



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3925869**

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 # 2024-0463	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 #	36-24-26-0100-000-14200 17339 Million Lakes Court
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 checked="" 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 # 2024-0463	Alternate Key: 3925869	Parcel ID: 36-24-26-0100-000-14200
Petitioner Name 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:	Property Address 17339 MILLION LAKES CT CLERMONT	<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	\$ 349,596	\$ 349,596
2. Assessed or classified use value, *if applicable	\$ 349,596	\$ 349,596
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 349,596	\$ 349,596

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

Last Sale Date 6/14/2019 **Price:** \$379,700 Arm's Length Distressed **Book** 5976 **Page** 648

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3925869	3930877	3930978	3930991
Address	17339 MILLION LAKES CT CLERMONT	833 RIVERS CROSSING ST	17305 BACK BAY CT CLERMONT	17357 BACK BAY CT CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$441,100	\$489,900	\$499,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	4.40%	4.00%
Adjusted Sale		\$392,579	\$437,971	\$444,110
\$/SF FLA	\$204.08 per SF	\$246.91 per SF	\$236.74 per SF	\$240.06 per SF
Sale Date		2/17/2023	1/25/2023	2/23/2023
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	1,713	1,590	6150	1,850	-6850	1,850	-6850
Year Built	2022	2023		2023		2023	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.	2.		2.		2.	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	24 SF	234 sf		110 sf		110 sf	
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	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		Net Adj. 1.6%	6150	-Net Adj. 1.6%	-6850	-Net Adj. 1.5%	-6850
		Gross Adj. 1.6%	6150	Gross Adj. 1.6%	6850	Gross Adj. 1.5%	6850
Adj. Sales Price	Market Value \$349,596 Value per SF 204.08	Adj Market Value	\$398,729	Adj Market Value	\$431,121	Adj Market Value	\$437,260

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 1 and 2 justified our value also comp 4 and 5 are townhuoses in a different sub.

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

2024-0463 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3925869	17339 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 3925869
 Parcel ID 36-24-26-0100-000-14200

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0463 Subject
 12/3/2024 By
 Card # 1 of 1

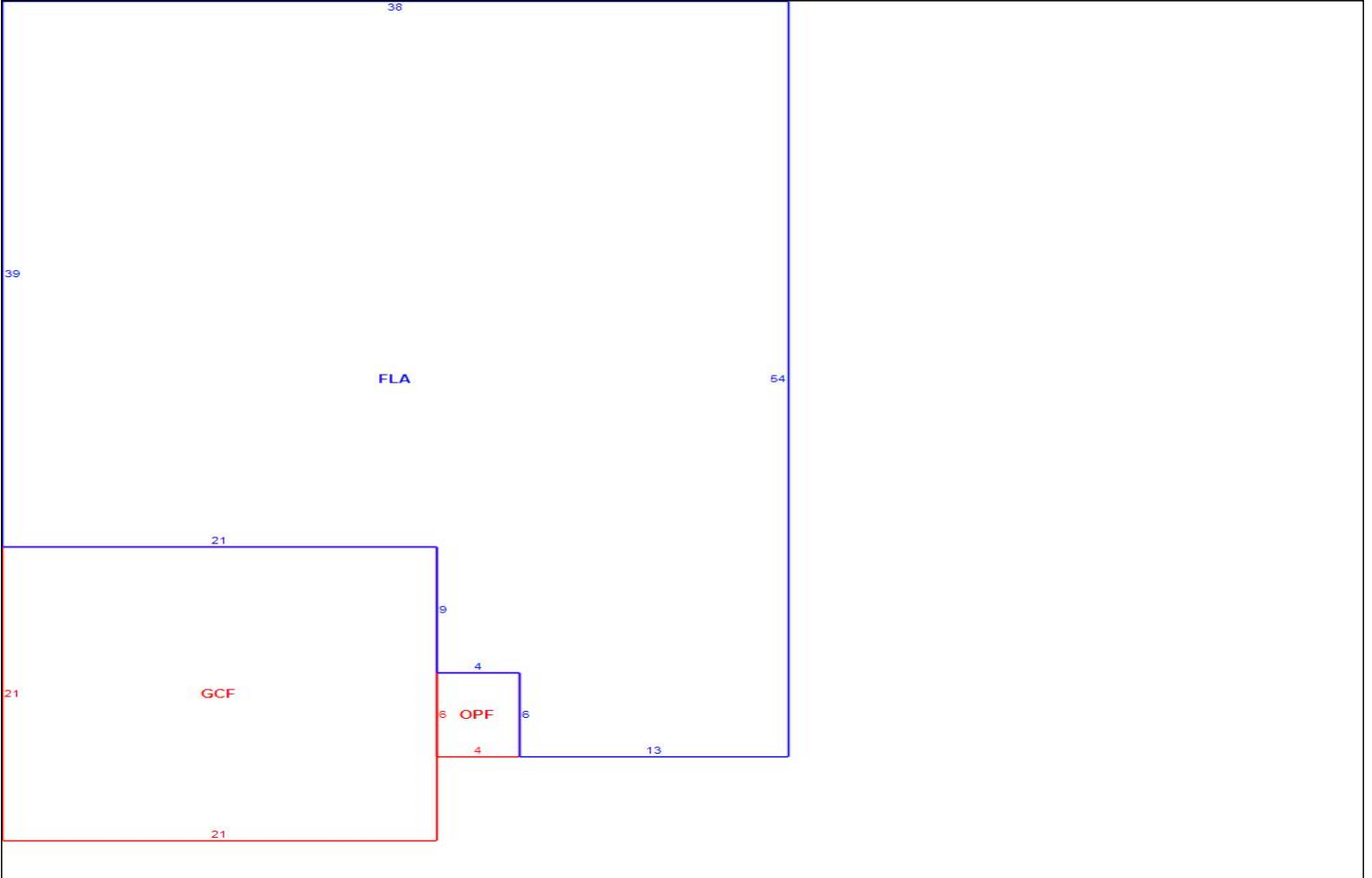
Current Owner		
BTR SCATTERED SITE OWNER 2 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location			
Site Address 17339 MILLION LAKES CT			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-22-202

