



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **1473136**

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 # 2024-0458	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information.			
Taxpayer name: AMH_Home; ALTO Asset Company 3, 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 #	3219271301-005-00700 189 N Lake Franklin Dr
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 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 #	2024-0458	Alternate Key: 1473136	Parcel ID: 32-19-27-1301-005-00700
Petitioner Name	Robert Peyton	Property Address	189 N LAKE FRANKLIN DR 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	Trans AM SFF II LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required		\$ 308,590	\$ 308,590
2. Assessed or classified use value, *if applicable		\$ 236,680	\$ 236,680
3. Exempt value, *enter "0" if none		\$ -	
4. Taxable Value, *required		\$ 236,680	\$ 236,680

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

Last Sale Date 3/4/2020 **Price:** \$220,000 Arm's Length Distressed Book 5434 Page 855

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1473136	2720727	1766818	1670543
Address	189 N LAKE FRANKLIN DR MOUNT DORA	310 PINECREST RD MOUNT DORA	1601 E 1ST AVE MOUNT DORA	806 WEDGEWOOD DR MOUNT DORA
Proximity				
Sales Price		\$380,000	\$385,000	\$315,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	3.60%	0.40%
Adjusted Sale		\$323,000	\$341,110	\$269,010
\$/SF FLA	\$219.79 per SF	\$175.26 per SF	\$197.17 per SF	\$223.99 per SF
Sale Date		3/26/2024	3/22/2023	11/17/2023
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	1,404	1,843	-21950	1,730	-16300	1,201	10150
Year Built	1972	1982		1925		1971	
Constr. Type	Block Stucco	Block Stucco		Wood		Block	
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	2.0	2.0		2.0		1.0	
Garage/Carport	None	2 Car Garage	-20000	Carport	-10000	Carport	-10000
Porches	Enclosed	Screen	10000	Open	15000	Screen	10000
Pool	Y	N	20000	N	20000	N	20000
Fireplace	1	0	2500	1	0	0	2500
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size	0.31	0.28		0.30		0.22	
Location							
View							
		-Net Adj. 2.9%	-9450	Net Adj. 2.6%	8700	Net Adj. 12.1%	32650
		Gross Adj. 23.0%	74450	Gross Adj. 18.0%	61300	Gross Adj. 19.6%	52650
Adj. Sales Price	Market Value \$308,590	Adj Market Value	\$313,550	Adj Market Value	\$349,810	Adj Market Value	\$301,660
	Value per SF 219.79						

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.

