



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

1189969

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 # 2024-0467 County Lake Tax year 2024 Date received 9-12-24

COMPLETED BY THE PETITIONER
PART 1. Taxpayer Information

Taxpayer name: Divvy Homes; MONTGOMERY STREET HOMES II 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 # 11-19-26-0100-094-00100 626 E WASHINGTON AVENUE
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 [X] email [] fax.

[] 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.

[] 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 [X] Res. 1-4 units [] Industrial and miscellaneous [] High-water recharge [] Historic, commercial or nonprofit
[] Commercial [] Res. 5+ units [] Agricultural or classified use [] Vacant lots and acreage [] Business machinery, equipment

PART 2. Reason for Petition Check one. If more than one, file a separate petition.

[X] Real property value (check one) [X] decrease [] increase [] Denial of exemption Select or enter type:
[] Denial of classification
[] Parent/grandparent reduction [] Denial for late filing of exemption or classification (Include a date-stamped copy of application.)
[] Property was not substantially complete on January 1
[] Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) [] 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.)
[] Refund of taxes for catastrophic event

[] 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.)

[5] 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.

[] 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.

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

Petition # 2024-0467	Alternate Key: 1189969	Parcel ID: 11-19-26-0100-094-00100
Petitioner Name ROBERT PEYTON, 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 626 WASHINGTON AVE EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
Owner Name MONTGOMERY STREET HOMES II LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 257,772	\$ 257,772
2. Assessed or classified use value, *if applicable	\$ 257,772	\$ 257,772
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 257,772	\$ 257,772

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

Last Sale Date 9/2/2022 **Price:** \$100 Arm's Length Distressed **Book** 6027 **Page** 1865

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1189969	1635284	1761212	1804001
Address	626 WASHINGTON AVE EUSTIS	430 OSCEOLA AVE EUSTIS	750 SUMMIT ST EUSTIS	510 E LEMON AVE EUSTIS
Proximity		0.30 MILE	0.27 MILE	0.10 MILE
Sales Price		\$350,000	\$360,000	\$341,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	1.60%	0.40%
Adjusted Sale		\$301,700	\$311,760	\$291,214
\$/SF FLA	\$167.82 per SF	\$260.31 per SF	\$145.68 per SF	\$199.46 per SF
Sale Date		9/6/2023	8/4/2023	11/2/2023
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	1,536	1,159	18850	2,140	-30200	1,460	3800
Year Built	1923	1920		1953		1925	
Constr. Type	BLOCK	WOOD		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	1.1	2.0	-3000	2.0	-3000	2.0	-3000
Garage/Carport	N	N		N		N	
Porches	YES	YES		YES		YES	
Pool	N	N	0	N	0	N	0
Fireplace	1	1	0	0	2500	1	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 5.3%	15850	-Net Adj. 9.8%	-30700	Net Adj. 0.3%	800
		Gross Adj. 7.2%	21850	Gross Adj. 11.5%	35700	Gross Adj. 2.3%	6800
Adj. Sales Price	Market Value \$257,772	Adj Market Value	\$317,550	Adj Market Value	\$281,060	Adj Market Value	\$292,014
	Value per SF 167.82						

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.

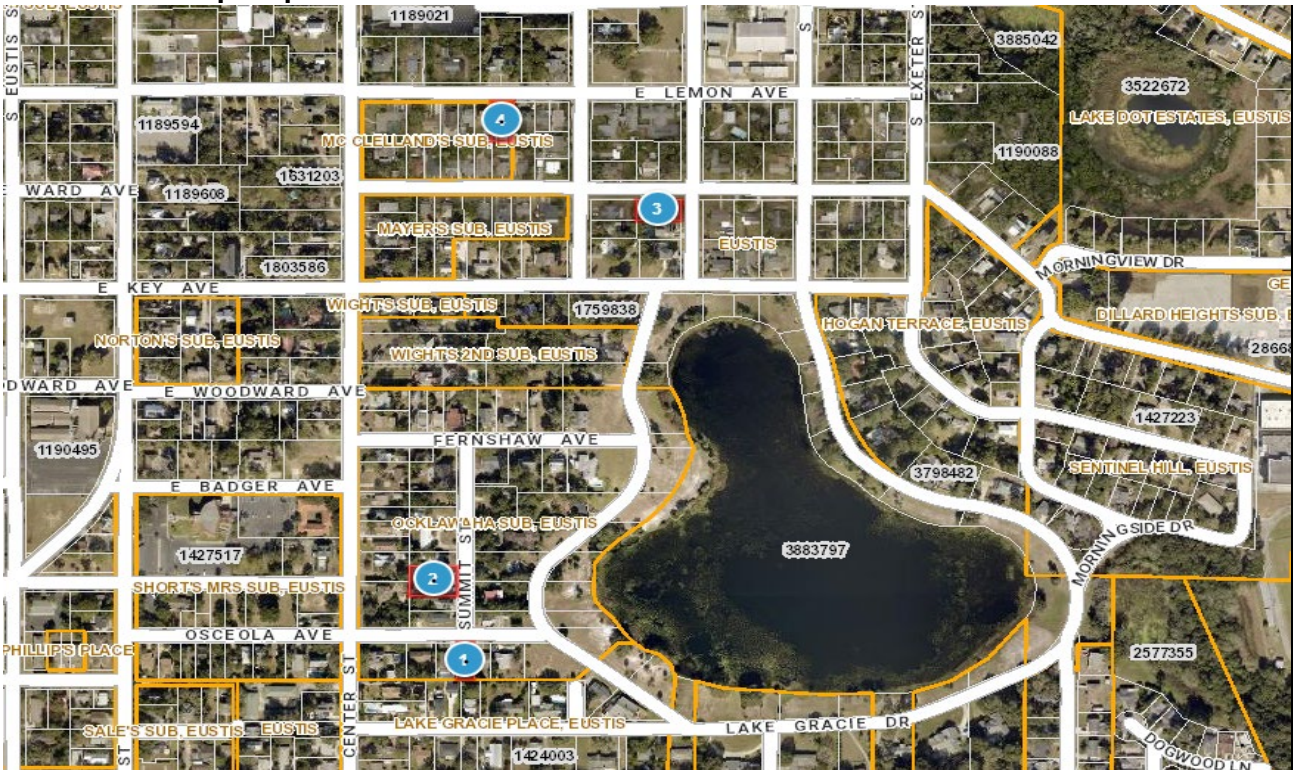
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: CHRISTOPHER QUANTE

