



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3508131

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), PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition # (2024-0457), County (Lake), Tax year (2024), Date received (9.12.24), Taxpayer name (AMH Home; RH Partners OwnerCo, LLC), Representative (Ryan, LLC c/o Robert Peyton), Mailing address (16220 North Scottsdale Rd, Ste 650), Phone (954-740-6240), Email (ResidentialAppeals@ryan.com), 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 #	2024-0457	Alternate Key: 3508131	Parcel ID: 31-18-26-1035-000-17900
Petitioner Name	Robert Peyton	Property Address	12510 FADE DR GRAND ISLAND
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	RH Partners Ownerco LL	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required		\$ 246,757	\$ 246,757
2. Assessed or classified use value, *if applicable		\$ 206,800	\$ 206,800
3. Exempt value, *enter "0" if none		\$ -	
4. Taxable Value, *required		\$ 206,800	\$ 206,800

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

Last Sale Date 6/11/2019 **Price:** \$182,400 Arm's Length Distressed **Book** 5298 **Page** 247

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3508131	3316061	3508386	3535308
Address	12510 FADE DR GRAND ISLAND	12443 WEDGEFIELD DR GRAND ISLAND	37024 SLICE LN GRAND ISLAND	12114 NEST CT GRAND ISLAND
Proximity				
Sales Price		\$330,000	\$300,000	\$290,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.80%	0.80%
Adjusted Sale		\$289,740	\$263,400	\$248,820
\$/SF FLA	\$185.67 per SF	\$198.18 per SF	\$204.03 per SF	\$181.22 per SF
Sale Date		5/31/2023	5/5/2023	10/31/2023
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	1,329	1,462	-6650	1,291	1900	1,373	-2200
Year Built	1996	1991		1995		1995	
Constr. Type	Block Stucco	Block Stucco		Block Stucco		Block Stucco	
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porches	Screen	Open		Enclosed	-5000	Enclosed	-5000
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							
View							
		-Net Adj. 9.2%	-26650	-Net Adj. 1.2%	-3100	-Net Adj. 2.9%	-7200
		Gross Adj. 9.2%	26650	Gross Adj. 2.6%	6900	Gross Adj. 2.9%	7200
Adj. Sales Price	Market Value \$246,757	Adj Market Value	\$263,090	Adj Market Value	\$260,300	Adj Market Value	\$241,620
	Value per SF 185.67						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

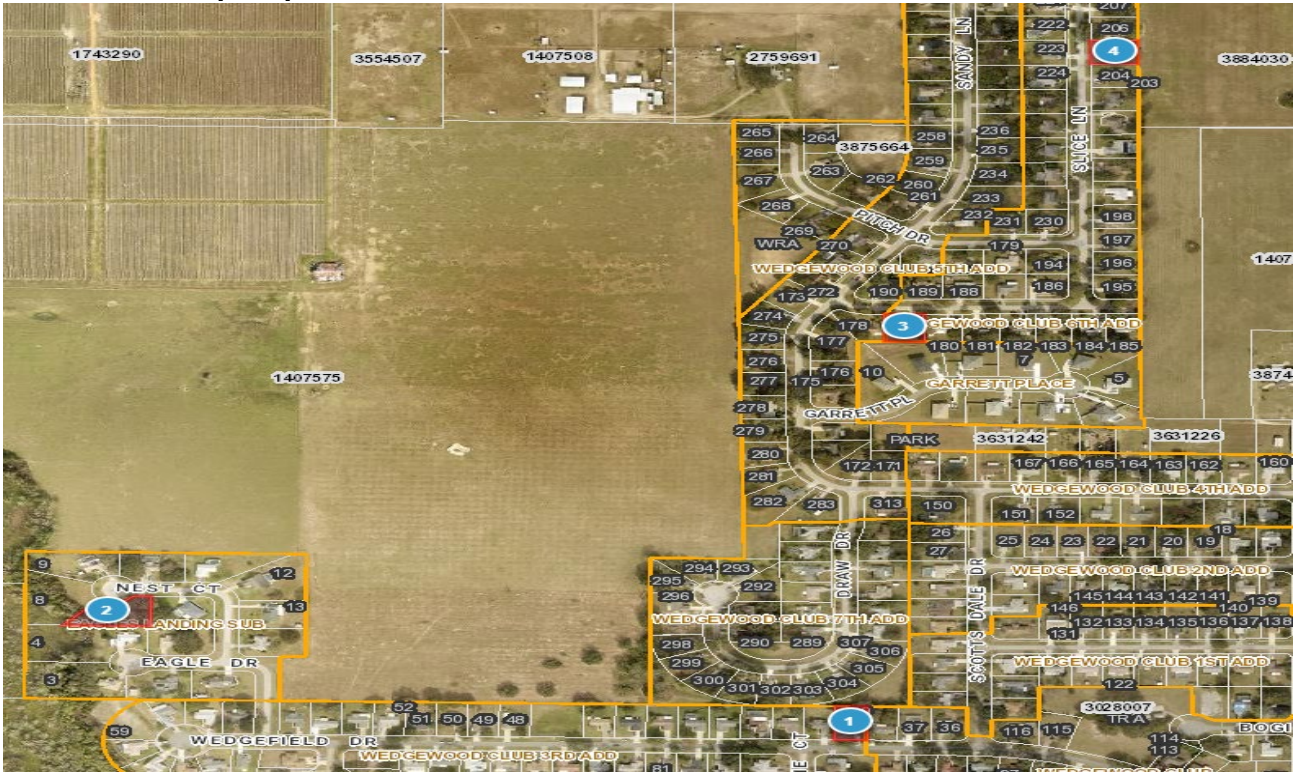
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: Josh Bush

