



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 1408302

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 # 2024-0454	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: AMH_Home; VM PRONTO LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	2919270050-316-00004 1335 E 3rd Ave
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 checked="" 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 #	2024-0454	Alternate Key: 1468302	Parcel ID: 29-19-27-0050-316-00004
Petitioner Name	Robert Peyton	Property Address	1335 E 3RD AVE MOUNT DORA
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	VM Pronto LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
			Value after Board Action
1. Just Value, required	\$ 339,384	\$ 262,147	
2. Assessed or classified use value, *if applicable	\$ 339,384	\$ 262,147	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 339,384	\$ 262,147	

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

Last Sale Date 9/15/2021 **Price:** \$301,400 Arm's Length Distressed Book 5798 Page 1688

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1468302	1472491	1476241	1729777
Address	1335 E 3RD AVE MOUNT DORA	310 E 6TH AVE MOUNT DORA	1016 E 11TH AVE MOUNT DORA	425 S ROSSITER ST MOUNT DORA
Proximity				
Sales Price		\$330,500	\$390,000	\$314,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	4.00%	2.80%
Adjusted Sale		\$280,925	\$347,100	\$275,692
\$/SF FLA	\$203.69 per SF	\$229.33 per SF	\$236.61 per SF	\$240.57 per SF
Sale Date		12/7/2023	2/23/2023	5/15/2023
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	1,287	1,225	3100	1,467	-9000	1,146	7050
Year Built	1951	1952		1954		1955	
Constr. Type	Block	Block		Block		Block	
Condition	Avg	Very Good	-5000	Very Good	-5000	Very Good	-5000
Baths	1.0	1.0		1.1	-2500	1.0	
Garage/Carport	None	None		None		Carport	-5000
Porches	Open	Open		Open		Screen	-5000
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	Carport	Garage	-10000	None	5000	Garage	-10000
Site Size	0.31	0.15		0.25		0.46	
Location							
View							
		-Net Adj. 3.3%	-9400	-Net Adj. 3.3%	-11500	-Net Adj. 5.6%	-15450
		Gross Adj. 7.3%	20600	Gross Adj. 6.2%	21500	Gross Adj. 12.5%	34550
Adj. Sales Price	Market Value \$262,147	Adj Market Value	\$271,525	Adj Market Value	\$335,600	Adj Market Value	\$260,242
	Value per SF 203.69						

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.

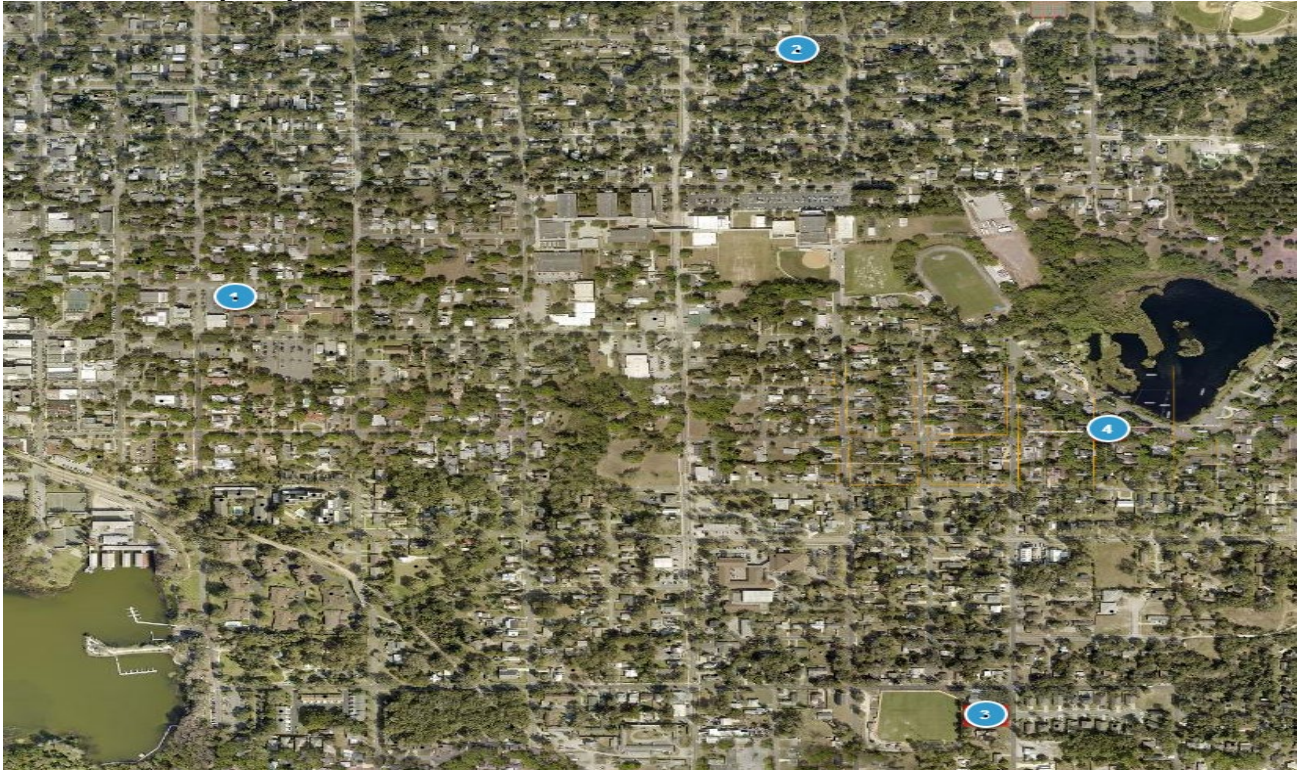
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/25/2024

