



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

1818093

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 #	2024-0472	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information FK1 SFRC2 LP			
Taxpayer name: FirstKey Homes; 2015-2 IH2 Borrower 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 #	01-19-24-01250000100 5440 Twin Palms Rd
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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)	
<input type="checkbox"/> Parent/grandparent reduction		<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"/> 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"/> 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"/> 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.			
<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 # 2024-0472	Alternate Key: 1818893	Parcel ID: 01-19-24-0125-000-00100	
Petitioner Name FKH SFR C2 LP The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 5440 TWIN PALMS RD FRUITLAND PARK		<input type="checkbox"/> Check if Multiple Parcels
Owner Name Ryan, LLC c/o Robert Peyton	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 338,190	\$ 338,190	
2. Assessed or classified use value, *if applicable	\$ 338,190	\$ 338,190	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 338,190	\$ 338,190	

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

Last Sale Date 1/25/2023 **Price:** \$100 Arm's Length Distressed Book 6113 Page 114

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1818893	1673933	3597184	1488711
Address	5440 TWIN PALMS RD FRUITLAND PARK	5448 E HARBOR DR FRUITLAND PARK	35437 WILLOW CIR FRUITLAND PARK	5301 MAGNOLIA RIDGE RD
Proximity				
Sales Price		\$410,000	\$485,000	\$485,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	2.80%	0.80%
Adjusted Sale		\$355,060	\$425,830	\$416,130
\$/SF FLA	\$225.91 per SF	\$188.96 per SF	\$180.97 per SF	\$177.83 per SF
Sale Date		8/24/2023	5/18/2023	10/6/2023
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	1,497	1,879	-19100	2,353	-42800	2,340	-42150
Year Built	1981	1966		1996		1974	
Constr. Type	BR/BLK/STU	BLK	10000	BR/BLK/STU		BR/BLK/STU	
Condition	VG	VG		VG		VG	
Baths	2.0	2.1	-5000	2.0		2.0	
Garage/Carport	GAR 4.0	GAR 2.0	15000	GAR 2.0	15000	GAR 1.0	20000
Porches	SPF/PAT	OPF		SPF/OPF		SPF/OPU	
Pool	N	N	0	Y	-20000	Y	-20000
Fireplace	1	0	2500	0	2500	0	2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	EPF	EPF			15000		15000
Site Size	LOT	LOT		LOT		LOT	
Location	NBHD	NBHD		NBHD		NBHD	
View	LK ACC	LK ACC		LK ACC		LK ACC	
		Net Adj. 1.0%	3400	-Net Adj. 7.1%	-30300	-Net Adj. 5.9%	-24650
		Gross Adj. 14.5%	51600	Gross Adj. 22.4%	95300	Gross Adj. 23.9%	99650
Adj. Sales Price	Market Value \$338,190	Adj Market Value	\$358,460	Adj Market Value	\$395,530	Adj Market Value	\$391,480
	Value per SF 225.91						

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: AFH

DATE 11/26/2024

2024-0472 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	1488711	5301 MAGNOLIA RIDGE RD FRUITLAND PARK	0
2	subject	1818893	5440 TWIN PALMS RD FRUITLAND PARK	-
3	comp 2	3597184	35437 WILLOW CIR FRUITLAND PARK	0
4	comp 1	1673933	5448 E HARBOR DR FRUITLAND PARK	0
5				
6				
7				
8				

Alternate Key 1818893
 Parcel ID 01-19-24-0125-000-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0472 Subject
 12/11/2024 By
 Card # 1 of 1

