



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3925891**

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 # 2024-0464	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 #	36-24-26-0100-000-16400 17431 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 # 2024-0464	Alternate Key: 3925891	Parcel ID: 36-24-26-0100-000-16400
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 17431 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
1. Just Value, required	\$ 324,316	\$ 324,316
2. Assessed or classified use value, *if applicable	\$ 324,316	\$ 324,316
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 324,316	\$ 324,316

*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#	3925891	3930993	3930948	3925892
Address	17431 MILLION LAKES CT CLERMONT	17365 BACK BAY CT CLERMONT	902 WADING WATERS WAY	17435 MILLION LAKES CT CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$495,900	\$425,100	\$447,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	2.40%	2.00%
Adjusted Sale		\$439,367	\$371,537	\$388,890
\$/SF FLA	\$218.54 per SF	\$237.50 per SF	\$223.15 per SF	\$180.04 per SF
Sale Date		3/20/2023	6/30/2023	7/27/2023
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	1,484	1,850	-18300	1,665	-9050	2,160	-33800
Year Built	2022	2023		2023		2022	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.	2.		2.		3.	-10000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	56 sf	110 sf		141 sf		140 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. 4.2%	-18300	-Net Adj. 2.4%	-9050	-Net Adj. 11.3%	-43800
		Gross Adj. 4.2%	18300	Gross Adj. 2.4%	9050	Gross Adj. 11.3%	43800
Adj. Sales Price	Market Value \$324,316	Adj Market Value	\$421,067	Adj Market Value	\$362,487	Adj Market Value	\$345,090
	Value per SF 218.54						

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 only used comp 1 and 5 sales in their sub all other sales is in a different sub all of our comps is in the subject sub the petitioner sub has about a hundred 2023 sales.

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

2024-0464 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3925891	17431 MILLION LAKES CT CLERMONT	-
2	comp 2	3930948	902 WADING WATERS WAY CLERMONT	same sub
3	comp 1	3930993	17365 BACK BAY CT CLERMONT	same sub
4	comp 3	3925892	17435 MILLION LAKES CT CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3925891
 Parcel ID 36-24-26-0100-000-16400

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0464 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

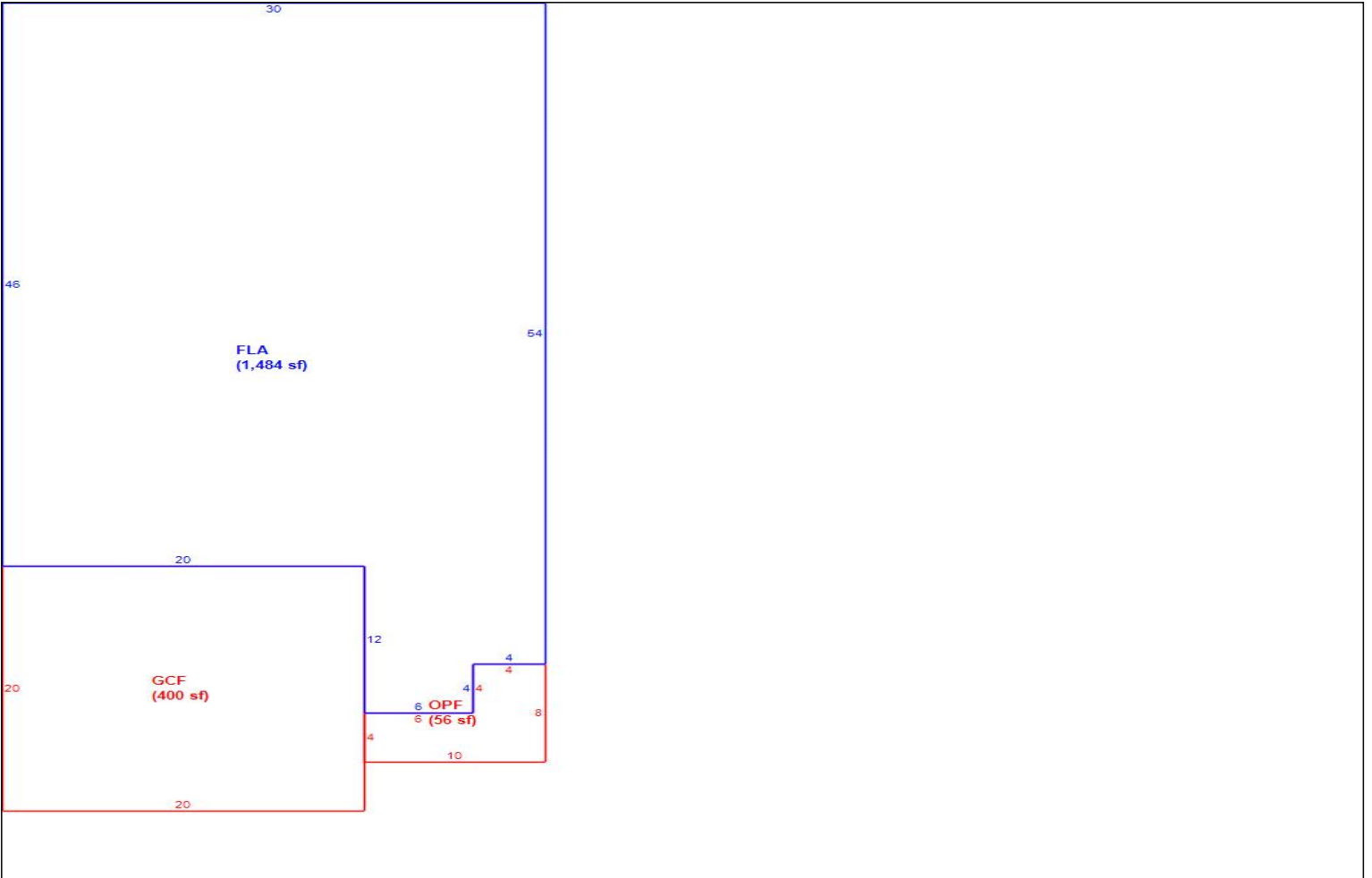
Property Location			
Site Address	17431 MILLION LAKES CT		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0582

