



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3858411

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 #	<i>2024-0461</i>	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: AMH_Home; Btr Scattered Site Owner 2 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 #	33-18-26-0010-000-07600 2632 LIMERICK CIR
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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Parent/grandparent reduction <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"/> 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"/> 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0461	Alternate Key: 3858411	Parcel ID: 33-18-26-0010-000-07600
Petitioner Name robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 2632 LIMERICK CIR GRAND ISLAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name BTR Scattered Site Owner 2 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 262,692	\$ 262,310
2. Assessed or classified use value, *if applicable	\$ 234,310	\$ 262,310
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 234,310	\$ 262,310

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

Last Sale Date 10/31/2022 **Price:** \$1,499,400 Arm's Length Distressed Book 6052 Page 2052

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3858411	3852404	3820249	3853557
Address	2632 LIMERICK CIR GRAND ISLAND	13609 BISCAYNE GROVE LN	36640 TROPICAL WIND LN GRAND ISLAND	37051 SCENIC RIDGE DR GRAND ISLAND
Proximity				
Sales Price		\$310,000	\$350,000	\$342,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	0.40%	0.00%
Adjusted Sale		\$268,460	\$298,900	\$291,125
\$/SF FLA	\$177.48 per SF	\$179.21 per SF	\$191.85 per SF	\$186.02 per SF
Sale Date		8/30/2023	11/15/2023	3/7/2024
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	1,478	1,498	-1000	1,558	-4000	1,565	-4350
Year Built	2013	2006		2005		2019	
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	Patio	Screen	-5000	Open	-5000	Open	-5000
Pool	N	N	0	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. 2.2%	-6000	-Net Adj. 3.0%	-9000	-Net Adj. 3.2%	-9350
		Gross Adj. 2.2%	6000	Gross Adj. 3.0%	9000	Gross Adj. 3.2%	9350
Adj. Sales Price	Market Value \$262,310 Value per SF 177.48	Adj Market Value \$262,460		Adj Market Value \$289,900		Adj Market Value \$281,775	

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.

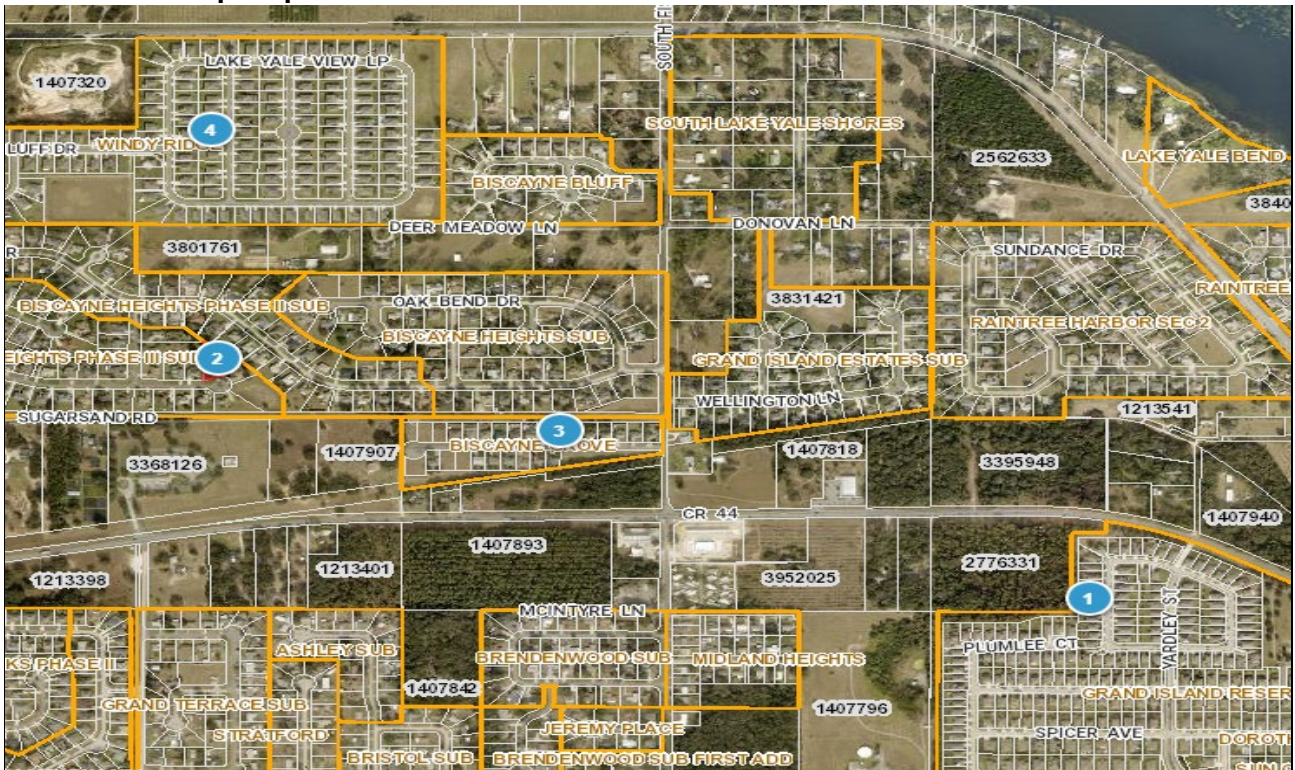
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0461 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3858411	2632 LIMERICK CIR GRAND ISLAND	-
2	Comp 2	3820249	36640 TROPICAL WIND LN GRAND ISLAND	0.32
3	Comp 1	3852404	13609 BISCAYNE GROVE LN GRAND ISLAND	0.52
4	Comp 3	3853557	37051 SCENIC RIDGE DR GRAND ISLAND	0.99
5				
6				
7				
8				