2024-0454 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	1472491	310 E 6TH AVE MOUNT DORA	0.67
2	Comp 2	1476241	1016 E 11TH AVE MOUNT DORA	0.53
3	Comp 3	1729777	425 S ROSSITER ST MOUNT DORA	0.34
4	Subject	1468302	1335 E 3RD AVE MOUNT DORA	-
5				
6				
7				
8				

Alternate Key 1468302
Parcel ID 29-19-27-0050-316-00004

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0454 Subject
PRC Run: 11/27/2024 By
Card # 1 of 1

Current Owner		
VM PRONTO LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

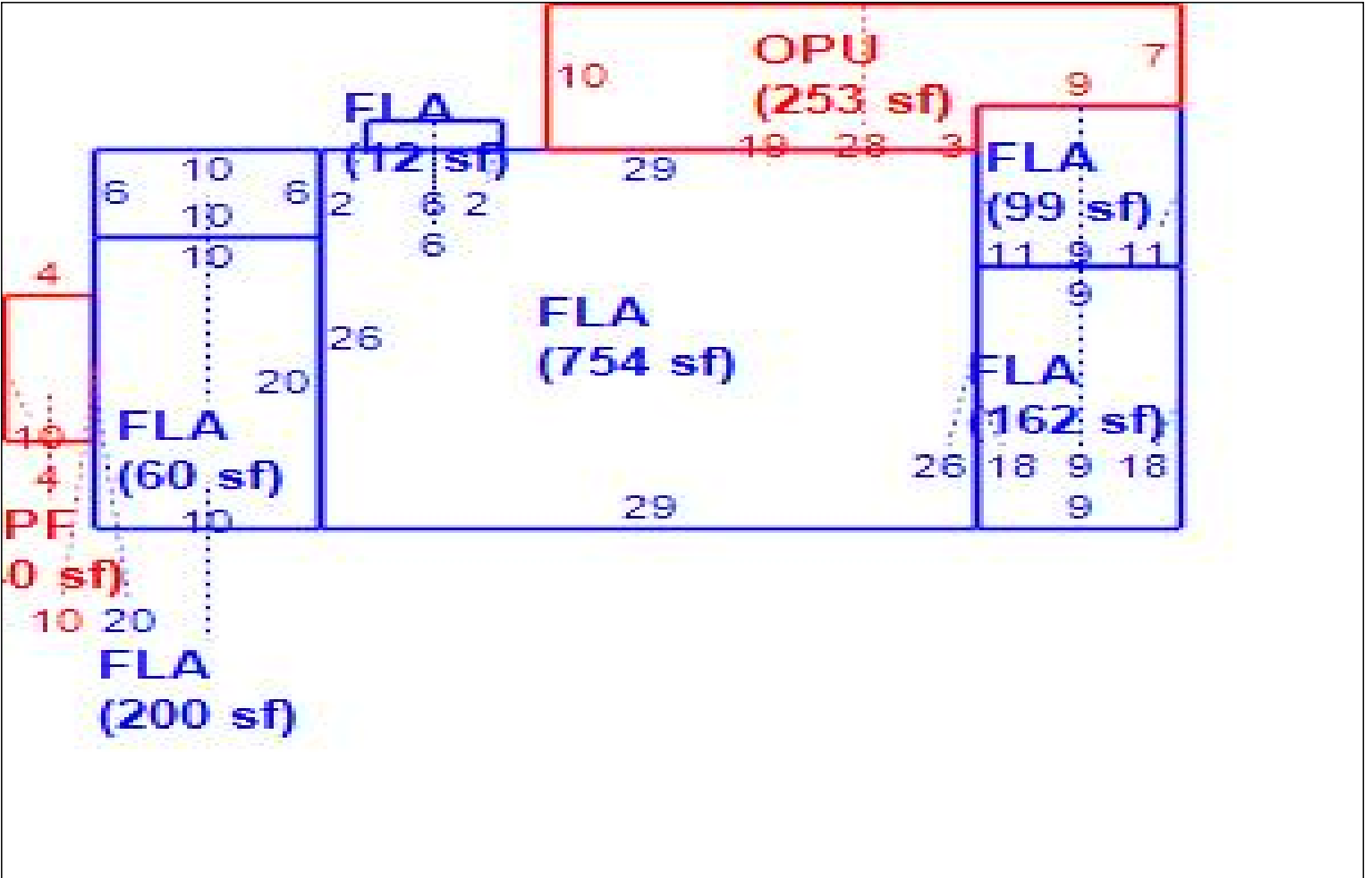
Subject

Property Location			
Site Address	1335 E 3RD AVE		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	0745
Property Use		Last Inspection	
00100	SINGLE FAMILY	MW	06-03-202

Legal Description
MOUNT DORA S 90 FT OF W 120 FT OF BLK 316 N 1/2 OF SADLER ST NOW CLOSED S OF ABOVE DESCRIPTION PB 3 PGS 37-43 ORB 6301 PG 384

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	115	120		13,800.00 FD	600.00	0.9692	2.50	0.750	0.950	0	119,124		
Total Acres				0.32	JV/Mkt				0	Total Adj JV/Mkt				119,124
Classified Acres				0	Classified JV/Mkt				119,124	Classified Adj JV/Mkt				0

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 165,764 Deprec Bldg Value 142,557 Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,287	1,287	1,287	1951	No Stories	1.00	Full Baths	1	
OPF	OPEN PORCH FINISHE	0	40	0	113.17	Quality Grade	670	Half Baths	0	
OPU	OPEN PORCH UNFINIS	0	253	0	165,764	Wall Type	02	Heat Type	6	
TOTALS		1,287	1,580	1,287	AV	Foundation	2	Fireplaces	1	
					% Good	Roof Cover	3	Type AC	03	
					86.00					
					Functional Obsol					
					0					
					Building RCNLD					
					142,557					

Alternate Key 1468302
Parcel ID 29-19-27-0050-316-00004

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0454 Subject By
PRC Run: 11/27/2024
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
UCP1	CARPOR/POLE SHED UNFINISHE	200.00	SF	3.00	1971	1971	600.00	40.00	240
DEC1	DECK - WOOD	76.00	SF	3.09	2023	2023	235.00	100.00	235

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-03-0158	04-25-2023	06-04-2024	10,000	0002	EXT ALT DOORS/FOUNDATION/STAIR/	06-03-2024		
2007	05-78	01-01-2006	05-15-2007	1	0000	CK IMPS/RENOV	05-15-2007		
2006	05-78	02-04-2005	06-15-2006	49,742	0000	SEE NOTES			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024031180	6301	0384	03-11-2024	WD	U	11	1	100			
2023047466	6130	0942	04-17-2023	WD	U	11	1	100			
2022146512	6050	1976	10-21-2022	QC	U	11	1	100			
2021151274	5826	2371	10-14-2021	WD	U	11	1	100			
2021130203	5798	1688	09-15-2021	WD	Q	05	1	301,400			
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	
119,124	142,557	475	262,156	0	262156	0.00	262156	262156	327,009	

