



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3853518**

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 #	2024-0452	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: AMH_Home;		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 #	29-18-26-0010-000-06800 37113 SCENIC BLUFF DR
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

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 #	2024-0452	Alternate Key: 3853518	Parcel ID: 29-18-26-0010-000-06800
Petitioner Name	Robert Peyton	Property Address 37113 SCENIC BLUFF DR GRAND ISLAND	<input type="checkbox"/> Check if Multiple Parcels
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	CBAR ASSET Company LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
			Value after Board Action
1. Just Value, required	\$ 285,367	\$ 285,367	
2. Assessed or classified use value, *if applicable	\$ 285,367	\$ 285,367	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 285,367	\$ 285,367	

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

Last Sale Date 5/29/2023 **Price:** \$287,700 Arm's Length Distressed Book 6157 Page 2450

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3853518	3853557	3534204	3820249
Address	37113 SCENIC BLUFF DR GRAND ISLAND	37051 SCENIC RIDGE DR GRAND ISLAND	36727 SUNDANCE DR GRAND ISLAND	36640 TROPICAL WIND LN GRAND ISLAND
Proximity				
Sales Price		\$342,500	\$380,000	\$350,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	1.60%	0.40%
Adjusted Sale		\$291,125	\$329,080	\$298,900
\$/SF FLA	\$179.36 per SF	\$186.02 per SF	\$184.67 per SF	\$191.85 per SF
Sale Date		3/7/2024	8/29/2023	11/15/2023
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	1,591	1,565	1300	1,782	-9550	1,558	1650
Year Built	2018	2019		2000		2005	
Constr. Type	Block Stucco	Block Stucco		Block Stucco		Block Stucco	
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porches	Open	Open		Open		Open	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							
View							
		Net Adj. 0.4%	1300	-Net Adj. 2.9%	-9550	Net Adj. 0.6%	1650
		Gross Adj. 0.4%	1300	Gross Adj. 2.9%	9550	Gross Adj. 0.6%	1650
Adj. Sales Price	Market Value \$285,367	Adj Market Value	\$292,425	Adj Market Value	\$319,530	Adj Market Value	\$300,550
	Value per SF 179.36						

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.

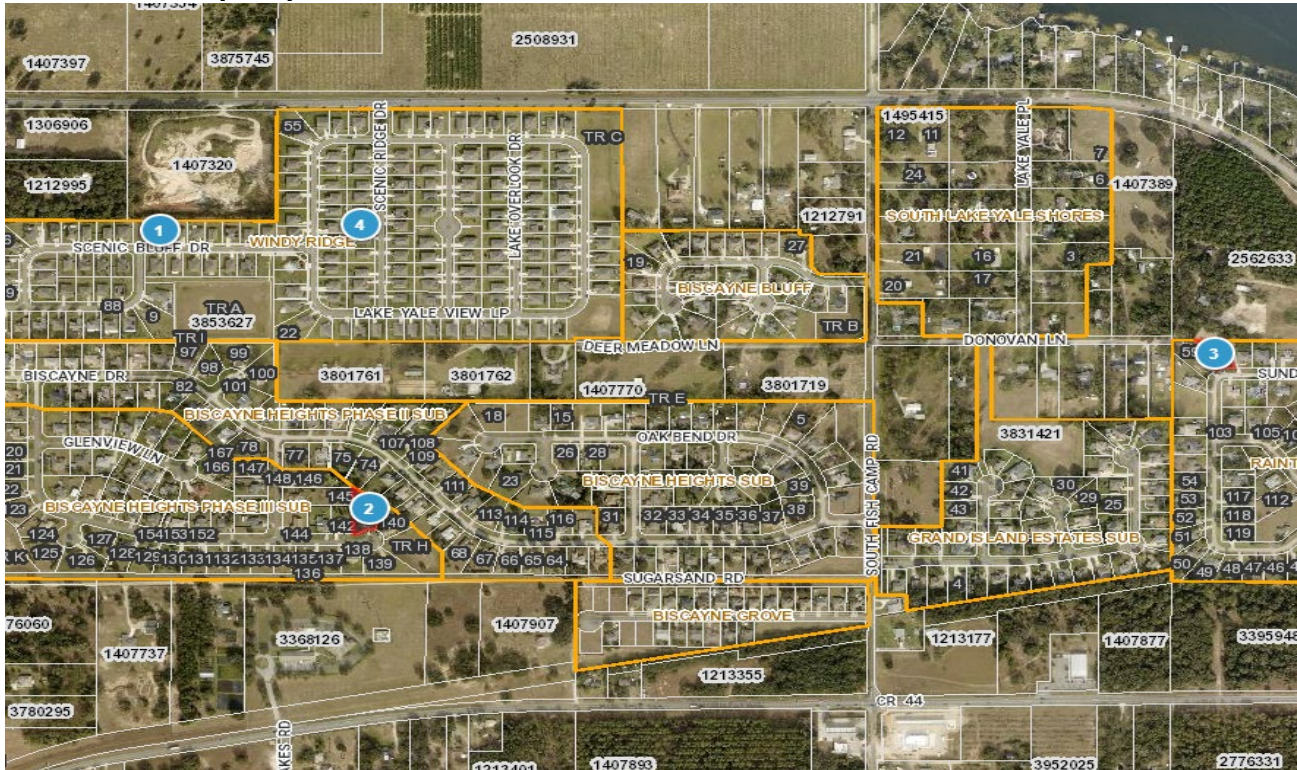
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Josh Bush