Alternate Key 3858411
 Parcel ID 33-18-26-0010-000-07600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0461 Subject
 PRC Run: 11/27/2024 By
 Card # 1 of 1

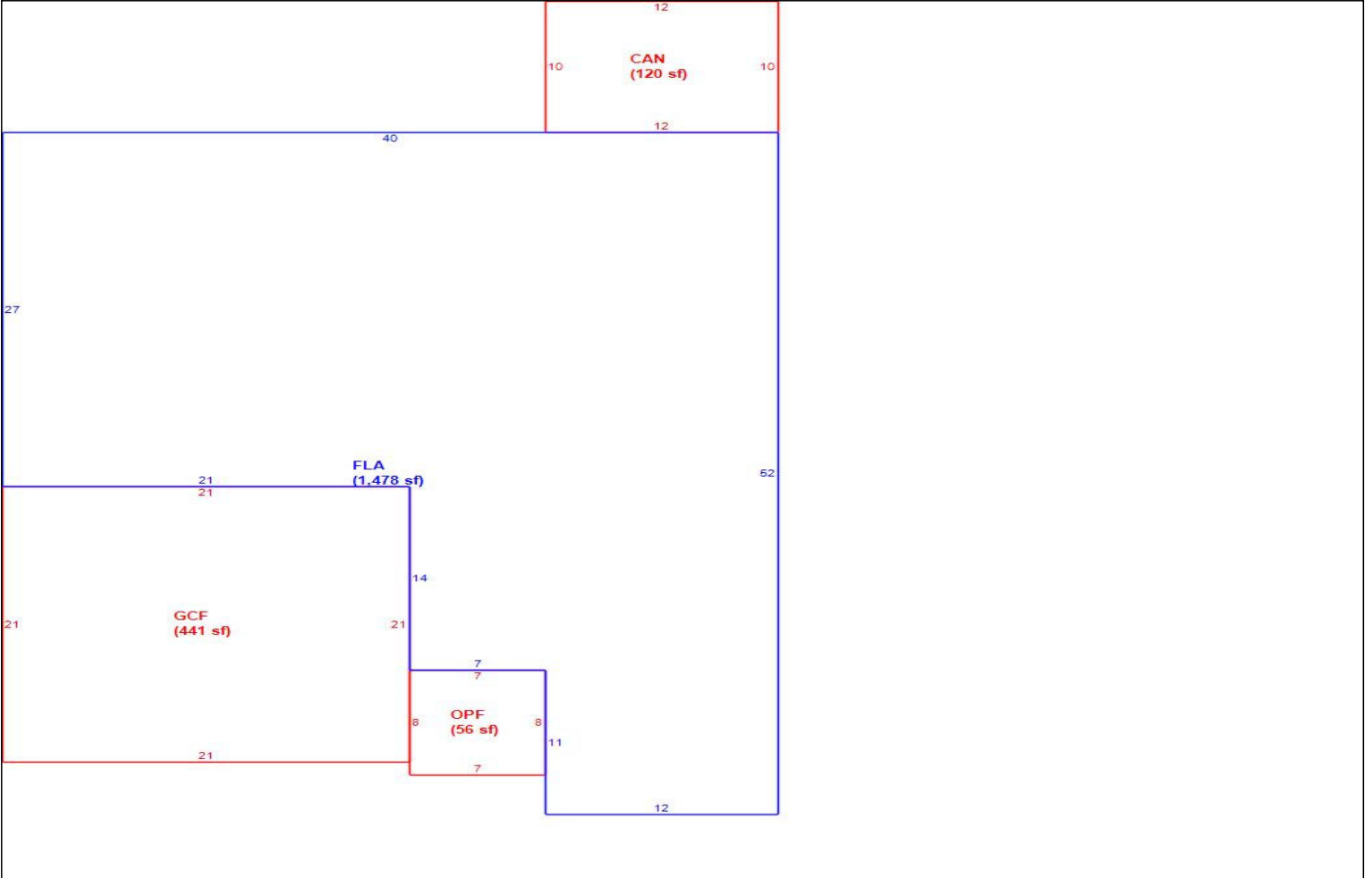
Current Owner		
BTR SCATTERED SITE OWNER 2 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location			
Site Address 2632 LIMERICK CIR			
GRAND ISLAND FL 32735			
Mill Group	000E	NBHD	0602
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GRAND ISLAND RESERVE PB 60 PG 26-31 LOT 76 ORB 6052 PG 2052