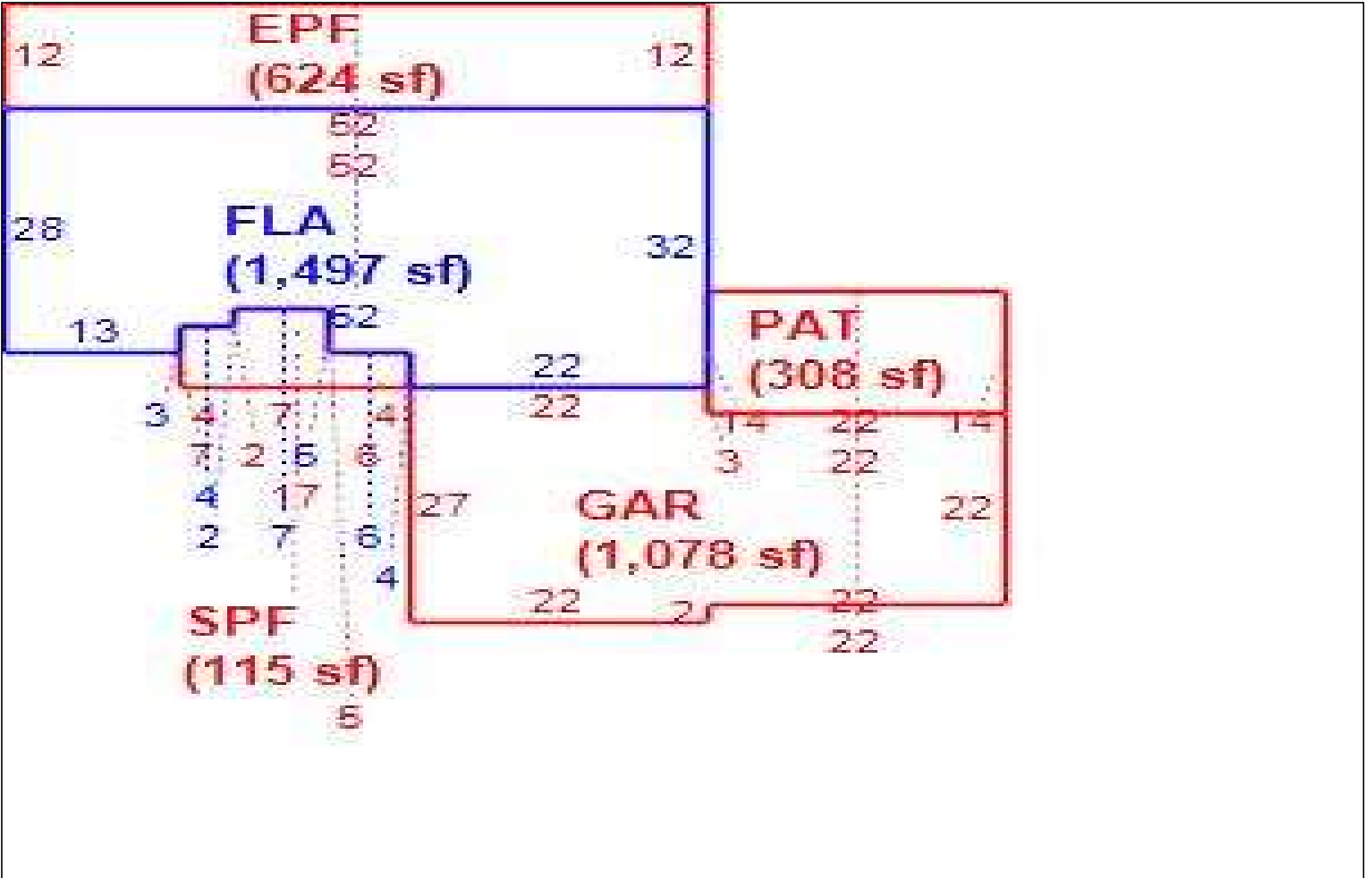
Current Owner		
FKH SFR M LP C/O FIRST KEY HOMES LLC 1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location		
Site Address 5440 TWIN PALMS RD FRUITLAND PARK FL 34731		
Mill Group	0001	NBHD 5014
Property Use		Last Inspection
00100	SINGLE FAMILY	SAD 01-01-202

