

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes /805643

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 C	LERK OF THE VA	LUE ADJUSTME	AT BOXIED (A	<b>(AB)</b>
Petition# 20	24-0451	County Lake	Та	x year <b>2024</b>	Date received 9.12.24
		MAKE DEPARTION	HE DENIMONES		
PART 1. Taxpa	ayer Information				
	AMH_Home; ARMM ASSET COM	PANY 2 LLC	Representative: R	yan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	28-19-28-010 31101 POCO	
Phone <b>954-740</b>	D-6240		Email	ResidentialA	ppeals@ryan.com
	ay to receive information is b	·		<del></del>	
	is petition after the petition of that support my statement.	leadline. I have attac	ched a statement of	f the reasons I	filed late and any
your evidenc	nd the hearing but would like be to the value adjustment boa ne VAB or special magistrate	ırd clerk. Florida law a	allows the property a	ppraiser to cro	ss examine or object to your
	ty☑ Res. 1-4 units⊡ Indust			•	listoric, commercial or nonprofit
☐ Commercial	Res. 5+ units Agricult	ural or classified use	☐ Vacant lots and a	acreage 🗌 E	Business machinery, equipment
PART 2. Reason	on for Petition Che	ck one. If more than	n one, file a separa	ite petition.	
Real propert	ty value (check one) <b>:</b>	ase 🗌 increase	Denial of exem	nption Select o	r enter type:
Property was Tangible pers return require	dparent reduction not substantially complete of sonal property value (You mu ed by s.193.052. (s.194.034, xes for catastrophic event	ust have timely filed	(Include a date a ☐Qualifying improv	e-stamped cop vement (s. 193. ontrol (s. 193.1	ption or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
	e if this is a joint petition. Att				rty appraiser's
by the required	ime (in minutes) you think you uested time. For single joint pe	etitions for multiple un	nits, parcels, or acco	unts, provide tl	ne time needed for the entire
ı— ,	ses or I will not be available	•			
evidence directi appraiser's evid	ght to exchange evidence wi ly to the property appraiser a lence. At the hearing, you ha	at least 15 days befo ave the right to have	re the hearing and witnesses sworn.	make a writter	request for the property
of your property information reda	ght, regardless of whether your record card containing infor acted. When the property ap	mation relevant to th	he computation of y	our current as	sessment, with confidential

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	Harris Committee	The second of th
Complete part 3 if you are representing yourself or if you are aut without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	n for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to an Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.	y confidential information related to roperty described in this petition and	this petition. d that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signa	ture	owing licensed
Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.	employee or you are one or the foll	owing licensed
I am (check any box that applies):  An employee of	(taxpayer or an affiliated	ontitu)
A Florida Bar licensed attorney (Florida Bar number	(taxpayer or arranmated t	stiuty).
A Florida real estate appraiser licensed under Chapter 475,	Elorida Statutos (licanso number	RD6182
A Florida real estate appraiser licensed under Chapter 475, Florida real estate broker licensed under 675, Florida real e		). )
A Florida certified public accountant licensed under Chapter		). Der )
I understand that written authorization from the taxpayer is requiappraiser or tax collector.		
Under penalties of perjury, I certify that I have authorization to f am the owner's authorized representative for purposes of filing t under s. 194.011(3)(h), Florida Statutes, and that I have read th	this petition and of becoming an age	ent for service of process
Robert I. Payton	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 liste	d in part 4 above.	
☐ I am a compensated representative not acting as one of the AND (check one)	licensed representatives or employ	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR ☐ the taxpayer's authorized		s., executed with the
☐ I am an uncompensated representative filing this petition AN	ID (check one)	
the taxpayer's authorization is attached OR  the taxpayer	r's authorized signature is in part 3 c	of this form.
I understand that written authorization from the taxpayer is requappraiser or tax collector.	uired for access to confidential infor	mation from the property
Under penalties of perjury, I declare that I am the owner's authorized becoming an agent for service of process under s. 194.011(3)(facts stated in it are true.		
Signature, representative		

