



**PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING**
Section 194.011, Florida Statutes *1466181*

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>2024-0453</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>2919270050-107-00001 825 E Jackson Ave</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 checked="" type="checkbox"/> <i>5</i> 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0453	Alternate Key: 1466181	Parcel ID: 29-19-27-0050-107-00001	
Petitioner Name 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 825 JACKSON AVE MOUNT DORA	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name Trans AM SFE II LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 246,205	\$ 246,205	
2. Assessed or classified use value, *if applicable	\$ 195,530	\$ 195,530	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 195,530	\$ 195,530	

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

Last Sale Date 1/21/2020 **Price:** \$160,000 Arm's Length Distressed Book 5409 Page 2120

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1466181	1476241	1767041	1470749
Address	825 JACKSON AVE MOUNT DORA	1016 E 11TH AVE MOUNT DORA	259 PINE AVE MOUNT DORA	1426 N TREMAIN ST MOUNT DORA
Proximity				
Sales Price		\$390,000	\$275,000	\$270,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	3.60%	2.80%
Adjusted Sale		\$347,100	\$243,650	\$237,060
\$/SF FLA	\$160.92 per SF	\$236.61 per SF	\$176.05 per SF	\$200.73 per SF
Sale Date		2/23/2023	3/8/2023	5/11/2023
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	1,530	1,467	3150	1,384	7300	1,181	17450
Year Built	1959	1954		1998		1946	
Constr. Type	Block	Block		Wood	10000	Wood	10000
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	1.1	1.1		1.1		2.0	-5000
Garage/Carport	None	None		None		1 Car Garage	-10000
Porches	Open	Open		Open		None	
Pool	N	N	0	N	0	N	0
Fireplace	0	1	-2500	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds					-10000		
Site Size	0.37	0.25		0.16		0.25	
Location							
View							
		Net Adj. 0.2%	650	Net Adj. 3.0%	7300	Net Adj. 5.3%	12450
		Gross Adj. 1.6%	5650	Gross Adj. 11.2%	27300	Gross Adj. 17.9%	42450
Adj. Sales Price	Market Value \$246,205 Value per SF 160.92	Adj Market Value \$347,750		Adj Market Value \$250,950		Adj Market Value \$249,510	

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.

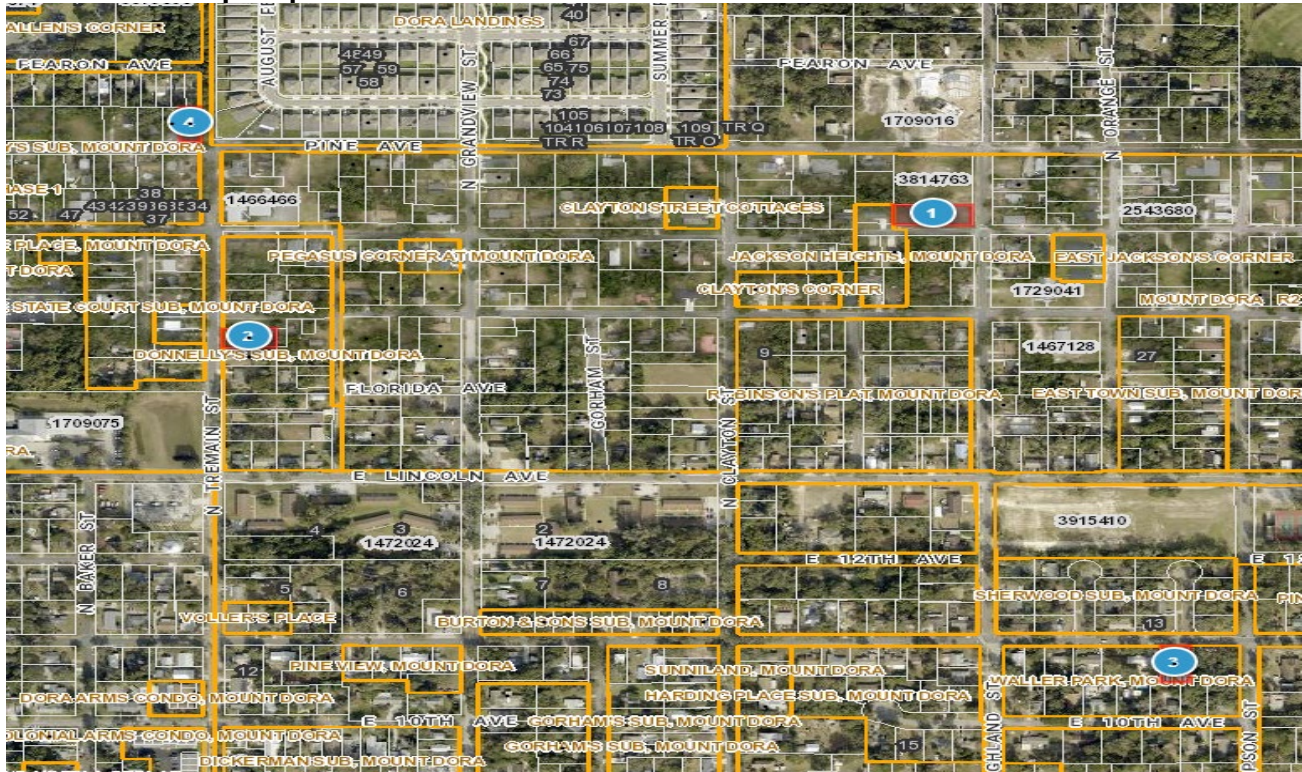
COMPS BE USED BY APPRAISERS OFFICE AFTER ADJUSTMENTS AVG AT \$282,736. COMPS USED BY PETITIONER AFTER ADJUSTMENTS AVG AT \$257,530. SUBJECTS MARKET VALUE IS \$246,205.