Legal Description
 KING'S COVE SUB, FIRST ADD LOT 1 PB 24 PG 27 ORB 6113 PG 114

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	0102	0	0		1.00 LT	110,000.00	0.0000	1.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 227,171 Deprec Bldg Value 220,356 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	
EPF	ENCLOSED PORCH FIN	0	624	0	1981					
FLA	FINISHED LIVING AREA	1,497	1,497	1497	Effective Area	1497	No Stories	1.00	Full Baths 2	
GAR	GARAGE FINISH	0	1,078	0	Base Rate	104.63	Quality Grade	660	Half Baths 0	
PAT	PATIO UNCOVERED	0	308	0	Building RCN	227,171	Wall Type	03	Heat Type 6	
SPF	SCREEN PORCH FINIS	0	115	0	Condition	EX	Foundation	3	Fireplaces 1	
TOTALS		1,497	3,622	1,497	% Good	97.00	Functional Obsol	0	Roof Cover 3	
					Building RCNLD	220,356	Type AC	03		

Alternate Key 1818893
Parcel ID 01-19-24-0125-000-00100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0472 Subject
PRC Run: 12/11/2024 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
SEW1	SEAWALL	135.00	LF	45.00	2011	2011	6075.00	67.50	4,101
BHS2	BOAT HOUSE	190.00	SF	25.50	1997	1997	4845.00	60.00	2,907
DOC2	BOAT DOCK	40.00	SF	14.80	1997	1997	592.00	50.00	296
FOP2	OPEN PORCH FINISHED	72.00	SF	10.50	1997	1997	756.00	50.00	378

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	LAND	01-01-2019	04-28-2020	1	0008	CK LAND SEE NOTES	04-28-2020		
2015	2014030324	03-27-2014	10-14-2014	2,438	0002	REPL WINDOWS	10-14-2014		
2012	MISC	12-14-2011	04-05-2012	1	0003	BHS NPA FOR 2012	04-05-2012		
2012	VALU	01-01-2011	04-05-2012	1	0008	CK VALUE FOR OWNER	04-05-2012		
2012	LAND	01-01-2011	12-31-2011	1	0008	CK LAND VALUES IN SUB			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023033393	6113	0114	01-25-2023	WD	U	11	100				
2021102653	5759	1349	06-17-2021	WD	U	11	0				
2018128193	5192	1036	10-25-2018	WD	Q	1	174,600				
2018054192	5107	1533	05-08-2018	WD	U	M	100				
	4649	2339	07-01-2015	MI	U	M	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	
110,000	220,356	7,682	338,038	0	338038	0.00	338038	338038	338,190	

Parcel Notes

675/208 ARAGAIN INC TO ANTHONY M & PATRICIA B DENIER HW
 89 NBHD CHANGED FROM 1101
 00 LOC FROM 1.00 QG FROM 350 EJB 052600
 03X SOS APPLICATION WAS MAILED FROM WILLISTON PARK NY 11596
 04 UPDATE SUB EJB 060504
 07X PATRICIA & ANTHONY DENIER HAVE NOT MOVED THEY ARE IN NY WITH THEIR DAUGHTER WHO IS TAKING CARE OF THEM WHILE THEY ARE ILL THEY DID CHANGE THE ADDRESS TO 1130 LINDEN ST VALLEY STREAM NY 11580 ONLY BECAUSE THE PO WAS NOT FORWARDING THE MAIL THEY WISH TO RETURN BUT TIME WILL TELL PER LETTER DTD 073107
 08X CARD RETURNED VACANT 010508 SENT LETTER TO NY ADDRESS
 08 LOC FROM 134 PHYS FROM 115 SHP FROM 100 QG FROM 525 EJE 060308
 08X PATRICIA B DENIER DECEASED 011908 INTERNET DEATH LIST
 08X ADDRESS LIST 1130 LINDEN ST VALLEY STREAM NY 11580
 08TR NOT DELIVERABLE AS ADDRESSED 5440 TWIN PALMS RD FRUITLAND PARK FL 34731 6046
 09X ANTHONY M DENIER 88 DECEASED 101408 NASSAU COUNTY NY INTERNET DEATH LIST
 09 LOC FROM 230 EJE 052809
 12 LOC FROM 150 SHP FROM 86 PHYS FROM 130 QG FROM 590 CK PROPERTY FOR BHS NPA FOR 2012 TMP 121411
 12 NO PRO RECORDED JD 030112
 12FC EAG FROM 1 COND FROM 3 QG FROM 550 LOOKS TO HAVE NEW ROOF BUT SOFFIT MISSING FACIA IS ROTTING IN PLACES DOES NOT LOOKED TO BE LIVED IN CHG SPF2 TO EPA2 ADD SEW TO MISC BHS APPROX 300SF NOT ASSESSED NOT USABLE AND FALLING DOWN JSB 040512
 4388/291 ORDER OF SUMM ADMIN FOR THE EST OF ANTHONY M DENIER PROP TO DONNA P DENIER AND JAMES M DENIER ONLY
 4404/255 DONNA P DENIER AND JAMES M DENIER TO IH2 PROPERTY FLORIDA LP
 14VAB PETITION 2014-192 TJW 091714

