



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *1731135*

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>2024-0443</i>	County	<i>Lake</i>
		Tax year	<i>2024</i>
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: <i>AMH_Home; Trans AM SFE II 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>2519261100-043-01100 2639 Northland Rd</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.)			
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.**

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 _____ Robert Peyton _____ 9/10/2024 _____
Signature, representative _____ Print name _____ 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 # 2024-0443	Alternate Key: 1731135	Parcel ID: 25-19-26-1100-043-01100
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 2639 NORTHLAND RD MOUNT DORA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name TRANS AM SFE II	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 306,766	\$ 306,766
2. Assessed or classified use value, *if applicable	\$ 238,320	\$ 238,320
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 238,320	\$ 238,320

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

Last Sale Date 1/20/2020 **Price:** \$200,500 Arm's Length Distressed Book 5409 Page 1927

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1731135	1767466	1668646	1668875
Address	2639 NORTHLAND RD MOUNT DORA	2759 WESTLAND RD MOUNT DORA	1211 MORNINGSIDE DR MOUNT DORA	2165 FLORENCE RD MOUNT DORA
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$309,000	\$370,000	\$325,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	4.40%	2.00%
Adjusted Sale		\$273,774	\$330,780	\$282,750
\$/SF FLA	\$174.99 per SF	\$178.70 per SF	\$195.61 per SF	\$201.96 per SF
Sale Date		3/28/2023	1/13/2023	7/28/2023
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	1,753	1,532	11050	1,691	3100	1,400	17650
Year Built	1955	1957		1950		1957	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.5	2	4000	3	-3000	2	4000
Garage/Carport	1 CAR CRPT	NONE	5000	1 CAR CRPT		NONE	5000
Porches	YES	YES		YES		YES	
Pool	N	N	0	N	0	N	0
Fireplace	1	0	2500	1	0	0	2500
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. 8.2%	22550	Net Adj. 0.0%	100	Net Adj. 10.3%	29150
		Gross Adj. 8.2%	22550	Gross Adj. 1.8%	6100	Gross Adj. 10.3%	29150
Adj. Sales Price	Market Value \$306,766	Adj Market Value	\$296,324	Adj Market Value	\$330,880	Adj Market Value	\$311,900
	Value per SF 174.99						

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.

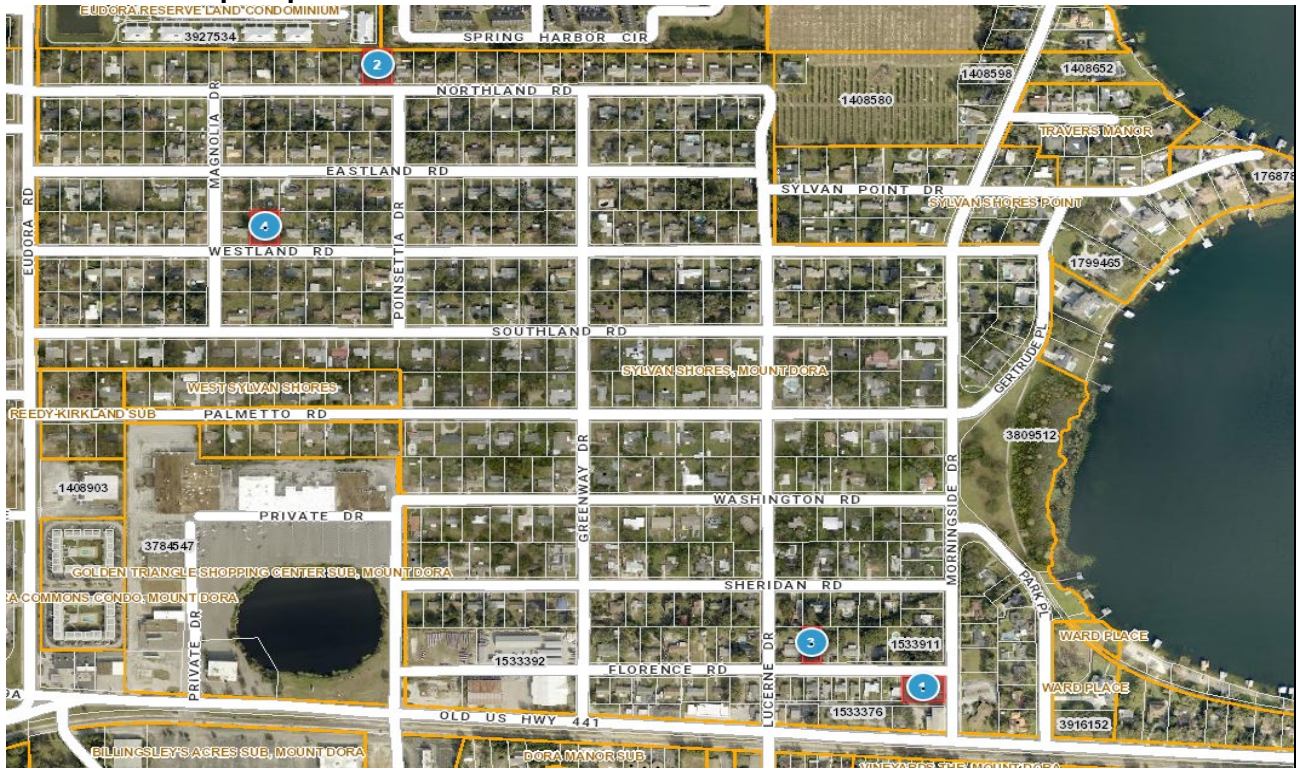
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: CHRISTOPHER QUANTE

