



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3827668*

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 #	<i>2024-0475</i>	County Lake	Tax year 2024 Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>FKH SFR PROPCO H LP</i>			
Taxpayer name: FirstKey Homes; Zillow Homes Property Trust		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 #	11-19-25-1900-000-02700 34333 SHADEWOOD CIRCLE
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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0475	Alternate Key: 3827668	Parcel ID: 11-19-25-1900-000-02700	
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 34333 SHADEWOOD CIR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name FKH SFR PROPCO H LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 347,377	\$ 347,377	
2. Assessed or classified use value, *if applicable	\$ 347,377	\$ 347,377	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 347,377	\$ 347,377	

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

Last Sale Date 11/10/2021 **Price:** \$353,000 Arm's Length Distressed Book 5846 Page 1030

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3827668	3827671	3439571	2697075
Address	34333 SHADEWOOD CIR LEESBURG	34315 SHADEWOOD CIR LEESBURG	34021 PARK LN LEESBURG	33930 HIGHLAND RD LEESBURG
Proximity		SAME SUB	0.55 MILE	0.41 MILE
Sales Price		\$385,000	\$400,000	\$389,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.80%	1.20%
Adjusted Sale		\$338,030	\$351,200	\$335,749
\$/SF FLA	\$175.71 per SF	\$174.51 per SF	\$156.65 per SF	\$172.18 per SF
Sale Date		5/12/2023	5/1/2023	9/19/2023
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	1,977	1,937	2000	2,242	-13250	1,950	1350
Year Built	2005	2004		1998		1991	5000
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 CAR	2 CAR		3 CAR	-10000	2 CAR	
Porches	Y	Y		Y (ENCL)	-3000	Y	
Pool	Y	Y	0	N	20000	Y	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 0.6%	2000	-Net Adj. 1.8%	-6250	Net Adj. 1.9%	6350
		Gross Adj. 0.6%	2000	Gross Adj. 13.2%	46250	Gross Adj. 1.9%	6350
Adj. Sales Price	Market Value \$347,377	Adj Market Value	\$340,030	Adj Market Value	\$344,950	Adj Market Value	\$342,099
	Value per SF 175.71						

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.

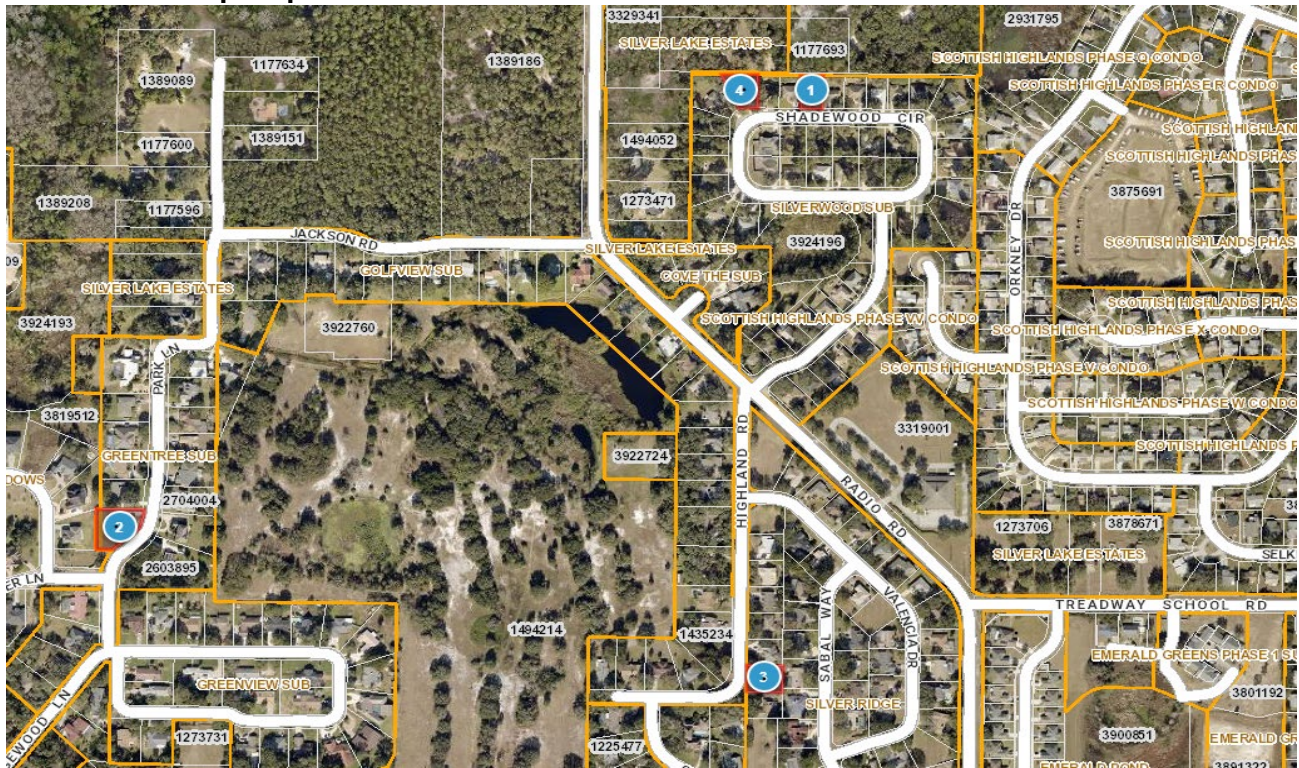
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 12/6/2024