DATE 11/15/2024

2024-0452 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3853518	37113 SCENIC BLUFF DR GRAND ISLAND	-
2	Comp 3	3820249	36640 TROPICAL WIND LN GRAND ISLAND	0.29
3	Comp 2	3534204	36727 SUNDANCE DR GRAND ISLAND	0.87
4	Comp 1	3853557	37051 SCENIC RIDGE DR GRAND ISLAND	0.15
5				
6				
7				
8				

Alternate Key 3853518
Parcel ID 29-18-26-0010-000-06800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0452 Subject
PRC Run: 11/27/2024 By

Card # 1 of 1

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

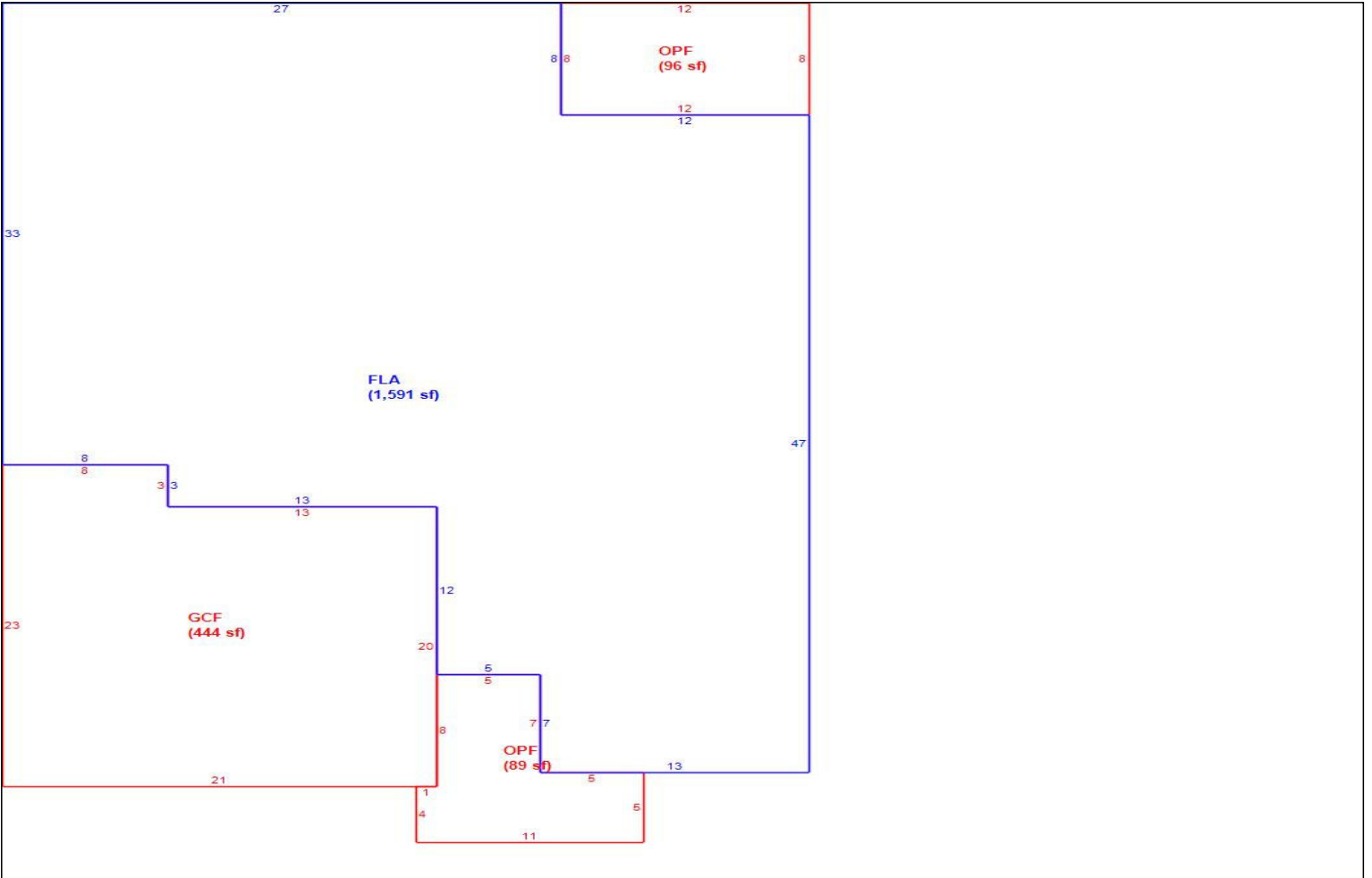
Subject

Property Location			
Site Address	37113 SCENIC BLUFF DR		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	2015
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
WINDY RIDGE PB 59 PG 43-46 LOT 68 ORB 6157 PG 2450

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	52,000.00	0.0000	1.35	1.000	1.000	0	70,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,200		
Classified Acres		0		Classified JV/Mkt		70,200		Classified Adj JV/Mkt		0		

Sketch						
Bldg 1	Sec 1	of 1	Replacement Cost	221,822	Deprec Bldg Value 215,167	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	1,591	1,591	1591	2018	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	444	0	112.87	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	185	0	221,822	Wall Type	03	Heat Type	6	
TOTALS		1,591	2,220	1,591	Condition EX	Foundation	3	Fireplaces	0	
					% Good 97.00	Roof Cover	3	Type AC	03	
					Functional Obsol 0					
					Building RCNLD 215,167					

Alternate Key 3853518
 Parcel ID 29-18-26-0010-000-06800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0452 Subject
 PRC Run: 11/27/2024 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	
2019	2018040423	05-15-2018	10-17-2018	228,786	0001	SFR 1593SF 37113 SCENIC BLUFF DR	10-17-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023069523	6157 2450	05-29-2023	WD	Q	01	I	287,700					
2022035036	5915 0460	03-07-2022	WD	Q	01	I	317,500					
2018120919	5184 0859	10-12-2018	WD	Q	I		188,100					
2017134667	5042 0115	12-14-2017	WD	U	M	V	520,000					
	4226 0062	09-24-2012	WD	U	M	V	100					
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,200	215,167	0	285,367	0	285367	0.00	285367	285367	278,669	

Parcel Notes

4226/62 KEITH J & PATRICIA B SHAMROCK AND WINDY RIDGE & YALE INC AND BENTWOOD & YALE INC TO KEITH J SHAMROCK TTEE OF THE KEITH J SHAMROCK FAMILY TRS DTD 040405 1/2 & PATRICIA B SHAMROCK TTEE OF THE PATRICIA B SHAMROCK FAMILY TRS DTD 041205 1/2
 4226/62 M SALE INCL OVER 200 PARCELS IN MULTI SUBS AND M&B
 5042/115 KEITH J & PATRICIA B SHAMROCK INDIV AND AS TTEES TO AVEX HOMES LLC
 5042/115 M SALE INCL 20 PARCELS IN WINDY RIDGE SUB
 5184/859 AVEX HOMES LLC TO JOHN DAVID & GINA L PHILLIPS HW
 19X COURTESY HX CARD SENT 102418
 19X COURTESY HX CARD SENT 010219
 19CC SUBMITTED HX APP KCH 042419
 5915/460 JOHN DAVID & GINA L PHILLIPS TO VM PRONTO LLC
 6157/2450 VM PRONTO LLC TO CBAR ASSET COMPANY

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 3853557
 Parcel ID 29-18-26-0010-000-10700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0452 Comp 1
 PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
PEGGY HARPER BENNETT REVOCABLE TR		
37051 SCENIC RIDGE DR		
GRAND ISLAND	FL	32735

