

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 392 7027

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	QUERK OF THE VAI	UE ADJUSTME	AT EXECUTED (N	(AB)
Petition#	2024-0459	County Lake	Ta	x year <b>2024</b>	Date received 9.12.24
		COMPLETED BY TO	HE DEMMONES	基語上標。	
PART 1. Ta	expayer Information				a .
	me: AMH_Home; Btr Scattered Site	Owner 2 LLC	Representative: R	yan, LLC c/o	Robert Peyton
Mailing addre for notices	Ryan, LLC 16220 North Scottsdal Scottsdale, AZ 85254	e Rd, Ste 650	Parcel ID and physical address or TPP account #	32-21-26-001 2316 MYSTIC	
Phone 954	-740-6240		Email	ResidentialA	ppeals@ryan.com
	d way to receive information is				<del></del>
	g this petition after the petition ents that support my statement		hed a statement of	f the reasons I	filed late and any
your evidence	attend the hearing but would like lence to the value adjustment bo . The VAB or special magistrate	oard clerk. Florida law a e ruling will occur unde	llows the property a r the same statutor	ppraiser to cros y guidelines as	ss examine or object to your sif you were present.)
	perty☑ Res. 1-4 units⊡ Indus cial ☐ Res. 5+ units ☐ Agricu	strial and miscellaneou ultural or classified use	s∭ High-water rec ☐ Vacant lots and a	-	distoric, commercial or nonprofit Business machinery, equipment
PART 2. R	eason for Petition Cho	eck one. If more than	one, file a separa	ite petition.	in the same of the
☐ Denial of ☐ Parent/g ☐Property v ☐Tangible r return req	perty value (check one) decrical decrical decrication randparent reduction was not substantially complete personal property value (You nuired by s.193.052. (s.194.034) of taxes for catastrophic event	on January 1 nust have timely filed a	(Include a date Qualifying impro	filing of exempe-stamped copvernent (s. 193.19 ontrol (s. 193.19	otion or classification y of application.)
determ 5 Enter t	here if this is a joint petition. A hination that they are substantion he time (in minutes) you think you requested time. For single joint p	ally similar. (s. 194.01 ou need to present you	1(3)(e), (f), and (g) r case. Most hearin	, F.S.) igs take 15 mir	outes. The VAB is not bound
☐ My witi	nesses or I will not be available e right to exchange evidence v	•			
evidence dir appraiser's	ectly to the property appraiser evidence. At the hearing, you h	at least 15 days befor have the right to have	e the hearing and witnesses sworn.	make a writter	request for the property
of your prop	e right, regardless of whether yerty record card containing informed acted. When the property a tify you how to obtain it online.	ormation relevant to th	e computation of y	our current as	sessment, with confidential

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 a without attaching a completed power of attorney or author. Written authorization from the taxpayer is required for accollector.	ization for representation to this form.	·
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of 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 en representatives.	ntity's employee or you are one of the follo	wing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated er	ntity).
A Florida Bar licensed attorney (Florida Bar number	).	
☐ A Florida real estate appraiser licensed under Chapter	r 475, Florida Statutes (license number <del>- F</del>	RD6182 ).
$\square$ A Florida real estate broker licensed under Chapter 47		
☐ A Florida certified public accountant licensed under Ch		
. I understand that written authorization from the taxpayer is appraiser or tax collector.	•	
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have re	filing this petition and of becoming an ager	nt for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature	ap c	
Complete part 5 if you are an authorized representative no	ot listed in part 4 above.	
☐ I am a compensated representative not acting as one (AND (check one)	•	es listed in part 4 above
☐ Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR ☐ the taxpayer's auth		executed with the
☐ I am an uncompensated representative filing this petition	on AND (check one)	
the taxpayer's authorization is attached OR 🔲 the tax	payer's authorized signature is in part 3 of	this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential inform	ation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.		
Signature, representative	Print name	Date
	. —	