DATE 11/15/2024

2024-0457 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3316061	12443 WEDGEFIELD DR GRAND ISLAND	0.32
2	Comp 3	3535308	12114 NEST CT GRAND ISLAND	0.43
3	Subject	3508131	12510 FADE DR GRAND ISLAND	-
4	Comp 2	3508386	37024 SLICE LN GRAND ISLAND	0.25
5				
6				
7				
8				

Alternate Key 3508131
 Parcel ID 31-18-26-1035-000-17900

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0457 Subject
 11/27/2024 By
 Card # 1 of 1

Current Owner		
RH PARTNERS OWNERCO LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

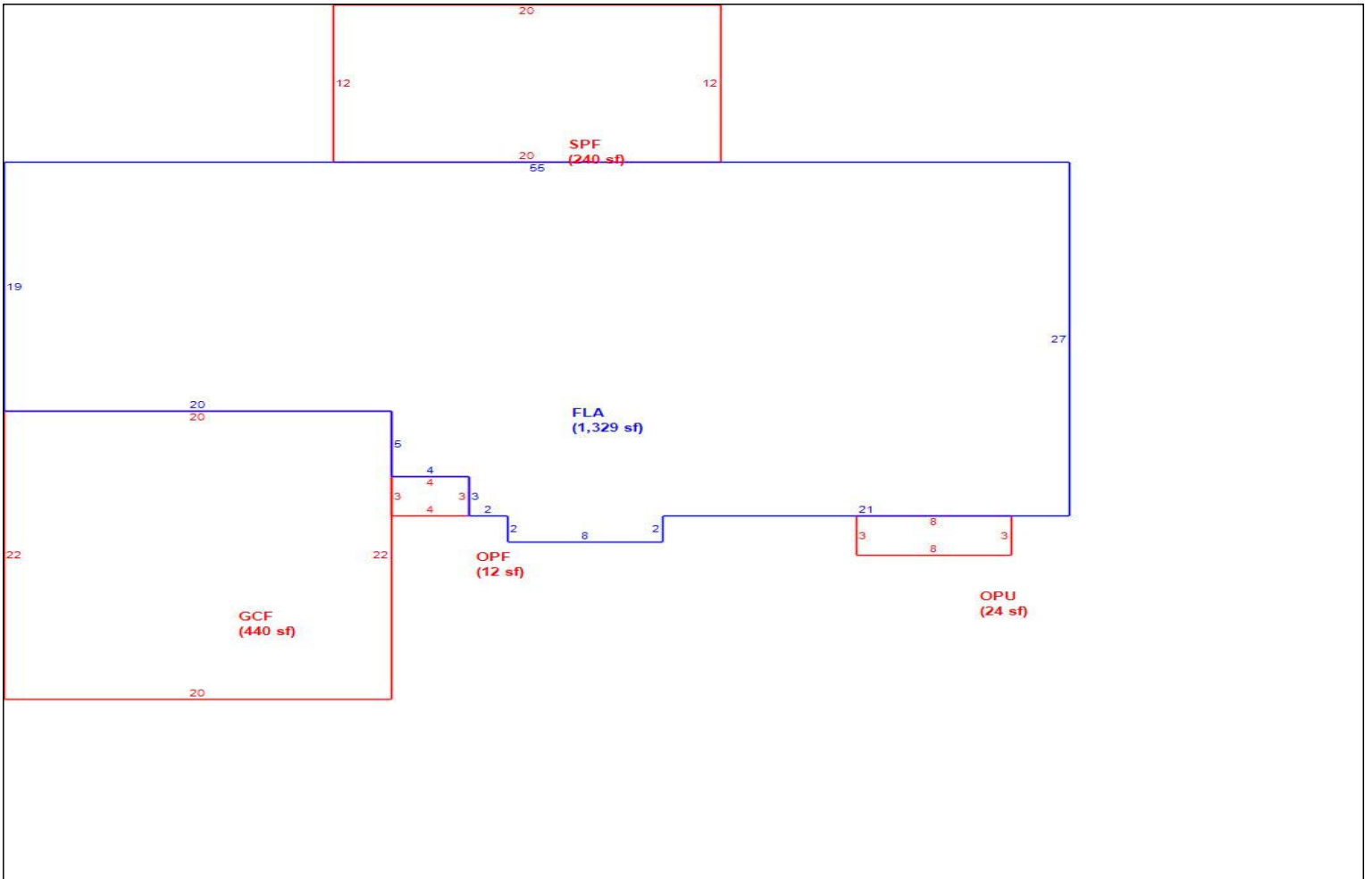
Subject

Property Location			
Site Address	12510 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 179 PB 34 PGS 53-54 ORB 5298 PG 247

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	192,533		Deprec Bldg Value	186,757	
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	1,329	1,329	1329	1996	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	113.00	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	12	0	192,533	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	24	0	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	240	0	97.00	Roof Cover	3	Type AC	03
TOTALS		1,329	2,045	1,329	0	Building RCNLD	186,757		

Alternate Key 3508131
 Parcel ID 31-18-26-1035-000-17900

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0457 Subject
 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	05-13-2020	1	0099	CHECK VALUE	05-13-2020		
2010	SUBS	01-01-2009	05-20-2010	1	0000	UPDATE SUB FOR 2010	03-23-2010		
1997	6071522	07-01-1996	12-01-1996	2,880	0000	ADD SCRM			
1997	1	02-01-1996	12-01-1996	1	0000	SFR U/C '96			
1996	9511659	11-01-1995	12-01-1995	69,810	0000	SFR 12510 FADE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2019069512	5298 0247	06-11-2019	WD	Q	Q	I	182,400					
2019012166	5230 1043	01-30-2019	WD	Q	Q	I	142,500					
	1975 2398	07-13-2001	WD	Q	Q	I	97,300					
	1795 1739	12-02-1999	WD	Q	Q	I	93,000					
	1463 0739	09-01-1996	WD	Q	Q	I	80,300					
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	186,757	0	246,757	39957	206800	0.00	206800	246757	241,164	