2024-0475 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3827668	34333 SHADEWOOD CIR LEESBURG	-
2	COMP 2	3439571	34021 PARK LN LEESBURG	0.55 MILE
3	COMP 3	2697075	33930 HIGHLAND RD LEESBURG	0.41 MILE
4	COMP 1	3827671	34315 SHADEWOOD CIR LEESBURG	SAME SUB
5				
6				
7				
8				

Alternate Key 3827668
 Parcel ID 11-19-25-1900-000-02700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0475 Subject
 PRC Run: 12/6/2024 By
 Card # 1 of 1

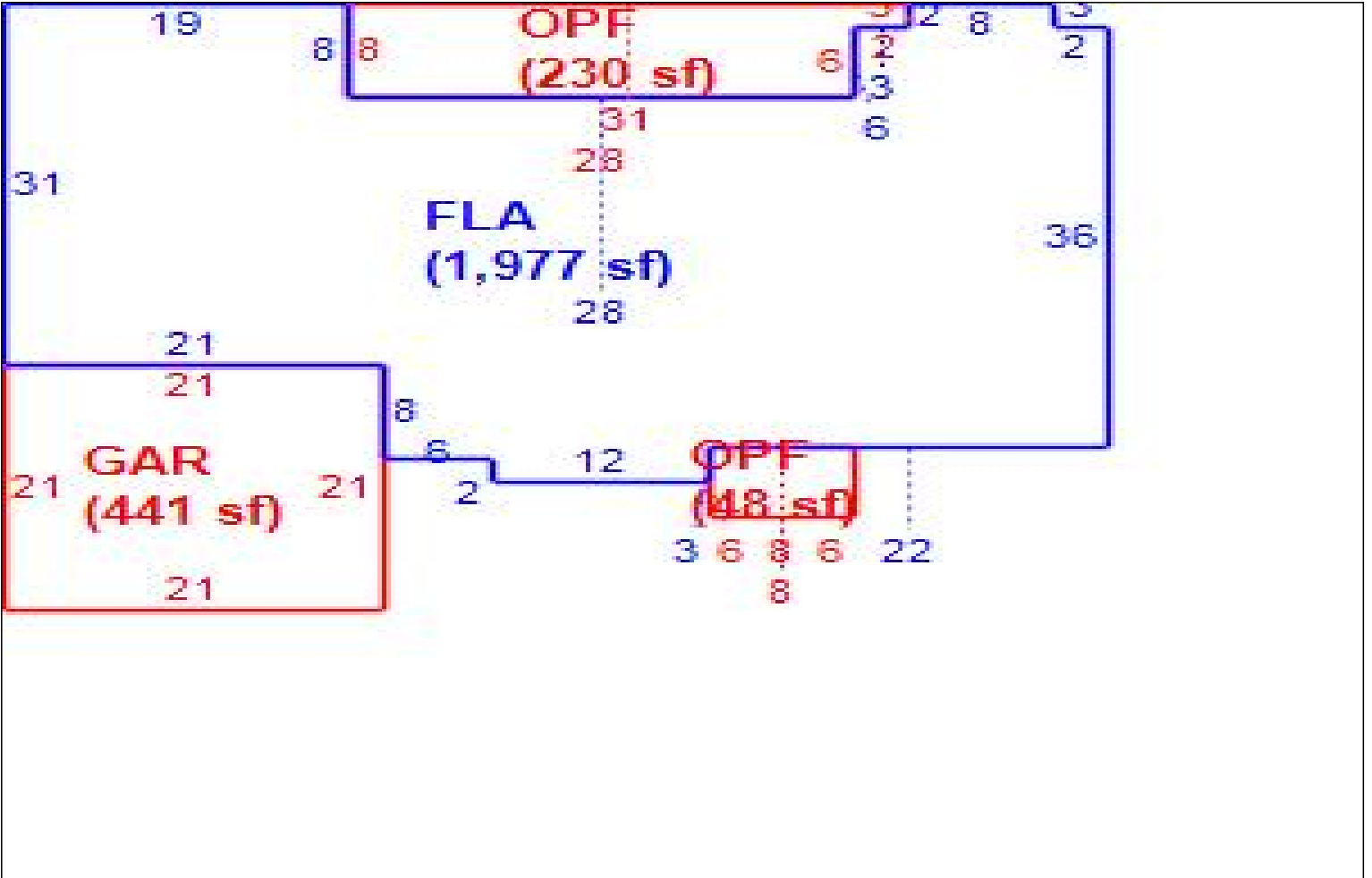
Current Owner		
FKH SFR PROPCO H LP		
1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location		
Site Address 34333 SHADEWOOD CIR		
LEESBURG FL 34788		
Mill Group 0001	NBHD 5145	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-04-202