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 11/25/2023

2024-0453 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	1466181	825 JACKSON AVE MOUNT DORA	-
2	Comp 3	1470749	1426 N TREMAIN ST MOUNT DORA	0.35
3	Comp 1	1476241	1016 E 11TH AVE MOUNT DORA	0.33
4	Comp 2	1767041	259 PINE AVE MOUNT DORA	0.38
5				
6				
7				
8				

Alternate Key 1466181
 Parcel ID 29-19-27-0050-107-00001

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0453 Subject
 PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
TRANS AM SFE II LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

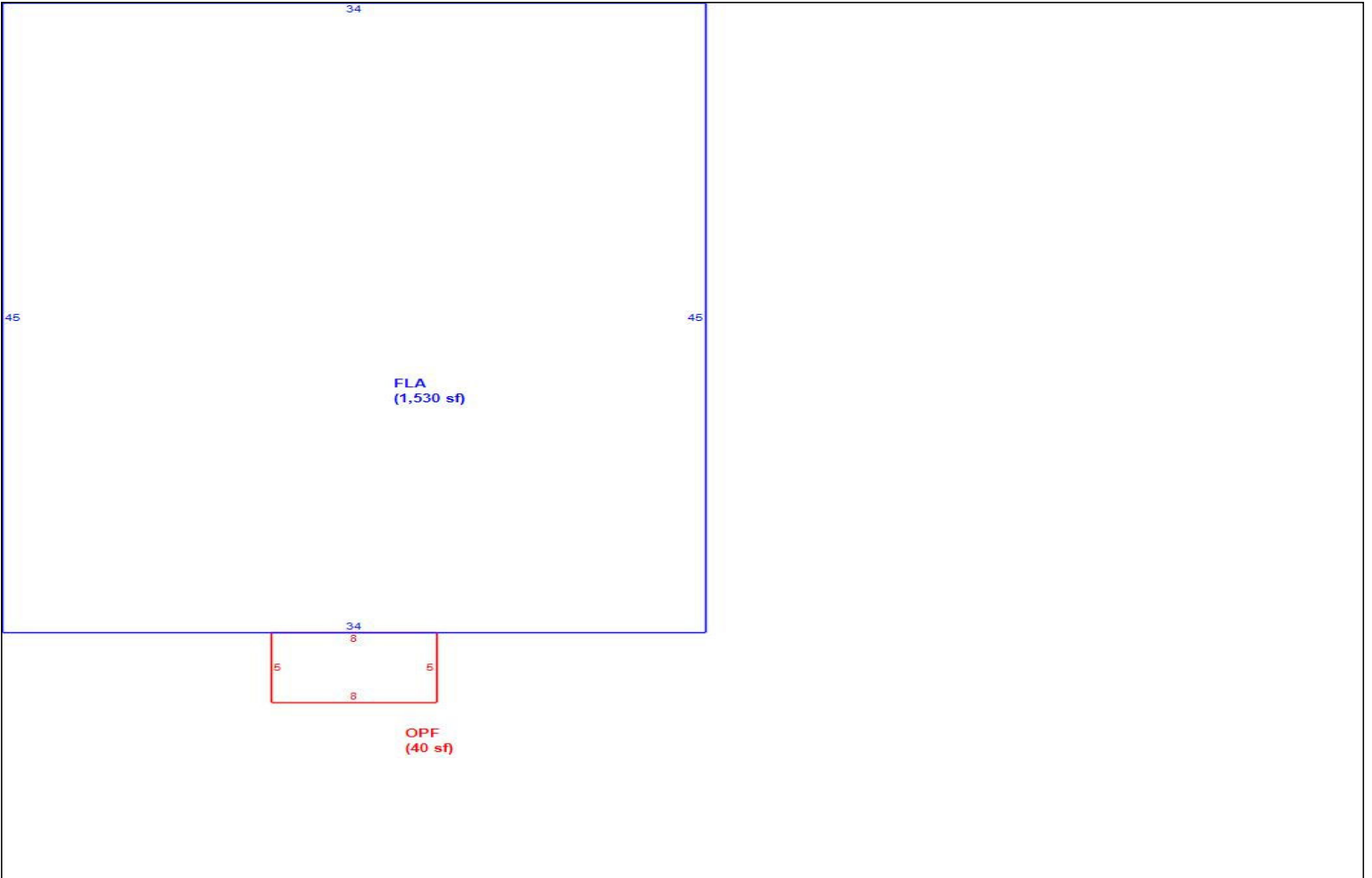
Subject

Property Location			
Site Address	825 JACKSON AVE		
	MOUNT DORA	FL	32757
Mill Group	0MD2	NBHD	0745
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	01-01-202

Legal Description
MOUNT DORA S 80 FT OF E 205 FT OF BLK 107 PB 3 PGS 37-43 ORB 5409 PG 2120

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	80	205		16,400.00 FD	600.00	1.1915	1.50	1.000	1.000	0	85,788
Total Acres		0.38		JV/Mkt		0		Total Adj JV/Mkt		85,788		
Classified Acres		0		Classified JV/Mkt		85,788		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 164,949
Deprec Bldg Value 160,001		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	1,530	1,530	1530	1959	Effective Area	1530	No Stories	1.00	Full Baths	1
OPF	OPEN PORCH FINISHE	0	40	0	94.37	Base Rate	94.37	Quality Grade	645	Half Baths	1
TOTALS					164,949	Building RCN	164,949	Wall Type	02	Heat Type	1
					EX	Condition	EX	Foundation	3	Fireplaces	0
					97.00	% Good	97.00	Roof Cover	1	Type AC	03
					0	Functional Obsol	0				
					160,001	Building RCNLD	160,001				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
PAV1	PAVING	513.00	SF	1.62	1983	1983	831.00	50.00	416

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	P19-03-0150	03-27-2019	10-10-2019	4,750	0002	ADD AC	10-10-2019		
2020	P19-02-0060	02-15-2019	10-10-2019	1,653	0002	REPL WINDOWS 10	10-10-2019		
1992	3372	11-01-1991	12-01-1991	500	0000	DEMOLITION (6 UNITS)			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020008799	5409 2120	01-21-2020	WD	Q	01	I	160,000				
2019013817	5232 0898	02-04-2019	WD	U	U	I	52,500				
2019012419	5230 1709	01-29-2019	WD	U	U	I	100				
2018140183	5206 1343	10-31-2018	CT	U	U	I	21,000				
	1874 2179	10-25-2000	QC	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	
85,788	160,001	416	246,205	50675	195530	0.00	195530	246205	240,815	

