



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3271114**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<b>2024-0456</b>	County <b>Lake</b>	Tax year <b>2024</b>
		Date received <b>9.12.24</b>	
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>AMH_Home; Alto Asset Company 5 LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>31-18-26-1015-000-01400 36610 DORAL DR</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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

<b>Petition #</b>	2024-0456	Alternate Key: 3271114	Parcel ID: 31-18-26-1015-000-01400
<b>Petitioner Name</b>	Robert Peyton	<b>Property Address</b>	36610 DORAL DR GRAND ISLAND
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
<b>Owner Name</b>	ALTO Asset Company 5 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
			Value after Board Action
<b>1. Just Value, required</b>	\$ 227,226	\$ 227,226	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 227,226	\$ 227,226	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 227,226	\$ 227,226	

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

**Last Sale Date** 9/13/2021      **Price:** \$225,000       Arm's Length     Distressed    Book 5795 Page 1505

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3271114	3257758	3508157	3508386
<b>Address</b>	36610 DORAL DR GRAND ISLAND	12701 BOGIE CT GRAND ISLAND	12530 FADE DR GRAND ISLAND	37024 SLICE LN GRAND ISLAND
<b>Proximity</b>				
<b>Sales Price</b>		\$280,000	\$315,000	\$300,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.20%	0.40%	2.80%
<b>Adjusted Sale</b>		\$241,360	\$269,010	\$263,400
<b>\$/SF FLA</b>	\$181.64 per SF	\$197.51 per SF	\$223.43 per SF	\$204.03 per SF
<b>Sale Date</b>		9/21/2023	11/28/2023	5/5/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,251	1,222	1450	1,204	2350	1,291	-2000
<b>Year Built</b>	1990	1990		2002		1995	
<b>Constr. Type</b>	Block Stucco	Block Stucco		Block Stucco		Block Stucco	
<b>Condition</b>	Very Good	Very Good		Very Good		Very Good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	2 Car Garage	1 Car Garage		2 Car Garage		2 Car Garage	
<b>Porches</b>	Enclosed	Screen		Open		Enclosed	
<b>Pool</b>	N	N	0	Y	-20000	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>							
<b>Site Size</b>							
<b>Location</b>							
<b>View</b>							
		Net Adj. 0.6%	1450	-Net Adj. 6.6%	-17650	-Net Adj. 0.8%	-2000
		Gross Adj. 0.6%	1450	Gross Adj. 8.3%	22350	Gross Adj. 0.8%	2000
<b>Adj. Sales Price</b>	Market Value <b>\$227,226</b>	Adj Market Value	<b>\$242,810</b>	Adj Market Value	<b>\$251,360</b>	Adj Market Value	<b>\$261,400</b>
	Value per SF 181.64						

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.

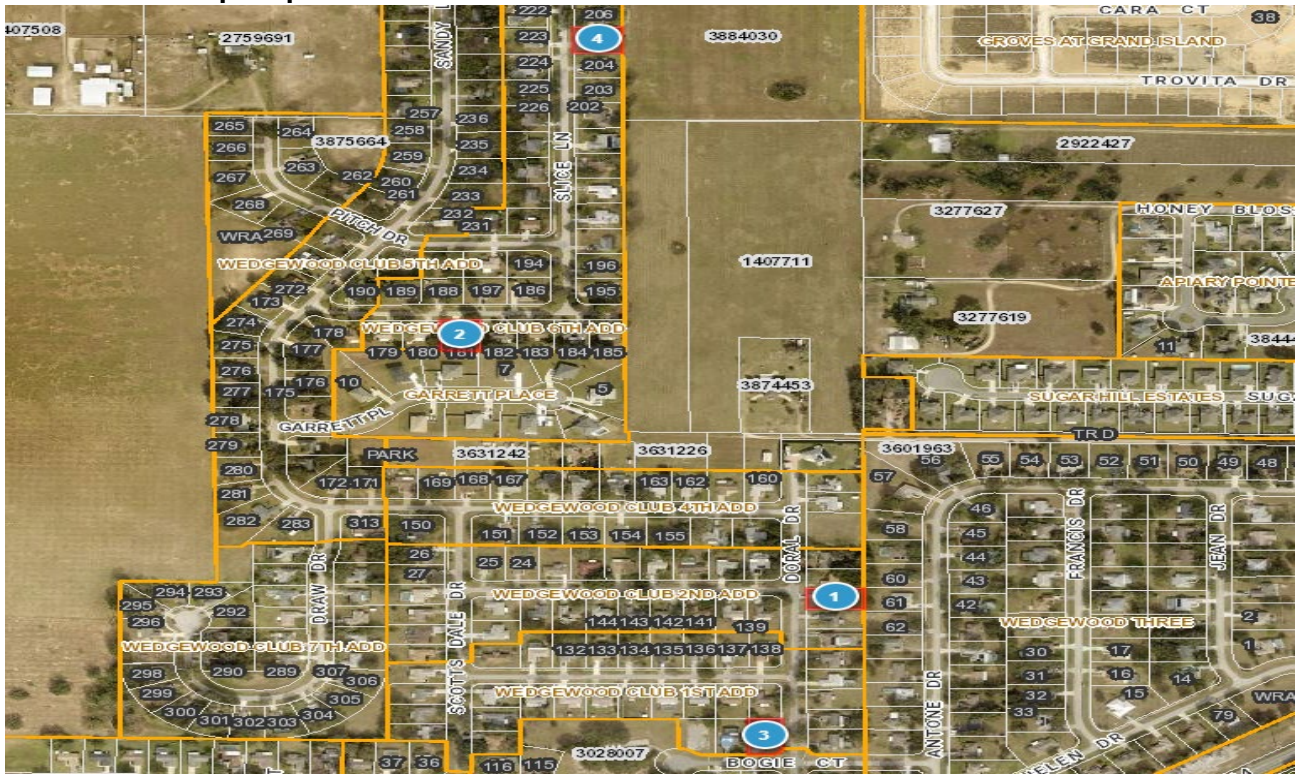
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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    11/18/2024**

