



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 1468957

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and checkboxes for property type and reason for petition.

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 # 2024-0455	Alternate Key: 1468957	Parcel ID: 29-19-27-0050-369-00009
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 511 S SIMPSON ST MOUNT DORA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AMNL Asset Company 1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 323,092	\$ 323,092
2. Assessed or classified use value, *if applicable	\$ 248,660	\$ 248,660
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 248,660	\$ 248,660

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

Last Sale Date 10/28/2019 **Price:** \$214,900 Arm's Length Distressed Book 3968 Page 990

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1468957	1475741	3280962	1766818
Address	511 S SIMPSON ST MOUNT DORA	1010 N CLAYTON ST MOUNT DORA	595 SAND LAKE CT MOUNT DORA	1601 E 1ST AVE MOUNT DORA
Proximity				
Sales Price		\$495,000	\$410,000	\$385,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	2.40%	3.60%
Adjusted Sale		\$430,650	\$358,340	\$341,110
\$/SF FLA	\$221.90 per SF	\$292.76 per SF	\$213.93 per SF	\$197.17 per SF
Sale Date		7/17/2023	6/9/2023	3/22/2023
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	1,456	1,471	-750	1,675	-10950	1,730	-13700
Year Built	1972	1910		1991		1925	
Constr. Type	Block	Wood		Block Stucco		Wood	
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	2.0	2.1	-2500	2.0		2.0	
Garage/Carport	None	Carport	-5000	2 Car Garage	-20000	Carport	-5000
Porches	Open	Open		Open		Open	
Pool	N	N	0	N	0	N	0
Fireplace	1	1	0	0	2500	1	0
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size	0.31	0.27		0.11		0.30	
Location							
View							
		-Net Adj. 1.9%	-8250	-Net Adj. 7.9%	-28450	-Net Adj. 5.5%	-18700
		Gross Adj. 1.9%	8250	Gross Adj. 9.3%	33450	Gross Adj. 5.5%	18700
Adj. Sales Price	Market Value \$323,092	Adj Market Value	\$422,400	Adj Market Value	\$329,890	Adj Market Value	\$322,410
	Value per SF 221.90						

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.

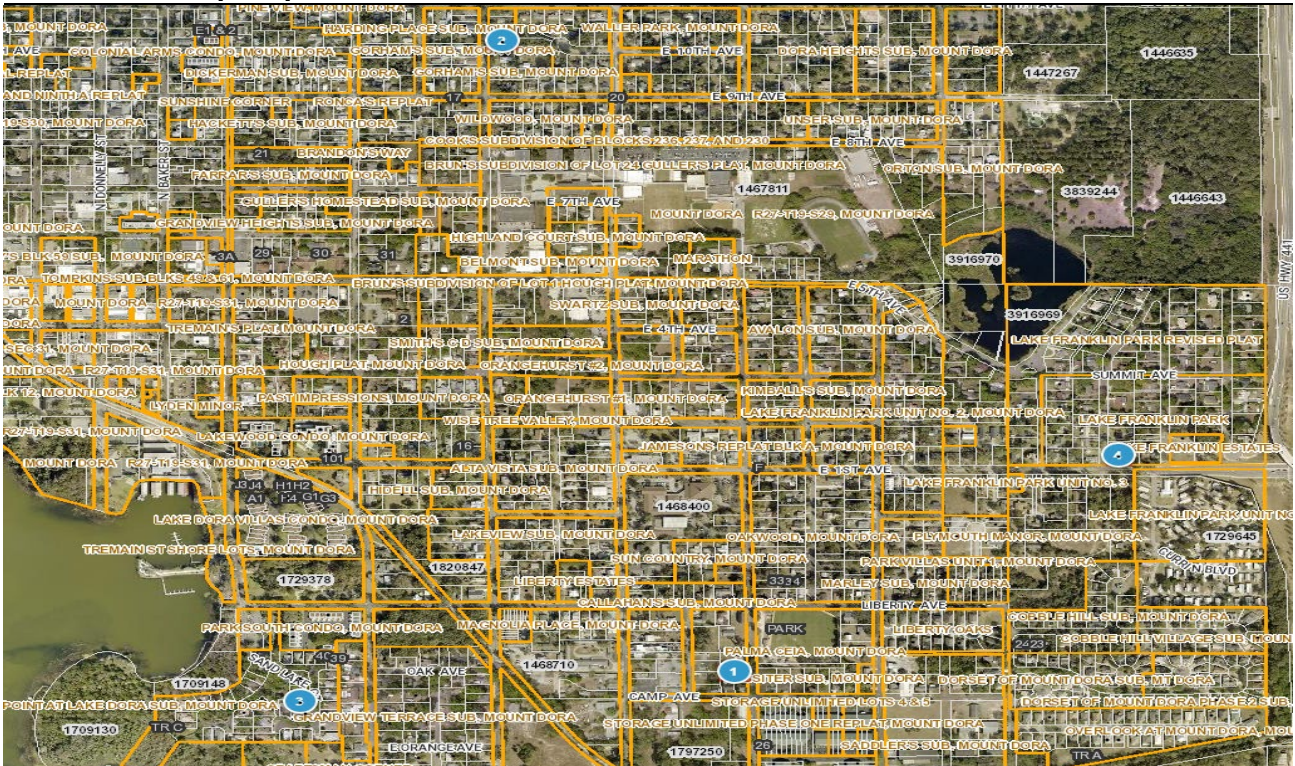
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: [REDACTED]