Parcel Notes

88 NBHD CHGD FROM 2686
1237/1356 DWIGHT E & NINA L JASMANN TTEES OF THE DWIGHT E JASMANN TRUST DTD 070893
93 ADDED FPL AND A/C NPA FD 1293
01 QG FROM 500 FD 0101
02 LOC FROM 90 QG FROM 525 FD 0302
03 EDEE WAITE IS MARRIED TO JOHN B TAMSETT AND FILED 2003HX ON AK3459822
05 LOC FROM 110 QG FROM 590 FD 0105
06 RE PERMIT 05-78 IT SEZ REROOF RAFTER REPAIR PLANKING REBUILD DRYWALL FD
07FC CHG EPB2 TO FLA2 EPB4 TO FLA ADD FLA5 FLA6 OPF7 ADD MISC TMP 051507
3581/170 EDEE W TAMSETT TTEE OF THE EDEE W TAMSETT REVC TRS DTD 091307
3481/170 M SALE INCL AK1468302 AK1133289
11 LOC FROM 150 FD 042211
19TR NOT DELIVERABLE AS ADDRESSED PO BOX 194 MOUNT DORA FL 32756 0194
20TR NOT DELIVERABLE AS ADDRESSED PO BOX 194 MOUNT DORA FL 32756 0194
21TR NOT DELIVERABLE AS ADDRESSED PO BOX 194 MOUNT DORA FL 32756 0194
5798/1688 M SALE INCL AK1133289 AK1468302 EDEE W TAMSETT NKA ROBINSON AS TTEE TO ARVM 5 LLC
5826/2371 M SALE INCL AK1468302 AK1133289 AK3805244 AK1644232 ARVM 5 LLC TO VM PRONTO LLC
6050/1976 M SALE INCL AK1133289 AK1468302 AK1632943 VM PRONTO LLC TO MUPR 3 ASSETS LLC
6130/942 M SALE INCL AK1632943 AK1468302 AK1133289 MUPR 3 ASSETS TO VM MASTER ISSUER LLC
6301/384 M SALE INCL AK1468302 AK1133289 VM MASTER ISSUER LLC TO VM PRONTO LLC
24FC ADD MISC MTW 060324
24TRIM PHYS AND SHP FROM 100 QG FROM 690 TMP 091824

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 1472491
 Parcel ID 29-19-27-1300-000-02906

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0454 Comp 1
 PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
KELEZ PROPERTY INVESTMENTS LLC		
8641 AMBER OAK CT		
ORLANDO	FL	32817

