



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *2696095*

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>8024-0434</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9-12-24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <i>AMH_Home; SRMZ 4 ASSET COMPANY 1 LLC</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>1419260125-000-01500 1604 Blackberry Ct</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
<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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Parent/grandparent reduction			
<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> 2024-0434	Alternate Key: 2696095	Parcel ID: 14-19-26-0125-000-01500
<b>Petitioner Name</b> 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:	<b>Property Address</b> 1604 BLACKBERRY CT EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> ALTO ASSET COMPANY 1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 229,378	\$ 229,378
<b>2. Assessed or classified use value, *if applicable</b>	\$ 219,530	\$ 219,530
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 219,530	\$ 219,530

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

**Last Sale Date** 9/27/2019 **Price:** \$231,600  Arm's Length  Distressed Book 5351 Page 471

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	2696095	3828683	1793297	3553497
<b>Address</b>	1604 BLACKBERRY CT EUSTIS	304 RYANS RIDGE AVE EUSTIS	26 E GOLF LINKS AVE EUSTIS	39 TOWNHILL DR EUSTIS
<b>Proximity</b>		0.20 MILE	0.15 MILE	0.67 MILE
<b>Sales Price</b>		\$299,900	\$298,500	\$264,500
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	0.00%	4.40%
<b>Adjusted Sale</b>		\$254,915	\$253,725	\$236,463
<b>\$/SF FLA</b>	\$164.08 per SF	\$212.96 per SF	\$210.74 per SF	\$194.30 per SF
<b>Sale Date</b>		2/16/2024	12/28/2023	1/23/2023
<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>	1,398	1,197	10050	1,204	9700	1,217	9050
<b>Year Built</b>	1990	2005		1920 (UPDATED)		1996	
<b>Constr. Type</b>	BLOCK	BLOCK		WOOD		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2		2.0	
<b>Garage/Carport</b>	2 CAR	2 CAR		CARPORT/FOP	15000	1 CAR +	5000
<b>Porches</b>	YES	YES		YES		YES	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	1	-2500	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		SHED	-2000	NONE	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	STREET	STREET		STREET		STREET	
		Net Adj. 3.9%	10050	Net Adj. 8.0%	20200	Net Adj. 5.9%	14050
		Gross Adj. 3.9%	10050	Gross Adj. 11.5%	29200	Gross Adj. 5.9%	14050
<b>Adj. Sales Price</b>	Market Value <b>\$229,378</b> Value per SF 164.08	Adj Market Value <b>\$264,965</b>		Adj Market Value <b>\$273,925</b>		Adj Market Value <b>\$250,513</b>	

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.