DATE 12/5/2024

2024-0467 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	1635284	430 OSCEOLA AVE EUSTIS	0.30 MILE
2	COMP 2	1761212	750 SUMMIT ST EUSTIS	0.27 MILE
3	SUBJECT	1189969	626 WASHINGTON AVE EUSTIS	-
4	COMP 3	1804001	510 E LEMON AVE EUSTIS	0.10 MILE
5				
6				
7				
8				

Alternate Key 1189969
Parcel ID 11-19-26-0100-094-00100

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 2024-0467 Subject
12/5/2024 By
Card # 1 of 2

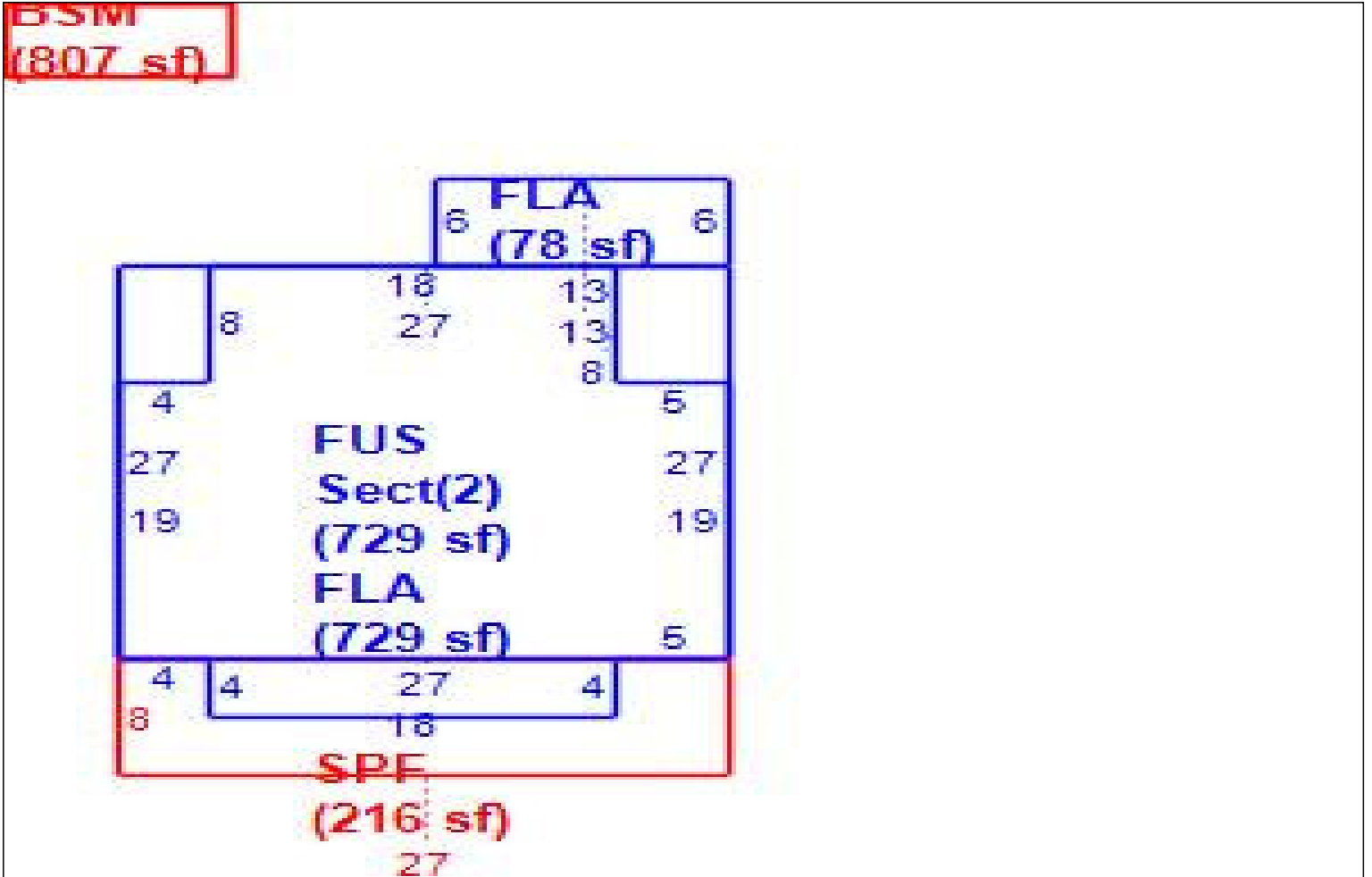
Current Owner
MONTGOMERY STREET HOMES II LLC
C/O MAGNETAR FINANCIAL LLC
1603 ORRINGTON AVE 13TH FLOOR
EVANSTON IL 60201