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

	RESIDENTIAL												
Petition #	!	2024-0451		Alternate K	ey: <b>1805643</b>	Parcel I	D: <b>28-19-28-010</b>	)-068-01500					
Petitioner Name The Petitioner is:	Ryan, LL0	C C/O Rober	rt Peyton payer's agent	Property Address		OCONO ST	Check if Mult	iple Parcels					
Other, Explain:													
Owner Name	Armm Ass	sett Compa	ny 2 LLC	Value from TRIM Notice	T GIGO DOIGH	e Board Actio ted by Prop App	i value aller b	oard Action					
1. Just Value, rec	uired			\$ 197,94	49 \$	197,94	.9						
2. Assessed or cl		ue, *if appli	cable	\$ 197,94		197,94							
3. Exempt value,	*enter "0" if non	ie											
4. Taxable Value,	*required			\$ 197,94	49 \$	197,94	.9						
*All values entered	-	v taxable va	lues. School and	other taxing	authority values	mav differ.	•						
Last Sale Date	4/14/2023		ce: \$215		✓ Arm's Length		Book <u>6126</u> Pa	age <u>483</u>					
17714	-												
ITEM	Subje		Compara 13657		Compara		Comparal						
AK#	180564 31101 POC		25537 TRO		18056 26302 SLEEP		<b>25689</b> 5 25811 ABERDO						
Address	MOUNT PLY		MOUNT PLY		ST		MOUNT PLY						
Proximity			0.82 M		0.28 M		0.77 Mi						
Sales Price			\$286,0		\$297,0		\$315,00						
Cost of Sale			-15%		-15%		-15%						
Time Adjust			1.20		2.80		3.20%						
Adjusted Sale	0407.40	OF	\$246,5		\$260,7		\$277,83						
\$/SF FLA	\$137.18 p	er SF	\$162.19		\$195.92		\$206.26 p						
Sale Date			9/12/20  Arm's Length	J23 Distressed	5/22/2	023 Distressed	4/14/2023  Arm's Length Distressed						
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed					
			I	T		1							
Value Adj. Fla SF	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment 4800					
Year Built	1,443 1980		1,520 1984	-3850 0	1,331 1981	5600 0	1,347 1981	0					
Constr. Type	Block/Stucco		Block/Stucco	0	Block/Stucco	0	Block/Stucco	0					
Condition	VG		VG	0	VG	0	VG	0					
Baths	2.0		1.0	25000	2.0	0	2.0	0					
Garage/Carport	-		1 car Garage	-20000	-	0	Carport	-15000					
Porches	2 OPF		OPF	25000	OPF EPF	-10000	OPF	25000					
Pool	N		N	0	N	0	N	0					
Fireplace	0		1	-2500	1	-2500	0	0					
AC	Central		Central	0	Central	0	Central	0					
Other Adds	UBU		UBU PAT	-1200	-	1000	DGF UBF	-42000					
Site Size	.20 acres		.21 acres	0	.32 acres	0	.32 acres	0					
Location	Neighborhood		Neighborhood	0	Neighborhood	0	Neighborhood	0					
View	House		House	0	House	0	House	0					
			Net Adj. 9.1%	22450	-Net Adj. 2.3%	-5900	-Net Adj. 9.8%	-27200					
			Gross Adi. 31.5%		Gross Adi. 7.3%	19100	Gross Adi. 31.2%	86800					

\$268,982

Adj Market Value

\$254,866

Adj Market Value

\$250,630

Adj Market Value

Market Value

Value per SF

Adj. Sales Price

\$197,949

137.18

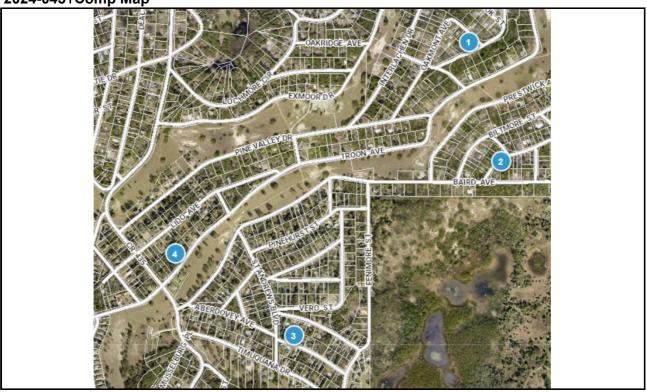
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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 11/19/2024