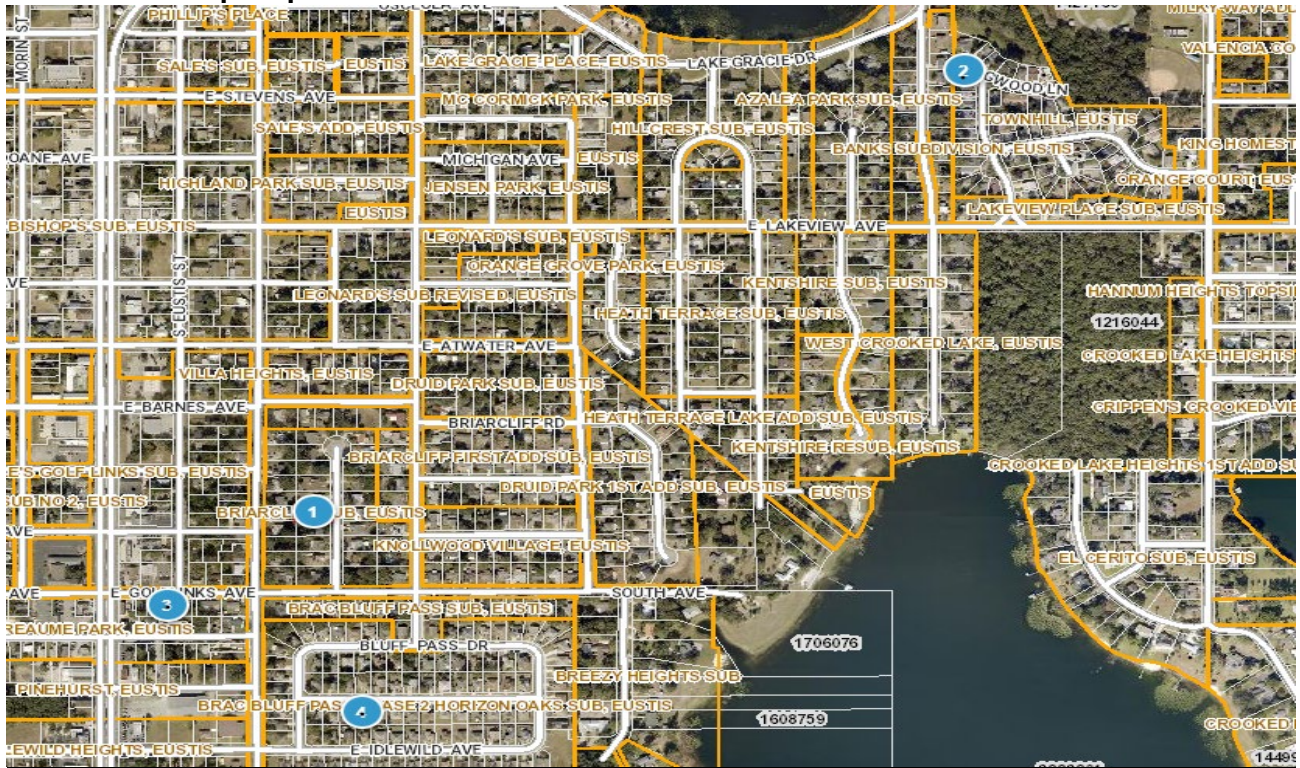
SEE COMP2 LISTING FOR DIFFERENCES FROM PRC

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**

**2024-0434 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	2696095	1604 BLACKBERRY CT EUSTIS	-
2	COMP 3	3553497	39 TOWNHILL DR EUSTIS	0.67 MILE
3	COMP 2	1793297	26 E GOLF LINKS AVE EUSTIS	0.15 MILE
4	COMP 1	3828683	304 RYANS RIDGE AVE EUSTIS	0.20 MILE
5				
6				
7				
8				

Alternate Key 2696095  
 Parcel ID 14-19-26-0125-000-01500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0434 subject  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