Legal Description
 SILVERWOOD PB 52 PG 34-36 LOT 27 ORB 5846 PG 1030

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	2.60	1.000	1.000	0	93,600
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		93,600		
Classified Acres		0		Classified JV/Mkt		93,600		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 234,659 Deprec Bldg Value 227,619 Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,977	1,977	1977	2005	98.90	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	234,659	97.00	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	278	0	EX	0	Wall Type	03	Heat Type	6
TOTALS		1,977	2,696	1,977	0	0	Foundation	3	Fireplaces	0
					Building RCNLD	227,619	Roof Cover	3	Type AC	03

Alternate Key 3827668
 Parcel ID 11-19-25-1900-000-02700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0475 Subject
 PRC Run: 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	525.00	SF	35.00	2005	2005	18375.00	85.00	15,619
PLD2	POOL/COOL DECK	1000.00	SF	5.38	2005	2005	5380.00	70.00	3,766
SEN2	SCREEN ENCLOSED STRUCTURE	2635.00	SF	3.50	2005	2005	9223.00	52.50	4,842
PUG1	POOL UPGRADE	1.00	UT	2000.00	2005	2005	2000.00	85.00	1,700

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005050736	05-12-2005	06-29-2005	12,000	0000	40X30 POOL SEN			
2006	2005010541	01-13-2005	06-29-2005	10	0000	POOL 500SF DECK 800SF			
2006	2004101678	01-01-2005	06-29-2005	115,632	0000	SFR 34333 SHADEWOOD CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021164930	5846 1030	11-10-2021	WD	Q	01	I	353,000					
2021132886	5802 0476	09-17-2021	WD	U	37	I	353,700					
	4410 1132	11-25-2013	WD	Q	Q	I	179,000					
	2688 0734	10-29-2004	WD	Q	Q	V	32,900					
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	
93,600	227,619	25,927	347,146	0	347146	0.00	347146	347146	347,377	

Parcel Notes

2688/734 DONALD E JARRELL SINGLE
 06FC PUG IS FOR TILE WORK ON POOL JJG 070105
 07 QG FROM 630 OWNER CALLED ABOUT VALUE COMPARED TO NEIGHBORS TJW 061307
 4410/1132 DONALD E & MAGGIE E JARRELL TO THOMAS H & PAULA AMESBURY HW
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 5802/476 PAULA & THOMAS H AMESBURY TO ZILLOW HOMES PROPERTY TRUST
 5846/1030 ZILLOW HOMES PROPERTY TRUST TO FKH SFR PROP CO H LP

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Alternate Key 3827671
 Parcel ID 11-19-25-1900-000-03000

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0475 Comp 1
 12/6/2024 By
 Card # 1 of 1