Parcel Notes

95 SFR NOT FINALED MB 022196
 1795/1739 RALPH E & CHARLOTTE S BERNISH TO DONALD L & DARLENE J HOFFMAN HW
 00FC LAND TO LT FD 0500
 1975/2398 DONALD L & DARLENE J HOFFMAN TO DAWN LESESNE UNMARRIED AND AVIS FOOTE UNMARRIED ONLY
 02 QG FROM 450 FER 012902
 2551/1572 DEC OF DOM FOR DAWN LESESNE
 12X RENEWAL CARD RETURNED MOVED LEFT NO ADDR UNABLE TO FORWARD LETTER SENT JMK 012312
 12X DAWN LESENSE HAS HX IN MD SINCE 2004 AT 9934 MALLARD DR LAUREL MD 20708 3136 JMK 012312
 12X BT 30 DAY INTENT TO LIEN AND DENIAL LETTER SENT JMK 012612
 12X DAWN LESESNE CALLED 3014909846 ABOUT BT LETTER EXPLAINED INELIGIBLE FOR HX DUE TO EXEMPTION IN MD JMK 020612
 12X RECD CERTIFIED MAIL RETURN RECEIPT JMK 020612
 12X DAWN LESESNE CALLED STATED SHE VERIFIED WITH PROP APPR OFFICE IN MD EXEMPTION WAS IN PLACE ASKED ABOUT PAYMENT JMK 020612
 12X DAWN LESESNE MAIL RECD DID NOT MOVE DID NOT RENT PERMANENT LEGAL RESIDENCE AND MAILING ADDR SAME AS PHYSICAL ADDR JMK 020812
 12X DAWN LESENSE CALLED ASKED ABOUT PAYMENT OF BT TRANS CALL TO TAX COLLECTORS OFFICE JMK 021512
 12X AVIS FOOTE CALLED ABOUT BT INELIGIBLE FOR HX DAWN HAS EXEMPTION IN MD ASKED ABOUT PAYMENT TRANSFERRED CALL TO TAX COLLECTOR JMK 022812
 12X BT LIEN RECORDED 4131/2172 030212 JMK 030712
 12X BT FOR 2004 2005 2006 2007 PAID 030212 OWES FOR 2008 2009 2010 2011 JMK 030712
 12X BT FOR 2008 PAID 032812 JMK 040412
 12X BT FOR 2009 PAID 042612 CMD 050212
 12X BT FOR 2010 PAID 082412 CMD 082912
 13X BT FOR 2011 PAID 102612 CMD 103112

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 3316061
Parcel ID 31-18-26-1020-000-03900

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 2024-0457 Comp 1
11/27/2024 By
Card # 1 of 1

