



**PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING**
Section 194.011, Florida Statutes

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 # 2024-0470	County Lake	Tax year 2024	Date received 9-12-24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>FKH SFR PROPCO B-HLD</i>			
Taxpayer name: FirstKey Homes; Cerberus SFR Holdings LP		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 #	12 1926 1250 000 05300 3846802 965 Marietta Lane
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 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

Petition # 2024-0470	Alternate Key: 3846802	Parcel ID: 12-19-26-1250-000-05300
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 965 MARIETTA LN EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
Owner Name FKH SFR PROPCO B-HLD LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 313,066	\$ 313,066
2. Assessed or classified use value, *if applicable	\$ 254,160	\$ 254,160
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 254,160	\$ 254,160

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

Last Sale Date 10/2/2020 **Price:** \$0 Arm's Length Distressed **Book** 5580 **Page** 61

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3846802	3828360	3828349	3844711
Address	965 MARIETTA LN EUSTIS	2151 SANDRIDGE CIR EUSTIS	2424 SANDRIDGE CIR EUSTIS	272 MISTY OAKS LN EUSTIS
Proximity		0.39 MILE	0.45 MILE	1.0 MILE
Sales Price		\$383,000	\$385,000	\$375,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	2.80%	0.00%
Adjusted Sale		\$333,210	\$338,030	\$318,750
\$/SF FLA	\$167.06 per SF	\$177.81 per SF	\$152.61 per SF	\$157.02 per SF
Sale Date		7/14/2023	5/26/2023	1/16/2024
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	1,874	1,874	0	2,215	-17050	2,030	-7800
Year Built	2009	2004		2005		2008	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.1	-4000	2.1	-4000
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	PATIO	YES	-5000	PATIO		PATIO (SMALL)	2000
Pool	N	Y	-20000	N	0	N	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	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		-Net Adj. 7.5%	-25000	-Net Adj. 6.2%	-21050	-Net Adj. 3.1%	-9800
		Gross Adj. 7.5%	25000	Gross Adj. 6.2%	21050	Gross Adj. 4.3%	13800
Adj. Sales Price	Market Value \$313,066	Adj Market Value	\$308,210	Adj Market Value	\$316,980	Adj Market Value	\$308,950
	Value per SF 167.06						

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.

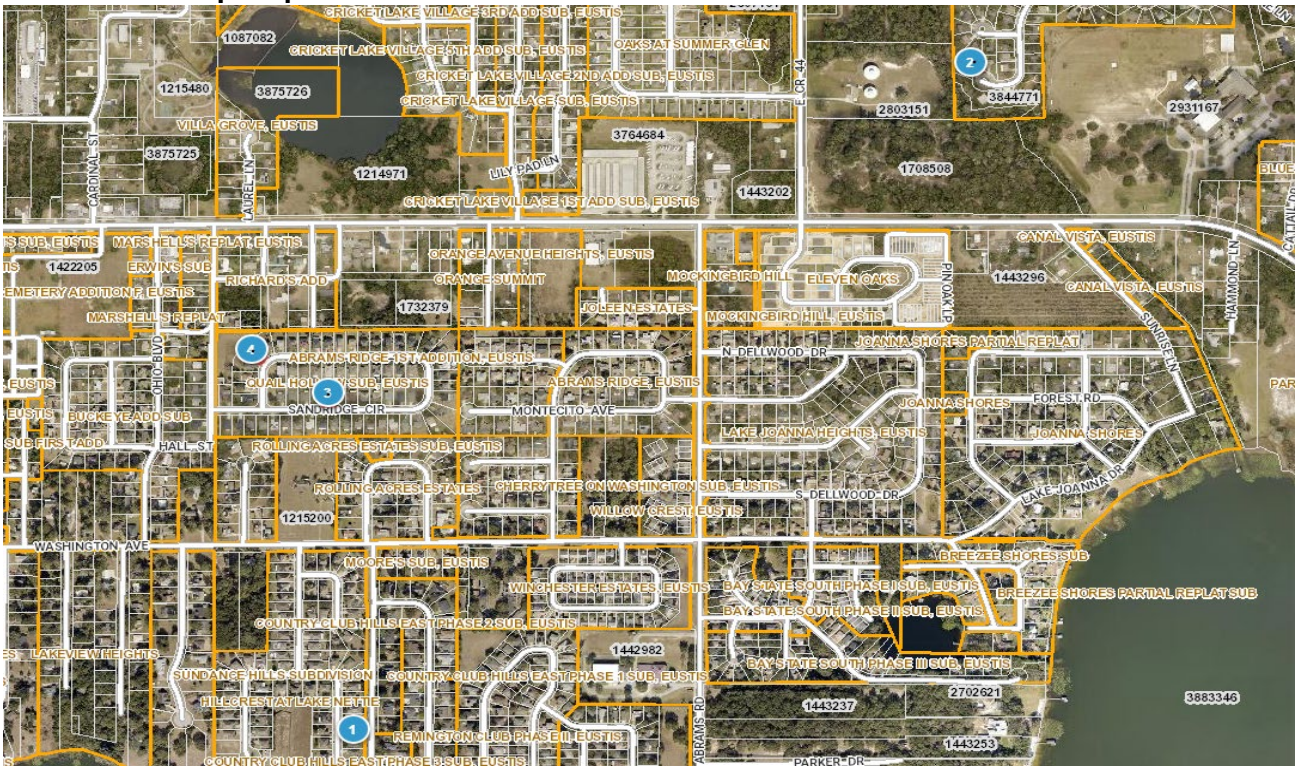
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: [REDACTED]

