



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3828610*

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>2024-0433</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: AMH_Home; BAF Assets 2, LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	1419260051-000-03100 571 Bluff Pass Dr
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
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 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0433	Alternate Key: 3828610	Parcel ID: 14-19-26-0051-000-03100
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 571 BLUFF PASS DR EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
Owner Name BAF 4 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 257,030	\$ 257,030
2. Assessed or classified use value, *if applicable	\$ 232,660	\$ 232,660
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 232,660	\$ 232,660

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

Last Sale Date 6/14/2024 **Price:** \$216,700 Arm's Length Distressed Book 6362 Page 1136

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3828610	3828683	1793297	3553497
Address	571 BLUFF PASS DR EUSTIS	304 RYANS RIDGE AVE EUSTIS	26 E GOLF LINKS AVE EUSTIS	39 TOWNHILL DR EUSTIS
Proximity		SAME SUB	0.32 MILE	0.70 MILE
Sales Price		\$299,900	\$298,500	\$264,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.00%	4.40%
Adjusted Sale		\$254,915	\$253,725	\$236,463
\$/SF FLA	\$168.10 per SF	\$212.96 per SF	\$210.74 per SF	\$194.30 per SF
Sale Date		2/16/2024	12/28/2023	1/23/2023
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	1,529	1,197	16600	1,204	16250	1,217	15600
Year Built	2005	2005		1920 (UPDATED)		1996	
Constr. Type	BLOCK	BLOCK		WOOD		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2		2.0	
Garage/Carport	2 CAR	2 CAR		CARPORT/FOP	15000	1 CAR +	5000
Porches	YES	YES		YES		YES	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	1	-2500	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		SHED	-2000	NONE	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 6.5%	16600	Net Adj. 10.5%	26750	Net Adj. 8.7%	20600
		Gross Adj. 6.5%	16600	Gross Adj. 14.1%	35750	Gross Adj. 8.7%	20600
Adj. Sales Price	Market Value \$257,030	Adj Market Value	\$271,515	Adj Market Value	\$280,475	Adj Market Value	\$257,063
	Value per SF 168.10						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

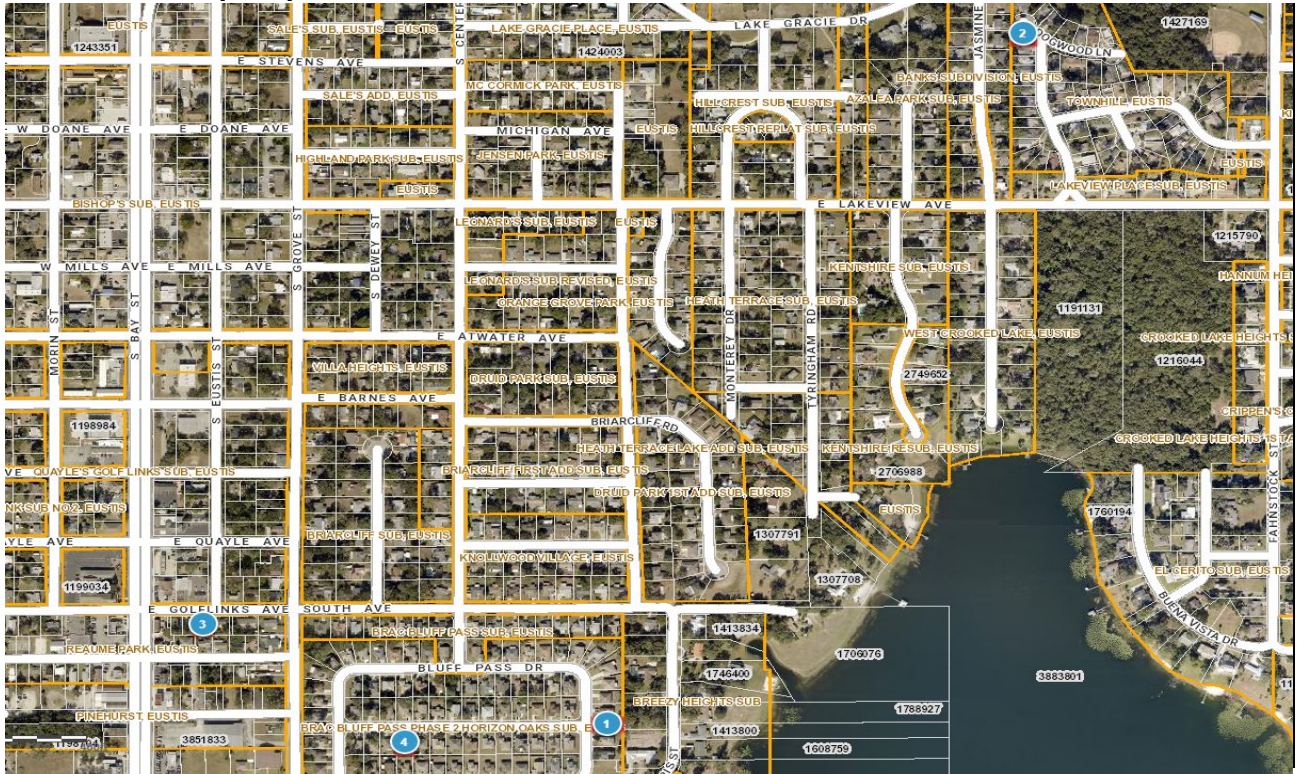
SEE COMP2 LISTING FOR DIFFERENCES FROM PRC