Current Owner		
CARRASQUILLO ELIJAH		
12443 WEDGEFIELD DR		
GRAND ISLAND	FL	32735

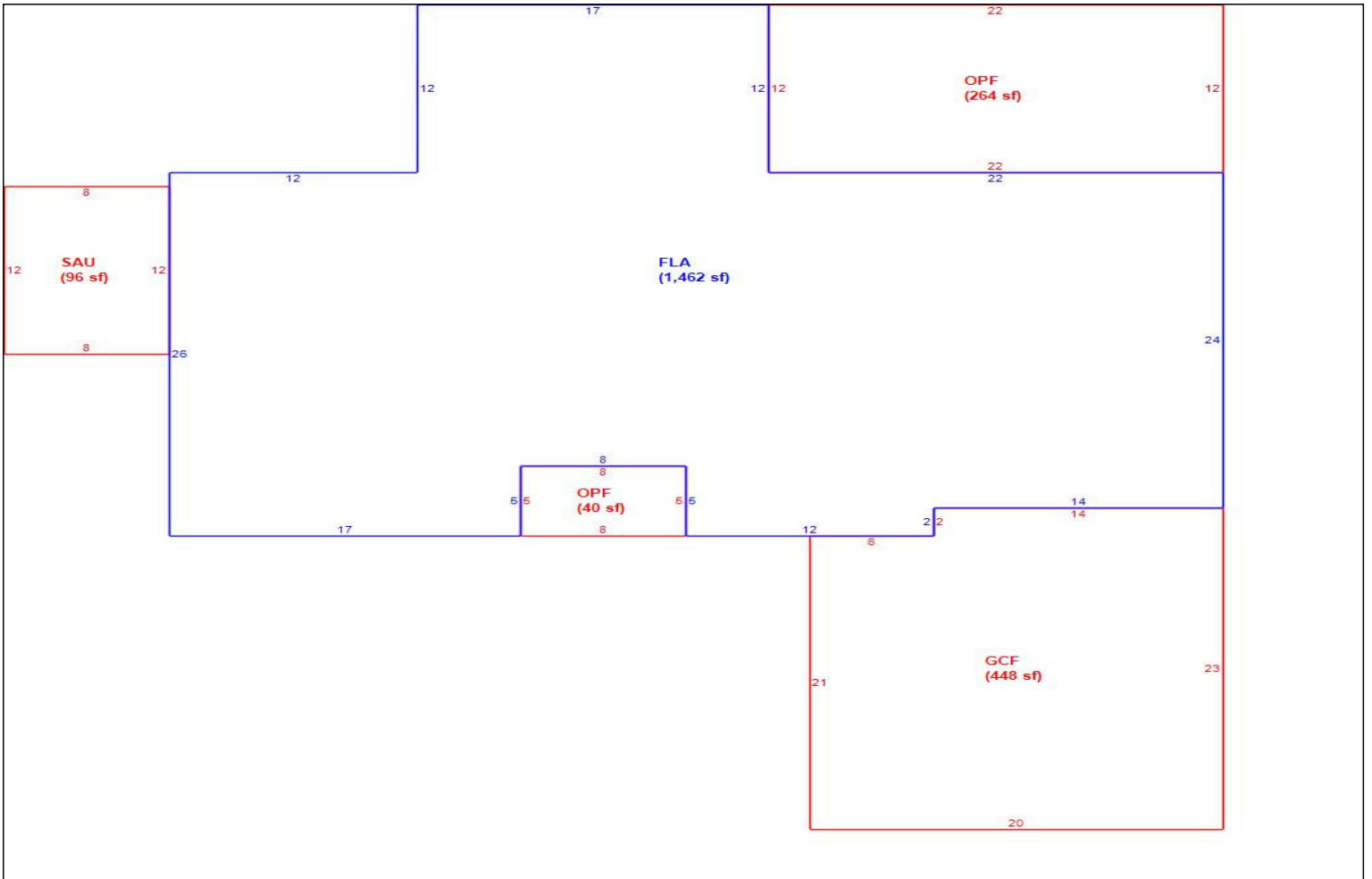
Comp 1

Property Location			
Site Address	12443 WEDGEFIELD 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 3RD ADD LOT 39 PB 31 PGS 44-45 ORB 6159 PG 1820

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 207,575	Deprec Bldg Value 201,348	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	1,462	1,462	1462	1991	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	448	0	111.74	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	304	0	207,575	Wall Type	03	Heat Type	6
STF	STORAGE ROOM FINIS	0	96	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,462	2,310	1,462	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	201,348			

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	312.00	SF	35.00	1990	1990	10920.00	85.00	9,282
PLD2	POOL/COOL DECK	348.00	SF	5.38	1990	1990	1872.00	70.00	1,310
SEN2	SCREEN ENCLOSED STRUCTURE	1206.00	SF	3.50	1990	1990	4221.00	40.00	1,688

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1993	2967	10-01-1992	12-01-1992	1,615	0000	UTY & SLAB			
1992	74125	06-01-1991	10-01-1991	3,510	0000	SEN			
1992	73391	05-01-1991	10-01-1991	11,500	0000	POOL			
1991	69777	11-01-1990	01-01-1991	52,840	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023071048	6159 1820	05-31-2023	TR	Q	01	I	330,000	039	HOMESTEAD	2024	25000