DATE [REDACTED]

2024-0470 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3846802	965 MARIETTA LN EUSTIS	-
2	COMP 3	3844711	272 MISTY OAKS LN EUSTIS	1.0 MILE
3	COMP 1	3828360	2151 SANDRIDGE CIR EUSTIS	0.39 MILE
4	COMP 2	3828349	2424 SANDRIDGE CIR EUSTIS	0.45 MILE
5				
6				
7				
8				

Alternate Key 3846802
Parcel ID 12-19-26-1250-000-05300

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 2024-0470 Subject
12/6/2024 By
Card # 1 of 1

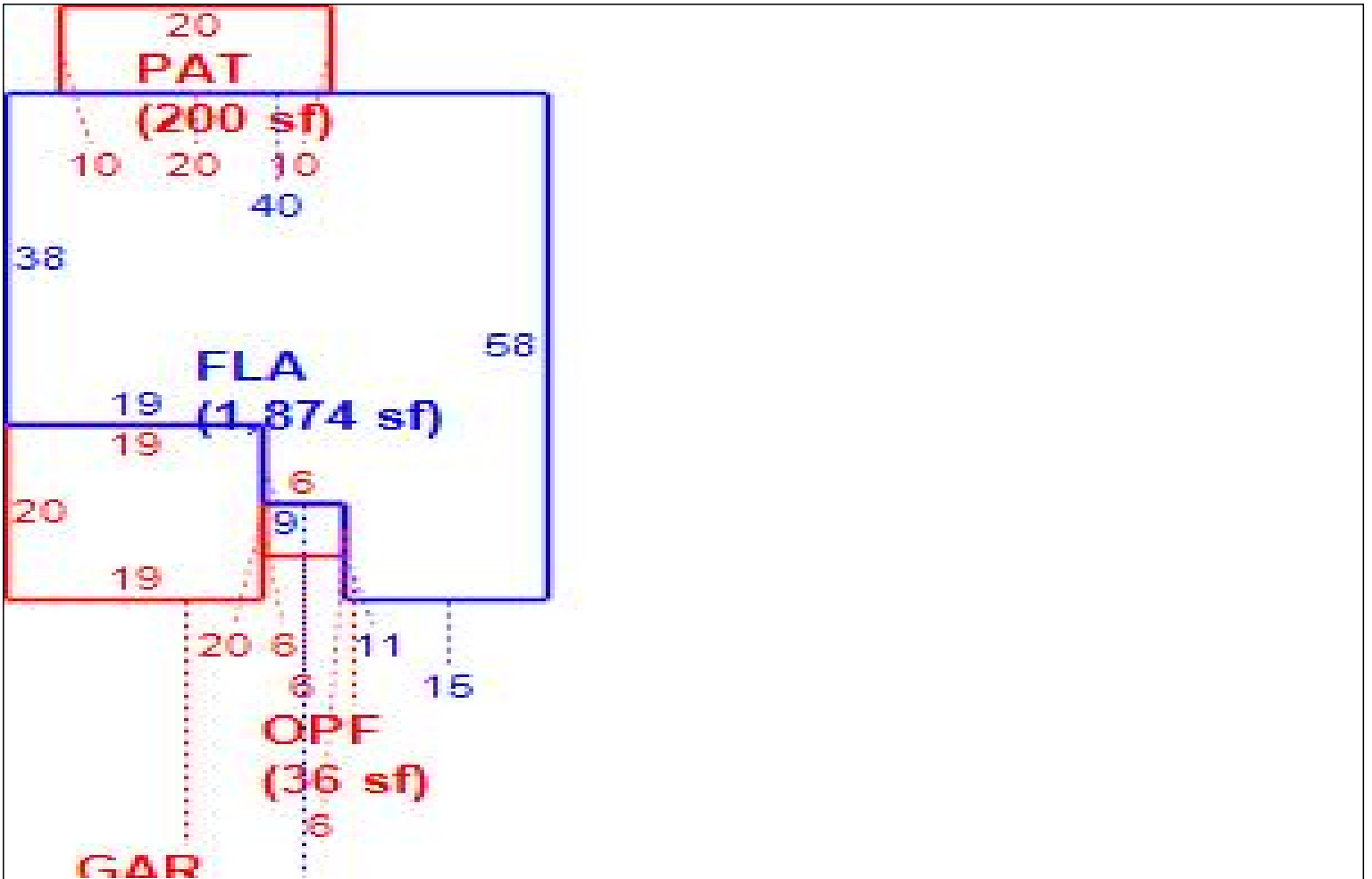
Current Owner
FKH SFR PROPCO B-HLD LP
C/O FIRSTKEY HOMES LLC
1850 PARKWAY PL STE 900
MARIETTA GA 30067-8261