DATE 12/4/2024

2024-0443 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	1668646	1211 MORNINGSIDE DR MOUNT DORA	SAME SUB
2	SUBJECT	1731135	2639 NORTHLAND RD MOUNT DORA	-
3	COMP 3	1668875	2165 FLORENCE RD MOUNT DORA	SAME SUB
4	COMP 1	1767466	2759 WESTLAND RD MOUNT DORA	SAME SUB
5				
6				
7				
8				

Alternate Key 1731135
Parcel ID 25-19-26-1100-043-01100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0443 subject
PRC Run: 12/4/2024 By

Card # 1 of 1

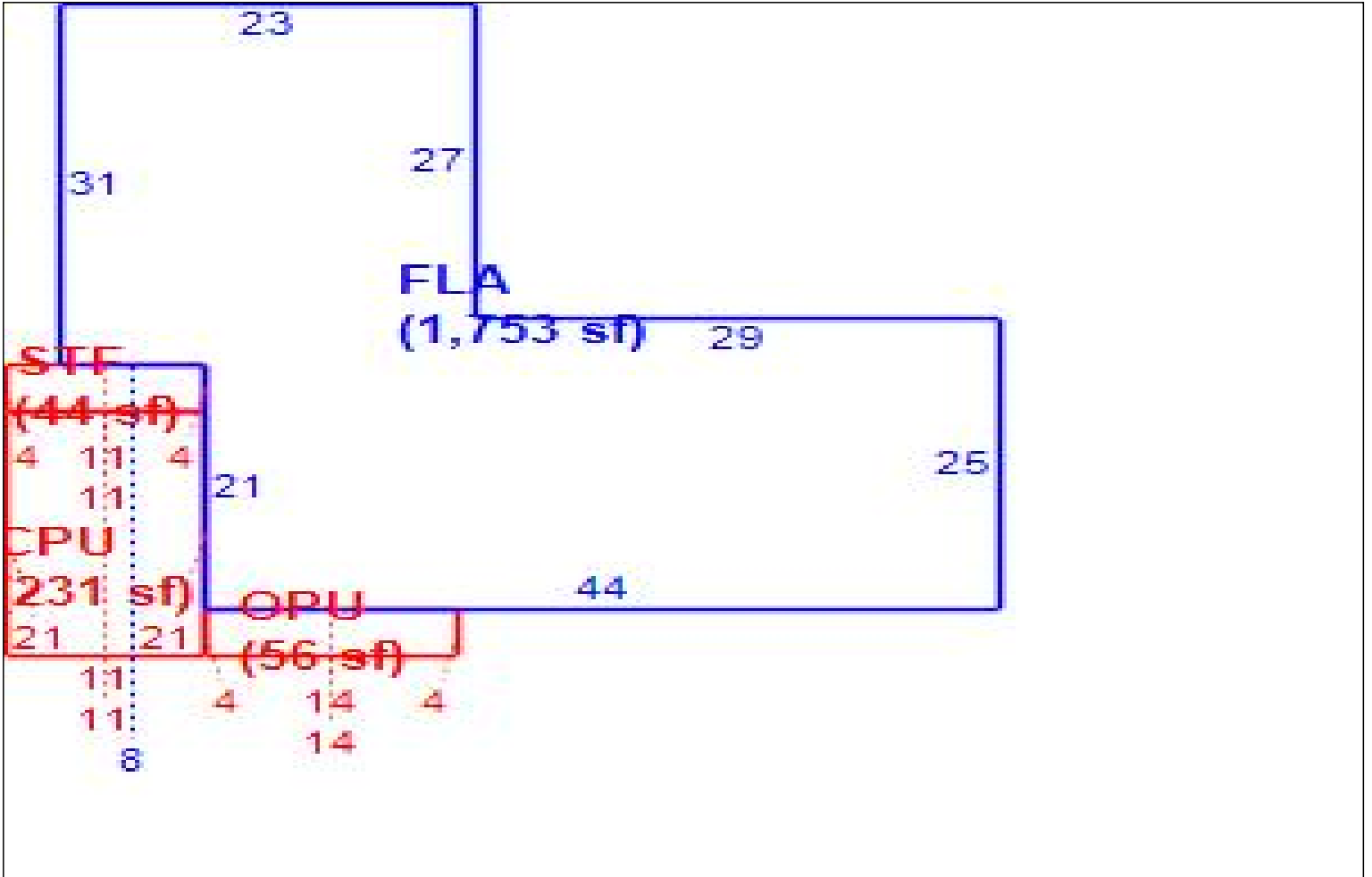
Current Owner		
ALTO ASSET COMPANY 3 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location			
Site Address 2639 NORTHLAND RD			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2089
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	01-19-202