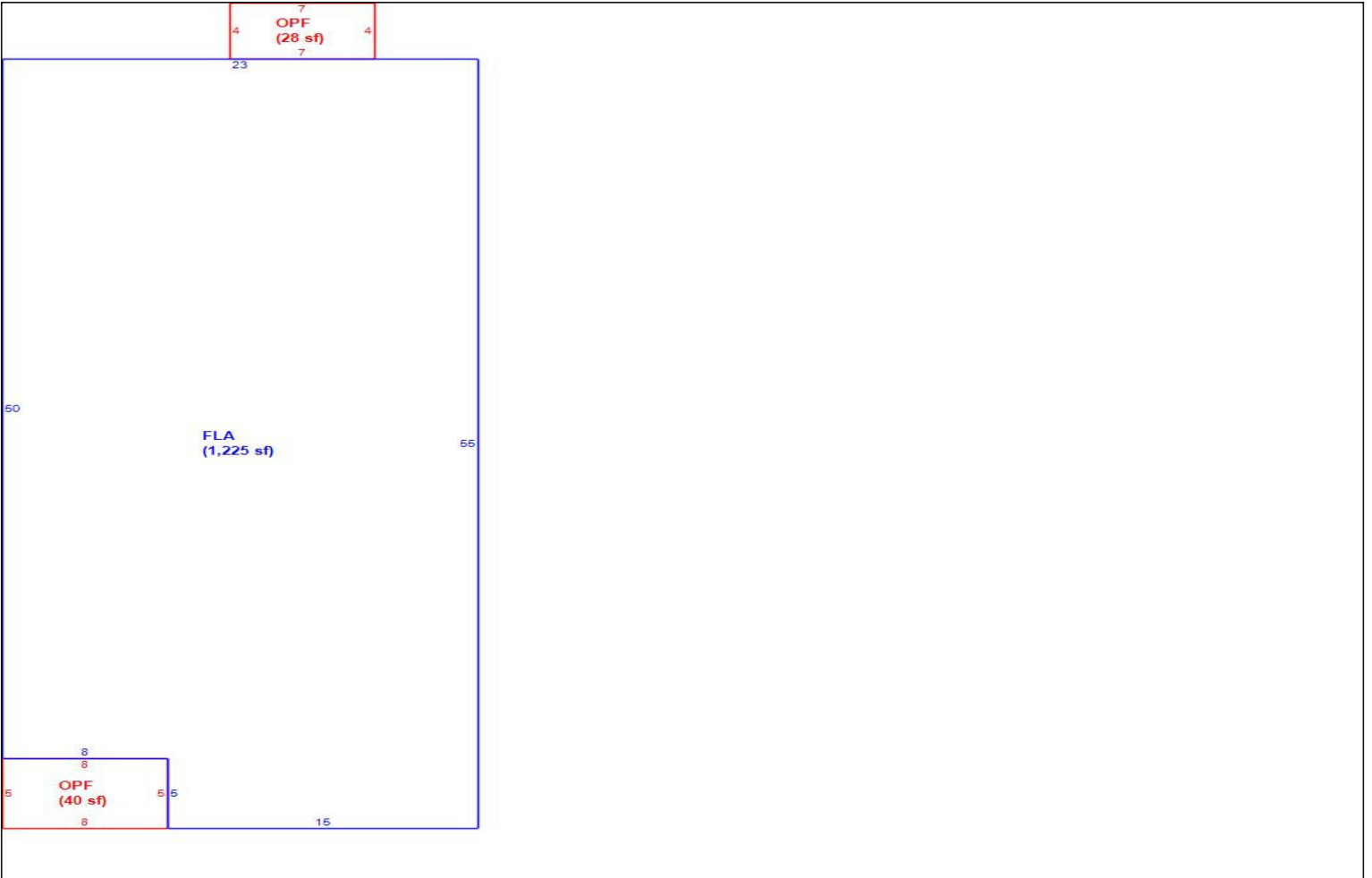
Comp 1

Property Location			
Site Address	310 E 6TH AVE		
	MOUNT DORA	FL	32757
Mill Group	0MD1	NBHD	0723
Property Use		Last Inspection	
00100	SINGLE FAMILY	ADT	04-28-201

Legal Description
MOUNT DORA, GULLER'S HOMESTEAD W 50 FT OF E 203.1 FT OF N 136 FT OF LOT 29 PB 3 PG 43 ORB 6388 PG 1764

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	147		7,350.00 FD	550.00	0.8880	4.75	1.000	1.000	0	115,995	
Total Acres		0.17		JV/Mkt		0		Total Adj JV/Mkt		115,995			
Classified Acres		0		Classified JV/Mkt		115,995		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 151,323
Deprec Bldg Value 146,783		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,225	1,225	1225	1952	No Stories	1.00	Full Baths	1	
OPF	OPEN PORCH FINISHE	0	68	0	110.05	Quality Grade	665	Half Baths	0	
TOTALS		1,225	1,293	1,225	151,323	Wall Type	02	Heat Type	6	
					Condition EX	Foundation	3	Fireplaces	0	
					% Good 97.00	Roof Cover	3	Type AC	03	
					Functional Obsol 0					
					Building RCNLD 146,783					

Alternate Key 1472491
 Parcel ID 29-19-27-1300-000-02906

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0454 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
DGF1	DETACHED GARAGE	264.00	SF	15.00	1951	1951	3960.00	60.00	2,376