Property Location
Site Address 626 WASHINGTON AVE
EUSTIS FL 32726
Mill Group 000E NBHD 0629
Property Use 00100 SINGLE FAMILY
Last Inspection CTQ 05-13-202

Legal Description
EUSTIS N 70 FT OF LOTS 1, 2, 3, 4 BLK 94 PB 1 PG 79 ORB 6027 PG 1865

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	70	132		9,240.00 FD	400.00	1.0055	1.50	1.000	1.000	0	42,231
Total Acres		0.21		JV/Mkt		0		Total Adj JV/Mkt		42,231		
Classified Acres		0		Classified JV/Mkt		42,231		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 2 Replacement Cost 137,962 Deprec Bldg Value 125,545 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
BSM	BASEMENT	0	807	0	1923	No Stories	2.00	Full Baths	1	
FLA	FINISHED LIVING AREA	807	807	807	1536	Quality Grade	690	Half Baths	1	
SPF	SCREEN PORCH FINIS	0	216	0	115.18	Wall Type	03	Heat Type	6	
TOTALS					137,962	Foundation	1	Fireplaces	1	
					Condition	0	Roof Cover	2	Type AC	03
					% Good	91.00				
					Functional Obsol	0				
					Building RCNLD	125,545				

Alternate Key 1189969
Parcel ID 11-19-26-0100-094-00100

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 2024-0467 Subject
12/5/2024 By
Card # 1 of 2

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBU3	UTILITY BLDG UNFINISHED	196.00	SF	7.50	2003	2003	1470.00	40.00	588

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-00721	05-05-2023	05-13-2024	2,500	0002	REMOVE OLD DECK & CLOSE IN DOO	05-13-2024		
2016	15-00291	03-11-2015	03-10-2016	200	0002	ADD AC	03-10-2016		
2005	SALE	01-01-2004	04-28-2005	1	0000	CHECK VALUES			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2022127183	6027	1865	09-02-2022	WD	U	11	1	100			
2021155236	5832	2360	10-29-2021	WD	Q	01	1	227,500			
	4675	0515	08-31-2015	WD	Q	1	1	134,000			
	4570	0506	12-23-2014	WD	U	U	1	59,000			
	4508	1418	07-16-2014	CT	U	U	1	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	
42,231	214,953	588	257,772	0	257772	0.00	257772	257772	257,772	

Parcel Notes

88 NBHD FROM 3866
 03X DAVID B GRISWOLD FILED HX ON AK3372638 MARKED DIVORCED
 04FC CORRECT SKETCH EAG FROM 2 QG FROM 450 ADD 80% BSMT NPA DELETE AC ADD UBU TO MISC RWT 080103
 2589/1820 DAVID B GRISWOLD AND ANNE H GRISWOLD TO BRANDON & JULIE HAUGHT HW
 05FC CORRECT FLA1 FROM 807SF 1.5STY DELETE 216SF OPF ON LEFT SIDE & BACK FLA3 WAS PART OF FLA1 CORRECTED TO 1STY QG FROM 500 MB 042805
 10 LOC FROM 215 FD 041610
 14X HAUGHT RENEWAL CARD RETURNED WITH ADDR OF 830 AIRPORT RD APT 110 PORT ORANGE FL 32128 CMD 020314
 4508/1418 CT VS BRANDON HAUGHT ET AL SOLD TO FEDERAL HOME LOAN MTG CORP
 4570/506 FEDERAL HOME LOAN MTG CORP TO KATHERINE PETRUCCELLI MARRIED AND SUSAN SOLOMON MARRIED ONLY
 4675/515 KATHERINE PETRUCCELLI AND SUSAN SOLOMON TO DENIECE LYNN KELLER
 15X COURTESY HX CARD SENT 092115
 16CC MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 011216
 16X COURTESY HX CARD SENT 012716
 16FC 3FIX BA FROM 2 ADD 2FIC BA ADD NEW AC ADD OPU4 OPF5 NPA SFR IN GOOD EXT COND CAN NOT SEE IN BSMNT PER MLS G4810151 REMODELED SELLER OFFERING 3K FOR NEW APPLIANCES DN 031016
 16 EAG FROM 3 COND FROM 2 QG FROM 590 HOME HAS BEEN REMODELED PER LISTING TJW 032316
 5832/2360 DENIECE LYNN KELLER TO MONTGOMERY STREET HOMES LLC
 6027/1865 M SALE INCL AK1189969 AK1345944 AK2542268 AK1327741 AK3853824 MONTGOMERY STREET HOMES LLC TO MONTGOMERY STREET HOMES II LLC
 23FC SFR GOOD COND ADD FUS NPA BSM FROM 583SF QG FROM 625 JDB 101422

24IT PER PLANS DOOR PREV ON LEFT SIDE OF 6X13 RIGHT REAR FLA HAS BEEN CLOSED IN AND DECK IN 6X14 OPU AND OPF AREA LEFT RIGHT ON SKETCH HAS BEEN REMOVED REMOVE BOTH OF THESE PORCHES DUE TO NO FLOOR JUST GROUND BENEATH THIS AREA OF RO

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 1635284
Parcel ID 11-19-26-1100-000-03300

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 2024-0467 Comp 1
12/5/2024 By