Legal Description
SYLVAN SHORES LOTS 11, 12, BLK 43 PB 9 PG 56 ORB 5409 PG 1927

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	105	135		14,175.00 FD	400.00	0.9600	1.30	1.000	1.000	0	52,416	
Total Acres		0.33		JV/Mkt		0		Total Adj JV/Mkt		52,416			
Classified Acres		0		Classified JV/Mkt		52,416		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 262,217
Deprec Bldg Value 254,350		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
CPU	CARPOR/POLE SHED	0	231	0	1955	1753	124.33	262,217	EX	97.00	0	254,350	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,753	1,753	1,753									Quality Grade	690	Half Baths	1
OPU	OPEN PORCH UNFINIS	0	56	0									Wall Type	02	Heat Type	6
STF	STORAGE ROOM FINIS	0	44	0									Foundation	3	Fireplaces	1
TOTALS		1,753	2,084	1,753									Roof Cover	3	Type AC	03

Alternate Key 1731135
 Parcel ID 25-19-26-1100-043-01100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0443 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	
2021 1991	SALE 65075	01-01-2020 03-01-1990	03-23-2021 12-01-1990	1 2,400	0099 0000	CHECK VALUE REROOF SFR	01-20-2021		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2020008734	5409 1927	01-20-2020	WD	Q	03	I	200,500					
2019092969	5327 2183	08-13-2019	WD	U	U	I	115,000					
2019085931	5318 2226	07-26-2019	PO	U	U	I	0					
	1340 2209	11-01-1994	QC	U	U	I	0					
	0700 2084	01-01-1980	MI	Q	Q	I	41,000					
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	
52,416	254,350	0	306,766	44616	262150	0.00	262150	306766	306,766	

Parcel Notes

90 CORRECT FLA AND CPU SF CHANGE CPU TO OPU02 AND SBF TO SBU04 AND REROOFED FROM GRAVEL TO SHINGLES MB 030191
 1340/2209 LEON MAUFROY TO EVELYN MAUFROY MARRIED ONLY
 98FC RAISE COND MB 061898
 00FC LOC LAND QG FROM 350 FD 0300
 02 LOC FROM 110 QG FROM 375 EAG FROM 3 FD 040102
 04 QG FROM 450 MB 062603
 04 LOC FROM 125 QG FROM 535 FD 050404
 11X LEON RENE MAUFROY SR 71 DECEASED 022211 DC
 14X EVELYN MAUFROY IS OVER THE INCOME LIMIT FOR LIS GC PER TELCON WITH EVELYN 043014
 19 EVELYN HARRIS MAUFROY 76 DECEASED 040319 STATE DEATH LIST FILE 2019053577 SHH 051419
 5318/2226 ORDER DET HX FOR EST OF EVELYN HARRIS MAUFROY PROP TO ET AL TODD HARRIS MAUFROY AND CHRISTOPHER SCOTT MAUFROY AND ASHLEY RENEE MAUFROY ONLY
 5327/2183 TODD HARRIS MAUFROY AND CHRISTOPHER SCOTT MAUFROY AND ASHLEY RENEE MAUFROY TO A-FRAME WEST COAST LLC
 5409/1927 A-FRAME WEST COAST LLC TO TRANS AM SFE II LLC
 21 MLS O5826560 COMPLETE RENO JDB 081820
 21 ADD FPL JDB 081820
 21FC SFR COMP RENO COND FROM 2 EAG FROM 3 FLA1 FROM 1813SF ADD AC JDB 011921
 5522/1732 AFFIDAVIT OF NAME CHANGE AND MERGER ALTO ASSET COMPANY 3 LLC MERGED WITH GRAND AM 4 LLC AND SUNFIRE 3 LLC AND FIREBIRD SFE I LLC LEAVING ALTO ASSET COMPANY 3 LLC AS SURVIVING ENTITY

