



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

2861924

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 #	2024-0437	County	Lake
		Tax year	2024
		Date received	9/2/24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: AMH_Home; CPI Amherst SFR Program Owner, 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 #	1819270855-000-06200 223 Eastridge 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"/> 5 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

Petition # 2024-0437	Alternate Key: 2861924	Parcel ID: 18-19-27-0855-000-06200
Petitioner Name Ryan, LLC C/O Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 223 EASTRIDGE DR EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
Owner Name CPI/Amherst SFR Program Owner LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 266,344	\$ 266,344
2. Assessed or classified use value, *if applicable	\$ 231,780	\$ 231,780
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 231,780	\$ 231,780

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

Last Sale Date 5/15/2020 **Price:** \$225,800 Arm's Length Distressed Book 5474 Page 1632

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	2861924	2832487	1420890	2882093
Address	223 EASTRIDGE DR EUSTIS	215 EASTRIDGE DR EUSTIS	2865 ALAMEDA DEL NORTE	102 HILLSIDE DR EUSTIS
Proximity		0.07 Miles	0.23 Miles	0.20 Miles
Sales Price		\$369,000	\$347,000	\$295,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	4.00%	0.40%
Adjusted Sale		\$313,650	\$308,830	\$251,930
\$/SF FLA	\$201.17 per SF	\$198.26 per SF	\$193.38 per SF	\$147.85 per SF
Sale Date		12/8/2023	2/3/2023	11/8/2023
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	1,324	1,582	-12900	1,597	-13650	1,704	-19000
Year Built	1987	1986	0	1984	0	1987	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX	EX	0	EX	0	EX	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	Garage	Garage	0	Garage	0	Garage	0
Porches	OPF SPF	OPF SPF	0	OPF SPF	0	-	50000
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	1	-2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	-	SEN	-10000	-	-	-	0
Site Size	Lot	Lot	0	Large Lot	-20000	Large Lot	-10000
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		-Net Adj. 13.7%	-42900	-Net Adj. 10.9%	-33650	Net Adj. 7.3%	18500
		Gross Adj. 13.7%	42900	Gross Adj. 10.9%	33650	Gross Adj. 32.4%	81500
Adj. Sales Price	Market Value \$266,344	Adj Market Value	\$270,750	Adj Market Value	\$275,180	Adj Market Value	\$270,430
	Value per SF 201.17						

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.

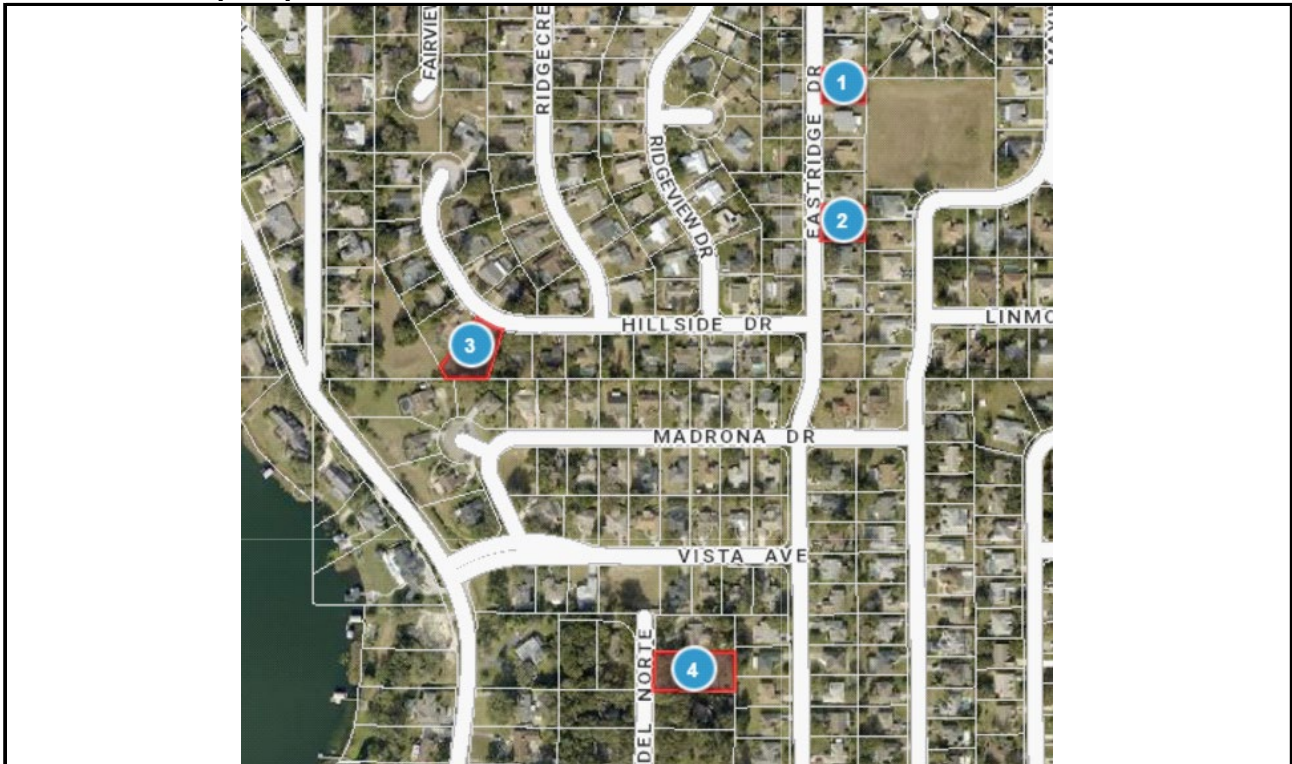
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Chris Jensen