Property Location
Site Address 965 MARIETTA LN
EUSTIS FL 32726
Mill Group 000E NBHD 0613
Property Use 00100 SINGLE FAMILY
Last Inspection PJF 01-01-202

Legal Description
HILLCREST AT LAKE NETTIE PB 57 PG 17-18 LOT 53 ORB 5086 PG 1580 ORB 5580 PG 61

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	36,000.00	0.0000	1.25	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		45,000				
Classified Acres		0		Classified JV/Mkt 45,000		Classified Adj JV/Mkt		0				

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 276,357 Deprec Bldg Value 268,066 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	1,874	1,874	1,874	2009	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	123.95	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	276,357	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	200	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,874	2,490	1,874	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					268,066				

Alternate Key 3846802
 Parcel ID 12-19-26-1250-000-05300

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0470 Subject
 12/6/2024 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	2009288	04-27-2009	01-27-2010	219,679	0001	SFR 4BR 965 MARIETTA LN	01-27-2010		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2020126500	5580 0061	10-02-2020	WD	U	11	I	0					
2018035779	5086 1580	03-01-2018	WD	U	M	I	848,800					
2017072185	4967 2236	07-05-2017	CT	U	U	I	145,000					
	3935 2160	06-18-2010	WD	Q	Q	I	146,100					
	3363 0060	09-19-2006	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	
45,000	268,066	0	313,066	33496	279570	0.00	279570	313066	313,066	

Parcel Notes

3363/60 CORRECTIVE DEED FOR 3271/2063 TO ADD NAME OF GRANTOR TO NOTARY SECTION
 10FC SFR IS BLOCK W/STUCCO RAY 012710
 3935/2160 MARONDA HOMES INC OF FL TO PAUL M & OLIVIAN PETERSON-BROWN HW
 4967/2236 CT VS PAUL M BROWN ET AL SOLD TO RCM FUND 1 OWNER LLC
 18 MLS NOT FOUND BUT AVAILABLE FOR RENT FOR 1400 PER MONTH TJW 102617
 5086/1580 RCM FUND 1 OWNER LLC TO CERBERUS SFR HOLDINGS LP
 5086/1580 M SALE INCL AK3741005 AK3017137 AK1195616 AK3846802 AK3806632
 5580/61 FKH SFR PROPCO B-HLD LP FKA CERBERUS SFR HOLDINGS LP TO FKH SFR PROPCO B-HLD LP
 5580/61 M SALE INCL 11 LOTS IN VARIOUS SUBS