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 1673933
 Parcel ID 01-19-24-0200-000-03200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0472 Comp 1
 PRC Run: 12/11/2024 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
SEW2	SEAWALL	130.00	LF	75.00	1990	1990	9750.00	60.00	5,850
BHS2	BOAT HOUSE	384.00	SF	25.50	1978	1978	9792.00	60.00	5,875

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008	2007120038	12-06-2007	03-31-2008	8,200	0000	REROOF W/SHINGLES	03-31-2008		
1997	6120208	11-01-1996	12-01-1996	1,856	0000	SOFFIT & FASCIA			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023106921	6203 1000	08-24-2023	WD	Q	01	I	410,000	039	HOMESTEAD	2025	25000
	3550 1306	11-28-2007	QC	U	U	I	0	059	ADDITIONAL HOMESTEAD	2025	25000
	0347 0863	11-24-1967	WD	Q	Q	I	29,500				
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
110,000	197,963	11,725	319,688	0	319688	50,000.00	269688	294688	319,688

Parcel Notes

89 NBHD CHANGED FROM 1100
 91 REPLACE SEW AND ADD BHS NPA PAP 031692
 97X TVADX APPROVED FOR LEON P ISAACS PER EEH
 97TRIM VALUE OK 082797
 07X ISAACS MOVED TO AK2669276
 3550/1306 JAMES PRESTON ISAACS UNMARRIED
 08FC SFR HAS NEW SHINGLE ROOF MHS 033108
 08 LAND FROM 0103 LOC FROM 170 SHP FROM 100 QG FROM 550 EJE 060308
 09 LOC FROM 230 EJE 052809
 6203/1000 JAMES P ISAACS TO DAVID C & WENDY PERSSON HW
 24X HX APP RECD BY EMAIL FOR 25 ALS 080624

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Alternate Key 3597184
 Parcel ID 01-19-24-0195-000-02300

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0472 Comp 2
 12/11/2024 By
 Card # 1 of 1