Legal Description
CAGAN CROSSINGS EAST PB 74 PG 76-83 LOT 142 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 249,596
		Deprec Bldg Value 249,596	Multi Story



Building 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	1,713	1,713	1713	Effective Area	1713	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	120.44	Quality Grade	685	Half Baths	
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	249,596	Wall Type	03	Heat Type	6
					Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Roof Cover	3	Type AC	03
					Functional Obsol					
TOTALS		1,713	2,178	1,713	Building RCNLD	249,596				

Alternate Key 3925869
 Parcel ID 36-24-26-0100-000-14200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0463 Subject
 PRC Run: 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	2021060323	07-06-2021	02-22-2023	219,000	0001	SFR 1695SF 17339 MILLION LAKES CT	02-22-2023	

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				
2022086375	5979	1385	06-21-2022	WD	Q	03	399,600				
2021140444	5812	2086	08-25-2021	QC	U	11	100				
	0	0	01-01-1900		U	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	249,596	0	349,596	0	349596	0.00	349596	349596	341,656

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: 2024-0463 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

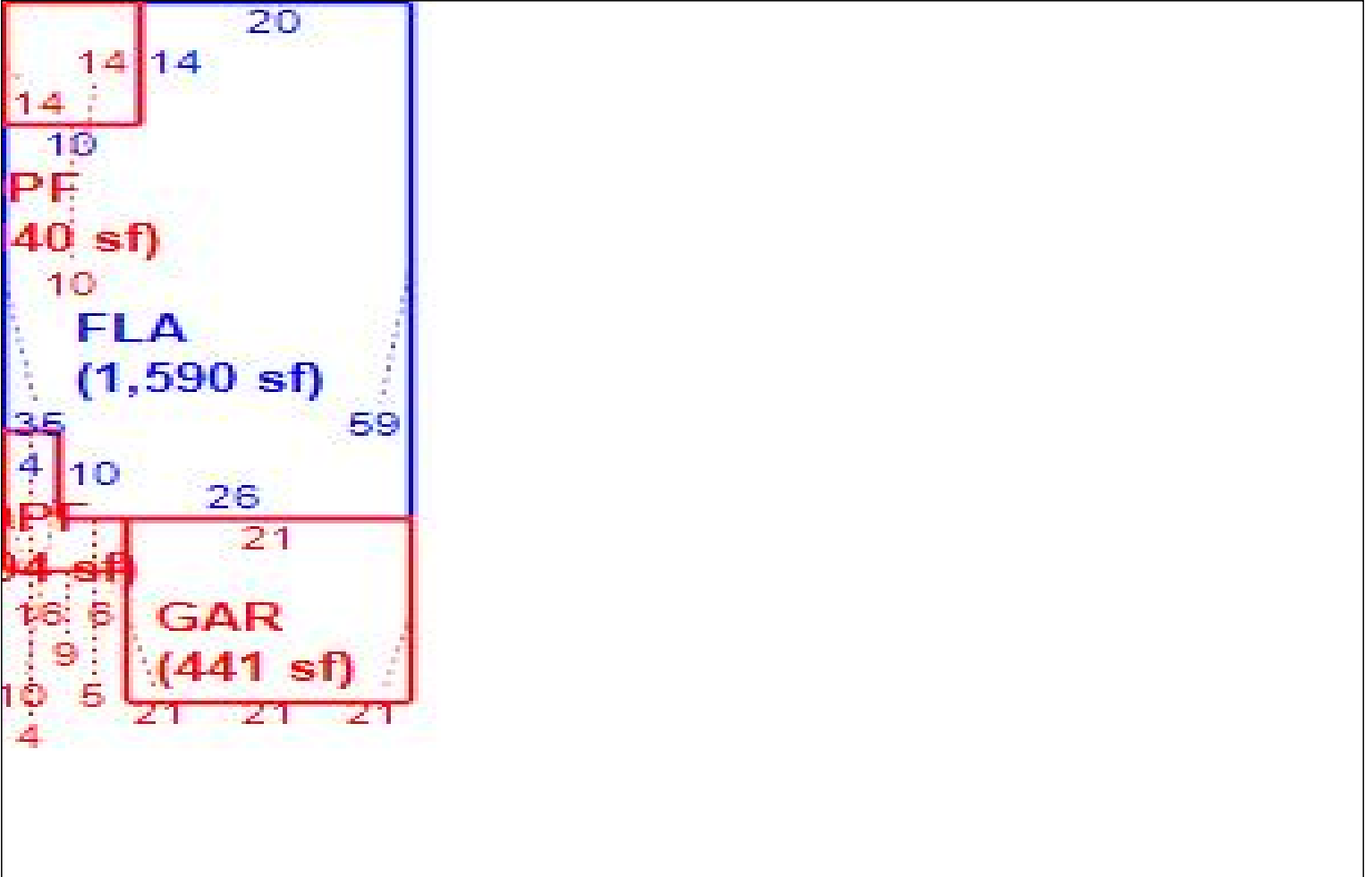
Property Location			
Site Address	833 RIVERS CROSSING ST		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0582

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

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 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	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,590	1,590	1590	2023	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	120.95	Quality Grade	685	Half Baths	
OPF	OPEN PORCH FINISHE	0	234	0	238,142	Wall Type	03	Heat Type	6
TOTALS		1,590	2,265	1,590	VG	Foundation	3	Fireplaces	
					100.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					238,142				
					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: 2024-0463 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: 2024-0463 Comp 2
 12/3/2024 By