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: CHRISTOPHER QUANTE

DATE 12/4/2024

2024-0433 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3828610	571 BLUFF PASS DR EUSTIS	-
2	COMP 3	3553497	39 TOWNHILL DR EUSTIS	0.70 MILE
3	COMP 2	1793297	26 E GOLF LINKS AVE EUSTIS	0.32 MILE
4	COMP 1	3828683	304 RYANS RIDGE AVE EUSTIS	SAME SUB
5				
6				
7				
8				

Alternate Key 3828610
 Parcel ID 14-19-26-0051-000-03100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0433 subject
 PRC Run: 12/4/2024 By
 Card # 1 of 1

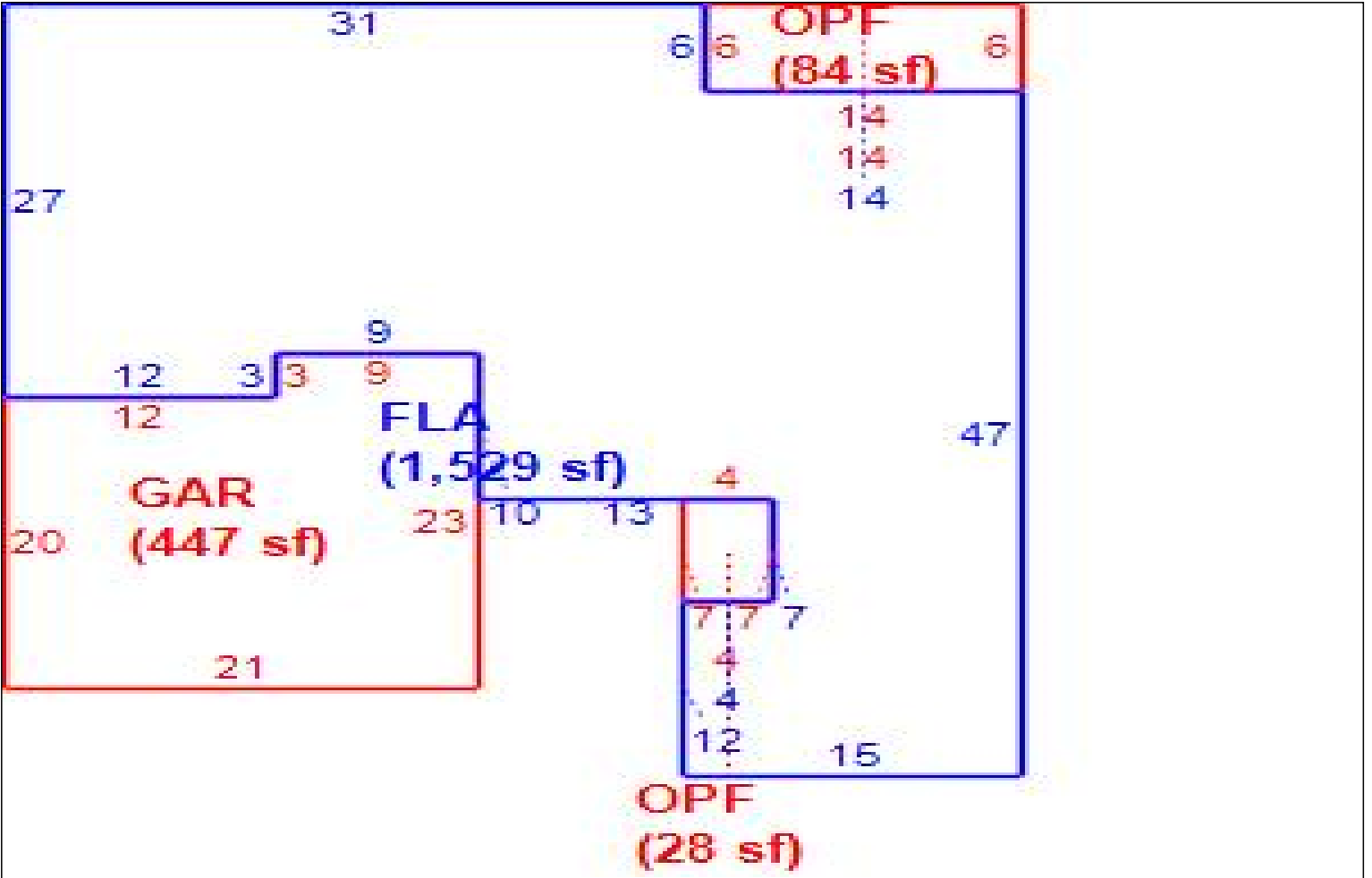
Current Owner		
BAF 4 LLC		
401 CONGRESS AVE 33RD FL		
AUSTIN	TX	78701