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Alternate Key 3828360
 Parcel ID 12-19-26-4800-000-04900

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0470 Comp 1
 12/6/2024 By
 Card # 1 of 1

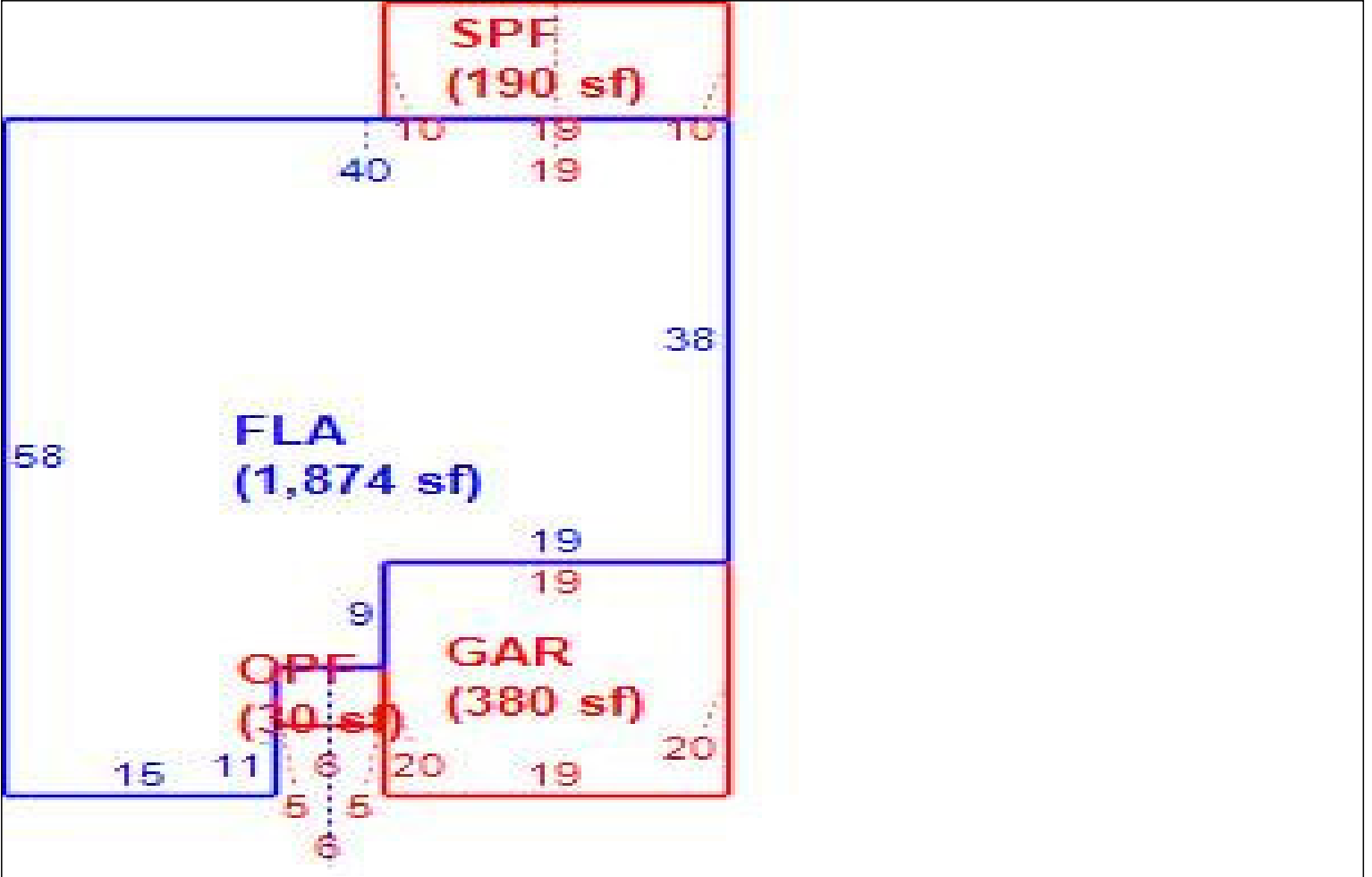
Current Owner		
PRUITT CARLA		
2151 SANDRIDGE CIR		
EUSTIS	FL	32726

