

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3852879

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 GLERK OF THE VALUE ADJUSTMENT BOARD (WAB)                 |                                   |                                    |                                  |  |   |                                      |  |  |  |  |  |
|--|-----------------------------------|------------------------------------|----------------------------------|--|---|--------------------------------------|--|--|--|--|--|
| Petition# 200  | X . /                             | 047                                | 77                               | County Lake                                | T   | ax year <b>2024</b>                  | Date received 9.12.24  |  |  |  |  |
|  |                                   |                                    | GOL                              | TPUETIED BY TI                             | HEPETIMONIER  |                                      |  |  |  |  |  |
| PART 1. Taxpaye  | er Infor                          | mation F                           | KH SFR                           | C2LP                                       |   |                                      |  |  |  |  |  |
| Taxpayer name: Fi  | rstKey He                         | omes; Open                         | door Property                    | J IIC                                      | Representative: Ryan, LLC c/o Robert Peyton   |                                      |  |  |  |  |  |
| Mailing address<br>for notices   | 1622                              | i, LLC<br>0 North Se<br>tsdale, AZ | cottsdale Rd,<br>85254           | Ste 650                                    | Parcel ID and physical address or TPP account #  12-19-27-1902-00C- 06800 34208 Alameda Drive |                                      |  |  |  |  |  |
| Phone <b>954-740-6</b>   | 240                               |                                    |                                  |  | Email   | ResidentialA                         | ppeals@ryan.com  |  |  |  |  |
| The standard way   | to rece                           | ve inform                          | ation is by U                    | S mail. If possible                        | e, I prefer to receiv   | e information b                      | by ☑ email ☐ fax.  |  |  |  |  |
| ☐ I am filing this documents th  |                                   |                                    |                                  | dline. I have attac                        | hed a statement o   | of the reasons I                     | filed late and any   |  |  |  |  |
| your evidence t<br>evidence. The                                       | to the va<br>VAB or               | alue adjust<br>special m           | ment board o<br>agistrate ruli   | clerk. Florida law a<br>ng will occur unde | llows the property a<br>er the same statuto   | appraiser to cro<br>ry guidelines as | st submit duplicate copies of<br>ss examine or object to your<br>s if you were present.)   |  |  |  |  |
| Type of Property   |                                   |                                    |                                  |  | -   | _                                    | Historic, commercial or nonprofit  |  |  |  |  |
|  |                                   |                                    |                                  | or classified use                          | ☐ Vacant lots and   |                                      | Business machinery, equipment  |  |  |  |  |
| PART 2. Reason   | for Pe                            | tition                             | Check of                         | one. If more than                          | one, file a separ   | ate petition.                        | <u> </u>   |  |  |  |  |
| ☐ Real property v ☐ Denial of class ☐ Parent/grandpa ☐ Property was no | ification<br>arent re<br>ot subst | ı<br>duction<br>antially co        | omplete on J                     | anuary 1                                   | (Include a dat  | e filing of exem<br>e-stamped cop    | ption or classification<br>by of application.)   |  |  |  |  |
| return required  | by s.19                           | 3.052. (s.                         | 194.034, F.S                     | •  |   | control (s. 193.1                    | 1555(5), F.S.) or change of<br>55(3), 193.1554(5), or                                      |  |  |  |  |
| determinatio  5 Enter the time   | n that tl<br>e (in mi             | ney are su<br>nutes) you           | ıbstantially s<br>ı think you ne | imilar. (s. 194.01<br>ed to present you    | rcels, or accounts<br>1(3)(e), (f), and (g<br>ir case. Most heari<br>its, parcels, or acco    | ), F.S.)<br>ngs take 15 mir          | erty appraiser's<br>nutes. The VAB is not bound<br>he time needed for the entire           |  |  |  |  |
| 1 `  | s or I w                          | ill not be a                       | vailable to a                    | ttend on specific                          | dates. I have attac   | ched a list of da                    | ates.  |  |  |  |  |
| evidence directly tappraiser's evider                                  | o the p                           | roperty ap<br>the hearin           | praiser at le<br>g, you have     | ast 15 days befo<br>the right to have      | re the hearing and witnesses sworn.   | make a writter                       | ou must submit your<br>n request for the property  |  |  |  |  |
| of your property re  | ecord ca<br>ted. Wh               | ard contai<br>en the pr            | ning informa<br>operty appra     | tion relevant to th                        | e computation of  | your current as                      | e property appraiser a copy<br>ssessment, with confidential<br>ad the property record card |  |  |  |  |