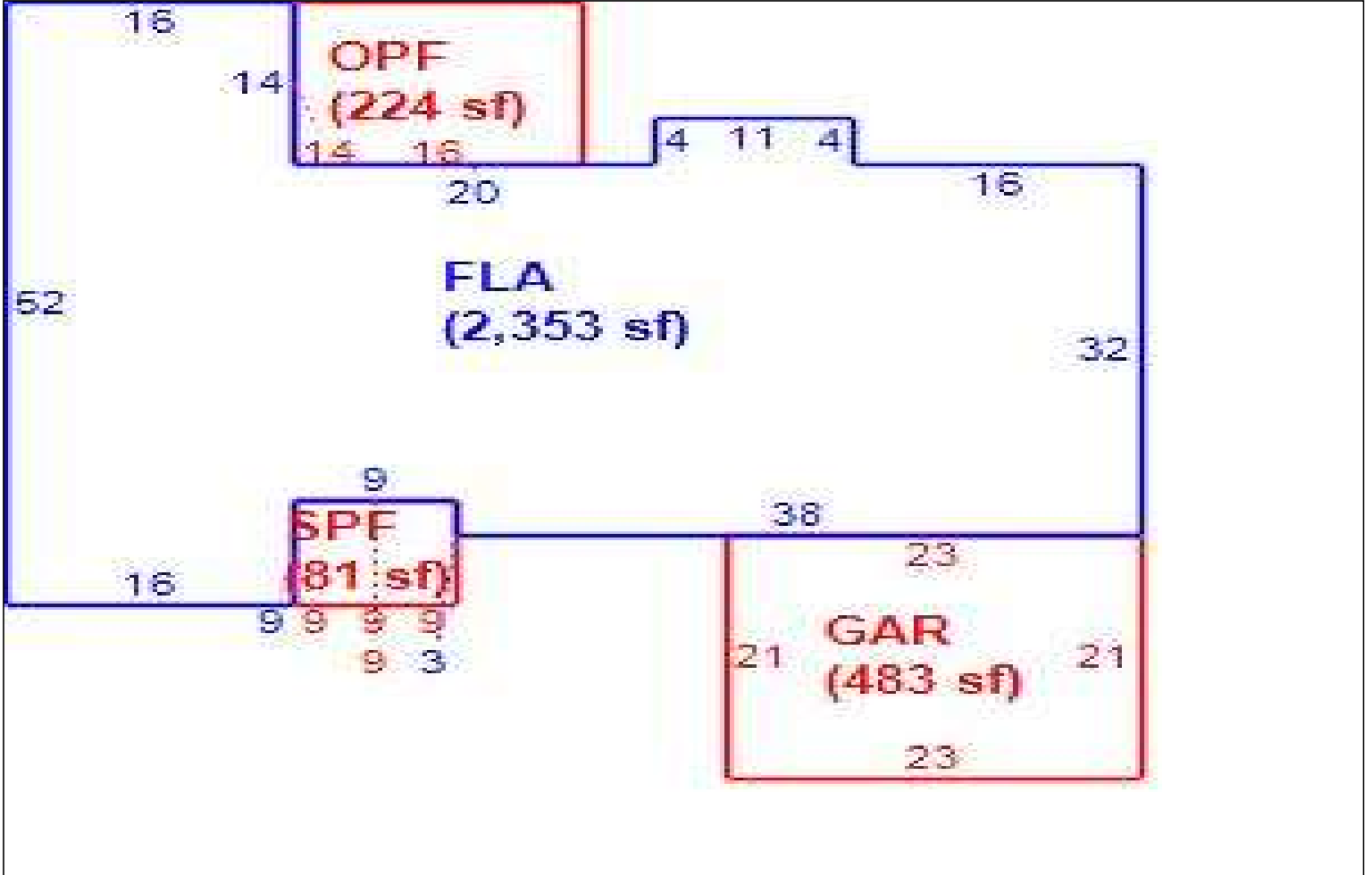
Current Owner			
HENRY HOWARD R			
35437 WILLOW CIR			
FRUITLAND PARK	FL	34731	

Property Location			
Site Address 35437 WILLOW CIR			
FRUITLAND PARK FL 34731			
Mill Group	0001	NBHD	5014
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	04-11-202

Legal Description
 KINGS COVE UNIT 7 LOT 23 PB 35 PGS 62-64 ORB 6150 PG 1964

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	0102	0	0		1.00 LT	110,000.00	0.0000	1.00	1.000	1.000	0	110,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000			
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 274,405 Deprec Bldg Value 266,173 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	2,353	2,353	2353	1996	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	483	0	98.43	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	224	0	274,405	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	81	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,353	3,141	2,353	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					266,173				