Parcel Notes

88 NBHD CHANGED FROM 2686
 90 REMOVE FUNC OB BLDGS 1 AND 2 ADD 4 20X26 HOMES AT FLAT VALUE FER 030391
 REX IS FLAT VALUE HOMES 1991 TORN DOWN 4 BLDGS 4 REXS IN MISC ADDED FUNCT OBSOL TO BLDG 1 AND CHANGED ALL OPFS TO EPBS ON BLDG 2 FD 0192
 BLDG 1 REMOVED BLDG 2 IS ON S PORTION OF PROPERTY FD
 1874/2179 JACQUELYN A LILLIE ONLY
 02 JACQUELYN A LILLIE FILED FOR WX NEEDS DC
 16IT ADD UCP 320SF NPA LPD 121515
 4992/231 JACQUELYN LILLIE YOUNG 79 DECEASED 030917 SURV SPOUSE JOHN YOUNG JR
 18TR NO MAIL RECEPTACLE PO BOX 481 MOUNT DORA FL 32756 0481
 5206/1343 CT VS JACQUELYN A LILLIE ESTATE ET AL SOLD TO FINANCE OF AMERICA REVERSE LLC
 5230/1709 FINANCE OF AMERICA REVERSE LLC TO FEDERAL NATL MTG ASSN
 5232/898 FEDERAL NATL MTG ASSN TO GARY SADLER AND JAYNE C SADLER ONLY
 19X COURTESY HX CARD SENT 032219
 20FC SFR GOOD COND FROM 2 EAG FROM 4 QG FROM 250 COMP RENO LOC FROM 45 NEW FLOORING NEW AC NEW FIXTURES NEW ROOF NEW KITCHEN NEW BATHS FLA1 FROM 1204SF EPB2 EPB3 EPB4 TO FLA1 SF ADD OPF2 AND CAN3 NPA ADD AC ADD 2 FIX BATH DELETE ULP 320SF 2005 GR3
 TMP 101019
 20X COURTESY HX CARD SENT 010320
 5409/2120 GARY & JAYNE SADLER TO TRANS AM SFE II LLC
 20IT DELETE 19X27 CAN3 ADD AS PAV TO MISC QG FROM 650 TMP 091120
 20VAB PETITION 2020-119 TJW 091720
 20VAB PETITION 2020-119 WITHDRAWN WITH REDUCTION OF 7464 FOR A NEW JUST VALUE OF 143285 TJW 103020

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 1476241
 Parcel ID 29-19-27-2200-00A-00900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0453 Comp 1
 PRC Run: 11/27/2024 By
 Card # 1 of 2