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.

| 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.  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  A Florida Bar licensed attorney (Florida Bar number  A Florida Bar licensed attorney (Florida Bar number  A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number  A Florida certified public accountant licensed under Chapter 475, 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 and the taxpayer's behalf, and I declare that am the owner's authorized representative for purposes of filing this petition and the facts stated in it are true.  PART 5. Unlicensed Representative Signature  Complete part 5 if you are an authorized representative not acting as one of the licensed representatives or employees 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.  I am a compensated representative filing this petition AND (check one)  He taxpayer's authorized signature or I the taxpayer's authorized signature is in part 3 of this form.  I understand that written a | PART 3. Taxpayer Signature   | ·   |                           |
|--|--|---|---------------------------|
| 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  | without attaching a completed power of attorney or au<br>Written authorization from the taxpayer is required for | thorization for representation to this form.        |                           |
| 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   | Under penalties of perjury, I declare that I am the own  |   |                           |
| 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   | Signature, taxpayer  | Print name  | Date                      |
| 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   | PART 4. Employee, Attorney, or Licensed Profession   | onal Signature                                      |                           |
| A Florida Bar licensed attorney (Florida Bar number  |  | ed entity's employee or you are one of the follow   | wing licensed             |
| □ A Florida Bar licensed attorney (Florida Bar number  | I am (check any box that applies):   |   |                           |
| ■ A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number   □ 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   □ Inderstand 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 am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of procesunders. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.  □ Robert Peyton   □ 9/10/2024 □ Signature, representative Signature  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. □ I am a compensated representative 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 proper 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 proper is authorized of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and proper is authorized of perjury, I declare that I am the owner's authorized represen  | An employee of   | (taxpayer or an affiliated en                       | tity).                    |
| A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number  | A Florida Bar licensed attorney (Florida Bar number  | er).  |                           |
| A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number  | A Florida real estate appraiser licensed under Cha   | apter 475, Florida Statutes (license number R       | <u>D6182</u> ).           |
| 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 am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of procesunder s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.  Robert Peyton 9/10/2024 Signature, representative Print name 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 abova.  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 I 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 proper 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  |  |   |                           |
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| am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of procesunder s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.    Robert Peyton   9/10/2024     Signature, representative   Print name   Date   |  | yer is required for access to confidential informat | ion from the property     |
| 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 about 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 I 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 proper 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   | am the owner's authorized representative for purpose   | es of filing this petition and of becoming an agen  | t for service of process  |
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| 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 about 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 In 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 In 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 proper 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  |  |   |                           |
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| 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 proper 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   |  | one of the licensed representatives or employee     | es listed in part 4 above |
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| I understand that written authorization from the taxpayer is required for access to confidential information from the proper 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   | ☐ I am an uncompensated representative filing this   | petition AND (check one)                            |                           |
| 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  | the taxpayer's authorization is attached OR 🔲 th   | e taxpayer's authorized signature is in part 3 of t | this form.                |
|  |  | yer is required for access to confidential informa  | ation from the property   |
| facts stated in it are true.   | becoming an agent for service of process under s. 19   |   |                           |
| Signature, representative Print name Date  | Signature, representative  | Print name  | Date                      |