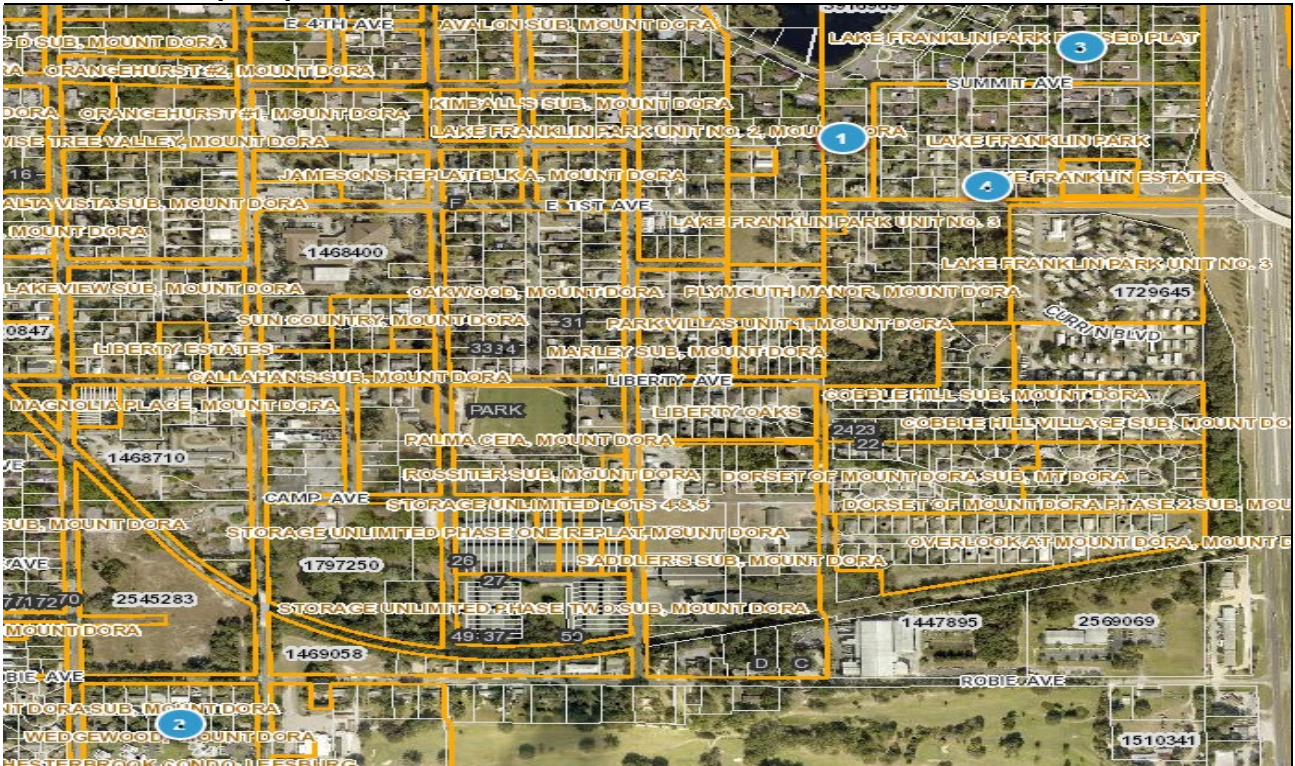
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-045E Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	1473136	189 N LAKE FRANKLIN DR MOUNT DORA	-
2	Comp 3	1670543	806 WEDGEWOOD DR MOUNT DORA	0.74
3	Comp 1	2720727	310 PINECREST RD MOUNT DORA	0.16
4	Comp 2	1766818	1601 E 1ST AVE MOUNT DORA	0.07
5				
6				
7				
8				

Alternate Key 1473136
 Parcel ID 32-19-27-1301-005-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0458 Subject
 PRC Run: 11/27/2024 By
 Card # 1 of 1

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

Subject

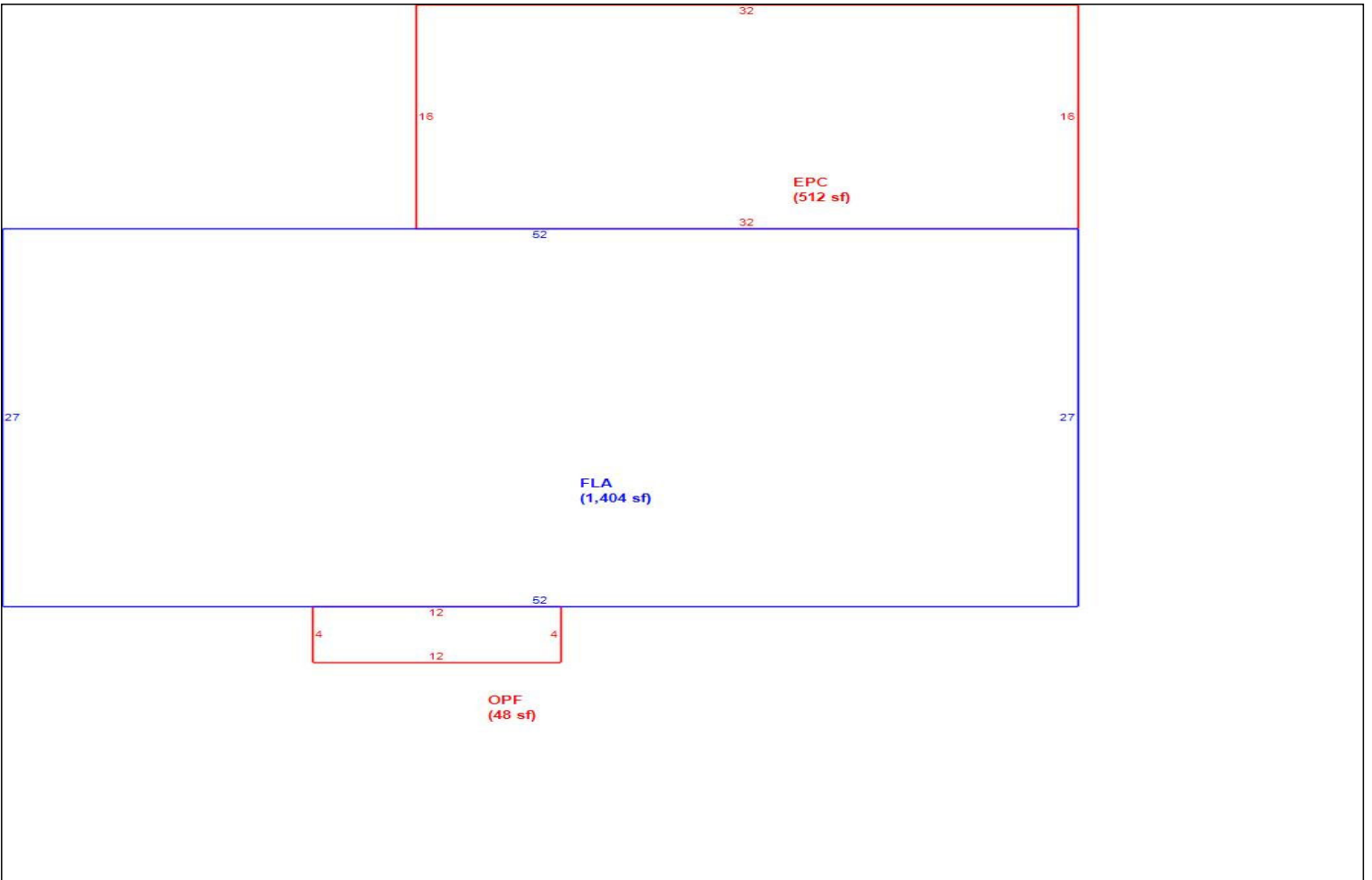
Property Location			
Site Address	189 N LAKE FRANKLIN DR		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	0717

