



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3925854

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), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various 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

<b>Petition #</b> 2024-0462	Alternate Key: 3925854	Parcel ID: 36-24-26-0100-000-12700
<b>Petitioner Name</b> Ryan, llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 17344 MILLION LAKES CT CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> BTR scattered site owner 2 llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 325,062	\$ 325,062
<b>2. Assessed or classified use value, *if applicable</b>	\$ 325,062	\$ 325,062
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 325,062	\$ 325,062

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

**Last Sale Date** 6/21/2022      **Price:** \$402,800       Arm's Length     Distressed    Book 5979 Page 2353

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3925854	3930877	3930978	3930991
<b>Address</b>	17344 MILLION LAKES CT CLERMONT	833 RIVERS CROSSING ST	17305 BACK BAY CT CLERMONT	17357 BACK BAY CT CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$441,100	\$489,900	\$499,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		4.00%	4.40%	4.00%
<b>Adjusted Sale</b>		\$392,579	\$437,971	\$444,110
<b>\$/SF FLA</b>	\$218.90 per SF	\$246.91 per SF	\$236.74 per SF	\$240.06 per SF
<b>Sale Date</b>		2/17/2023	1/25/2023	2/23/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	1,485	1,590	-5250	1,850	-18250	1,850	-18250
<b>Year Built</b>	2022	2023		2023		2023	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.	2.		2.		2.	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	16 sf	234 sf		110 sf		110 sf	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		-Net Adj. 1.3%	-5250	-Net Adj. 4.2%	-18250	-Net Adj. 4.1%	-18250
		Gross Adj. 1.3%	5250	Gross Adj. 4.2%	18250	Gross Adj. 4.1%	18250
<b>Adj. Sales Price</b>	Market Value <b>\$325,062</b>	Adj Market Value	<b>\$387,329</b>	Adj Market Value	<b>\$419,721</b>	Adj Market Value	<b>\$425,860</b>
	Value per SF 218.90						

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: The petitioner comp 2 and 3 are townhouses in a different sub not using the hundred sale in his subdivision.

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: Mohamed Shariff**

**DATE 11/14/2024**

2024-0462 Comp Map



Bubble #	Comp #	Alternate Key	Tract Address	Subject(mi.)
1	subject	3925854	17344 MILLION LAKES CT CLERMONT	-
2	comp 2	3930978	17305 BACK BAY CT CLERMONT	same sub
3	comp 1	3930877	833 RIVERS CROSSING ST CLERMONT	same sub
4	comp 3	3930991	17357 BACK BAY CT CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3925854  
Parcel ID 36-24-26-0100-000-12700

