



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3846790**

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 # <b>8024-0476</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information: <b>FKH SFR PROPCO B-HLD LP</b>			
Taxpayer name: <b>FirstKey Homes; Cerberus SFR Holdings, LP.</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>1219261250-000-04100 1020 Marietta Lane</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.)			
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

<b>Petition #</b> 2024-0476	Alternate Key: 3846790	Parcel ID: 12-19-26-1250-000-04100	
<b>Petitioner Name</b> 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:	<b>Property Address</b> 1020 MARIETTA LN EUSTIS	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> FKH SFR PROPCO B-HLD LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 383,273	\$ 383,273	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 301,790	\$ 301,790	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 301,790	\$ 301,790	

\*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
<b>AK#</b>	3846790	3827971	3827986	1196337
<b>Address</b>	1020 MARIETTA LN EUSTIS	631 BUTCH CASSIDY LN EUSTIS	640 BUTCH CASSIDY LN EUSTIS	2430 HILLTOP CT EUSTIS
<b>Proximity</b>		0.26 MILE	0.26 MILE	0.18 MILE
<b>Sales Price</b>		\$407,000	\$415,000	\$440,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.40%	2.00%	3.60%
<b>Adjusted Sale</b>		\$347,578	\$361,050	\$389,840
<b>\$/SF FLA</b>	\$157.86 per SF	\$190.25 per SF	\$154.96 per SF	\$206.59 per SF
<b>Sale Date</b>		11/14/2023	7/21/2023	3/1/2023
<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>	2,428	1,827	30050	2,330	4900	1,887	27050
<b>Year Built</b>	2008	2006		2005		1980	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.1	2.0	4000	2.0	4000	2.0	4000
<b>Garage/Carport</b>	3 CAR	2 CAR	10000	2 CAR	10000	2 CAR	10000
<b>Porches</b>	N	Y	-7000	Y	-7000	Y	-7000
<b>Pool</b>	N	N	0	N	0	Y	-20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	N	N		N		DET GAR	-10000
<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. 10.7%	37050	Net Adj. 3.3%	11900	Net Adj. 1.0%	4050
		Gross Adj. 14.7%	51050	Gross Adj. 7.2%	25900	Gross Adj. 20.0%	78050
<b>Adj. Sales Price</b>	Market Value <b>\$383,273</b>	Adj Market Value	<b>\$384,628</b>	Adj Market Value	<b>\$372,950</b>	Adj Market Value	<b>\$393,890</b>
	Value per SF 157.86						

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.

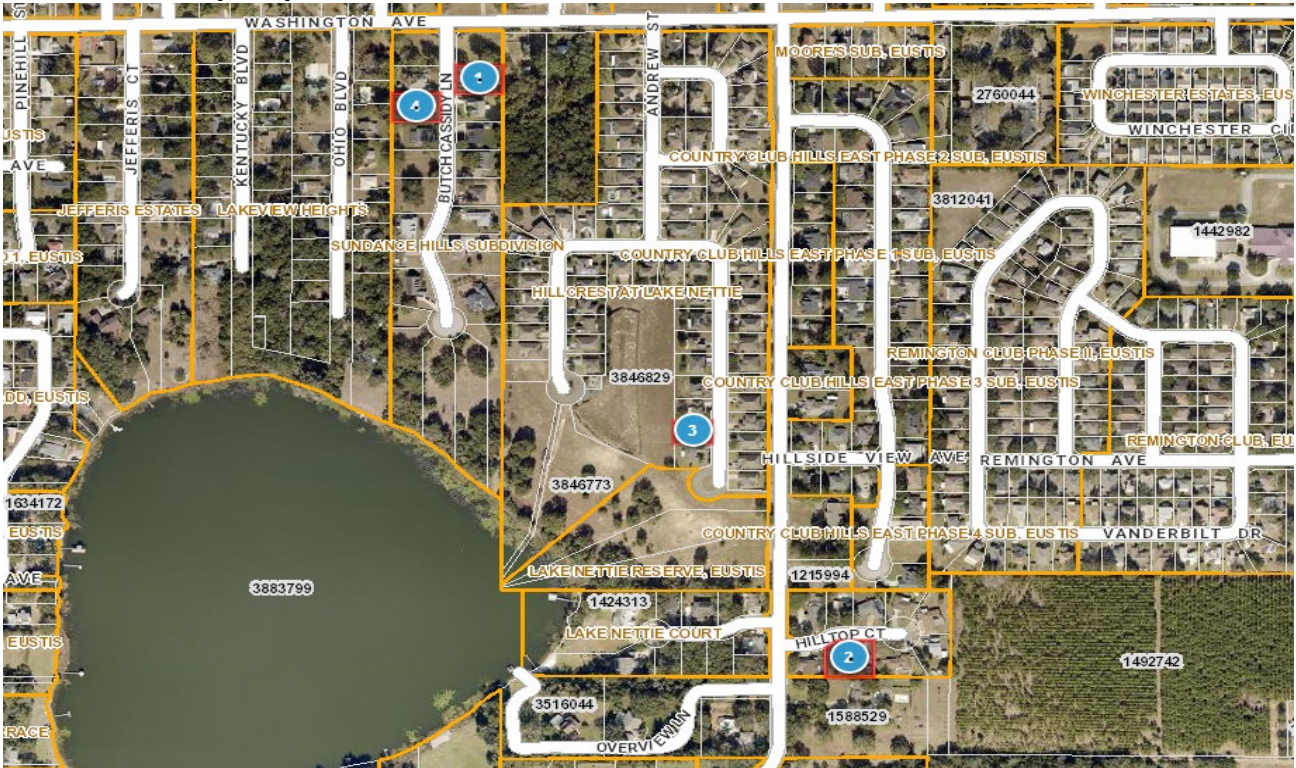
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