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L			
Petition #	ŧ	2024-0459		Alternate K	ey: <b>3927027</b>	Parcel	ID: <b>32-21-26-001</b>	0-000-05500
Petitioner Name		RYAN, LLC		Property	2316 MVS	TIC MAZE LN	Check if Mul	tiple Parcels
The Petitioner is:  Other, Explain:	Taxpayer of Re	cord 🗸 Tax	payer's agent	Address		NEOLA		
Owner Name	BTR SCATTE	RED SITE O	WNER 2 LLC	Value from TRIM Notice		e Board Actic ted by Prop App	i value aπer B	oard Action
1. Just Value, red	auired			\$ 374,1	36 \$	374,13	36	
2. Assessed or c		ue, *if appli	cable	\$ 374,1		374,13		
3. Exempt value,				\$	-	,		
4. Taxable Value,				\$ 374,1	36 \$	374,13	36	
*All values entered	-	ty taxable va	llues, School an			· ·		
Last Sale Date	4/21/2023			1,000	✓ Arm's Length	-	Book <u>6133</u> P	age <u>479</u>
ITEM	Subje	ct	Compar	able #1	Compara	ible #2	Compara	ble #3
AK#	39270		3937		39377		39378	
Address	2316 MYSTIC MINNEC		2237 HUNTS RI		2253 HUNTSN RD		2333 TREASUF MINNEC	
Proximity								
Sales Price			\$452,		\$431,4		\$484,9	
Cost of Sale			-15		-159		-15%	
Time Adjust			2.00		2.00		0.009	
Adjusted Sale	#4CO 2O	CF	\$393,		\$375,3		\$412,1	
\$/SF FLA Sale Date	\$162.39 p	per SF	\$170.79 7/27/2	•	\$162.90 7/14/2	•	\$178.89 p 12/21/2	
Terms of Sale			✓ Arm's Length	Distressed	77 1472 ✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Terms or Sale			7 am a zangar	Biotroccod	7 min o zongan	Biotrococu	7 ame Lengar	Biotrococa
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,304		2,304	0	2,304	0	2,304	0
Year Built	2022		2023		2023		2023	
Constr. Type								
Condition								
Baths	2.1		2.1		2.1		2.1	
Garage/Carport								
Porches	N.I		NI NI		N.I.	0	N	_
Pool Fireplace	N 0		N 0	0	N 0	0	N 0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	Central		Central	- 0	Central	1	Central	0
Site Size								
Location				1				
View								
7.017			Net Adj. 0.0%	0	Net Adj. 0.0%	0	Net Adj. 0.0%	0
			Gross Adi. 0.0%		Gross Adi. 0.0%	0	Gross Adi. 0.0%	0

\$393,501

Adj Market Value

\$375,318

Adj Market Value

\$412,165

Market Value

Value per SF

Adj. Sales Price

\$374,136

162.39

Adj Market Value

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: Scott Dawson DATE 11/22/2024

#### 2024-0459 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3927027	2316 MYSTIC MAZE LN MINNEOLA	_
2	COMP 1	3937757	2237 HUNTSMAN RIDGE RD MINNEOLA	0
3	COMP 3	3937810	2333 TREASURE HILL ST MINNEOLA	0
4	COMP 2	3937761	2253 HUNTSMAN RIDGE RD MINNEOLA	0
5				
6				
7				
8				

Parcel ID 32-21-26-0010-000-05500

Current Owner BTR SCATTERED SITE OWNER 2 LLC 5001 PLAZA ON THE LAKE STE 200 **AUSTIN**  $\mathsf{TX}$ 78746

23

#### **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0459 Subject PRC Run: 11/25/2024 By

Card # 1 of 1

**Property Location** 

Site Address 2316 MYSTIC MAZE LN

MINNEOLA FL 34715 NBHD 0MI2

Mill Group 4443 Property Use Last Inspection

00100 SINGLE FAMILY

MW 02-14-202

Legal Description

VILLAGES AT MINNEOLA HILLS PHASE 1A PB 75 PG 33-47 LOT 55 ORB 6133 PG 479

Lan	d Lines													
LL #	Use Code	Front	Depth	1	tes dj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0			1.00	LT	75,000.00	0.0000	1.00	1.000	1.000	0	75,000
Total Acres 0.00 JV/Mkt (				lkt 0			Tota	l Adj JV/MI	kt	1	75,000			
Classified Acres 0				(	Classified JV/Mkt 75,000				Classified Adj JV/Mkt			0		