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

2024-0462 Subject  
PRC Run: 12/3/2024 By  
Card # 1 of 1

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

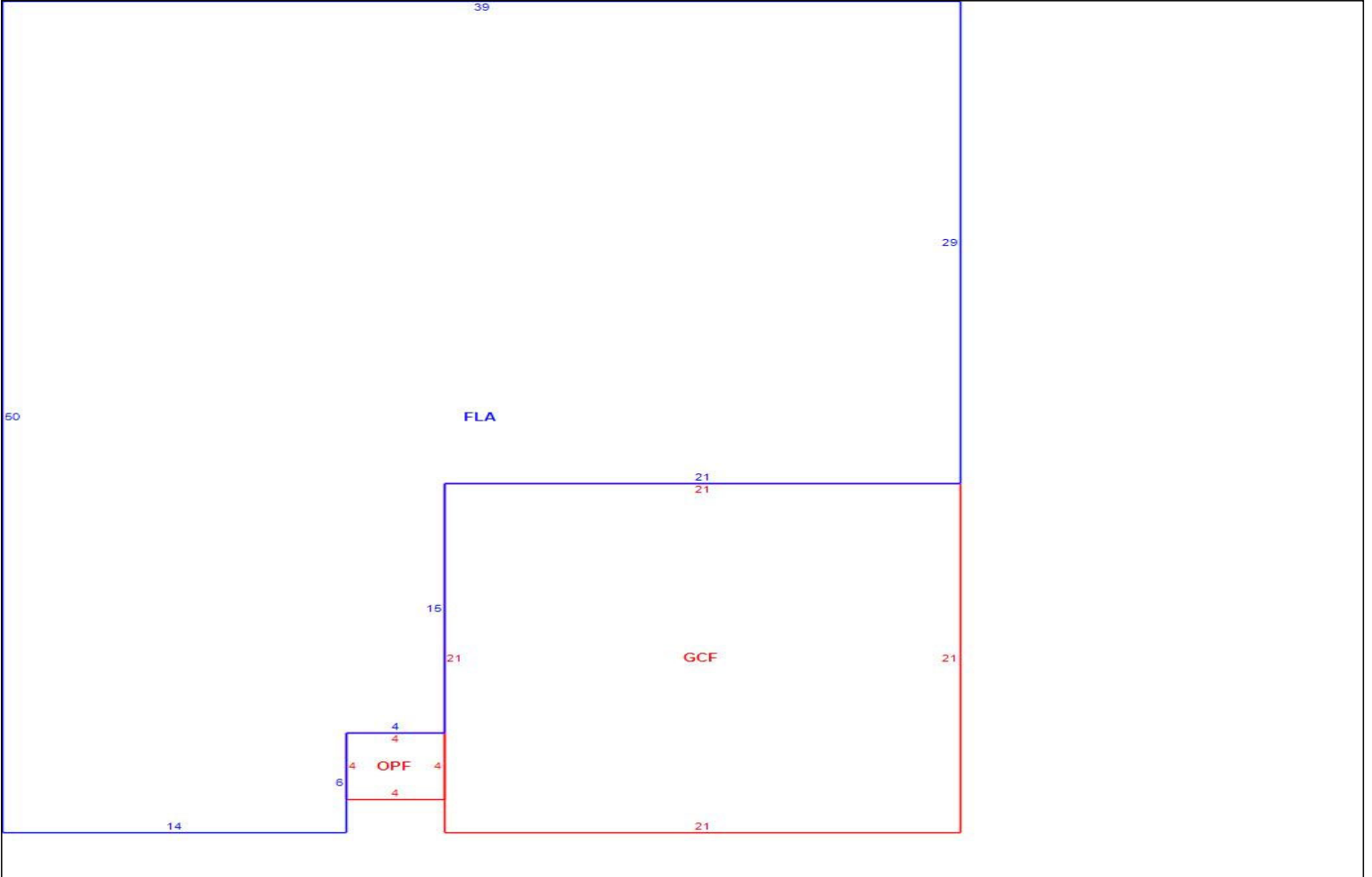
Property Location			
Site Address	17344 MILLION LAKES CT		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0582

Property Use	Last Inspection
00100 SINGLE FAMILY	MHS 09-21-202

Legal Description
CAGAN CROSSINGS EAST PB 74 PG 76-83 LOT 127 ORB 6067 PG 267

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 225,062 Deprec Bldg Value 225,062 Multi Story



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	1,485	1,485	1485	2022	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	122.84	Quality Grade	685	Half Baths	
OPF	OPEN PORCH FINISHE	0	16	0	225,062	Wall Type	03	Heat Type	6
TOTALS		1,485	1,942	1,485	AV	Foundation	3	Fireplaces	
					100.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD	225,062			

Alternate Key 3925854  
 Parcel ID 36-24-26-0100-000-12700

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

PRC Run: 2024-0462 Subject  
 12/3/2024 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
2023	2021060290	07-01-2021	09-21-2022	197,000	0001	SFR 1491SF 17344 MILLION LAKES CT	01-20-2023	

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2022160811	6067	0267	12-09-2022	WD	Q	05	1,113,200				
2022086678	5979	2353	06-21-2022	WD	Q	03	402,800				
2021140444	5812	2086	08-25-2021	QC	U	11	100				
	0	0	01-01-1900		U		0				
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
100,000	225,062	0	325,062	0	325062	0.00	325062	325062	318,046

\*\*\*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 3930877  
 Parcel ID 36-24-26-0101-000-17900