Property Use	Last Inspection
00100 SINGLE FAMILY	MHS 02-16-202

Legal Description
 CAGAN CROSSINGS EAST PB 74 PG 76-83 LOT 164 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 224,316 Deprec Bldg Value 224,316 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	1,484	1,484	1484	Effective Area	1484	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	122.85	Quality Grade	685	Half Baths	
OPF	OPEN PORCH FINISHE	0	56	0	Building RCN	224,316	Wall Type	03	Heat Type	6
					Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Functional Obsol			
TOTALS		1,484	1,940	1,484	Building RCNLD	224,316	Roof Cover	3	Type AC	03

Alternate Key 3925891
 Parcel ID 36-24-26-0100-000-16400

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0464 Subject
 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	
2023	2021070770	08-25-2021	02-16-2023	198,000	0001	SFR 1483SF 17431 MILLION LAKES CT	02-16-2023		

Sales Information									Exemptions			
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					
2022083564	5976	0648	06-14-2022	WD	Q	03	379,700					
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	224,316	0	324,316	0	324316	0.00	324316	324316	317,304	

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 3930993
 Parcel ID 36-24-26-0101-000-29500

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0464 Comp 1
 12/3/2024 By
 Card # 1 of 1

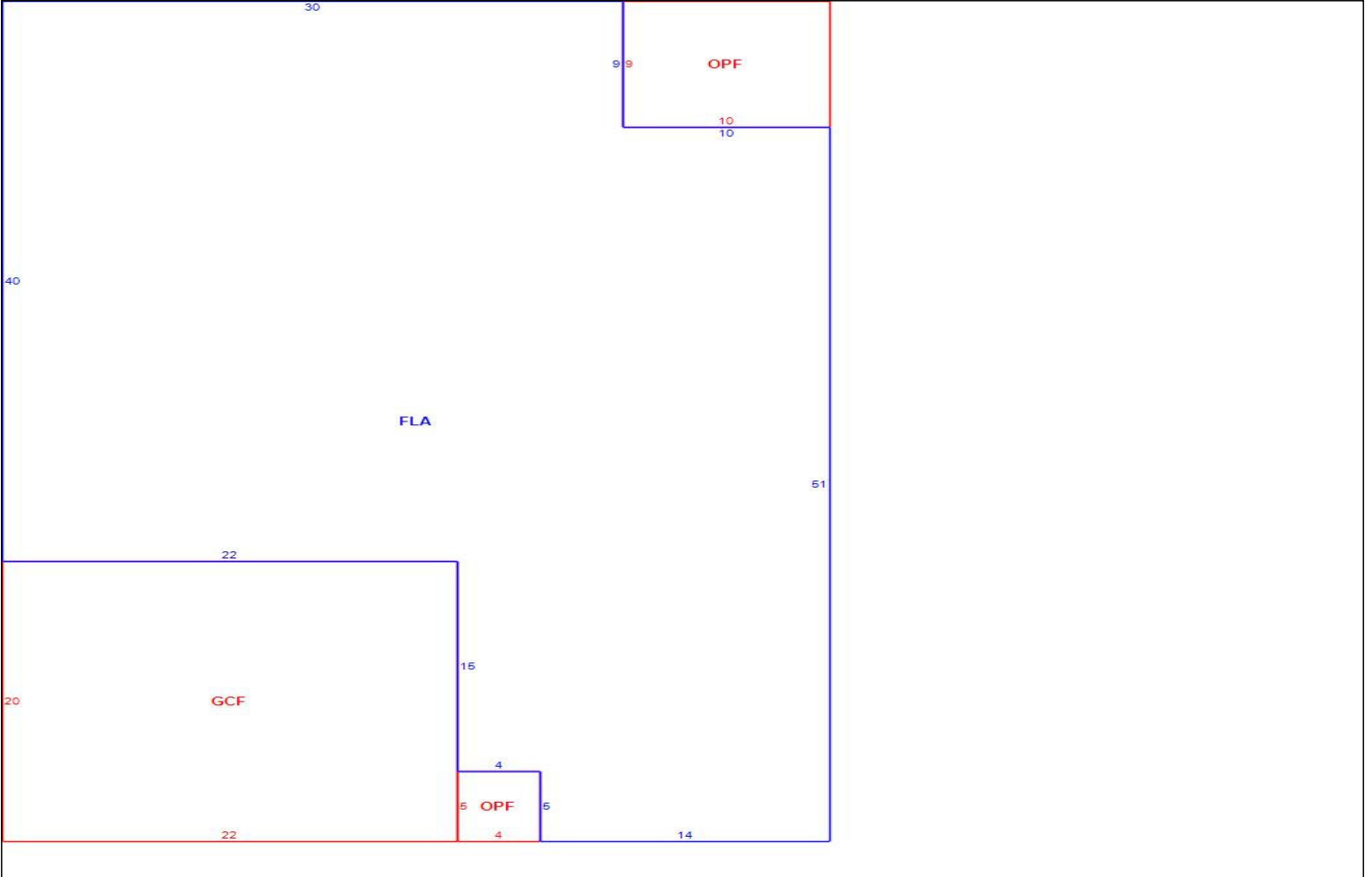
Current Owner		
CHEN JINFENG & DIANJIANG JIANG		
321 SOUTHERN WINDS BLVD		
DELAND	FL	32720

Property Location			
Site Address 17365 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 295 ORB 6112 PG 2239

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 3930993
 Parcel ID 36-24-26-0101-000-29500

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0464 Comp 1
 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	2022060566	07-01-2022	08-08-2023	245,000	0001	SFR 1850SF 17365 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
2023033318	6112	2239	03-20-2023	WD	Q	03	I	495,900				
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 3930948
 Parcel ID 36-24-26-0101-000-25000

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0464 Comp 2
 12/3/2024 By
 Card # 1 of 1