Sketch Bldg 1 of 1 Replacement Cost 299,136 Deprec Bldg Value 299,136 Multi Story 1 Sec 1 13 FLA 53 **FUS** 11

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	916	916	916	Effective Area	2304				
-	FINISHED AREA UPPER	1,388	1,388	1388	Base Rate	106.01	No Stories	2.00	Full Baths	2
-	GARAGE FINISH OPEN PORCH FINISHE	0	460 186	0	Building RCN	299,136	Quality Grade	685	Half Baths	1
0	or Erri ortorri intoriz	Ŭ	100	Ŭ	Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	,,	00	,,	Ŭ
					Functional Obsol		Foundation	3	Fireplaces	
	TOTALS	2,304	2,950	2,304	Building RCNLD	299,136	Roof Cover	3	Type AC	03

75,000

299,136

374,136

0

374136

0.00

374136

374136

374,136

## **LCPA Property Record Card**

2024-0459 Subject PRC Run: 11/25/2024 By

Parcel ID	32-21-	26-001	0-000-0	05500	)	Rol	II Yea	r 202	25 Sta	atus: A			Card #	1	of 1
						*Only			laneous F records a	eatures are reflected l	below				
Code		Descrip	otion		Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good		Apr Value
Dall Vaar	Damei	LID T	Janua D	-4-	O	)-4- I	Λ	Bui	Iding Per	mits	December	. 4:	I Davisou F	\-4-	CO Data
Roll Year 2023				Comp [ 02-14-2		Am	ount 378,42	Type 20 0001	Description SFR 2898SF 2316 MYSTIC MAZE LN			Review D 03-14-20		CO Date	
					s Inform		1		T				mptions		
20230	nent No 149649 54222	6133 6059 0	0479 0999 0	04-2 11-2	e Date 21-2023 28-2022 01-1900	WD WD	Q/U Q Q U	01 01 U	Vac/Imp I I	Sale Price 361,000 420,300	)	Descriptio	n	Yea	r Amount
													Total		0.00
						·		Va	lue Summ	nary					
Land Val	ue Bldg	g Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val P	revious Valu

\*\*\*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.\*\*\*

Parcel ID 32-21-26-0011-000-11300

Current Owner

DESSELLE JOSEPH P II & DEVIN S

2237 HUNTSMAN RIDGE RD

MINNEOLA FL 34715 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0459 Comp 1 PRC Run: 11/25/2024 By

Card# 1 of 1

**Property Location** 

Site Address 2237 HUNTSMAN RIDGE RD

MINNEOLA

SINGLE FAMILY

FL 34715 NBHD 4443

Property Use

0MI2

Mill Group

00100

Last Inspection MW 01-10-202

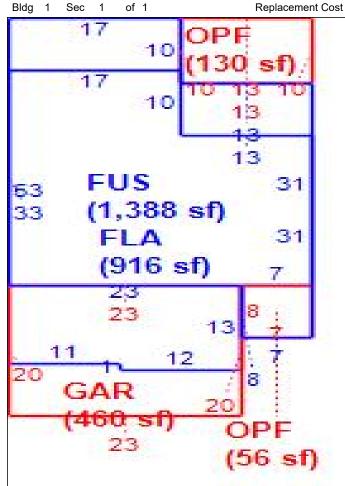
Legal Description

VILLAGES AT MINNEOLA HILLS PHASE 1B PB 78 PG 43-47 LOT 113 ORB 6185 PG 447

Lan	d 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 L	_T	75,000.00	0.0000	1.00	1.000	1.000	0	75,000
		Total A	cres	0.00	JV/MI					 ıl Adj JV/MI			75,000
Classified Acres 0 Classified JV/					Classified JV/MI	kt   75	,000		Classified	d Adj JV/MI	ct		0

Sketch

299,136 Deprec Bldg Value 299,136 Multi Story 1



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	916	916	916	Effective Area	2304	N. Otavia		Cull Datha	
FUS	FINISHED AREA UPPER	1,388	1,388	1388	Base Rate	106.01	No Stories	2.00	Full Baths	2
-	GARAGE FINISH OPEN PORCH FINISHE	0	460 186	0	Building RCN	299,136	Quality Grade	685	Half Baths	1
011	OI LIVI OROTT INISTIL	U	100	o l	Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	,,	00	,,	Ĭ
					Functional Obsol		Foundation	3	Fireplaces	
	TOTALS	2,304	2,950	2,304	Building RCNLD	299,136	Roof Cover	3	Type AC	03