DATE 11/20/2024

2024-0437 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	2832487	215 EASTRIDGE DR EUSTIS	0.07
2	Subject	2861924	223 EASTRIDGE DR EUSTIS	-
3	Comp 3	2882093	102 HILLSIDE DR EUSTIS	0.2
4	Comp 2	1420890	2865 ALAMEDA DEL NORTE EUSTIS	0.23
5				
6				
7				
8				

Alternate Key 2861924
Parcel ID 18-19-27-0855-000-06200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0437 subject
PRC Run: 12/10/2024 By

Card # 1 of 1

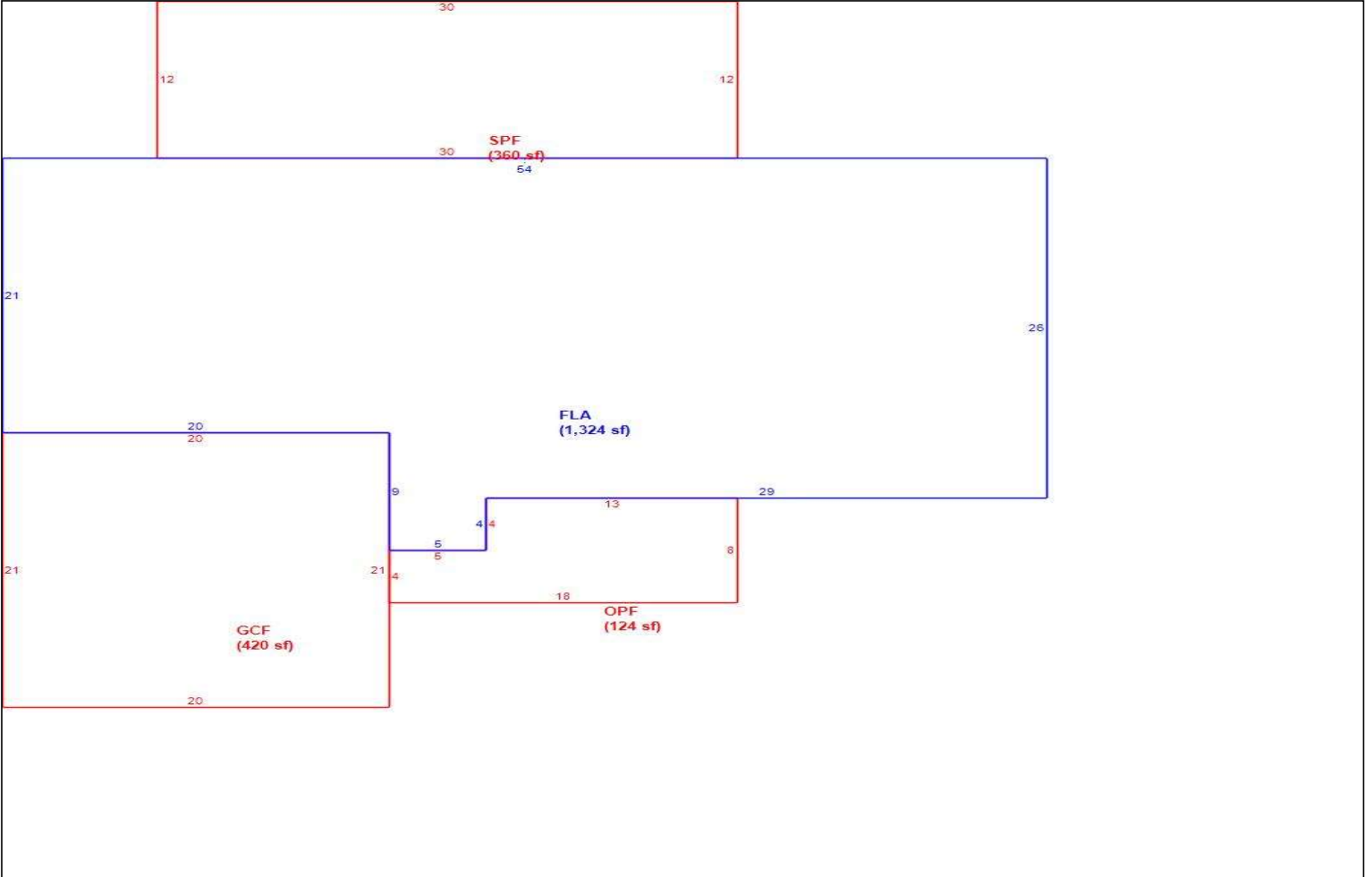
Current Owner		
CPI/AMHERST SFR PROGRAM OWNER LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location		
Site Address 223 EASTRIDGE DR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 4550
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
EUSTIS, RIDGEVIEW AT EAST CROOKED LAKE FIRST ADD LOT 62 PB 27 PG 67 ORB 5474 PG 1632