2022109787	6007 1633	08-03-2022	TR	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2022106397	6004 0024	07-27-2022	QC	U	11	I	100				
2022106396	6004 0022	07-26-2022	QC	U	11	I	100				
2022118032	6017 0579	08-26-2022	PO	U	11	I	0				
Total											50,000.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
60,000	201,348	12,280	273,628	0	273628	50,000.00	223628	248628	267,271	

Parcel Notes

91 ADD SFR AND MISC IMPS MB 102391
 92 ADD SAU05 MB 052793
 00FC LAND TO LT FD 050100
 03 QG FROM 400 TO UPDATE VALUE MB 060303
 04 QG FROM 425 FER 060304
 3868/210 SHERRY E HAUSS MARRIED
 12X MICHAEL HAUSS IS SEPARATED FROM SHERRY E HAUSS PER HIS NEW HX APPLICATION DTD 012412 ON AK3446160 GC 020812
 21 SHERRY HAUSS 63 DECEASED 091920 STATE DEATH LIST FILE 2020175812 JLB 112320
 6017/579 ORDER DET HX FOR THE ESTATE OF SHERRY ELAINE HAUSS TO JEREMIAH HAUSS AND LINDY M MARTIN ONLY
 6004/22 LINDY M MARTIN TO FLTRUST LLC AS TTEE OF THE 12443 WEDGEFIELD LAND TRS NO TRUST DATE GIVEN
 6004/24 JEREMIAH E HAUSS TO FLTRUST LLC AS TTEE OF THE 12443 WEDGEFIELD LAND TRS NO TRUST DATE GIVEN
 6007/1633 FLTRUST LLC AS TTEE OF THE 12443 WEDGEFIELD LAND TRS TO REI TR LLC AS TTEE OF THE 12443 WEDGEFIELD LAKE LAND TRS
 DTD 080322
 6159/1820 REI TR LLC INDIV AND AS TTEE TO ELIJAH CARRASQUILLO
 24CC EFILE HX APP CP 022224