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

| Petition #                 |                  |               |                     | Alternate Ke                             | ey: <b>3852879</b>  | Parcel I           | D: <b>12-19-27-19</b> 0 | 2-00C-06800    |
|----------------------------|------------------|---------------|---------------------|--|---------------------|--------------------|-------------------------|----------------|
| Petitioner Name            | Ryan, LL         | C C/O Rober   | rt Peyton           | Duan antui                               | 0.4000 41           | 44554.55           | Check if Mu             | Itiple Parcels |
| The Petitioner is:         | Taxpayer of Re   | cord 🗸 Tax    | payer's agent       | Property                                 |                     | LAMEDA DR<br>RENTO |                         |                |
| Other, Explain:            |                  |               |                     | Address                                  | 30R                 | RENIO              |                         |                |
| Owner Name                 | FK               | H SFR C2 L    | Р                   | Value from                               | Value befor         | e Board Actio      | n .                     |                |
| Owner Hame                 |                  | 0. 11 02 2    | •                   | TRIM Notice Value presented by Prop Appl |                     |                    | I Value auer i          | Board Action   |
| 1. Just Value, red         | wirod            |               |                     | , , , , ,                                |                     |                    | 1                       |                |
| 2. Assessed or c           |                  | ue *if ennli  | achla               | \$ 325,22                                | · ·                 | 333,48             |                         |                |
|                            |                  |               | Cable               | · · · · · · · · · · · · · · · · · · ·    | Φ                   | 325,22             | .0                      |                |
| 3. Exempt value,           |                  | 16            |                     | \$ 005.00                                | - 0                 | 005.00             | .0                      |                |
| 4. Taxable Value,          | •                |               |                     | \$ 325,22                                | L.                  | 325,22             | :0                      |                |
| *All values entered        | d should be coun | ty taxable va | lues, School and    | d other taxing                           | authority values    | may differ.        |                         |                |
| Last Sale Date             |                  | Pric          | ce:                 |  | Arm's Length        | Distressed         | BookF                   | Page           |
| ITEM                       | Subje            | ct            | Compara             | able #1                                  | Compara             | able #2            | Compara                 | ıble #3        |
| AK#                        | 38528            |               | 38529               |  | 38529               |                    | 38529                   |                |
| Address                    | 34208 ALAMEDA DR |               |                     | BASTIAN CT                               | 23540 COMP          |                    | 34315 ALIC              |                |
|                            | SORRE            | OTV           | SORRE               |  | SORRE               |                    | SORRE                   |                |
| Proximity                  |                  |               | 0.20 M              |  | 0.24 N              |                    | 0.19 M                  |                |
| Sales Price                |                  |               | \$435,0             |  | \$400,0             |                    | \$340,000               |                |
| Cost of Sale               |                  |               | -15°                |  | -15                 |                    | -159                    |                |
| Time Adjust                |                  |               | 1.20                |  | 0.00                |                    | 2.40                    |                |
| Adjusted Sale<br>\$/SF FLA | \$172.61 p       | or SE         | \$374,9<br>\$201.27 |  | \$340,0<br>\$172.41 |                    | \$297,1<br>\$176.88     |                |
| Sale Date                  | φ172.01 β        | Del OI        | 9/13/2              |  | 12/22/2             | •                  | 6/8/20                  |                |
| Terms of Sale              |                  |               | ✓ Arm's Length      | Distressed                               | ✓ Arm's Length      | Distressed         | ✓ Arm's Length          | Distressed     |
| Terms of Gale              |                  |               | 7 23g [             | D.oeeeea                                 | 7 2 23.19.11 L      | 5.555554           | 7                       |                |
| Value Adj.                 | Description      | I             | Description         | Adjustment                               | Description         | Adjustment         | Description             | Adjustment     |
| Fla SF                     | 1,932            |               | 1,863               | 3450                                     | 1,972               | -2000              | 1,680                   | 12600          |
| Year Built                 | 2015             |               | 2011                | 0  | 2013                | 0                  | 2014                    | 0              |
| Constr. Type               | Block/Stucco     |               | Block/Stucco        | 0  | Block/Stucco        | 0                  | Block/Stucco            | 0              |
| Condition                  | EX               |               | EX                  | 0  | EX                  | 0                  | EX                      | 0              |
| Baths                      | 2.0              |               | 2.0                 | 0  | 2.0                 | 0                  | 2.0                     | 0              |
| Garage/Carport             | Garage           |               | Garage              | 0  | Garage              | 0                  | Garage                  | 0              |
| Porches                    | 2 OPF            |               | 2 OPF               | 0  | 2 OPF               | 0                  | OPF                     | 25000          |
| Pool                       | N                |               | Y                   | -20000                                   | N                   | 0                  | N                       | 0              |
| Fireplace<br>AC            | 0<br>Cantral     |               | 0<br>Control        | 0  | 0<br>Control        | 0                  | O Control               | 0              |
| Other Adds                 | Central          |               | Central<br>SEN HTB  | -23000                                   | Central             | 0                  | Central                 | 0              |
| Site Size                  | Lot              |               | Lot                 | -23000                                   | Lot                 | 0                  | Lot                     | 0              |
|                            | Sub              |               | Sub                 | 0  | Sub                 | 0                  | Sub                     | 0              |
| Location                   | House            |               | House               |  | House               | 1                  | House                   | 0              |
| View                       | House            |               |                     | 0  |                     | 0                  |                         |                |
|                            |                  |               | -Net Adj. 10.5%     | -39550                                   | -Net Adj. 0.6%      | -2000              | Net Adj. 12.7%          | 37600          |
|                            |                  |               | Gross Adj. 12.4%    | 46450                                    | Gross Adj. 0.6%     | 2000               | Gross Adj. 12.7%        | 37600          |
| Adi Colos Deiss            | Market Value     | \$333,481     | Adj Market Value    | \$335,420                                | Adj Market Value    | \$338,000          | Adj Market Value        | \$334,760      |
| Adj. Sales Price           | Value per SF     | 172.61        |                     |  |                     |                    |                         |                |