Property Location		
Site Address 2151 SANDRIDGE CIR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 QUAIL HOLLOW PB 52 PG 48-49 LOT 49 ORB 6180 PG 1025

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	36,000.00	0.0000	1.25	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 244,982 Deprec Bldg Value 237,633 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	1,874	1,874	1874	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	108.76	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	190	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,874	2,474	1,874	0	Roof Cover	3	Type AC	03

Alternate Key 3828360
Parcel ID 12-19-26-4800-000-04900

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 2024-0470 Comp 1
12/6/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	220.00	SF	35.00	2005	2005	7700.00	85.00	6,545
PLD2	POOL/COOL DECK	481.00	SF	5.38	2005	2005	2588.00	70.00	1,812
SEN2	SCREEN ENCLOSED STRUCTURE	1397.00	SF	3.50	2005	2005	4890.00	52.50	2,567

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	DENY39	01-01-2021	07-27-2022	1	0030	R1			
2018	SALE	01-01-2017	05-31-2018	1	0099	CHECK VALUE	02-16-2018		
2006	20051577	09-15-2005	07-18-2005	4,400	0000	POOL SEN			
2006	05-00263	02-18-2005	07-18-2005	28,000	0000	POOL & DECK			
2005	04-00898	08-09-2004	12-29-2004	129,375	0000	SFR 4/BR-2151 SANDRIDGE CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023088248	6180 1025	07-14-2023	WD	Q	01	I	383,000	039	HOMESTEAD	2024	25000
2021018782	5640 1287	02-02-2021	WD	Q	01	I	248,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017053396	4945 1052	05-11-2017	WD	Q	Q	I	180,000				
	4723 0460	12-21-2015	WD	Q	Q	I	170,000				
	4030 1745	05-02-2011	WD	U	U	I	119,900				
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	
45,000	237,633	10,924	293,557	0	293557	50,000.00	243557	268557	293,680	

Parcel Notes

2734/1445 ALANE K SQUIBB SINGLE
06FC CAN2 TO OPF ADD MISC MB 071805
06FC QG FROM 565 MB 071405
11X ALANE K SQUIBB RENEWAL CARD RETURNED 343 W CHARLOTTE AVE EUSTIS 32726
4022/114 CT VS ALANE K SQUIBB PROP SOLD TO JPMORGAN CHASE BANK NA
4030/1744 JP MORGAN CHASE BANK NA TO FEDERAL HOME LOAN MTG CORP
4030/1745 FEDERAL HOME LOAN MTG CORP TO ROBERT G SR & JOY MARIE RUDEAU HW
11X ROBERT & JOY RUDEAU GRANTED 2012 HX
15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
16CC DENNIS BLACKMAN SUBMITTED APP FOR HX WX WILL MAIL DC NT 122315
4723/460 ROBERT G SR & JOY M RUDEAU TO DENNIS D BLACKMAN SINGLE
16CC RECEIVED DC DB 012716
4945/1052 DENNIS D BLACKMAN TO PAUL MICHAEL MERINGOLO & DALLAS DANIELS HW
17X COURTESY HX CARD SENT 062117
18 MLS G4839262 SFR IN GOOD COND TJW 081817
18X COURTESY HX CARD SENT 122617
18FCL SFR IN GOOD COND OPF2 TO SPF RBB 021618
18 MAILING ADDR CHGD PER NCOA INFO DW 080218
19TR FORWARD TIME EXPIRED 17920 BEACH ST UMATILLA FL 32784 8679
5640/1287 PAUL MICHAEL & DALLAS A MERINGOLO FKA DALLAS ARLENE DANIELS TO RAYSHHELL & DWAYNE EDMON LONG HW
21X COURTESY HX CARD SENT 031921
22CC EFILE HX APP NT 020822
22X DENY HX PENDING SECOND PROOF FL RES BOTH OTHERS ONLY SUBMITTED FL DL DB 032922
22CC EFILE HX APP NT 072622

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Alternate Key 3828349
 Parcel ID 12-19-26-4800-000-03900

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0470 Comp 2
 12/6/2024 By
 Card # 1 of 1