**2024-045€ Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3271114	36610 DORAL DR GRAND ISLAND	-
2	Comp 2	3508157	12530 FADE DR GRAND ISLAND	0
3	Comp 1	3257758	12701 BOGIE CT GRAND ISLAND	0
4	Comp 3	3508386	37024 SLICE LN GRAND ISLAND	0
5				
6				
7				
8				

Alternate Key 3271114  
Parcel ID 31-18-26-1015-000-01400

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

PRC Run: 2024-0456 Subject  
11/27/2024 By  
Card # 1 of 1

Current Owner		
ALTO ASSET COMPANY 5 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

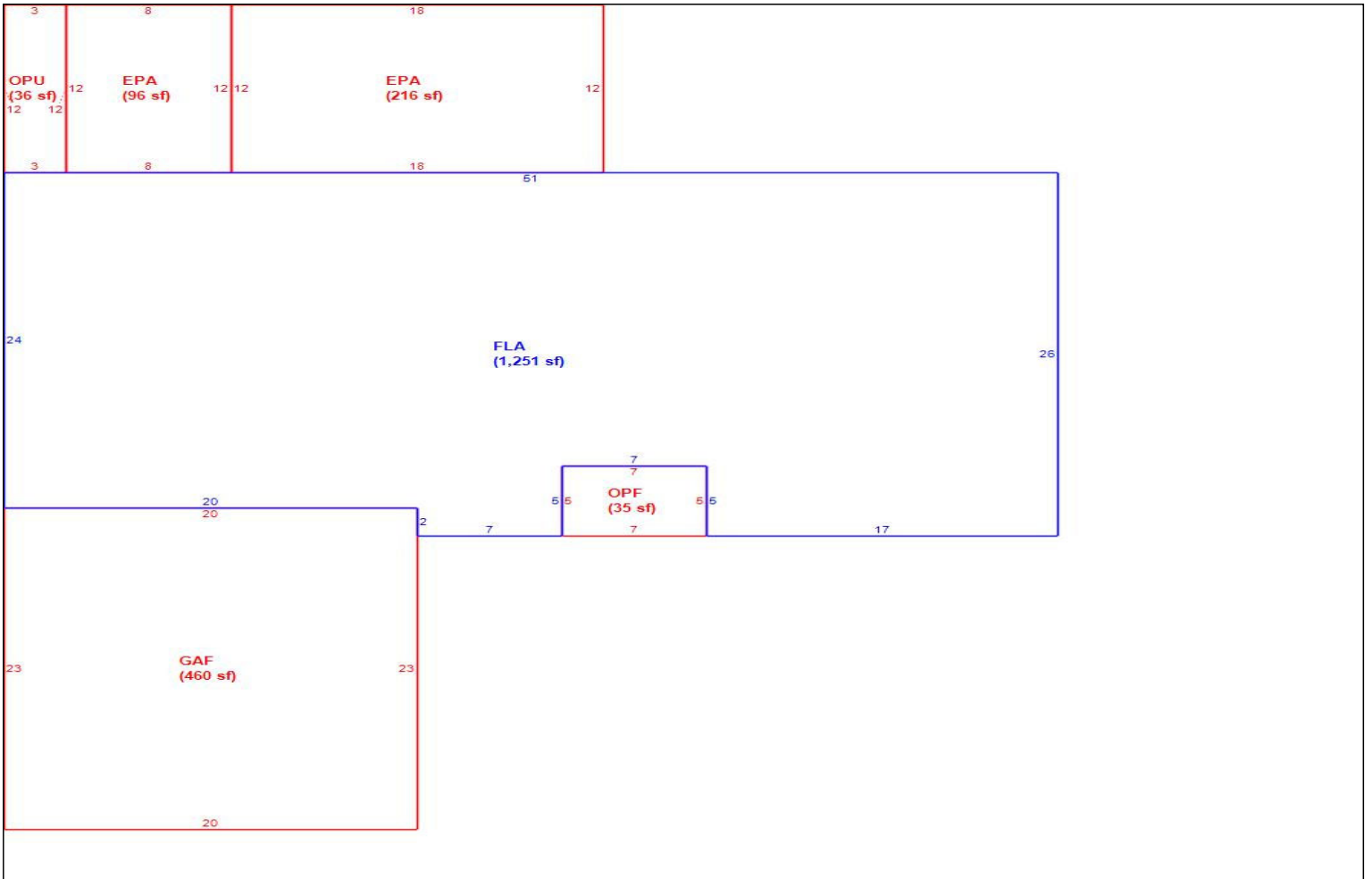
Subject

Property Location			
Site Address	36610 DORAL DR		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	4478
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
WEDGEWOOD CLUB 2ND ADD LOT 14 PB 30 PG 76 ORB 6187 PG 2432

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	40,000.00	0.0000	1.50	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 181,767
		Deprec Bldg Value 167,226	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	
EPF	ENCLOSED PORCH FIN	0	312	0	1990					
FLA	FINISHED LIVING AREA	1,251	1,251	1,251	Effective Area	1251	No Stories	1.00	Full Baths 2	
GAR	GARAGE FINISH	0	460	0	Base Rate	107.89	Quality Grade	670	Half Baths 0	
OPF	OPEN PORCH FINISHE	0	35	0	Building RCN	181,767	Condition	VG	Wall Type 01	
OPU	OPEN PORCH UNFINIS	0	36	0	% Good	92.00	Foundation	3	Fireplaces 0	
TOTALS		1,251	2,094	1,251	Functional Obsol	0	Roof Cover	3	Type AC 03	
					Building RCNLD	167,226				

Alternate Key 3271114  
 Parcel ID 31-18-26-1015-000-01400

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

2024-0456 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	
2017	2016070080	07-08-2016	01-26-2017	3,185	0002	REPL WINDOW/1 DOOR	01-26-2017		
1994	T-04724	08-01-1993	12-01-1993	1,824	0000	EXTEND VINYL RM			
1991	66354	06-01-1990	12-01-1990	4,788	0000	12X21 SCRNM,RM,DORAL DR			
1991	65184	03-01-1990	12-01-1990	50,120	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023093912	6187 2432	05-09-2023	WD	Q	05	I	1,220,200					
2021127784	5795 1505	09-13-2021	WD	Q	01	I	225,000					
	1829 0648	05-31-2000	WD	Q	Q	I	86,900					
	1062 0442	05-01-1990	WD	Q	Q	I	62,500					
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	
60,000	167,226	0	227,226	0	227226	0.00	227226	227226	222,452	

**Parcel Notes**

93 ADD EPA06 ENCLOSE SPU TO EPA03 MB 112993  
 99FC QG FROM 375 MB 072998  
 00FC LAND TO LT FD 050100  
 04 QG FROM 400 FER 060204  
 17FC NEW WINDOWS AND DOOR ON REAR OF SFR NO OTHER CHGS SAD 012617  
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818  
 5795/1505 TERRY D & VICKI HOLMES TO ARVM 5 LLC  
 6187/2432 M SALE INCL AK2560631 AK1253268 AK1251842 AK3271114 ARVM 5 LLC TO ALTO ASSET COMPANY 5 LLC

\*\*\*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 3257758  
 Parcel ID 31-18-26-1010-000-12800