**2024-047€ Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	3827971	631 BUTCH CASSIDY LN EUSTIS	0.26 MILE
2	COMP 3	1196337	2430 HILLTOP CT EUSTIS	0.18 MILE
3	SUBJECT	3846790	1020 MARIETTA LN EUSTIS	-
4	COMP 2	3827986	640 BUTCH CASSIDY LN EUSTIS	0.26 MILE
5				
6				
7				
8				

Alternate Key 3846790  
 Parcel ID 12-19-26-1250-000-04100

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

PRC Run: 2024-0476 Subject  
 12/6/2024 By  
 Card # 1 of 1

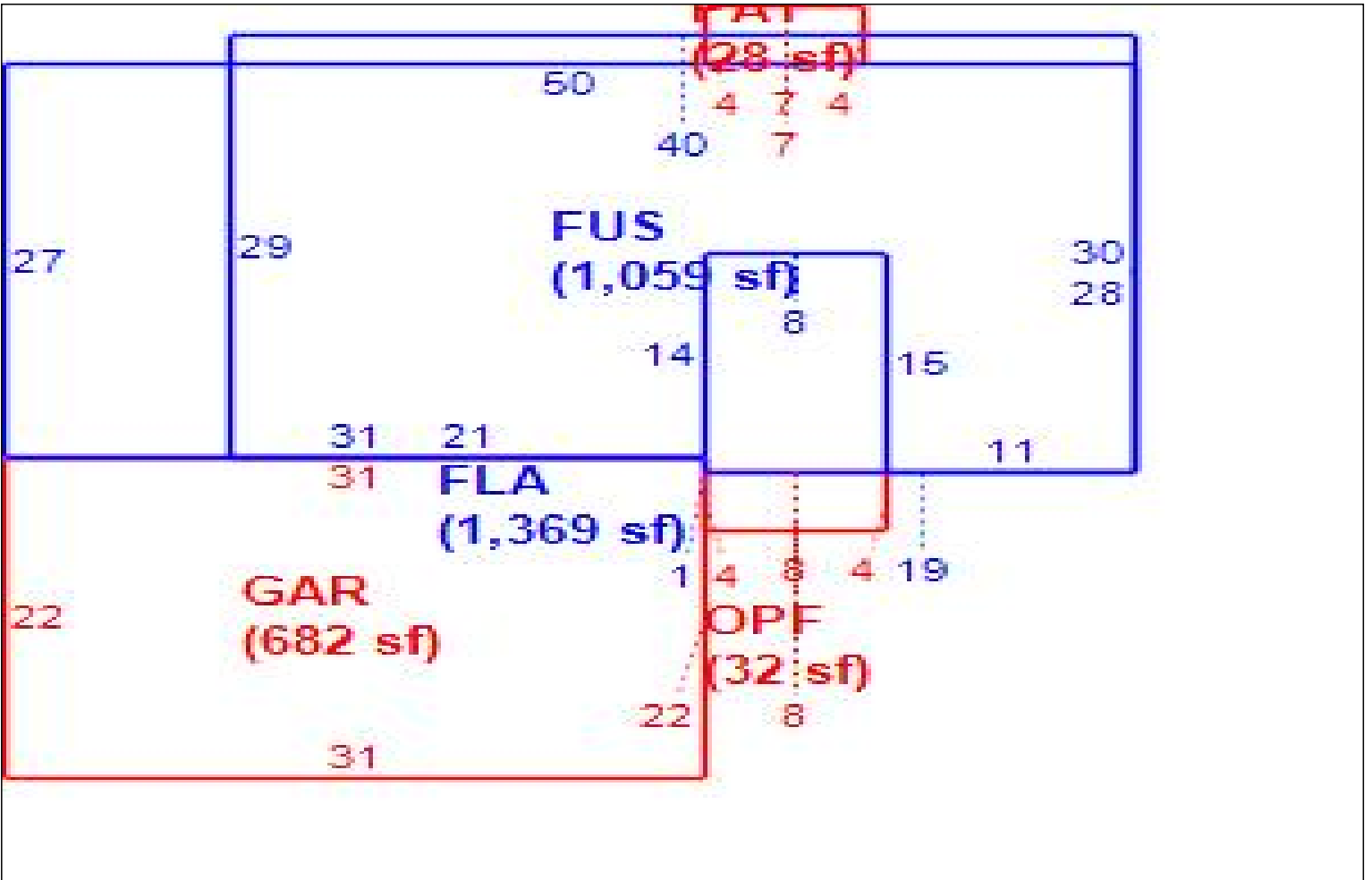
Current Owner		
FKH SFR PROPCO B-HLD LP C/O FIRSTKEY HOMES LLC 1850 PARKWAY PL STE 900		
MARIETTA	GA	30067-8261