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	SALE	01-01-2015	04-28-2016	1	0099	CHECK VALUE	04-28-2016		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024100759	6388 1764	07-30-2024	WD	U	11	I	100					
2023149666	6254 1376	12-07-2023	WD	Q	01	I	330,500					
2023111497	6208 2311	09-01-2023	WD	U	37	I	311,500					
	4632 0130	05-19-2015	WD	Q	Q	I	170,500					
	1092 0938	01-01-1991	WD	Q	Q	I	65,000					
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	
115,995	146,783	2,376	265,154	0	265154	0.00	265154	265154	260,120	

Parcel Notes

88 NBHD CHGD FROM 4029
 97 ADJUSTED VALUE FD
 00 ADD LOC TO LAND QG FROM 550 EAG FROM 2 FD 060100
 02 LOC FROM 125 QG FROM 600 EAG FROM 3 FD 030102
 04 LOC FROM 175 QG FROM 615 FD 022404
 05 UPDATE LOC FROM 200 QG FROM 640 COND FROM 2 DN 051905
 4632/130 JERRY & IDA L BASS TO PATRICIA ANN WIZNESKI SINGLE AND STEVEN RICHARD SIEGEL SINGLE JTWROS
 15X COURTESY HX CARD SENT 062215
 16X JERRY & IDA L BASS FILED FOR PORTABILITY ON AK 2534290 MLR 12232015
 16X COURTESY HX CARD SENT 012716
 16FC SFR IN GOOD COND NO CHG SEEN PER NEIGHBOR AT 338 E 6TH AVE SALE WAS AUCTION ADT 042816
 18TR KEYED FORWARDING ADDR OF 3001 LAKESHORE DR MOUNT DORA FL 32757 4625 SHH 082418
 6208/2311 PATRICIA ANN WISNESKI AKA WIZNESKI & STEVEN RICHARD SIEGEL TO OPENDOOR PROPERTY TRUST I
 6254/1376 OPENDOOR PROPERTY TRUST I TO STEPHEN PEREZ MARRIED
 6388/1764 STEPHEN PEREZ TO KELEZ PROPERTY INVESTMENTS LLC