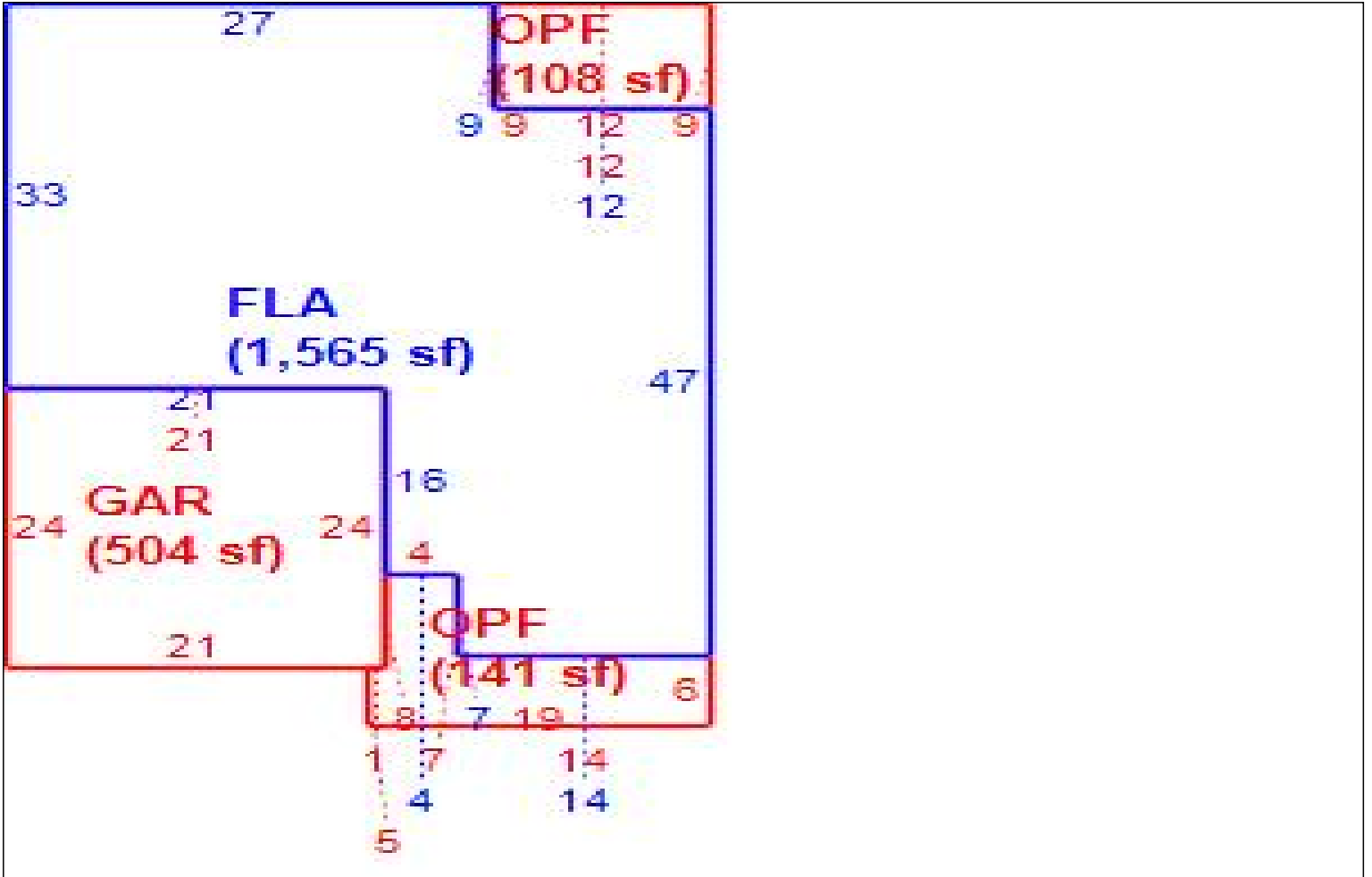
Comp 1

Property Location			
Site Address	37051 SCENIC RIDGE DR		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	2015
Property Use		Last Inspection	
00100	SINGLE FAMILY	RER	12-06-201

Legal Description
 WINDY RIDGE PB 59 PG 43-46 LOT 107 ORB 6298 PG 781 ORB 6347 PG 1494

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	52,000.00	0.0000	1.35	1.000	1.000	0	70,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,200		
Classified Acres		0		Classified JV/Mkt		70,200		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 221,934 Deprec Bldg Value 215,276 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	1,565	1,565	1565	2019	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	504	0	113.30	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	249	0	221,934	Wall Type	03	Heat Type	6
TOTALS		1,565	2,318	1,565	Condition EX	Foundation	3	Fireplaces	0
					% Good 97.00	Roof Cover	3	Type AC	03
					Functional Obsol 0				
					Building RCNLD 215,276				