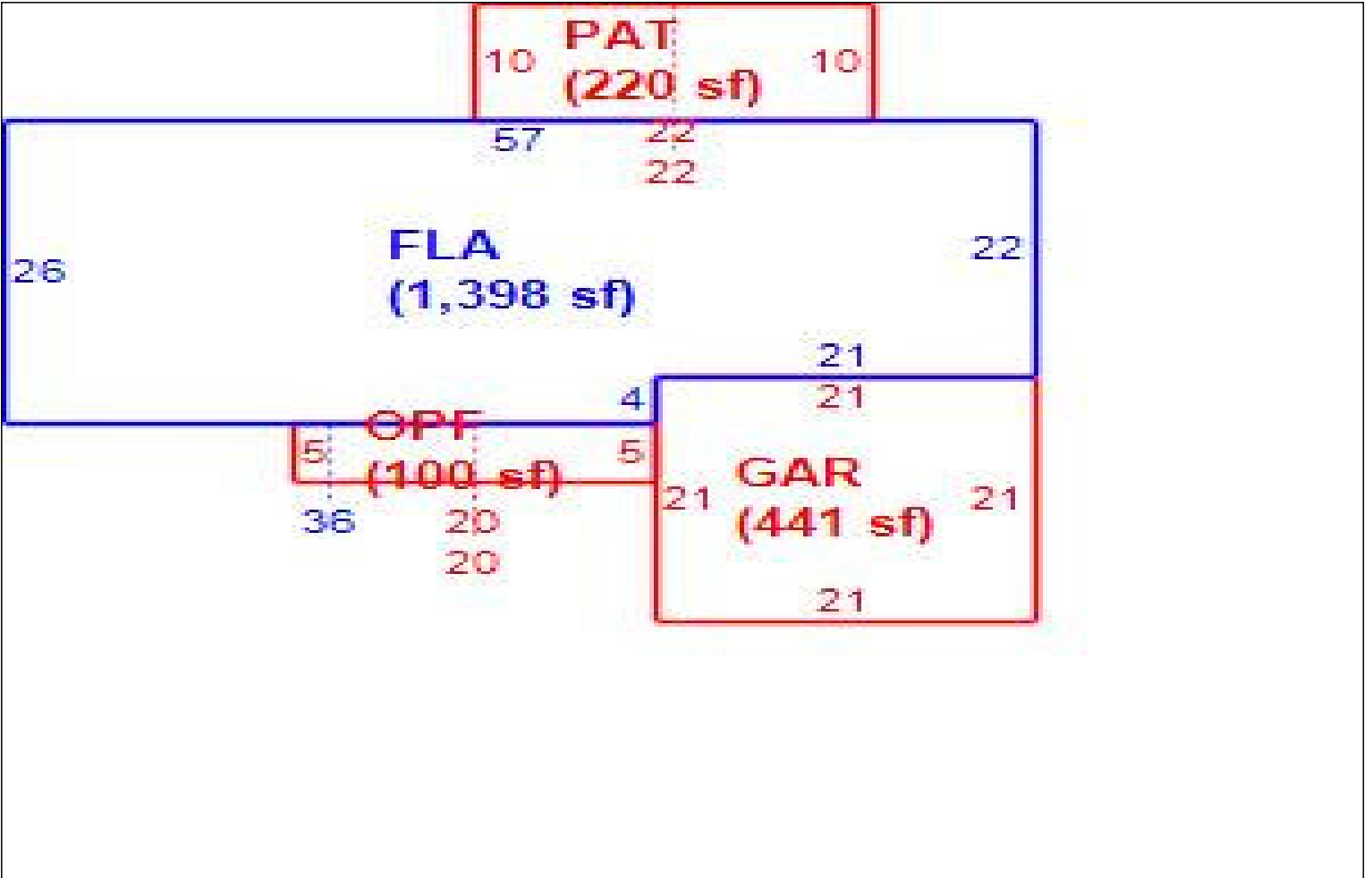
Current Owner		
ALTO ASSET COMPANY 1 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location		
Site Address 1604 BLACKBERRY CT		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0607
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 03-04-202

Legal Description
EUSTIS, BRIARCLIFF SUB LOT 15 PB 26 PGS 45-46 ORB 5351 PG 471

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 174,617
Deprec Bldg Value 169,378		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	1,398	1,398	1398	1990				
GAR	GARAGE FINISH	0	441	0	Effective Area	1398	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	100	0	Base Rate	99.49	Quality Grade	650	Half Baths 0
PAT	PATIO UNCOVERED	0	220	0	Building RCN	174,617	Wall Type	03	Heat Type 3
TOTALS		1,398	2,159	1,398	Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	169,378			

Alternate Key 2696095  
 Parcel ID 14-19-26-0125-000-01500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0434 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	
2020	SALE	01-01-2019	04-24-2020	1	0099	CHECK VALUE	03-04-2020		
2015	14-00842	06-19-2014	04-28-2015	5,625	0002	REROOF	04-28-2015		
1993	9200230	04-01-1992	12-01-1992	230	0000	FENCE CK FOR ADDS			
1989	8800671	10-01-1988	12-01-1990	52,870	0000	SFR 91			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019111192	5351 0471	09-27-2019	WD	Q	Q	I	231,600				
2019047570	5271 1585	04-22-2019	WD	Q	Q	I	153,000				
2018061953	5116 0804	05-21-2018	WD	U	U	I	100				
	1329 1251	11-01-1994	MI	Q	Q	I	68,400				
	1308 1551	06-01-1994	MI	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	169,378	0	229,378	0	229378	0.00	229378	229378	229,378	