DATE [REDACTED]

2024-0455 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	1468957	511 S SIMPSON ST MOUNT DORA	-
2	Comp 1	1475741	1010 N CLAYTON ST MOUNT DORA	0.88
3	Comp 2	3280962	595 SAND LAKE CT MOUNT DORA	0.43
4	Comp 3	1766818	1601 E 1ST AVE MOUNT DORA	0.44
5				
6				
7				
8				

Alternate Key 1468957
 Parcel ID 29-19-27-0050-369-00009

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0455 Subject
 PRC Run: 11/27/2024 By
 Card # 1 of 1

Current Owner		
AMNL ASSET COMPANY 1 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location			
Site Address	511 S SIMPSON ST		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	0745

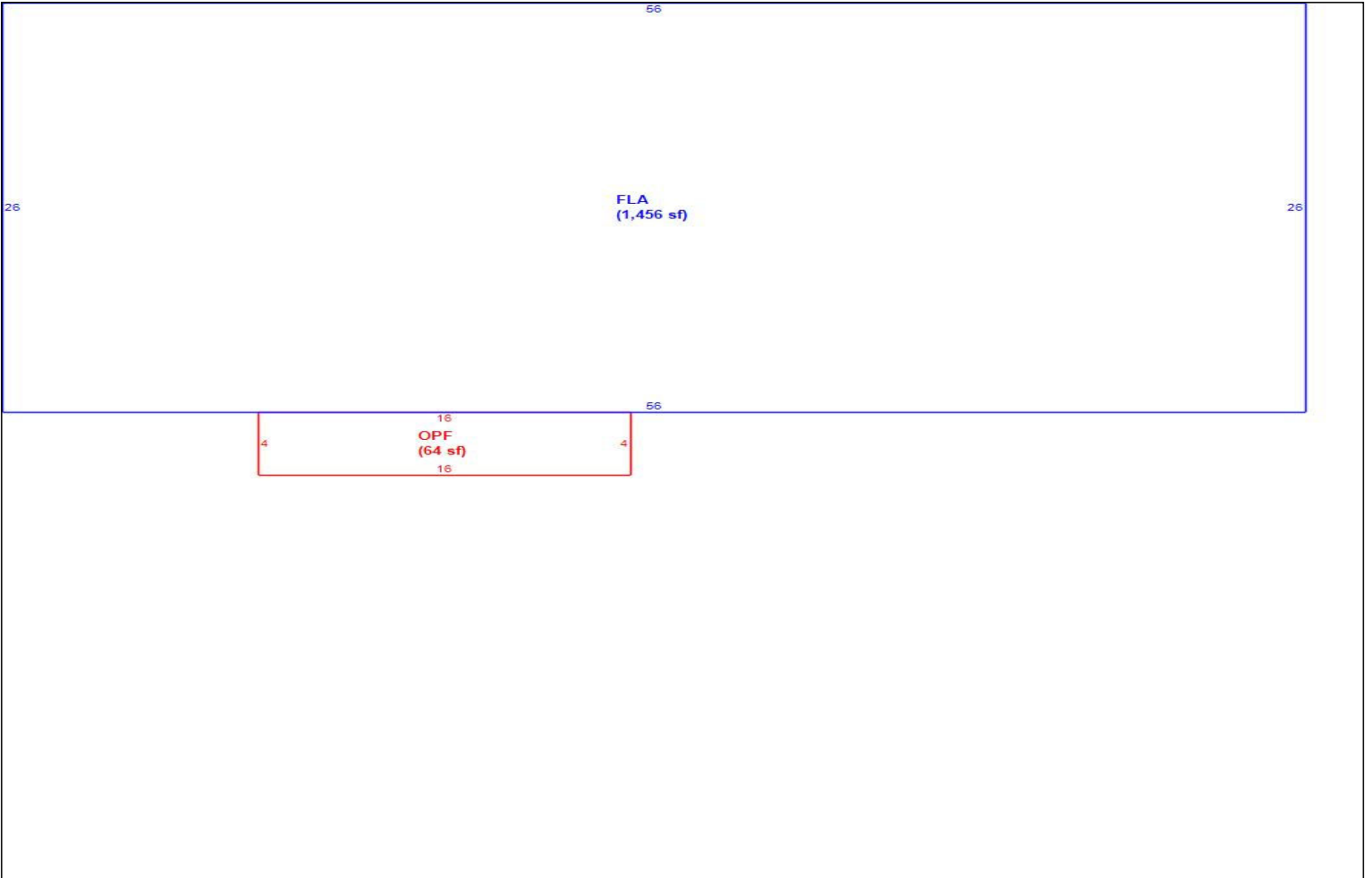
Property Use	Last Inspection
00100 SINGLE FAMILY	TMP 04-04-201

