



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3817551**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <b>2024-0468</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>FirstKey Homes; FKH SFR PROPCO DLP</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>3817551 291925 190100007400 2779 Athens drive</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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 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.**

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.  
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.  
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).  
 A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).  
 A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).  
 A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).  
 A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)

Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.

I am an uncompensated representative filing this petition AND (check one)

the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0468	Alternate Key: 3817551	Parcel ID: 29-19-25-1901-000-07400
<b>Petitioner Name</b> ROBERY PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 2779 ATHENS DR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> FKH SFR PROPCO D LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 294,582	\$ 294,582
<b>2. Assessed or classified use value, *if applicable</b>	\$ 284,070	\$ 284,070
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 284,070	\$ 284,070

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

**Last Sale Date** 5/17/2021 **Price:** \$269,000  Arm's Length  Distressed **Book** 5714 **Page** 2431

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3817551	3817552	3839704	3839688
<b>Address</b>	2779 ATHENS DR LEESBURG	2775 ATHENS DR LEESBURG	31905 PARKDALE DR LEESBURG	31806 PARKDALE DR LEESBURG
<b>Proximity</b>		SAME SUB (NEXT DOOR)	0.27 MILE	0.32 MILE
<b>Sales Price</b>		\$410,000	\$395,000	\$345,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.80%	1.20%	1.60%
<b>Adjusted Sale</b>		\$359,980	\$340,490	\$298,770
<b>\$/SF FLA</b>	\$143.21 per SF	\$183.66 per SF	\$140.58 per SF	\$157.83 per SF
<b>Sale Date</b>		5/3/2023	9/15/2023	8/31/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	2,057	1,960	4850	2,422	-18250	1,893	8200
<b>Year Built</b>	2006	2015		2016		2006	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		STREET	
<b>Baths</b>	3.0	2.0	7000	3.0		2.0	7000
<b>Garage/Carport</b>	2 CAR	2 CAR		3 CAR	-10000		
<b>Porches</b>	YES	YES				PATIO	5000
<b>Pool</b>	N	Y	-20000	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		NONE		NONE	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	STREET	STREET		STREET		STREET	
		-Net Adj. 2.3%	-8150	-Net Adj. 8.3%	-28250	Net Adj. 6.8%	20200
		Gross Adj. 8.8%	31850	Gross Adj. 8.3%	28250	Gross Adj. 6.8%	20200
<b>Adj. Sales Price</b>	Market Value <b>\$294,582</b>	Adj Market Value	<b>\$351,830</b>	Adj Market Value	<b>\$312,240</b>	Adj Market Value	<b>\$318,970</b>
	Value per SF 143.21						

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**

**2024-0468 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3839688	31806 PARKDALE DR LEESBURG	0.32 MILE
2	SUBJECT	3817551	2779 ATHENS DR LEESBURG	-
3	COMP 2	3839704	31905 PARKDALE DR LEESBURG	0.27 MILE
4	COMP 1	3817552	2775 ATHENS DR LEESBURG	SAME SUB (NEXT DOOR)
5				
6				
7				
8				

Alternate Key 3817551  
 Parcel ID 29-19-25-1901-000-07400

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0468 Subject  
 PRC Run: 12/5/2024 By  
 Card # 1 of 1