Alternate Key 3937757 Parcel ID 32-21-26-0011-000-11300

#### LCPA Property Record Card Roll Year 2025 Status: A

2024-0459 Comp 1 PRC Run: 11/25/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below													
*Only the first 10 records are reflected below													
·													
Code Description Units Type Unit Price Year Blt Effect Yr RCN	%Good Apr Value												
Building Permits													

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2024	1690-22-12	01-04-2023	01-10-2024	481,183	0001	SFR 2237 HUNTSMAN RIDGE RD	01-16-2024	
1	1		1			1		

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023091980	6185 0	0447	07-27-2023 01-01-1900	WD	QU	03 U	-	452,300 0	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00
						Val	ue Summ	arv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
75,000	299,136	0	374,136	0	374136	50,000.00	324136	349136	374,136

<sup>\*\*\*</sup>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.\*\*\*

Parcel ID 32-21-26-0011-000-11700

Current Owner

JULIAN MARCUS W & CATHERINE M RIVER

2253 HUNTSMAN RIDGE RD

MINNEOLA 34715 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0459 Comp 2 PRC Run: 11/25/2024 By

Card# 1 of 1

**Property Location** 

Site Address 2253 HUNTSMAN RIDGE RD

MINNEOLA

FL 34715 NBHD 4443

Property Use

0MI2

Last Inspection

00100

Mill Group

SINGLE FAMILY MW 01-10-202

Legal Description

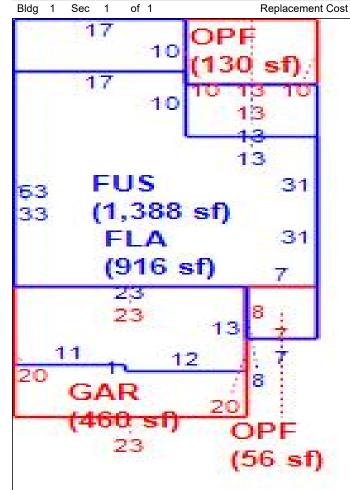
VILLAGES AT MINNEOLA HILLS PHASE 1B PB 78 PG 43-47 LOT 117 ORB 6178 PG 1140

Land	d Lines															
LL	Use	Front	Depth	1	tes	Units		Units		Unit Price	Depth	Loc	Shp	Phys	Class Val	Land
#	Code		'	A	\dj	_			Factor	Factor	Factor	Factor		Value		
1	0100	0	0			1.00	LT	75,000.00	0.0000	1.00	1.000	1.000	0	75,000		
	Total Acres 0.00 JV/Mkt					lkt 0			Tota	d Adj JV/Mi	kt		75,000			
Classified Acres				0	(	Classified JV/M	lkt   75	,000		Classifie	d Adj JV/Mi	ct	0			

Sketch

299,136 Deprec Bldg Value 299,136

Multi Story 1



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	916	916	916	Lilouive / ilea	2304	l			
FUS	FINISHED AREA UPPER	1,388	1,388	1388	Base Rate	106.01	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0	Building RCN	299,136	Quality Grade	685	Half Baths	1
OPF	OPEN PORCH FINISHE	0	186	0	•	*	Quality Orace	000	rian batris	'
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	"	00	71	Ŭ
					Functional Obsol		Foundation	3	Fireplaces	
	TOTALS	2,304	2,950	2,304	Building RCNLD	299,136	Roof Cover	3	Type AC	03

Alternate Key 3937761 Parcel ID 32-21-26-0011-000-11700

# LCPA Property Record Card Roll Year 2025 Status: A

2024-0459 Comp 2 PRC Run: 11/25/2024 By

Card # 1 of 1

Miscellaneous Features \*Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Apr Value Code Туре Description **Building Permits** Permit ID Roll Year CO Date Issue Date Comp Date Amount Туре Description Review Date 481,299 SFR 2898SF 2253 HUNTSMAN RIDGE 1631-22-11 12-16-2022 01-10-2024 0001 01-16-2024 2024 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 2023086700 6178 1140 07-14-2023 Q 431,400 03 01-01-1900 U U 0 0 0.00 Total 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
75,000	299,136	0	374,136	0	374136	0.00	374136	374136	374,136