Property Location		
Site Address 571 BLUFF PASS DR		
EUSTIS FL 32726		
Mill Group 000E	NBHD 0607	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 BRAC BLUFF PASS PHASE 2 HORIZON OAKS PB 52 PG 62-63 LOT 31 ORB 6362 PG 1136

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	30,000.00	0.0000	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 203,124 Deprec Bldg Value 197,030 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	1,529	1,529	1529	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	447	0	107.40	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	112	0	203,124	Wall Type	03	Heat Type	6
TOTALS		1,529	2,088	1,529	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					197,030				

Alternate Key 3828610
 Parcel ID 14-19-26-0051-000-03100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0433 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	
2016 2006	SALE 05-01077	01-01-2015 06-22-2005	03-09-2016 01-30-2006	1 167,422	0099 0000	CHECK VALUE SFR 3/BR-571 BLUFF PASS DR	03-09-2016		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024080102	6362 1136	06-14-2024	WD	Q	01	I	216,700					
2016034145	4761 1387	02-19-2016	QC	U	U	I	100					
	4604 1993	02-11-2015	WD	U	U	I	0					
	4594 0149	02-11-2015	WD	U	U	I	91,600					
	4557 0391	11-20-2014	CT	U	U	I	100					
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	
60,000	197,030	0	257,030	0	257030	0.00	257030	257030	257,030	

