



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3828798

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.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0466	Alternate Key: 3828798	Parcel ID: 26-24-26-0701-000-18300
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 16651 FRESH MEADOW DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name CPI/AMHERST PROGRAM RS LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 323,369	\$ 323,369
2. Assessed or classified use value, *if applicable	\$ 259,550	\$ 259,550
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 259,550	\$ 259,550

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

Last Sale Date 2/23/2024 **Price:** \$100 Arm's Length Distressed **Book** 6296 **Page** 894

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3828798	3805600	3805603	3828800
Address	16651 FRESH MEADOW DR	16629 ROLLING GREEN DR	16617 ROLLING GREEN DR	16639 FRESH MEADOW DR
Proximity				
Sales Price		\$377,500	\$400,000	\$369,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	2.40%	2.80%
Adjusted Sale		\$329,935	\$349,600	\$323,982
\$/SF FLA	\$216.16 per SF	\$233.67 per SF	\$247.59 per SF	\$222.82 per SF
Sale Date		6/13/2023	6/1/2023	5/30/2023
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	1,496	1,412	5880	1,412	5880	1,454	2940
Year Built	2005	2005		2005		2005	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF	OPF		OPF		OPF/OPF	-4000
Pool	Y	Y	0	Y	0	Y	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	.12 AC	.12 AC		.15 AC	-7950	.12 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 1.8%	5880	-Net Adj. 0.6%	-2070	-Net Adj. 0.3%	-1060
		Gross Adj. 1.8%	5880	Gross Adj. 4.0%	13830	Gross Adj. 2.1%	6940
Adj. Sales Price	Market Value \$323,369	Adj Market Value	\$335,815	Adj Market Value	\$347,530	Adj Market Value	\$322,922
	Value per SF 216.16						

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.

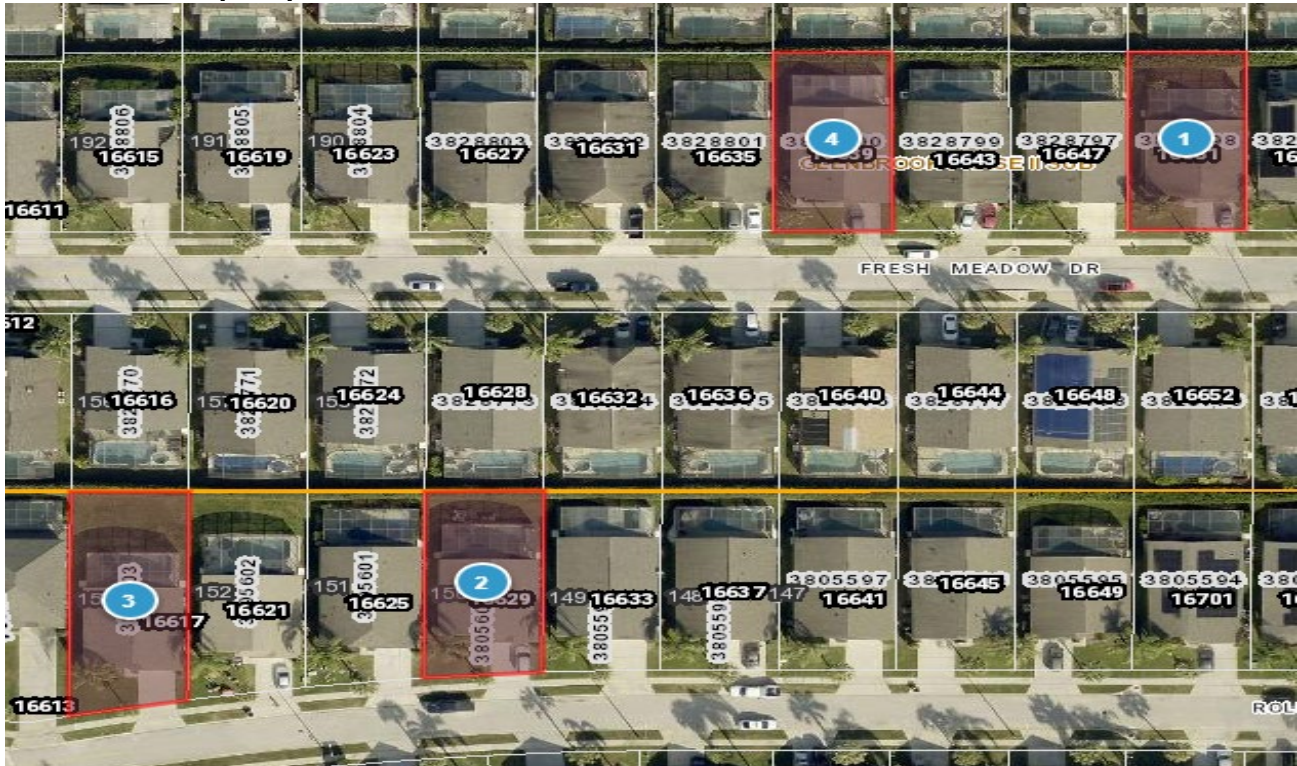
Petitioners writeup does not show that subject and comps 1-4 have pools, comp 2 was a very low outlier sale assessed near sale price. Comps 5 & 6 are in a different sub from subject, neither one have pools comp 5 was a 2024 sale, comp 6 was a low sale MLS says priced below market. subjects value looks to be fair and just.