Card # 1 of 1

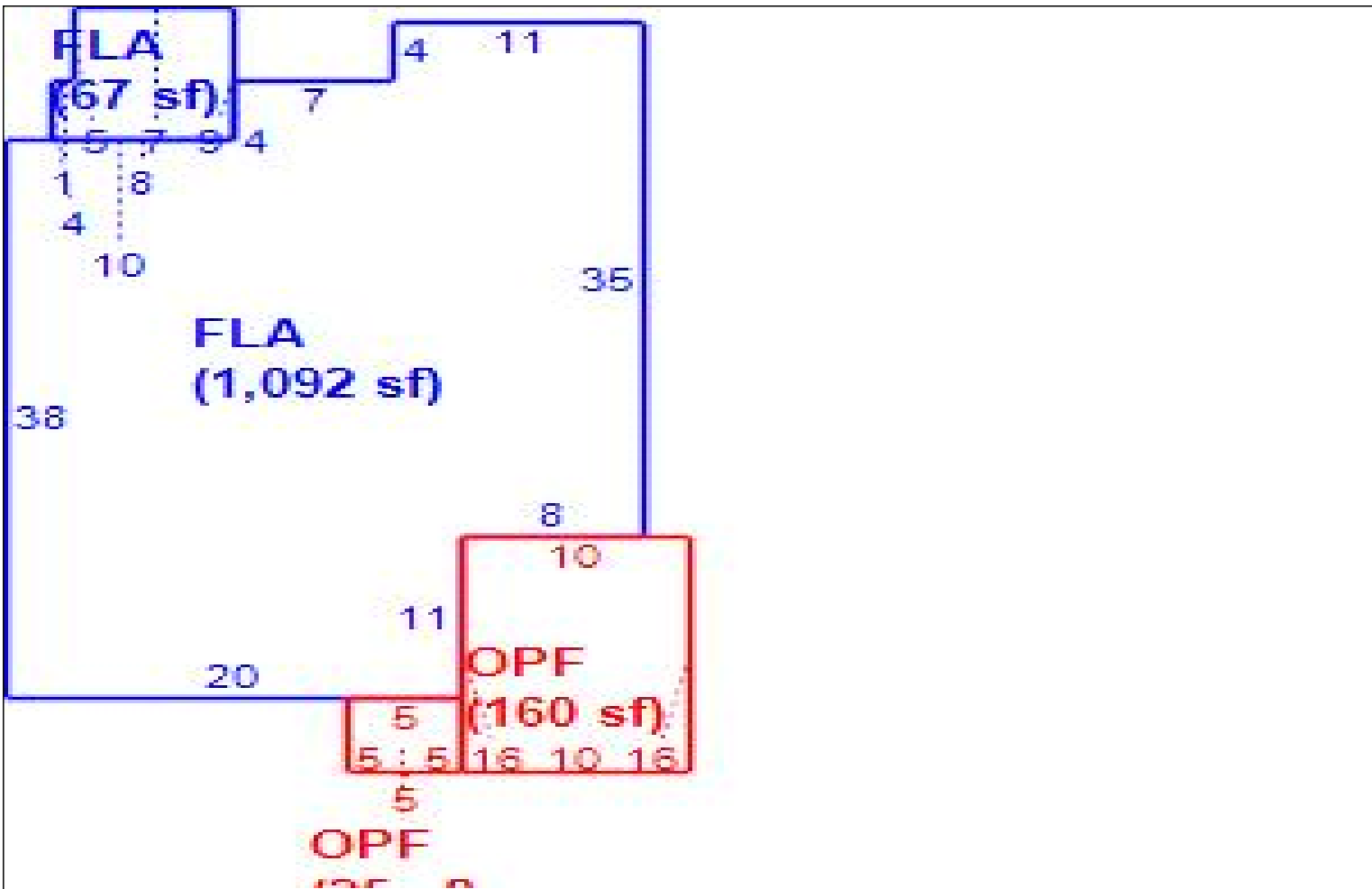
Current Owner		
KOHL JACQUELINE F		
430 OSCEOLA AVE		
EUSTIS	FL	32726

Property Location			
Site Address 430 OSCEOLA AVE			
EUSTIS FL 32726			
Mill Group	000E	NBHD	0613
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	12-08-202

Legal Description
EUSTIS, OCKLAWAHA SUB LOT 33 PB 5 PG 23 ORB 6207 PG 1760

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	50	125		6,250.00 FD	530.00	0.9333	1.35	1.250	1.000	0	41,736	
Total Acres		0.14		JV/Mkt		0		Total Adj JV/Mkt		41,736			
Classified Acres		0		Classified JV/Mkt		41,736		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 222,252 Deprec Bldg Value 215,584 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms		
FLA	FINISHED LIVING AREA	1,159	1,159	1159	1920	1159	155.16	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	185	0	222,252	0	97.00	Quality Grade	800	Half Baths	0	
					EX	0	0	Wall Type	01	Heat Type	1	
					% Good	0	0	Foundation	2	Fireplaces	1	
					Functional Obsol	0	0	Roof Cover	1	Type AC	03	
TOTALS		1,159	1,344	1,159	Building RCNLD	215,584						

Alternate Key 1635284
 Parcel ID 11-19-26-1100-000-03300

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0467 Comp 1
 12/5/2024 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	
2019	SALE	01-01-2018	05-15-2019		1 0099	CHECK VALUE	03-15-2019		
2019	SALE	01-01-2018	05-15-2019		1 0099	CHECK VALUE	03-15-2019		
2019	16-01387	01-01-2018	05-15-2019	30,000	0002	INT REMODEL FOR 2019	03-15-2019		
2018	16-01387	01-01-2017	02-26-2018	30,000	0002	INT REMODEL - KITCHEN BATH *C NO	03-06-2018		
2017	SALE	01-01-2016	04-21-2017		1 0099	CHECK VALUE	04-24-2017		
2015	14-00368	03-27-2014	04-23-2015	2,000	0004	DEMO GARAGE	04-23-2015		
2002	00001	01-01-2001	06-11-2002		1 0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023110380	6207 1760	09-06-2023	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000	
2023000478	6074 1257	12-30-2022	WD	Q	01	I	307,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2022136770	6039 0282	10-14-2022	WD	Q	01	I	250,000					
2018142890	5209 1733	12-05-2018	WD	Q	Q	I	162,200					
2018018011	5067 0905	01-26-2018	WD	Q	Q	I	92,000					
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	
41,736	215,584	0	257,320	30100	227220	50,000.00	177220	202220	257,320	