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Alternate Key 1767466
Parcel ID 25-19-26-1100-041-01500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0443 comp 1
PRC Run: 12/4/2024 By

Card # 1 of 1

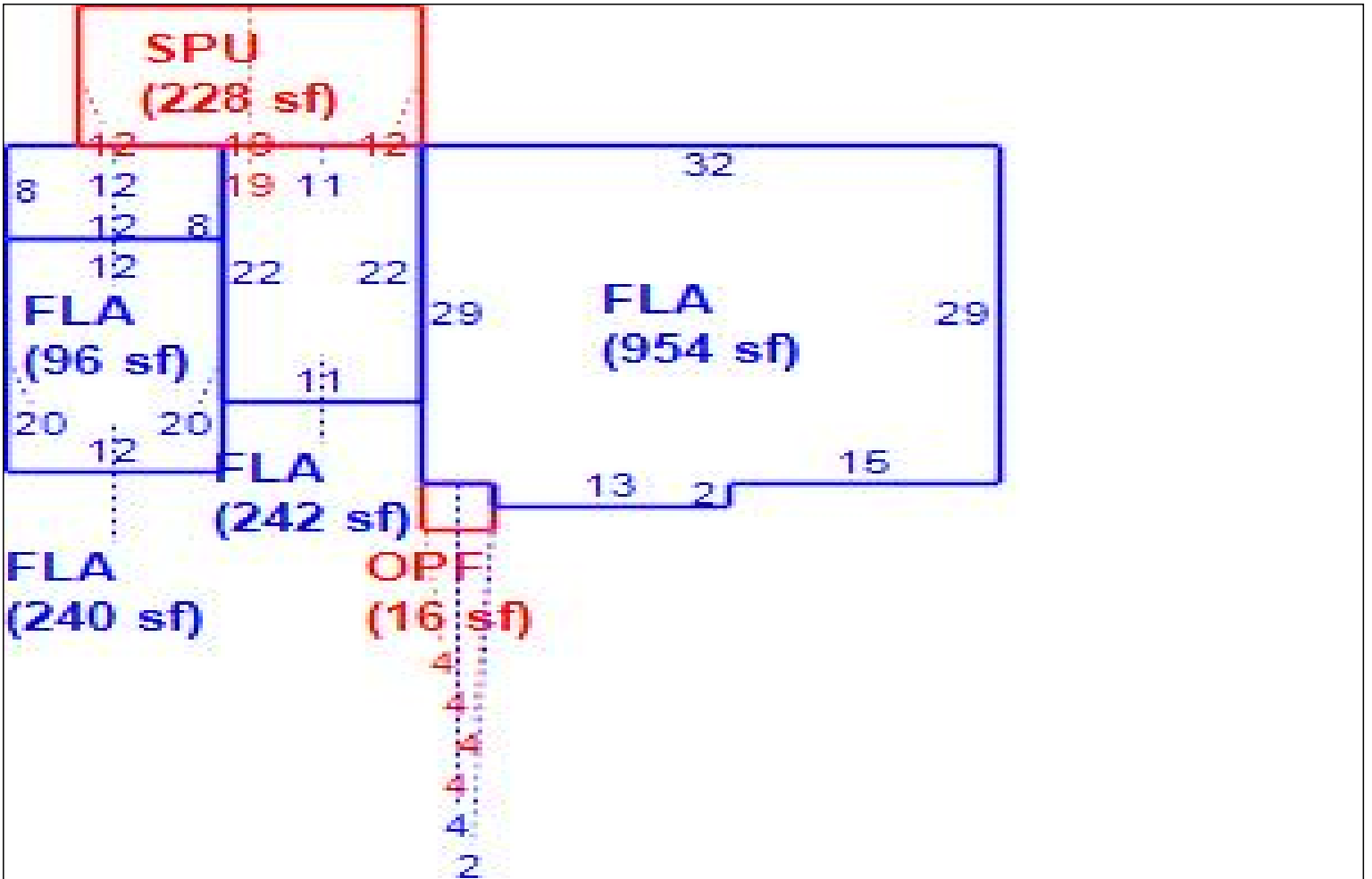
Current Owner		
TEALWOOD PROPERTIES LLC		
1357 SELBYDON WAY		
WINTER GARDEN	FL	34787

Property Location			
Site Address 2759 WESTLAND RD			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2089
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	11-18-202

Legal Description
SYLVAN SHORES LOTS 15, 16 BLK 41 PB 9 PG 56 ORB 6307 PG 297

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	135		13,500.00 FD	400.00	0.9600	1.30	1.000	1.000	0	49,920
Total Acres		0.31		JV/Mkt		0		Total Adj JV/Mkt		49,920		
Classified Acres		0		Classified JV/Mkt		49,920		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 234,453
Deprec Bldg Value 213,352		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1957	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,532	1,532	1532	Effective Area	1532	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	16	0	Base Rate	126.06	Quality Grade	690	Half Baths	1	
SPU	SCREEN PORCH UNFIN	0	228	0	Building RCN	234,453	Wall Type	02	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	91.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,532	1,776	1,532	Building RCNLD	213,352					