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: Chris Jensen DATE 11/18/2024

| 2024-0477 Comp Map |
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| Bubble # | Comp# | Alternate Key | Parcel Address | Distance from Subject(mi.) |
|----------|-------|---------------|----------------|----------------------------|
| 1        |       | #N/A          | #N/A           | #N/A                       |
| 2        |       | #N/A          | #N/A           | #N/A                       |
| 3        |       | #N/A          | #N/A           | #N/A                       |
| 4        |       | #N/A          | #N/A           | #N/A                       |
| 5        |       |               |                |                            |
| 6        |       |               |                |                            |
| 7        |       |               |                |                            |
| 8        |       |               |                |                            |
|          |       |               |                |                            |

### Alternate Key 3852879

Parcel ID 12-19-27-1902-00C-06800

Current Owner

FKH SFR C2 L P C/O FIRST KEY HOMES LLC 1850 PARKWAY PL STE 900

MARIETTA GΑ 30067 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0477 Subject 12/10/2024 By PRC Run:

> Card # 1 of 1

**Property Location** 

Site Address 34208 ALAMEDA DR

SORRENTO FL 32776

Mill Group 2626 **NBHD** CG02

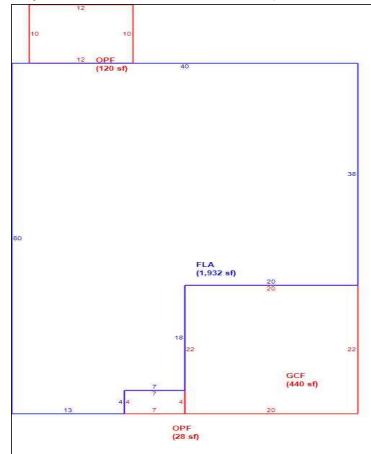
Property Use Last Inspection 00100 SINGLE FAMILY TRF 01-01-202

Legal Description

SORRENTO SPRINGS PHASE 4 PB 59 PG 7-15 LOT 68 BLK C ORB 5660 PG 1688 ORB 5759 PG 1363

| Lan | d Lines |            |        |       |                      |           |        |        |              |        |           |        |
|-----|---------|------------|--------|-------|----------------------|-----------|--------|--------|--------------|--------|-----------|--------|
| LL  | Use     | Front      | Depth  | Notes | Units                | Unit      | Depth  | Loc    | Shp          | Phys   | Class Val | Land   |
| #   | Code    | FIORE      | Deptil | Adj   | Ullis                | Price     | Factor | Factor | Factor       | Factor | Class Val | Value  |
| 1   | 0100    | 0          | 0      |       | 1.00 LT              | 90,000.00 | 0.0000 | 1.00   | 1.000        | 1.000  | 0         | 90,000 |
|     |         |            |        |       |                      |           |        |        |              |        |           |        |
|     |         |            |        |       |                      |           |        |        |              |        |           |        |
|     |         |            |        |       |                      |           |        |        |              |        |           |        |
|     |         |            |        |       |                      |           |        |        |              |        |           |        |
|     |         |            |        |       |                      |           |        |        |              |        |           |        |
|     |         | Total A    | cres   | 0.00  | JV/Mkt 0             |           |        | Tota   | ıl Adj JV/Mk | tl     |           | 90,000 |
|     | Cla     | assified A |        | 0     | Classified JV/Mkt 90 | ,000      |        |        | d Adj JV/Mk  |        |           | 0      |
|     | Sketch  |            |        |       |                      |           |        |        |              |        |           |        |