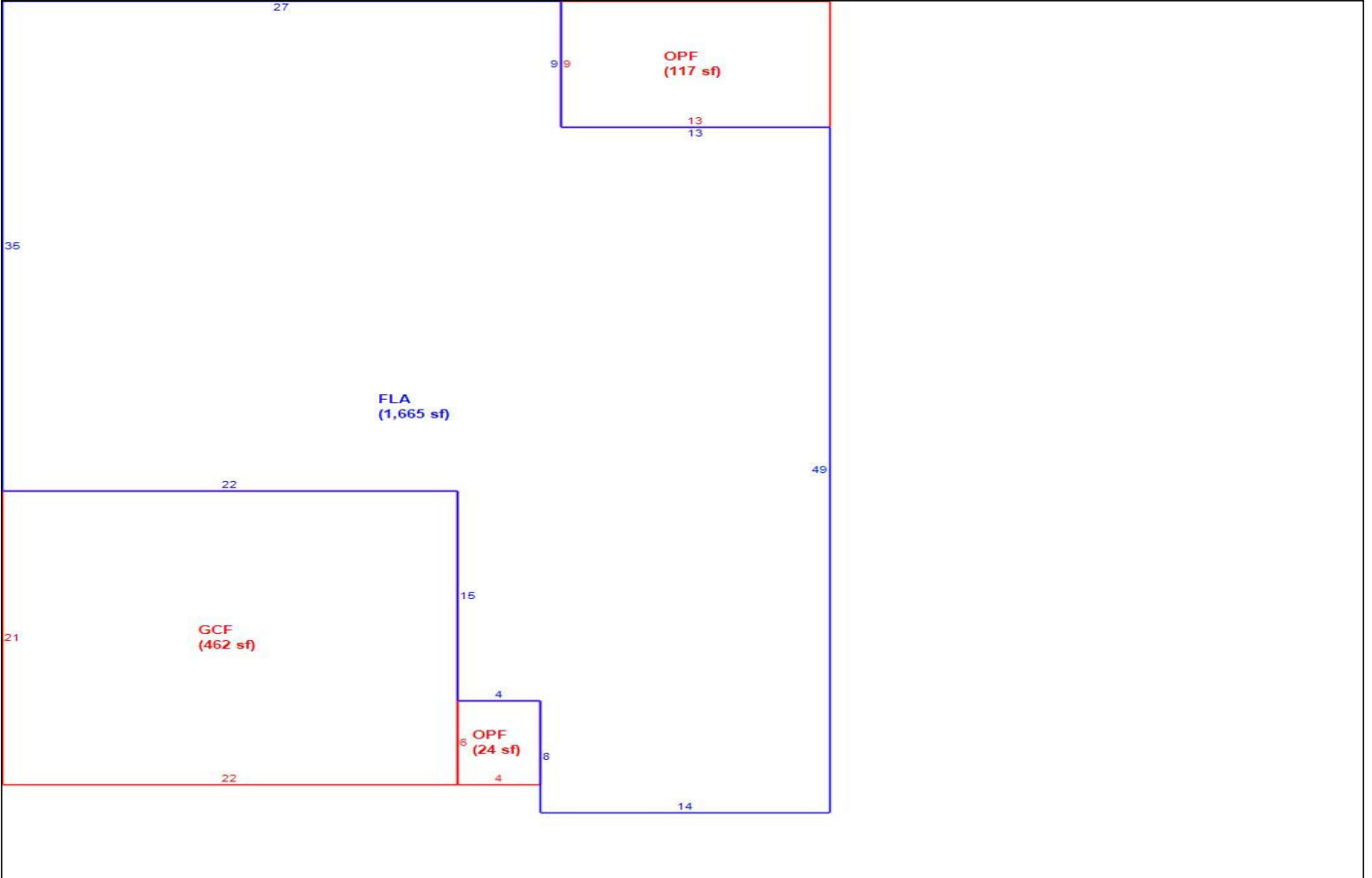
Current Owner		
LOWE AARON J W		
902 WADING WATERS WAY		
CLERMONT	FL	34714

Property Location			
Site Address 902 WADING WATERS WAY			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	09-18-202

Legal Description
CAGAN CROSSINGS EAST-PHASE 2 PB 77 PG 1-7 LOT 250 ORB 6172 PG 653

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 254,318 Deprec Bldg Value 254,318 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	1,665	1,665	1665	2023	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	Base Rate	Quality Grade	690	Half Baths	
OPF	OPEN PORCH FINISHE	0	141	0	254,318	Wall Type	03	Heat Type	6
					Condition	Foundation	3	Fireplaces	
					% Good	Roof Cover	3	Type AC	03
					100.00				
					Functional Obsol				
					254,318				
TOTALS		1,665	2,268	1,665	Building RCNLD				

Alternate Key 3930948
 Parcel ID 36-24-26-0101-000-25000

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0464 Comp 2
 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	2022051022	06-09-2022	09-18-2023	232,000	0001	SFR 1662SF 902 WADING WATERS WA	10-19-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023081479	6172	0653	06-30-2023	WD	Q	03	I	425,100	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	254,318	0	354,318	0	354318	50,000.00	304318	329318	80,000	

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Alternate Key 3925892
Parcel ID 36-24-26-0100-000-16500

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 2024-0464 Comp 3
12/3/2024 By
Card # 1 of 1