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: R. Bryan Boone

DATE 11/20/2024

2024-0466 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3828798	16651 FRESH MEADOW DR CLERMONT	-
2	1	3805600	16629 ROLLING GREEN DR CLERMONT	300 FEET
3	2	3805603	16617 ROLLING GREEN DR CLERMONT	450 FEET
4	3	3828800	16639 FRESH MEADOW DR CLERMONT	100 FEET
5				
6				
7				
8				

Alternate Key 3828798
 Parcel ID 26-24-26-0701-000-18300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0466 Subject
 PRC Run: 11/20/2024 By bboone
 Card # 1 of 1

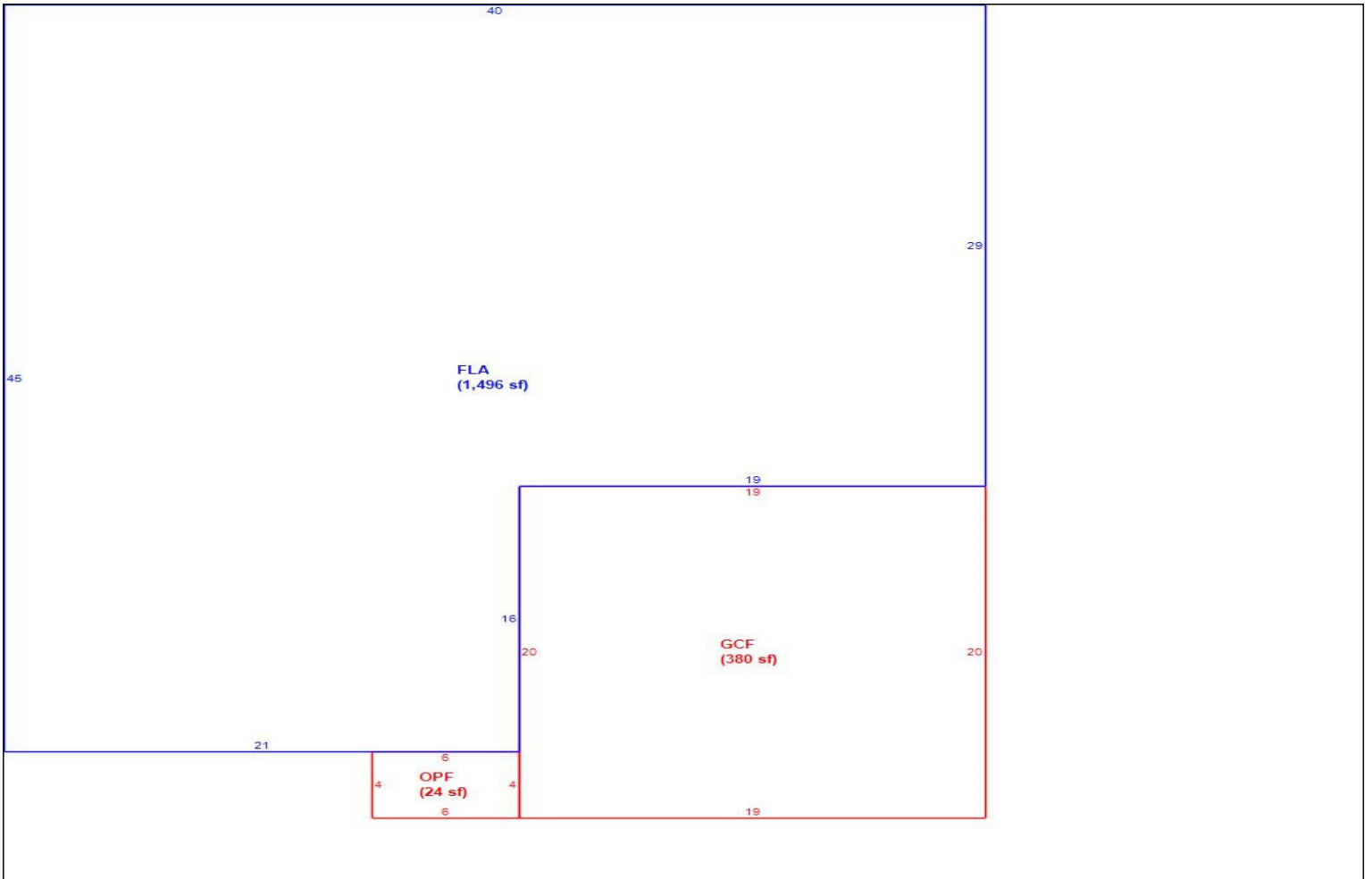
Current Owner		
CPI/AMHERST SFR PROGRAM RS LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location			
Site Address 16651 FRESH MEADOW DR			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GLENBROOK PHASE II PB 52 PG 67-68 LOT 183 ORB 6296 PG 894