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

2024-0456 Comp 1  
 PRC Run: 11/27/2024 By  
 Card # 1 of 1

Current Owner		
WALN PIERCE X		
12701 BOGIE CT		
GRAND ISLAND	FL	32735

Comp 1

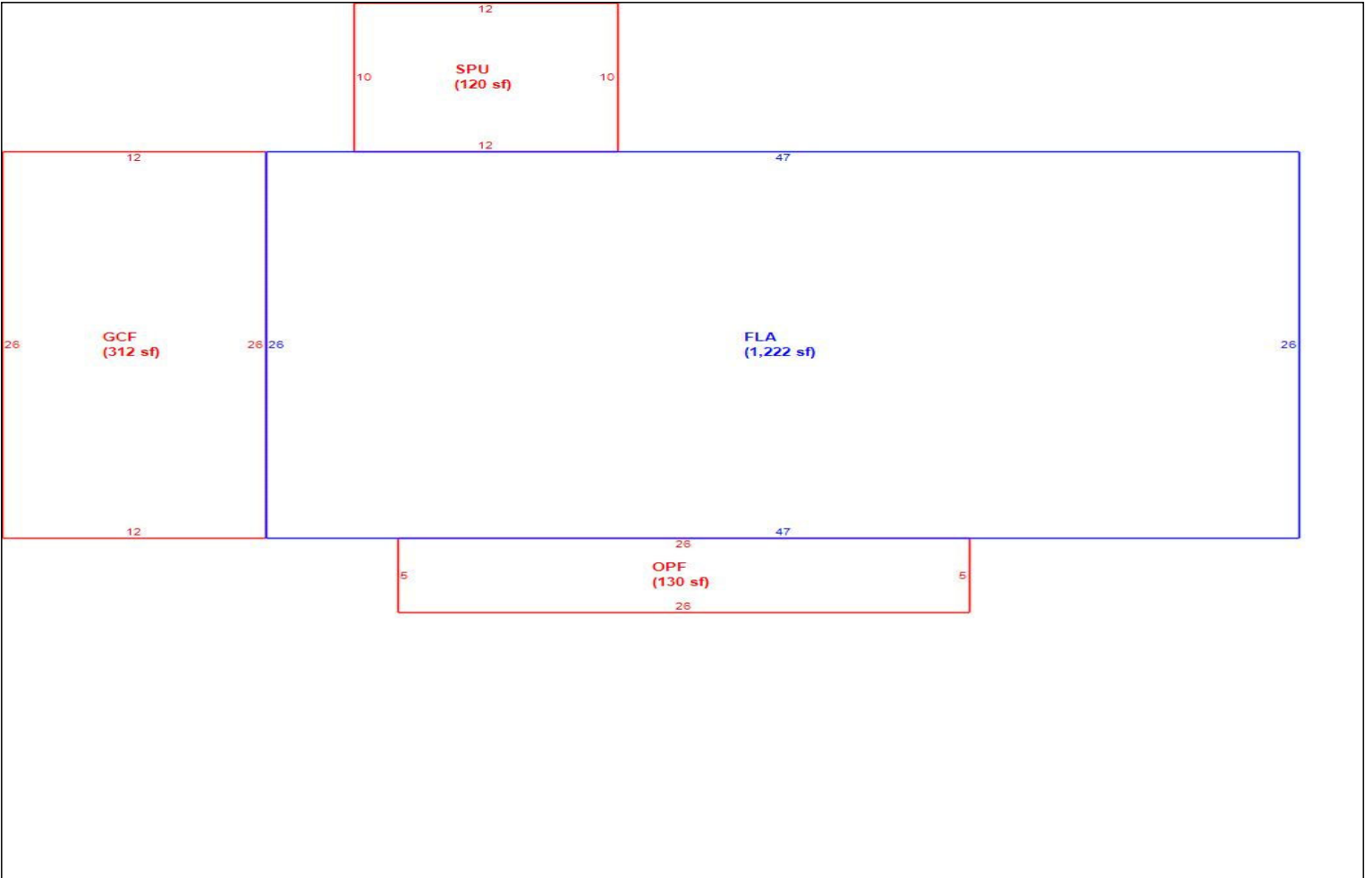
Property Location			
Site Address	12701 BOGIE CT		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	4478

Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

**Legal Description**  
 WEDGEWOOD CLUB FIRST ADDITION LOT 128 PB 30 PGS 35-36 ORB 6218 PG 77

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	40,000.00	0.0000	1.50	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 175,883 Deprec Bldg Value 167,089 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	2	
FLA	FINISHED LIVING AREA	1,222	1,222	1222	1990	1222	113.40	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	312	0				Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	130	0				Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	120	0				Foundation	3	Fireplaces	0	
TOTALS		1,222	1,784	1,222				Building RCNLD	167,089	Roof Cover	3	Type AC 03