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

Legal Description
 LAKE FRANKLIN PARK REVISED PLAT PB 9 PG 21 LOT 7, N 33 FT OF LOT 8 BLK 5, AND E 1/2 OF WARDELL ST LYING W OF LOT 7 & N 33 FT OF LOT 8 BLK 5 ORB 5434 PG 855

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	83	163		13,529.00 FD	550.00	1.0912	1.60	1.000	1.000	0	79,701	
Total Acres		0.31		JV/Mkt		0		Total Adj JV/Mkt		79,701			
Classified Acres		0		Classified JV/Mkt		79,701		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 227,317 Deprec Bldg Value 215,951 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
EPF	ENCLOSED PORCH FIN	0	512	0	1972	1404	128.43	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,404	1,404	1404	227,317	EX	95.00	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	48	0	EX	95.00	0	Wall Type	03	Heat Type	6
TOTALS		1,404	1,964	1,404	0	0	0	Foundation	3	Fireplaces	1
					Building RCNLD	215,951		Roof Cover	3	Type AC	03

Alternate Key 1473136
 Parcel ID 32-19-27-1301-005-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0458 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
UBU1	UTILITY BLDG UNFINISHED	70.00	SF	4.00	1971	1971	280.00	40.00	112
POL1	SWIMMING POOL - RESIDENTIAL	544.00	SF	25.00	1982	1982	13600.00	85.00	11,560
PLD2	POOL/COOL DECK	336.00	SF	5.38	1982	1982	1808.00	70.00	1,266

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	06-05-2006	1	0000	CHECK VALUE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020028552	5434	0855	03-04-2020	WD	Q	01	I	220,000			
	3830	1235	10-09-2009	WD	U	U	I	113,000			
	3783	0241	06-16-2009	CT	U	U	I	0			
	2833	1851	05-13-2005	WD	Q	Q	I	190,000			
	2722	0990	12-14-2004	WD	Q	Q	I	139,900			
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	
79,701	215,951	12,938	308,590	71910	236680	0.00	236680	308590	284,495	