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 231,977	Deprec Bldg Value 225,018	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,496	1,496	1496	Effective Area	1496	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	126.73	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	231,977	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		1,496	1,900	1,496	Building RCNLD	225,018				

Alternate Key 3828798
Parcel ID 26-24-26-0701-000-18300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0466 Subject
PRC Run: 11/20/2024 By bboone
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
POL2	SWIMMING POOL - RESIDENTIAL	364.00	SF	35.00	2005	2005	12740.00	85.00	10,829
PLD2	POOL/COOL DECK	436.00	SF	5.38	2005	2005	2346.00	70.00	1,642
SEN2	SCREEN ENCLOSED STRUCTURE	1600.00	SF	3.50	2005	2005	5600.00	55.00	3,080
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005080417	08-12-2005	10-20-2005	4,032	0000	SEN 20X40			
2006	2004111503	01-01-2005	10-20-2005	27,947	0000	POOL 13X26 DECK 39.4X20 W/SPA			
2006	2004101465	01-01-2005	10-20-2005	82,500	0000	SFR 16651 FRESH MEADOW DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024027022	6296	0894	02-23-2024	WD	U	11	100				
2020088715	5523	2200	08-10-2020	WD	Q	01	236,000				
2020006321	5406	1805	01-09-2020	WD	Q	01	220,000				
	2683	1238	10-15-2004	WD	Q	Q	264,400				
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	
79,500	225,018	18,851	323,369	63819	259550	0.00	259550	323369	316,574	

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Alternate Key 3805600
 Parcel ID 26-24-26-0700-000-15000

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0466 Comp 1
 11/20/2024 By
 Card # 1 of 1