Bldg 1 1 of 1 251,011 Deprec Bldg Value 243,481 Multi Story 0 Sec Replacement Cost



|      | Building S           | Sub Areas  |           |          | Building Valuation | Cons    | structio      | n Detail |            |    |
|------|----------------------|------------|-----------|----------|--------------------|---------|---------------|----------|------------|----|
| Code | Description          | Living Are | Gross Are | Eff Area | Year Built         | 2015    | Imp Type      | R1       | Bedrooms   | 4  |
| 1    | FINISHED LIVING AREA | 1,932      | 1,932     | 1932     | Effective Area     | 1932    |               |          |            |    |
| _    | GARAGE FINISH        | 0          | 440       | 0        | Base Rate          | 108.60  | No Stories    | 1.00     | Full Baths | 2  |
| OPF  | OPEN PORCH FINISHE   | 0          | 148       | 0        | Building RCN       | 251,011 | Quality Grade | 670      | Half Baths | 0  |
|      |                      |            |           |          | Condition          | EX      | Wall Type     | 03       | Heat Type  | 6  |
|      |                      |            |           |          | % Good             | 97.00   | VVall Type    | 03       | riout Typo | ١  |
|      |                      |            |           |          | Functional Obsol   | 0       | Foundation    | 3        | Fireplaces | 0  |
|      | TOTALS               |            | 2,520     | 1,932    | Building RCNLD     | 243,481 | Roof Cover    | 3        | Type AC    | 03 |

Alternate Key 3852879 Parcel ID 12-19-27-1902-00C-06800

#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0477 Subject PRC Run: 12/10/2024 By

Card # 1 of 1

Miscellaneous Features \*Only the first 10 records are reflected below Code Units Туре Unit Price Year Blt Effect Yr RCN %Good Description Apr Value **Building Permits** CO Date Roll Year Permit ID Issue Date Comp Date Review Date Amount Type Description 05-07-2015 2015040783 12-10-2015 71,000 SFR 34208 ALAMEDA DR 12-07-2015 0001 2016

|   |  |                                      |                                      | Sales Informa  |                      | Exemptions |                          |         |   |      |             |      |        |
|---|--|--------------------------------------|--------------------------------------|--|----------------------|------------|--------------------------|---------|---|------|-------------|------|--------|
|   | Instrument No                          | Book                                 | /Page                                | Sale Date  | Instr                | Q/U        | Code                     | Vac/Imp | Sale Price                                    | Code | Description | Year | Amount |
|   | 2021102654<br>2021032678<br>2021014110 | 5759<br>5660<br>5633<br>4677<br>4621 | 1363<br>1688<br>0608<br>1967<br>0762 | 06-17-2021<br>02-25-2021<br>01-26-2021<br>08-28-2015<br>05-01-2015 | WD<br>WD<br>WD<br>WD | UQUQU      | 11<br>01<br>37<br>Q<br>M |         | 0<br>272,000<br>258,100<br>202,500<br>150,000 |      |             |      |        |
|   |  |                                      |                                      |  |                      |            |                          |         |   |      | Total       |      | 0.00   |
| Ē | •                                      |                                      |                                      |  |                      |            | Val                      | ue Summ | arv   |      |             |      |        |

| Land Value | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 90.000     | 243.481    | 0          | 333.481      | 8261         | 325220     | 0.00        | 325220     | 333481      | 295.656       |

<sup>\*\*\*</sup>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 3852903 Parcel ID 12-19-27-1902-00C-09200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0477 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 23513 SAN SEBASTIAN CT