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	2.05	1.000	1.000	0	82,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		82,000		
Classified Acres		0		Classified JV/Mkt		82,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 186,280	Deprec Bldg Value 180,692	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,478	1,478	1478	2013	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	101.64	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	56	0	186,280	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	120	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,478	2,095	1,478	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					180,692				

Alternate Key 3858411
 Parcel ID 33-18-26-0010-000-07600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0461 Subject
 PRC Run: 11/27/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	2013515	06-05-2013	01-21-2014	176,661	0001	SFR 3BR 2632 LIMERICK CIR	01-21-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2022148591	6052 2052	10-31-2022	WD	Q	05	I	1,499,400					
2021169099	5852 0984	10-13-2021	WD	Q	01	I	235,000					
	4405 0358	11-07-2013	WD	Q	Q	I	131,000					
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	
82,000	180,692	0	262,692	28382	234310	0.00	234310	262692	213,017	

Parcel Notes

11TR KEYED FORWARDING ADDRESS OF 2822 COMMERCE PARK DR STE 100 ORLANDO FL 32819 8636
 4405/358 THE RYLAND GROUP INC TO BARNABY S & VIRGINIA A CHRISTNER HW
 5852/984 BARNABY S & VIRGINIA A CHRISTNER TO ARVM 5 LLC
 6052/2052 M SALE INCL AK3818933 AK3781806 AK3858411 AK3795826 AK3811251 ARVM 5 LLC TO BTR SCATTERED SITE OWNER 2 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 3852404
 Parcel ID 32-18-26-0020-000-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0461 Comp 1
 PRC Run: 11/27/2024 By
 Card # 1 of 1