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0454 Comp 2
 PRC Run: 11/27/2024 By

Card # 1 of 2

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

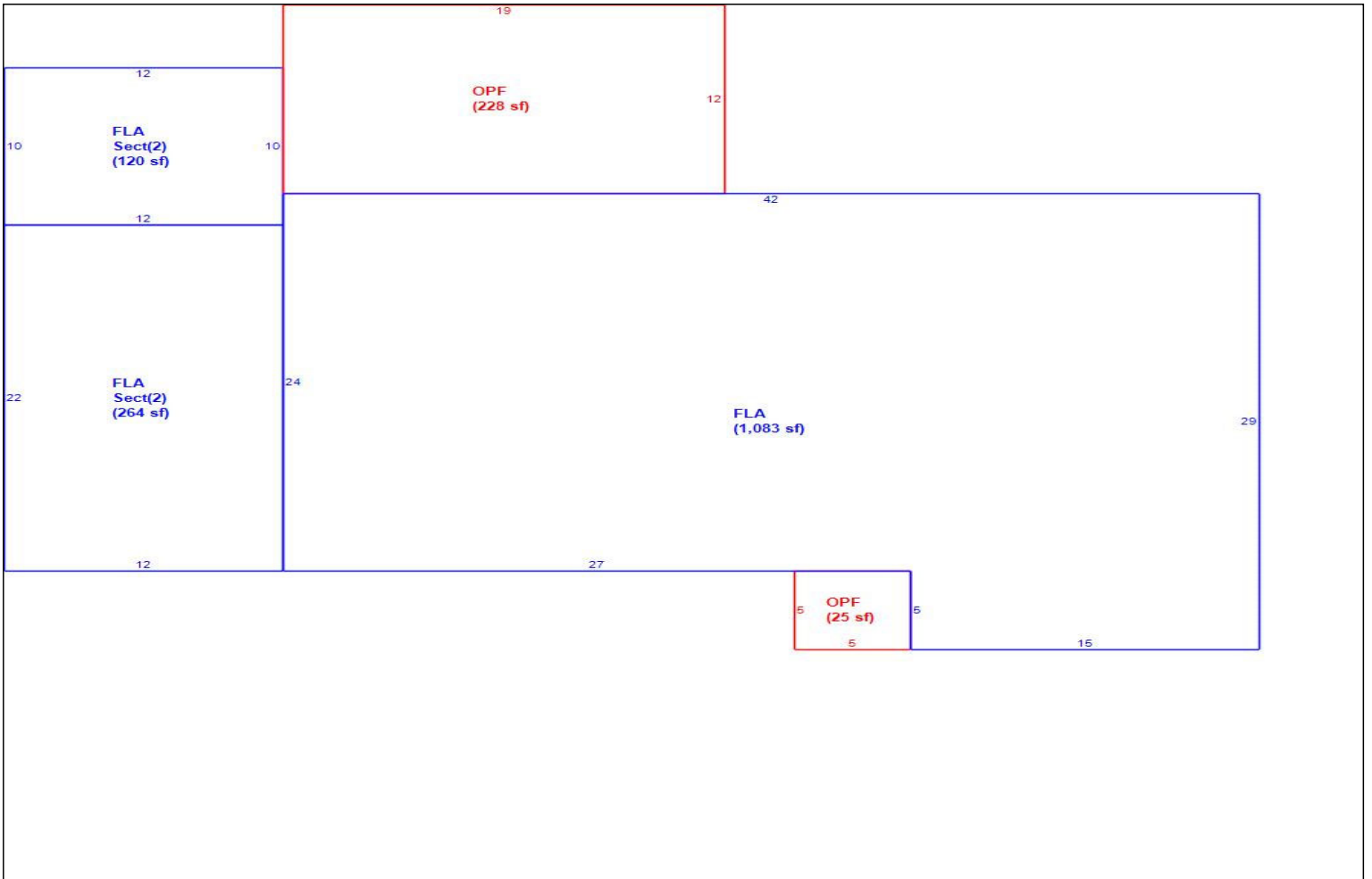
Comp 2

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	Imp Type	R1	Bedrooms	2	
FLA	FINISHED LIVING AREA	1,083	1,083	1083	1954	No Stories	1.00	Full Baths	1	
OPF	OPEN PORCH FINISHE	0	253	0	1467	Quality Grade	680	Half Baths	1	
					119.05	Wall Type	02	Heat Type	6	
					158,819	Foundation	3	Fireplaces	1	
					EX	Roof Cover	3	Type AC	03	