Subject

Legal Description
MOUNT DORA E 140 FT OF BLK 369--LESS N 102 FT & LESS S 100 FT--PB 3 PGS 37-43 ORB 5478 PG 186

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	90	140		12,600.00 FD	600.00	1.0277	2.00	1.000	1.000	0	110,992
Total Acres		0.29		JV/Mkt		0		Total Adj JV/Mkt		110,992		
Classified Acres		0		Classified JV/Mkt		110,992		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 218,660
		Deprec Bldg Value	212,100
		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	1,456	1,456	1456	1972	1456	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	64	0	127.47	218,660	Quality Grade	690	Half Baths	0
TOTALS		1,456	1,520	1,456	EX	212,100	Wall Type	02	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	1
					Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	212,100				

Alternate Key 1468957
 Parcel ID 29-19-27-0050-369-00009

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0455 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	
2020	SALE	01-01-2019	06-01-2020	1	0099	CHECK VALUE	05-31-2020		
2017	P16-10-0049	10-20-2016	02-23-2017	2,640	0003	SHED	02-07-2017		
2001	1	01-01-2000	01-19-2001	1	0000	CHECK VALUES			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2020058287	5478 0186	05-26-2020	WD	Q	05	I	1,066,900					
2019135282	5381 1151	11-15-2019	WD	U	U	I	0					
2019123109	5366 1052	10-28-2019	WD	Q	Q	I	214,900					
	3968 0990	09-29-2010	WD	U	U	I	40,500					
	3924 0830	06-10-2010	CT	U	U	I	21,000					
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	
110,992	212,100	0	323,092	74432	248660	0.00	248660	323092	316,153	

Parcel Notes

88 NBHD CHANGED FROM 2686
 00FC LAND LOC FROM 70 QG FROM 250 FD 0600
 01FC ADD FPL FD 0101
 3924/830 CT VS RAMIRO & MARY MELINDA RIVAS SOLD TO CITIBANK NA
 3968/990 CITIBANK NA TO WILLIAM BARNINGHAM AND JENNIFER BARNINGHAM ONLY
 14 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED CS 072914
 17X WILLIAM BARNINGHAM & JENNIFER BARNINGHAM HW PER HX APP LP 020317
 17FC SMALL COOK SHED NO VALUE ADD A/C JDB 020317
 18FC SFR HAS NEW ROOF NEW WINDOWS AND LOOKS TO HAVE BEEN REMODELED SFR LOOKS LIKE NEW NOW QG FROM 375 EAG FROM 3
 TMP 040418
 5366/1052 WILLIAM & JENNIFER BARNINGHAM TO MUPR 3 ASSETS LLC
 5381/1151 MUPR 3 ASSETS LLC TO JEFF 1 LLC
 5381/1151 DEED SAYS CORRECTIVE FOR 5366/1052 TO CORRECT GRANTEE BUT GRANTOR DIFFERENT
 5478/186 JEFF 1 LLC TO AMNL ASSET COMPANY 1 LLC
 5478/186 M SALE INCL AK3866978 AK3866907 AK3854505 AK1468957 AK1476399
 22BILL CORRECTION 2022-0083 ADJUSTED BUILDING VALUE DUE TO VAB TJW 042823

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 1475741
 Parcel ID 29-19-27-2000-000-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0455 Comp 1
 PRC Run: 11/27/2024 By
 Card # 1 of 1