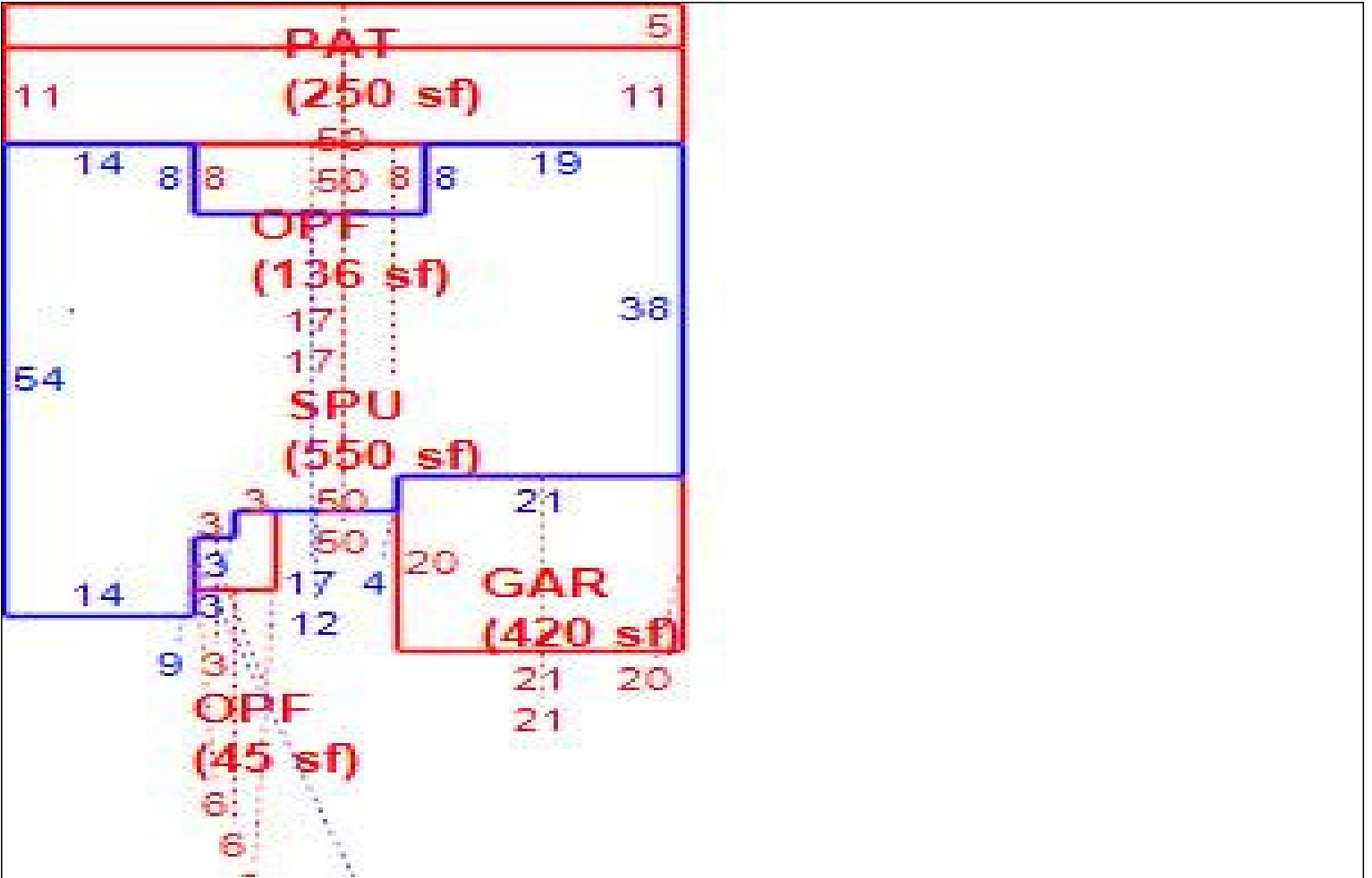
Current Owner		
FKH SFR PROPCO D LP		
1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location			
Site Address 2779 ATHENS DR			
LEESBURG FL 34748			
Mill Group	000L	NBHD	0694
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 LEESBURG, SLEEPY HOLLOW FIRST ADDITION SUB LOT 74 BEING IN 20-19-25 PB 49 PGS 43-44 ORB 5714 PG 2431

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	30,000.00	0.0000	2.00	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 241,837 Deprec Bldg Value 234,582 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	2,057	2,057	2057	2006				
GAR	GARAGE FINISH	0	420	0		No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	181	0		Quality Grade	650	Half Baths	0
PAT	PATIO UNCOVERED	0	250	0	241,837	Building RCN		Heat Type	6
SPU	SCREEN PORCH UNFIN	0	550	0		Condition	EX	Fireplaces	0
TOTALS		2,057	3,458	2,057		% Good	97.00	Foundation	3
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	234,582	Type AC	03