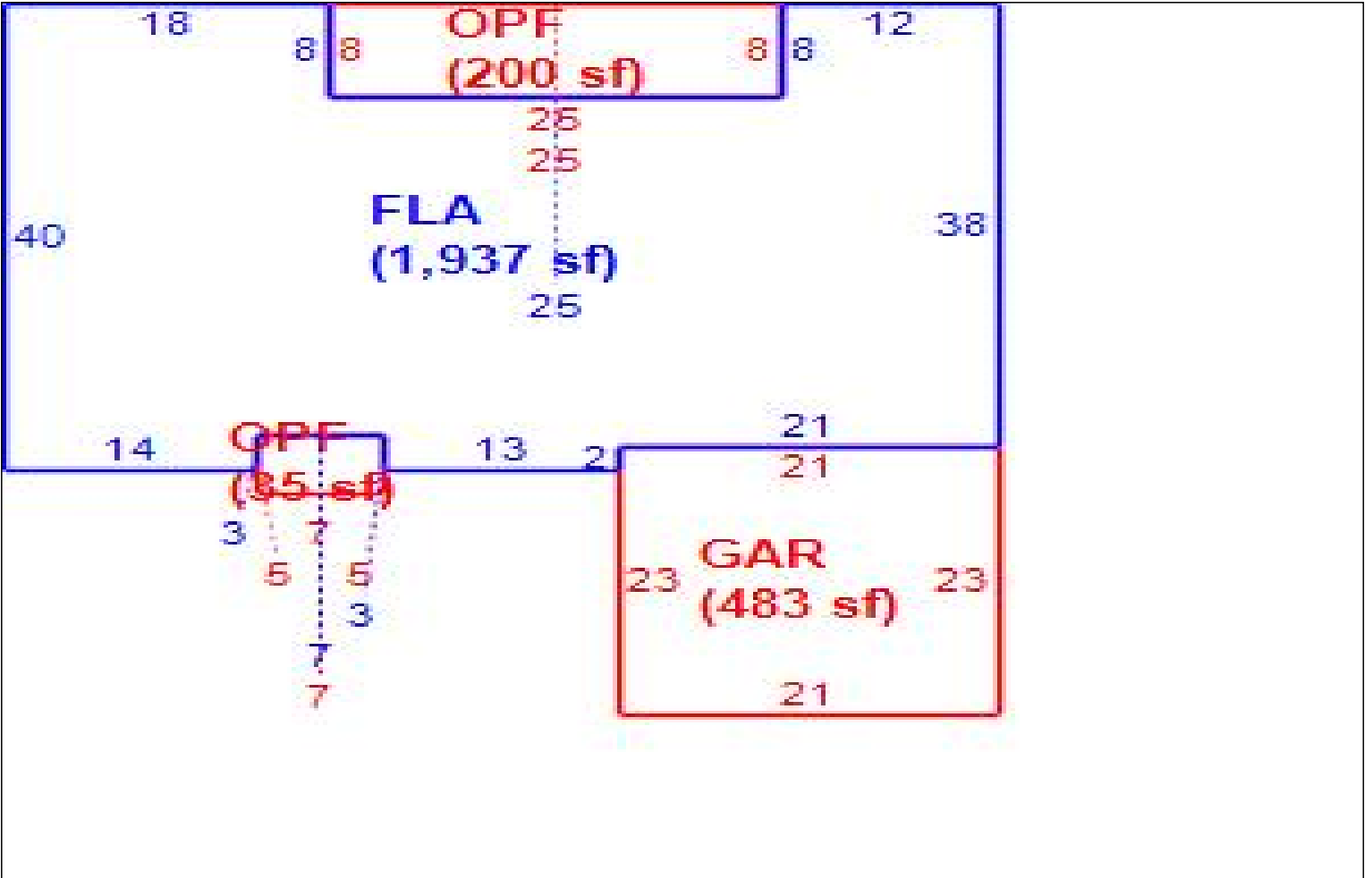
Current Owner		
STANSBURY GREGORY R AND ERIN ROBE		
34315 SHADEWOOD CIR		
LEESBURG	FL	34788

Property Location		
Site Address 34315 SHADEWOOD CIR		
LEESBURG FL 34788		
Mill Group	0001	NBHD 5145
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-04-202

Legal Description
 SILVERWOOD PB 52 PG 34-36 LOT 30 ORB 6162 PG 1864

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	2.60	1.000	1.000	0	93,600
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		93,600		
Classified Acres		0		Classified JV/Mkt		93,600		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 231,341 Deprec Bldg Value 224,401 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	1,937	1,937	1937	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	483	0	99.00	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	235	0	231,341	Wall Type	03	Heat Type	6
TOTALS		1,937	2,655	1,937	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					224,401				

Alternate Key 3827671
 Parcel ID 11-19-25-1900-000-03000

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0475 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	312.00	SF	35.00	2006	2006	10920.00	85.00	9,282
PLD2	POOL/COOL DECK	446.00	SF	5.38	2006	2006	2399.00	70.00	1,679
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	2006	2006	5390.00	55.00	2,965