Alternate Key 3257758  
 Parcel ID 31-18-26-1010-000-12800

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

PRC Run: 2024-0456 Comp 1  
 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
2013	SALE	01-01-2012	03-20-2013	1	0099	CHECK VALUE	03-20-2013	
2011	VALU	01-01-2010	11-23-2010	1	0000	CK VALUS IN SUB	11-23-2010	

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023119147	6218	0077	09-21-2023	WD	Q	01	I	280,000			
2022048036	5931	2318	03-22-2022	WD	Q	01	I	242,000			
	4261	1516	12-21-2012	WD	Q		I	72,500			
	4168	1095	05-31-2012	WD	U	U	I	60,000			
	2994	0112	10-27-2005	WD	Q	Q	I	160,600			
<b>Total</b>											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
60,000	167,089	0	227,089	0	227089	0.00	227089	227089	222,021

**Parcel Notes**

1045/396 HERBERT STENGER TO JEANETTE BALDWIN  
 1083/2390 CLAIM OF LIEN OWED BY JOHN & PEGGY RUGGERI TO ASSO  
 1727/2182 DOUGLAS G & JENNIFER D WALKER TO MIRIAM A MICH  
 00 FC LAND TO LT FD 050100  
 04 QG FROM 425 FER 060204  
 2994/112 MIRIAM A MICH TO MANLEY R & DEBORA A SHIVER HW  
 10TRIM MRS SHIVER CALLED THEY ARE GOING THROUGH FORCLOSURE VALUE OK FOR 10 FD 082410  
 11FC EAG FROM 1 COND FROM 3 SFR NEEDS PAINT AND PRESSURE WASHING LANDSCAPE LOOKS GOOD NO OTHER CHGS JNH 112310  
 4168/1095 MANLEY R & DEBORA A SHIVER TO ROBINVEST PROPERTIES LLC  
 12SALE ORB 4168/1095 U SALE LP FILED IN 3929/1877 SHORT SALE 168500 MTG FER 070212  
 4261/1516 ROBINVEST PROPERTIES LLC TO THEODORE & DENISE MORRIS HW  
 18 MAILING ADDR CHGD PER NCOA INFO DW 080218  
 20TR NOT DELIVERABLE AS ADDRESSED 1366 CADENCE WAY SANTA ROSA CA 95401 9189  
 5931/2318 THEODORE & DENISE MORRIS TO CHELSEA DE GUZMAN & DYLAN OLIVER HW  
 6218/77 CHELSEA DE GUZMAN AND DYLAN OLIVER TO PIERCE XANDER WALN SINGLE

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Alternate Key 3508157  
Parcel ID 31-18-26-1035-000-18100

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

PRC Run: 2024-0456 Comp 2  
11/27/2024 By  
Card # 1 of 1

Current Owner			
STRAUT ANTHONY & KAREN A			
12530 FADE DR			
GRAND ISLAND	FL	32735	