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	48,000.00	0.0000	1.50	1.000	1.000	0	72,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,000		
Classified Acres		0		Classified JV/Mkt		72,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 200,355 Deprec Bldg Value 194,344 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	1,324	1,324	1324	Effective Area	1324	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	116.35	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	124	0	Building RCN	200,355	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	360	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	194,344	Roof Cover	3	Type AC	03
TOTALS		1,324	2,228	1,324						

Alternate Key 2861924
 Parcel ID 18-19-27-0855-000-06200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0437 subject
 PRC Run: 12/10/2024 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	SALE	01-01-2004	06-16-2005	1	0000	CHECK VALUES			
2002	00001	01-01-2001	06-05-2003	1	0000	CHECK VALUE			
1988	00001	01-01-1987	12-01-1987	1	0000	SINGLE FAMILY RES			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2020056108	5474 1632	05-15-2020	WD	Q	01	I	225,800					
2019130919	5376 0658	11-07-2019	WD	U	U	I	100					
2019125713	5369 1669	11-01-2019	WD	Q	Q	I	185,000					
	2615 0660	07-13-2004	WD	Q	Q	I	139,900					
	2240 1655	11-26-2002	WD	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	
72,000	194,344	0	266,344	34564	231780	0.00	231780	266344	260,591	

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 2832487
 Parcel ID 18-19-27-0855-000-05800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0437 comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