Current Owner		
MC GEE WILLIAM & LYNDA		
1016 E 11TH AVE		
MOUNT DORA	FL	32757

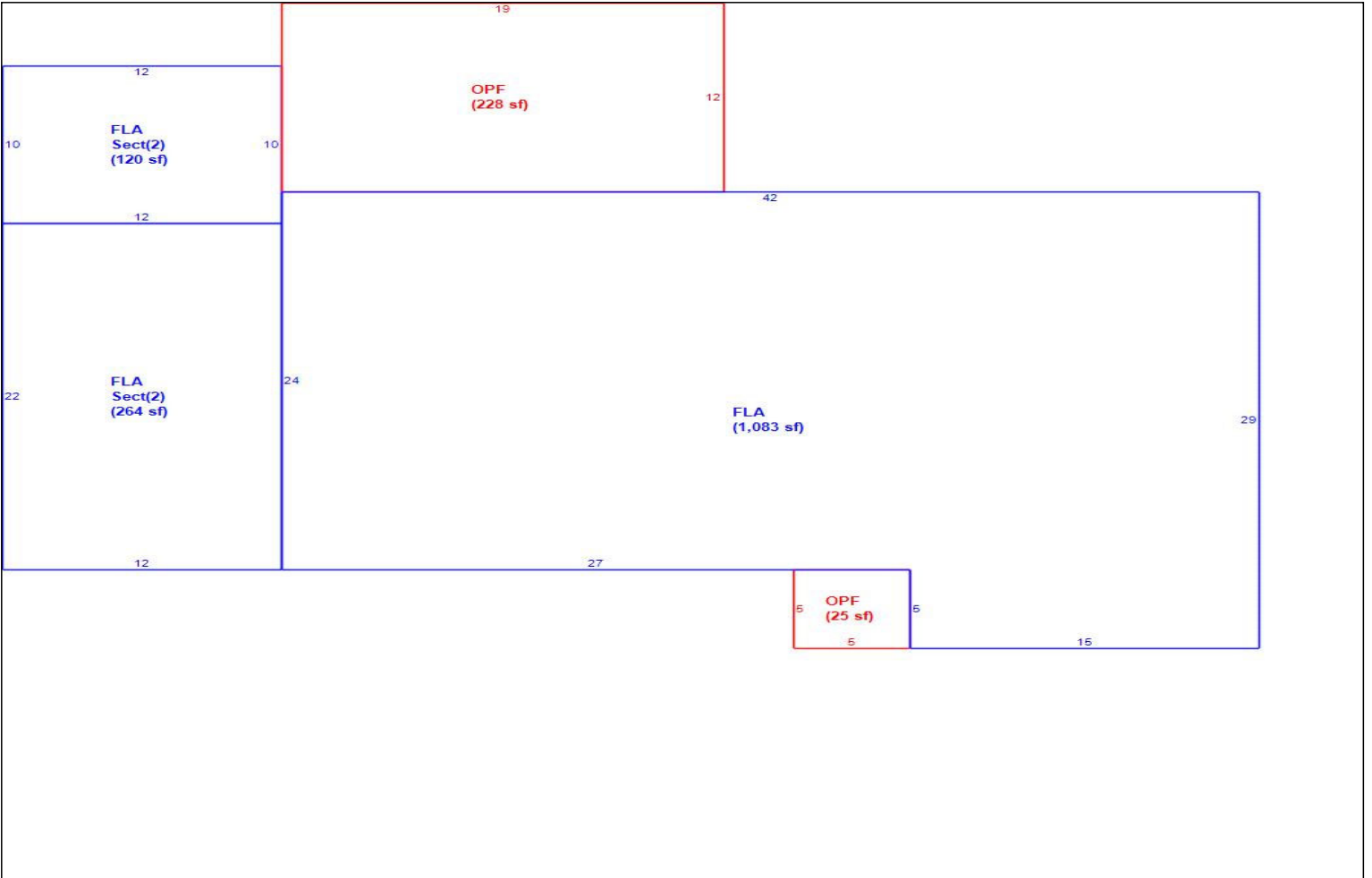
Comp 1

Property Location			
Site Address	1016 E 11TH AVE		
	MOUNT DORA	FL	32757
Mill Group	0MD2	NBHD	0732
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	01-01-202

Legal Description
MOUNT DORA, WALLER PARK LOT 9, W 1/2 OF LOT 10, BLK A PB 6 PG 101 ORB 6097 PG 2079

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	75	145		10,875.00 FD	450.00	1.0415	2.00	1.000	1.000	0	70,301	
Total Acres		0.25		JV/Mkt		0		Total Adj JV/Mkt		70,301			
Classified Acres		0		Classified JV/Mkt		70,301		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 2	Replacement Cost 158,819
		Deprec Bldg Value 144,525	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	2
FLA	FINISHED LIVING AREA	1,083	1,083	1083	1954	1467	No Stories	1.00	Full Baths	1
OPF	OPEN PORCH FINISHE	0	253	0	119.05	158,819	Quality Grade	680	Half Baths	1
					Condition	EX	Wall Type	02	Heat Type	6
					% Good	91.00	Foundation	3	Fireplaces	1
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,083	1,336	1,083	Building RCNLD	144,525				

Alternate Key 1476241
 Parcel ID 29-19-27-2200-00A-00900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0453 Comp 1
 PRC Run: 11/27/2024 By
 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	
2023	P22-08-0168	08-26-2022	04-17-2023	22,191	0002	REPL WINDOWS 12	04-18-2023		
2008	2007030042	03-09-2007	04-25-2008	4,750	0000	REROOF			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023021279	6097	2079	02-23-2023	WD	Q	01	I	390,000	039	HOMESTEAD	2024	25000
2022091555	5985	2269	06-14-2022	WD	U	19	I	230,000	059	ADDITIONAL HOMESTEAD	2024	25000