Property Location			
Site Address 1020 MARIETTA LN			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	0613
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 HILLCREST AT LAKE NETTIE PB 57 PG 17-18 LOT 41 ORB 5023 PG 243 ORB 5580 PG 61

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 348,735 Deprec Bldg Value 338,273 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,369	1,369	1369	2008					
FUS	FINISHED AREA UPPER	1,059	1,059	1059	Effective Area	2428	No Stories	1.00	Full Baths 2	
GAR	GARAGE FINISH	0	682	0	Base Rate	118.27	Quality Grade	690	Half Baths 1	
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN	348,735	Wall Type	03	Heat Type 6	
PAT	PATIO UNCOVERED	0	28	0	Condition	EX	Foundation	3	Fireplaces 0	
					% Good	97.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
TOTALS		2,428	3,170	2,428	Building RCNLD	338,273				

Alternate Key 3846790  
 Parcel ID 12-19-26-1250-000-04100

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

PRC Run: 2024-0476 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
2009	2008463	06-09-2008	01-27-2009	248,455	0000	SFR 3/BR 1020 MARIETTA LN	01-27-2009	

**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				
2017118179	5023 0243	10-27-2017	WD	U	M	I	487,800				
2016130557	4878 0054	11-29-2016	WD	Q	Q	I	180,500				
2016130556	4878 0052	11-07-2016	WD	U	U	I	100				
	4454 0507	11-13-2013	WD	U	U	I	222,300				
<b>Total</b>											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	338,273	0	383,273	51313	331960	0.00	331960	383273	383,273

**Parcel Notes**

09FC FLA2 IS OVER FLA1 DLS 012709  
 14X THOMLEY RENEWAL CARD RETURNED WITH ADDR OF 2111 APPALACHEE CIR TAVARES FL 32778 CMD 021414  
 4454/507 WD IN LIEU OF FORECLOSURE GREGORY K & AVERI C THOMLEY TO CHRISTIANA TRUST TTEE  
 16 UPDATE BLDG SECTION PER FUS CLEANUP TJW 082615  
 4878/52 CHRISTIANA TRUST TTEE TO DC RESIDENTIAL ACQUISITION CO LLC  
 4878/54 DC RESIDENTIAL ACQUISITION CO LLC TO RRCAP-SFR II LLC  
 5023/243 RRCAP-SFR II LLC TO CERBERUS SFR HOLDINGS LP  
 5023/243 M SALE INCL AK3846790 AK1256135 AK3853308  
 18VAB PETITION 2018-033 TJW 091418  
 18VAB PETITION 2018-033 WITHDRAWN NO CHANGE TJW 100318  
 20VAB PETITION 2020-194 TJW 091720  
 20VAB PETITION 2020-194 WITHDRAWN NO CHANGE TJW 111620  
 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  
 23BILL CORRECTION 2023-0133 ADJUSTED MARKET VALUE AFTER REVIEW TMP 022824

\*\*\*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 3827971  
 Parcel ID 12-19-26-4700-000-00200