2024-0451 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	1805643	31101 POCONO ST MOUNT PLYMOUTH	
2	Comp 2	1805678	26302 SLEEPY HOLLOW ST	-
	-		MOUNT PLYMOUTH 25811 ABERDOVEY AVE	0.28
3	Comp 3	2568950	MOUNT PLYMOUTH 25537 TROON AVE	0.77
4	Comp 1	1365741	MOUNT PLYMOUTH	0.82
5				
6				
7				
8				
	-			

## Alternate Key 1805643

Parcel ID 28-19-28-0100-068-01500

Current Owner

5001 PLAZA ON THE LAKE STE 200

ARMM ASSET COMPANY 2 LLC

**AUSTIN**  $\mathsf{TX}$ 78746 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0451 subject PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 31101 POCONO ST

MOUNT PLYMOUTH FL 32776 Mill Group 0006 2433 NBHD

> Property Use Last Inspection SINGLE FAMILY TMP 02-05-201

00100

Legal Description

FLA (220 sf)

MT PLYMOUTH LOT 15, BLK 68 PB 8 PG 85 ORB 6126 PG 483

Lan	Land Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	1 1011	Берит	Adj	Office	Price	Factor	Factor	Factor	Factor	Olass vai	Value	
1	0100	62	140		8,680.00 FD	450.00	1.0600	1.50	1.000	1.000	0	44,361	
	Total Acres 0.20 JV/Mi			JV/Mkt 0	•			Adj JV/Mk		44,361			
	Classified Acres 0 Cl				Classified JV/Mkt 4	1,361		Classified Adj JV/Mkt			•	0	

Sketch Bldg 1 1 of 1 Replacement Cost 168,683 Deprec Bldg Value 153,502 Multi Story 0 Sec OPF (152 sf) FLA (112 sf) 15 FLA (66 sf) FLA (1,045 sf)

		Building S	Sub Areas			Building Valuation	Construction Detail				
С	Code	Description	Living Are	Gross Are		Year Built	1980	Imp Type	R1	Bedrooms	3
FL		FINISHED LIVING AREA	1,443		1443	Effective Area	1443	Na Ctariaa	4.00	Cull Datha	
OI	PF	OPEN PORCH FINISHE	0	216	0	Base Rate	98.87	No Stories	1.00	Full Baths	2
						Building RCN	168,683	Quality Grade	650	Half Baths	0
						Condition	VG	Wall Type	03	Heat Type	6
						% Good	91.00		00		١
						Functional Obsol	0	Foundation	3	Fireplaces	0
		TOTALS	1,443	1,659	1,443	Building RCNLD	153 502	Roof Cover	6	Type AC	03

OPF (64 sf)

Alternate Key 1805643 Parcel ID 28-19-28-0100-068-01500

#### LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0451 subject 12/10/2024 By

	Non Tour 2024 Ottatus. A											
	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
UBU1	UTILITY BLDG UNFINISHED	54.00	SF	4.00	1979	1979	216.00	40.00	86			

Building Permits													
Roll Year   Permit ID   Issue Date   Comp Date   Amount   Type   Description   Review Date	CO Date												
2019 2018070311 07-20-2018 02-05-2019 10,000 0002 REROOF SHINGLE 02-05-2019 02-29-2008 1,145 0000 ELEC UPGRADE CK IMPS 02-29-2008	00 3410												