Alternate Key 3853557
 Parcel ID 29-18-26-0010-000-10700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0452 Comp 1
 PRC Run: 11/27/2024 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 2018	2019040191 SALE	05-09-2019 01-01-2017	12-06-2019 06-01-2018	234,396 1	0001 0099	SFR 1593SF 37051 SCENIC RIDGE DR CHECK VALUE	12-09-2019 06-01-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024068180	6347 1494	06-05-2024	QC	U	11	I	100	002	WIDOW	2025	0	
2024028674	6298 0781	03-07-2024	WD	Q	01	I	342,500	039	HOMESTEAD	2024	25000	
2023017985	6093 2435	02-13-2023	WD	Q	01	I	342,000	039	HOMESTEAD	2025	0	
2019116710	5358 1289	10-10-2019	WD	Q	Q	I	213,700	059	ADDITIONAL HOMESTEAD	2024	25000	
2017134667	5042 0115	12-14-2017	WD	U	M	V	520,000	059	ADDITIONAL HOMESTEAD	2025	0	
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	
70,200	215,276	0	285,476	0	285476	50,000.00	235476	260476	278,866	

Parcel Notes

4226/62 KEITH J & PATRICIA B SHAMROCK AND WINDY RIDGE & YALE INC AND BENTWOOD & YALE INC TO KEITH J SHAMROCK TTEE OF THE KEITH J SHAMROCK FAMILY TRS DTD 040405 1/2 & PATRICIA B SHAMROCK TTEE OF THE PATRICIA B SHAMROCK FAMILY TRS DTD 041205 1/2

4226/62 M SALE INCL OVER 200 PARCELS IN MULTI SUBS AND M&B

5042/115 KEITH J & PATRICIA B SHAMROCK INDIV AND AS TTEES TO AVEX HOMES LLC

5042/115 M SALE INCL 20 PARCELS IN WINDY RIDGE SUB

5358/1289 AVEX HOMES LLC TO LUIS GUILLERMO RIVERA SANTIAGO & MARANYELIS ACEVEDO CENTENO HW

20X COURTESY HX CARD SENT 112119

20X COURTESY HX CARD SENT 010320

20 MLS SFR GOOD COND SKETCH CORRECT USED CURRENT AERIALS TO VERIFY SKB 040620

6093/2435 LUIS GUILLERMO RIVERA SANTIAGO & MARANYELIS ACEVEDO CENTENO TO JEREMY ERIC POTTS & KARLY JEAN MAYHEW-POTTS HW

23CC EFILE HX APP CP 072423

24CC NOS PEGGY BENNETT SUBMITTED HX WX PORT APP WITH DC FOR 2025 NT 031324

6298/781 JEREMY ERIC POTTS AND KARLY JEAN MAYHEW FKA MAYHEW-POTTS TO PEGGY BENNETT SINGLE

6347/1494 PEGGY HARPER BENNETT TTEE OF THE PEGGY HARPER BENNETT REVOCABLE TRUST DTD 060524 LE GRANTED BY TRUST

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Alternate Key 3534204
 Parcel ID 33-18-26-0460-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0452 Comp 2
 PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
GATES CHRISTOPHER M		
36727 SUNDANCE DR		
GRAND ISLAND	FL	32735