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

PRC Run: 2024-0476 Comp 1  
 12/6/2024 By  
 Card # 1 of 1

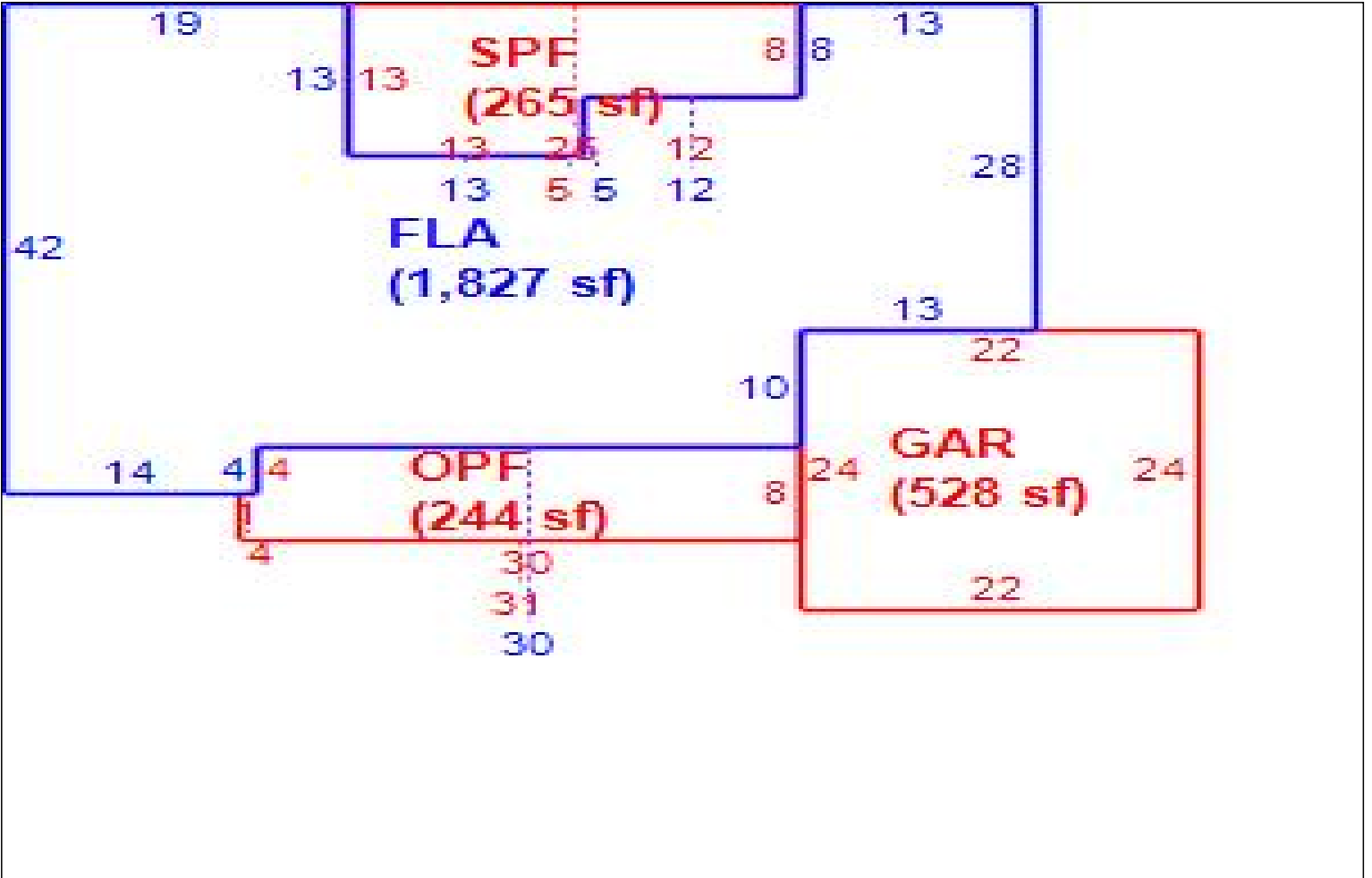
Current Owner		
CABALLERO JORGE		
631 BUTCH CASSIDY LN		
EUSTIS	FL	32726

Property Location		
Site Address 631 BUTCH CASSIDY LN		
EUSTIS FL 32726		
Mill Group 000E	NBHD 0613	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

**Legal Description**  
 SUNDANCE HILLS SUBDIVISION PB 52 PG 41 LOT 2 & 1/19 UNDIVIDED INTEREST IN TRACT C ORB 6246 PG 285

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	2.00	1.000	1.000	0	72,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,000		
Classified Acres		0		Classified JV/Mkt		72,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 300,533 Deprec Bldg Value 291,517 Multi Story 0



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	1,827	1,827	1827	2006	1827	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	528	0	132.10	300,533	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	244	0	EX	97.00	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	265	0	% Good	0	Foundation	3	Fireplaces	0
TOTALS		1,827	2,864	1,827	Functional Obsol	291,517	Roof Cover	3	Type AC	03
					Building RCNLD					