Card # 1 of 1

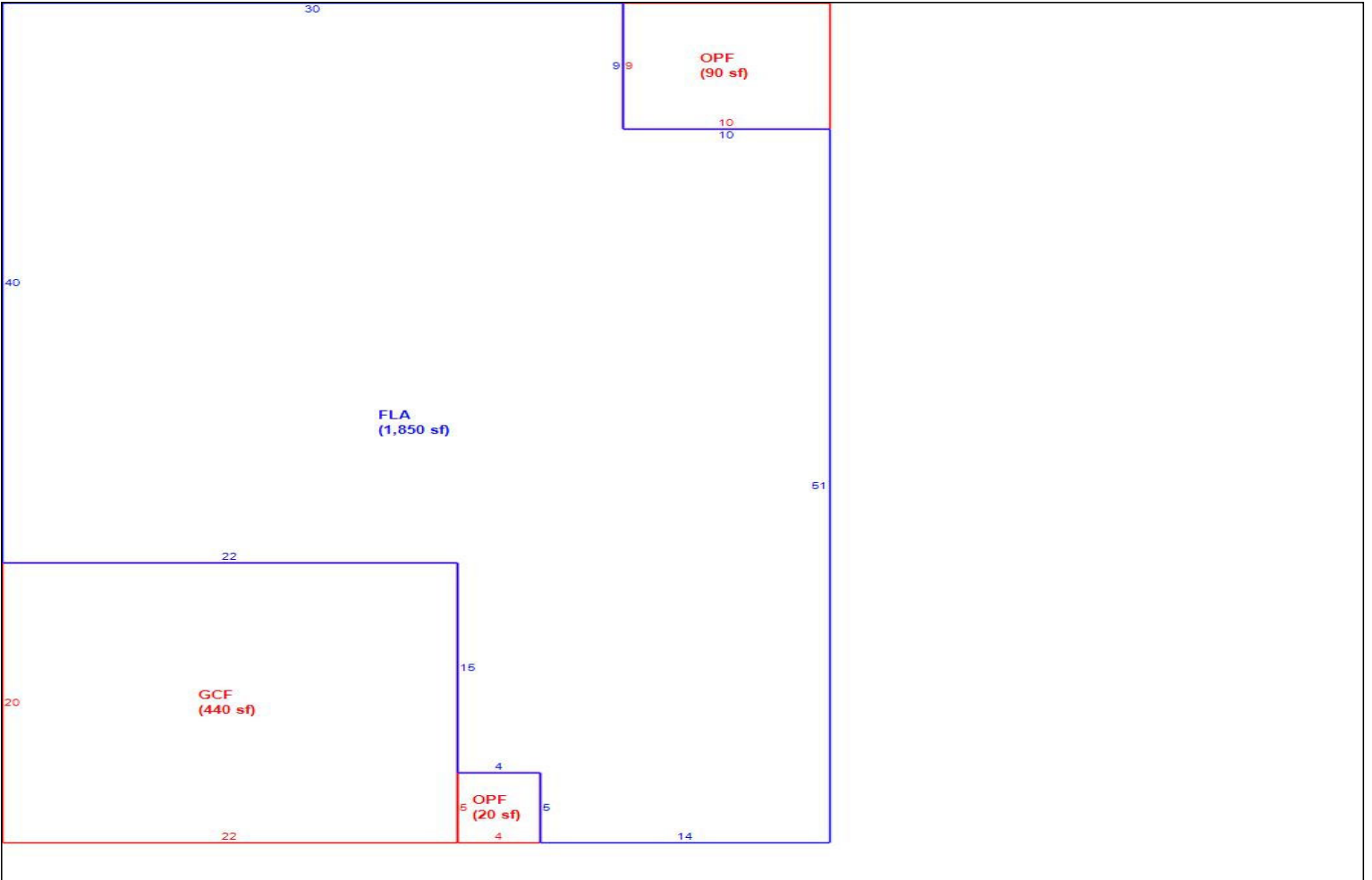
Current Owner		
SHENG ZHAOXIA & ZHIWEN HUANG		
23023 ASPEN KNOLL DR		
DIAMOND BAR	CA	91765

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 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	Condition	VG	Heat Type	6
					% Good	100.00	Foundation	3	Fireplaces	
					Functional Obsol		Roof Cover	3	Type AC	03
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: 2024-0463 Comp 2
 12/3/2024 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	
2024	2022040073	06-02-2022	08-08-2023	245,000	0001	SFR 1850SF 17305 BACK BAY CT	11-06-2023		

Sales Information									Exemptions			
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	

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	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: 2024-0463 Comp 3
12/3/2024 By
Card # 1 of 1