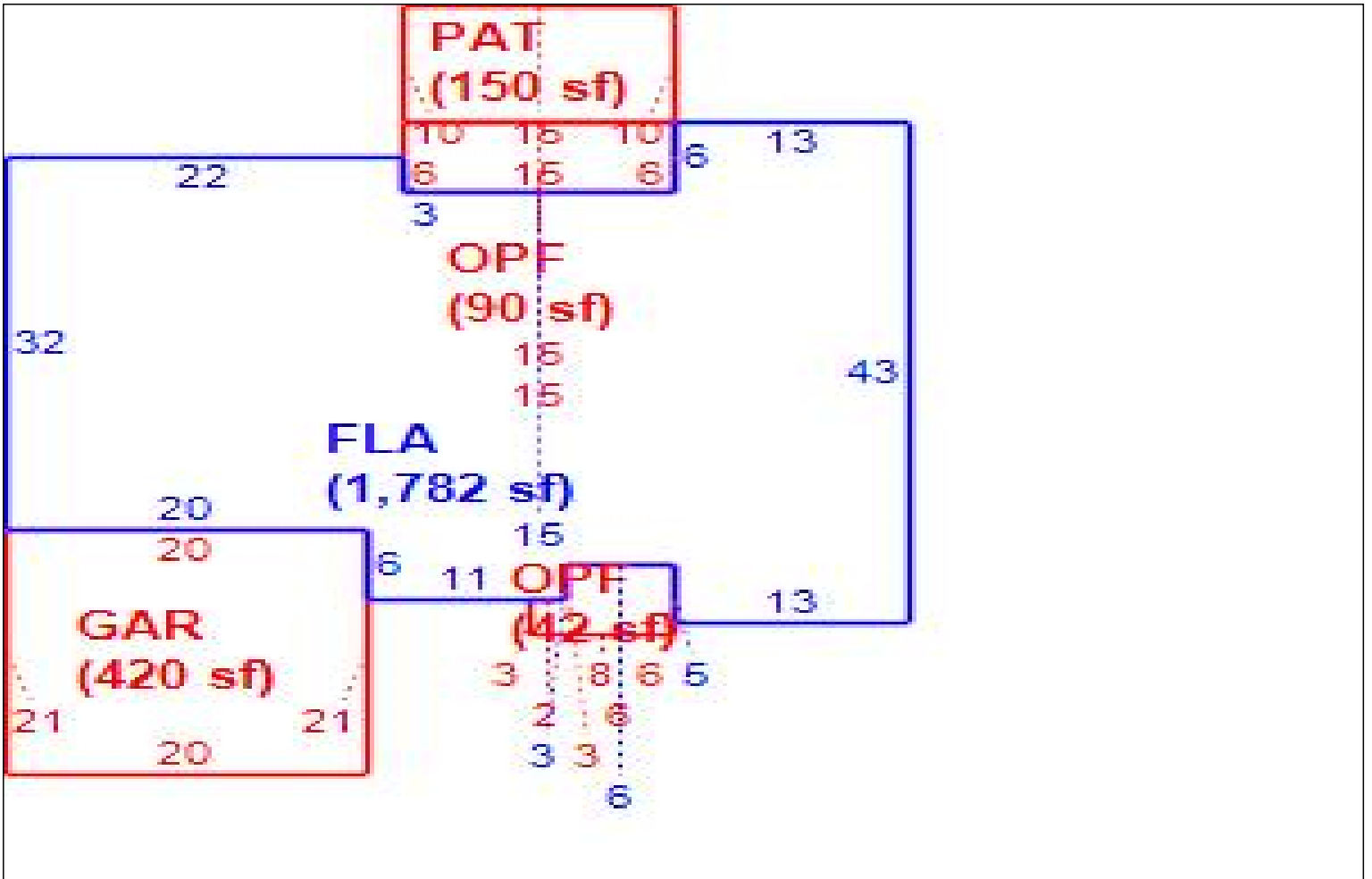
Comp 2

Property Location			
Site Address	36727 SUNDANCE DR		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	4449
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
RAINTREE HARBOR SEC 2 LOT 60 PB 32 PGS 20-21 ORB 6212 PG 736

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	53,000.00	0.0000	1.29	1.100	1.000	0	75,207
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		75,207		
Classified Acres		0		Classified JV/Mkt		75,207		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 207,285
Deprec Bldg Value 201,066		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,782	1,782	1782	Effective Area	1782	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	Base Rate	96.18	Quality Grade	650	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	132	0	Building RCN	207,285	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	150	0	Condition	EX	Foundation	3	Fireplaces	0	
						% Good	97.00				
						Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,782	2,484	1,782	Building RCNLD	201,066					

Alternate Key 3534204
Parcel ID 33-18-26-0460-000-06000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0452 Comp 2
PRC Run: 11/27/2024 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	
2025	2024060471	06-11-2024		11,000	0002	SCRN RM			
2025	2024040822	04-15-2024		22,966	0002	REPL WINDOWS 11			
2008	2007030504	04-09-2007	11-19-2007	2,520	0000	STORAGE SHED 10X12	11-19-2007		
2001	0060767	06-09-2000	02-14-2001	91,143	0000	SFR/36727 SUNDANCE DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023114309	6212	0736	08-29-2023	WD	Q	01	I	380,000	039	HOMESTEAD	2024	25000
2017072546	4968	0506	06-26-2017	QC	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2812	1114	04-07-2005	WD	Q	Q	I	163,200				
	2731	0273	12-27-2004	WD	U	U	I	0				
	2705	1583	11-16-2004	CT	U	U	I	0				
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	
75,207	201,066	0	276,273	0	276273	50,000.00	226273	251273	269,885	