2021139010	5811	0023	09-23-2021	PO	U	11	I	0				
	2522	0333	12-18-2003	WD	Q	Q	I	95,000				
	1432	0688	04-01-1996	WD	Q	Q	I	68,000				
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	
70,301	193,535	0	263,836	0	90666	50,000.00	40666	65666	257,581	

Parcel Notes

88 NBHD CHANGED FROM 4038
 93X ARTHUR GOULD DECEASED 122192
 92 CHANGE GBU04 TO EPA NPA 0593
 97 CHANGED SBU04 TO GBU ADJUSTED VALUE TO MKT FD
 99FC DELETE UBX FER 012099
 00 QG FROM 425 FD 060100
 02 LOC FROM 1.50 QG FROM 450 FD 030102
 03 LOC FROM 1.60 FD 060103
 2522/333 JAMES P & SUSAN W SNELL TO PASQUALE M SEMERARO SINGLE
 05 LOC FROM 200 QG FROM 525 FD 050105
 11 LOC FROM 428 FD 042111
 15X RENEWAL CARD RETURNED WITH A NEW ADDRESS OF 900 SUMMER LAKES DR ORLANDO 32835
 15X OWNER DID NOT MOVE TEMP STAYING IN ORLANDO TO BE CLOSE TO HIS SON PER ANSWER TO QUESTIONNAIRE
 16IT NCI LPD 121815
 16CC MAIL ADDR CHGD FROM 900 SUMMER LAKES DR ORLANDO FL 32835 PER NOTE FROM HOMEOWNER DML 030316
 17 MAILING ADDR CHGD TO CORRECT CITY AND ZIP RRB 050317
 21 PASQUALE MATTHEW SEMERARO 78 DECEASED 041021 STATE DEATH LIST FILE 2021073919 LG 062421
 21X RECIEVED PROBATE NOTICE OF HOMESTEAD SENT TO TPA LD 093021
 5811/23 ORDER DET HX FOR EST OF PASQUALE MATTHEW SEMERARO PROP TO ET AL PASQUALE J SEMERARO AND ANN MARIE SEMERARO AND ANTONIO SEMERARO ONLY
 5985/2269 ET AL PASQUALE J SEMERARO AND TONY SEMERARO AND ANN SEMERARO TO HENRY & DIGNA GEMA FERNANDEZ HW
 6097/2079 HENRY & DIGNAGEMA FERNANDEZ TO WILLIAM & LYNDA MC GEE HW
 23IT NEW WINDOWS GBU 264SF AND SBU 120SF TO FLA JDB 041723
 23 MAILING ADDR CHGD FROM 4219 S JOHN YOUNG PKWY ORLANDO FL 32808 INFO SCANNED CP 042523