Alternate Key 3817551  
 Parcel ID 29-19-25-1901-000-07400

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

PRC Run: 2024-0468 Subject  
 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	
2010	08-00001179	05-05-2009	04-07-2010	7,860	0003	ALUM STRUCTURE W/SLAB	04-07-2010		
2010	08-00001179	01-01-2009	04-07-2010	7,860	0002	CK FOR SCR OVER SLAB	04-07-2010		
2009	08-00001179	11-20-2008	03-16-2009	7,860	0000	ALUM CONST W/SLAB	03-16-2009		
2007	06-00000273	03-02-2006	10-18-2006	192,585	0000	SFR 2779 ATHENS DR	10-18-2006		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021071262	5714 2431	05-17-2021	WD	Q	01	I	269,000				
2020053716	5470 2483	04-24-2014	QC	U	U	I	100				
	4374 0377	08-26-2013	QC	U	U	I	0				
	3251 1356	08-31-2006	WD	Q	Q	I	236,200				
	2348 1402	06-20-2003	WD	U	M	V	1				
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	
60,000	234,582	0	294,582	0	294582	0.00	294582	294582	294,582	

**Parcel Notes**

2348/1402 DEED LEGAL CALLS FOR LOTS 1-107 AND TRACTS A-E TRACTS A & B DEDICATED TO PUBLIC FOR RW & ARE NOT ASSESSED TRACTS C & E DEDICATED TO SLEEPY HOLLOW HOMEOWNERS ASSN & TRACT D DEDICATED TO CITY OF LSBG FOR LIFT STATION 09FC NO SEN RM ONLY SLAB CK FOR 09 IF NOT CLOSE PERMIT TJW 031609  
 10FC CAN2 16X50 ROLL YR 2007 TO SPU ADD CAN6 WITH 2007 ROLL YR TJW 040710  
 4374/377 TUYEN MINH DAO AND TINA VAN TO TUYEN MINH DAO SINGLE  
 5470/2483 TUYEN MINH DAO TO TINA VAN  
 5714/2431 TINA VAN TO FKH SFR PROPCO D LP

\*\*\*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 3817552  
 Parcel ID 29-19-25-1901-000-07500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