Parcel Notes

88 NBHD CHANGED FROM 3885
 91 ADD AC RAISE QG FROM 200 EAG FROM 6 MB 012992
 1915/1835 CARL R FLICKINGER JR TO DEAN C BALCH SINGLE AND GARY N KEKTNER SINGLE ONLY
 01FC LOC FROM 100 COND FROM 3 QG FROM 375 MB 032601
 1945/1173 DEAN C BALCH & GARY N HEKTNER TO SUZANNE CAMPBELL SINGLE
 02FC QG FROM 400 EAG FROM 4 NO ADDS RE AK1761174 AK1425735 AK1425760 MB 041102
 14X SUZANNE CAMPBELL RENEWAL CARD RETURNED WITH ADDR OF 3001 JAVENS CIR APT 41 MOUNT DORA FL 32757 CMD 013014
 15FC CHG TO FIR MISC DELETE DGF 216SF 1920 GR 2 SFR IN TERRIBLE COND HAS RED UNSAFE NOTICE FROM CITY OF EUSTIS DUE TO UNSANITARY CONDITIONS CAN SEE A SEVERE BLACK MOLD PROBLEM TJW 042315
 4707/117 CT VS SUZANNE CAMPBELL SOLD TO WELLS FARGO BANK NA
 4811/160 WELLS FARGO BANK NA TO SOUTH EAST AMERICAN BUILDERS LLC
 17FCL SFR IN VERY POOR COND VALUE OK TJW 042117
 17BP 16-01387 ISSUED DATE 101316 BUT NOT SIGNED OFF UNTIL 010917 NOT KEYED UNTIL 063017 DW 063017
 5045/737 SOUTH EAST AMERICAN BUILDERS LLC TO MERIDIAN TRUST LLC
 5045/739 MERIDIAN TRUST LLC TO US NADLAN LLC
 5067/905 US NADLAN LLC TO KEVIN R & TERESA L COLLISON HW
 18X COURTESY HX CARD SENT 032118
 18FC CHG FROM FIR SFR SOLD WHILE UNDER RENO TO NEW OWNER IN JAN 2018 FOR 91500 ELEC DONE PLUMBING DONE FLOORING NOT COMP WALLS AT DRYWALL CK BACK FOR 2019 ADD 30 FUNC OPF4 TO FLA TJW 022618
 19 MLS O5553088 HOME SOLD UNDER RENOV SEE PREVIOUS NOTES CHECK COND TJW 082918
 19X COURTESY HX CARD SENT 010219
 5209/1733 KEVIN R & TERESA L COLLISON TO CONDOTEL MANAGEMENT LLC
 19FC SFR GOOD COND EAG FROM 2 SPF3 TO OPF REMOVE 30 FUNC ADD FPL JDB 031519
 22FC OWNER CALLED ABOUT SF FLA1 FROM 1104 SF OPF2 FROM 180 SF FLA4 FROM 32 SF BEDS FROM 3 BATH FROM 1 JDB 042122

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Alternate Key 1761212
Parcel ID 11-19-26-1100-000-05800

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 2024-0467 Comp 2
12/5/2024 By
Card # 1 of 2