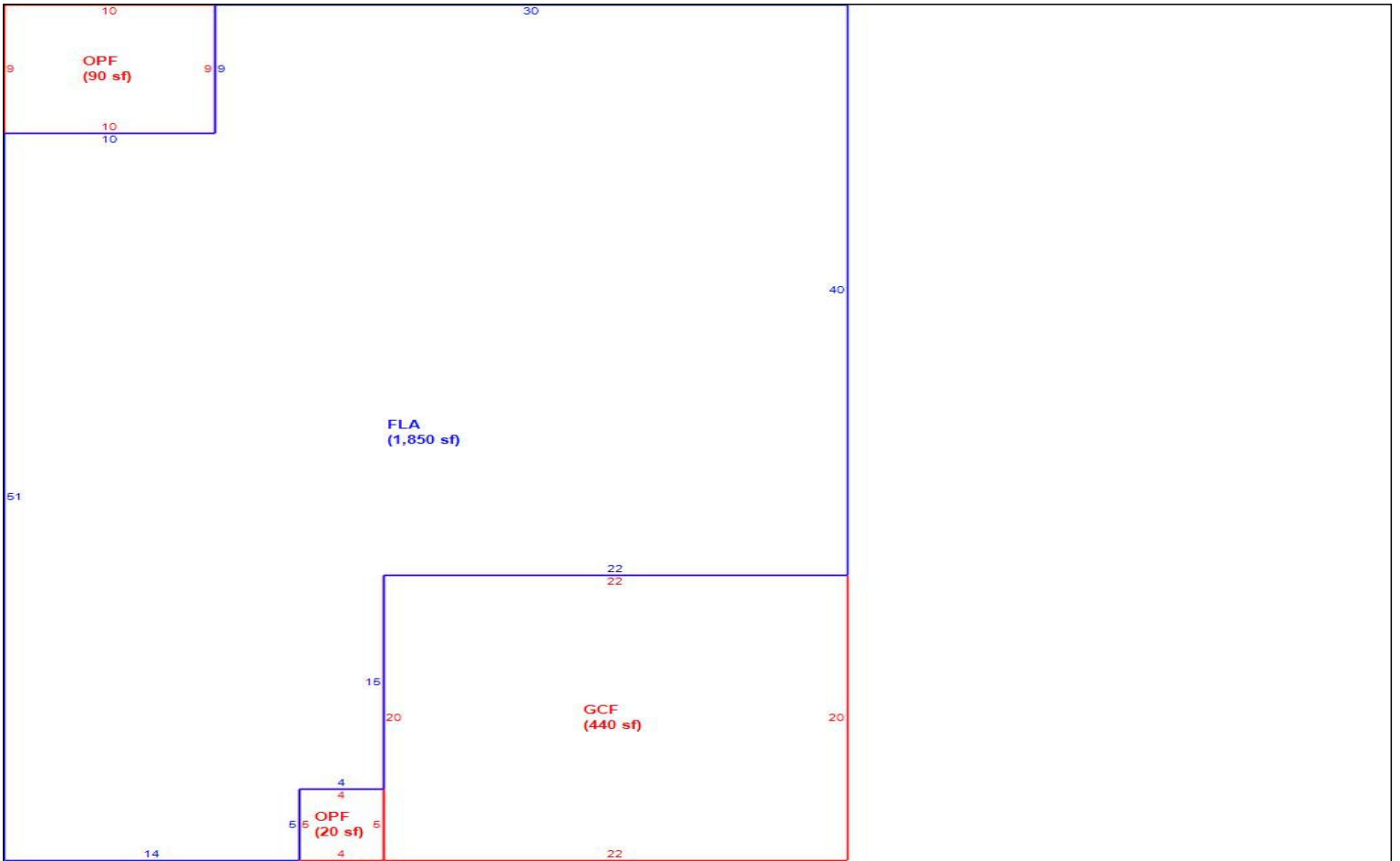
Current Owner		
CIVALE ROBERT L & JEANIN M		
17357 BACK BAY CT		
CLERMONT	FL	34714

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: 2024-0463 Comp 3
 12/3/2024 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	
2024	2022040083	06-06-2022	08-08-2023	245,000	0001	SFR 1850SF 17357 BACK BAY CT	11-06-2023		

Sales Information									Exemptions			
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	499,000		039	HOMESTEAD	2024	25000
2022107855	6005	1739	08-01-2022	QC	U	11	100		059	ADDITIONAL HOMESTEAD	2024	25000
2021056135	5694	0695	04-19-2021	WD	Q	05	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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