Current Owner		
MARNIK LLC		
16629 ROLLING GREEN DR		
CLERMONT	FL	34714

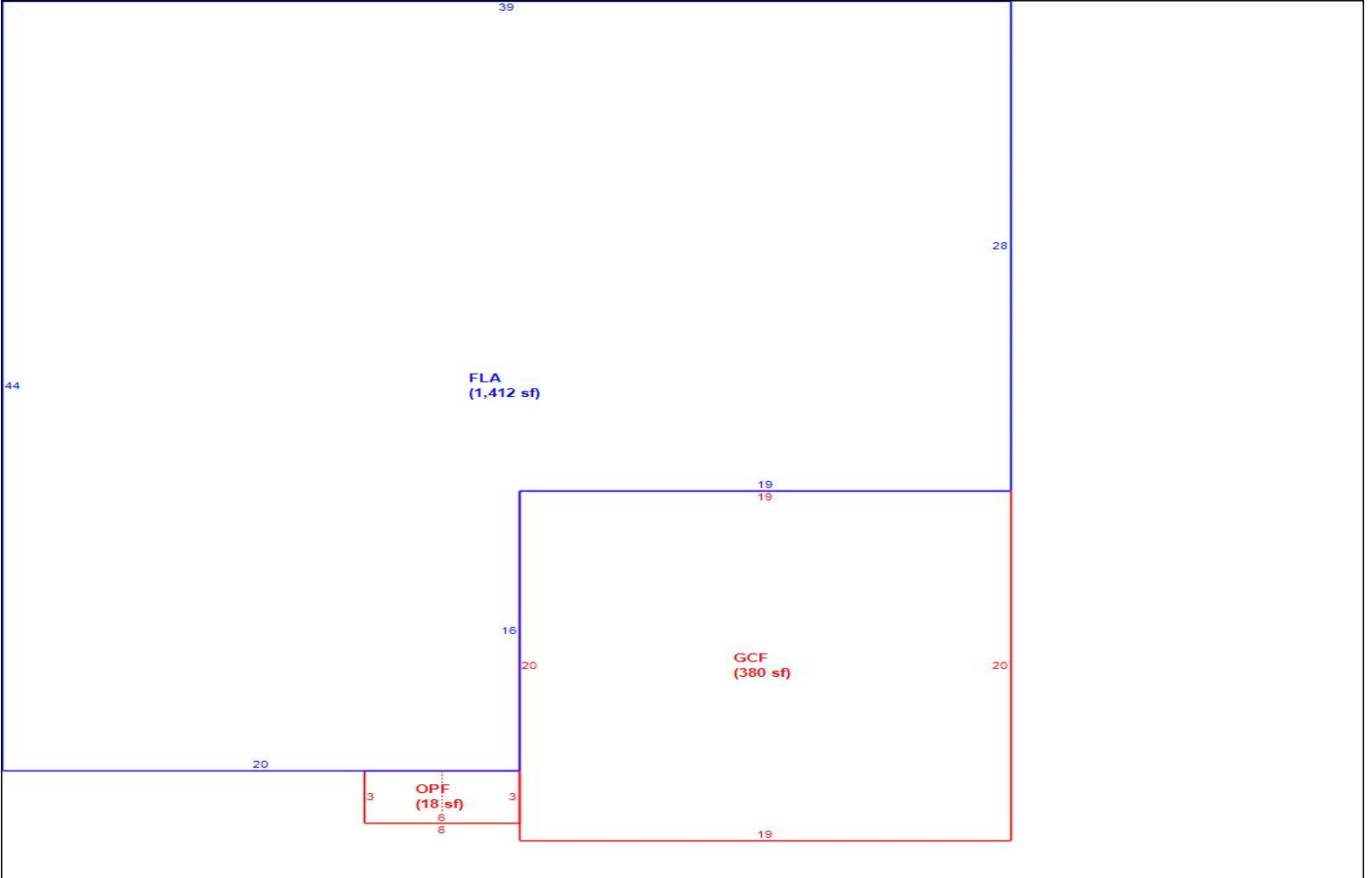
Property Location			
Site Address	16629 ROLLING GREEN DR		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581

Property Use	Last Inspection
00100 SINGLE FAMILY	TRF 01-01-202

Legal Description
GLENBROOK SUB LOT 150 PB 46 PGS 30-33 ORB 6165 PG 986

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 223,235	Deprec Bldg Value 216,538	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	1,412	1,412	1412	Effective Area	1412	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	380	0	Base Rate	128.28	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	18	0	Building RCN	223,235	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		1,412	1,810	1,412	Building RCNLD	216,538					