Alternate Key 3597184
Parcel ID 01-19-24-0195-000-02300

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 2024-0472 Comp 2
12/11/2024 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	300.00	SF	35.00	1998	1998	10500.00	85.00	8,925
PLD2	POOL/COOL DECK	806.00	SF	5.38	1998	1998	4336.00	70.00	3,035
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1998	1998	6000.00	50.00	3,000
SEN2	SCREEN ENCLOSED STRUCTURE	2116.00	SF	3.50	1998	1998	7406.00	40.00	2,962
BHS2	BOAT HOUSE	242.00	SF	25.50	1998	1998	6171.00	60.00	3,703
DOC2	BOAT DOCK	126.00	SF	14.80	1998	1998	1865.00	50.00	933

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	2021020742	02-18-2021	06-29-2021	11,108	0002	REPL WINDOWS 5	07-01-2021		
2008	2007050648	05-31-2007	03-31-2008	3,952	0000	REPAIR DOCK	03-31-2008		
2006	2005060426	06-16-2005	03-02-2006	11,150	0000	REROOF SHINGLE			
2005	SALE	01-01-2004	02-01-2005	1	0000	CHECK VALUE			
1999	9809122	09-01-1998	12-01-1998	2,300	0000	12X24 DOC & BHS			
1999	8030677	03-01-1998	12-01-1998	3,080	0000	SEN			
1999	9820568	02-01-1998	12-01-1998	20,194	0000	POOL			
1997	9610448	03-01-1996	12-01-1996	121,524	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023063892	6150	1964	05-18-2023	WD	Q	01	I	485,000	039	HOMESTEAD	2024	25000
	2661	0413	09-17-2004	WD	Q	Q	I	250,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1573	1236	12-29-1997	WD	Q	Q	I	156,000				
	1443	0475	05-01-1996	WD	Q	Q	I	146,000				
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	
110,000	266,173	22,558	398,731	0	398731	50,000.00	348731	373731	398,731	

Parcel Notes

1573/1236 PROP TO THOMAS F LEWIS SR MARRIED
 99X THOMAS LEWIS FILED FOR VADX BUT DID NOT FURNISH V A LETTER
 99FC ADD MISC EJB 030999
 04 UPDATE SUB EJB 060504
 2661/413 THOMAS F SR & YAULANDA L LEWIS TO ROBERT T & SHARON A THRASHER HW
 05FC SKETCH OK QG FROM 550 EJB 020105
 06FC LOC FROM 100 WGC 030206
 08FC DOC REPAIRED SF IS THE SAME MHS 033108
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 20 ROBERT THEODORE THRASHER II 77 DECEASED 041820 STATE DEATH LIST FILE 2020065485 KD
 22FCL SFR IN GOOD COND WINDOWS REPL OPF3 TO SPF JKB 062921
 6150/1964 SHARON A THRASHER TO HOWARD R HENRY SINGLE
 24CC EFILE HX APP CP 030824

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Alternate Key 1488711
 Parcel ID 01-19-24-0400-000-00800

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0472 Comp 3
 12/11/2024 By
 Card # 1 of 1

