
Mill Group	0001	NBHD 5145
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-31-202

Legal Description
SILVER LAKE FOREST SUB PHASE 2 LOT 55 PB 33 PGS 22-23 ORB 6124 PG 2026

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	36,000.00	0.0000	1.95	1.000	1.000	0	70,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,200		
Classified Acres		0		Classified JV/Mkt		70,200		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 215,601 Deprec Bldg Value 209,133 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	1,738	1,738	1738	1994	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	452	0	99.50	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	215,601	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	430	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,738	2,660	1,738	97.00	Roof Cover	3	Type AC	03
					0				
					209,133				

Alternate Key 3531671
 Parcel ID 14-19-25-0446-000-05500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0432 comp 2
 PRC Run: 12/4/2024 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	
2008	SALE	01-01-2007	03-27-2008	1	0000	CHECK VALUES	03-27-2008		
2002	SALE	01-01-2001	01-01-2002	1	0000	CHECK VALUES			
1997	0000001	09-01-1996	12-01-1996	10	0000	QG TO 550			
1994	9307198	12-01-1993	11-01-1994	69,885	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023042884	6124	2026	04-07-2023	WD	Q	01	I	391,800				
2023042211	6124	0018	04-07-2023	WD	U	11	I	100				
2023016714	6092	1108	02-01-2023	WD	Q	01	I	229,000				
	4505	0035	07-10-2014	CT	U	U	I	112,700				
	3463	2026	06-28-2007	WD	Q	Q	I	235,000				
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	
70,200	209,133	0	279,333	0	279333	0.00	279333	279333	279,333	

Parcel Notes

94 ADD SFR RS 0195
 97FC QG FROM 525 RS 011397
 2037/1134 BRUCE R & MARJORIE S HAMILTON TO DONALD A & GLADYS P MOYER HW LE REM DONNA JO TREADWAY SUCC DAWN LYNN CARPENTER APPROVED LE EEH
 02FC CHG OPF4 TO SPF KH 022702
 03 QG FROM 565 FER 011403
 3463/2026 DONALD A & GLADYS P MOYER AND DONNA JO TREADWAY TO JONATHAN L HOLIDAY UNMARRIED
 08FC ADD 12SF TO GCF2 FROM FLA1 TJW 032708
 14X JONATHAN & ALICYN HOLIDAY FILED 15HX ON AK3847192
 4505/35 CT VS JONATHAN L HOLIDAY SOLD TO AMERICAN RESIDENTIAL LEASING COMPANY LLC
 15X JONATHAN & ALICYN HOLIDAY FILED 15X PORT ON AK 3847192 KM 102414
 15 PROPERTY IS LISTED AS A RENTAL NOW FOR 1265 MLS P4702921 JNH 042815
 16 DR430 FORM FILED 022916 INFO SCANNED TO AK3821471 DW 071516
 17 MAILING ADDR CHG FROM PO BOX 95997 LAS VEGAS NV 89193 5997 INFO SCANNED TO AK3335767 CB 122216
 19VAB PETITION 2019-118 RR 091819
 19VAB PETITION 2019-118 WITHDRAWN NO CHANGE TJW 121319
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320
 6092/1108 AMERICAN RESIDENTIAL LEASING COMPANY LLC TO ARVM 5 LLC
 6124/18 ARVM 5 LLC TO VM MASTER ISSUER LLC
 6124/2026 VM MASTER ISSUER LLC TO LAMCO ASSET COMPANY 1 LLC

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Alternate Key 3808109
Parcel ID 14-19-25-1500-000-01600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0432 comp 3
PRC Run: 12/4/2024 By