Alternate Key 3805600
Parcel ID 26-24-26-0700-000-15000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0466 Comp 1
PRC Run: 11/20/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	276.00	SF	35.00	2005	2005	9660.00	85.00	8,211
PLD2	POOL/COOL DECK	621.00	SF	5.38	2005	2005	3341.00	70.00	2,339
SEN2	SCREEN ENCLOSED STRUCTURE	1662.00	SF	3.50	2005	2005	5817.00	55.00	3,199
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2004121259	01-01-2005	08-09-2005	4,180	0000	23X39 POOL SEN			
2006	2004050011	01-01-2005	08-09-2005	108,675	0000	SFR POL TO 06			
2005	2004050011	07-19-2004	12-13-2004	80,960	0000	SFR 16629 ROLLING GREEN DR			
2005	2004061301	06-29-2004	12-13-2004	27,715	0000	POOL W/SPA			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023075757	6165	0986	06-13-2023	WD	Q	01	I	377,500			
	4145	0549	11-04-2011	WD	U	U	I	121,600			
	3809	1936	08-14-2009	WD	U	U	I	132,500			
	3725	2344	01-30-2009	CT	U	U	I	100			
	3702	1821	11-19-2008	CT	U	U	I	100			
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
79,500	216,538	17,049	313,087	0	313087	0.00	313087	313087	306,632

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Alternate Key 3805603
 Parcel ID 26-24-26-0700-000-15300

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0466 Comp 2
 11/20/2024 By

Card # 1 of 1

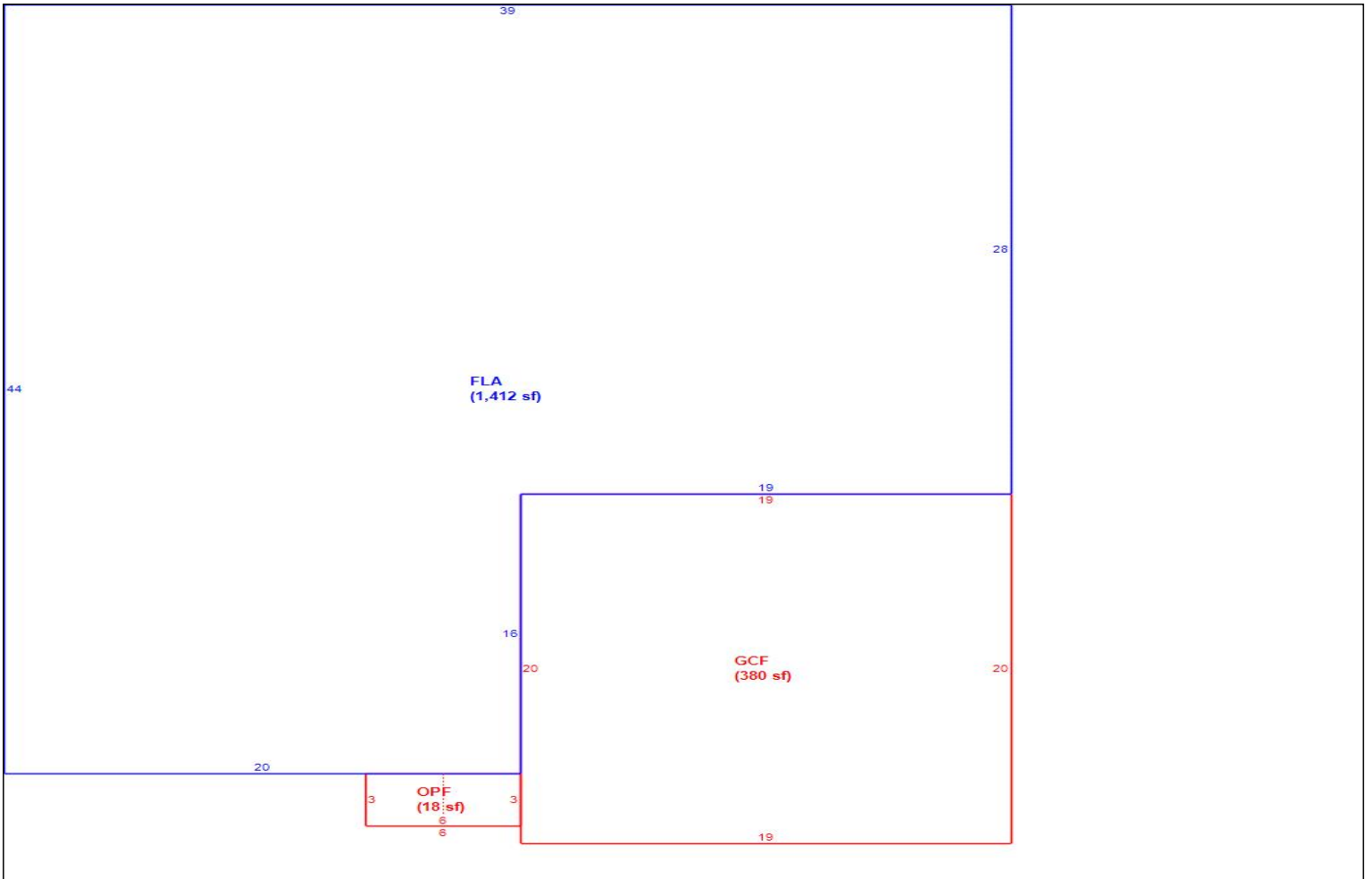
Current Owner			
NICKELS NANCY			
37 DORY DR			
CAPE MAY COURT	NJ	08210	