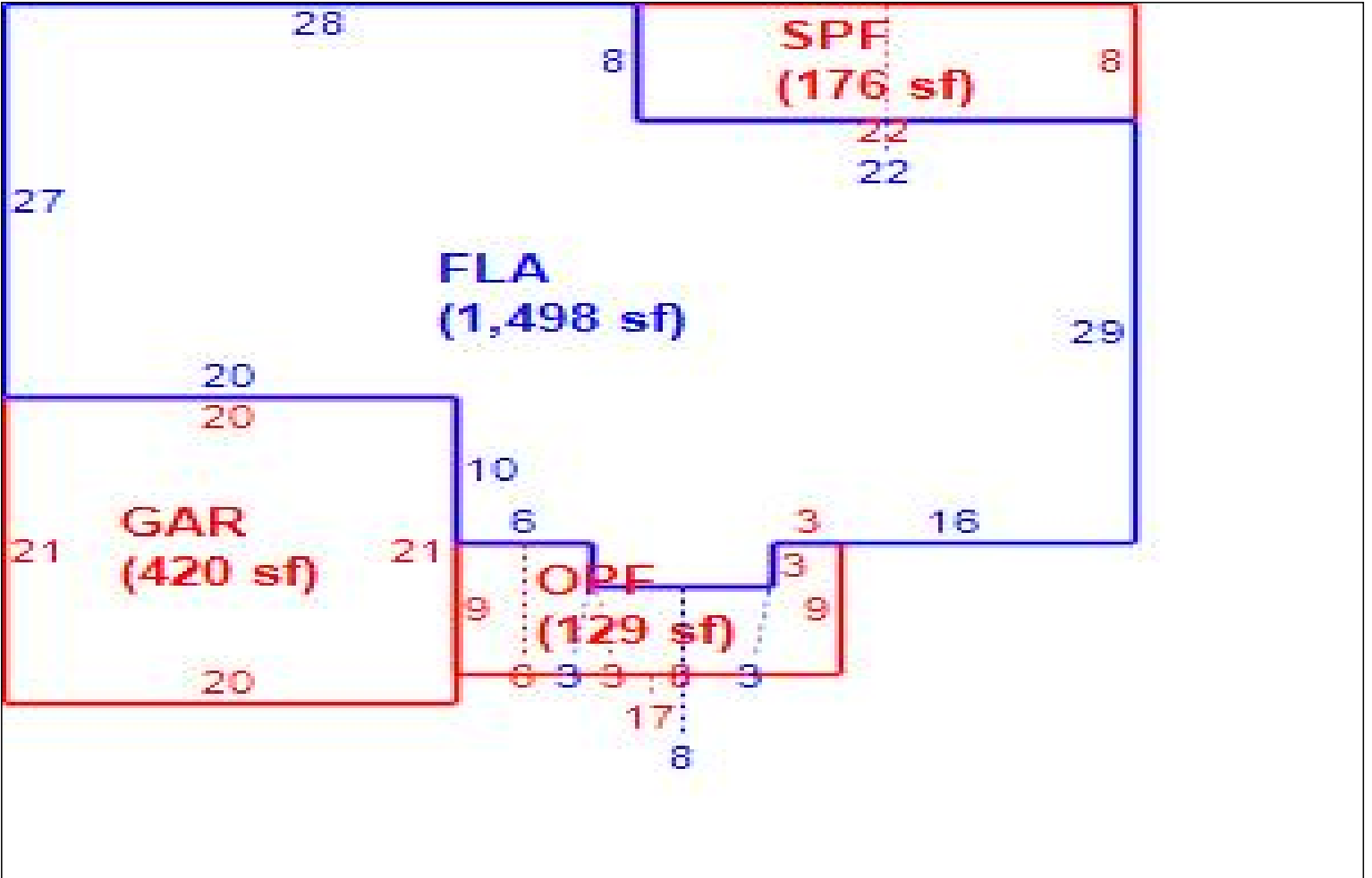
Current Owner		
IRIZARRY CLARK N & SANDRA M		
13609 BISCAYNE GROVE LN		
GRAND ISLAND	FL	32735

Property Location			
Site Address 13609 BISCAYNE GROVE LN			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	2015
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	05-01-202

Legal Description
 BISCAYNE GROVE PB 59 PG 5-6 LOT 7 ORB 6208 PG 2230

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	52,000.00	0.0000	1.40	1.000	1.000	0	72,800
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,800		
Classified Acres		0		Classified JV/Mkt		72,800		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 196,623 Deprec Bldg Value 190,724 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	1,498	1,498	1498	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	104.61	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	129	0	196,623	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	176	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,498	2,223	1,498	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					190,724				

Alternate Key 3852404
 Parcel ID 32-18-26-0020-000-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0461 Comp 1
 PRC Run: 11/27/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2023101181	10-23-2023	05-01-2024	32,182	0002	REPL WINDOWS 12	05-02-2024		
2007	2006070017	08-24-2006	01-03-2007	188,340	0000	SFR 13609 BISCAYNE GROVE LN	01-03-2007		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023111462	6208	2230	08-30-2023	WD	Q	01	I	310,000	039	HOMESTEAD	2024	25000
	4411	2097	10-31-2013	WD	U	U	I	122,400	059	ADDITIONAL HOMESTEAD	2024	25000
	4322	0332	04-30-2013	CT	U	U	I	0				
	3458	1524	06-15-2007	WD	Q	Q	I	200,000				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
72,800	190,724	0	263,524	0	263524	50,000.00	213524	238524	257,028	