Current Owner		
BUTLER AUSTIN K & CHRISTINE B		
1010 N CLAYTON ST		
MOUNT DORA	FL	32757

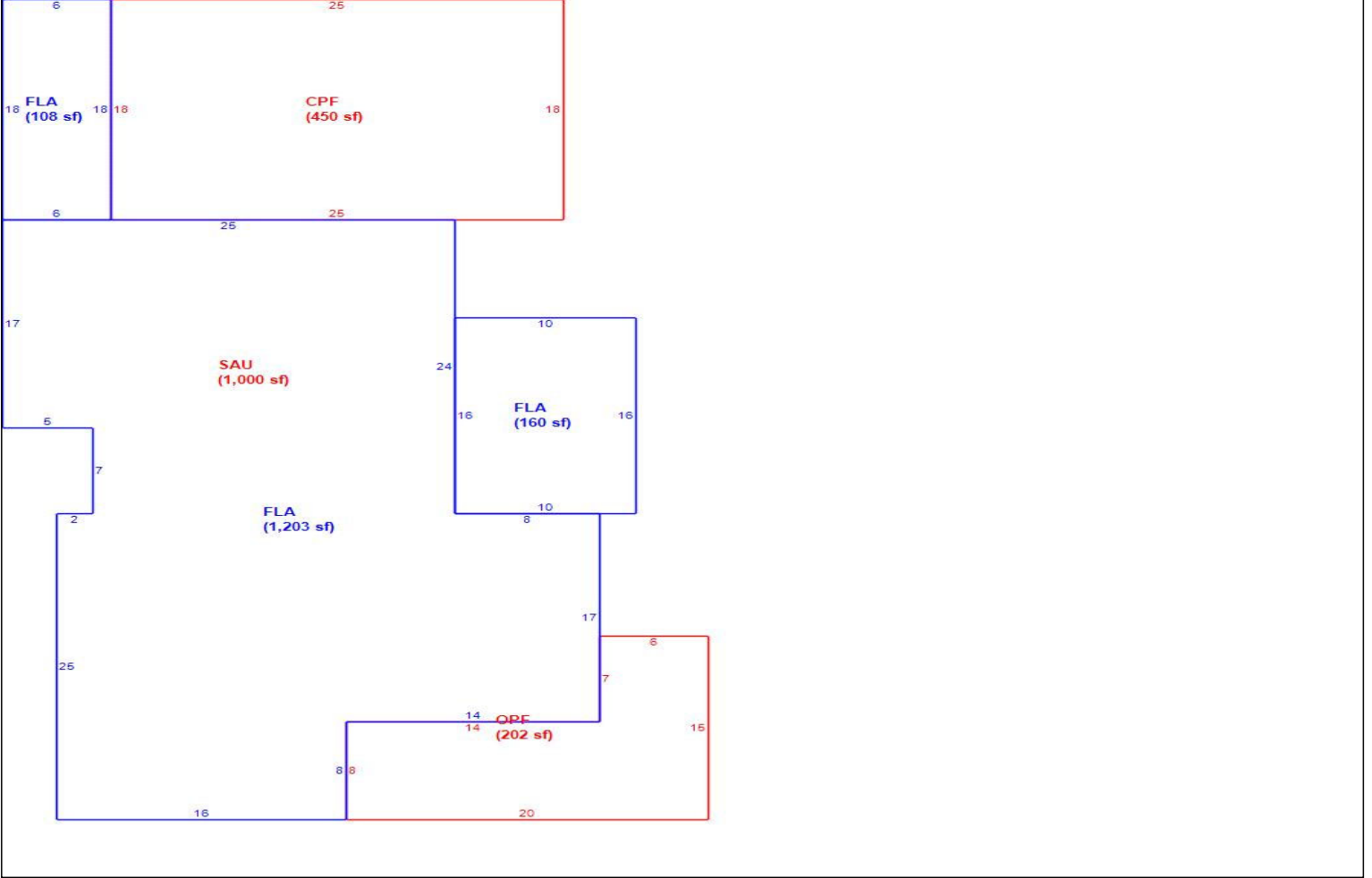
Comp 1

Property Location			
Site Address 1010 N CLAYTON ST			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	0745
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	01-15-202

Legal Description
MOUNT DORA, SUNNILAND LOT 1, S 22 FT OF LOT 2 PB 9 PG 20 ORB 6178 PG 1829

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	85	140		11,900.00 FD	600.00	1.0277	2.35	1.000	1.000	0	123,170	
Total Acres		0.27		JV/Mkt		0		Total Adj JV/Mkt		123,170			
Classified Acres		0		Classified JV/Mkt		123,170		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	290,403	Deprec Bldg Value	281,691	Multi Story	1



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
CPF	CARPOR FINISHED	0	450	0	1910	1471	140.67	290,403	EX	97.00	0	281,691	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,471	1,471	1,471									Quality Grade	735	Half Baths	1
OPF	OPEN PORCH FINISHE	0	202	0									Wall Type	01	Heat Type	6
STF	STORAGE ROOM FINIS	0	1,000	0									Foundation	1	Fireplaces	1
TOTALS		1,471	3,123	1,471									Roof Cover	2	Type AC	03

Alternate Key 1475741
 Parcel ID 29-19-27-2000-000-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0455 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	
2024	DENY51	01-01-2023			1 0030	P1			
2007	SALE	01-01-2006	06-11-2007		1 0000	CHECK VALUE			
2007	SALE	01-01-2006	06-11-2007		1 0000	CHECK VALUES			
2006	05-79	02-08-2005	06-15-2006	30,000	0000	SEE NOTES			
1995	00001	09-01-1994	11-01-1994	123	0000	CK COND OF RES.			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023086946	6178 1829	07-17-2023	WD	Q	01	I	495,000	039	HOMESTEAD	2024	25000
2020100586	5541 0801	09-02-2020	WD	Q	01	I	300,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3176 1264	05-31-2006	WD	Q	Q	I	189,900				
	2742 1430	01-14-2005	TR	Q	Q	I	85,000				
	1351 0475	02-01-1995	QC	U	M	I	1				
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	
123,170	281,691	0	404,861	0	404861	50,000.00	354861	379861	393,533	