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

PRC Run: 2024-0462 Comp 1  
 12/3/2024 By  
 Card # 1 of 1

Current Owner		
BRIDGE SFR IV BORROWER I LLC		
6836 MORRISON BLVD # 320		
CHARLOTTE	NC	28211

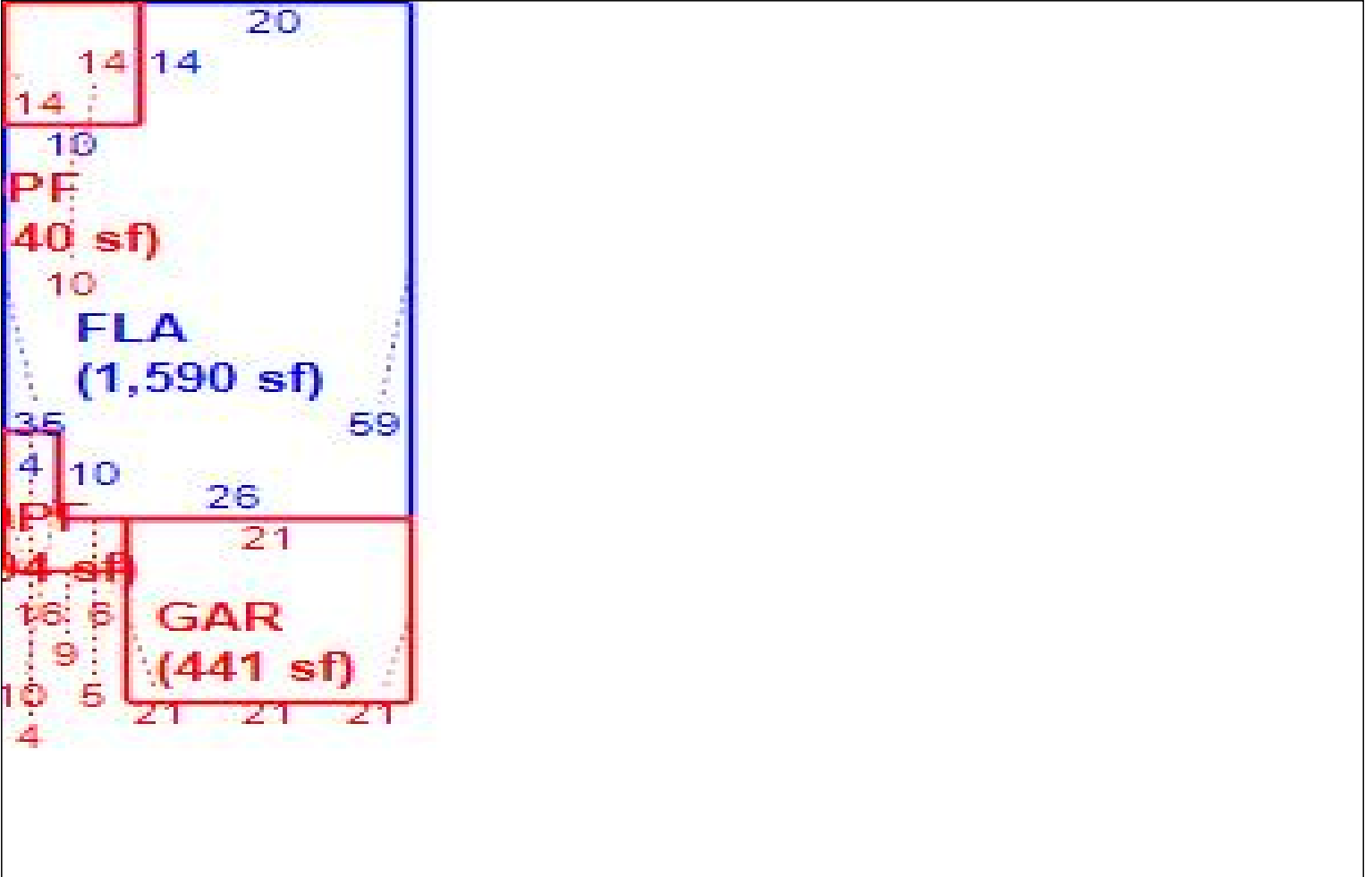
Property Location			
Site Address	833 RIVERS CROSSING ST		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0582

Property Use	Last Inspection
00100 SINGLE FAMILY	MHS 05-07-202

**Legal Description**  
 CAGAN CROSSINGS EAST-PHASE 2 PB 77 PG 1-7 LOT 179 ORB 6167 PG 860

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 238,142 Deprec Bldg Value 238,142 Multi Story