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Alternate Key 1767041
 Parcel ID 30-19-27-1300-00A-03300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0453 Comp 2
 PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
SHEARER PAUL & JESSICA		
259 E PINE AVE		
MOUNT DORA	FL	32757

Comp 2

Property Location			
Site Address	259 PINE AVE		
	MOUNT DORA	FL	32757
Mill Group	0MD2	NBHD	0718
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	11-09-201

Legal Description
MOUNT DORA, RILEY'S SUB LOTS 33, 34 BLK A PB 5 PG 31 ORB 6104 PG 1282

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	50	144		7,200.00 FD	550.00	1.0388	2.25	1.000	1.000	0	64,276	
Total Acres		0.17		JV/Mkt		0		Total Adj JV/Mkt		64,276			
Classified Acres		0		Classified JV/Mkt		64,276		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 127,615	Deprec Bldg Value 123,787	Multi Story 1



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2	
FLA	FINISHED LIVING AREA	756	756	756	1998					
FUS	FINISHED AREA UPPER	628	628	628	Effective Area	1384	No Stories	1.00	Full Baths 1	
OPF	OPEN PORCH FINISHE	0	126	0	Base Rate	79.00	Quality Grade	625	Half Baths 1	
TOTALS					Building RCN	127,615	Wall Type	01	Heat Type 6	
					Condition	EX	Foundation	3	Fireplaces 0	
					% Good	97.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
					Building RCNLD	123,787				

Alternate Key 1767041
 Parcel ID 30-19-27-1300-00A-03300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0453 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
DGF2	DETACHED GARAGE	316.00	SF	20.00	1998	1998	6320.00	60.00	3,792

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1999	9700493	01-01-1998	12-31-1998	70,000	0000	2BR SFR,259 PINE ST			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023026599	6104 1282	03-08-2023	WD	Q	01	I	275,000	039	HOMESTEAD	2024	25000
2018040970	5092 1851	04-02-2018	WD	Q	Q	I	142,900	059	ADDITIONAL HOMESTEAD	2024	25000
	4599 2156	03-05-2015	WD	U	U	I	74,500				
	4510 1836	07-08-2014	WD	U	U	I	130,200				
	3525 0120	10-04-2007	WD	Q	Q	I	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	
64,276	123,787	3,792	191,855	0	191855	50,000.00	141855	166855	187,774	

Parcel Notes

88 NBHD CHANGED FROM 4055
 148/28 DEED/BK LAFEYTTTE & EVA POHLMAN OWNED LOTS35 THRU 43 DECEASED
 335/499 DEED/BK LOTS 33 AND 34 LAFAYETTE & ANNE POHLMAN
 379/97 ANNE POHLMAN LE REM JOHN A MCLEOD
 1410/142 ANNE POHLMAN DECEASED
 1423/599 CHARLES & ANGELINE POHLMAN TO JOHN A MC LEOD
 02 LOC FROM 225 0302 FD
 2096/1995 CT SOLD TO WASHINGTON MUTUAL BANK FA
 2147/1726 SEC OF HUD
 2250/566 MARK E & BETH D JOHNSTON HW
 2250/575 MIGUEL & BRITTANY DE ARCOS HW
 05TR NOT DELIVERABLE AS ADDRESSED 259 PINE AVE MT DORA 32757
 07 LOC FROM 270 QG FROM 625 TMP 022807
 3525/120 CHENELL MATTHEW SINGLE
 4510/1836 WD IN LIEU OF FORECLOSURE CHENELL MATTHEW DEEDS TO FEDERAL NATL MTG ASSN
 4599/2156 FEDERAL NATL MTG ASSN TO FRANCOIS LASCAUX SINGLE
 15X COURTESY HX CARD SENT 042015
 15FC QG FROM 675 SFR VALUE TOO HIGH SFR IN GOOD COND FOR AGE TMP 082615
 16WEB 3FIX FROM 2 ADD 2FIX DLS 012216
 16X HX APP INC - NEEDS COPY OF PERM RES CARD
 16X RECD VIA AEMAIL A COPY OF PERM RES CARD HX OK TO POST FOR 2016 KSF
 17 MAILING ADDR CHANGE PER HX RECEIPT RETURNED BY PO HX OUT 2017 RRB 011317
 18FC DELETE OLD SKETCH CORRECT SF FOR 2018 FLA SF FROM 1080 DGF SF FROM 366 GR FROM 3 TMP 110917
 5092/1851 FRANCOIS LASCAUX TO DALE M MILLER SINGLE