Parcel Notes

1789/516 CORR DEED TO CORRECT THE LEGAL DESC OF 1780/258
 02FC QG FROM 525 TO EQUAL OTHER COMPS MB 080101
 2282/1875 ADAM B & DAWN A VOLAT TO DAWN A VOLAT PURSUANT TO DIVORCE
 2282/1877 DAWN A VOLAT NKA GUIDO TO DAWN A GUIDO PURSUANT TO DIVORCE CASE 2002DR2488
 04X CARD RETURNED WITH 854 CUMBERLAND RD VENICE 34293
 05FC LOC FROM 125 QG FROM 550 MB 113004
 2705/1583 CT DAWN A GUIDO TO CHASE MANHATTAN MORTGAGE CORP
 08FC UBU OF LITTLE VALUE ADD CAN5 EST FROM FENCE DLS 111907
 4968/506 WALTER M HENSHAW AND HELEN HENSHAW TO WALTER M HENSHAW PURSUANT TO MARITAL AGMT
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 20IT CK IMPS CHG OPF4 AND CAN5 TO SPF P/JF 081619
 6212/736 WALTER M HENSHAW TO CHRISTOPHER MORTON GATES MARRIED
 24CC EFILE HX APP CP 030124

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 3820249
Parcel ID 32-18-26-0027-000-14100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0452 Comp 3
PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
DE MELO BRIAN P & CORINNE A		
33640 TROPICAL WIND LN		
GRAND ISLAND	FL	32735