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,590	1,590	1590	Effective Area	1590	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	120.95	Quality Grade	685	Half Baths	
OPF	OPEN PORCH FINISHE	0	234	0	Building RCN	238,142	Condition	VG	Heat Type	6
					% Good	100.00	Foundation	3	Fireplaces	
					Functional Obsol		Roof Cover	3	Type AC	03
TOTALS		1,590	2,265	1,590	Building RCNLD	238,142				



Alternate Key 3930877  
 Parcel ID 36-24-26-0101-000-17900

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

PRC Run: 2024-0462 Comp 1  
 12/3/2024 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	2022040135	06-09-2022	05-07-2024	232,000	0001	SFR 1580SF 833 RIVERS CROSSING S	05-07-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023077421	6167	0860	06-12-2023	WD	U	11	V	100				
2023020369	6096	1788	02-17-2023	WD	Q	03	I	441,100				
2022107855	6005	1739	08-01-2022	QC	U	11	V	100				
2021056135	5694	0695	04-19-2021	WD	Q	05	V	3,950,000				
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	
100,000	238,142	0	338,142	0	338142	0.00	338142	338142	80,000	

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Alternate Key 3930978  
 Parcel ID 36-24-26-0101-000-28000

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

PRC Run: 2024-0462 Comp 2  
 12/3/2024 By  
 Card # 1 of 1

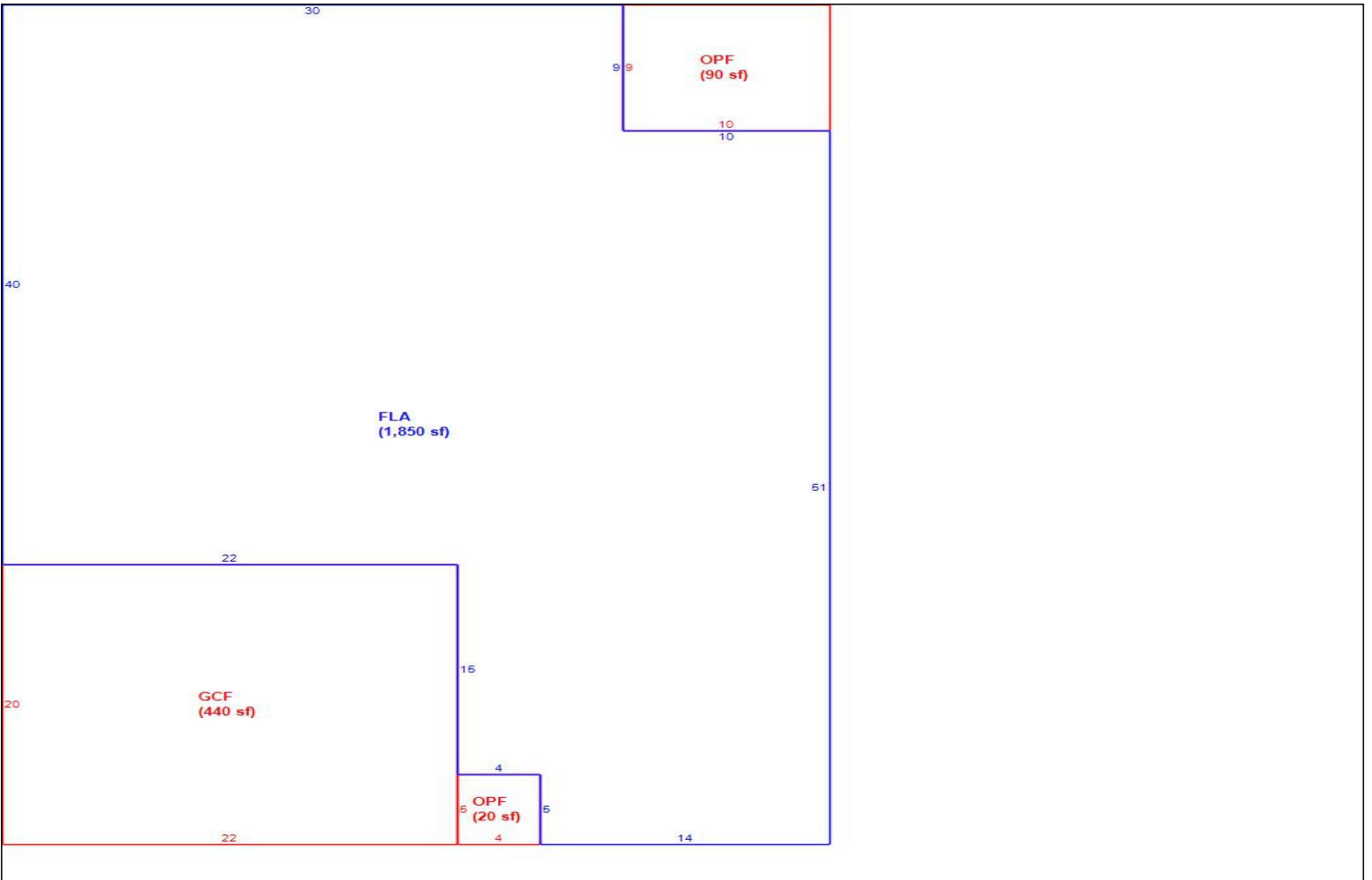
Current Owner		
SHENG ZHAOXIA & ZHIWEN HUANG		
23023 ASPEN KNOLL DR		
DIAMOND BAR	CA	91765