Alternate Key 3827971  
Parcel ID 12-19-26-4700-000-00200

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

PRC Run: 2024-0476 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	IMPS	01-01-2017	02-16-2018	1	0008	CK OPF TO SPF AND VALUE PAP	02-16-2018		
2016	SALE	01-01-2015	03-07-2016	1	0099	CHECK VALUE	03-07-2016		
2007	2006512	03-23-2006	12-01-2006	219,860	0000	SFR 3/BR 631 BUTCH CASSIDY LN	12-01-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023142754	6246	0285	11-14-2023	WD	Q	01	I	407,000	039	HOMESTEAD	2024	25000
	4643	1733	06-18-2015	WD	Q	Q	I	195,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4643	1731	06-18-2015	WD	Q	Q	I	195,000				
	4028	1833	05-04-2011	WD	Q	Q	I	135,000				
	3088	1350	02-13-2006	WD	Q	Q	V	50,000				
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	
72,000	291,517	0	363,517	172907	190610	50,000.00	140610	165610	363,517	

**Parcel Notes**

1553/164 JEFF LAUGHREN AND JAMES T LAUGHREN AND SVEA LAUGHEN JTWROS  
 03X JAMES T LAUGHREN DECEASED 061403 FL DEATH LIST  
 2872/1044 DEED DOES NOT SHOW INT IN TRACT C  
 2954/1492 CORRECTIVE DEED FOR 2872/1044 TO INCL INT IN TRACT C  
 06FC LOC FROM 34 SUB REVALUED MB 102805  
 06 LOC FROM 48 FER 020206  
 08 SHP FROM 100 VALUE UPDATED MB 062507  
 09TRIM QG FROM 685 SEE SALES AK3801119 IS VERY COMPARABLE & THE FOLLOWING ARE SLIGHTLY INFERIOR AK3828312 AK3846803  
 AK3846770 DLS 091509  
 10 QG FROM 640 DLS 060810  
 11 SFR LISTED AS A SHORT SALE FOR 134900 LISTING SCANNED DLS 120810  
 4028/1833 MARK J & ANGIE L SEELEY TO ALISON M STEGLICH SINGLE  
 4028/1833 DATE PREPARED MISSING ON DEED USED DOC DATE FOR SALES  
 4643/1731 ALISON M STEGLICH TO NATIONAL RESIDENTIAL NOMINEE SERVICES INC  
 4643/1733 NATIONAL RESIDENTIAL NOMINEE SERVICES INC TO JOHN MORGAN & SARAH JORDAN BROOKE HW  
 15X COURTESY HX CARD SENT 072115  
 15CC ADD CHG POSTCARD SUBMITTED BY HOMEWONER ALT 080515  
 16X COURTESY HX CARD SENT 012716  
 16FCL SFR IN AVG COND NO ADDS SEEN DLS 030716  
 18FCL OPF2 TO SPF SFR HAS SEVERAL CRACKS IN THE STUCCO ON THE BACK AND RIGHT HAND END THEY APPEAR FIXED BUT NOT  
 PAINTED YET OTHER THAN THAT SFR IS IN GOOD COND DLS 021618  
 6246/285 JOHN & SARAH BROOKE TO JORGE CABALLERO SINGLE  
 24CC EFILE HX PORT APP CP 021424

\*\*\*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 3827986  
 Parcel ID 12-19-26-4700-000-01700