PRC Run: 2024-0468 Comp 1  
 12/5/2024 By  
 Card # 1 of 1

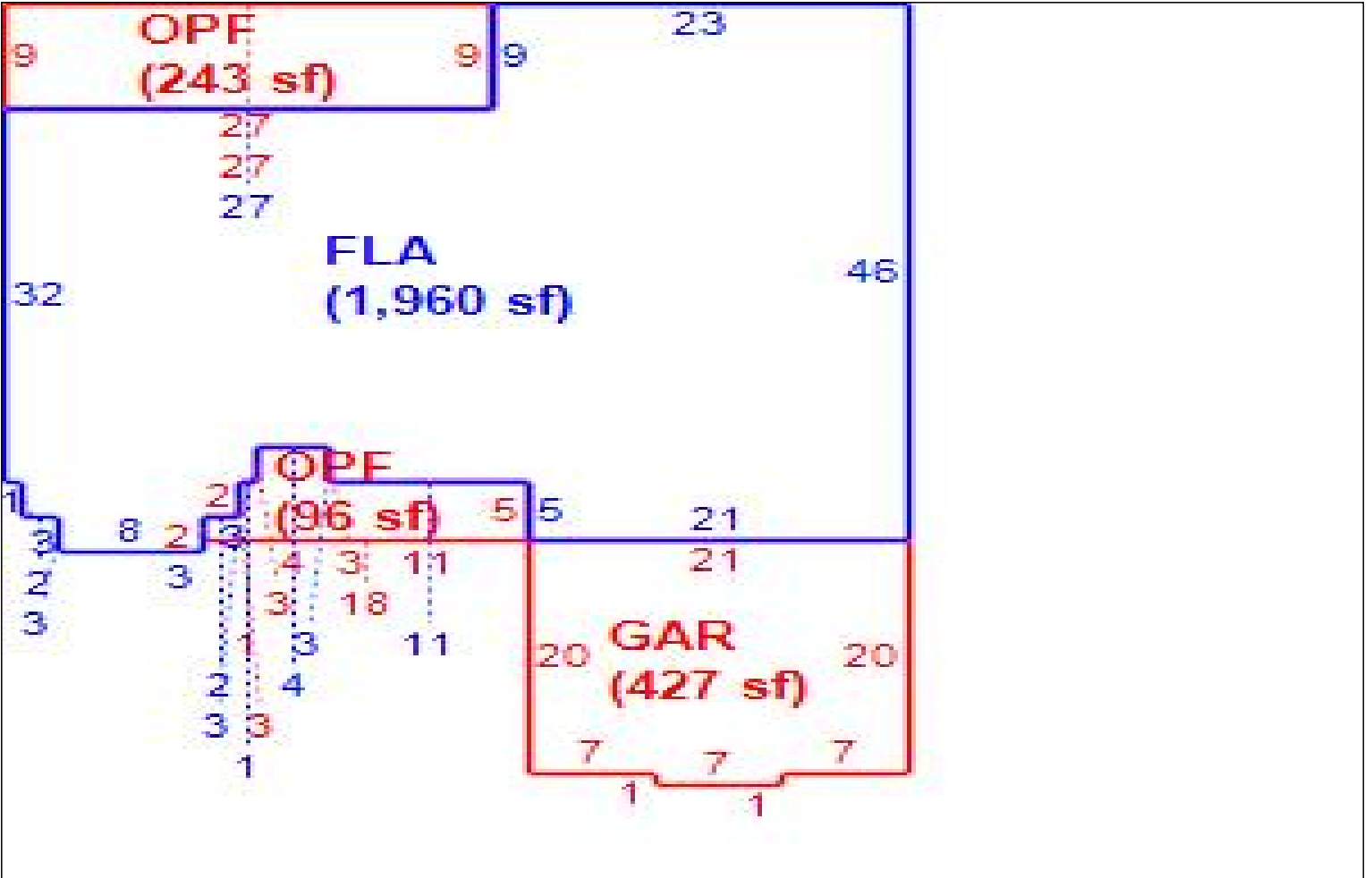
Current Owner		
STROHMENGER KIMBERLY D & TRACY		
2775 ATHENS DR		
LEESBURG	FL	34748

Property Location			
Site Address 2775 ATHENS DR			
LEESBURG		FL 34748	
Mill Group	000L	NBHD	0694
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-01-202

**Legal Description**  
 LEESBURG, SLEEPY HOLLOW FIRST ADDITION SUB LOT 75 BEING IN 20-19-25 PB 49 PGS 43-44 ORB 6136 PG 1885

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	30,000.00	0.0000	2.00	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 225,860 Deprec Bldg Value 219,084 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	1,960	1,960	1960	2015	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	427	0	95.76	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	339	0	225,860	Wall Type	03	Heat Type	6
TOTALS		1,960	2,726	1,960	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					219,084				



Alternate Key 3817552  
 Parcel ID 29-19-25-1901-000-07500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

PRC Run: 2024-0468 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
POL4	SWIMMING POOL - RESIDENTIAL	250.00	SF	52.50	2016	2016	13125.00	85.00	11,156
PLD2	POOL/COOL DECK	400.00	SF	5.38	2016	2016	2152.00	80.00	1,722
SEN2	SCREEN ENCLOSED STRUCTURE	1486.00	SF	3.50	2016	2016	5201.00	80.00	4,161

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	16-14-1154	10-04-2016	05-09-2017	5,100	0003	SEN	05-09-2017		
2017	16-14-751	07-01-2016	05-09-2017	40,800	0003	POL	05-09-2017		
2016	15-10-332	05-11-2015	01-20-2016	236,000	0001	SFR 2706SF 2775 ATHENS DR	01-20-2016		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023052477	6136	1885	05-03-2023	WD	Q	01	I	410,000			
	4707	0601	11-04-2015	WD	Q		I	236,000			
	4567	1480	12-19-2014	WD	U	M	V	280,000			
	4479	2424	05-14-2014	WD	U	M	V	120,000			
	2348	1402	06-20-2003	WD	U	M	V	1			
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
60,000	219,084	17,039	296,123	0	296123	0.00	296123	296123	296,306