Property Location			
Site Address 17305 BACK BAY CT			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	08-08-202

Legal Description
CAGAN CROSSINGS EAST-PHASE 2 PB 77 PG 1-7 LOT 280 ORB 6085 PG 1124

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Multi Story
Replacement Cost		275,661	Deprec Bldg Value 275,661



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,850	1,850	1850	Effective Area	1850	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	124.02	Quality Grade	690	Half Baths	
OPF	OPEN PORCH FINISHE	0	110	0	Building RCN	275,661	Wall Type	03	Heat Type	6
					Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Roof Cover	3	Type AC	03
					Functional Obsol					
TOTALS		1,850	2,400	1,850	Building RCNLD	275,661				

Alternate Key 3930978  
 Parcel ID 36-24-26-0101-000-28000

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

PRC Run: 2024-0462 Comp 2  
 12/3/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2022040073	06-02-2022	08-08-2023	245,000	0001	SFR 1850SF 17305 BACK BAY CT	11-06-2023		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023010465	6085	1124	01-25-2023	WD	Q	03	I	489,900				
2022107855	6005	1739	08-01-2022	QC	U	11	V	100				
2021056135	5694	0695	04-19-2021	WD	Q	05	V	3,950,000				
Total											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
100,000	275,661	0	375,661	0	375661	0.00	375661	375661	80,000	

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Alternate Key 3930991  
Parcel ID 36-24-26-0101-000-29300