Parcel Notes

06FC SFR VACANT NOT FOR SALE MB 013006
 06TR MOVED LEFT NO ADDRESS 571 BLUFF PASS DR EUSTIS 32726
 07 QG FROM 610 TO COMP TO OTHERS MB 062706
 07 QG FROM 600 VALUE UPDATED MB 012507
 08TR NOT DELIVERABLE AS ADDRESSED 571 BLUFF PASS DR EUSTIS 32726
 09TR NOT DELIVERABLE AS ADDRESSED 571 BLUFF PASS DR EUSTIS 32726
 10TR NOT DELIVERABLE AS ADDRESSED 571 BLUFF PASS DR EUSTIS 32726
 11TR NOT DELIVERABLE AS ADDRESSED 571 BLUFF PASS DR EUSTIS 32726
 12TR NOT DELIVERABLE AS ADDRESSED 571 BLUFF PASS DR EUSTIS 32726
 14 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 010214
 4557/391 CT VS GREGORY GURDAK SOLD TO BANK OF NEW YORK MELLON TTEE
 4594/149 BANK OF NEW YORK MELLON TTEE TO EPH 2 ASSETS LLC
 4604/1993 CORRECTIVE DEED FOR 4594/149 STATES IT IS TO CORRECT GRANTEE NAME APPEARS TO BE THE SAME
 16FC NO EXT CHANGES SEEN SFR IN GOOD COND EAG FROM 4 COND FROM 1 TMP 030916
 4761/1387 EPH 2 ASSETS LLC TO US SFE ASSET COMPANY 2 LLC
 5564/2411 ARTICLES OF MERGER FILED 101420 EFFECTIVE 101420 US SFE ASSET COMPANY 2 LLC MERGED WITH BAF ASSETS 2 LLC THE SURVIVING CORP LG 072524
 6362/1136 BAF ASSETS 2 LLC TO BAF 4 LLC

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Alternate Key 3828683
 Parcel ID 14-19-26-0051-000-10400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0433 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
2014 2006	SALE 05-01034	01-01-2013 06-16-2005	04-09-2014 03-06-2006	1 81,753	0099 0000	CHECK VALUE SFR 3/BR-304 RYANS RIDGE AVE	04-09-2014	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024020408	6287 2492	02-16-2024	WD	Q	01	I	299,900				
2023124743	6224 1521	10-03-2023	WD	Q	01	I	205,000				
2019050082	5274 2163	04-29-2019	QC	U	U	I	100				
	4426 0190	12-30-2013	WD	U	U	I	91,000				
	4372 1974	08-14-2013	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
60,000	164,309	0	224,309	0	224309	0.00	224309	224309	224,309

Parcel Notes

3149/802 ANDREW HABERNY SINGLE
 07 QG FROM 650 TO EQUAL OTHERS MB 062906
 08X ANDREW HABERNY CHANGED ADDRESS TO 8844 W BRITTON RD WEST SALEM OH 44287
 09X ANDREW HABERNY HAS AN OHIO DRIVER LICENSES AND AN OHIO CAR TAG
 10X FI DISCOVERY DENY SPOKE WITH JAY HIS MOTHER HAS BEEN RENTING HERE SINCE MAY 2009 JMK 030810
 4372/1974 CT VS ANDREW HABERNY ET AL PROP SOLD TO FEDERAL NATL MTG ASSN
 4426/190 FEDERAL NATL MTG ASSN TO JOSEPH BURNETT SINGLE
 14 PER LISTING O5192843 SFR IS IN GOOD COND TJW 022414
 14FC NO CHG TJW 040914
 17X JOSEPH BURNETT MARRIED ASHLEY R BROCK 021416 PER OR4742/2365 ASHLEYS INFO ADDED TO SS SCREEN JRF 061917
 5274/2163 JOSEPH & ASHELY BURNETT TO JOSEPH & ASHELY BURNETT HW
 6224/1521 JOSEPH BURNETT AND ASHLEY BURNETT TO TWOGEMZ INVESTMENTS LLC
 6287/2492 TWOGEMZ INVESTMENTS LLC TO FREFDERICK HAROLD POWELL JR MARRIED AND CHAD MC GHEE MARRIED JTWROS

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Alternate Key 1793297
 Parcel ID 14-19-26-1900-000-01000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0433 comp 2
 PRC Run: 12/4/2024 By
 Card # 1 of 1