Current Owner		
PHA HOLDINGS LLC		
8276 JAYME DR UNIT 113		
WINTER GARDEN	FL	34787

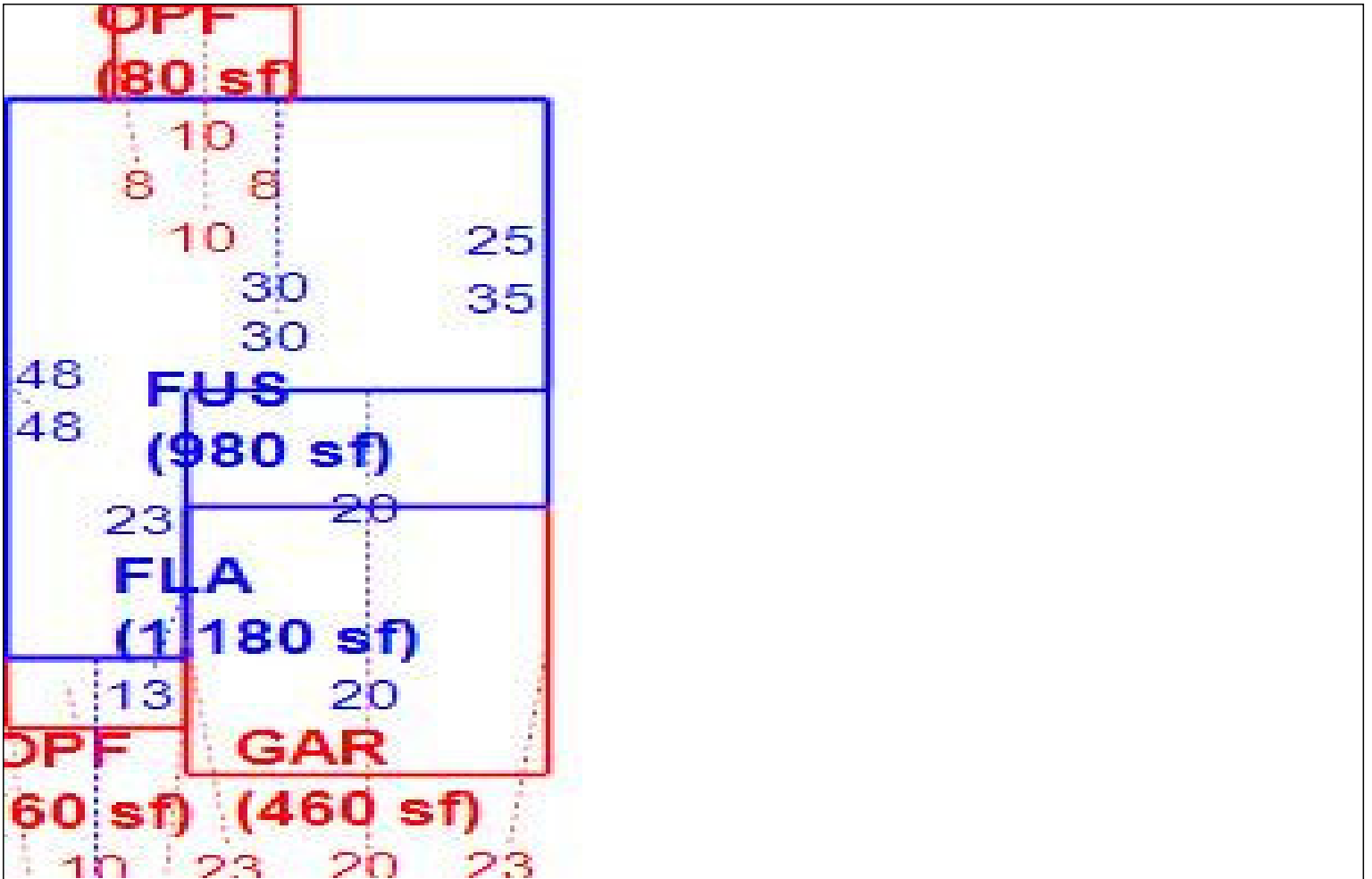
Property Location			
Site Address	17435 MILLION LAKES CT		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0582

Property Use	Last Inspection
00100 SINGLE FAMILY	MHS 02-16-202

Legal Description
CAGAN CROSSINGS EAST PB 74 PG 76-83 LOT 165 ORB 6185 PG 523

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 265,129
Deprec Bldg Value 265,129		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,180	1,180	1180	2022	2160	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	980	980	980		100.41	Quality Grade	675	Half Baths	
GAR	GARAGE FINISH	0	460	0		265,129	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	140	0		VG	Foundation	3	Fireplaces	
						100.00	% Good			
							Functional Obsol			
TOTALS		2,160	2,760	2,160		265,129	Building RCNLD	265,129	Roof Cover	3 Type AC 03

Alternate Key 3925892
 Parcel ID 36-24-26-0100-000-16500

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0464 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	
2023	2021070713	08-17-2021	02-16-2023	277,000	0001	SFR 2168SF 17435 MILLION LAKES CT	02-16-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023091992	6185	0523	07-27-2023	WD	Q	01	I	447,000				
2022081089	5973	0693	06-08-2022	WD	Q	03	I	417,800				
2021140444	5812	2086	08-25-2021	QC	U	11	V	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	265,129	0	365,129	0	365129	0.00	365129	365129	356,783	

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