**Parcel Notes**

2348/1402 DEED LEGAL CALLS FOR LOTS 1-107 AND TRACTS A-E TRACTS A & B DEDICATED TO PUBLIC FOR RW & ARE NOT ASSESSED TRACTS C & E DEDICATED TO SLEEPY HOLLOW HOMEOWNERS ASSN & TRACT D DEDICATED TO CITY OF LSBG FOR LIFT STATION 07TRIM LOC FROM 135 FD 091107

4479/2424 SHOWCASE HOMES INC TO KEVCO BUILDERS INC

4479/2424 M SALE INCL AK3817498 AK3817499 AK3817500 AK3817534 AK3817548 AK3817552 AK3817567 AK3817569

4567/1480 KEVCO BUILDERS INC TO F & A INVESTMENTS LLC

4567/1480 M SALE INCL 14 PARCELS MUTLI SUBS

4707/601 F&A INVESTMENTS LLC TO JOSEPH & CAROLYN CRAWFORD HW

16X COURTESY HX CARD SENT 121715

16X COURTESY HX CARD SENT 012716

17FC SFR GODO COND ADD MISC JDB 050917

18CC SUBMITTED HX PORT APP NT 010518

6136/1885 JOSEPH & CAROLYN CRAWFORD TO KIMBERLY DAWN & TRACY STROHMENGER HW

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Alternate Key 3839704  
 Parcel ID 29-19-25-1600-000-06300

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

PRC Run: 2024-0468 Comp 2  
 12/5/2024 By  
 Card # 1 of 1

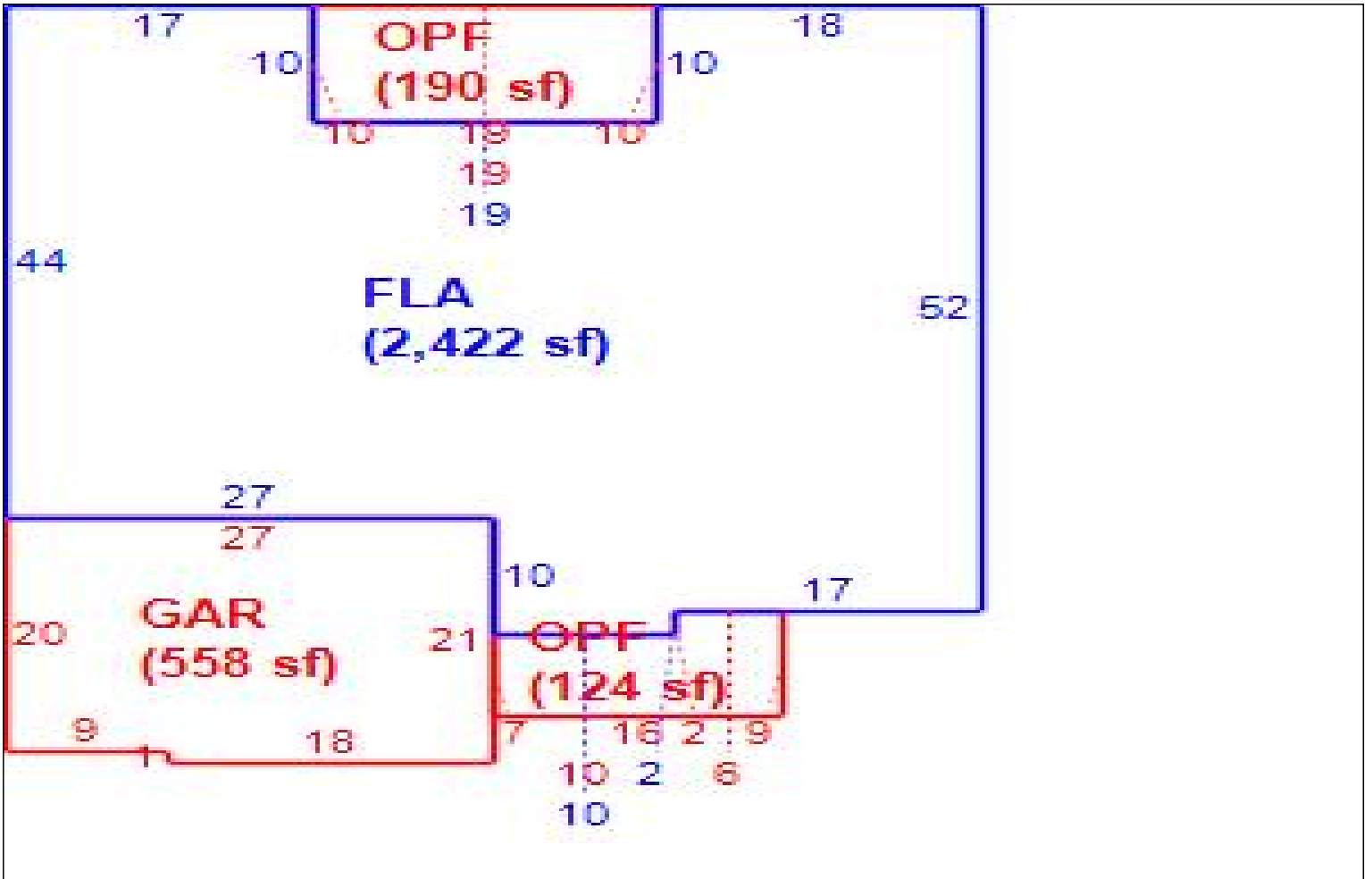
Current Owner		
RESENDIZ TREJO RUBEN & MARICELA RE		
31905 PARKDALE DR		
LEESBURG	FL	34748