Alternate Key 1767466
Parcel ID 25-19-26-1100-041-01500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0443 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	
2021	2020070160	07-22-2020	11-18-2020	62,000	0002	REPL WINDOWS	11-19-2020		
2002	00001	01-01-2001	12-31-2001	1	0000	CHECK VALUE			
2000	9980861	08-16-1999	04-28-2000	8,000	0000	CONV GAR TO FAMILY RM			
1989	1210	05-01-1988	12-01-1988	1	0000	UPGRADE SERV. CK IMP.			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024035948	6307	0297	02-09-2024	QC	U	11	I	100				
2023040177	6121	1375	03-28-2023	WD	Q	01	I	309,000				
2021028524	5654	0421	03-01-2021	QC	U	11	I	0				
2018015049	5064	0663	02-05-2018	WD	U	U	I	0				
	4291	1396	03-01-2013	WD	Q	Q	I	91,000				
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	
49,920	213,352	0	263,272	0	263272	0.00	263272	263272	252,693	

Parcel Notes

88 ADD AC MB 020889
 98FC LOWER EAG 1 STEP RAISE QG 1 STEP MB 061898
 1743/357 UNITY OF TITLE
 00FC LOC LAND QG FROM 375 COND FROM 3 FD 030100
 00FC GBU TO FLA05 COND FROM 2 CORRECT SPF TO SPU EPB TO FLA03 AND SBU TO SBF MB 042800
 1940/2056 DAVID H & VASTIE D BATSON TO MARYLYNN STRONG
 02FC NO ADDS MB 043002
 02 LOC FROM 110 QG FROM 400 EAG FROM 3 FD 040102
 04 QG FROM 425 TO UPDATE VALUE MB 062603
 04 LOC FROM 125 QG FROM 500 FD 050704
 4291/1396 MARYLYNN STRONG TO ET AL CECIL MAY AND GRACE MAY AND CRANDALL MAY JTWROS
 14X CECIL & GRACE MAY HW PER H14HX APPL
 16X ADDRESS CHANGED PER NCOA POSTCARD MAILED QUESTIONNAIRE JMK 011516
 18 CECIL MAY 87 DECEASED 100817 STATE DEATH LIST FILE 2017156015 SHH 110117
 5024/2072 GRACE MAY 91 DECEASED 011517 DC
 18X HX REMOVED OWNER DECEASED DB 120417
 5064/663 CRANDALL MAY ENHANCED LE REM ZACHARY C MAY
 21FCL SFR AVG COND SBF4 TO FLA NEW WINDOWS JDB 111820
 5654/421 CRANDALL MAY TO CRANDALL MAY
 22TR NO SUCH STREET 2269 WASHINGTON RD MOUNT DORA FL 32757 3518
 6121/1375 CRANDALL MAY TO JEFFREY S & JAMIE L DAVIS HW
 6307/297 JEFFREY S & JAMIE L DAVIS TO TEALWOOD PROPERTIES LLC

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Alternate Key 1668646
 Parcel ID 30-19-27-1900-020-01000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0443 comp 2
 PRC Run: 12/4/2024 By
 Card # 1 of 1