Parcel Notes

X=FLAT VALUE UTILITY
 88 NBHD CHANGED FROM 4036
 94 CORRECTED # STORYS TO 1.5 FD 1194
 1351/473 VIOLA C PARKER TTEE OF THE CLAYTON STREET LAND TR DTD 020395
 97FC REMOVE FO CHANGE SPF02 TO OPF ADD AC EAG FROM 6 QG FROM 100 FOR RENT SIGN IN YARD FD 1296
 99FC DELETE UBX FER 012099
 04 LOC LAND QG FROM 300 FD 022404
 2742/1430 APRIL M KAZARIAN SINGLE
 06 RE PERMIT 05-79 REPLACE WINDOWS ROTTEN SIDING TERMITE TENT FD
 05 EAG FROM 3 FD 062705
 3176/1264 APRIL M KAZARIAN TO DAVID L & KAREN H JEWELL HW
 07 LOC FROM 150 QG FROM 400 EAG FROM 5 TMP 060807
 11 LOC FROM 428 FD 042111
 12 NBHD FROM 728 LOC FROM 130 QG FROM 630 TMP 081611
 13 QG FROM 600 TMP 032613
 5541/801 DAVID L & KAREN H JEWELL TO JAMES JEFFERY & IVAN BARTZ MARRIED COUPLE
 20X COURTESY HX CARD SENT 102120
 21WEB 3FIX FROM 1 PER HX APP TJW 031121
 23IT SFR HAD MAJOR RENO SINCE SALE IN 2020 AND LISTED ON MLS AS OF MARCH 2023 FOR 499900 PER MLS LISTING 1000SF UPSTAIRS THATS UNFINISHED ADD AS SAF QG FROM 690 COND GOOD FROM 95 6X18 SAF TO FLA ADD OPU DECK NEW NPA FOR 2023 FLA SF FROM 1945 TMP 053023
 6178/1829 JAMES JEFFERY & IVAN BARTZ TO AUSTIN K & CHRISTINE BURCHETT BUTLER HW
 24CC EFILE HX PORT APP CP 022624
 24X DENY PORT PER ORANGE CO NO HX WITHIN PAST 3 YEARS DB 031924

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Alternate Key 3280962
 Parcel ID 31-19-27-0100-000-04900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0455 Comp 2
 PRC Run: 11/27/2024 By
 Card # 1 of 1

Current Owner		
PERREAULT MATTHEW D & LINDSAY M		
595 SAND LAKE CT		
MOUNT DORA	FL	32757

Comp 2

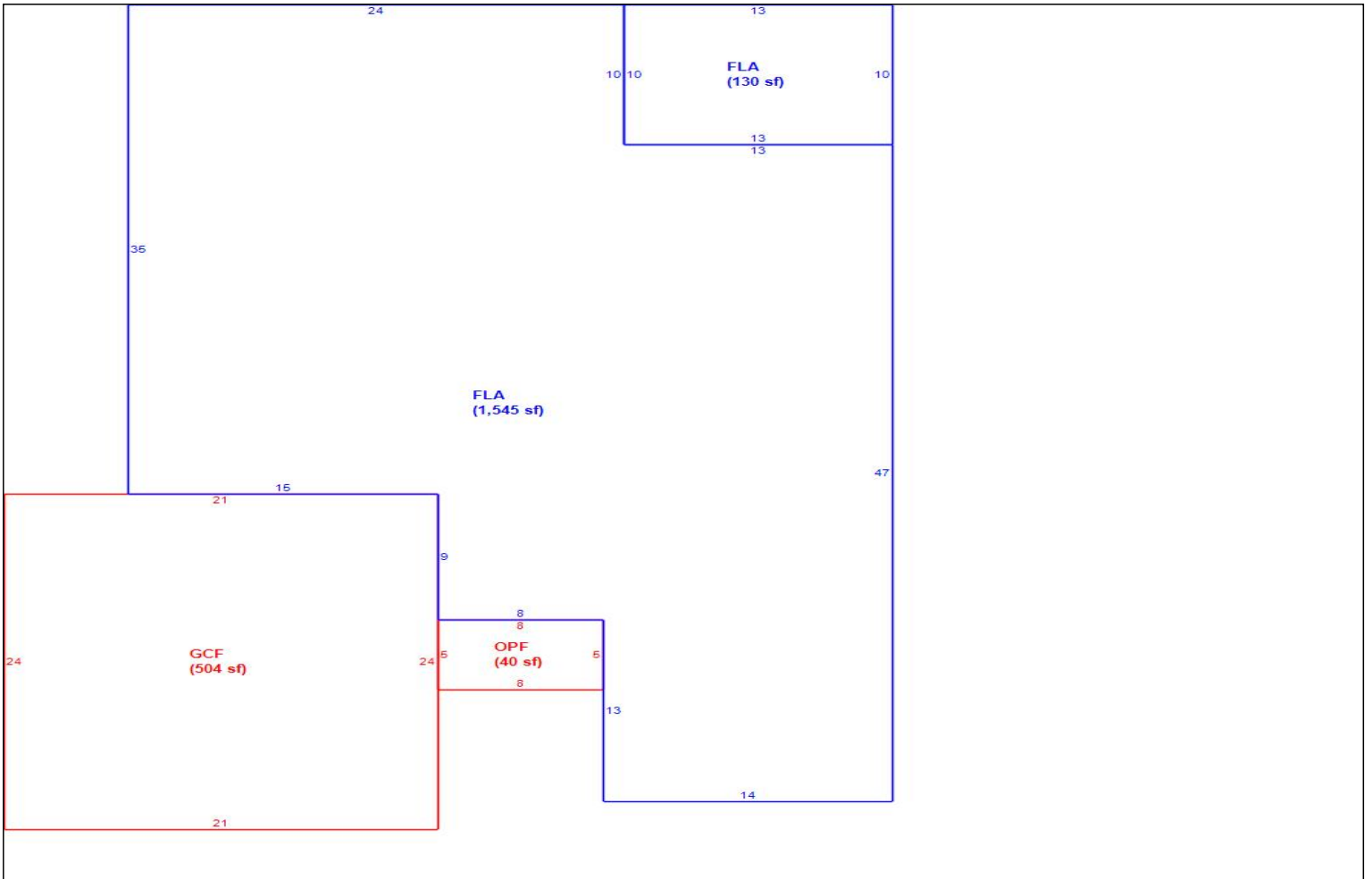
Property Location			
Site Address	595 SAND LAKE CT		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	0743