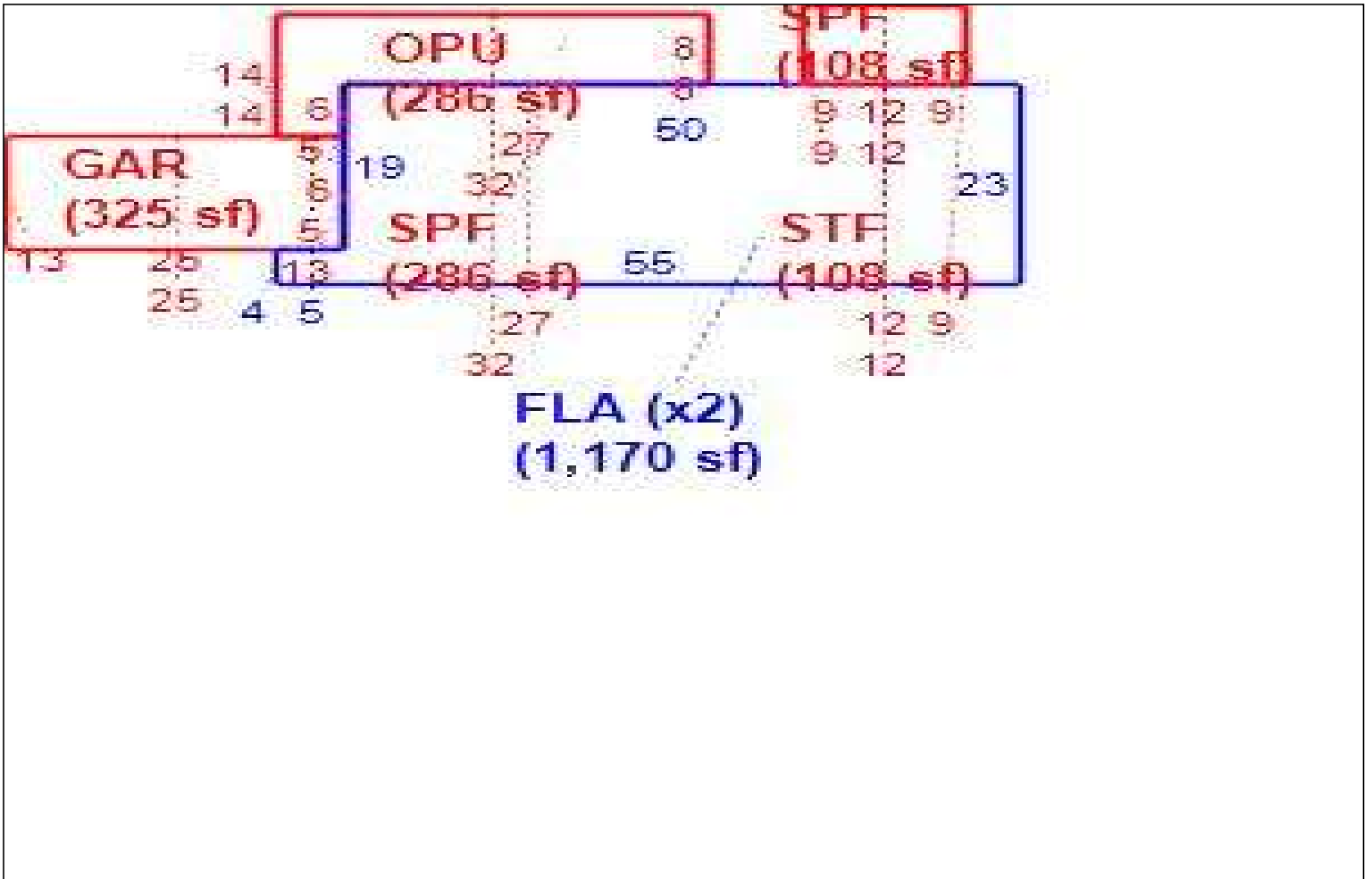
Current Owner		
5301 MAGNOLIA RIDGE ROAD LAKE HOUS		
1051 TOSCANO DR		
TRINITY	FL	34655

Property Location			
Site Address 5301 MAGNOLIA RIDGE RD			
FRUITLAND PARK FL 34731			
Mill Group	0001	NBHD	5014
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	09-21-202

Legal Description
 PICCIOLA HIGHLAND ESTATES LOT 8 PB 17 PG 53 ORB 6228 PG 2117 ORB 6249 PG 2101

LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0102	0	0		1.00 LT	110,000.00	0.0000	1.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 271,865 Deprec Bldg Value 263,709 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,340	2,340	2340	1974	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	325	0	95.76	Quality Grade	670	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	286	0	271,865	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	394	0	EX	Foundation	3	Fireplaces	0
STF	STORAGE ROOM FINIS	0	108	0	97.00	Roof Cover	2	Type AC	03
TOTALS		2,340	3,453	2,340	0	Building RCNLD	263,709		

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL3	SWIMMING POOL - RESIDENTIAL	510.00	SF	46.00	1977	1977	23460.00	85.00	19,941
PLD2	POOL/COOL DECK	120.00	SF	5.38	1977	1977	646.00	70.00	452
UBF2	UTILITY BLDG FINISHED	80.00	SF	7.50	2011	2011	600.00	67.50	405
DEC2	DECK - WOOD	240.00	SF	4.63	2011	2011	1111.00	50.00	556
DOC3	BOAT DOCK	160.00	SF	16.25	2008	2008	2600.00	50.00	1,300
UBF4	UTILITY BLDG FINISHED	240.00	SF	14.50	2023	2023	3480.00	97.50	3,393

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	2019030313	03-08-2019	02-26-2020	18,240	0002	REROOF METAL	02-26-2020		
2011	2010070567	07-30-2010	04-08-2011	11,500	0002	REPL WINDOWS SIZE FOR SIZE	04-08-2011		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023145935	6249 2101	11-16-2023	WD	U	11	I	0				
2023128532	6228 2117	10-06-2023	WD	Q	01	I	485,000				
2022030529	5908 1865	02-17-2022	QC	U	11	I	100				
	1228 1437	04-01-1993	QC	U	U	I	33,500				
	0871 2227	04-01-1986	WD	Q	Q	I	79,000				
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	
110,000	263,709	26,047	399,756	0	399756	0.00	399756	399756	399,880	

Parcel Notes

871/2227 STARKS TO TAYLOR DOES NOT INCLUDE 1/58INT TRACT A
89 NBHD CHANGED FROM 1100
1228/1438 DELORIS TAYLOR TO CHARLES TAYLOR SETTLEMENT
11FC SFR HAS NEW WINDOWS QG FROM 550 MHS 040811
18 UPDATE LAND & LEGAL TO REMOVE INDIV INTEREST IN TRACT A SEPARATE PARCEL CREATED FOR TRACT A SEE AK3910047 DW 031518
19IT CK IMPS 8X12 REAR ROOM AND OPF3 TO SPF PJF 110618
20FC SFR IN ABOVE AVG COND EAG FROM 3 COND FROM 2 ROOF COVER FROM 3 OPF3 TO SPF OPF4 TO OPU ADD SPF5 NPA ADD MISC NPA
YR BLT EST OLD DOC SEEN NOT ADDED POOR COND SPJ 022620
5908/1865 CHARLES F TAYLOR TO CHARLES F & FELICIA L TAYLOR HW
24X HX REMOVED OWNERS APPLIED FOR HX AND PORT ON 5350 MAGNOLIA RIDGE RD FRUITLAND PARK ALS 101823
6228/2117 CHARLES F & FELICIA L TAYLOR TO JORGE E & JILL M VILLAR HW
6249/2101 JORGE E & JILL M VILLAR TTEES OF THE 5301 MAGNOLIA RIDGE ROAD LAKE HOUSE LAND TRUST AGMT DTD 100523
24IT PENDING BUYER OF PROPERTY JILL VILLAR 813 477 2525 CALLED TO UPDATE SFR FOR INSURANCE BEDS FROM 4 FULL BATHS FROM 3
FP FROM 1 PER LISTING MLS G5073117 WALL TYPE FROM 02 QG FROM 650 ADD 12X9 SAF UNDER 12X9 SPF ON 2ND STY ADD MISC 10X16
DOC3 EST 2008 YB PER AERIAL AND NEW 12X20 UBF4 1977 YB POL2 TO POL3 2011 UBF2 SF FROM 108 SFR LOOKS EXCELLENT WITH
UPDATES CTQ 092123

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