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	SALE	01-01-2021		1	0099	CHECK VALUE			
2022	DENY39	01-01-2021	01-01-2024	1	0030	I1			
2007	2006080617	08-28-2006	05-10-2007	5,680	0000	SEN 36.6X22.2	05-10-2007		
2007	2006041221	05-02-2006	05-10-2007	32,068	0000	POL	05-10-2007		
2005	2004060392	06-16-2004	02-24-2005	116,166	0000	SFR 34315 SHADEWOOD CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023073627	6162 1864	05-12-2023	WD	Q	01	I	385,000				
2021047293	5681 1136	03-23-2021	WD	Q	01	I	305,000				
	4130 0211	02-22-2012	WD	U	U	I	149,900				
	4115 1896	01-03-2012	CT	U	U	I	92,500				
	3146 1941	04-17-2006	QC	U	U	I	125,000				
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	
93,600	224,401	13,926	331,927	0	331927	0.00	331927	331927	332,061	

Parcel Notes

2707/778 DEAN S COONS SINGLE
 3146/1941 DEAN S COONS SINGLE AND JASON L DURR SINGLE JTWROS
 07FC ADD MISC TJW 051007
 3644/786 FINAL JUDG OF CHANGE OF NAME DEAN SHANE COONS NKA DEAN SHANE SMITH
 11X DENY DEAN SMITH AND JASON DURR RENEWAL CARD RETURNED 423 HWY 466 APT 5304 LADY LAKE 32159
 4115/1896 CT VS DEAN SHANE SMITH FKA DEAN S COONS & JASON L DURR PROP SOLD TO UNDERWOOD & UNDERWOOD LLC
 4130/211 UNDERWOOD & UNDERWOOD LLC TO JOSHUA A & DEANNA PRICE HW
 13X JOSHUA & DEANNA PRICE FILED PORTABILITY FROM SUMTER CO NO VALUE TO PORT
 13X CORRECTED PORT VALUES PER SUMTER COUNTY SHOULD BE 26770 JUST & ASSESSED STILL NO PORT AW 050313
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 20CC REC VADX APP WITH VA LETTER CS 021120
 20X VADX APPROVED FOR JOSH PRICE DB 021320
 5681/1136 FROM PRICE JOSHUA A & DEANNA TO AGUILAR-DE PAZ LUIS A & LAURA E H PEREZ
 21X COURTESY HX CARD SENT 051921
 21X HX PENDING PERM RES CARDS FOR BOTH OWNERS JRF 080421
 22 MLS G5038476 CTQ 082621
 6162/1864 LUIS ALBERTO AGUILAR-DE PAZ & LAURA ELIZABETH HERREJON PEREZ TO GREGORY ROSS STANSBURY SINGLE AND ERIN ROBERTSON SINGLE ONLY

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Alternate Key 3439571
 Parcel ID 10-19-25-0100-000-01600

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0475 Comp 2
 12/6/2024 By
 Card # 1 of 1