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0457 Comp 2
 PRC Run: 11/27/2024 By
 Card # 1 of 1

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

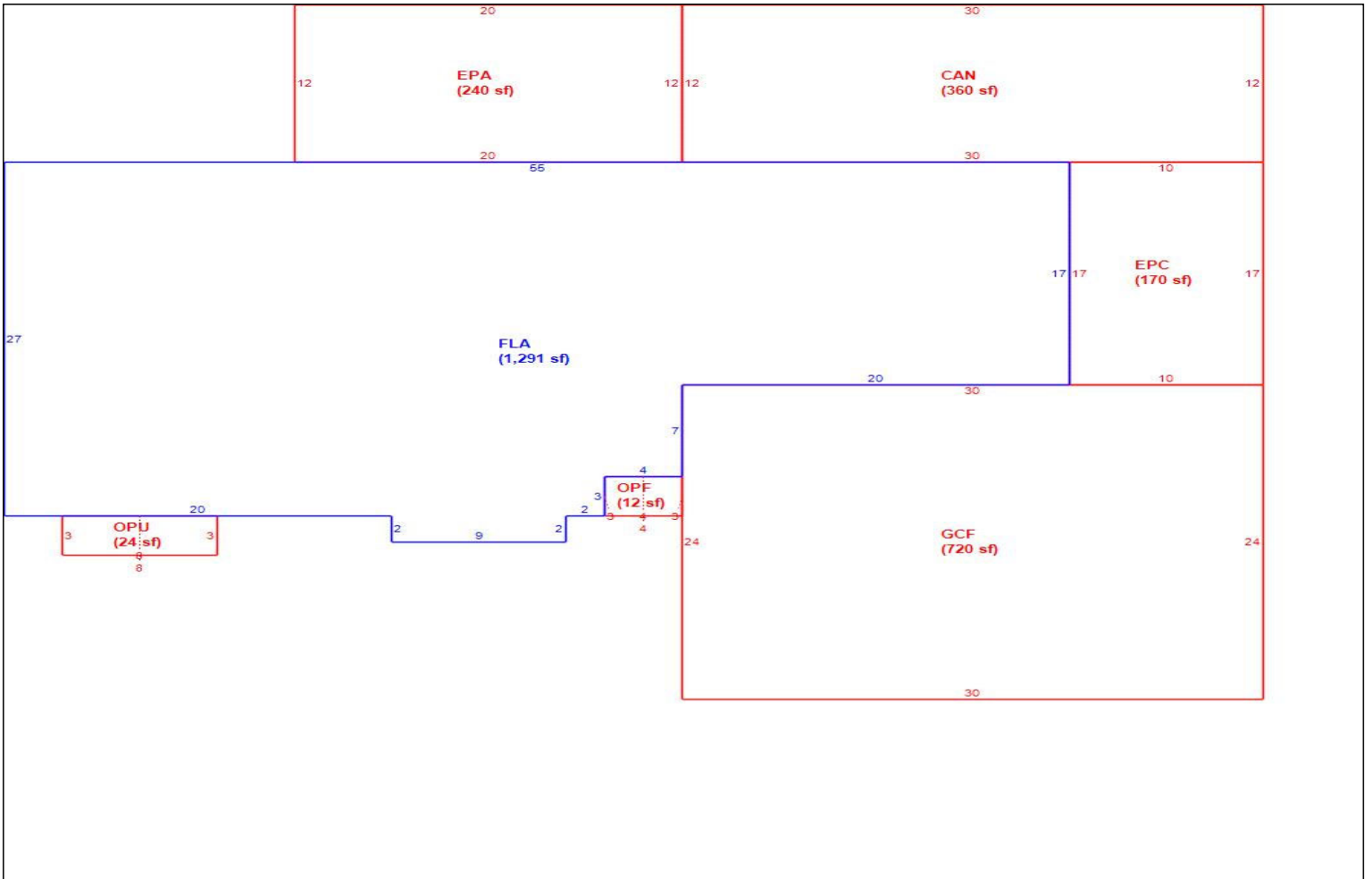
Comp 2

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		Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	410	0	Effective Area	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	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	12	0	% Good	97.00	Foundation	3	Fireplaces	0
OPU	OPEN PORCH UNFINIS	0	24	0	Functional Obsol	0	Roof Cover	3	Type AC	03
PAT	PATIO UNCOVERED	0	360	0	Building RCNLD	196,778				
TOTALS		1,291	2,817	1,291						