**Parcel Notes**

981/241 ET AL RICHARD N & SHIRLEY HART 1/2INT & MICHAEL HART & CATHERINE HART 1/2INT  
 88 NBHD CHGD FROM 3509  
 89 SFR COMPLETE EXCEPT AC COMPRESSOR & CEILING LIGHT FIXTURES MB 013090  
 91 ADD SFR METER NOT IN MB 022291  
 92 NO ADDS MB 011193  
 1308/1551 DEED TITLED DEED OF CONVEYANCE MARGARETTEN AND COMPANY INC TO SEC OF HUD  
 1329/1251 DEED TITLED DEED FOR FLORIDA HENRY G CISNEROS SEC OF DEPT OF HOUSING & URBAN DEVELOPMENT OF WASHINGTON DC TO EUGENE J & KATHERINE A CAMPBELL HW  
 94 RAISE QG 1 STEP & LOWER COND MB 013195  
 00 LOC FROM 100 COND FROM 2 FER 0400  
 03 QG FROM 400 FER 020703  
 03FC NO ADDS MB 0402003  
 04FC LOC FROM 140 QG FROM 435 RWT 072803  
 04 QG FROM 500 FER 102303  
 05 QG FROM 450 SUB REVALUED MB 052505  
 5116/804 EUGENE J & KATHERINE A CAMPBELL ENHANCED LE REM RUSCHE G LAUREN  
 5271/1585 EUGENE J & KATHERINE A CAMPBELL TO ARVM 5 LLC  
 5351/471 ARVM 5 LLC TO SRMZ 4 ASSET COMPANY 1 LLC  
 20 MLS G5013307 JDB 072419  
 20FC SFR GOOD COND FROM 2 EAG FROM 2 JDB 030420  
 20VAB PETITION 2020-074 TJW 091620  
 20VAB PETITION 2020-074 WITHDRAWN NO CHANGE TJW 111620  
 24 APPLICATION BY FOREIGN LLC TO FILE AMENDMENT TO CERTIFICATE OF AUTHORITY TO TRANSACT BUSINESS IN FLORIDA FILED 112519 EFFECTIVE 112519 SRMZ 4 ASSET COMPANY 1 LLC NAME CHANGED TO ALTO ASSET COMPANY 1 LLC INFO SCANNED TO AK1200601 JLB 0522

\*\*\*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 3828683  
 Parcel ID 14-19-26-0051-000-10400

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0434 comp 1  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