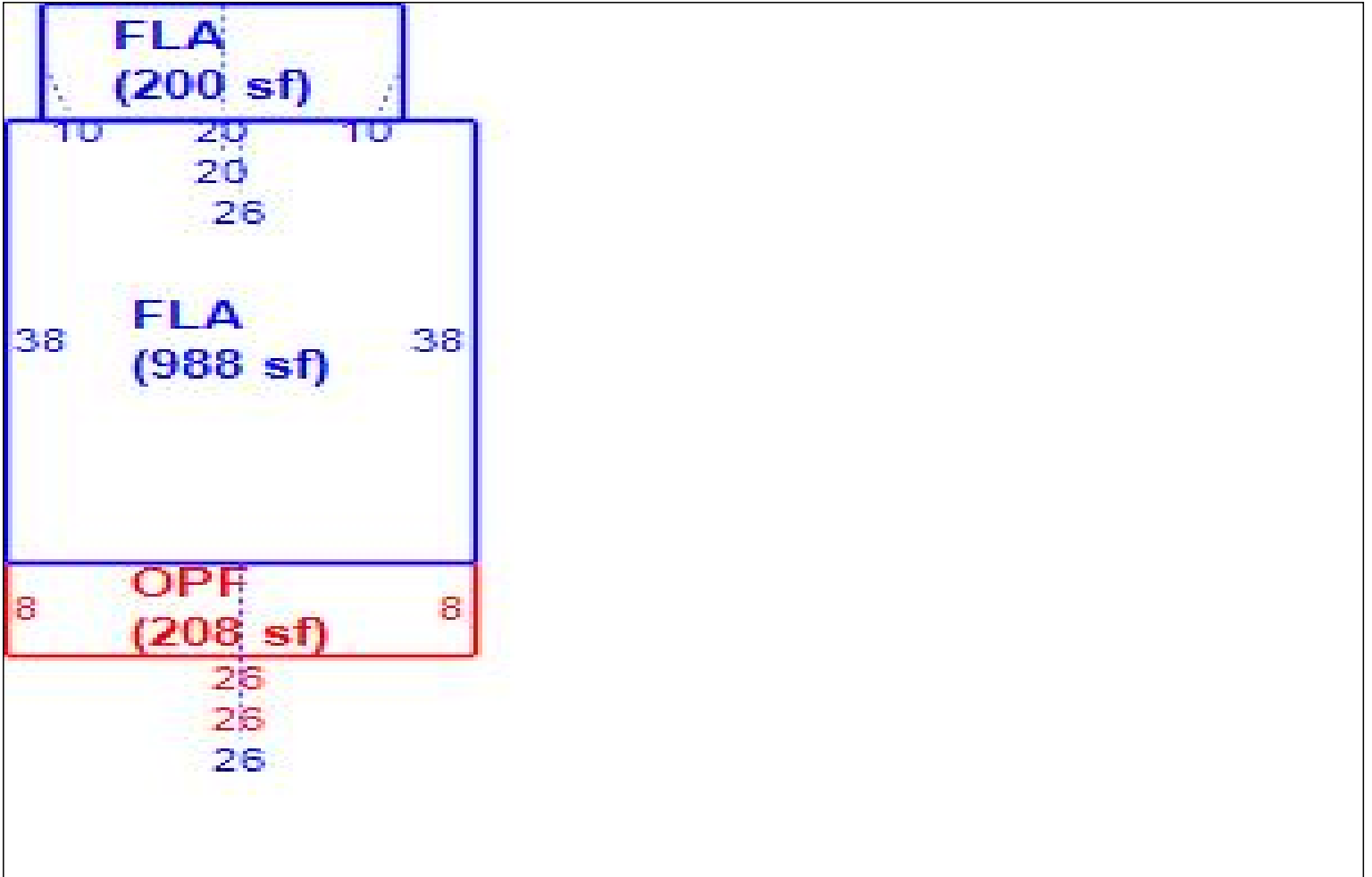
Current Owner	
JOHNSON WILLIAM B	
26 E GOLF LINKS AVE	
EUSTIS	FL 32726-5634

Property Location	
Site Address 26 E GOLF LINKS AVE	
EUSTIS FL 32726	
Mill Group 000E	NBHD 0607
Property Use	
00100	SINGLE FAMILY
Last Inspection	
JDB	03-04-202

Legal Description
 EUSTIS, REAUME PARK W 20 FT LOT 10--LESS N 7 FT--, LOT 11--LESS N 7 FT-- PB 7 PG 50 ORB 6264 PG 603