Current Owner		
FRAKER MICHAEL R & CYNTHIA H		
34021 PARK LN		
LEESBURG	FL	34788

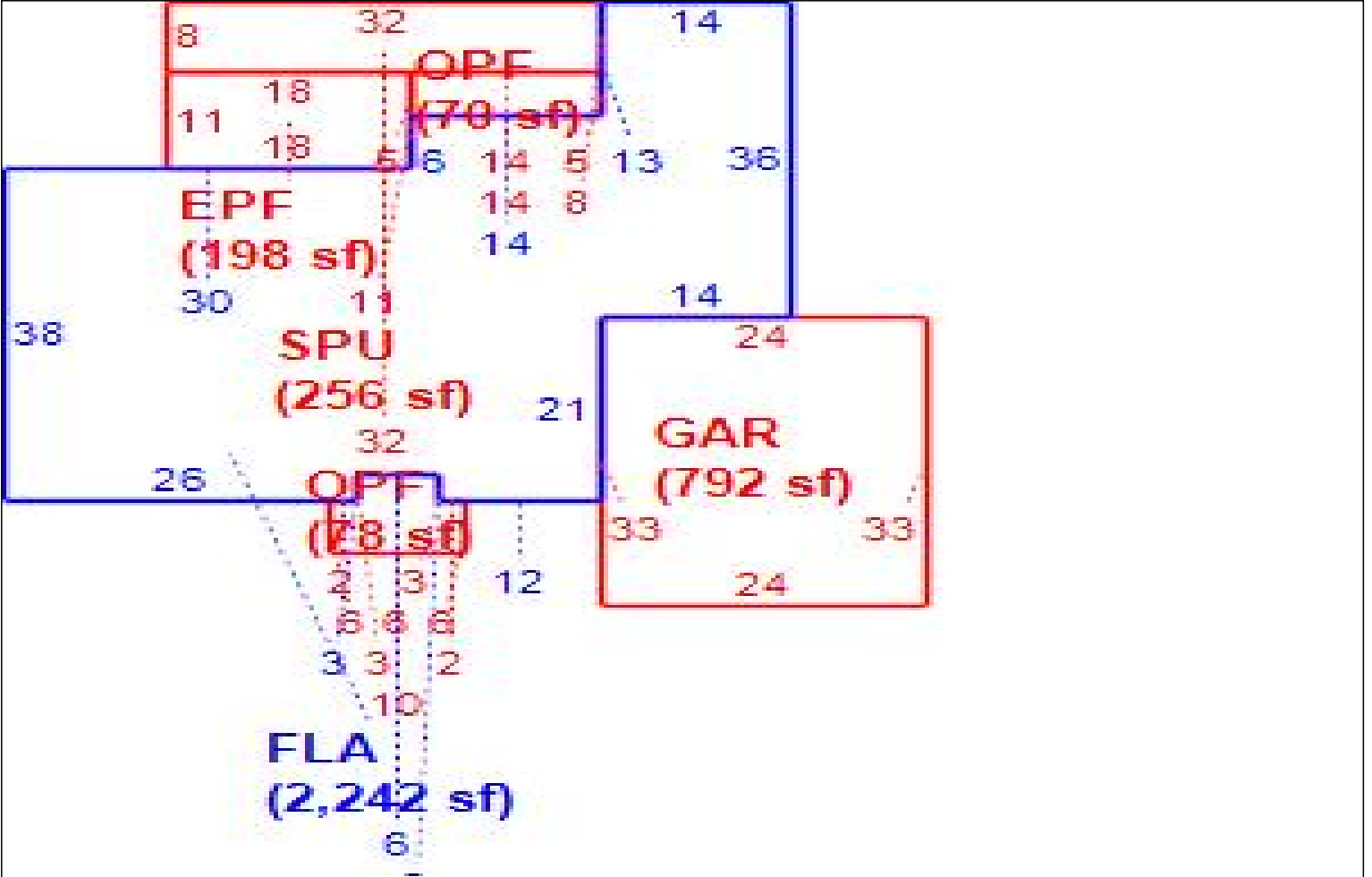
Property Location			
Site Address	34021 PARK LN		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	5145

Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	03-16-201

Legal Description
 GREEN TREE SUB BEG AT NW COR OF LOT 16, RUN N 89-50-21 E ALONG N LINE OF SAID LOT 16 A DIST OF 149.23 FT TO A POINT ON W R/W LINE OF PARK LN, SAID R/W BEING 66 FT IN WIDTH, THENCE S 0-48-10 W ALONG SAID W R/W LINE OF PARK LN A DIST OF 15.58 FT TO THE BEG OF A CURVE CONCAVE NW'LY & HAVING A RADIUS OF 117 FT, THENCE S'LY & SW'LY ALONG THE ARC OF SAID CURVE & SAID W'LY R/W LINE THRU A CENTRAL ANGLE OF 58-35-44, AN ARC LENGTH OF 119.65 FT, SAID POINT BEING AT THE END OF SAID CURVE & BEG OF A CURVE CONCAVE SE'LY & HAVING A RADIUS OF 183 FT, THENCE SW'LY ALONG THE ARC OF SAID CURVE & SAID W'LY R/W LINE OF PARK LN

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	3.00	0.900	1.000	0	97,200	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		97,200			
Classified Acres		0		Classified JV/Mkt		97,200		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 269,536 Deprec Bldg Value 261,450 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	3
EPF	ENCLOSED PORCH FIN	0	198	0	1998	2242	96.46	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	2,242	2,242	2,242	269,536	EX	97.00	Quality Grade	655	Half Baths	0
GAR	GARAGE FINISH	0	792	0	EX	97.00	0	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	148	0	0	0	0	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	256	0	261,450	261,450	3	Roof Cover	3	Type AC	03
TOTALS		2,242	3,636	2,242							

Alternate Key 3439571
Parcel ID 10-19-25-0100-000-01600

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 2024-0475 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
2007	2006040937	05-24-2006	04-26-2007	7,500	0000	CONVERT LANAI & DOOR TO ACRYLIC		
2001	0091129	09-28-2000	03-21-2001	960	0000	RENEW 9870105		
1999	9870105	07-29-1998	12-01-1998	960	0000	SEN		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023053647	6137 2426	05-01-2023	WD	Q	01	I	400,000	039	HOMESTEAD	2024	25000
2018047513	5099 2488	04-20-2018	WD	Q	Q	I	270,000	059	ADDITIONAL HOMESTEAD	2024	25000
2016107790	4850 0282	10-14-2016	WD	Q	Q	I	242,500				
	1583 2151	01-20-1998	WD	Q	Q	V	33,500				
	1583 2148	01-20-1998	WD	U	U	V	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
97,200	261,450	0	358,650	0	358650	50,000.00	308650	333650	358,650