Property Location		
Site Address 31905 PARKDALE DR		
LEESBURG FL 34748		
Mill Group 0001	NBHD 5030	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
PARK HILL PB 55 PG 33-37 LOT 63 ORB 6391 PG 772

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	30,000.00	0.0000	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 267,890
		Deprec Bldg Value 259,853	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	2,422	2,422	2422	2016	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	558	0	91.62	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	314	0	267,890	Wall Type	03	Heat Type	6
TOTALS		2,422	3,294	2,422	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					259,853				

Alternate Key 3839704  
Parcel ID 29-19-25-1600-000-06300

**LCPA Property Record Card**  
Roll Year 2025 Status: A

PRC Run: 2024-0468 Comp 2  
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	
2017	2016050806	06-17-2016	12-14-2016	156,000	0001	SFR 31905 PARKDALE DR	12-14-2016		
2011	IMPS	01-01-2010	04-18-2011	1	0001	SFR FOR 2011	04-18-2011		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024102845	6391	0772	08-28-2024	QC	U	11	I	100	039	HOMESTEAD	2025	25000
2023113386	6211	0637	09-15-2023	WD	Q	01	I	395,000	059	ADDITIONAL HOMESTEAD	2025	25000
2023079808	6170	0285	07-03-2023	WD	Q	01	I	300,000				
2023058530	6143	2432	05-17-2023	QC	U	11	I	100				
2019134317	5380	0698	11-20-2019	JD	U	U	I	0				
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	
60,000	259,853	0	319,853	0	319853	50,000.00	269853	294853	319,853	