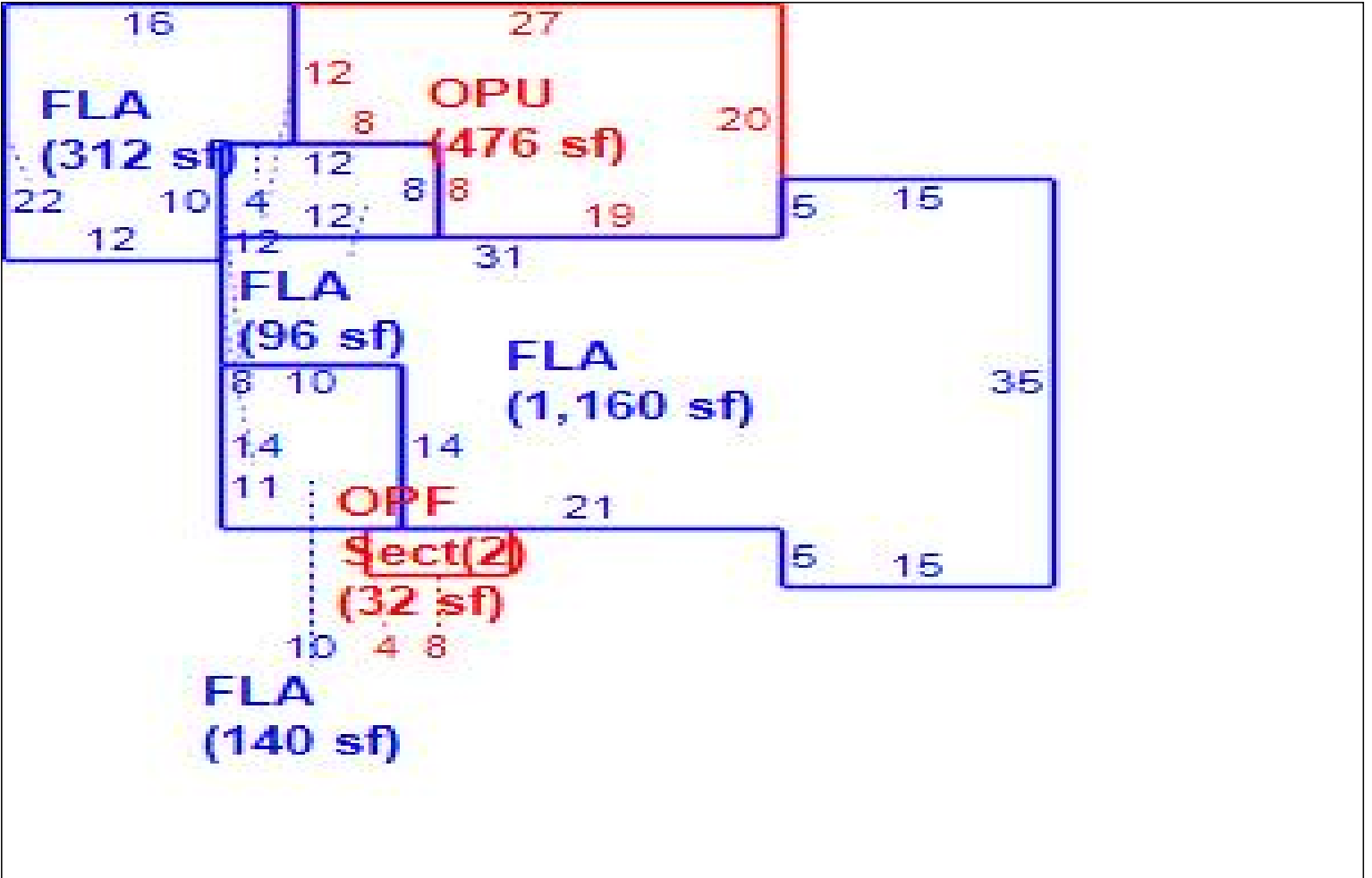
Current Owner		
MC NAMARA JOSEPH A & LYNNE M JARAMI		
750 SUMMIT ST		
EUSTIS	FL	32726

Property Location			
Site Address 750 SUMMIT ST			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	0613
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	07-08-202

Legal Description
EUSTIS, OCKLAWAHA SUB LOTS 58, 59 PB 5 PG 23 ORB 6195 PG 1965

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	100	140		14,000.00 FD	530.00	0.9733	1.35	0.900	1.000	0	62,676	
Total Acres		0.32		JV/Mkt		0		Total Adj JV/Mkt		62,676			
Classified Acres		0		Classified JV/Mkt		62,676		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	2	Replacement Cost	223,652	Deprec Bldg Value	192,341	Multi Story	0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,708	1,708	1708	1953	1708	No Stories	1.00	Full Baths	2	
OPU	OPEN PORCH UNFINIS	0	476	0	112.42	223,652	Quality Grade	675	Half Baths	0	
TOTALS		1,708	2,184	1,708	VG	86.00	Wall Type	03	Heat Type	6	
					% Good	0	Foundation	3	Fireplaces	0	
					Functional Obsol	192,341	Roof Cover	3	Type AC	03	
					Building RCNLD						

Alternate Key 1761212
Parcel ID 11-19-26-1100-000-05800

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 2024-0467 Comp 2
12/5/2024 By
Card # 1 of 2

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBU2	UTILITY BLDG UNFINISHED	77.00	SF	6.25	1952	1952	481.00	40.00	192

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	21-00009	01-06-2021	07-08-2021	13,500	0002	FRONT PORCH COVER	07-09-2021		
2019	18-00377	03-02-2018	03-15-2019	8,000	0002	REPL WINDOWS 3	03-15-2019		
2011	VALU	01-01-2010	04-26-2011	1	0008	CK VALUE APPRAISAL FOR 72500	04-26-2011		
2000	1	01-01-1999	05-31-2000	1	0000	CHECK VALUES			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023100137	6195	1965	08-04-2023	WD	Q	01	I	360,000	024	DISABILITY VETERAN TOT	2024	209319
	4468	1233	04-18-2014	WD	Q	Q	I	80,000	039	HOMESTEAD	2024	25000
	3989	0166	01-04-2011	QC	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	3962	0666	10-12-2010	WD	U	U	I	67,500				
	3898	0289	04-06-2010	CT	U	U	I	100				
Total											259,319.00	

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	
62,676	196,451	192	259,319	0	259319	259,319.00	0	0	259,319	