Property Location			
Site Address 16617 ROLLING GREEN DR			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GLENBROOK SUB LOT 153 PB 46 PGS 30-33 ORB 6159 PG 676

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	26,500.00	0.0000	3.00	1.100	1.000	0	87,450
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,450		
Classified Acres		0		Classified JV/Mkt		87,450		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 223,235
Deprec Bldg Value 216,538		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	1,412	1,412	1412	2005	1412	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0		128.28	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	18	0		223,235	Wall Type	03	Heat Type	6
TOTALS						216,538	Foundation	3	Fireplaces	0
						216,538	Roof Cover	3	Type AC	03

Alternate Key 3805603
 Parcel ID 26-24-26-0700-000-15300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0466 Comp 2
 PRC Run: 11/20/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	276.00	SF	35.00	2005	2005	9660.00	85.00	8,211
PLD2	POOL/COOL DECK	621.00	SF	5.38	2005	2005	3341.00	70.00	2,339
SEN2	SCREEN ENCLOSED STRUCTURE	1662.00	SF	3.50	2005	2005	5817.00	55.00	3,199
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005011440	03-14-2005	08-09-2005	3,744	0000	SEN 28X40			
2006	2004061460	01-01-2005	08-09-2005	109,159	0000	SFR POL TO 06			
2005	2004070633	09-13-2004	12-13-2004	26,659	0000	13X26 POOL W/SPA & DECK			
2005	2004061460	08-10-2004	12-13-2004	82,500	0000	SFR 16617 ROLLING GREEN DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023070568	6159	0676	06-01-2023	WD	Q	01	I	400,000				
2022047582	5931	0783	03-28-2022	WD	Q	01	I	350,000				
2019047067	5271	0108	04-12-2019	QC	U	U	I	100				
2019013506	5231	2439	01-29-2019	WD	Q	Q	I	215,000				
	2913	2062	04-05-2005	WD	U	U	I	201,100				
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
87,450	216,538	17,049	321,037	0	321037	0.00	321037	321037	314,582

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Alternate Key 3828800
Parcel ID 26-24-26-0701-000-18600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0466 Comp 3
PRC Run: 11/20/2024 By
Card # 1 of 1