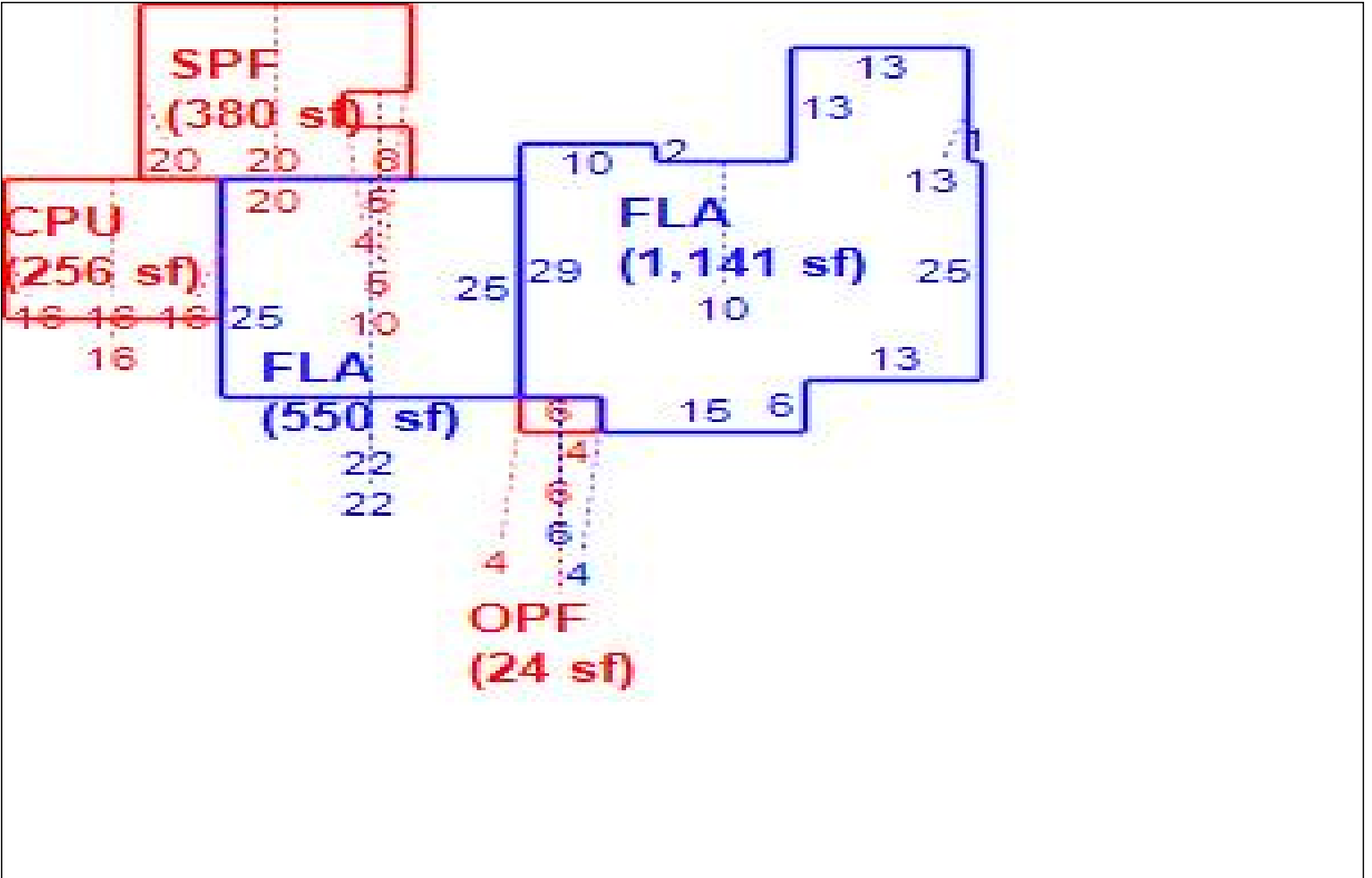
Current Owner		
ALFONSO JORGE & MARIA C		
4131 LAKESHORE DR		
MOUNT DORA	FL	32757

Property Location			
Site Address 1211 MORNINGSIDE DR			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	2089
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	03-16-201

Legal Description
 MOUNT DORA, SYLVAN SHORES LOTS 10, 11, 12 BLK 20 PB 9 PG 56 ORB 6080 PG 108

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	155		15,500.00 FD	400.00	1.0120	2.50	1.000	1.000	0	101,200	
Total Acres		0.36		JV/Mkt		0		Total Adj JV/Mkt		101,200			
Classified Acres		0		Classified JV/Mkt		101,200		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 213,791 Deprec Bldg Value 194,550 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
CPU	CARPOR/POLE SHED	0	256	0	1950	1691	No Stories	1.00	Full Baths	3
FLA	FINISHED LIVING AREA	1,691	1,691	1,691	102.82	213,791	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	EX	91.00	Wall Type	02	Heat Type	6
SPF	SCREEN PORCH FINIS	0	380	0	% Good	0	Foundation	3	Fireplaces	1
TOTALS		1,691	2,351	1,691	Functional Obsol	194,550	Roof Cover	3	Type AC	03
					Building RCNLD					

Alternate Key 1668646
 Parcel ID 30-19-27-1900-020-01000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0443 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
UBU1	UTILITY BLDG UNFINISHED	100.00	SF	4.00	1973	1973	400.00	40.00	160

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	06-12-2006	1	0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023005504	6080	0108	01-13-2023	WD	Q	01	I	370,000				
2022095444	5990	2045	07-08-2022	QC	U	11	I	100				
2022069541	5959	0012	05-13-2022	WD	Q	01	I	265,000				
2016059439	4791	0165	05-09-2016	WD	U	U	I	100				
	3019	1462	10-03-2005	WD	Q	Q	I	224,000				
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	
101,200	194,550	160	295,910	0	295910	0.00	295910	295910	295,910	