			Sales Informa	Exemptions								
Instrument No	Book/Page		ook/Page Sale Date		Q/U	/U Code Vac/Ir		Sale Price	Code	Description	Year	Amount
2023044077	6126 4608 4062 1396 1200	0483 1769 2272 1950 1865	04-14-2023 03-31-2015 08-02-2011 11-01-1995 12-01-1992	WD WD CT WD WD	00000	01 Q U Q Q		215,000 89,900 100 54,000 55,000				
										Total		0.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
44.361	153 502	86	197 949	0	197949	0.00	197949	197949	192 954

<sup>\*\*\*</sup>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 1365741

Parcel ID 28-19-28-0100-064-02900

Current Owner

**LCPA Property Record Card** Roll Year 2024 Status: A

2024-0451 comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

**Property Location** 

Site Address 25537 TROON AVE MOUNT PLYMOUTH FL 32776

Mill Group 0006 2433 NBHD

Property Use Last Inspection 00100 SINGLE FAMILY TMP 04-23-201

MOUNT PLYMOUT  $\mathsf{FL}$ 

Legal Description

YANES FRANCISCO

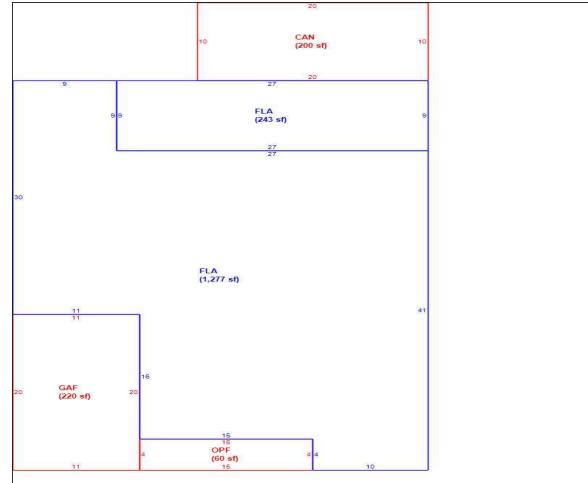
25537 TROON AVE

32776

MT PLYMOUTH LOT 29, BLK 64 PB 8 PG 85 ORB 6213 PG 1041

Lar	Land Lines												
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code		200	Adj	00		Price	Factor	Factor	Factor	Factor	0.000 1.00	Value
1	0100	50	182		9,100.00	=D	450.00	1.1747	1.50	1.000	1.000	0	39,646
		Total A	oraal	0.241	15.7/8.41	HΙΛ			Tota	l I Adj JV/MI	· + I		20.646
	Total Acres 0.21 JV/Mkt (						0.40						39,646
	Classified Acres 0 Classified JV/Mkt						,646	Classified Adj JV/Mkt				0	

Sketch Bldg 1 1 of 1 Replacement Cost 171,303 Deprec Bldg Value 157,599 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1984	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,520	1,520	1520	Effective Area	1520				
-	GARAGE FINISH	0	220	0	Base Rate	97.76	No Stories	1.00	Full Baths	1
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	60 200	0	Building RCN	171,303	Quality Grade	650	Half Baths	0
	TATIO ONGOVERED		200		Condition	EX	Wall Type	03	Heat Type	6
					% Good	92.00		00		ı ı
					Functional Obsol	0	Foundation	3	Fireplaces	1
	TOTALS	1,520	2,000	1,520	Building RCNLD	157,599	Roof Cover	6	Type AC	03

Alternate Key 1365741 Parcel ID 28-19-28-0100-064-02900

#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0451 comp 1 PRC Run: 12/10/2024 By

	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	1983	1983	400.00	40.00	160					

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2019 2011	SALE 2010010353	01-01-2018 01-22-2010	04-23-2019 04-19-2011	7,350		CHECK VALUE REROOF	04-23-2019	

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023115370 2018137187	6213 5202 1249 0777	1041 2065 1690 1574	09-12-2023 11-15-2018 09-01-1993 05-01-1983	WD WD WD WD	9999	01 Q Q Q	  -  - 	286,000 157,000 64,900 5,500	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
39 646	157 599	160	197 405	0	197405	50 000 00	147405	172405	192 152