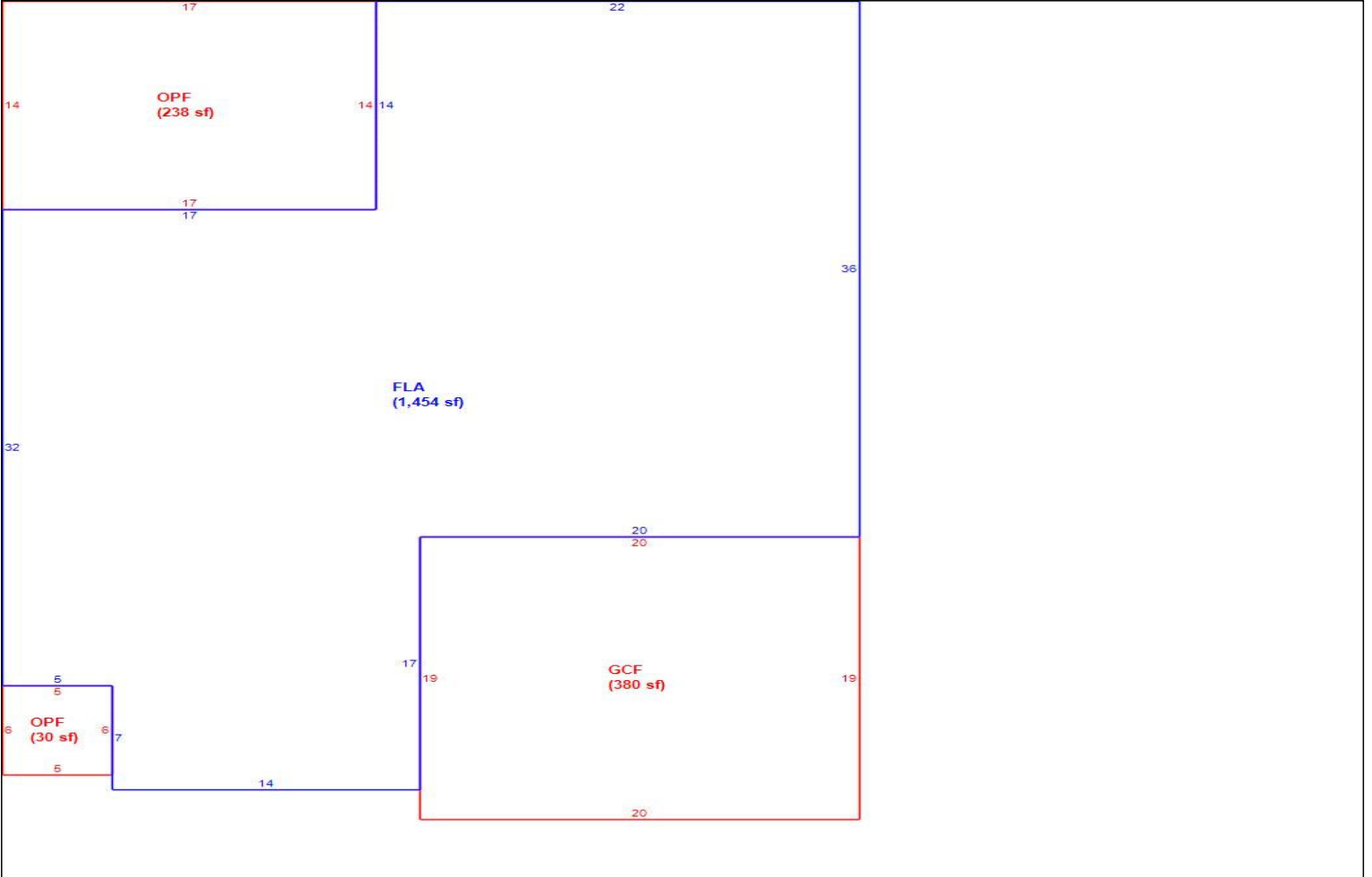
Current Owner		
WAYSTAR INVESTMENT GROUP LLC		
11455 BEAU REPOS DR		
ORLANDO	FL	32832

Property Location			
Site Address 16639 FRESH MEADOW DR			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GLENBROOK PHASE II PB 52 PG 67-68 LOT 186 ORB 6178 PG 1280

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 231,084
		Deprec Bldg Value 224,151	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	1,454	1,454	1454	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	127.50	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	268	0	231,084	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		1,454	2,102	1,454	Building RCNLD 224,151				

Alternate Key 3828800
Parcel ID 26-24-26-0701-000-18600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0466 Comp 3
PRC Run: 11/20/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	299.00	SF	35.00	2005	2005	10465.00	85.00	8,895
PLD2	POOL/COOL DECK	481.00	SF	5.38	2005	2005	2588.00	70.00	1,812
SEN2	SCREEN ENCLOSED STRUCTURE	1491.00	SF	3.50	2005	2005	5219.00	55.00	2,870
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005110811	11-21-2005	01-11-2006	2,200	0000	SEN 39X20			
2006	2005091051	09-27-2005	01-11-2006	42,000	0000	13X26 POOL W/577 SF ?			
2006	2005061337	07-27-2005	01-11-2006	85,668	0000	SFR 16639 FRESH MEADOW DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023086746	6178	1280	05-30-2023	WD	Q	01	I	369,000			
	4166	1327	05-25-2012	WD	U	U	I	100			
	4118	2412	12-31-2011	WD	Q	Q	I	140,000			
	4032	2066	05-09-2011	WD	Q	Q	I	145,000			
	3699	0818	10-27-2008	WD	U	U	I	165,000			
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	
79,500	224,151	16,877	320,528	0	320528	0.00	320528	320528	313,902	

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