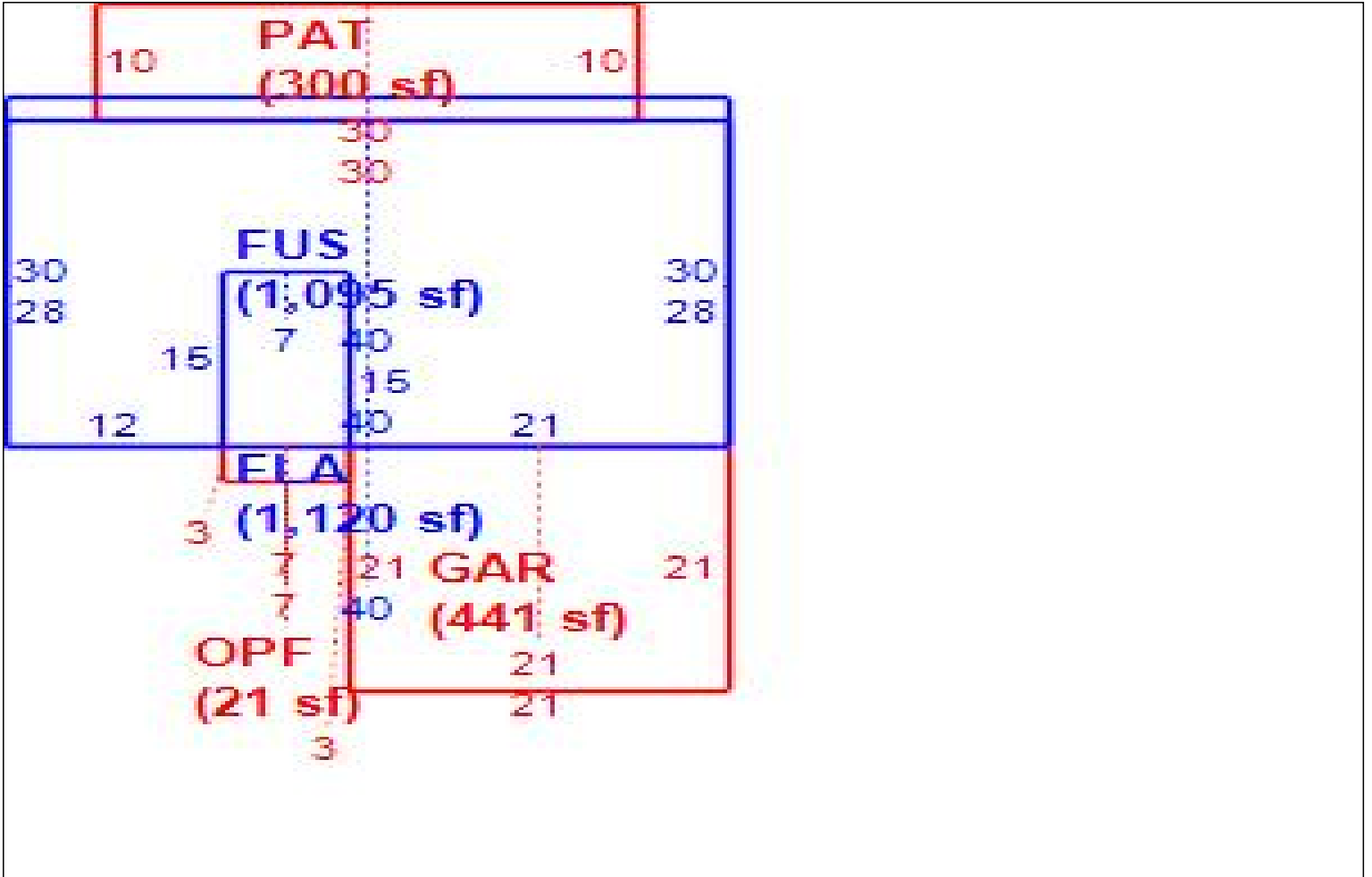
Current Owner		
YACAVONE MICHAEL W		
2424 SANDRIDGE CIR		
EUSTIS	FL	32726

Property Location		
Site Address 2424 SANDRIDGE CIR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 QUAIL HOLLOW PB 52 PG 48-49 LOT 39 ORB 6157 PG 1020