Property Use	Last Inspection
00100 SINGLE FAMILY	LPD 03-16-201

Legal Description
MOUNT DORA, HIGH POINT AT LAKE DORA LOT 49 PB 28 PGS 2-3 ORB 6160 PG 613

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	47,000.00	0.0000	1.80	1.000	1.000	0	84,600
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		84,600		
Classified Acres		0		Classified JV/Mkt		84,600		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Multi Story 0
Replacement Cost		255,380	Deprec Bldg Value 247,719



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	1,675	1,675	1675	1991	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	504	0	124.56	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	255,380	Wall Type	03	Heat Type	6
TOTALS		1,675	2,219	1,675	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					247,719				

Alternate Key 3280962
 Parcel ID 31-19-27-0100-000-04900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0455 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	
2014	SALE	01-01-2013	04-29-2014	1	0099	CHECK VALUE	04-29-2014		
2005	04-379	07-08-2004	05-17-2005	7,300	0000	SPF TO EPC/FLA			
2005	SALE	01-01-2004	05-17-2005	1	0000	CHECK VALUE			
1991	2978	12-01-1990	12-01-1991	84,000	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023071485	6160 0613	06-09-2023	WD	Q	01	I	410,000	039	HOMESTEAD	2024	25000	
2017066513	4960 2184	06-08-2017	WD	Q	Q	I	299,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4343 0260	06-19-2013	WD	Q	Q	I	237,500					
	2558 2275	04-23-2004	WD	U	U	I	0					
	2527 0890	03-15-2004	WD	Q	Q	I	217,000					
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	
84,600	247,719	0	332,319	0	332319	50,000.00	282319	307319	302,937	

Parcel Notes

86X ANDREW B SHAW DECEASED 042786
 97 ADJUSTED VALUE TO MKT FD
 99FC LOC FROM 125 FER 030399
 00 LAND TO LT WITH LOC EAG FROM 2 QG FROM 625 COND FROM 3 FD 050100
 01 QG FROM 615 FD 010201
 03 COND FROM 2 FER 032403
 2527/890 AILEEN B SHAW TO SALLY V SEABROOK SINGLE
 2558/2275 SALLY V SEABROOK TTEE OF THE SALLY V SEABROOK REVC TR DTD 021396 DEL POTTER TR
 04X ALLAN HILLS SEABROOK SR 51 DECEASED 081682 DC
 05FC SFR IN SUPERIOR COND SPF4 TO EPC AFTER SALE LOC FROM 250 QG FROM 625 DN 051705
 4343/249 SALLY VAUGHN SEABROOK 80 DECEASED 082612 DC
 4343/250 TRUST AFFIDAVIT ALLAN H SEABROOK JR AND EDWARD V SEABROOK CO TTEES OF THE SALLY V SEABROOK REVC TRS DTD 021396
 4343/260 ALLAN H SEABROOK JR AND EDWARD V SEABROOK CO TTEES TO WALTER JABLONSKI
 14FC QG FROM 660 TMP 042914
 17CC ADAMS SUBMITTED 2018 HX APPL RRB 060217
 4960/2184 WALTER JABLONSKI TO MICHAEL K & PEGGY S ADAMS HW
 18X COURTESY HX CARD SENT 102317
 6160/613 MICHAEL K & PEGGY S ADAMS TO MATTHEW D & LINDSAY M PERREAULT HW
 24X PERMANENT RESIDENT CARD RECD BY EMAIL FOR MATTHEW ALS 030124
 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 1766818
Parcel ID 32-19-27-1300-007-02100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0455 Comp 3
PRC Run: 11/27/2024 By
Card # 1 of 1