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	70	93		6,510.00 FD	500.00	0.9100	1.46	1.000	1.000	0	46,501	
Total Acres		0.15		JV/Mkt		0		Total Adj JV/Mkt		46,501			
Classified Acres		0		Classified JV/Mkt		46,501		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 158,359 Deprec Bldg Value 153,608 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	1,188	1,188	1188	1920	1188	No Stories	1.00	Full Baths	1
OPF	OPEN PORCH FINISHE	0	208	0	115.26	158,359	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	01	Heat Type	6
					% Good	97.00	Foundation	2	Fireplaces	1
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,188	1,396	1,188	Building RCNLD	153,608				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBF3	UTILITY BLDG FINISHED	160.00	SF	10.50	2001	2001	1680.00	60.00	1,008

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	24-00500	04-15-2024		2,400	0002	ELEC UPGRADE CK IMPS			
2020	SALE	01-01-2019	03-04-2020	1	0099	CHECK VALUE	03-04-2020		
2004	03-00512	05-19-2003	04-22-2004	3,000	0000	CONSTRUCT DRIVEWAY			
2002	0100103	02-06-2001	04-16-2002	2,475	0000	10X16 STORAGE SHED			
2002	0100061	01-24-2001	04-16-2002	350	0000	DEMOLISH GARAGE			
2000	0001	04-20-1999	04-20-2000	10	0000	SFR RENOV U/C '99			
1999	9800661	11-03-1998	12-01-1998	2,100	0000	HEAT,A/C-26 GOLF LINKS AV			
1989	8800500	08-01-1988	12-01-1988	650	0000	CLF			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023157425	6264 0603	12-28-2023	WD	Q	01	I	298,500	024	DISABILITY VETERAN TOT	2024	151117
2019058026	5284 0728	05-20-2019	QC	U	U	I	100	039	HOMESTEAD	2024	25000
2019002916	5220 2278	01-04-2019	WD	U	U	I	114,500	059	ADDITIONAL HOMESTEAD	2024	25000
2018143510	5210 1049	11-28-2018	PO	U	U	I	0				
	1642 2356	09-08-1998	WD	Q	Q	I	30,000				
Total											201,117.00

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	
46,501	153,608	1,008	201,117	0	201117	201,117.00	0	0	201,117	

Parcel Notes

88 ADD CHG GCF TO EPC RAISE QG FROM 200 TO 250 SFR UNDERVALUED MB 012689
 88 NBHD CHGD FROM 3535
 1549/670 SUNTRUST TO SHERRY J BRYANT SINGLE
 98X SHERRY JO SMITH BRYANT DECEASED 112997 DEATH LIST
 99FC ADD AC SPF TO EPA NPA EPC TO OPF SFR RENOVATION UC 99 DGF GRADE FROM 2 MB 042099
 00FC QG FROM 250 MB 042000
 02FC DEMOLISH DGF ADD UBF MB 041602
 02 LOC FROM 1.00 FER 042902
 04FC QG FROM 375 COND FROM 2 SFR HAS CURB APPEAL EAG FROM 5 MB 042204
 08X MARGARET L HENDERSON 64 DECEASED 050508 DC
 19WEB BEDS FROM 2 DLS 110218
 19 JOHN WILLIAM HENDERSON 63 DECEASED 090418 STATE DEATH LIST FILE 2018140905 SHH 121118
 5210/1049 ORDER OF SUMM ADMIN FOR EST OF JOHN W HENDERSON PROP TO PATRICIA A CALLINAN
 5220/2278 PATRICIA CALLINAN TO CARLA M FINKE SINGLE
 5284/728 CARLA M FINKE ENHANCED LE REM JEREMY KANE PIZZUTI
 20 MLS G5008373 STATES 1196 SF OF LIVING JDB 070119
 20FC SFR GOOD COND FLA1 EXT FROM 3 EPA3 TO FLA JDB 030420
 24CC NOS WILLIAM JOHNSON SUBMITTED HX TVADX APP WITH VA LETTER NEEDS 2 FORMS OF FL RESIDENCY CS 010524
 24CC SUBMITTED FL AND FL TAG CP 011124
 6264/603 CARLA MISHA FINKE TO WILLIAM BRIAN JOHNSON
 24CC EMAILED AND MAILED TO WILLIAM JOHNSON APPROVAL LTR FOR VA T&P NT 020124