Parcel Notes

88 NBHD CHANGED FROM 4077
 97 QG FROM 300 FD
 1755/2241 JACK C & DONNA C RELF TO MARK A BRUNER SINGLE
 1755/2241 LEGAL DOES NOT INCLUDE CLOSED WARDELL ST
 2074/560 CERT OF TITLE LEGAL DID NOT INCL THE E 1/2 OF WARDELL ST
 2074/560 MARK A BRUNER TO BANK ONE NATIONAL ASSOCIATION TTEE
 2129/1 ROBERT M SAMUELS AND ROBERT M LANTRIP TTEES OF THE R M LAND TR DTD 021102
 2129/1 LEGAL IN ERROR SAME AS REF DEED
 2150/2024 DEED LEGAL DOES NOT INCL VACATED ST
 03 LOC FROM 1.55 COND FROM 3 FD 060103
 2389/554 DEED LEGAL SAME AS 2150/2024
 04 QG FROM 450 FD 030104
 2722/990 SHEILA VOGELSANG ONLY DEED DOES NOT INCL VACATED STREET
 2833/1851 JOHN N WYKER III MARRIED
 05 UPDATE EAG FROM 2 COND FROM 2 QG FROM 500 DN 060105
 06 LOC FROM 200 COND FROM 3 QG FROM 550 FD 060306
 3783/241 CT VS JOHN N WYKER III PROP TO FEDERAL NATL MTG ASSN
 3830/1235 FANNIE MAE TO HALEY M SCOTT SINGLE
 16IT NCI LPD 011116
 18IT NCI LPD 120617
 20 PID CHGD FROM 3219271300 TO 3219271301 TO CREATE SEPARATE SUB PCL NBR FOR REVISED PLAT CB 021020
 5434/855 HALEY M SCOTT AKA VEILLEUX TO TRANS AM SFE II LLC

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Alternate Key 2720727
Parcel ID 32-19-27-1301-003-00800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0458 Comp 1
PRC Run: 11/27/2024 By
Card # 1 of 1