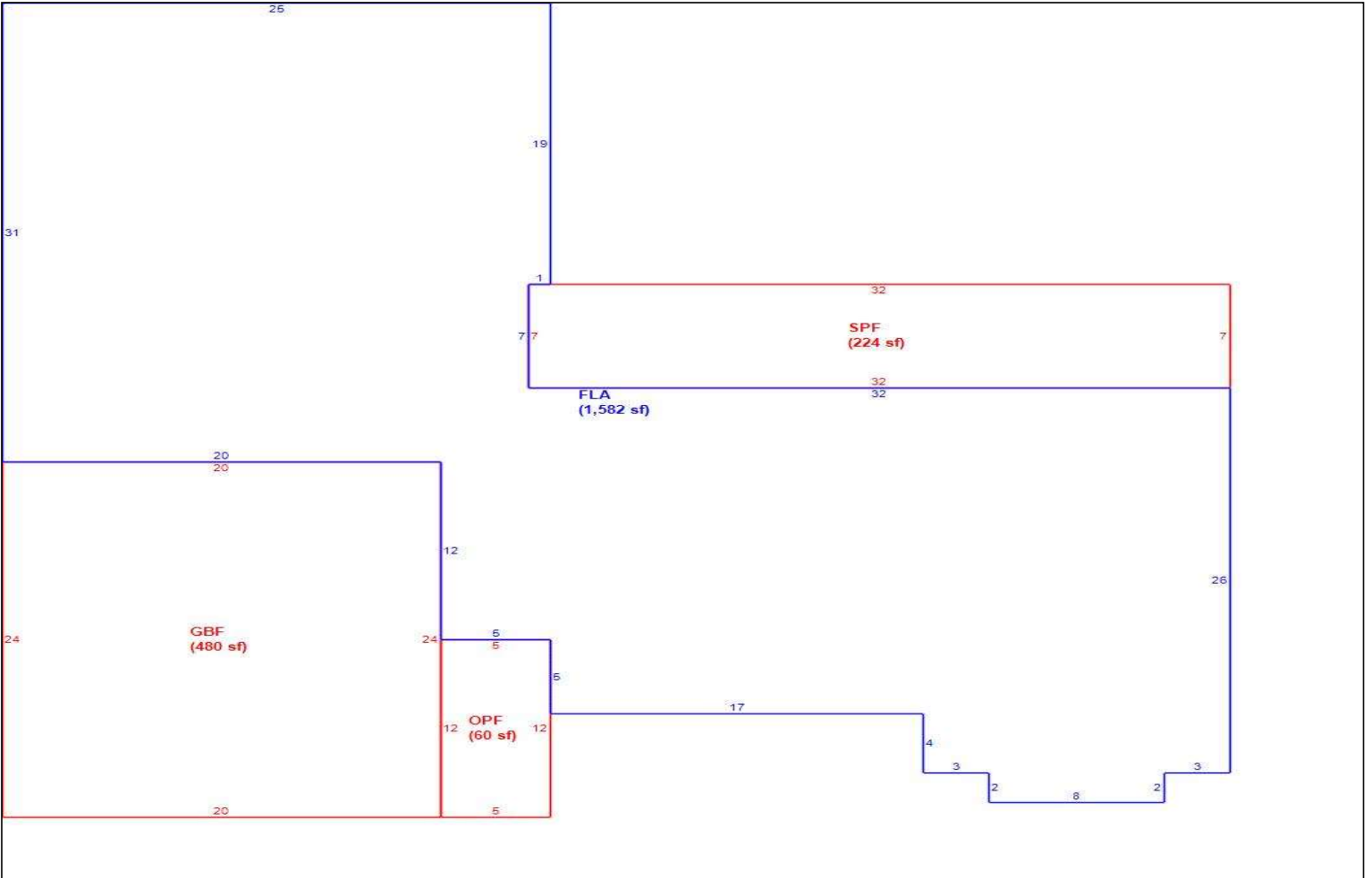
Current Owner		
BROGDEN GWENDOLEN D		
215 EASTRIDGE DR		
EUSTIS	FL	32726

Property Location		
Site Address 215 EASTRIDGE DR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 4550
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 EUSTIS, RIDGEVIEW AT EAST CROOKED LAKE FIRST ADD LOT 58 PB 27 PG 67 ORB 6257 PG 1989

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	48,000.00	0.0000	1.50	1.000	1.000	0	72,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,000		
Classified Acres		0		Classified JV/Mkt		72,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 224,189 Deprec Bldg Value 206,254 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1986	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,582	1,582	1582	Effective Area	1582	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	480	0	Base Rate	113.02	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	60	0	Building RCN	224,189	Wall Type	02	Heat Type	6
SPF	SCREEN PORCH FINIS	0	224	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	92.00	Functional Obsol	0		
TOTALS		1,582	2,346	1,582	Building RCNLD	206,254	Roof Cover	3	Type AC	03