Current Owner		
TURNIER CHRISTOPHER & KRISTINE		
2455 W MINSTER DR		
COCOA	FL	32926

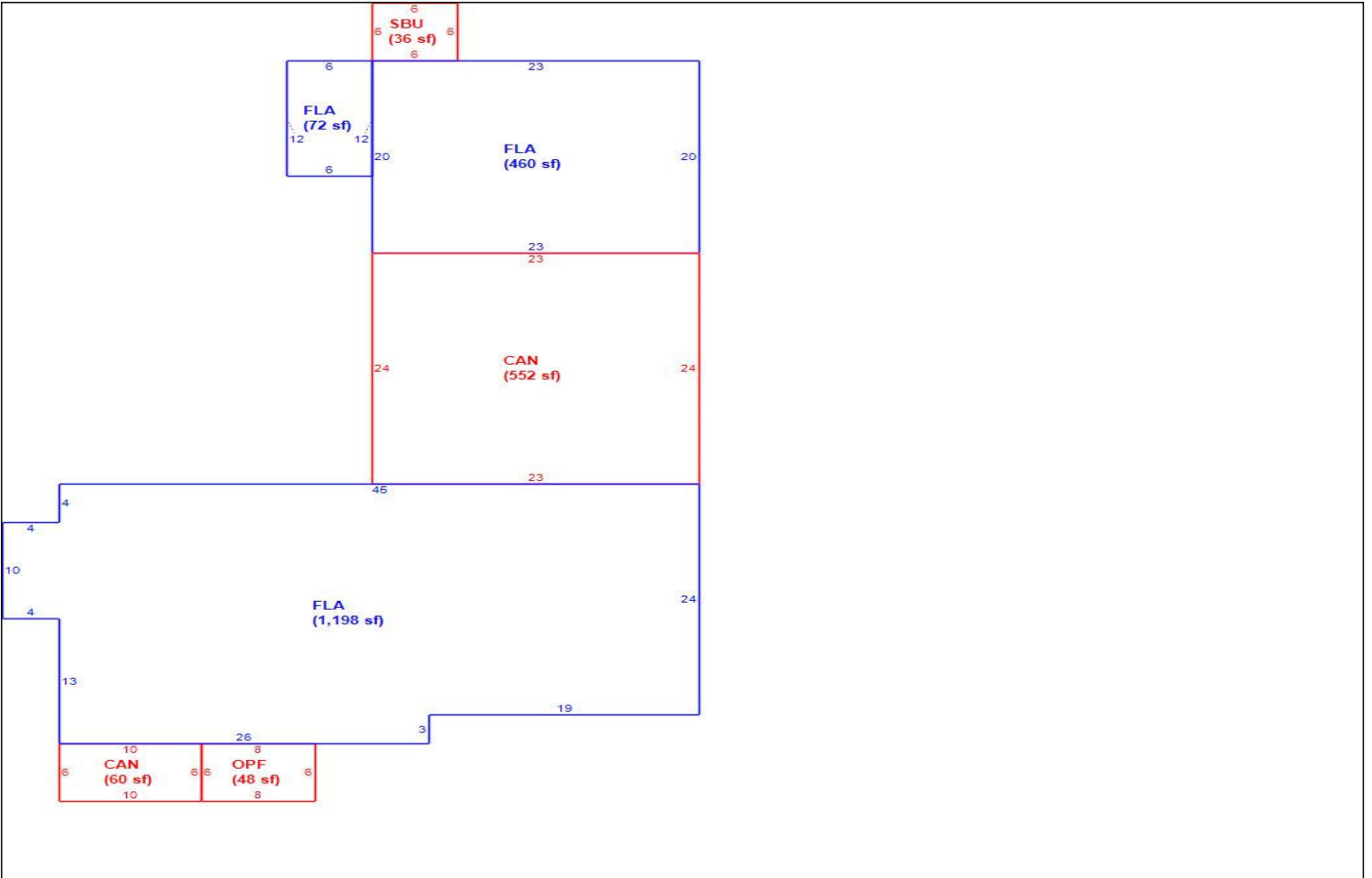
Comp 3

Property Location			
Site Address	1601 E 1ST AVE		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	0717
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	08-09-202

Legal Description
LAKE FRANKLIN PARK PB 6 PG 51 LOTS 21, 22 BLK 7 ORB 6120 PG 2279

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	110	120		13,200.00 FD	550.00	0.9692	1.60	1.000	1.000	0	93,819		
Total Acres				0.30	JV/Mkt				0	Total Adj JV/Mkt				93,819
Classified Acres				0	Classified JV/Mkt				93,819	Classified Adj JV/Mkt				0