SORRENTO FL 32776

Mill Group CG02 NBHD 2626

Property Use Last Inspection

Property Use Last Inspection

00100 SINGLE FAMILY TRF 01-01-202

Current Owner

23513 SAN SEBASTIAN CT

BRADFORD LENORE K & HARRY P

SORRENTO FL 32776

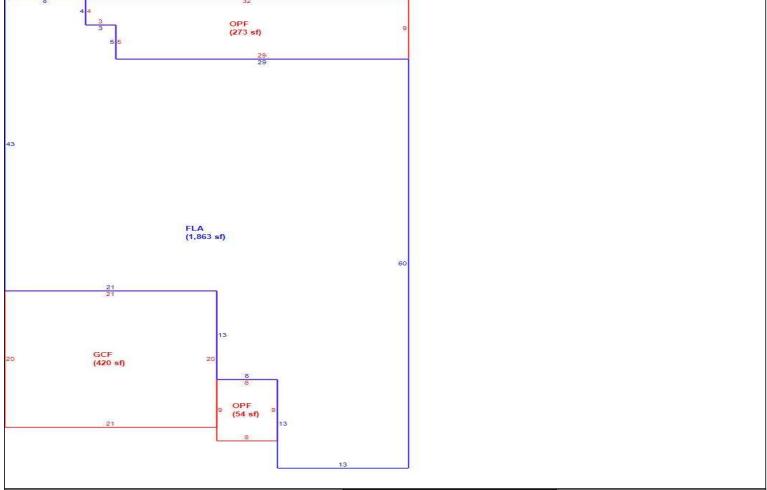
Legal Description

SORRENTO SPRINGS PHASE 4 PB 59 PG 7-15 LOT 92 BLK C ORB 6214 PG 943

| Lan                     | d Lines |           |       |       |                        |           |        |            |             |        |           |        |
|-------------------------|---------|-----------|-------|-------|------------------------|-----------|--------|------------|-------------|--------|-----------|--------|
| LL                      | Use     | Front     | Depth | Notes | Units                  | Unit      | Depth  | Loc        | Shp         | Phys   | Class Val | Land   |
| #                       | Code    | rioni     | Бериі | Adj   | Utilis                 | Price     | Factor | Factor     | Factor      | Factor | Class vai | Value  |
| 1                       | 0100    | 0         | 0     |       | 1.00 LT                | 90,000.00 | 0.0000 | 1.00       | 1.000       | 1.000  | 0         | 90,000 |
|                         |         |           |       |       |                        |           |        |            |             |        |           |        |
|                         |         |           |       |       |                        |           |        |            |             |        |           |        |
|                         |         |           |       |       |                        |           |        |            |             |        |           |        |
|                         |         |           |       |       |                        |           |        |            |             |        |           |        |
|                         |         |           |       |       |                        |           |        |            |             |        |           |        |
|                         |         |           |       |       |                        |           |        |            |             |        |           |        |
| Total Acres 0.00 JV/Mkt |         |           |       |       |                        |           |        |            | l Adj JV/Mk |        |           | 90,000 |
|                         | Cla     | ssified A | cres  | 0     | Classified JV/Mkt   90 | ,000      |        | Classified | d Adj JV/Mk | t      |           | 0      |
|                         |         |           |       |       |                        |           |        |            |             |        |           |        |

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 245,394 Deprec Bldg Value 238,032 Multi Story 0



|      | Building S           | Sub Areas  |           |       | Building Valuation Constr |         |               |      | truction Detail |    |  |
|------|----------------------|------------|-----------|-------|---------------------------|---------|---------------|------|-----------------|----|--|
| Code | Description          | Living Are | Gross Are |       | Year Built                | 2011    | Imp Type      | R1   | Bedrooms        | 3  |  |
| FLA  | FINISHED LIVING AREA | 1,863      | 1,863     | 1863  | Effective Area            | 1863    |               |      |                 |    |  |
| GAR  | GARAGE FINISH        | 0          | 420       | 0     | Base Rate                 | 108.79  | No Stories    | 1.00 | Full Baths      | 2  |  |
| OPF  | OPEN PORCH FINISHE   | 0          | 327       | 0     | Building RCN              | 245,394 | Quality Grade | 670  | Half Baths      | 0  |  |
|      |                      |            |           |       | Condition                 | EX      | Wall Type     | 03   | Heat Type       | 6  |  |
|      |                      |            |           |       | % Good                    | 97.00   | VVall Type    | 03   | riout Typo      | ١  |  |
|      |                      |            |           |       | Functional Obsol          | 0       | Foundation    | 3    | Fireplaces      | 0  |  |
|      | TOTALS               | 1,863      | 2,610     | 1,863 | Building RCNLD            | 238,032 | Roof Cover    | 3    | Type AC         | 03 |  |