Current Owner		
RAWLS PHILIP & REBECCA		
310 PINECREST RD		
MOUNT DORA	FL	32757

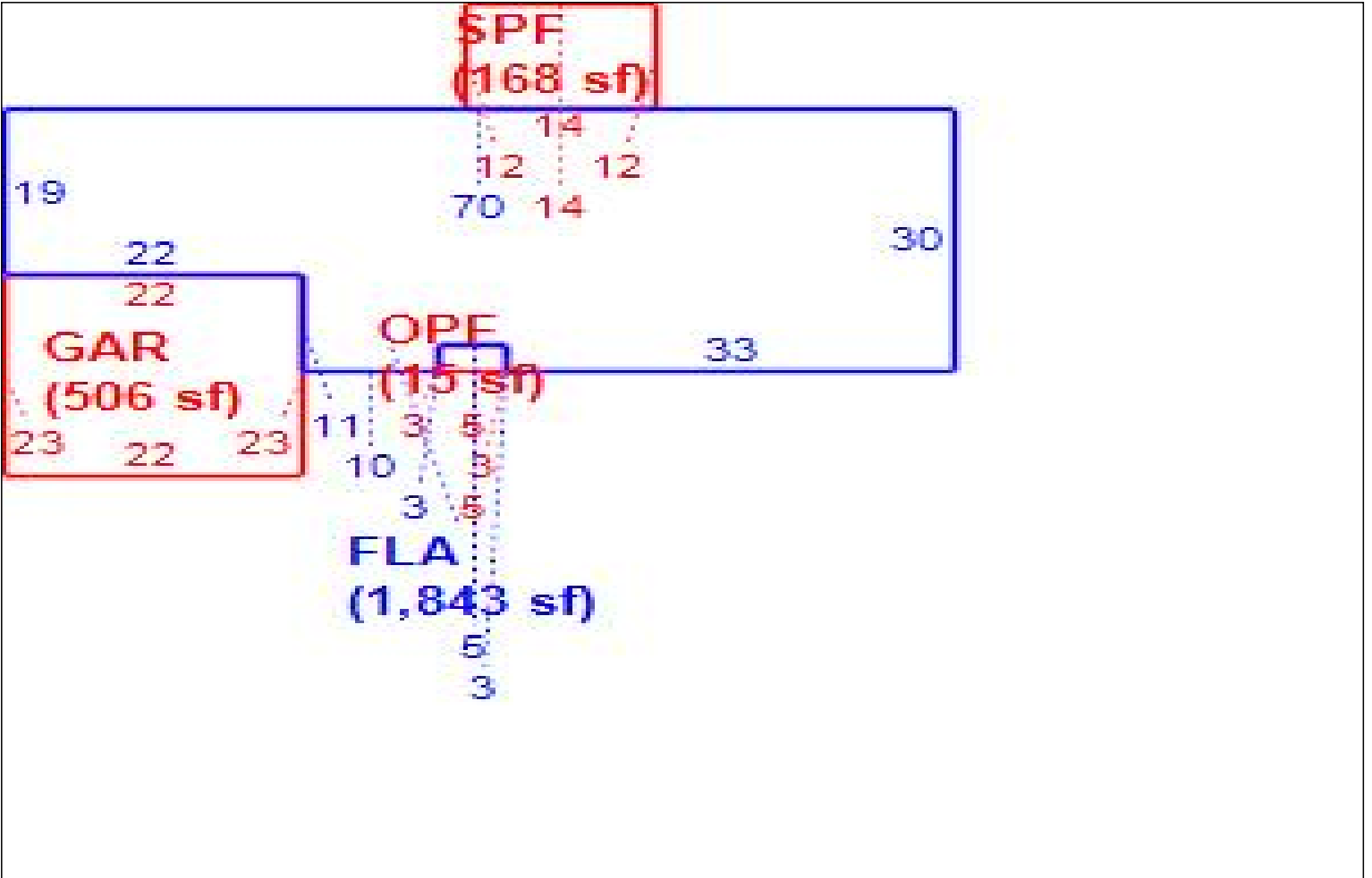
Comp 1

Property Location			
Site Address	310 PINECREST RD		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	0717
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	02-25-201

Legal Description
LAKE FRANKLIN PARK REVISED PLAT PB 9 PG 21 S 10 FT OF LOT 8, LOT 9, N 30 FT OF LOT 10 BLK 3 ORB 6308 PG 241

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	135		12,150.00 FD	550.00	1.0138	1.60	1.000	1.000	0	80,293
Total Acres		0.28		JV/Mkt		0		Total Adj JV/Mkt		80,293		
Classified Acres		0		Classified JV/Mkt		80,293		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 278,602
Deprec Bldg Value 256,314		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	1,843	1,843	1843	1982	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	506	0	124.05	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	15	0	278,602	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	168	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,843	2,532	1,843	92.00	Roof Cover	3	Type AC	03
					Functional Obsol	0			
					Building RCNLD	256,314			

Alternate Key 2720727
 Parcel ID 32-19-27-1301-003-00800

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0458 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	
2019	SALE	01-01-2018	06-01-2019	1	0099	CHECK VALUE	02-27-2019		
2009	2008100051	10-20-2008	04-28-2009	7,140	0000	REROOF			
2005	SALE	01-01-2004	05-27-2005	1	0000	CHECK VALUE			
1989	1918	07-01-1988	12-01-1988	726	0000	SCREEN RM. ADDN.			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024036605	6308 0241	03-26-2024	WD	Q	01	I	380,000	003	DISABILITY VETERAN	2025	0	
2023080534	6171 0429	06-27-2023	WD	U	37	I	384,100	039	HOMESTEAD	2025	0	
2018016425	5065 1943	02-06-2018	WD	Q	Q	I	235,000	059	ADDITIONAL HOMESTEAD	2025	0	
	2846 0396	05-17-2005	WD	U	U	I	0					
	2701 1053	10-28-2004	WD	Q	Q	I	160,600					
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	
80,293	256,314	0	336,607	0	336607	0.00	336607	336607	328,513	