Parcel Notes

4322/332 CT VS RACHEL & BRADLEY J BASCOM PROP SOLD TO FEDERAL NATL MTG ASSN
 4411/2097 FANNIE MAE TO MOSSIE NEAL & SHIRLEY JO WRAY HW
 24 MOSSIE NEAL WRAY 87 DECEASED 092322 AFFIDAVIT DC CB 101323
 6208/2230 SHIRLEY JO WRAY TO CLARK NIXON & SANDRA MARIE IRIZARRY HW
 23CC NOS CLARK & SANDRA IRIZARRY SUBMITTED HX APP CP 101123
 24FCL SFR VG COND NEW WINDOWS OPF 176SF TO SPF JDB 050124

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 3820249
Parcel ID 32-18-26-0027-000-14100

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 2024-0461 Comp 2
11/27/2024 By

Card # 1 of 1

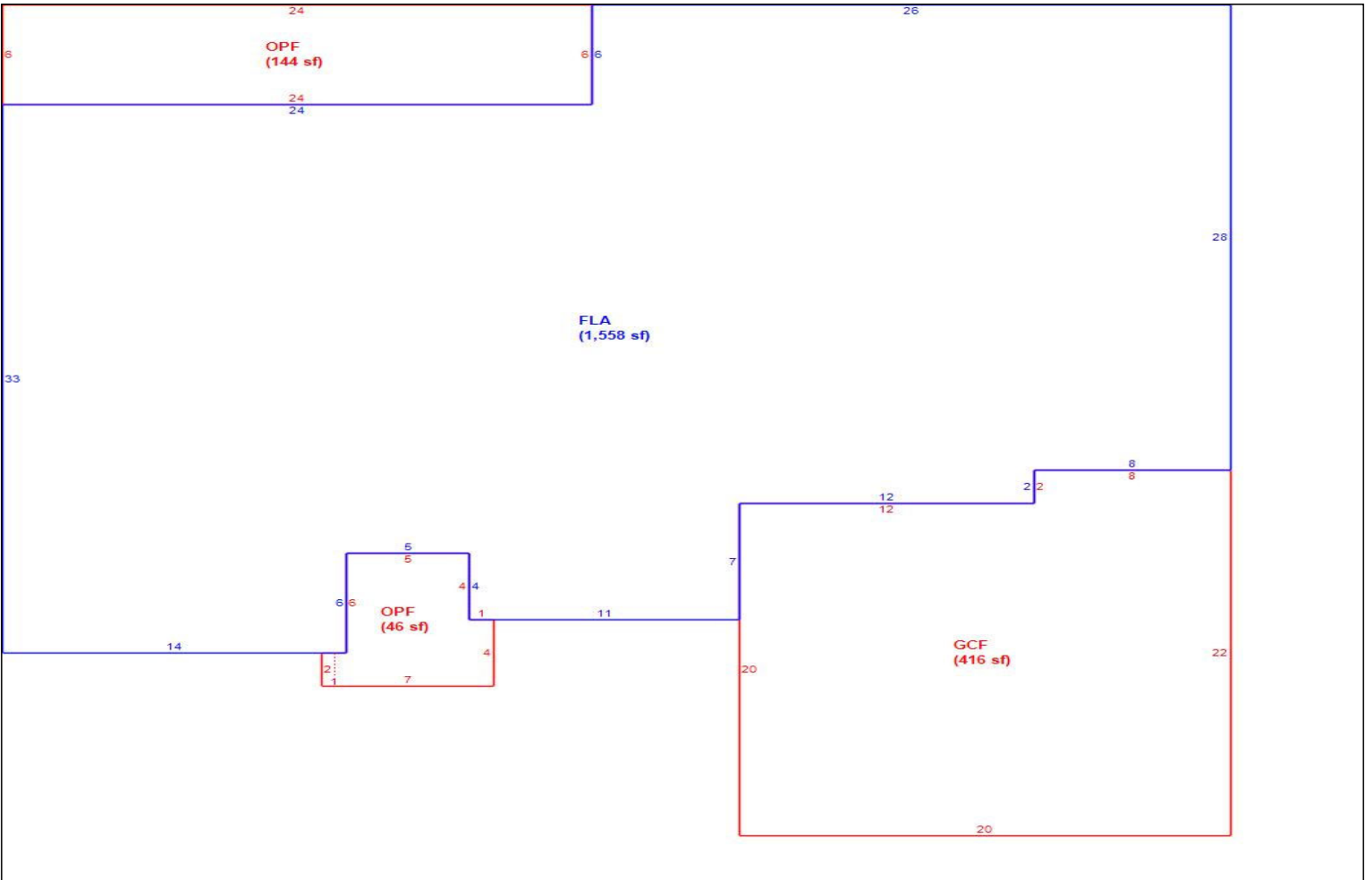
Current Owner		
DE MELO BRIAN P & CORINNE A		
33640 TROPICAL WIND LN		
GRAND ISLAND	FL	32735