Alternate Key 2832487
 Parcel ID 18-19-27-0855-000-05800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0437 comp 1
 PRC Run: 12/10/2024 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
POL1	SWIMMING POOL - RESIDENTIAL	450.00	SF	25.00	1985	1985	11250.00	85.00	9,563
PLD2	POOL/COOL DECK	609.00	SF	5.38	1985	1985	3276.00	70.00	2,293
SEN2	SCREEN ENCLOSED STRUCTURE	1981.00	SF	3.50	2005	2005	6934.00	55.00	3,814

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	20051462	08-25-2005	04-13-2006	6,000	0000	POOL ENCL			
2006	SALE	01-01-2005	04-13-2006	1	0000	CHECK VALUE			
2003	SALE	01-01-2002	07-23-2002	1	0000	CHECK VALUES			
1987	36848	06-01-1986	12-01-1986	1,250	0000	SCRN RM ON REAR OF RES			
1987	10620	05-01-1986	12-01-1986	8,200	0000	ADD SWIMMING POOL			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023152452	6257	1989	12-08-2023	WD	Q	01	369,000	039	HOMESTEAD	2024	25000
2019133697	5379	1282	10-24-2019	QC	U	U	100	059	ADDITIONAL HOMESTEAD	2024	25000
	2861	1049	06-06-2005	WD	Q	Q	200,000				
	2357	0939	05-27-2003	QC	U	U	12,800				
	2166	0645	08-29-2002	WD	Q	Q	135,000				
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	
72,000	206,254	15,670	293,924	0	293924	50,000.00	243924	268924	287,760	

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Alternate Key 1420890
Parcel ID 19-19-27-0100-000-07100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0437 comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

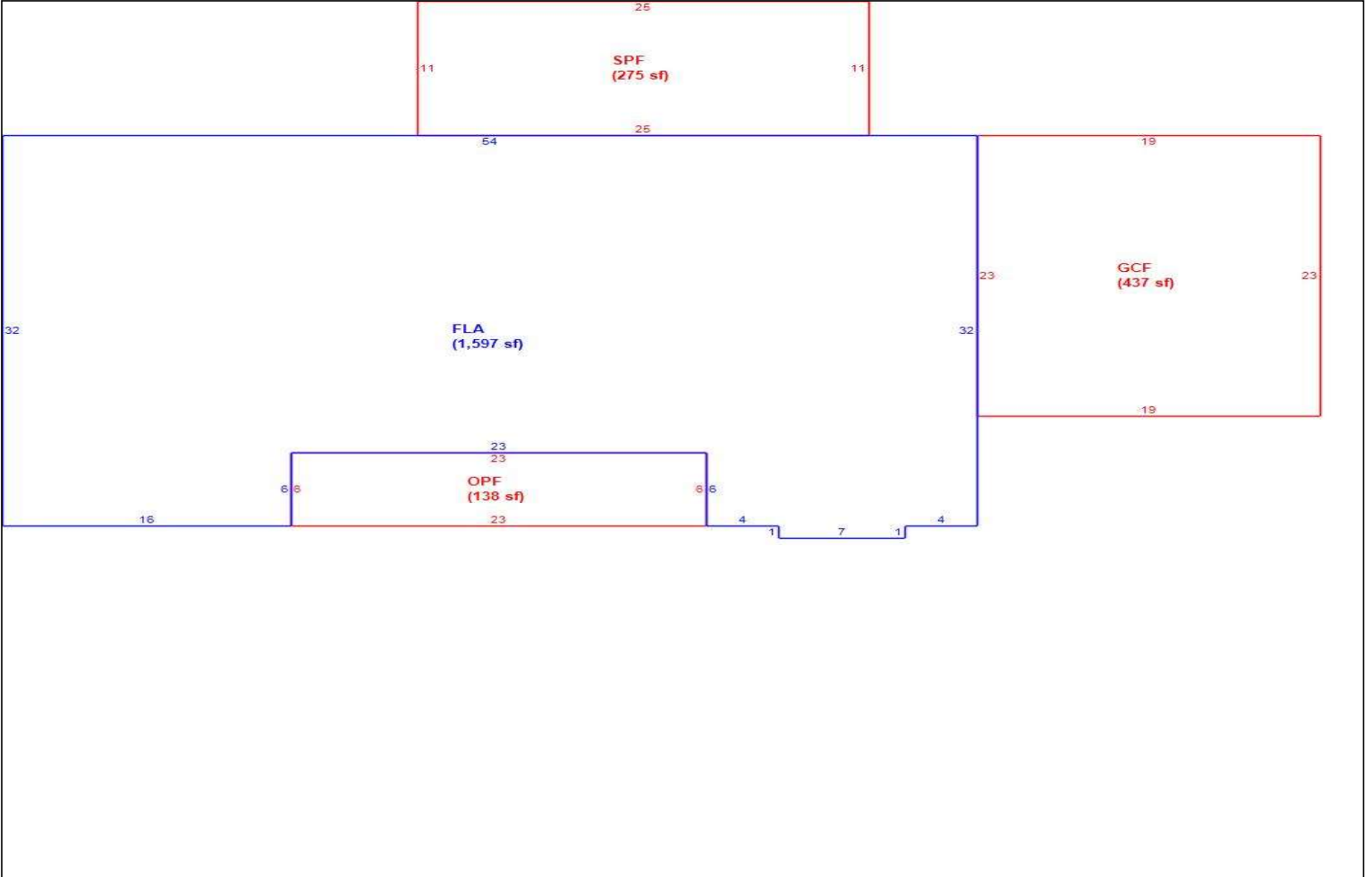
Current Owner		
RIVERA MAYRA L		
2865 ALAMEDA DEL NORTE		
EUSTIS	FL	32726