Parcel Notes

1314/2409 JACK N & ROSEMARY P PURDUM TTEES OF THE JACK N PURDUM FAMILY TR DTD 070684
 01FC NO CHANGE KH 032101
 02 LOC FROM 85 FER 032002
 03 SHP FROM 90 FER 011403
 06 LOC FROM 90 QG FROM 575 TJW 060606
 07FC OPF5 TO EPA ADD OPF QG FROM 635 JMK 042607
 3951/2223 JOSEPH PETER PESCE 78 DECEASED 082610 FL DEATH LIST
 17 AK3809626 COMBINED WITH THIS AK AS PER SK 102416
 4850/282 GWEN H PESCE TO FREDERICK EDMUND & SUSAN LYNN STEWART HW
 17CC HX PORT APP SUBMITTED DOES NOT OWN ANY OTHER PROP DB 113016
 17X COURTESY HX CARD SENT 012017
 5099/2488 FREDERICK EDMUND & SUSAN LYNN STEWART TO BETTY M KEES MARRIED
 18X COURTESY HX CARD SENT 052118
 19X COURTESY HX CARD SENT 010219
 21X WX PENDING DC JRF 031721
 6137/2426 BETTY M KEES TO MICHAEL R & CYNTHIA H FRAKER HW
 24CC EFILE HX APP CP 102623

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Alternate Key 2697075
 Parcel ID 11-19-25-0200-000-05700

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0475 Comp 3
 12/6/2024 By
 Card # 1 of 1

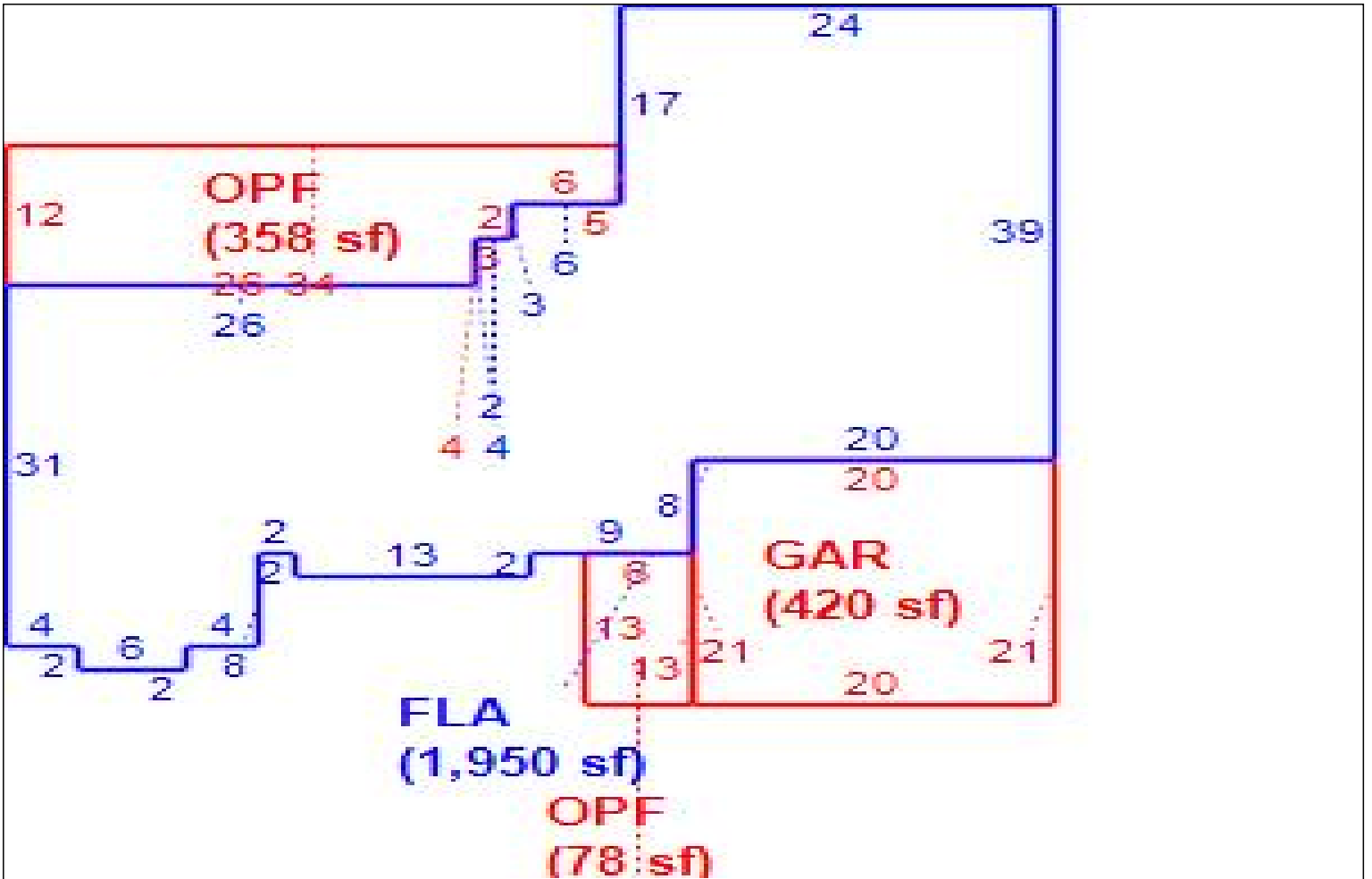
Current Owner		
MOSELEY UTE R & TERRY J		
33930 HIGHLAND RD		
LEESBURG	FL	34788