Property Location			
Site Address 36640 TROPICAL WIND LN			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	2015
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
BISCAYNE HEIGHTS PHASE III PB 50 PG 46-47 LOT 141 ORB 6249 PG 2283

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	52,000.00	0.0000	1.38	1.000	1.000	0	71,760
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		71,760		
Classified Acres		0		Classified JV/Mkt		71,760		Classified Adj JV/Mkt		0		

Sketch					
Bldg	1	Sec	1	of	1
Replacement Cost	199,503		Deprec Bldg Value	193,518	
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	1,558	1,558	1558	2005	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	416	0	103.71	Quality Grade	660	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	190	0	199,503	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,558	2,164	1,558	Building RCNLD	193,518				

Alternate Key 3820249
 Parcel ID 32-18-26-0027-000-14100

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0461 Comp 2
 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	
2006	2005010769	01-25-2005	08-11-2005	95,568	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023146035	6249 2283	11-15-2023	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000	
2023138417	6240 2093	11-09-2023	WD	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000	
2021171300	5855 0771	11-23-2021	WD	Q	01	I	246,100					
2022108354	6006 0618	11-05-2021	WD	U	11	I	100					
2021171299	5855 0768	11-05-2021	WD	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	
71,760	193,518	0	265,278	0	265278	50,000.00	215278	240278	259,243	

Parcel Notes

04 NBHD FROM 4478 LOC FROM 130 FER 020904
 3160/2028 GARY E & DIEP DAO MORELAND TO DON F BRIGGS SINGLE
 06 NOT PUBLIC RECORD SEE SCANNED INFO FN 071006
 06X DON F BRIGGS DID HAVE HX ON AK2858478 WITH HIS WIFE JACQUELINE BUT FILED HERE AS A SINGLE PERSON 070706
 09 QG FROM 665 DLS 041809
 5396/556 DON & KASEY BRIGGS TO HP FLORIDA I LLC
 5458/2033 HP FLORIDA I LLC TO HPA BORROWER 2020-2 ML LLC
 5458/2033 M SALE INCL AK3863573 AK3817543 AK3849202 AK3783945 AK3820249 AK3896948 AK3858525 AK3860349 AK3775083
 06 NOT PUBLIC RECORD BELONGS TO DON F BRIGGS PHYS ADDR 36640 TROPICAL WIND LN GRAND ISLAND 32735 DO NOT GIVE NAME & ADDR TO ANYONE FN 071006
 5855/768 M SALE INCL AK3820249 AK3845802 SFR BORROWER 2021-2 SUCC BY MERGER HPA BORROWER 2016-2 ML LLC TO SFR ACQUISITIONS 6 LLC
 5855/771 SFR ACQUISITIONS 6 LLC TO MEGHAN PUZIO MARRIED
 22CC EFILE HX APP NT 022522
 6006/618 POST DEED ONLY M SALE INCL AK3820249 AK3845802 SFR BORROWER 2021-2 SUCC BY MERGER HPA BORROWER 2016-2 ML LLC TO SFR ACQUISITIONS 6 LLC GRANTOR DOES NOT OWN SOLD IN 5855/771
 24CC EFILE HX PORT APP CP 120423
 6240/2093 CORRECTIVE DEED FOR ORB 5855/771 TO CORRECT GRANTOR SB SFR ACQYISITIONS 6 LLC
 6249/2283 MEGHAN & BARY O PUZIO TO BRIAN PEIXOTO & CORINNE ANN DE MELO HW
 24X MEGHAN APPLIED FOR PORT FROM THIS HOME TO THIS HOME BUT PROPERTY WAS SOLD PRIOR TO JAN 1 AND PREVIOUS TO THAT SHE HAD HX NOT SURE INTENT OF APP DB 010424
 24X HX REMOVED PREV OWNERS MOVED AND APPLIED FOR HX ON AK 3820249 KCH 013024
 24CC EFILE HX APP CP 021524