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	36,000.00	0.0000	1.25	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 258,053 Deprec Bldg Value 250,311 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	3
FLA	FINISHED LIVING AREA	1,120	1,120	1120	2005	2215	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,095	1,095	1095	96.72	258,053	Quality Grade	655	Half Baths	1
GAR	GARAGE FINISH	0	441	0	EX	97.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	21	0	% Good	0	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	300	0	Functional Obsol	250,311	Roof Cover	3	Type AC	03
TOTALS		2,215	2,977	2,215	Building RCNLD					

Alternate Key 3828349
 Parcel ID 12-19-26-4800-000-03900

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0470 Comp 2
 12/6/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023 2006	DENY51 04-01553	01-01-2022 01-01-2005	01-01-2024 01-26-2006	1 121,751	0030 0000	P1 SFR 3/BR-2424 SANDRIDGE CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023068983	6157 1020	05-26-2023	WD	Q	01	I	385,000	039	HOMESTEAD	2024	25000	
2021101505	5757 2381	07-20-2021	WD	Q	01	I	210,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	3342 0066	12-28-2006	QC	U	U	I	0					
	2960 0003	09-16-2005	WD	Q	Q	I	169,800					
	2757 1865	02-08-2005	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	
45,000	250,311	0	295,311	0	295311	50,000.00	245311	270311	295,311	

Parcel Notes

06FC FLA2 OVER FLA1 MB 012606
 3342/66 JAMES R WALDIE IV SINGLE
 16 UPDATE BLDG SECTION PER FUS CLEANUP TJW 082815
 5757/2381 JAMES R IV & TAMMY M WALDIE TO SKYLAR BERNHARDT MARRIED
 21X COURTESY HX CARD SENT 092021
 22 MLS SALE SEEMS LOW FOR AREA NO LISTING FOUND JDB 092421
 23CC EFILE HX PORT APP NT 120822
 23X DENY PORT NO HX IN PAST 3 YRS KCH 040623
 23CC CERTIFIED DENIAL MAILED TO 2424 SANDRIDGE CIR EUSTIS FL 32726 RETURNED NOT DELIVERABLE AS ADDRESSED ACS 071023
 6157/1020 SKYLAR & SATCH BERNHARDT TO MICHAEL WYATT YACAVONE UNMARRIED
 24CC EFILE HX APP CP 030124

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 3844711
 Parcel ID 07-19-27-0950-000-04900

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0470 Comp 3
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 Card # 1 of 1