Alternate Key 3852903 Parcel ID 12-19-27-1902-00C-09200

#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0477 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

| Tourism Total Authority |   |         |     |               |         |      |          |       |        |  |  |
|-------------------------|---|---------|-----|---------------|---------|------|----------|-------|--------|--|--|
|                         |   |         | Mis | scellaneous F | eatures |      |          |       |        |  |  |
|                         | *Only the first 10 records are reflected below                                |         |     |               |         |      |          |       |        |  |  |
| Code                    | Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value |         |     |               |         |      |          |       |        |  |  |
| POL3                    | SWIMMING POOL - RESIDENTIAL   | 351.00  | SF  | 46.00         | 2011    | 2011 | 16146.00 | 85.00 | 13,724 |  |  |
| PLD2                    | POOL/COOL DECK  | 681.00  | SF  | 5.38          | 2011    | 2011 | 3664.00  | 70.00 | 2,565  |  |  |
| SEN2                    | SCREEN ENCLOSED STRUCTURE   | 2132.00 | SF  | 3.50          | 2011    | 2011 | 7462.00  | 70.00 | 5,223  |  |  |
| HTB3                    | HOT TUB/SPA   | 1.00    | UT  | 7000.00       | 2011    | 2011 | 7000.00  | 70.00 | 4,900  |  |  |
|                         |   |         |     |               |         |      |          |       |        |  |  |
|                         |   |         |     |               |         |      |          |       |        |  |  |
|                         |   |         |     |               |         |      |          |       |        |  |  |
|                         |   |         |     |               |         |      |          |       |        |  |  |
|                         |   |         |     |               |         |      |          |       |        |  |  |
|                         |   |         |     |               |         |      |          |       |        |  |  |
|                         |   |         |     |               |         |      |          |       |        |  |  |
|                         |   |         |     |               |         |      |          |       |        |  |  |
|                         |   |         |     |               |         |      |          |       |        |  |  |

|                                      |  |  |  | Build   | ing Peri             | nits   |             |         |
|--------------------------------------|--|--|--|---|----------------------|--|-------------|---------|
| Roll Year                            | Permit ID  | Issue Date   | Comp Date  | Amount  | Type                 | Description  | Review Date | CO Date |
| 2012<br>2012<br>2012<br>2012<br>2012 | Permit ID  2011110261 2011100079 2011090062 2010120070 | 11-15-2011<br>10-14-2011<br>09-12-2011<br>03-14-2011 | O3-01-2012<br>03-01-2012<br>03-01-2012<br>03-01-2012<br>02-09-2012 | Amount<br>5,649<br>2,986<br>36,414<br>170,040 | 0003<br>0003<br>0003 | Description  SEN 25.4X39.8 PLH POL 14X28 W/SPA & DECK SFR 23513 SAN SEBASTIAN CT | Review Date | CO Date |
| -                                    |  |  |  | 1 ' 1   |                      |  |             |         |

|                          |                                      |                                      | Sales Informa  | ation                |       |                    |         |   |            | Exemptions                        |              |           |
|--------------------------|--------------------------------------|--------------------------------------|--|----------------------|-------|--------------------|---------|---|------------|-----------------------------------|--------------|-----------|
| Instrument No            | Book                                 | /Page                                | Sale Date  | Instr                | Q/U   | Code               | Vac/Imp | Sale Price  | Code       | Description                       | Year         | Amount    |
| 2023116143<br>2021141877 | 6214<br>5814<br>4058<br>4011<br>3875 | 0943<br>1820<br>1683<br>0281<br>0192 | 09-13-2023<br>10-05-2021<br>07-28-2011<br>03-08-2011<br>02-17-2010 | WD<br>WD<br>WD<br>WD | 00000 | 01<br>01<br>Q<br>M | <br>    | 435,000<br>352,500<br>156,000<br>132,000<br>381,100 | 039<br>059 | HOMESTEAD<br>ADDITIONAL HOMESTEAD | 2024<br>2024 |           |
|                          |                                      |                                      |  |                      |       |                    |         |   |            | Total                             |              | 50,000.00 |

| Land Value | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 90 000     | 238 032    | 26 412     | 354 444      | 0            | 354444     | 50 000 00   | 304444     | 329444      | 317 328       |