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

PRC Run: 2024-0462 Comp 3  
12/3/2024 By  
Card # 1 of 1

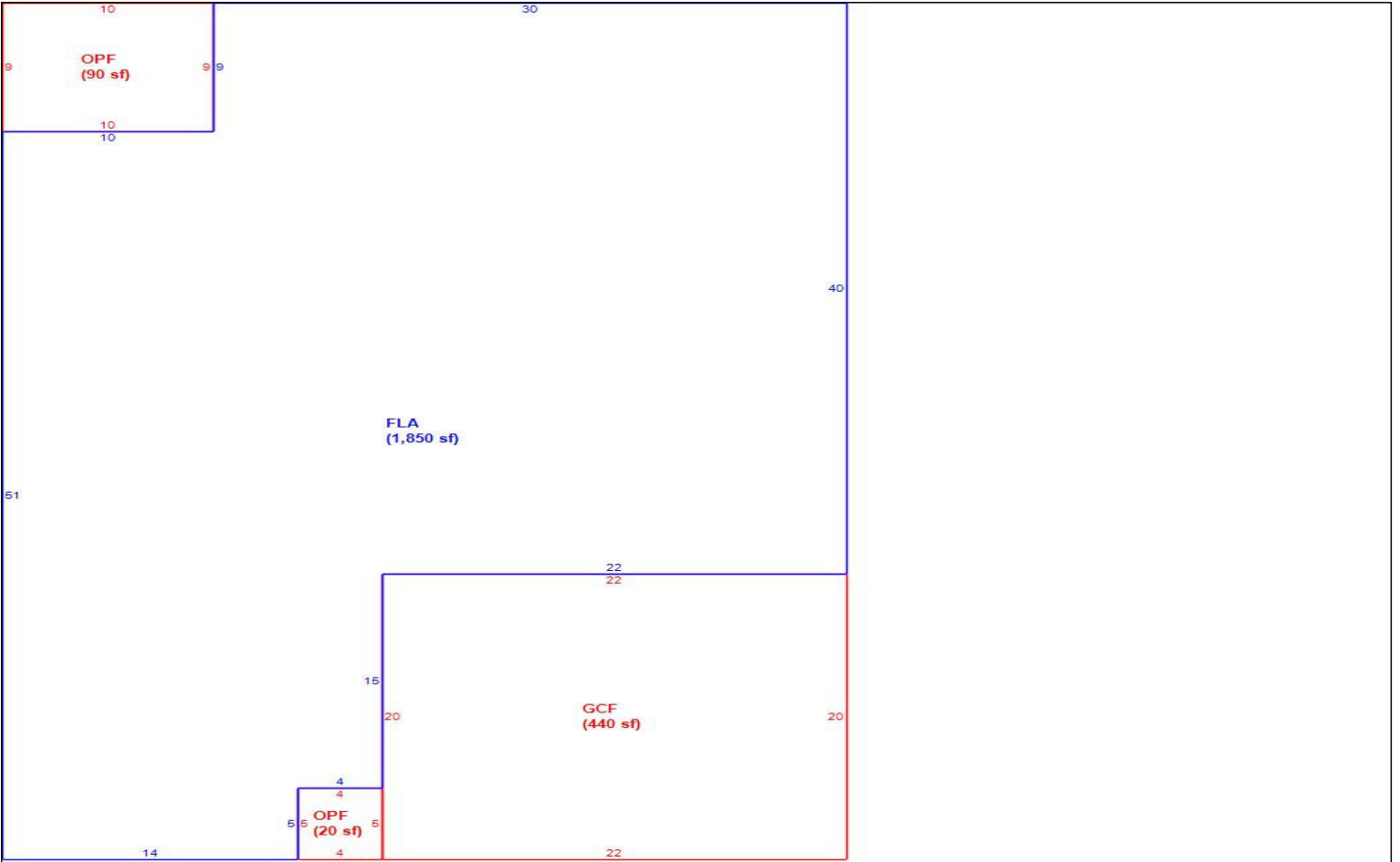
Current Owner		
CIVALE ROBERT L & JEANIN M		
17357 BACK BAY CT		
CLERMONT	FL	34714

Property Location			
Site Address 17357 BACK BAY CT			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	08-08-202

Legal Description
CAGAN CROSSINGS EAST-PHASE 2 PB 77 PG 1-7 LOT 293 ORB 6098 PG 2184

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 275,661
Deprec Bldg Value 275,661		Multi Story	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,850	1,850	1850	Effective Area	1850	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	Base Rate	124.02	Quality Grade	690	Half Baths		
OPF	OPEN PORCH FINISHE	0	110	0	Building RCN	275,661	Wall Type	03	Heat Type	6	
						Condition	VG	Foundation	3	Fireplaces	
						% Good	100.00	Functional Obsol			
TOTALS		1,850	2,400	1,850	Building RCNLD	275,661	Roof Cover	3	Type AC	03	

Alternate Key 3930991  
 Parcel ID 36-24-26-0101-000-29300

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

PRC Run: 2024-0462 Comp 3  
 12/3/2024 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	2022040083	06-06-2022	08-08-2023	245,000	0001	SFR 1850SF 17357 BACK BAY CT	11-06-2023	

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023022130	6098	2184	02-23-2023	WD	Q	03	I	499,000	039	HOMESTEAD	2024	25000
2022107855	6005	1739	08-01-2022	QC	U	11	V	100	059	ADDITIONAL HOMESTEAD	2024	25000
2021056135	5694	0695	04-19-2021	WD	Q	05	V	3,950,000				
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
100,000	275,661	0	375,661	0	298441	50,000.00	248441	273441	80,000

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