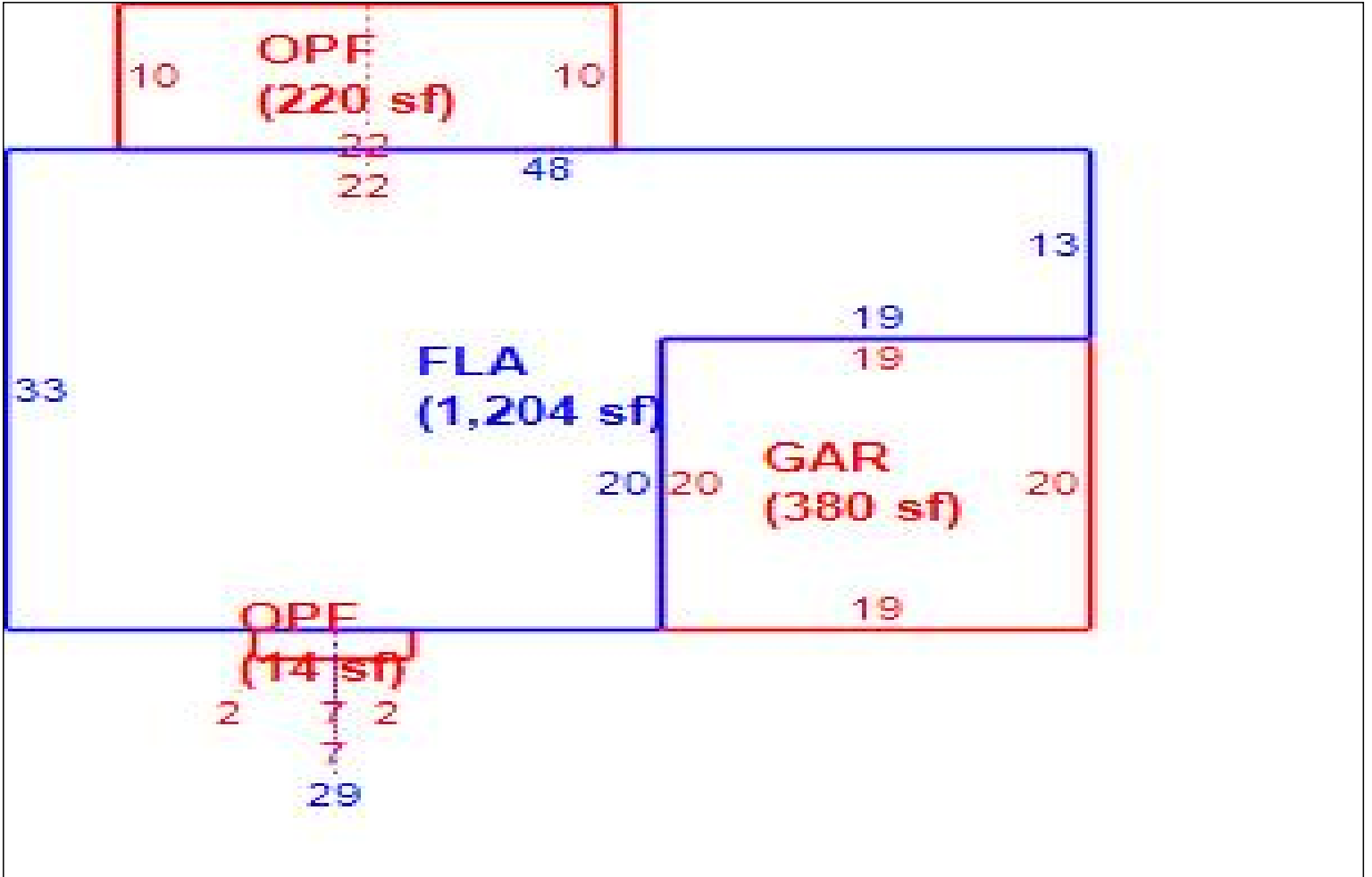
Comp 2

Property Location			
Site Address	12530 FADE DR		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	4478
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
WEDGEWOOD CLUB 6TH ADD SUB LOT 181 PB 34 PGS 53-54 ORB 6251 PG 2110

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	40,000.00	0.0000	1.50	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 175,762
Deprec Bldg Value 170,489		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	1,204	1,204	1204	2002	1204	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	113.46	175,762	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	234	0	EX	97.00	Wall Type	03	Heat Type	6
					% Good	0	Foundation	3	Fireplaces	0
					Functional Obsol	170,489	Roof Cover	3	Type AC	03
TOTALS		1,204	1,818	1,204	Building RCNLD					

Alternate Key 3508157  
 Parcel ID 31-18-26-1035-000-18100

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

2024-0456 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
PUG2	POOL UPGRADE	1.00	UT	4000.00	2004	2004	4000.00	85.00	3,400
POL2	SWIMMING POOL - RESIDENTIAL	200.00	SF	35.00	2004	2004	7000.00	85.00	5,950
PLD2	POOL/COOL DECK	188.00	SF	5.38	2004	2004	1011.00	70.00	708
SEN2	SCREEN ENCLOSED STRUCTURE	948.00	SF	3.50	2004	2004	3318.00	52.50	1,742

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	2015080483	08-19-2015	03-17-2016	849	0002	REPL 1 WINDOW	03-17-2016		
2005	2004051137	05-24-2004	02-14-2005	23,000	0000	12X24 POOL W/32X19 DECK			
2003	2001100846	02-04-2002	10-16-2002	69,740	0000	SFR UIC FOR 02			
2002	2001100846	10-31-2001	02-04-2002	69,740	0000	SFR/12530 FADE DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023147542	6251	2110	11-28-2023	WD	Q	01	I	315,000	039	HOMESTEAD	2025	0
2021064640	5706	0559	04-22-2021	WD	U	19	I	218,000	059	ADDITIONAL HOMESTEAD	2025	0
2021032074	5659	1785	03-05-2021	PO	U	11	I	0				
	2102	2458	04-19-2002	WD	Q	Q	I	90,500				
	1744	2423	08-20-1999	WD	U	M	V	1				
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	
60,000	170,489	11,800	242,289	0	242289	0.00	242289	242289	237,274	