Parcel Notes

88 NBHD CHANGED FROM 4061
 95 JULIANA CROSON MOVED PER TELCON REFILE 96
 02 QG FROM 300 FD 0102
 04 LOC FROM 75 FD 050404
 05 UPDATE QG FROM 375 DN 051605
 2879/1708 MARY LORENZO MARRIED
 3019/1462 GILBERT A PRINCIPE MARRIED
 06 EPB3 TO FLA3 EAG FROM 3 QG FROM 400 BDRMS FROM 0 TMP 061206
 13 NBHD FROM 727 LOC FROM 150 TMP 051713
 15 3FIX FROM 2 PER MR BAKER TMP 041515
 4791/165 GILBERT A PRINCIPE TO 1211 MORNINGSIDE DRIVE LLC
 17IT LOC FROM 100 QG FROM 575 TMP 060117
 5959/12 MORNING DRIVE LLC TO PERNIKUS LLC
 5990/2045 PERNIKUS LLC TO ENGELBERT PERNIA
 6080/108 ENGELBERT PERNIA TO JORGE & MARIA C ALFONSO HW
 6194/37 M SALE INCL AK1588952 AK1533481 AK1533449 AK1668646 JORGE & MARIA DEL CARMEN ALFONSO ENHANCED LE REM IVELISES RYEES AND SAMANTHA OTERO AND BRYAN ALFONSO TIC
 24 MAILING ADDR CHGD FROM 10990 SW 36TH ST MIAMI FL 33165 INFO SCANNED CP 090924

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Alternate Key 1668875
Parcel ID 25-19-26-1100-019-01200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0443 comp 3
PRC Run: 12/4/2024 By

Card # 1 of 2

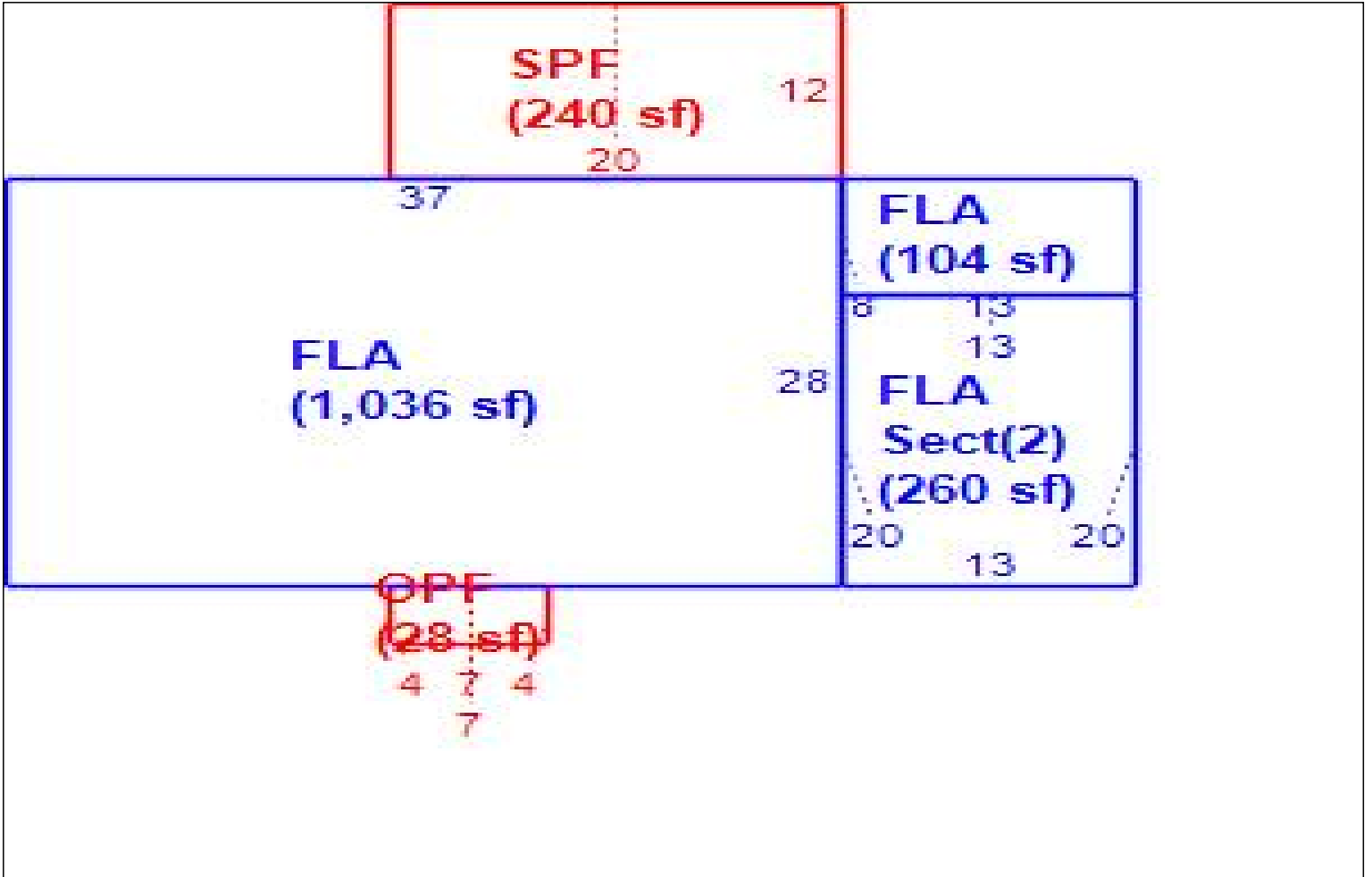
Current Owner		
MAAS JOEL J		
2165 FLORENCE RD		
MOUNT DORA	FL	32757