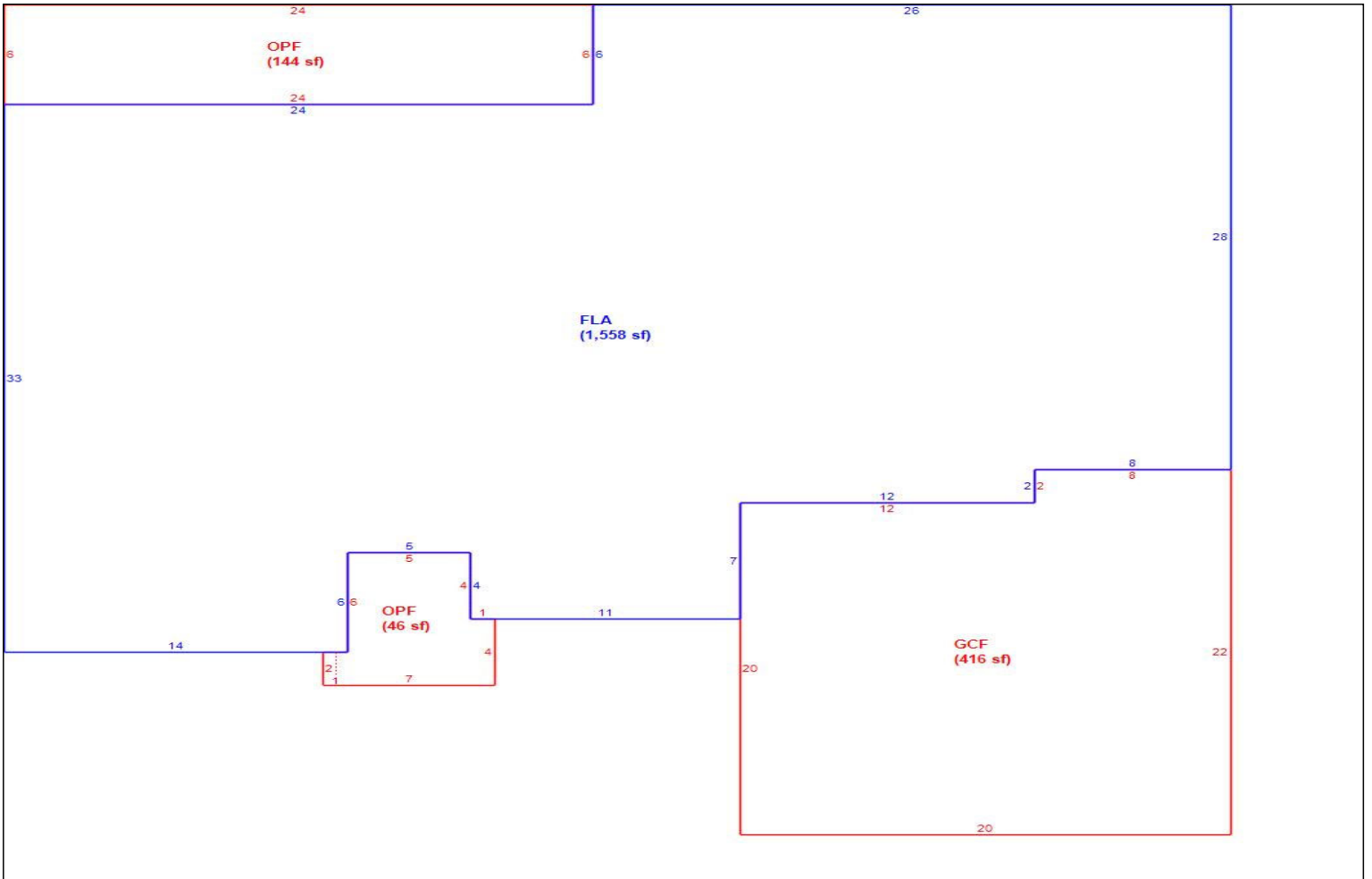
Comp 3

Property Location			
Site Address 36640 TROPICAL WIND LN			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	2015
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
BISCAYNE HEIGHTS PHASE III PB 50 PG 46-47 LOT 141 ORB 6249 PG 2283

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	52,000.00	0.0000	1.38	1.000	1.000	0	71,760
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		71,760		
Classified Acres		0		Classified JV/Mkt		71,760		Classified Adj JV/Mkt		0		

Sketch					
Bldg	1	Sec	1	of	1
Replacement Cost	199,503		Deprec Bldg Value	193,518	
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	1,558	1,558	1558	2005	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	416	0	103.71	Quality Grade	660	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	190	0	199,503	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,558	2,164	1,558	Building RCNLD	193,518				

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 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	
2006	2005010769	01-25-2005	08-11-2005	95,568	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023146035	6249 2283	11-15-2023	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000	
2023138417	6240 2093	11-09-2023	WD	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000	
2021171300	5855 0771	11-23-2021	WD	Q	01	I	246,100					
2022108354	6006 0618	11-05-2021	WD	U	11	I	100					
2021171299	5855 0768	11-05-2021	WD	U	11	I	0					
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	
71,760	193,518	0	265,278	0	265278	50,000.00	215278	240278	259,243	