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

PRC Run: 2024-0476 Comp 2  
 12/6/2024 By  
 Card # 1 of 1

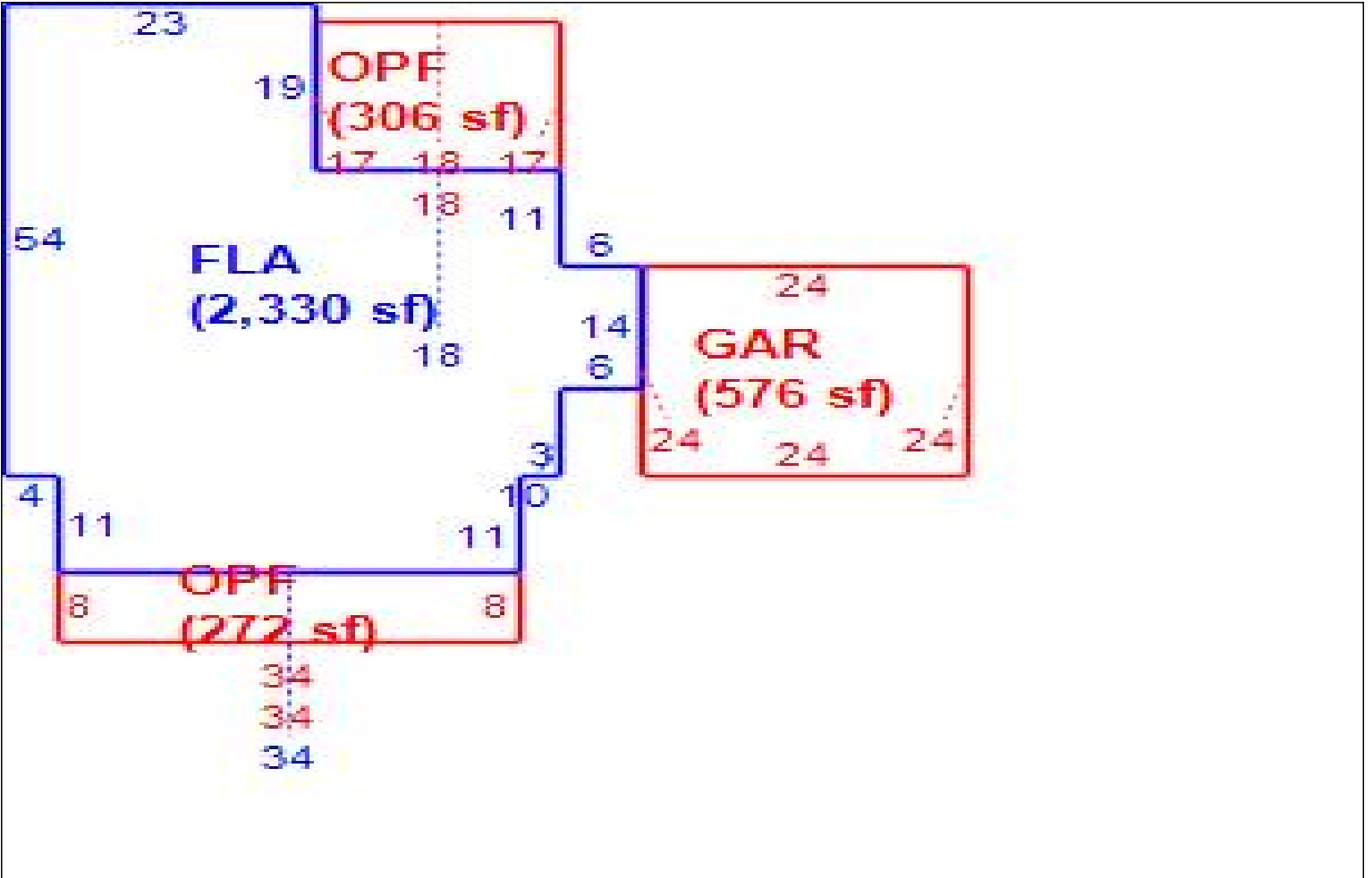
Current Owner		
VILLAFAN SOTO ROGELIO & DENISSE BAR		
2963 EASTLAND RD		
MOUNT DORA	FL	32757

Property Location		
Site Address 640 BUTCH CASSIDY LN		
EUSTIS FL 32726		
Mill Group 000E	NBHD 0613	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
 SUNDANCE HILLS SUBDIVISION PB 52 PG 41 LOT 17 & 1/19 UNDIVIDED INTEREST IN TRACT C ORB 6182 PG 242

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	2.00	1.000	1.000	0	72,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,000			
Classified Acres		0		Classified JV/Mkt		72,000		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 358,085 Deprec Bldg Value 347,342 Multi Story 0



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	2,330	2,330	2330	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	576	0	127.20	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	578	0	358,085	Wall Type	03	Heat Type	6
TOTALS		2,330	3,484	2,330	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					347,342				

Alternate Key 3827986  
 Parcel ID 12-19-26-4700-000-01700

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

PRC Run: 2024-0476 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 2006	SALE 05-00092	01-01-2006 01-24-2005	06-23-2006 10-28-2005	1 168,300	0000 0000	CHECK VALUES SFR 3BED 640 BUTCH CASSIDY LN		

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023089545	6182 3247 3052 2954 2647	0242 0449 1591 1490 2427	07-21-2023 08-25-2006 12-30-2005 09-14-2005 08-26-2004	WD WD WD WD WD	Q Q Q U U	01 Q Q M M	I I I V V	415,000 375,000 325,500 1 1			
<b>Total</b>											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
72,000	347,342	0	419,342	0	419342	0.00	419342	419342	419,342