Parcel Notes

88 NBHD CHG FROM 3885
 97FC ADD AC NPA MB 112096
 1768/932 JENNIFER A CRAFT AND RUTH A HARPER TIC
 00FC QG FROM 375 MB 041200
 2774/751 JENNIFER A CRAFT NKA BANKS TO RUTH A HARPER SINGLE
 08X RUTH A HARPER 69 DECEASED 082407 FL DEATH LIST
 3633/1322 ORDER OF SUM ADMIN & DET HX STATUS OF REAL PROP TO JENNIFER ANN BANKS AND JEFFREY RAY HARPER
 3636/160 JEFFREY RAY HARPER DEEDS TO JENNIFER ANN BANKS
 3898/289 CT VS JENNIFER ANN BANKS AND JOE ROE SOLD TO UNITED SOUTHERN BANK
 10 USB PROVIDED APPRAISAL DTD 100709 FOR 72500 SCANNED FD 102810
 3962/666 UNITED SOUTHERN BANK TO MARY MORRIS SINGLE AND DONALD LONGENECKER SINGLE TIC
 3989/166 MARY MORRIS AND DONALD LONGENECKER TO MARY MORRIS SINGLE
 11FC SFR AVG COND EPB2 TO FLA SPF3 TO EPB GBU4 TO GBF ADD BEDS EAG FROM 2 QG FROM 620 SEE COMPS AK1760313 AK1423171
 AK1633648 AK1761026 VALUE OK AFTER ADJ RBB 042611
 4468/1233 MARY MORRIS TO BIRMANLA OBANDO-BARCIA SINGLE
 14X COURTESY HX CARD SENT 052214
 15X COURTESY HX CARD SENT 012315
 15CC HX AND LATE FILE FORM SUBMITTED OWNER WILL MAIL AFF OF FL RESIDENT ALT 032415 SCANNED
 4601/531 APIDAVIT OF FLORIDA RESIDENT FOR BIRMANLA OBANDO-BARCIA RESIDENT SINCE 012905
 19FC SFR AVG COND EXT FROM 02 EPB3 TO FLA GBF4 TO FLA ADD OPU5 JDB 031519
 22FC SFR AVG COND ADD OPF6 JDB 070821
 23TR ATTEMPTED NOT KNOWN 750 SUMMIT ST EUSTIS FL 32726 ACS 090123
 6195/1965 BIRMANIA OBANDO BARCIA TO JOSEPH ALLEN MC NAMARA & LYNNE M JARAMILLO HW
 23CC EFILE HX APP CP 092023

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Alternate Key 1804001
 Parcel ID 11-19-26-0800-000-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

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 Card # 1 of 2

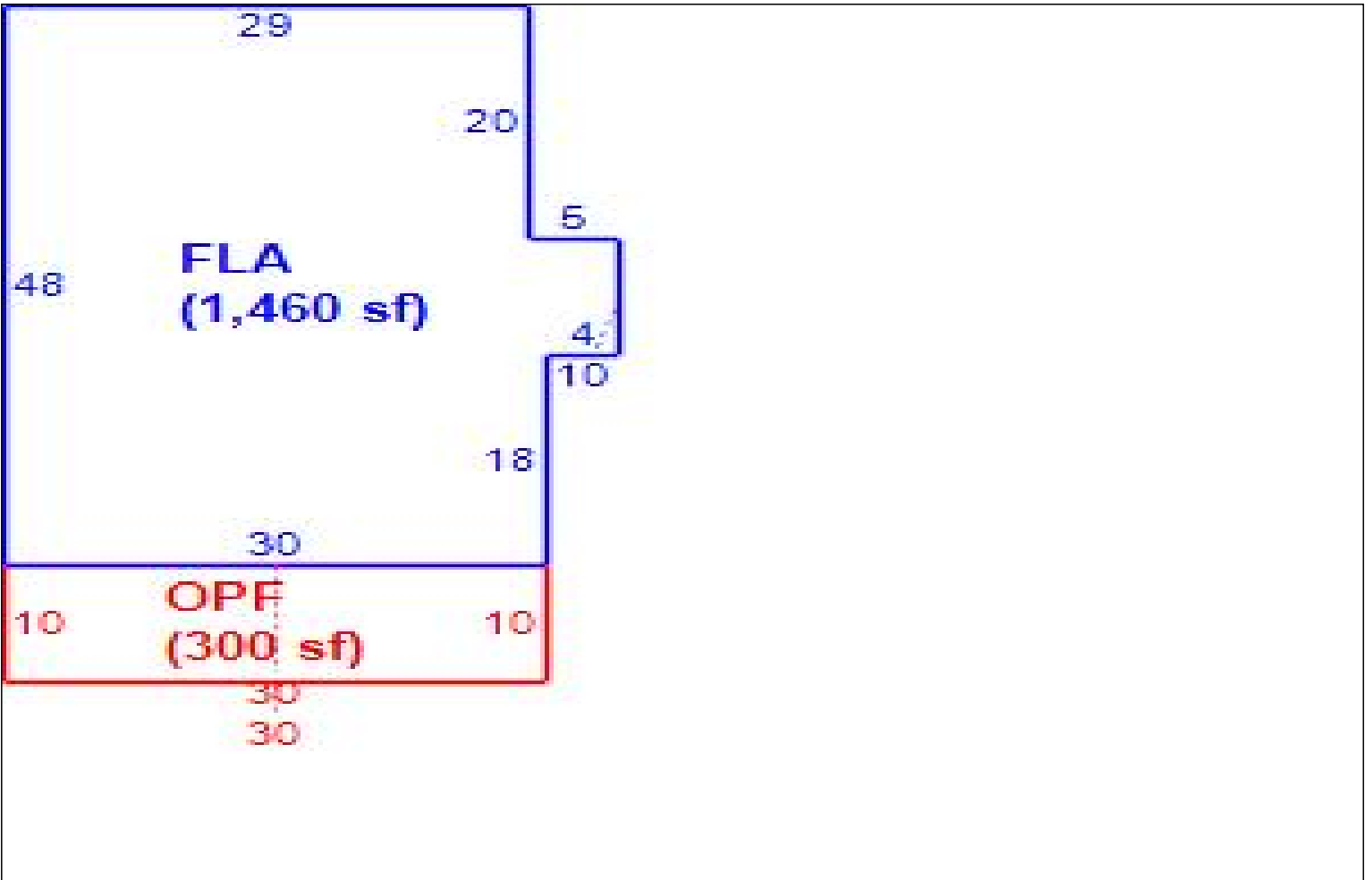
Current Owner		
TUTT TAYLOR T & ELAINA D LEE		
510 E LEMON AVE		
EUSTIS	FL	32726