Property Location			
Site Address 33930 HIGHLAND RD			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5145
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-04-202

Legal Description
SILVER RIDGE SUB LOT 57 PB 26 PGS 39-40 ORB 6215 PG 2185

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	1.80	1.000	1.000	0	64,800	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,800			
Classified Acres		0		Classified JV/Mkt		64,800		Classified Adj JV/Mkt		0			

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	240,871		Deprec Bldg Value 233,645
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	1,950	1,950	1950	1991	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	102.17	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	436	0	240,871	Wall Type	03	Heat Type	6
TOTALS		1,950	2,806	1,950	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					233,645				

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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
POL4	SWIMMING POOL - RESIDENTIAL	300.00	SF	52.50	1990	1990	15750.00	85.00	13,388
PLD3	POOL/COOL DECK	492.00	SF	7.33	1990	1990	3606.00	70.00	2,524
SEN3	SCREEN ENCLOSED STRUCTURE	1632.00	SF	5.50	1990	1990	8976.00	40.00	3,590

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2009	2008040495	04-22-2008	04-22-2009	9,100	0000	REROOF W/SHINGLES	04-22-2009		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023117343	6215 2185	09-19-2023	WD	Q	01	I	389,500				
2019071588	5300 1830	06-25-2019	WD	Q	Q	I	259,900				
2017081732	4979 0355	07-24-2017	WD	U	U	I	195,000				
2017021891	4908 0818	02-24-2017	PO	U	U	I	0				
	1118 1929	07-01-1991	WD	Q	Q	V	23,000				
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
64,800	233,645	19,502	317,947	0	317947	0.00	317947	317947	317,947

Parcel Notes

89 NBHD CHANGED FROM 3141
 97FC NO CHANGE RS 112696
 02 QG FROM 500 FER 040102
 02 LESTER G ACKERMAN AGE 76 DECEASED 092502 NEWS
 03 QG FROM 535 FER 011303
 04 QG FROM 550 JWP 020604
 05 LOC FROM 100 FER 050905
 07X LESTER GEORGE ACKERMAN 76 DECEASED 092502 DC
 09FC CORRECT SKETCH FLA1SF FROM 1838 OPF3 FROM 12X34 OLD SKETCH SCANNED 3FIX FROM 2 4 FIX FROM 0 XFIX FROM 0 TJW 042209
 10 RENUMBER SUB OLD NBR 11 19 25 0075 FALLS INTO THE SCOTTISH HIGHLAND SUBS CAUSES PROBLEMS WITH MASS CHGS DW 051310
 17 AUDREY ELEANOR ACKERMAN 90 DECEASED 121016 STATE DEATH LIST FILE 2016188788 SHH 011917
 17X REMOVED HX DUE TO OWNER BEING DECEASED DB 020217
 4908/818 ORDER DET HX FOR EST OF AUDREY ELEANOR ACKERMAN PROP TO JANNE D ACKERMAN
 4979/355 JANNE D ACKERMAN TO DONNA J & DOUGLAS A BERT HW
 17X COURTESY HX CARD SENT 092117
 5300/1830 DOUGLAS A & DONNA J BERT TO DAVID & DIANNA FLANNERY HW
 20 MLS SFR GOOD COND LISTING STATES 1950 SF RER 120519
 6215/2185 DAVID II & DIANA AKA DIANNA FLANNERY TO UTE R & TERRY J MOSELEY HW

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