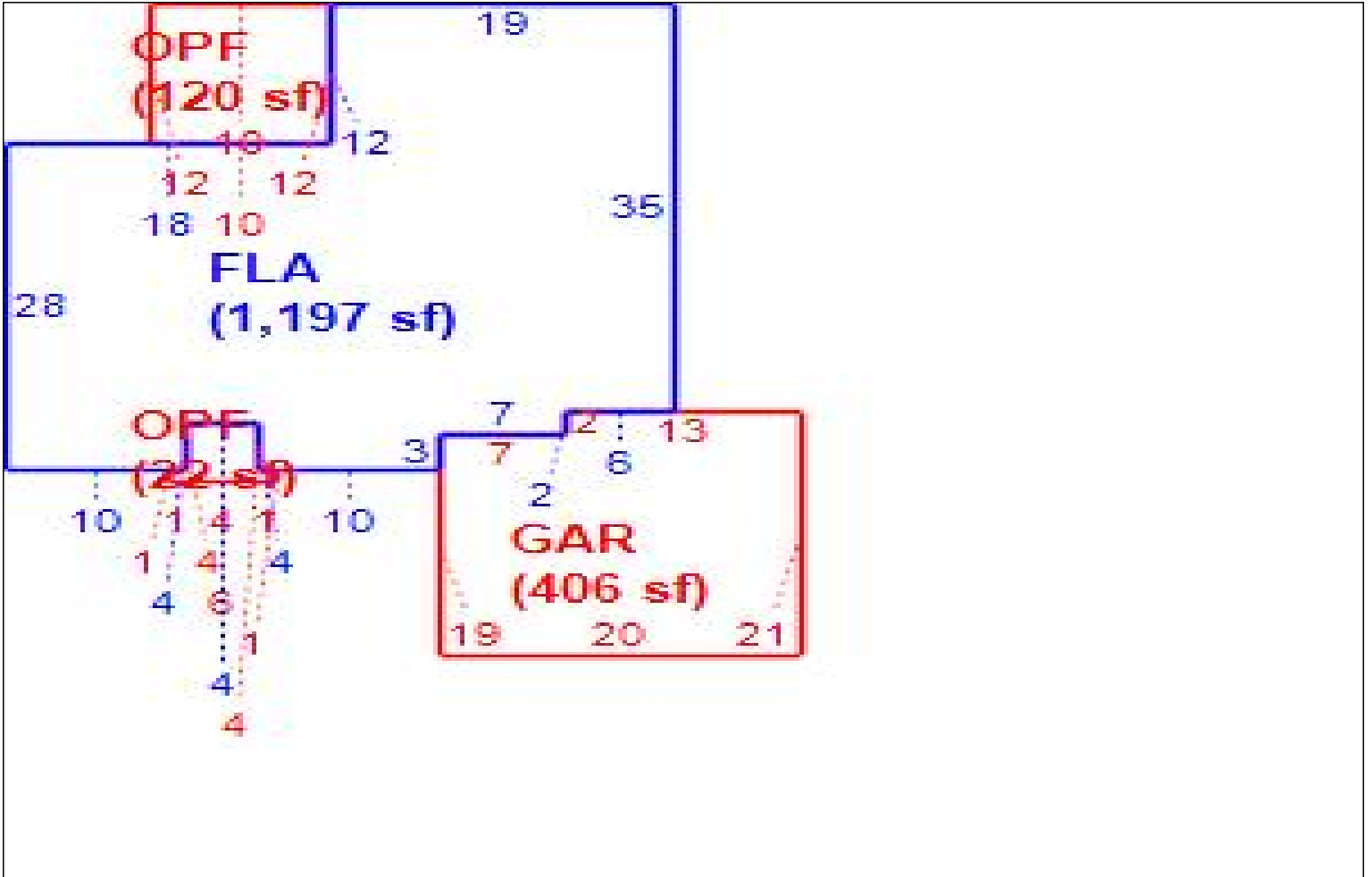
Current Owner		
POWELL FREDERICK H JR AND CHAD MC		
630 LARGOVISTA DR		
OAKLAND	FL	34787

Property Location		
Site Address 304 RYANS RIDGE AVE		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0607
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

**Legal Description**  
 BRAC BLUFF PASS PHASE 2 HORIZON OAKS PB 52 PG 62-63 LOT 104 ORB 6287 PG 2492

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 169,391 Deprec Bldg Value 164,309 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail							
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,197	1,197	1197	2005	1197	110.14	EX	97.00	0	169,391	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	406	0								Quality Grade	665	Half Baths	0
OFF	OPEN PORCH FINISHE	0	142	0								Wall Type	03	Heat Type	6
TOTALS		1,197	1,745	1,197							164,309	Foundation	3	Fireplaces	0
												Roof Cover	3	Type AC	03



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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0434 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