Property Location			
Site Address 2865 ALAMEDA DEL NORTE			
EUSTIS		FL 32726	
Mill Group	0002	NBHD	2365
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	03-05-201

Legal Description
EL BONITO LOT 71 PB 5 PG 46 ORB 6090 PG 225

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	100	216		21,600.00	FD	300.00	1.1508	1.75	1.000	1.000	0	60,417
Total Acres		0.50		JV/Mkt		0		Total Adj JV/Mkt		60,417			
Classified Acres		0		Classified JV/Mkt		60,417		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 213,270	Deprec Bldg Value 194,076	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,597	1,597	1597	1984	1597	106.33	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	437	0				Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	138	0	213,270			Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	275	0				Foundation	3	Fireplaces	0	
TOTALS		1,597	2,447	1,597				Building RCNLD	194,076	Roof Cover	3	Type AC 03

Alternate Key 1420890
 Parcel ID 19-19-27-0100-000-07100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0437 comp 2
 PRC Run: 12/10/2024 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

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023014473	6090	0225	02-03-2023	WD	Q	01	I	347,000			
	1659	0222	11-05-1998	WD	Q	Q	I	108,000			
	0788	0783	09-01-1983	WD	Q	Q	V	9,500			
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
60,417	194,076	0	254,493	0	254493	0.00	254493	254493	248,546

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Alternate Key 2882093
Parcel ID 18-19-27-0860-000-09900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0437 comp 3
PRC Run: 12/10/2024 By
Card # 1 of 1