**Parcel Notes**

1553/164 JEFF LAUGHREN AND JAMES T LAUGHREN AND SVEA LAUGHEN JTWROS  
 03X JAMES T LAUGHREN DECEASED 061403 FL DEATH LIST  
 2647/2427 DEED DOES NOT INCL INT IN TRACT C  
 2954/1490 CORRECTIVE DEED FOR 2647/2427 TO INCL INT IN TRACT C  
 3052/1591 DOROTHY SARACINO 1/2 AND ELLEN KARASIK 1/2 ONLY  
 06 LOC FROM 65 FER 020206  
 3247 PG 449 RICHARD C EVANGELISTA SINGLE  
 07FC LOC FROM 50 SHP FROM 100 VALUE UPDATED QG FROM 665 MB 062306  
 07TR MOVED LEFT NO ADDR UNABLE TO FORWARD 2668 BARRINGTON TER FREMONT CA 94536 1943  
 07TR NOT DELIVERABLE AS ADDRESSED 640 BUTCH CASSIDY LN EUSTIS 32726  
 08 LOC FROM 100 SHP FROM 59 QG FROM 690 VALUE UDJUSTED MB 062507  
 15 QG FROM 600 TJW 061015  
 22TR NOT DELIVERABLE AS ADDRESSED 194 FRANCISCO LN STE 112 FREMONT CA 94539 7924  
 6182/242 RICHARD C EVANGELISTA TO ROGELIO VILLFAN SOTO & DENISSE BARAJAS DIAZ HW

\*\*\*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 1196337  
 Parcel ID 13-19-26-1700-000-01400

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

PRC Run: 2024-0476 Comp 3  
 12/6/2024 By  
 Card # 1 of 1

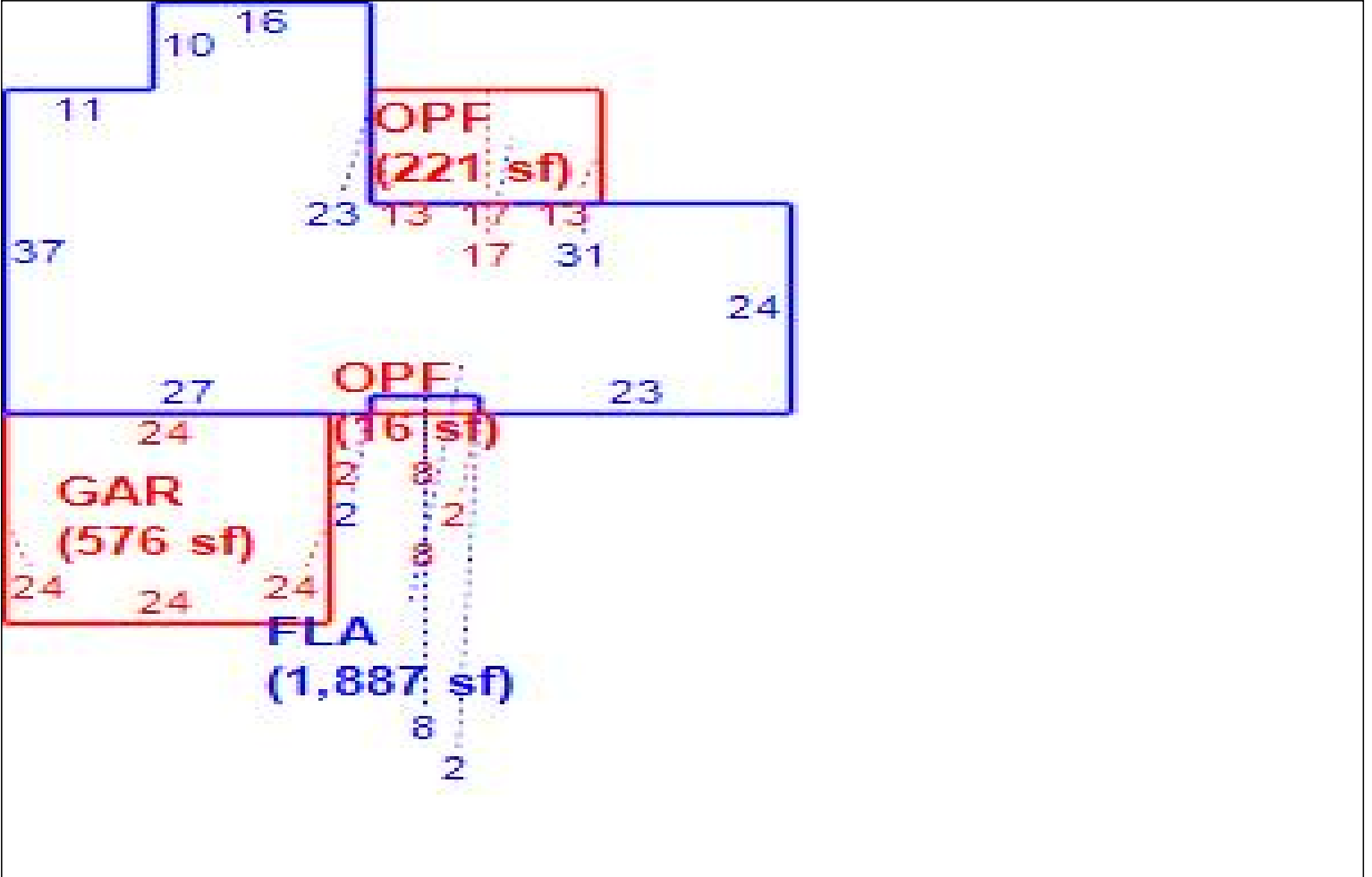
Current Owner		
CARDARELLI DAVID J AND BETTYJO L LEY		
2430 HILLTOP CT		
EUSTIS	FL	32726