2024-0434 comp 2  
 PRC Run: 12/4/2024 By

Card # 1 of 1

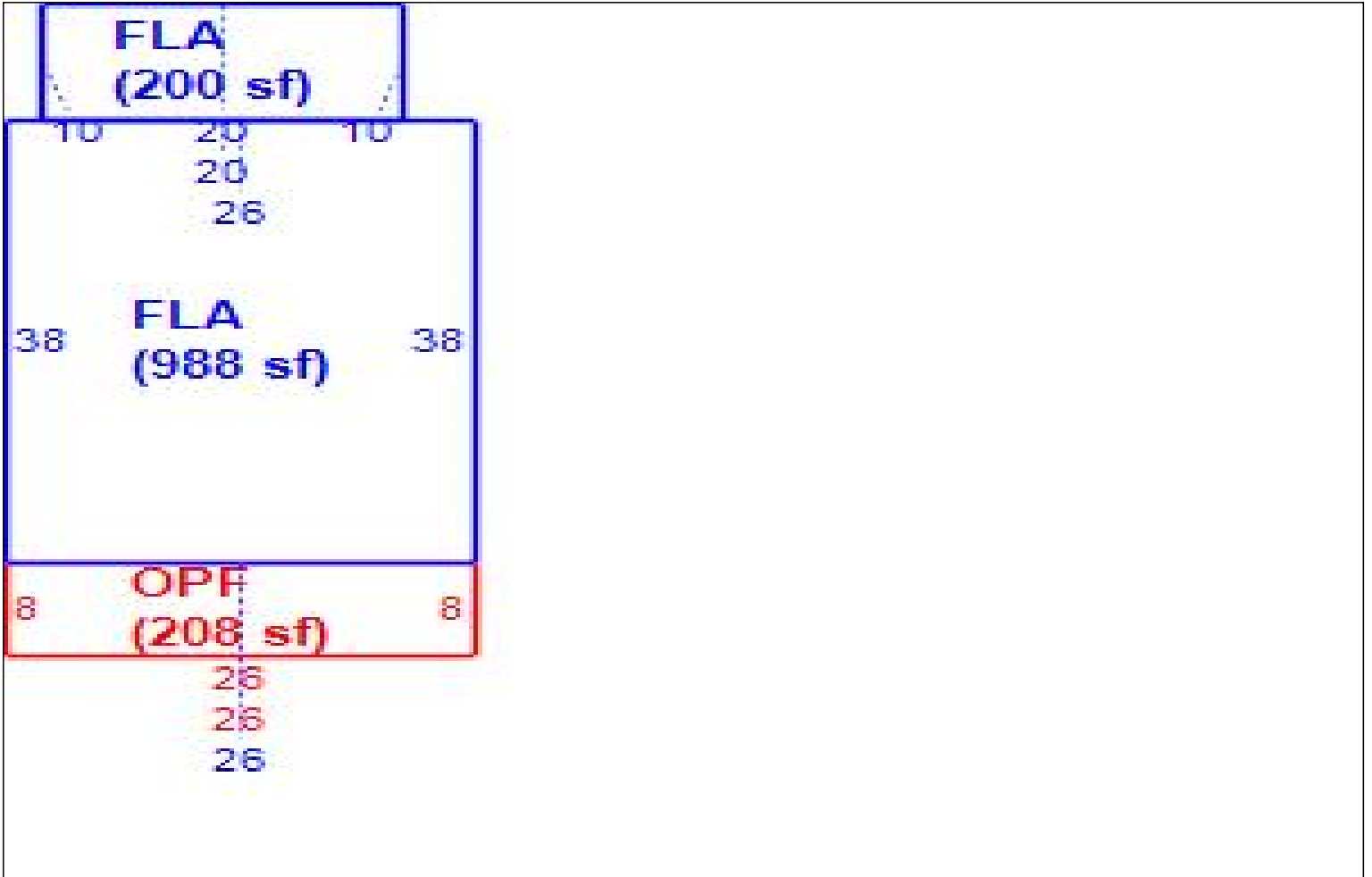
Current Owner	
JOHNSON WILLIAM B	
26 E GOLF LINKS AVE	
EUSTIS	FL 32726-5634

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				

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

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0434 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
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