**Parcel Notes**

00FC LAND TO LT FD 0500  
 2102/2458 SHAMROCK HOMES INC TO LARRY H BOWERMAN AND CAROL LEE MORAN JTWROS  
 02X JAMES L MORGAN DECEASED 012694 DC  
 03FC SPF ADDED AFTER SALE MB 101602  
 04X CAROL LEE MORAN REMOVED WX 010304  
 05FC LOC FROM 115 QG FROM 525 TO UPDATE VALUE ADD MISC PUG FOR MULTI LEVEL PLD SPF TO OPF REMOVED SCRNM FROM 32LF OF WALL MB 021405  
 10X LARRY H BOWERMAN 67 DECEASED 050510 FL DEATH LIST  
 21 CAROL L MORAN-BOWERMAN 77 DECEASED 011121 STATE DEATH LIST FILE 2021005122 KD 031821  
 5659/1785 ORDER DET HX FOR EST OF CAROL MORAN BOWERMAN TO JAMES HAROLD MORAN AND KELLY LYNN BUSH ONLY  
 5706/559 JAMES HAROLD MORAN AND KELLY LYNN BUSH TO KENNETH ALLEN GEBHARD SINGLE  
 21X COURTESY HX CARD SENT 062121  
 22CC RECEIVED HX APP GG 110521  
 22CC RECEIVED PORT APP GG 020722  
 6251/2110 KENNETH ALLEN GEBHARD TO ANTHONY & KAREN ANNE STRAUT HW  
 24CC EFILE HX APP CP 053124

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Alternate Key 3508386  
 Parcel ID 31-18-26-1035-000-20500