Parcel Notes

88 CHANGE OPF04 TO SPF04 FD 010689
 88 NBHD CHANGED FROM 4077
 97 ADJUSTED SFR FD
 01 QG FROM 500 FD 0101
 03 LOC FROM 1.55 COND FROM 2 FD 0603
 2701/1053 MATTHEW T NELAN SINGLE AND SHANNA M HOHMAN SINGLE TIC
 05FC NO CHGS TO SFR HAS NEW ROOF QG FROM 550 DN 052705
 2846/396 CORRECTIVE DEED FOR 2701/1053 TO CORRECT INTEREST CONVEYED BY THE GRANTORS
 06 LOC FROM 200 COND FROM 3 EAG FROM 1 FD 060306
 09FC SFR IN SAME COND TMP 042809
 16IT NCI LPD 061516
 5065/1943 MATTHEW T NELAN & SHANNA M NELAN FKA HOHMAN TO JACK A & SARAH E KWAAK HW
 18X COURTESY HX CARD SENT 032118
 19FC SFR GOOD COND FROM 2 NO PHYS CHG TMP 022519
 19X COURTESY HX CARD SENT 010219
 19X RECEIVED VA LETTER FOR TVADX OWNER CALLED TO EXPL MOVE IN DATE FOR SARAH WAS ENTERED INCORRECTLY LD 062419
 19X APPROVED JACK VADX 2019 AND FOR TVADX FOR 2020 INFO SCANNED LD 071619
 20 PID CHGD FROM 3219271300 TO 3219271301 TO CREATE SEPARATE SUB PCL NBR FOR REVISED PLAT CB 021020
 6171/429 JACK A & SARAH E KWANK TO OPENDOOR PROPERTY TRUST I
 23TR INSUFFICIENT ADDRESS 310 PINECREST RD MOUNT DORA FL 32757 ACS 083123
 24CC NOS PHILIP & REBECCA RAWLS SUBMITTED HX PORT VADX APP WITH VA LETTER CS 032724
 6308/241 OPENDOOR PROPERTY TRUST I TO PHILIP & REBECCA RAWLS HW

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Alternate Key 1766818
 Parcel ID 32-19-27-1300-007-02100

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0458 Comp 2
 11/27/2024 By
 Card # 1 of 1