Parcel Notes

04 NBHD FROM 4478 LOC FROM 130 FER 020904
 3160/2028 GARY E & DIEP DAO MORELAND TO DON F BRIGGS SINGLE
 06 NOT PUBLIC RECORD SEE SCANNED INFO FN 071006
 06X DON F BRIGGS DID HAVE HX ON AK2858478 WITH HIS WIFE JACQUELINE BUT FILED HERE AS A SINGLE PERSON 070706
 09 QG FROM 665 DLS 041809
 5396/556 DON & KASEY BRIGGS TO HP FLORIDA I LLC
 5458/2033 HP FLORIDA I LLC TO HPA BORROWER 2020-2 ML LLC
 5458/2033 M SALE INCL AK3863573 AK3817543 AK3849202 AK3783945 AK3820249 AK3896948 AK3858525 AK3860349 AK3775083
 06 NOT PUBLIC RECORD BELONGS TO DON F BRIGGS PHYS ADDR 36640 TROPICAL WIND LN GRAND ISLAND 32735 DO NOT GIVE NAME & ADDR TO ANYONE FN 071006
 5855/768 M SALE INCL AK3820249 AK3845802 SFR BORROWER 2021-2 SUCC BY MERGER HPA BORROWER 2016-2 ML LLC TO SFR ACQUISITIONS 6 LLC
 5855/771 SFR ACQUISITIONS 6 LLC TO MEGHAN PUZIO MARRIED
 22CC EFILE HX APP NT 022522
 6006/618 POST DEED ONLY M SALE INCL AK3820249 AK3845802 SFR BORROWER 2021-2 SUCC BY MERGER HPA BORROWER 2016-2 ML LLC TO SFR ACQUISITIONS 6 LLC GRANTOR DOES NOT OWN SOLD IN 5855/771
 24CC EFILE HX PORT APP CP 120423
 6240/2093 CORRECTIVE DEED FOR ORB 5855/771 TO CORRECT GRANTOR SB SFR ACQYISITIONS 6 LLC
 6249/2283 MEGHAN & BARY O PUZIO TO BRIAN PEIXOTO & CORINNE ANN DE MELO HW
 24X MEGHAN APPLIED FOR PORT FROM THIS HOME TO THIS HOME BUT PROPERTY WAS SOLD PRIOR TO JAN 1 AND PREVIOUS TO THAT SHE HAD HX NOT SURE INTENT OF APP DB 010424
 24X HX REMOVED PREV OWNERS MOVED AND APPLIED FOR HX ON AK 3820249 KCH 013024
 24CC EFILE HX APP CP 021524

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