**Parcel Notes**

11 ADD PERMIT PER 070210 DRIVE THROUGH TJW 070910  
 11FC NO CONSTRUCTION NEW SFR LOCATED ON LOT 64 CRA 041811  
 4343/1148 LONG FARMS NORTH INC TO PARK HILL BUILDERS LLC  
 4343/1148 M SALE INCL OVER 25 LOTS IN PARK HILL PARK HILL REPLAT AND PARK HILL PH2 SUBS  
 4669/2370 PARK HILL BUILDERS LLC TO MARONDA HOMES INC OF FLORIDA  
 4669/2370 M SALE INCL AK3839704 AK3839746 AK3839747  
 4887/1061 MARONDA HOMES INC OF FLORIDA TO RUSSELL HENDERSON & AUDRA L WHITEHEAD HW  
 17X COURTESY HX CARD SENT 022117  
 21CC RUSSELL HENDERSON SUBMITTED HX APP WITH EXEMPTION REQUEST FORM WILL SUBMIT DISSOLUTION OF MARRIAGE STATING HE GETS THIS HOME NT 121420  
 21CC SUBMITTED DISSOLUTION OF MARRIAGE STATING WHO GETS THE HOME GG 121820  
 5380/698 DIVORCE AUDRA WHITEHEAD VS RUSSELL HENDERSON PROP TO RUSSELL HENDERSON  
 6143/2432 RUSSELL HENDERSON AND AUDRA WHITEHEAD TO RUSSELL HENDERSON SINGLE PURSUANT TO MARITAL AGMT  
 6170/ RUSSELL WAYNE HENDERSON TO BLUE SPRING PLANTATION INC  
 6211/637 BLUE SPRING PLANTATION INC TO JAYDEN CONSTRUCTION OF FLORIDA LLC  
 24 ADDR CHGD FROM 31802 PARKDALE DR LEESBURG FL 34748 INFO SCANNED CP 040424  
 6391/772 JAYDEN CONSTRUCTION OF FLORIDA LLC TO RUBEN RESENDIZ TREJO & MARICELA RESENDIZ HW  
 24CC EFILE HX APP CP 091824  
 25X HX GRANTED FOR MARICELA ONLY PENDING SPOUSES PERM RES CARD KCH 112124

\*\*\*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 3839688  
 Parcel ID 29-19-25-1600-000-04800

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

PRC Run: 2024-0468 Comp 3  
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 Card # 1 of 1

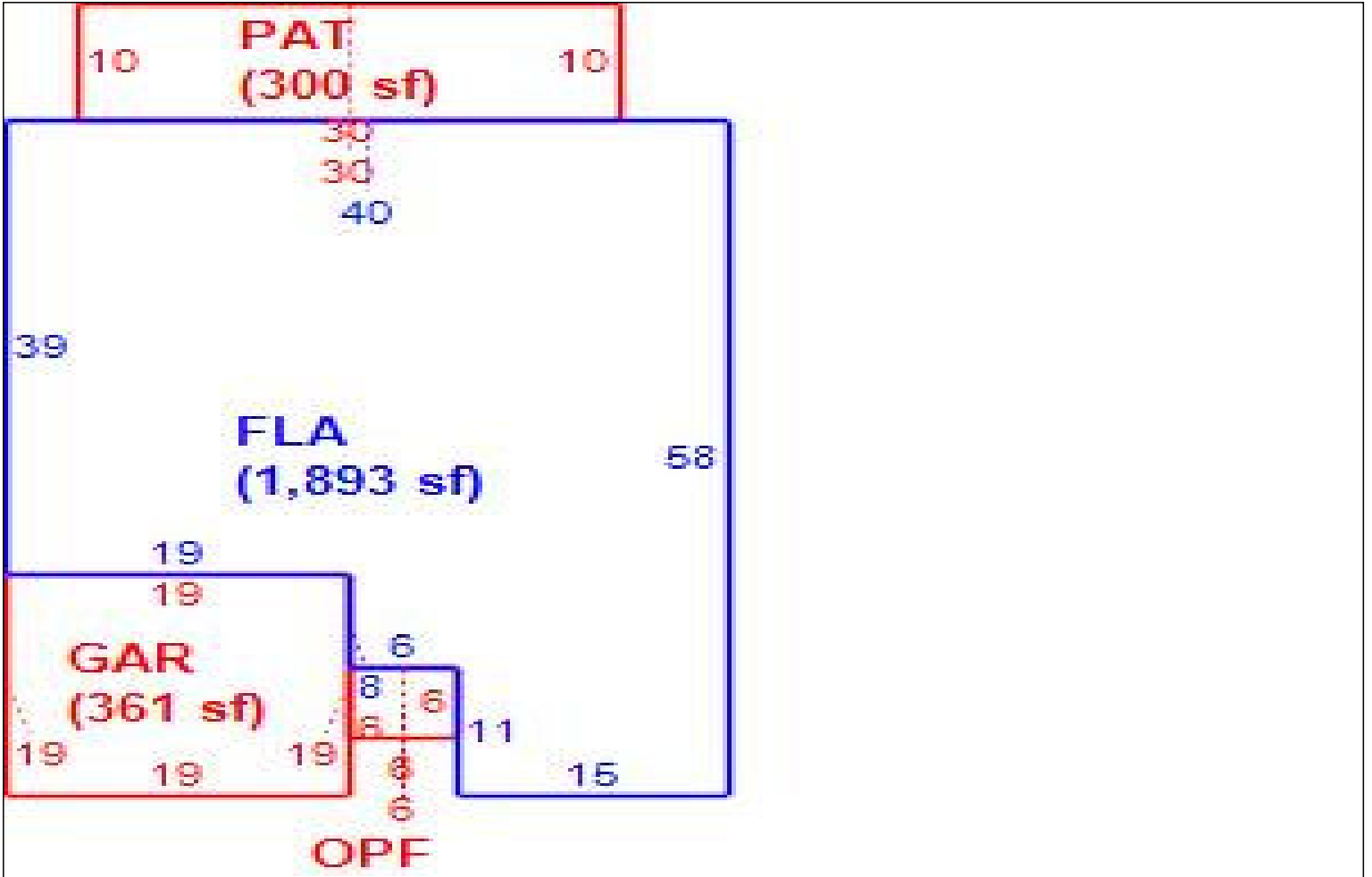
Current Owner		
FIGUEROA BRITTANY M & VICTOR E FIGUE		
31806 PARKDALE DR		
LEESBURG	FL	34748