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Alternate Key 1470749
 Parcel ID 29-19-27-0700-136-01000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0453 Comp 3
 PRC Run: 11/27/2024 By
 Card # 1 of 1

Current Owner		
MC DANIEL CALEB D AND JASMINE J LOW		
1426 N TREMAIN ST		
MOUNT DORA	FL	32757

Comp 3

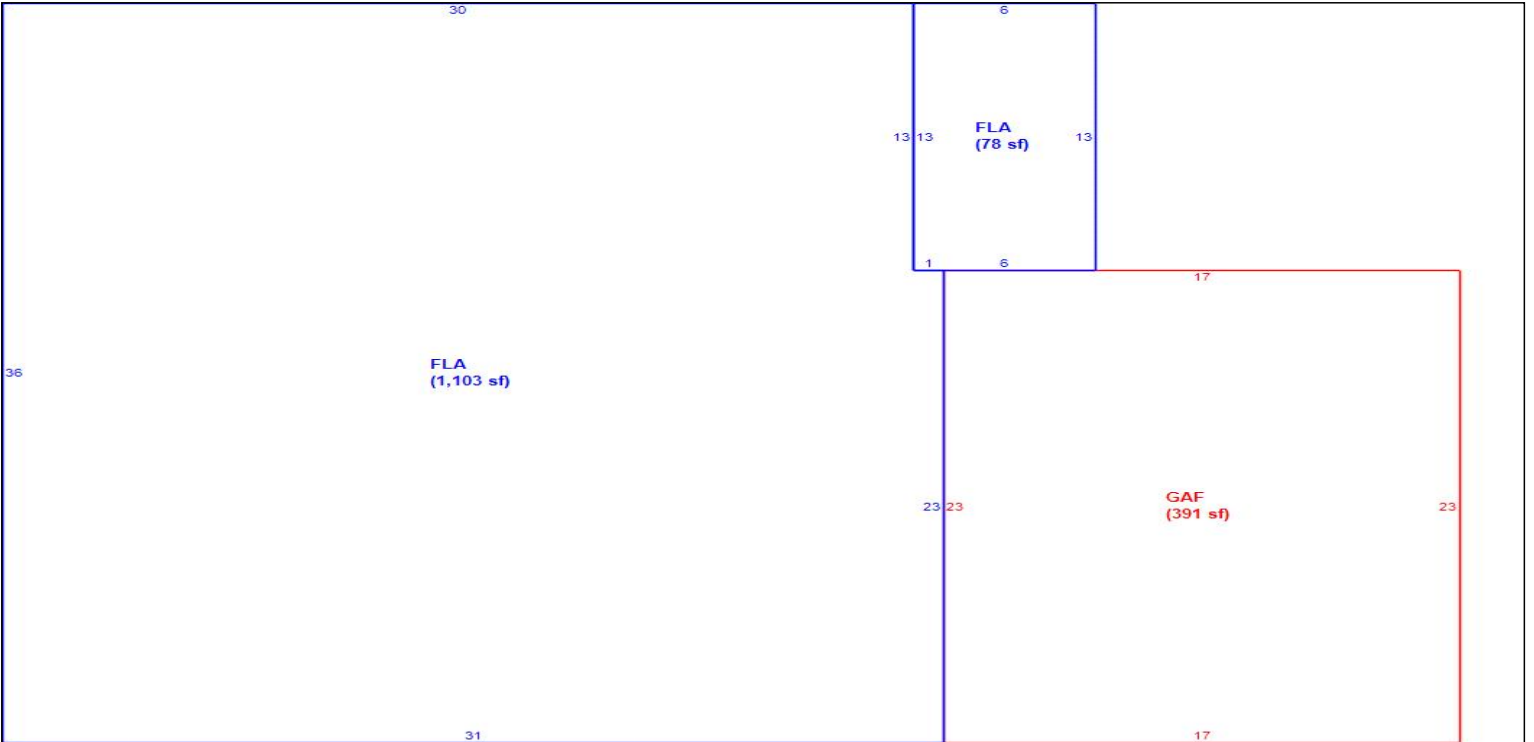
Property Location			
Site Address	1426 N TREMAIN ST		
	MOUNT DORA	FL	32757
Mill Group	0MD2	NBHD	0730

Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 03-05-201

Legal Description
MOUNT DORA, DONNELLY'S SUB LOTS 10, 11, BLK 136 PB 4 PG 7 ORB 6144 PG 1883

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	76	140		10,640.00 FD	500.00	1.0277	1.00	1.000	1.000	0	39,053
Total Acres		0.24		JV/Mkt		0		Total Adj JV/Mkt		39,053		
Classified Acres		0		Classified JV/Mkt		39,053		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 106,268 Deprec Bldg Value 91,390 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,181	1,181	1181	1946	1181	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	391	0	69.97	106,268	Quality Grade	575	Half Baths	0
					Condition	EX	Wall Type	01	Heat Type	6
					% Good	86.00	Foundation	1	Fireplaces	0
					Functional Obsol	0	Roof Cover	2	Type AC	03
TOTALS		1,181	1,572	1,181	Building RCNLD	91,390				

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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	
2012	VALU	01-01-2011	04-05-2012	1	0008	CK VALUE FOR OWNER	04-05-2012		
2009	2008120040	12-22-2008	05-07-2009	1,575	0000	WINDOW REPL (2)			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023059127	6144 1883	05-11-2023	WD	Q	01	I	270,000	039	HOMESTEAD	2024	25000	
2022036040	5916 1154	03-10-2022	WD	Q	01	I	127,500	059	ADDITIONAL HOMESTEAD	2024	25000	
2021157210	5835 1612	11-02-2021	WD	Q	01	I	100,000					
	4496 0249	06-13-2014	WD	Q	Q	I	75,000					
	4434 2445	01-23-2014	QC	U	U	I	100					
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	
39,053	91,390	0	130,443	0	130443	50,000.00	80443	105443	127,708	

Parcel Notes

PROBATE BOOK 39/461 REM WILLIE LEE OWENS AND JAMES HENRY OWENS
 89 CONVERT SPF TO EPA ON BLDG 2 CONVERT PART OF SPF TO EPA ON BLDG 1 MB 100788
 88 NBHD CHANGED FROM 4024
 1567/464 EUGENE & RETA BARSNESS
 03 LOC FROM 65 EAG FROM 4 QG FROM 100 FD 0503
 3707/970 CORRECTIVE DEED FOR 1606/2293 TO CORRECT PLAT BOOK & PAGE IN LEGAL
 09FC FLA1 SF FROM 900 GAU3 TO GAF3 EPA2SF FROM 200 NOW FLA2 EAG FROM 3 QG FROM 150 BEDS FROM 0 3FIX BATH FROM 1 TMP 050709
 09X MARJORIE ANN SUMMERS 72 DECEASED 051309 NEWS
 3835/1506 ORDER ADMITTING WILL TO PRO FOR EST OF MARJORIE ANN SUMMERS ADJUDGED KATHLEEN FUCHS PR
 11TR NOT DELIVERABLE AS ADDRESSED CO KATHLEEN FUCHS 2971 S GROVE ST EUSTIS 32726
 12FC EAG FROM 2 QG FROM 450 TMP 040512
 4423/336 KATHLEEN FUCHS PR FOR EST OF MARJORIE ANN SUMMERS TO KATHLEEN FUCHS
 4434/2445 KATHLEEN FUCHS TO BLUE FROG ENTERPRISES INC
 14X DERRICK RHODES FILED 15HX MOVED HERE 011313
 4496/249 BLUE FROG ENTERPRISES INC TO DERRICK RHODES
 5835/1612 DERRICK RHODES TO C2C HOMES LLC
 5916/1154 C2C HOMES LLC TO STONE KEYS LLC
 6144/1883 STONE KEYS LLC TO CALEB D MC DANIEL SINGLE AND JASMINE J LOWE SINGE TIC
 24CC EFILE HX APP CP 110723

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