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Alternate Key 3553497
 Parcel ID 12-19-26-3150-000-03900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0433 comp 3
 PRC Run: 12/4/2024 By
 Card # 1 of 1

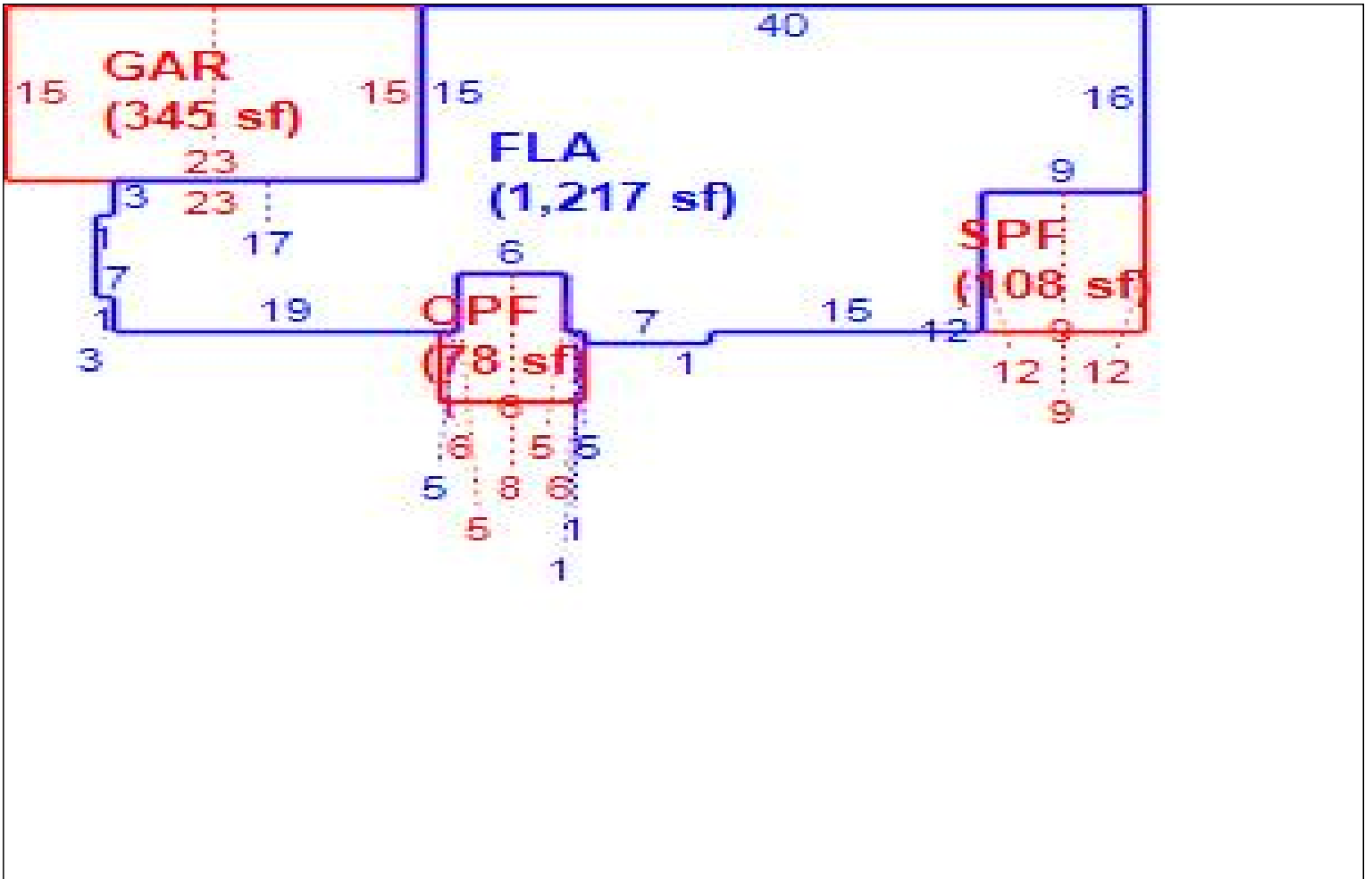
Current Owner		
CHAMPION DOYLE M & VALERIE E		
39 TOWNHILL DR		
EUSTIS	FL	32726