2024-0434 comp 3  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

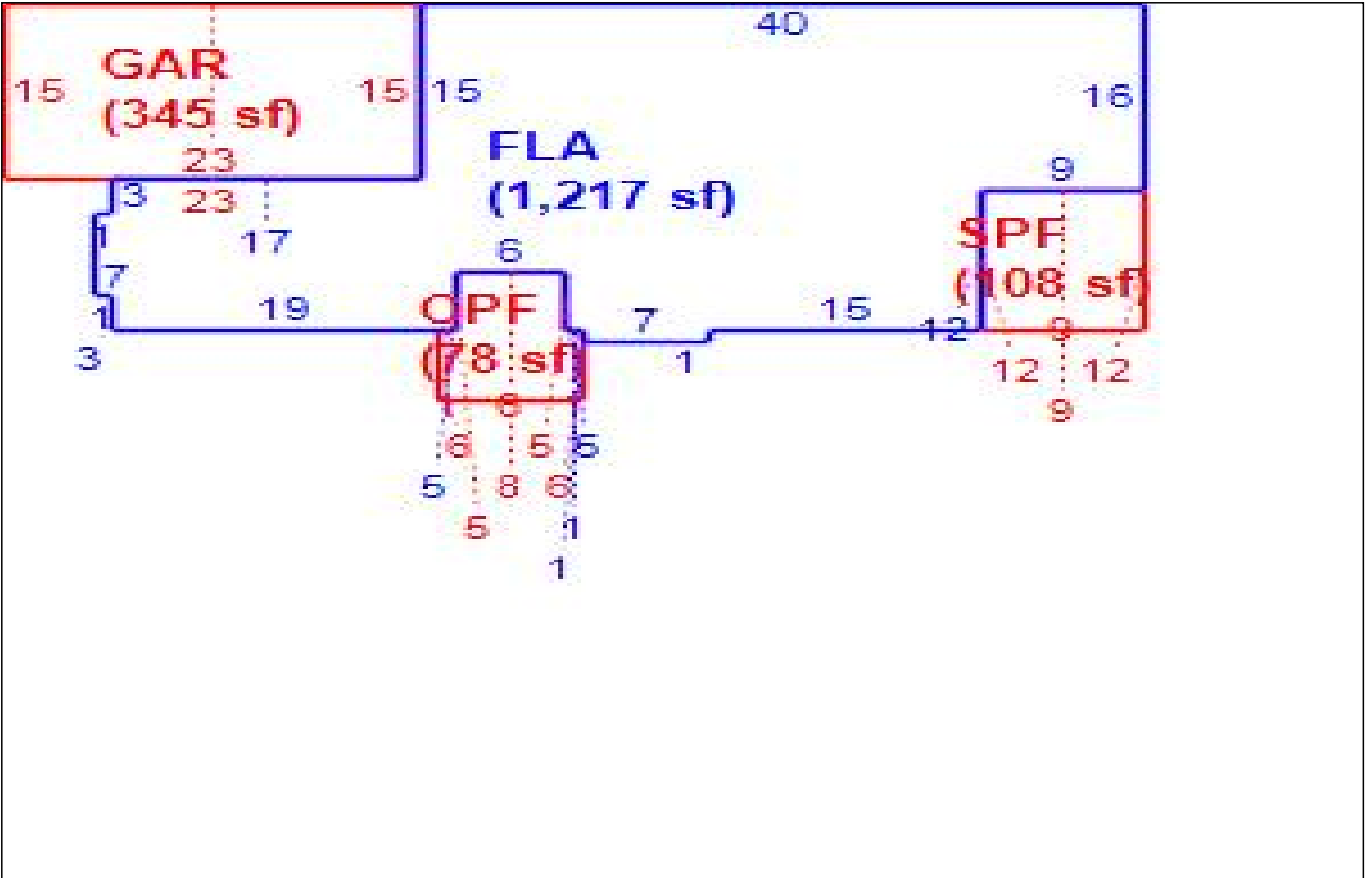
Current Owner		
CHAMPION DOYLE M & VALERIE E		
39 TOWNHILL DR		
EUSTIS	FL	32726

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	

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0434 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**

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				
<b>Total</b>											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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