					91.00					
					0					
TOTALS		1,083	1,336	1,083	144,525					

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0454 Comp 2
 PRC Run: 11/27/2024 By
 Card # 2 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

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 1729777
 Parcel ID 32-19-27-2100-000-01200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0454 Comp 3
 PRC Run: 11/27/2024 By

Card # 1 of 1

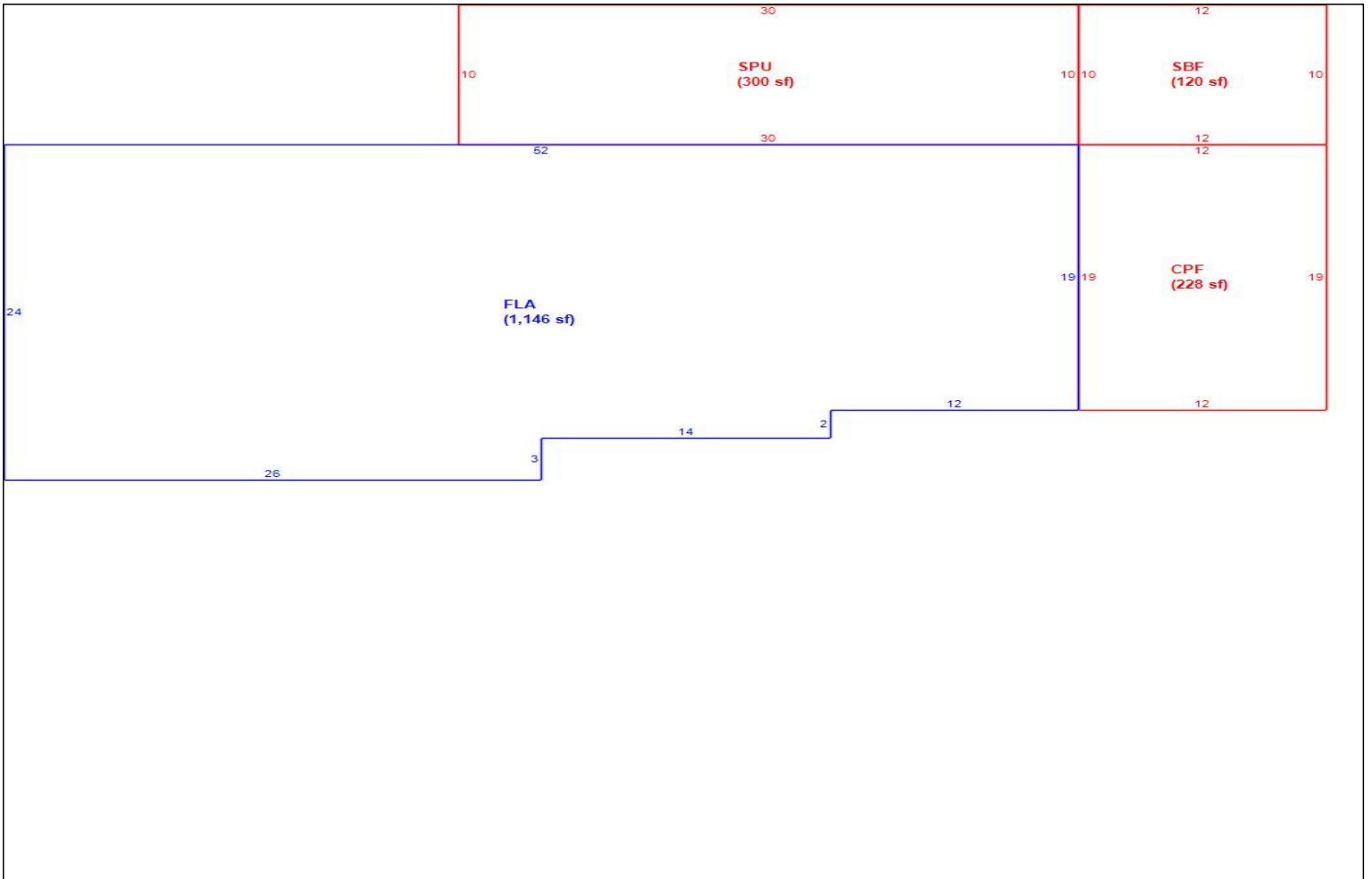
Current Owner		
REID TERAH		
425 S ROSSITER ST		
MOUNT DORA	FL	32757