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

2024-0456 Comp 3  
 PRC Run: 11/27/2024 By  
 Card # 1 of 1

Current Owner		
WHITTAKER JENNIFER D		
37024 SLICE LN		
GRAND ISLAND	FL	32735

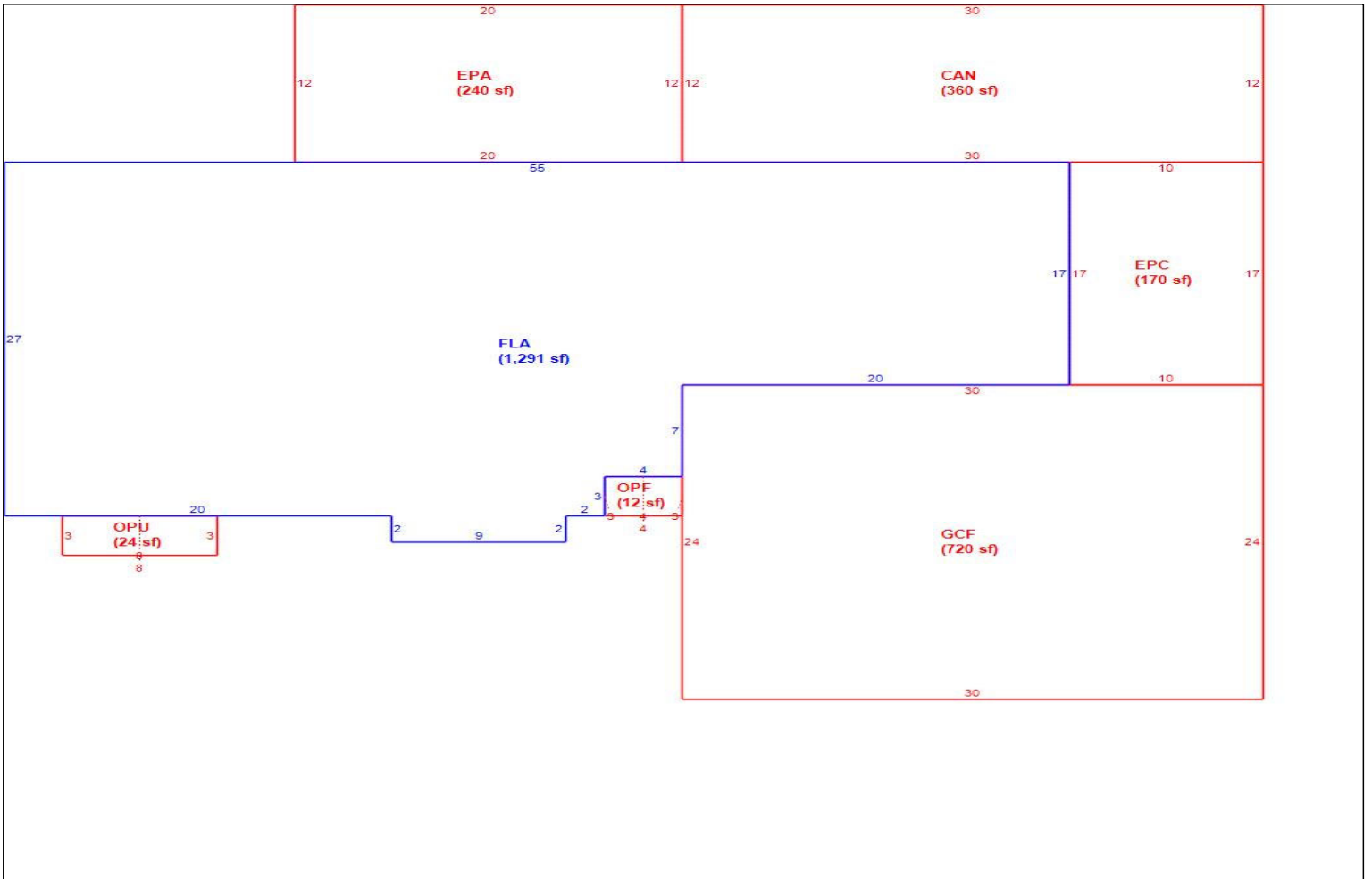
Comp 3

Property Location			
Site Address 37024 SLICE LN			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	4478
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
WEDGEWOOD CLUB 6TH ADD SUB LOT 205 PB 34 PGS 53-54 ORB 6139 PG 2356

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	40,000.00	0.0000	1.50	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	202,864	Deprec Bldg Value	196,778	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
EPF	ENCLOSED PORCH FIN	0	410	0	1995	1291	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,291	1,291	1291	Base Rate	113.14	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	720	0	Building RCN	202,864	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	12	0	Condition	EX	Foundation	3	Fireplaces	0
OPU	OPEN PORCH UNFINIS	0	24	0	% Good	97.00	Roof Cover	3	Type AC	03
PAT	PATIO UNCOVERED	0	360	0	Functional Obsol	0				
TOTALS		1,291	2,817	1,291	Building RCNLD	196,778				

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2024-0456 Comp 3  
 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
UBF3	UTILITY BLDG FINISHED	96.00	SF	10.50	2004	2004	1008.00	60.00	605
SEN2	SCREEN ENCLOSED STRUCTURE	696.00	SF	3.50	2003	2003	2436.00	50.00	1,218