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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Alternate Key 3535308
 Parcel ID 31-18-26-0400-000-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0457 Comp 3
 11/27/2024 By
 Card # 1 of 1

Current Owner		
MOLOK AUGUST & SHARON		
12114 NEST CT		
GRAND ISLAND	FL	32735

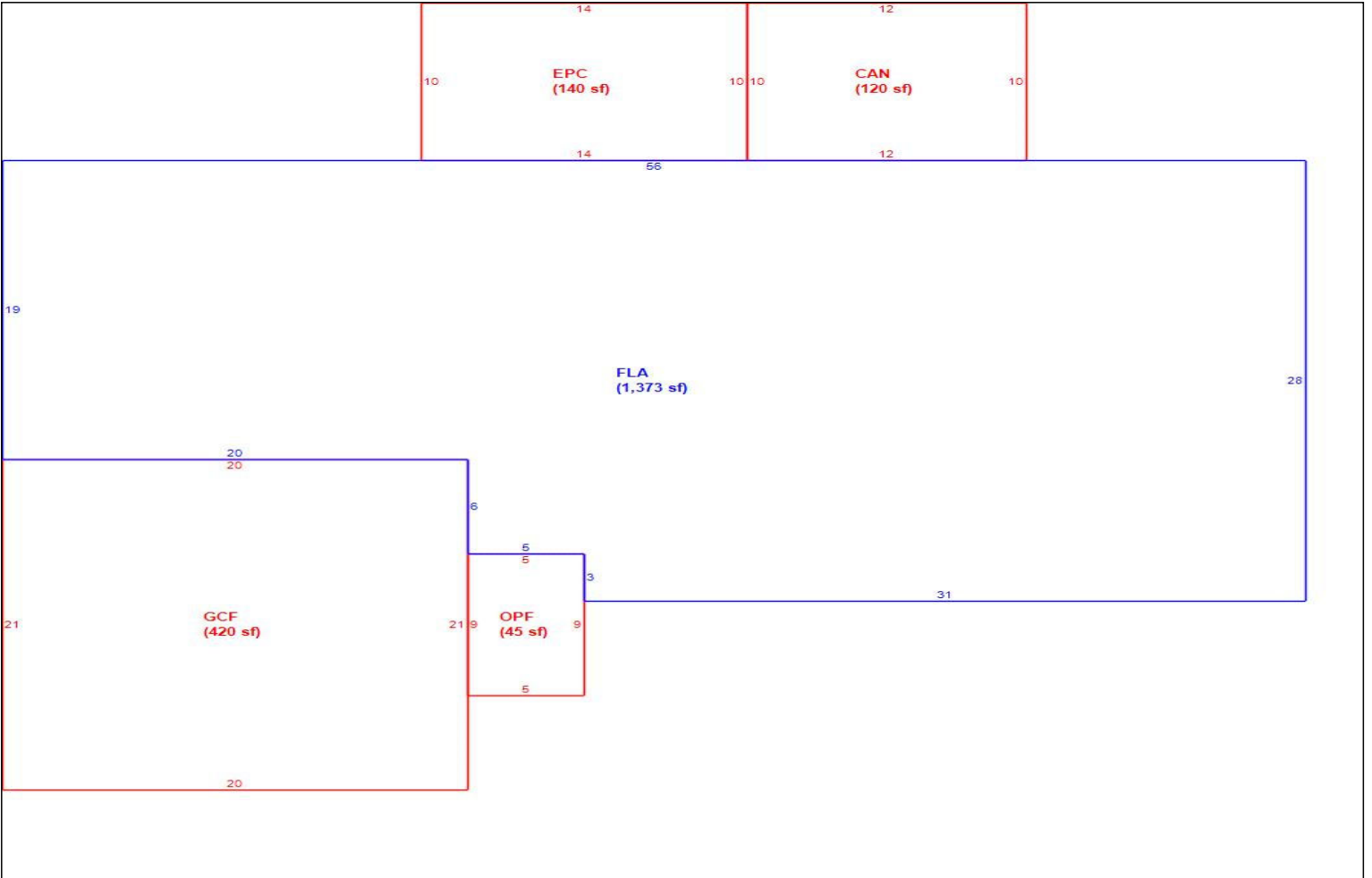
Comp 3

Property Location			
Site Address	12114 NEST CT		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	4478
Property Use		Last Inspection	
00100	SINGLE FAMILY	SKB	01-24-201

Legal Description
EAGLES LANDING SUB LOT 7 PB 32 PGS 53-54 ORB 6237 PG 1807

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	1.25	1.000	1.000	0	50,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		50,000			
Classified Acres		0		Classified JV/Mkt		50,000		Classified Adj JV/Mkt		0			

Sketch					
Bldg	1	Sec	1	of	1
Replacement Cost	196,975		Deprec Bldg Value	191,066	
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	140	0	1995	1373	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,373	1,373	1373	112.85	196,975	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	420	0	EX	97.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	45	0	% Good	0	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	120	0	Functional Obsol	191,066	Roof Cover	3	Type AC	03
TOTALS		1,373	2,098	1,373	Building RCNLD					

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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	
2019	SALE	01-01-2018	06-10-2019	1	0099	CHECK VALUE	01-25-2019		
2006	2005031184	03-17-2005	03-03-2006	7,715	0000	REROOF			
2005	2004090844	09-20-2004	01-10-2005	1,200	0000	SHED 6X10			
1996	T-02582	05-01-1995	12-01-1995	2,600	0000	VINYL ROOM			