Property Location			
Site Address 510 E LEMON AVE			
EUSTIS FL 32726			
Mill Group	000E	NBHD	0615
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	03-11-202

Legal Description
 EUSTIS, MC CLELLAND'S SUB LOTS 1, 2, 3 PB 3 PG 12 ORB 6239 PG 298

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	62	132		8,184.00 FD	280.00	1.1124	1.80	0.810	1.000	0	28,156	
Total Acres		0.19		JV/Mkt		0		Total Adj JV/Mkt		28,156			
Classified Acres		0		Classified JV/Mkt		28,156		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 208,113 Deprec Bldg Value 201,870 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Base Rate	Condition	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,460	1,460	1460	1925	119.18	EX	No Stories	1.00	2
OPF	OPEN PORCH FINISHE	0	300	0	208,113	97.00	% Good	Quality Grade	680	0
						0	Functional Obsol	Wall Type	03	6
							Building RCNLD	Foundation	2	1
							Building RCNLD	Roof Cover	3	03
TOTALS		1,460	1,760	1,460	201,870					

Alternate Key 1804001
Parcel ID 11-19-26-0800-000-00100

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 2024-0467 Comp 3
12/5/2024 By
Card # 1 of 2

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	
2025	VALU	09-10-2024			1 0008	CK AREA QGS			
2020	19-00751	06-12-2019	03-11-2020	37,000	0002	RENO 2 BLDGS	03-16-2020		
2020	SALE	01-01-2019	04-01-2020		1 0099	CHECK VALUE	04-01-2020		
2014	JIM	01-01-2013	02-10-2014		1 0008	CK HX %	02-10-2014		
2007	SUBS	01-01-2006	03-22-2007		1 0000	ADJ SUB	03-22-2007		
2005	SALE	01-01-2004	06-11-2004		1 0000	CHECK VALUES			
2004	SUBS	12-31-2003	06-11-2004		1 0000	REVALUE SUB			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023136860	6239 0298	11-02-2023	WD	Q	01	I	341,000	039	HOMESTEAD	2024	25000
2020000557	5399 1584	12-31-2019	WD	Q	Q	I	156,800	059	ADDITIONAL HOMESTEAD	2024	25000
2019012472	5230 1903	01-31-2019	WD	Q	Q	I	120,000				
2018130609	5195 0697	11-05-2018	WD	U	U	I	100				
	3932 2325	07-30-2010	WD	U	U	I	100				
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	
28,156	294,377	0	322,533	0	322533	50,000.00	272533	297533	322,533	

Parcel Notes

88 NBHD CHANGED FROM 3881
 91 RAISE QG OF BLDG1 FROM 300 TO UPDATE PROP VALUE MB
 669/823 DINGEE EST TO RUDOLPH H & IRMA M GOKEL HW 0179
 719/1148 GOKEL TO WARREN R JOHNSON&JAMES SEMENTO TIC 0281
 922/2428 JAMES SEMENTO TO WARREN R JOHNSON 1283
 1022/23 WARREN RUSSELL JOHNSON TTEE 0789
 89 UNRECORDED AD WARREN TO TED PADILLA JR TED FILED 90 HX SEND MAIL TO PO BOX 467 MT DORA 0889
 1416/1232 TTEE TO WARREN R & JUDITH J JOHNSON HW 0296
 2216/1037 WARREN R & JUDITH J JOHNSON WD TO TED PADILLA JR UNRECORDED AD 1989
 04FC LOC FROM 100 QG FROM 375 EAG FROM 4 ADD AC NPA SUB UPDATED MB 060904
 07FC BLDG 1 CORRECT EPC2 TO FLA EAG FROM 3 COND FROM 2 BLDG 2 CORRECT EPA3 & 4 TO FLAS EAG FROM 6 COND FROM 2 QG FROM 150 VALUE UPDATED LOC FROM 130 MB 032207
 09X CARD RETURNED WITH ADDRESS OF 21622 US HWY 301 N LAWTEY FL
 3728/583 MARGERY A WATTS SINGLE
 10X HARLEY B WATTS JR 80 DECEASED 103004 DC STATE OF OH
 3932/2325 MARGERY A WATTS TO MARGERY A WATTS TTEE OF THE WATTS FAMILY TRUST DTD 081296 AS AMENDED AND RESTATED TRUST APPROVED LE GC
 11X HARLEY B WATTS JR 80 DECEASED 103004 DC STATE OF OH
 14FC BLDG1 CORRECT SKETCH OLD SCANNED EAG FROM 2 COND FROM 3 QG FROM 590 FLA1 SF FROM 1617 FLA2 10X27 TO OPF BEDS FROM 0 3FIX FROM 1 BLDG2 CORRECT SKETCH OLD SCANNED FLA1 FROM 21X24 OPF2 FROM 5X7 FLA3 FROM 10X16 EAG FROM 2 COND FROM 3 QG FROM 450
 ROOF COVER FROM 1 TALKED TO MRS WATTS SON LIVES IN GUEST HOUSE NOT RENTED OUT KEEP HX PCT AT 100 TJW 021014
 16 MARGERY ANN WATTS 90 DECEASED 051616 STATE DEATH LIST FILE 2016077104 DW 090816
 5195/697 STIRLING E K WATTS SUCC TTEE AND STIRLING E K WATTS & KRISTEN J BECK TO STIRLING E K WATTS

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