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

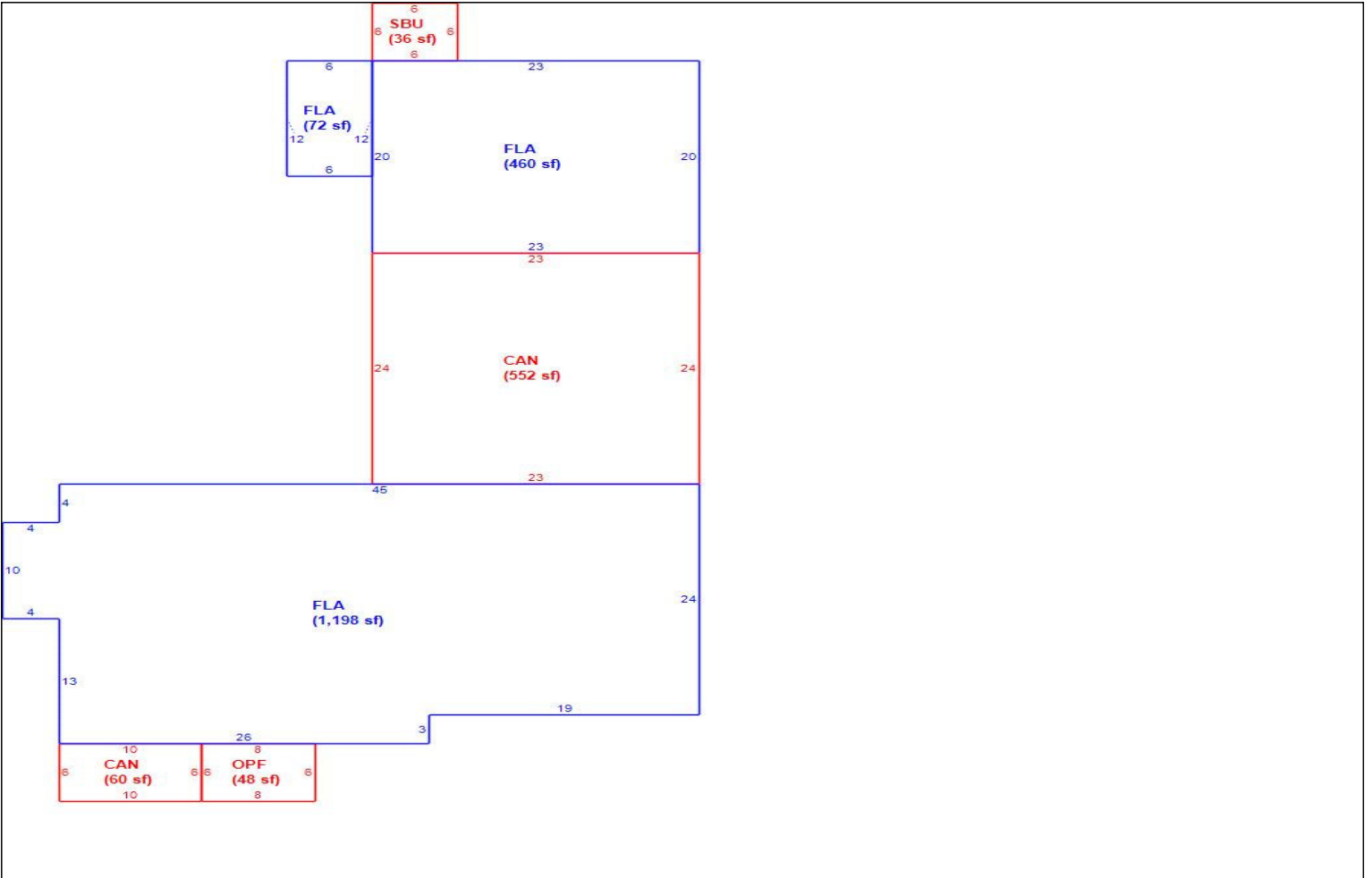
Comp 2

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				

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

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 1670543
 Parcel ID 32-19-27-2500-000-01200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0458 Comp 3
 PRC Run: 11/27/2024 By
 Card # 1 of 1