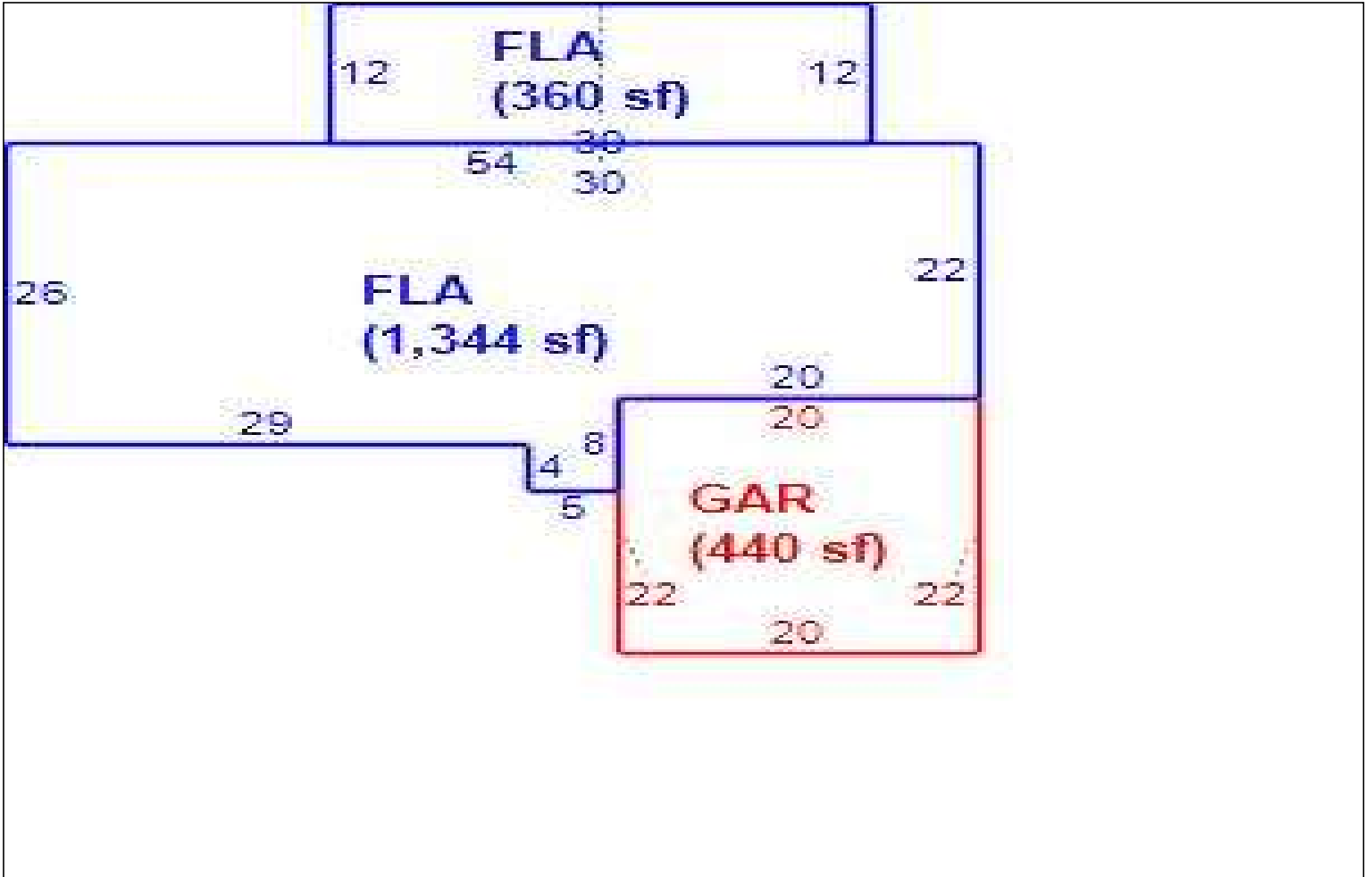
Current Owner			
ODOM DOROTHY J			
250 SHADY OAKS CIR			
LAKE MARY	FL	32746	

Property Location			
Site Address 102 HILLSIDE DR			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	4550
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
EUSTIS, RIDGEVIEW AT EAST CROOKED LAKE SECOND ADD LOT 99 PB 28 PG 27 ORB 6242 PG 2193

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	48,000.00	0.0000	1.50	1.000	1.000	0	72,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,000		
Classified Acres		0		Classified JV/Mkt		72,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 233,188 Deprec Bldg Value 226,192 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,704	1,704	1704	1987	1704	112.43	No Stories	1.00	Full Baths 2
GAR	GARAGE FINISH	0	440	0	233,188	EX	97.00	Quality Grade	675	Half Baths 0
					Condition	0	0	Wall Type	03	Heat Type 6
					% Good	0	0	Foundation	3	Fireplaces 1
					Functional Obsol	226,192	226,192	Roof Cover	3	Type AC 03
TOTALS		1,704	2,144	1,704	Building RCNLD					

Alternate Key 2882093
 Parcel ID 18-19-27-0860-000-09900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0437 comp 3
 PRC Run: 12/10/2024 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
1991	9000570	11-01-1990	12-01-1990	800	0000	FP		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2023140186	6242	2193	11-08-2023	WD	Q	01	I	295,000				
	1028	1754	09-01-1989	WD	Q	Q	I	86,300				
	1015	1539	03-01-1989	WD	Q	Q	I	80,000				
	0934	0673	09-01-1987	WD	Q	Q	V	79,700				
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
72,000	226,192	0	298,192	0	298192	0.00	298192	298192	263,218

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