Property Location			
Site Address 425 S ROSSITER ST			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	0717
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	10-28-202

Legal Description
MOUNT DORA, PALMA CEIA LOT 12--LESS S 20 FT--LOT 13 PB 5 PG 35 ORB 6145 PG 1614

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	120	165		19,800.00 FD	550.00	1.0962	2.00	1.000	1.000	0	144,698	
Total Acres		0.45		JV/Mkt		0		Total Adj JV/Mkt		144,698			
Classified Acres		0		Classified JV/Mkt		144,698		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 176,285	Deprec Bldg Value 162,182	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
CPF	CARPOT FINISHED	0	228	0	1955	1146	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	1,146	1,146	1146	129.55	176,285	Quality Grade	690	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	300	0	EX	92.00	Wall Type	02	Heat Type	1
STF	STORAGE ROOM FINIS	0	120	0	% Good	92.00	Foundation	2	Fireplaces	0
TOTALS		1,146	1,794	1,146	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	162,182				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
DGF1	DETACHED GARAGE	1015.00	SF	15.00	1960	1960	15225.00	60.00	9,135

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	20-01-0112	01-28-2020	10-28-2020	10,800	0002	REPL WINDOWS 14	01-04-2021		
2010	2009030101	04-01-2009	04-21-2010	300	0002	ELEC UPGRADE CK IMPS	04-21-2010		
2008	SALE	01-01-2007	02-26-2008	1	0000	CHECK VALUES	02-26-2008		
2004	VALU	01-01-2003	03-24-2004	1	0000	CK VALUES			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023059829	6145 1614	05-15-2023	WD	Q	01	I	314,000	039	HOMESTEAD	2024	25000	
2019051680	5276 2126	05-01-2019	WD	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
	3736 1122	02-11-2009	WD	U	U	I	115,900					
	3712 1628	10-28-2008	CT	U	U	I	100					
	3412 0881	04-13-2007	WD	Q	Q	I	190,000					
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	
144,698	162,182	9,135	316,015	0	316015	50,000.00	266015	291015	310,769	

Parcel Notes

894/2365 EULA MAY KEY AKA EULA MAE KEY TO EULA MAE KEY LE REM WILLIE MAE LOVE AND ROY F KEY AND BETTY C HUETT AND JOANNE LOVE AND VERNELL BEHNKE AND BARBARA J HOLLAND AND FAYE HYLTON AND RAY KEY DM 110486
 88 NBHD CHANGED FROM 4085
 1358/1847 EULA MAE KEY 84 DECEASED
 1377/2416 KEY EST TO NUBERN & WILLIE MAE LOVE HW
 04FC LOC FROM 130 EAG FROM 5 QG FROM 200 ENLARGE SPF FROM 8X12 ADD SPU4 AC NPA FD 032404
 08FC LOC FROM 125 QG FROM 375 TMP 022608
 3712/1628 CT VS CLIFTON R GODFREY PROP SOLD TO LASALLE BANK NA TTEE
 10FC QG FROM 665 BDRMS FROM 0 CRA 042110
 11 CORRECT MISC DGF YEAR FROM 1061 PAP 041311
 5276/2126 JERRY L & CHARLOTTE E BOBST TO TAMELA L CARNAHAN MARRIED
 19X COURTESY HX CARD SENT 062119
 20X COURTESY HX CARD SENT 010320
 20 MAILING ADDR CHGD FROM 8316 RICHLAND DR CINCINNATI OH 45255 INFO SCANNED KCH 102120
 21FC SFR AVG COND EAG FROM 2 QG FROM 625 NEW WINDOWS TMP 102820
 6145/1614 TAMELA L CARNAHAN TO TERAH REID
 23CC EFILE HX APP CP 070623

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