Property Location			
Site Address 39 TOWNHILL DR			
EUSTIS FL 32726			
Mill Group	000E	NBHD	0630
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
EUSTIS, TOWNHILL SUB LOT 39 PB 25 PGS 91-92 ORB 6085 PG 1526

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	55,000.00	0.0000	1.00	1.000	1.000	0	55,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,000		
Classified Acres		0		Classified JV/Mkt		55,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	165,774		Deprec Bldg Value 160,801
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
FLA	FINISHED LIVING AREA	1,217	1,217	1217	1996	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	345	0	1217	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	78	0	106.74	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	108	0	165,774	Foundation	3	Fireplaces	0
TOTALS		1,217	1,748	1,217	EX	Roof Cover	3	Type AC	03
					97.00				
					0				
					160,801				

Alternate Key 3553497
 Parcel ID 12-19-26-3150-000-03900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0433 comp 3
 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	23-00668	04-27-2023	04-23-2024	6,330	0002	REPL WINDOWS 5	04-23-2024		
2012	20111026	12-06-2011	03-27-2012	6,800	0002	REROOF SHINGLE	03-27-2012		
2007	SALE	01-01-2006	11-30-2006	1	0000	CHECK VALUES	11-30-2006		
2007	SALE	01-01-2006	02-15-2007	1	0000	CHECK VALUES	02-15-2007		
2003	0001	10-08-2002	01-30-2003	1	0000	RAISE QG			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023010609	6085 1526	01-23-2023	WD	Q	01	I	264,500	003	DISABILITY VETERAN	2024	5000	
	3943 0947	08-26-2010	WD	Q	Q	I	125,000	006	SENIOR EXEMPTION - CO	2024	50000	
	3925 1166	05-06-2010	PO	U	U	I	0	039	HOMESTEAD	2024	25000	
	3323 1450	12-08-2006	WD	Q	Q	I	212,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	3121 1324	03-24-2006	WD	Q	Q	I	172,500					
Total											105,000.00	

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	
55,000	160,801	0	215,801	70451	145350	105,000.00	40350	115350	215,801	

Parcel Notes

00 SHP FROM 55 FER 020200
 01 SHP FROM 70 MB 122800
 02 QG FROM 500 TO UPDATE VALUE MB 040602
 2132/1314 TINA L BROGLIN TO RODNEY R & BRIDGETTE F MAHAIR HW
 04FC NO CHANGES LG JWP 072903
 05FC QG FROM 575 BASED ON SALES MB 011905
 05 LAND FROM FF FER 012405
 06FC LOC LAND SUB UPDATED MB 103105
 3121/1324 RODNEY R & BRIDGETTE F MAHAIR TO DKR PROPERTIES INC
 07FC NO ADDS SFR FSBO MB 113006
 3323/1450 DKR PROPERTIES INC TO EDWARD JOSEPH SCHERBIN JR
 07FC QG FROM 600 NO ADDS MB 021507
 09X EDWARD JOSEPH SCHERBIN JR 66 DECEASED 062309 FL DEATH LIST
 3925/1166 ORDER DET HX FOR EST OF EDWARD J SCHERBIN JR PROP TO PATRICK E SCHERBIN 50%INT AND JOAN PACINI 50%INT ONLY
 3943/947 PATRICK E SCHERBIN AND JOAN PACINI TO JAMES R & MARTHA E KHOENLE HW
 12FC SFR GOOD COND HAS NEW ROOF NO OTHER CHGS JDB 032712
 17IT NCI LPD 012317
 6085/1525 JAMES R KHOENLE 89 DECEASED 010322 DC
 6085/1526 MARTHA E KHOENLE TO DOYLE M & VALERIE ELLEN CHAMPION HW
 24CC EFILE HX PORT APP CP 122823
 24X RECD VA LETTER ATTACHED TO APP DB 010324
 24CC MAILED SOS APP ACS 010924
 24CC SUBMITTED SOS APP WITH 2023 INCOME TAX RETURN CS 031124

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