Current Owner		
PEARSON RICHARD & TINA R		
806 WEDGEWOOD DR		
MOUNT DORA	FL	32757

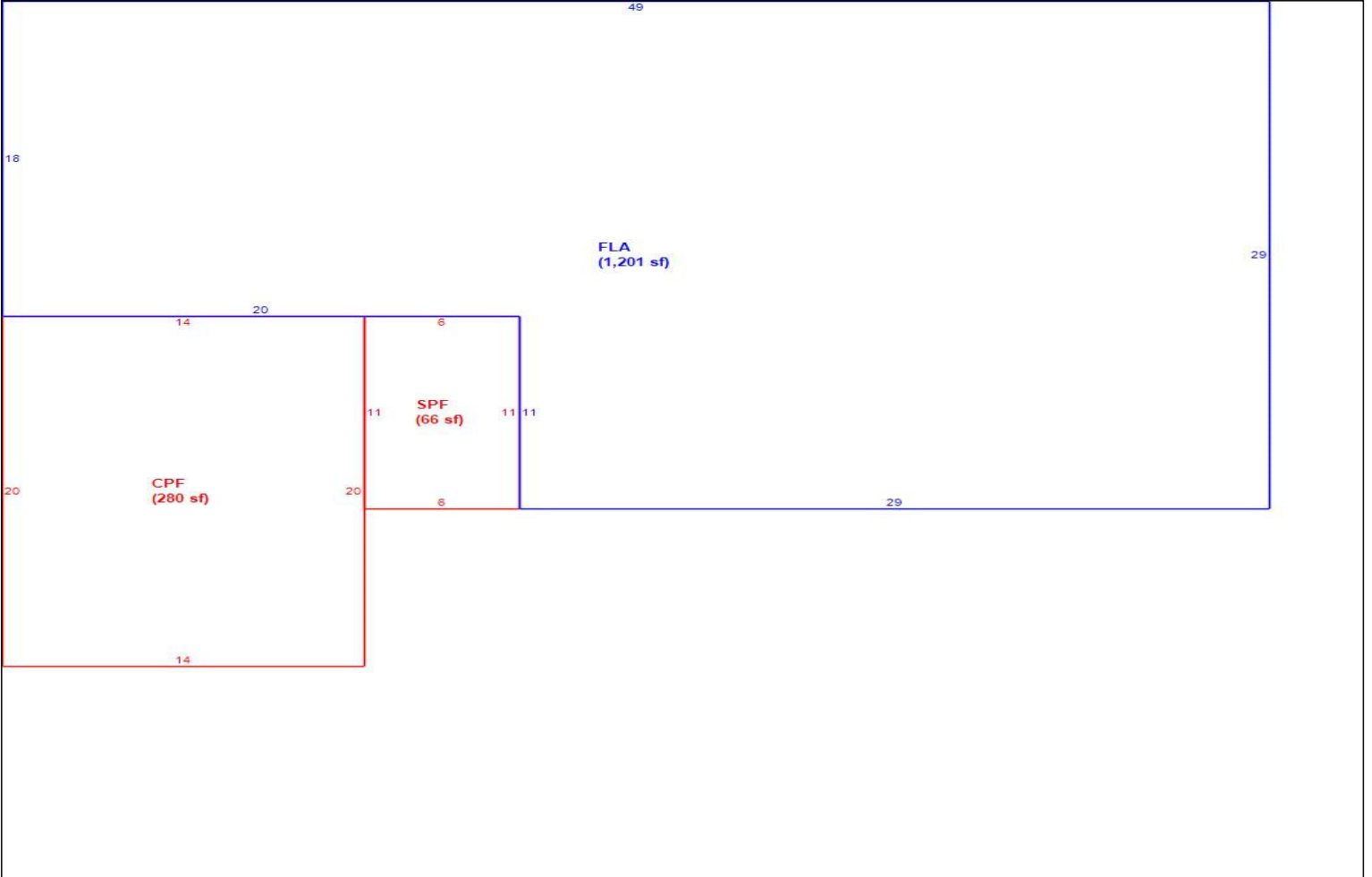
Comp 3

Property Location			
Site Address 806 WEDGEWOOD DR			
MOUNT DORA FL 32757			
Mill Group	0MD1	NBHD	0718
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	03-05-201

Legal Description
MOUNT DORA, WEDGEWOOD SUB LOT 12 PB 14 PG 61 ORB 6248 PG 759

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	26,000.00	0.0000	2.20	1.000	1.000	0	57,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		57,200		
Classified Acres		0		Classified JV/Mkt		57,200		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 143,410	Deprec Bldg Value 131,937	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	2
CPF	CARPORIT FINISHED	0	280	0	1971	1201	103.45	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	1,201	1,201	1201	143,410	EX	92.00	Quality Grade	655	Half Baths	0
SPF	SCREEN PORCH FINIS	0	66	0	EX	92.00	0	Wall Type	02	Heat Type	6
TOTALS		1,201	1,547	1,201	0	0	0	Foundation	3	Fireplaces	0
					Building RCNLD	131,937	3	Roof Cover	3	Type AC	03

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LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0458 Comp 3
 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
2012	2011050073	05-31-2011	03-20-2012	5,098	0002	REROOF	03-20-2012	
2006	SALE	01-01-2005	06-14-2006	1	0000	CHECK VALUE		
2002	SALE	01-01-2001	03-20-2002	1	0000	CHECK VALUE		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023144521	6248 0759	11-17-2023	WD	Q	01	I	315,000	039	HOMESTEAD	2024	25000
2022044594	5927 1246	03-28-2022	WD	Q	01	I	212,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2902 1700	06-30-2005	WD	Q	Q	I	169,900				
	1961 0831	06-12-2001	WD	Q	Q	I	76,300				
	1477 1691	11-01-1996	WD	U	U	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
57,200	131,937	0	189,137	0	90527	50,000.00	40527	65527	184,739

Parcel Notes

88 NBHD CHANGED FROM 4089
 1462/721 TREMAIN TO STEVE KOVACS AND M CORRINE MONROE JTWROS
 1477/1691 STEVE KOVACS DEEDS HIS 1/2 INT TO N CORRINE MONRO
 02FC LOC FROM 2.25 QG FROM 475 ADD A/C FD 030102
 06 LOC FROM 565 BEDS FROM 0 TMP 061406
 12FC SFR HAS NEW ROOF FOR 2012 TMP 032012
 20TR VACANT 69 OLD CONNECTICUT PATH WAYLAND MA 01778 3305
 21TR NOT DELIVERABLE AS ADDRESSED 69 OLD CONNECTICUT PATH WAYLAND MA 01778 3305
 5927/1244 CONTINUOUS MARRIAGE AFFIDAVIT STATES DEIDRE E FARRELL DECEASED 010918 NO DC FOUND
 5927/1246 PATRICK MICHAEL SCULLY TO CONSTANT REALTY HOLDING GROUP LLC
 24X NOS RICHARD & TINA PEARSON SUBMITTED HX & PORT APP WILL MAIL WIFES DL & TAG DB 120523
 24CC SUBMITTED FL TAG AND TINA FL DL NT 120623
 6248/759 CONSTANT REALTY HOLDING GROUP LLC TO RICHARD & TINA RHAЕ PEARSON HW
 24CC SUBMITTED FL DR LIC FOR TINA AGAIN CS 013024

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