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## Alternate Key 1805678

Parcel ID 28-19-28-0100-086-00700

Current Owner

ARROYO-KOU VIVIAN & STEPHANIE

26302 SLEEPY HOLLOW ST

MOUNT PLYMOUT FL 32776 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0451 comp 2 PRC Run: 12/10/2024 By

Card # of 1 1

Property Location

Site Address 26302 SLEEPY HOLLOW ST

MOUNT PLYMOUTH FL 32776 0006 NBHD 2433

Property Use

Last Inspection

00100

Mill Group

SINGLE FAMILY

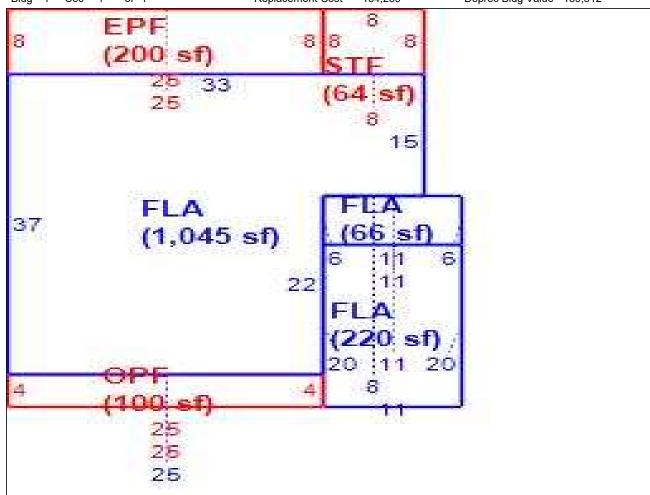
TMP 11-15-201

Legal Description

MT PLYMOUTH LOTS 7, 8 BLK 86 PB 8 PG 85 ORB 6149 PG 2419

Lan	d Lines													
LL	Use	Front	Depth	No	ites	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Берит	Α	dj	Offics		Price	Factor	Factor	Factor	Factor	Class val	Value
1	0100	123	112			13,776.00	FD	450.00	0.9733	1.20	1.000	1.000	0	64,647
		T-4-1 A		0.001		13.77	41-410			T-4-	 	-41		04.047
		Total A		0.32			/lkt 0				l Adj JV/MI			64,647
	Cla	assified A	cres	0 Classified JV/M			ied JV/Mkt 64,647			Classified Adj JV/Mkt				0

Sketch Bldg of 1 Replacement Cost 164,239 Deprec Bldg Value 159,312 Multi Story 1 Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1981	Imp Type	R1	Bedrooms	3
	ENCLOSED PORCH FIN	0	200	0	Effective Area	1331	No Stories	4.00	Full Baths	
	FINISHED LIVING AREA	1,331	1,331	1331	Base Rate	99.71	NO Stories	1.00	Full Datilis	2
-	OPEN PORCH FINISHE STORAGE ROOM FINIS	0	100 64	0	Building RCN	164,239	Quality Grade	650	Half Baths	0
		J		· ·	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00	,,	Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	1
	TOTALS	1,331	1,695	1,331	Building RCNLD	159,312	Roof Cover	6	Type AC	03

Alternate Key 1805678 Parcel ID 28-19-28-0100-086-00700

#### LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0451 comp 2 12/10/2024 By

		IN.	Oii i eai	2024 36	atus. A									
Miscellaneous Features *Only the first 10 records are reflected below														
Code														
								l						

				Build	ing Peri	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2025 2008 2007 2006	2024030254 2007080342 2006020981 SALE	03-07-2024 08-15-2007 02-27-2006 01-01-2005	02-29-2008 05-08-2007 05-30-2006	12,874 8,465 2,033 1	0000	REROOF SHINGLE REROOF W/SHINGLES REPL 5 WINDOWS CHECK VALUES	02-29-2008 05-08-2007	