1996	T-00756	02-01-1995	12-01-1995	52,764	0000	SFR 12114 NEST CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023135762	6237 1807	10-31-2023	WD	Q	01	I	290,000	039	HOMESTEAD	2024	25000	
2018066922	5122 1646	05-14-2018	WD	Q	Q	I	168,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2017129915	5036 1382	12-07-2017	PO	U	U	I	0					
	1334 1961	12-01-1994	WD	Q	Q	V	13,500					
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	
50,000	191,066	0	241,066	0	241066	50,000.00	191066	216066	235,269	

Parcel Notes

01FC QG FROM 400 TO UPDATE VALUE MB 022201
 03FC QG FROM 450 TO UPDATE VALUE MB 101502
 04FC NO ADDS MB 011604
 04 NBHD FROM 4538 LAND FROM 174X142FF LOC FROM 100 FER 021104
 05FC UBU TOO SMALL TO ADD VALUE MB 011005
 06FC LOC FROM 125 QG FROM 525 TO ADJUST VALUE DLS 030306
 10 LOC FROM 189 EAG FROM 1 JNH 052010
 13X CAROL JOYCE PFUHL 74 DECEASED 051713 ST FILE NBR 2013070222
 17 RUDOLPH ARCHIBALD PFUHL 87 DECEASED 061117 UNRECD DC INFO SCANNED CB 062117
 5036/1382 ORDER DET HX FOR EST OF RUDOLPH ARCHIBALD PFUHL PROP TO ET AL AMANDA FOLEY HANAHOE 1/10INT AND MATTHEW RYNCARZ 1/10INT AND VALERIE PFUHL 1/5INT AND GERIANNE AKA GERRYANNE PFUHL LIT 1/5INT AND KATHERINE PFUHL RUSSELL 1/5INT AND RILEY WILLIAM SANDERS 1/5INT ONLY
 5122/1638 CAROL JOYCE PFUHL 74 DECEASED 051713 DC
 5122/1646 ET AL ABOVE TO FREDERICK L & DANA M JONES HW
 18X COURTESY HX CARD SENT 072018
 19FC SFR GOOD COND EAG FROM 2 SMALL SHED NO VALUE MLS G4851134 SKB 012419
 19IT PER MLS G4851134 PICTURES 3FIX FROM 2 4FIX FROM 0 XFIX FROM 0 SKB 040119
 6237/1807 FREDERICK L & DANA M JONES TO AUGUST & SHARON MOLOK HW
 24CC EFILE HX APP CP 012224

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