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	2011020139	02-11-2011	07-06-2011	7,858	0002	REROOF	07-06-2011		
2005	2004040740	04-15-2004	02-15-2005	1,900	0000	SHED 8X12			
1996	9511561	11-01-1995	12-01-1995	4,560	0000	ENCL PORCH			
1996	T-03800	07-01-1995	12-01-1995	60,662	0000	SFR 3/BR 37024 SLICE LN			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023055117	6139 2356	05-05-2023	WD	Q	01	I	300,000	024	DISABILITY VETERAN TOT	2024	208601	
2016085836	4822 1615	08-03-2016	QC	U	U	I	100	039	HOMESTEAD	2024	25000	
	1391 0258	10-01-1995	WD	Q	Q	I	92,100	059	ADDITIONAL HOMESTEAD	2024	25000	
	1391 0257	10-01-1995	WD	Q	Q	V	12,000					
Total											258,601.00	

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	
60,000	196,778	1,823	258,601	0	258601	258,601.00	0	0	253,213	

**Parcel Notes**

00FC LAND TO LT QG FROM 400 FD 050100  
 03 QG FROM 425 FER 020703  
 05FC ADD UBF ADD SEN AROUND CAN7 NPA ADD CAN7 NPA OPF TO SAU2 NPA LOC FROM 115 QG FROM 475 MB 021505  
 12FC SFR VERY WELL CARED FOR NEW SHINGLE ROOF SAU2 TO EPC NO OTHER CHGS JNH 070611  
 4822/1614 PAULINE J CAMPBELL AKA POLLY J CAMPBELL 81 DECEASED 051416 DC  
 4822/1615 JOHN W CAMPBELL ENHANCED LE REM THOMAS L CAMPBELL MARRIED 1/3INT AND JOHN D CAMPBELL MARRIED 1/3INT AND MARK A CAMPBELL MARRIED 1/3INT TIC  
 16CC SUBMITTED WX APP FOR 2017 DB 091216  
 6139/2356 JOHN W CAMPBELL TO JENNIFER DIANE WHITTAKER UNMARRIED  
 23X RECD T&P VA LETTER ATTACHED TO APP DB 090123  
 23CC EFILE HX APP CP 090123

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