Property Location			
Site Address 2165 FLORENCE RD			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2089
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	09-20-202

Legal Description
SYLVAN SHORES LOT 12, W 12.5 FT OF LOT 13, BLK 19 PB 9 PG 56 ORB 6193 PG 2158

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	63	145		9,135.00 FD	400.00	0.9867	1.30	1.000	1.000	0	32,324
Total Acres		0.21		JV/Mkt		0		Total Adj JV/Mkt		32,324		
Classified Acres		0		Classified JV/Mkt		32,324		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 2 Replacement Cost 181,827 Deprec Bldg Value 176,372 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	1,140	1,140	1140	1957	1400	128.50	EX	97.00	0	176,372	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	28	0								Quality Grade	690	Half Baths	0
SPF	SCREEN PORCH FINIS	0	240	0								Wall Type	02	Heat Type	6
TOTALS		1,140	1,408	1,140								Foundation	3	Fireplaces	0
												Roof Cover	3	Type AC	03

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 Card # 1 of 2

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	
2022	2021030615	05-18-2021	09-20-2021	14,000	0002	ENCL CARPORT FOR BDRM & BATH	09-21-2021		
2020	SALE	01-01-2019	04-06-2020	1	0099	CHECK VALUE	03-26-2020		
2004	SALE	01-01-2003	10-21-2003	1	0000	CHECK VALUES			
1995	T-04562	09-01-1994	12-01-1994	2,413	0000	SPF			
1991	67809	07-01-1990	12-01-1990	100	0000	A/C?			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023098461	6193 2158	07-28-2023	WD	Q	01	I	325,000					
2019134394	5380 0879	11-13-2019	WD	Q		I	192,000					
	3925 0074	06-30-2010	WD	U	M	I	100					
	2313 1955	04-30-2003	WD	Q	Q	I	84,000					
	1651 0011	09-28-1998	WD	U	U	I	71,000					
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	
32,324	213,144	0	245,468	0	245468	0.00	245468	245468	234,192	

Parcel Notes

90 ADDED A/C MB 030191
 1290 1517 ET AL APRIL C JOHNSON OR ROSS L JOHNSON OR ROBERT B JOHNSON JTWROS
 94 CHG CPU TO CPF RAISE QG & COND 1 STEP MB 010395
 94 ADD SPF05 CORRECT CPF FROM 264 SF SBU FROM 72 SF & FLA FROM 784 SF DELETE EPB 280SF NOW ASSESSED AS PART OF FLA MB 021795
 99FC QG FROM 375 MB 042999
 00FC LOC LAND QG FROM 400 FD 020100
 02 LOC FROM 1.10 QG FROM 550 FD 040102
 2313 1955 KIMBERLY R GARRISON FKA SANTI TO PETER D & DOREEN A SHAW HW
 04 LOC FROM 125 MB 062403
 04 LOC FROM 135 QG FROM 600 FD 050404
 06 LOC FROM 150 DN 061506
 3925/74 M SALE INCL AK1668875 AK1667089 AK1472610
 5380/879 GREENWALD HOMES LLC TO LIANNE ADKINS SINGLE
 20X COURTESY HX CARD SENT 012320
 20 MLS G5019590 COMP RENO JDB 012820
 20FCL SFR GOOD COND FROM 2 EAG FROM 2 SBU4 TO SBF JDB 032620
 21WEB BEDS FROM 3 PER HX APP TJW 030921
 22FC SFR GOOD COND QG FROM 660 CPF2 TO FLA YR FROM 1984 SBF4 TO FLA JDB 092021
 6193/2158 LIANNE ADKINS & ELIZABETH ADKINS TO JOEL JAMES MAAS UNMARRIED
 25IT BEDS FROM 2 FULL BATHS FROM 1 PER LISTING MLS 06119753 CTQ 120424

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