<sup>\*\*\*</sup>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.\*\*\*

Parcel ID 32-21-26-0011-000-17900

Current Owner

EUSTAQUIO SILVA JUNIOR WILSON & ANTO

2333 TREASURE HILL ST

MINNEOLA 34715 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0459 Comp 3 11/25/2024 By PRC Run:

> Card# 1 of 1

**Property Location** 

Site Address 2333 TREASURE HILL ST

0MI2

MINNEOLA

FL 34715 NBHD 4443

Property Use

Last Inspection

Mill Group

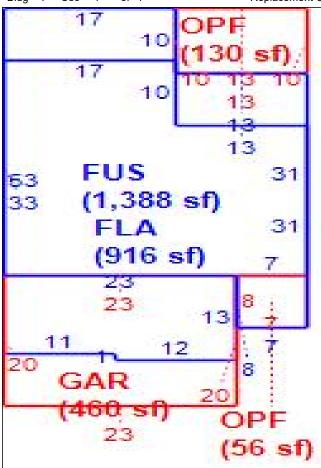
00100 SINGLE FAMILY MW 01-10-202

Legal Description

VILLAGES AT MINNEOLA HILLS PHASE 1B PB 78 PG 43-47 LOT 179 ORB 6262 PG 281

Lan	d Lines														
LL #	Use Code	Front	Depth	Note Ad		Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0			1.00	LT	75,000.00	0.0000	1.00	1.000	1.000	0	75,000	
	Total Acres 0.00 JV/Mkt 0					/lkt 0	Total Adj JV/Mkt					75,000			
Classified Acres 0				0	Classified JV/Mkt 75,000					Classifie	d Adj JV/MI	kt	0		

Sketch Bldg of 1 Replacement Cost 299,136 Deprec Bldg Value 299,136 Multi Story 1 1 Sec 1



	Building S	Sub Areas			Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	916	916	916	Effective Area	2304	No Stories	0.00	Full Baths	2	
-	FINISHED AREA UPPER	1,388	1,388	1388	Base Rate	106.01	INO Stories	2.00	ruii Datiis	_	
-	GARAGE FINISH OPEN PORCH FINISHE	0	460 186	0	Building RCN	299,136	Quality Grade	685	Half Baths	1	
	0. 2 0	, and the second			Condition	VG	Wall Type	03	Heat Type	6	
					% Good	100.00	''	00	,,	Ŭ	
					Functional Obsol		Foundation	3	Fireplaces		
	TOTALS	2,304	2,950	2,304	Building RCNLD	299,136	Roof Cover	3	Type AC	03	

Alternate Key 3937810 Parcel ID 32-21-26-0011-000-17900

75,000

299.136

374,136

## LCPA Property Record Card Roll Year 2025 Status: A

2024-0459 Comp 3 PRC Run: 11/25/2024 By

Card # 1 of

Parcel I	D 32-21	-26-001	1-000-1	17900		Rol	II Yea	r 202	25 Sta	atus: A			Card #	1	of 1
	Miscellaneous Features *Only the first 10 records are reflected below														
Code		Descrip	tion		Un		Туре		nit Price	Year Blt			%Good	i A	pr Value
								D	ildina Dor	mita					
Roll Yea	r Perm	it ID	Issue Da	ate	Comp [	Date	Am	nount	ilding Per Type		Descri	otion	Review [	Date	CO Date
2024	0328-23-		05-05-20		01-10-2		485,			SFR 2898SF		EASURE HILL ST	01-16-2		OO Bate
					Inform	ation							emptions		
	ment No		k/Page		Date	Instr	Q/U		Vac/Imp	Sale Price	Code	Descripti	ion	Year	Amount
2023	2023155920 626		0281		I-2023 I-1900	WD	Q U	03 U	l	484,900 C					
													Total		0.00
								Va	lue Sumn	nary					
Land Va	alue Bld	g Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Pro	evious Valu

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0.00

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374,136

<sup>\*\*\*</sup>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.\*\*\*\*