Property Location		
Site Address 31806 PARKDALE DR		
LEESBURG FL 34748		
Mill Group	0001	NBHD 5030
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-28-202

Legal Description
PARK HILL PB 55 PG 33-37 LOT 48 ORB 6207 PG 2011

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	30,000.00	0.0000	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 230,039
Deprec Bldg Value 223,138		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	1,893	1,893	1893	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	361	0	102.31	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	230,039	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	300	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,893	2,590	1,893	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					223,138				

Alternate Key 3839688  
 Parcel ID 29-19-25-1600-000-04800

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

PRC Run: 2024-0468 Comp 3  
 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	
2007	2005101145	01-01-2006	10-19-2006	100,672	0000	SFR 31806 PARKDALE DR	10-19-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023110483	6207	2011	08-31-2023	WD	Q	01	I	345,000	039	HOMESTEAD	2024	25000
	3176	1932	05-26-2006	WD	Q	Q	I	216,100	059	ADDITIONAL HOMESTEAD	2024	25000
	2926	0561	08-18-2005	WD	U	M	V	1				
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	
60,000	223,138	0	283,138	0	283138	50,000.00	233138	258138	283,138	

**Parcel Notes**

3176/1932 PETER A MC KENZIE MARRIED  
 16TR NOT DELIVERABLE AS ADDRESSED 22 PROVIDENCE DR FLEMINGTON NJ 08822 3448  
 17TR NOT DELIVERABLE AS ADDRESSED 22 PROVIDENCE DR FLEMINGTON NJ 08822 3448  
 18TR NOT DELIVERABLE AS ADDRESSED 100 W CYPRESS CREEK RD FORT LAUDERDALE FL 33309 2181  
 19TR NOT DELIVERABLE AS ADDRESSED 22 PROVIDENCE DR FLEMINGTON NJ 08822 2448  
 20TR INSUFFICIENT ADDRESS 22 PROVIDENCE DR FLEMINGTON NJ 08822 3448  
 22TR NOT DELIVERABLE AS ADDRESSED 22 PROVIDENCE DR FLEMINGTON NJ 08822 3448  
 6207/2011 PETER A MC KENZIE TO BRITTANY M FIGUEROA & VICTOR EMMANUEL FIGUEROA QUINONES HW  
 24CC EFILE HX PORT APP CP 010224

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