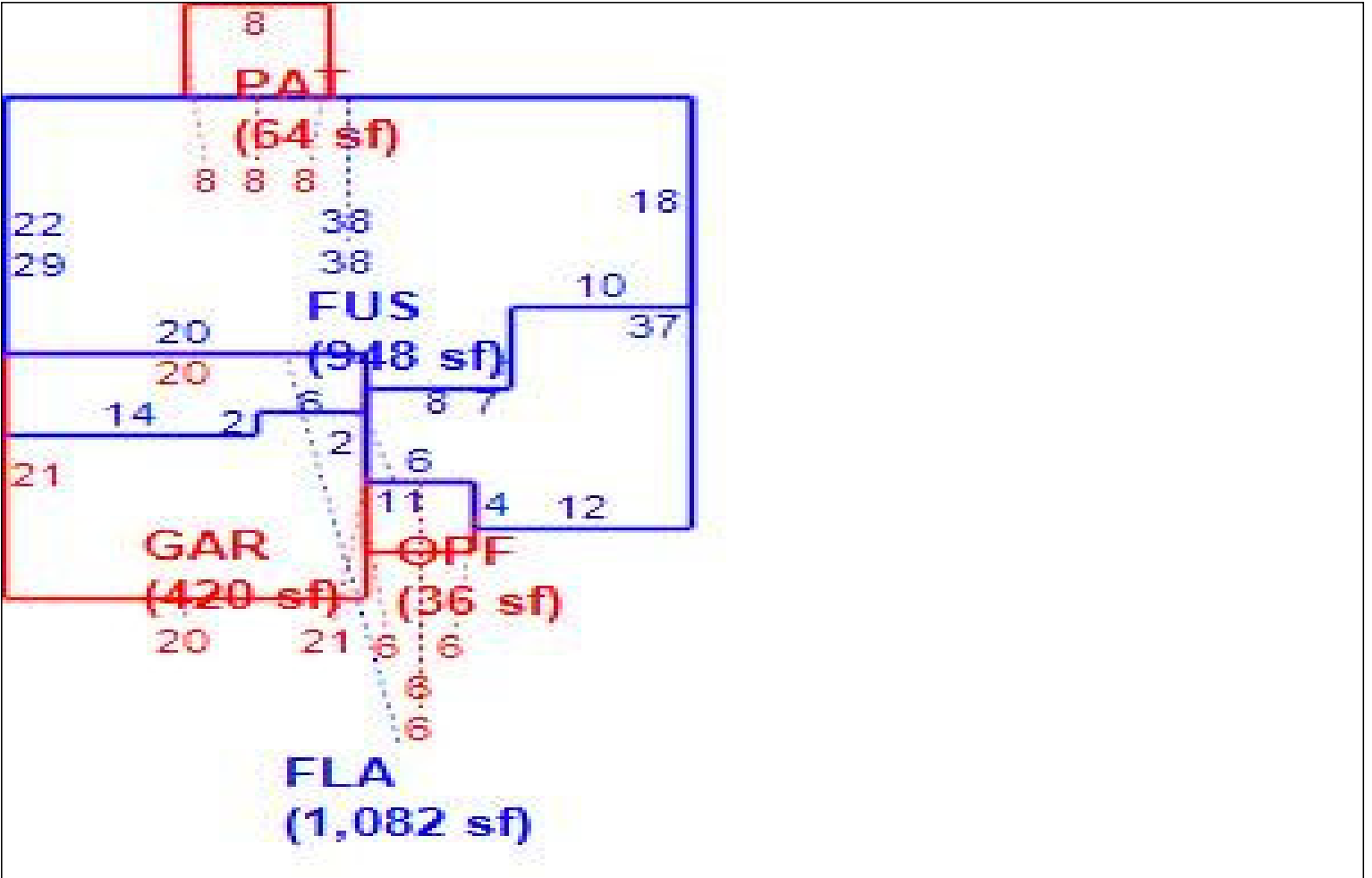
Current Owner		
HAYES GARY E AND DAVID A HAYES		
272 MISTY OAKS LN		
EUSTIS	FL	32736

Property Location			
Site Address 272 MISTY OAKS LN			
EUSTIS FL 32726			
Mill Group	000E	NBHD	2352
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	04-08-201

Legal Description
 MISTY OAKS PB 56 PG 93-94 LOT 49 ORB 6344 PG 261

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	70,000.00	0.0000	1.35	1.000	1.000	0	94,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		94,500		
Classified Acres		0		Classified JV/Mkt		94,500		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 226,856 Deprec Bldg Value 220,050 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	1,082	1,082	1082	2008	2030	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	948	948	948		92.20	Quality Grade	645	Half Baths	1
GAR	GARAGE FINISH	0	420	0		226,856	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	36	0		97.00	% Good	97.00	Foundation	3
PAT	PATIO UNCOVERED	0	64	0		0	Functional Obsol	0	Fireplaces	0
TOTALS		2,030	2,550	2,030		220,050	Building RCNLD	220,050	Roof Cover	3
									Type AC	03

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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	18-01263	07-06-2018	04-08-2019	3,500	0002	REPAIR STUCCO	04-08-2019		
2009	2008431	05-27-2008	02-23-2009	211,372	0000	SFR 272 MISTY OAKS LN			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024065741	6344	0261	05-29-2024	WD	U	30	I	390,000				
2024011429	6277	1778	01-16-2024	WD	Q	01	I	375,000				
	3768	2289	03-11-2009	WD	Q	Q	I	184,000				
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	
94,500	220,050	0	314,550	0	314550	0.00	314550	314550	314,550	

Parcel Notes

3768/2289 KATHLEEN E CZYZIA MARRIED
 10X KATHLEEN CZYZIA FILED FOR 10HX AS A DIVORCED PERSON
 19FC SFR GOOD COND FLA4 TO FUS NEW STUCCO TMP 040819
 6277/1778 KATHLEEN E MORSE FKA CZYZIA TO HAYES RENOVATIONS LLC
 6344/261 HAYES RENOVATIONS LLC TO GARY EUGENE HAYES UNMARRIED AND DAVID ALAN HAYES UNMARRIED JTWROS

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