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023063253 2018111507	6149 5173 2767 1721 1620	2419 0731 1683 2334 0669	05-22-2023 09-18-2018 02-23-2005 05-28-1999 06-12-1998	WD WD WD WD QC	00000	01 Q Q U	  -  -  -	297,000 177,000 147,900 55,000 30,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
							uo Summ			Total		50,000.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
64.647	159.312	0	223.959	0	223959	50.000.00	173959	198959	219.001

<sup>\*\*\*</sup>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 2568950 Parcel ID 28-19-28-0100-103-02201

**LCPA Property Record Card** Roll Year 2024 Status: A

PRC Run: 2024-0451 comp 3 PRC Run: 12/10/2024 By

Card # 1

**Property Location** 

Site Address 25811 ABERDOVEY AVE

MOUNT PLYMOUTH FL 32776

of 1

Mill Group 0006 NBHD 2433

Property Use Last Inspection 00100 SINGLE FAMILY TMP 03-19-202

Current Owner

HEARD ETHAN T & MADISON F

25811 ABERDOVEY AVE

MOUNT PLYMOUT 32776

Legal Description

MOUNT PLYMOUTH PB 8 PG 85 LOTS 22, 23 BLOCK 103 ORB 6126 PG 706

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 1011	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Olass vai	Value
1	0100	100	140		14,000.00 FD	450.00	1.0600	1.25	1.000	1.000	0	59,625
		T-4-1 A		0.00	D // M + 1 O			T-4-	   A -I: IV //A AI	41		50.005
	Total Acres 0.32 JV/Mkt								l Adj JV/Mk			59,625
	Classified Acres 0 Classified JV/Mkt						625 Classified Adj JV/Mkt					0

Sketch

Bldg 1 1 of 1 Replacement Cost 161,574 Deprec Bldg Value 148,648 Multi Story 0 Sec FLA (220 sf) FLA (1,127 sf) OPF (21 sf) CPF (300 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1981	Imp Type	R1	Bedrooms	2
CPF	CARPORT FINISHED	0	300	0	Lilout ve 7 ti ea	1347				
FLA	FINISHED LIVING AREA	1,347	1,347	1347	Base Rate	99.66	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	21	0	Building RCN	161,574	Quality Grade	650	Half Baths	0
					Condition	EX	Wall Type	02	Heat Type	6
					% Good	92.00		02		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,347	1,668	1,347	Building RCNLD	148,648	Roof Cover	3	Type AC	03

Alternate Key 2568950 Parcel ID 28-19-28-0100-103-02201

### LCPA Property Record Card Roll Year 2024 Status: A

2024-0451 com3p 1 PRC Run: 12/10/2024 By

Kon Tour 2024 Otatus. A												
Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
UBF3	UTILITY BLDG FINISHED	288.00	SF	10.50	2020	2020	3024.00	92.50	2,797			
DGF2	DETACHED GARAGE	960.00	SF	20.00	2023	2023	19200.00	100.00	19,200			

Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date				
2024	2023100741	10-13-2023	03-19-2024	15,402	0003	BLDG 24X40	03-19-2024					
2021	2020020467	02-12-2020	08-17-2020	16,000	0003	SHED 12X24	09-10-2020					
2017	ITREVIEW	01-01-2016	02-13-2017	1	0020	DESKTOP REVIEW *SEE NOTES	02-15-2017					
2011	2010060099	06-10-2010	03-16-2011	2,000	0002	ENCL EX SCRN RM TO ULTITY RM						
2008	SALE	01-01-2007	02-13-2008	1	0000	CHECK VALUES	02-13-2008					

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023044136 2016133869	6126 4882 4721 3478 2200	0706 1218 1028 2470 0262	04-14-2023 11-21-2016 12-18-2015 07-23-2007 10-23-2002	WD WD WD WD QC	QQUUU	01 Q M M M	  -  -  -	315,000 143,000 50,000 151,000 73,000				
										Total		0.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
59 625	148 648	21 997	230 270	0	230270	0.00	230270	230270	206 388

<sup>\*\*\*</sup>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.\*\*\*