Property Location			
Site Address 2430 HILLTOP CT			
EUSTIS FL 32726			
Mill Group	0002	NBHD	0613
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	02-25-202

**Legal Description**  
 LAKE NETTIE COURT LOTS 14, 15 PB 16 PG 3 ORB 6100 PG 1354

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		2.00 LT	36,000.00	0.0000	1.45	0.700	1.000	0	73,080
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		73,080		
Classified Acres		0		Classified JV/Mkt		73,080		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 221,391 Deprec Bldg Value 203,680 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	1,887	1,887	1887	1980	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	576	0	95.93	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	237	0	221,391	Wall Type	03	Heat Type	6
TOTALS		1,887	2,700	1,887	EX	Foundation	3	Fireplaces	0
					92.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					203,680				

Alternate Key 1196337  
Parcel ID 13-19-26-1700-000-01400

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

PRC Run: 2024-0476 Comp 3  
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
DGF3	DETACHED GARAGE	525.00	SF	30.00	1985	1985	15750.00	60.00	9,450
SEN3	SCREEN ENCLOSED STRUCTURE	1832.00	SF	5.50	1979	1979	10076.00	40.00	4,030
PLD2	POOL/COOL DECK	670.00	SF	5.38	1979	1979	3605.00	70.00	2,524
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	1979	1979	15750.00	85.00	13,388

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	SALE	01-01-2020	03-24-2021	1	0099	CHECK VALUE	02-26-2021		
2009	SUBS	04-15-2008	05-04-2009	1	0000	RAISE LOC? QG 1 STEP?			
2004	SUBS	12-31-2003	05-26-2004	1	0000	CK FOR ADDS			
1998	7101443	10-01-1997	03-12-1998	3,245	0000	REROOF			
1987	24481	09-01-1986	12-01-1986	5,000	0000	GARAGE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023023438	6100 1354	03-01-2023	WD	Q	01	I	440,000	039	HOMESTEAD	2024	25000
2020099648	5540 0512	08-25-2020	WD	Q	01	I	280,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1641 1986	08-28-1998	WD	Q	Q	I	145,000				
	1320 1696	09-01-1994	WD	U	U	I	0				
	0686 2381	01-01-1979	MI	Q	Q	V	16,900				
<b>Total</b>											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	
73,080	203,680	29,392	306,152	0	306152	50,000.00	256152	281152	306,152	

**Parcel Notes**

1320/1696 ROBERT N & BETTY J SCHAPPACHER LE REM SCHAPPACHER TR SUCC JERRY SCHAPPACHER  
98FC NO ADDS MB 031298  
98X REMOVE SCHAPPACHERS MOVED TO AK2660174  
1641/1986 CHRISTINE V HOWELL AND TINA L COLLINS JTWROS  
02 QG FROM 450 FD 0302  
04 QG FROM 550 TO UPDATE SUB MB 030804  
04FC NO ADDS COND FROM 2 MB 052604  
06 UPDATE LOC FROM 135 QG FROM 575 DN 061506  
09 PERMIT NOT NEEDED DLS 050409  
5540/512 CHRISTINE V HOWELL & TINA L COLLINS TO ELIZABETH USHERWOOD AND RYAN A BROSE JTWROS  
20X COURTESY HX CARD SENT 092120  
21FC SFR GOOD COND FROM 2 DGF FROM GR3 POL FROM GR2 JDB 022521  
6100/1354 ELIZABETH USHERWOOD & RYAN A BROSE TO DAVID JOSEPH CARDARELLI SINGLE AND BETTY JO LORRAINE LEYDON SINGLE JTWROS  
24 MAILING ADDR CHGD FROM 2737 AMBERGATE RD WINTER PARK FL 32792 INFO SCANNED CP 102523  
24CC EFILE HX APP CP 021424

\*\*\*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.\*\*\*