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 3853557
 Parcel ID 29-18-26-0010-000-10700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0461 Comp 3
 PRC Run: 11/27/2024 By
 Card # 1 of 1

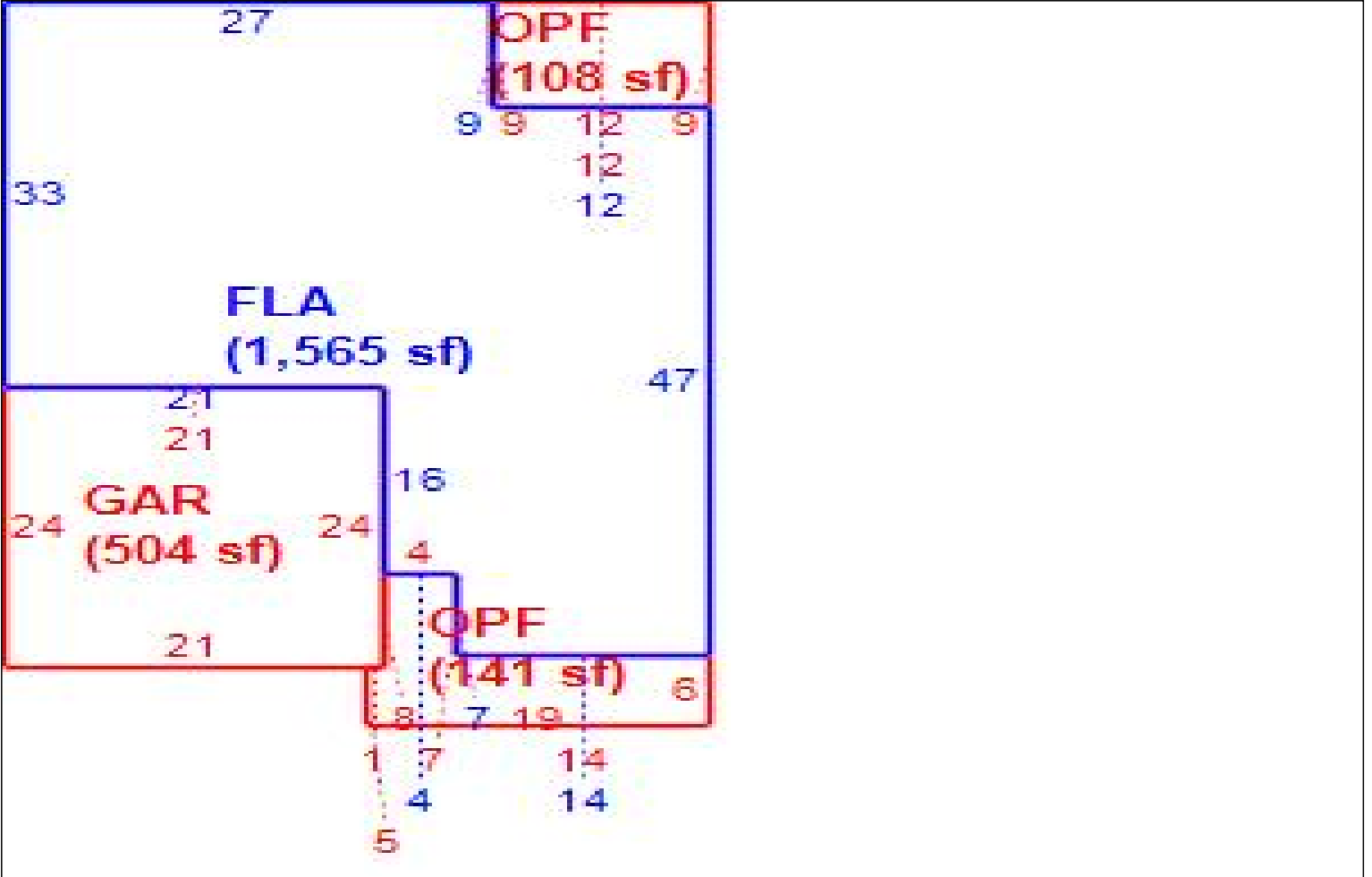
Current Owner		
PEGGY HARPER BENNETT REVOCABLE TR		
37051 SCENIC RIDGE DR		
GRAND ISLAND	FL	32735