Card # 1 of 1

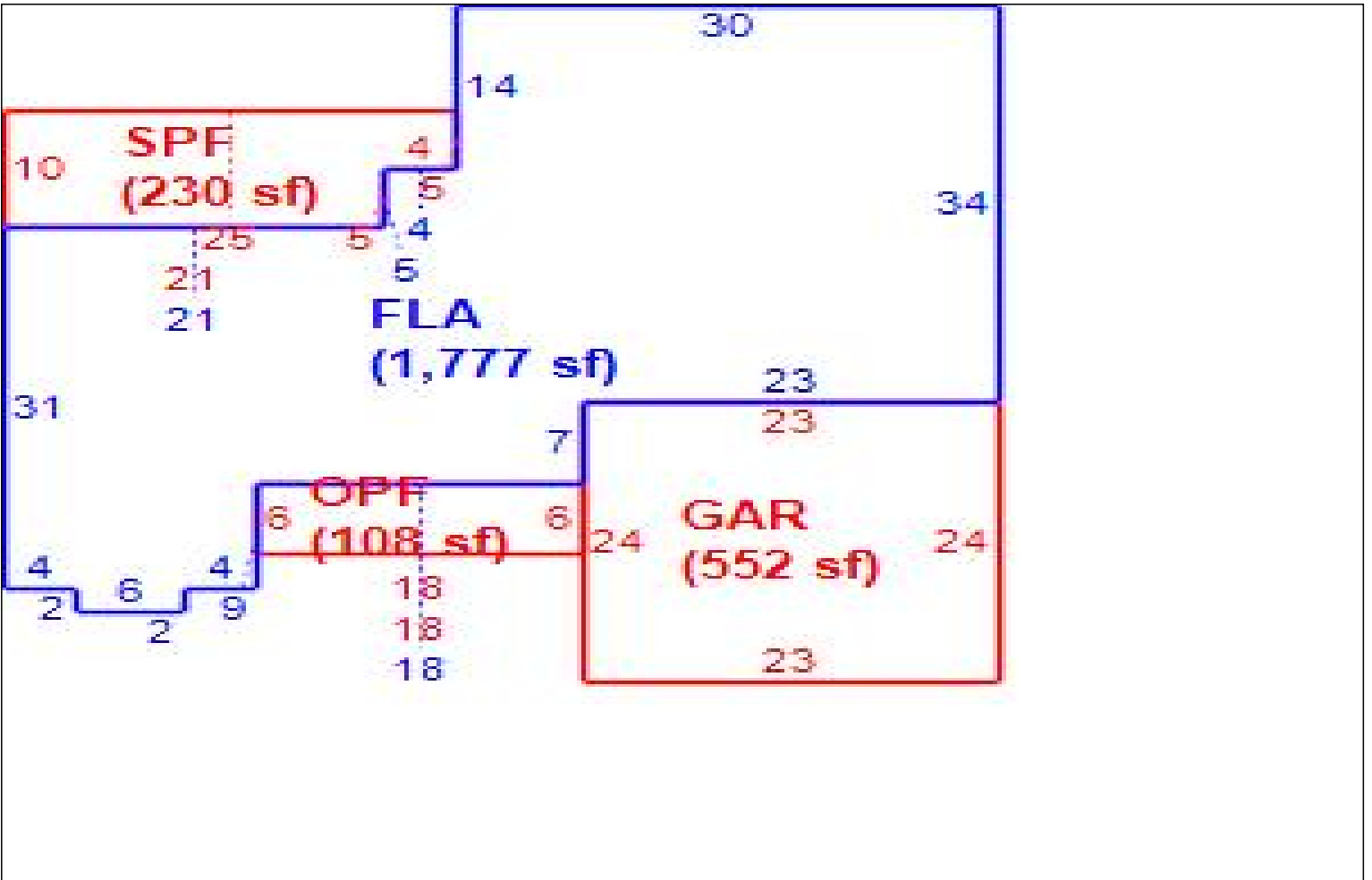
Current Owner		
DYER ANITA		
10439 PLEASANT VIEW DR		
LEESBURG	FL	34748

Property Location			
Site Address 10439 PLEASANT VIEW DR			
LEESBURG		FL 34788	
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-02-202

Legal Description
OAKMONT AT SILVER LAKE SUB LOT 16 PB 46 PGS 67-68 ORB 6249 PG 1292

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	2.79	1.000	1.000	0	55,800
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,800		
Classified Acres		0		Classified JV/Mkt		55,800		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 198,303 Deprec Bldg Value 192,354 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	1,777	1,777	1777	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	552	0	89.78	Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	108	0	198,303	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	230	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,777	2,667	1,777	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					192,354				

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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	
2005	2003120691	01-01-2004	06-22-2004	118,096	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023145651	6249	1292	11-20-2023	WD	Q	01	I	330,000	002	WIDOW	2024	5000
	4013	1625	03-18-2011	WD	Q	Q	I	140,000	039	HOMESTEAD	2024	25000
	3473	1319	07-16-2007	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2265	0235	01-21-2003	WD	Q	Q	V	27,900				
Total											55,000.00	

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	
55,800	192,354	0	248,154	0	248154	55,000.00	193154	218154	248,154	

Parcel Notes

03 LOC FROM 145 FER 110702
 03 LOC FROM 170 FD 0403
 04TR ATTEMPTED NOT KNOWN 1538 38TH ST WEST PALM BEACH 33407
 06 SHP FROM 100 TJW 060806
 3473/1319 LELAND C & EDWINITA F NEWELL TO LELAND C & EDWINITA F NEWELL TTEES OF THE LELAND C & EDWINITA F NEWELL FAMILY TRUST DTD 071607 APPROVED CAUTHEN TRUST PER LETTER DTD 081307
 10X EDWINTA NEWELL CALLED ON 100610 AND STATED THAT THEY MOVED IN JULY 2010 AND THEIR NEW ADDRESS IS 4030 SNOWY EGRET DR MELBOURNE 32904
 11X HX IN BREVARD COUNTY FOR 2011 CONFIRMED PER EMAIL JMK 030711
 4013/1625 LELAND C & EDWINITA F NEWELL CO TTEES TO ASHLEY M CHIARIELLO SINGLE
 6249/1292 ASHLEY M CHIARIELLO & KENNETH MICHAEL NORTH TO ANITA DYER UNMARRIED
 24CC EFILE HX APP CP 021124
 24X DENY WX PENDING DC KCH 040324
 24X DC RECD BY EMAIL ALS 050124

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