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 241,084	Deprec Bldg Value 221,797	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	1,730	1,730	1730	1925					
OPF	OPEN PORCH FINISHE	0	48	0	Effective Area	1730	No Stories	1.00	Full Baths 2	
PAT	PATIO UNCOVERED	0	612	0	Base Rate	118.47	Quality Grade	690	Half Baths 0	
STF	STORAGE ROOM FINIS	0	36	0	Building RCN	241,084	Wall Type	01	Heat Type 6	
					Condition	EX	Foundation	2	Fireplaces 1	
					% Good	92.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
TOTALS		1,730	2,426	1,730	Building RCNLD	221,797				

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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
UCP1	CARPORT/POLE SHED UNFINISHE	440.00	SF	3.00	2017	2017	1320.00	85.00	1,122

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	21-05-0096	05-24-2021	08-09-2021	7,800	0002	REPAIR ENTRY/SOFFITS/ROOF TILES	08-10-2021		
2019	SALE	01-01-2018	02-26-2019	1	0099	CHECK VALUE	02-27-2019		
2018	P17-05-0101	06-05-2017	05-23-2018	1,600	0002	CARPORT 21X20	12-12-2017		
2018	P17-03-0091	05-08-2017	05-23-2018	2,400	0002	REMODEL BATH/CARPORT FOUNDATI	12-12-2017		
2018	P17-03-0085	03-28-2017	08-04-2017	1,500	0004	DEMO GARAGE & CARPORT	08-07-2017		
2014	2013120037	12-12-2013	06-03-2014	4,285	0002	CHK AC	06-03-2014		
2014	JIM	01-01-2013	06-03-2014	1	0008	CK HX% FOR BLDG2			
2013	201200050	10-11-2012	03-21-2013	900	0002	REPL FRONT PORCH SLAB	03-21-2013		
2003	02-613	11-05-2002	05-05-2003	2,000	0000	ELEC UPGRADE,CK A/C & VALUES			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023039570	6120	2279	03-22-2023	WD	Q	01	I	385,000			
2019039198	5261	2136	03-19-2019	WD	U	M	I	100			
2018093899	5153	1465	08-06-2018	WD	U	M	I	227,000			
2017131821	5038	1917	06-29-2017	WD	U	M	I	100			
2017074280	4970	0962	06-29-2017	WD	U	M	I	185,000			
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	
93,819	221,797	1,122	316,738	0	316738	0.00	316738	316738	309,412	

Parcel Notes

88 NBHD FROM 4077
 97 ADJUSTED TO MKT FD
 1706/633 PAUL R & PHYLLIS J PRUITT TO LOUIS K BRANDING
 03FC ADD FLA3 CHG QG FROM 350 AND EAG FROM 4 BLDG4 HAS NEW AC RWT 050503
 03 LOC FROM 155 QG FROM 500 FD 060103
 04 QG BLDG1 FROM 400 FD 030104
 05 UPDATE BLDG1 QG FROM 550 DN 060105
 06 LOC FROM 200 BLDG1 QG FROM 590 BLDG2 EAG FROM 4 FD 060306
 13FC BLDG1 FLA1 FROM 1158SF FLA3 TO CAN QG FROM 630 ADD FP ADD BEDS 3FIX FROM 1 BLDG2 3FIX FROM 2 ADD BEDS CPF3 TO CPU
 GBU2 TO GAU ADD SBU4 QG FROM 630 ADD NEWER UBU JNH 032113
 4353/436 LOUIS K & MARIANNE B BRANDING LE REM THE LOUIS K BRANDING LIV TRS DTD 090105 AS AMENDED
 4353/436 M SALE INCL AK1133092 AK1766818
 14FC NEW AC ON BLDG1 WALL UNITS ON BLDG2 BLDG1 FLA1 WALL TYPE FROM 3 WOOD FRAME WITH STUCCO TJW 060314
 14 COMBINE BLDG1 AND BLDG2 WITH CAN4 INFO SCANNED TMP 061314
 4970/962 LOUIS K BRANDING AS TTEE TO JACK F WILLINGHAM AND VALERIE JO WILLINGHAM JTWROS
 4970/962 M SALE INCL AK1133092 AK1766818
 17X COURTESY HX CARD SENT 092117
 18CC SUBMITTED HX PORT NT 110617
 18FC CAN4 FROM 288SF GAU6 TO FLA SF FROM 300 YR FROM 1984 DELETE CPU7 ADD UCP JDB 080417
 5038/1917 CORRECTIVE DEED FOR 4970/962 TO CORRECT THE CO TENANCY RELATIONSHIP OF GRANTEE SB JACK F & VALERIE JO
 WILLINGHAM HW
 5038/1917 M SALE INCL AK1133092 AK1766818
 18X COURTESY HX CARD SENT 012218
 18CC SUBMITTED APP FOR REMOVAL OF HX KCH 080618

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