Property Location			
Site Address 37051 SCENIC RIDGE DR			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	2015
Property Use		Last Inspection	
00100	SINGLE FAMILY	RER	12-06-201

Legal Description
 WINDY RIDGE PB 59 PG 43-46 LOT 107 ORB 6298 PG 781 ORB 6347 PG 1494

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	52,000.00	0.0000	1.35	1.000	1.000	0	70,200	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,200			
Classified Acres		0		Classified JV/Mkt		70,200		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 221,934 Deprec Bldg Value 215,276 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	1,565	1,565	1565	2019	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	504	0	113.30	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	249	0	221,934	Wall Type	03	Heat Type	6
TOTALS		1,565	2,318	1,565	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					215,276				

Alternate Key 3853557
 Parcel ID 29-18-26-0010-000-10700

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0461 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	
2020 2018	2019040191 SALE	05-09-2019 01-01-2017	12-06-2019 06-01-2018	234,396 1	0001 0099	SFR 1593SF 37051 SCENIC RIDGE DR CHECK VALUE	12-09-2019 06-01-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024068180	6347 1494	06-05-2024	QC	U	11	I	100	002	WIDOW	2025	0	
2024028674	6298 0781	03-07-2024	WD	Q	01	I	342,500	039	HOMESTEAD	2024	25000	
2023017985	6093 2435	02-13-2023	WD	Q	01	I	342,000	039	HOMESTEAD	2025	0	
2019116710	5358 1289	10-10-2019	WD	Q	Q	I	213,700	059	ADDITIONAL HOMESTEAD	2024	25000	
2017134667	5042 0115	12-14-2017	WD	U	M	V	520,000	059	ADDITIONAL HOMESTEAD	2025	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	
70,200	215,276	0	285,476	0	285476	50,000.00	235476	260476	278,866	

Parcel Notes

4226/62 KEITH J & PATRICIA B SHAMROCK AND WINDY RIDGE & YALE INC AND BENTWOOD & YALE INC TO KEITH J SHAMROCK TTEE OF THE KEITH J SHAMROCK FAMILY TRS DTD 040405 1/2 & PATRICIA B SHAMROCK TTEE OF THE PATRICIA B SHAMROCK FAMILY TRS DTD 041205 1/2
 4226/62 M SALE INCL OVER 200 PARCELS IN MULTI SUBS AND M&B
 5042/115 KEITH J & PATRICIA B SHAMROCK INDIV AND AS TTEES TO AVEX HOMES LLC
 5042/115 M SALE INCL 20 PARCELS IN WINDY RIDGE SUB
 5358/1289 AVEX HOMES LLC TO LUIS GUILLERMO RIVERA SANTIAGO & MARANYELIS ACEVEDO CENTENO HW
 20X COURTESY HX CARD SENT 112119
 20X COURTESY HX CARD SENT 010320
 20 MLS SFR GOOD COND SKETCH CORRECT USED CURRENT AERIALS TO VERIFY SKB 040620
 6093/2435 LUIS GUILLERMO RIVERA SANTIAGO & MARANYELIS ACEVEDO CENTENO TO JEREMY ERIC POTTS & KARLY JEAN MAYHEW-POTTS HW
 23CC EFILE HX APP CP 072423
 24CC NOS PEGGY BENNETT SUBMITTED HX WX PORT APP WITH DC FOR 2025 NT 031324
 6298/781 JEREMY ERIC POTTS AND KARLY JEAN MAYHEW FKA MAYHEW-POTTS TO PEGGY BENNETT SINGLE
 6347/1494 PEGGY HARPER BENNETT TTEE OF THE PEGGY HARPER BENNETT REVOCABLE TRUST DTD 060524 LE GRANTED BY TRUST

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.