<sup>\*\*\*</sup>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 3852909 Parcel ID 12-19-27-1902-00C-09800

**LCPA Property Record Card** Roll Year 2024 Status: A

2024-0477 Comp 2 12/10/2024 By PRC Run:

Card # 1 of 1

**Property Location** 

Site Address 23540 COMPANERO DR

SINGLE FAMILY

00100

SORRENTO FL 32776 NBHD

Mill Group 2626 CG02 Property Use Last Inspection

TRF 01-01-202

Current Owner

RENNER KENNETH H & JOAN D LIFE ESTA

23540 COMPANERO DR

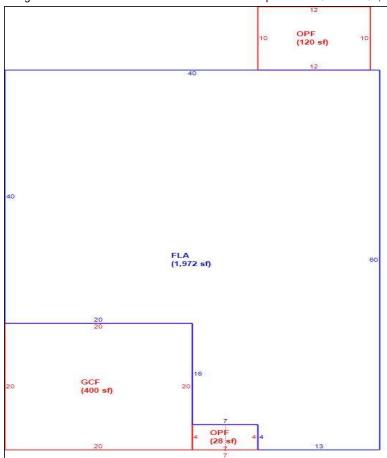
**SORRENTO** 32776

#### Legal Description

SORRENTO SPRINGS PHASE 4 PB 59 PG 7-15 LOT 98 BLK C ORB 6265 PG 2119 ORB 6353 PG 1649

| Lan     | d Lines |         |       |       |                               |           |        |        |                            |        |           |        |
|---------|---------|---------|-------|-------|-------------------------------|-----------|--------|--------|----------------------------|--------|-----------|--------|
| LL<br># | Use     | Front   | Depth | Notes | Units                         | Unit      | Depth  | Loc    | Shp                        | Phys   | Class Val | Land   |
| #       | Code    |         |       | Adj   |                               | Price     | Factor | Factor | Factor                     | Factor |           | Value  |
| 1       | 0100    | 0       | 0     |       | 1.00 LT                       | 90,000.00 | 0.0000 | 1.00   | 1.000                      | 1.000  | 0         | 90,000 |
|         | Cla     | Total A |       | 0.00  | JV/Mkt 0 Classified JV/Mkt 90 | ,000      |        |        | l Adj JV/Mk<br>d Adj JV/Mk |        |           | 90,000 |

Sketch Bldg 1 1 of 1 Replacement Cost 254,177 Deprec Bldg Value 246,552 Multi Story 0 Sec



|      | Building S           | Sub Areas  |           |          | Building Valuation |         | Cons          | structio | n Detail   |    |
|------|----------------------|------------|-----------|----------|--------------------|---------|---------------|----------|------------|----|
| Code | Description          | Living Are | Gross Are | Eff Area | Year Built         | 2013    | Imp Type      | R1       | Bedrooms   | 4  |
| FLA  | FINISHED LIVING AREA | 1,972      | 1,972     | 1972     | Effective Area     | 1972    |               |          | - " D "    | .  |
| _    | GARAGE FINISH        | 0          | 400       | 0        | Base Rate          | 108.49  | No Stories    | 1.00     | Full Baths | 2  |
| OPF  | OPEN PORCH FINISHE   | 0          | 148       | 0        | Building RCN       | 254,177 | Quality Grade | 670      | Half Baths | 0  |
|      |                      |            |           |          | Condition          | EX      | Wall Type     | 03       | Heat Type  | 6  |
|      |                      |            |           |          | % Good             | 97.00   | VVall Type    | 03       | riout Typo | ١  |
|      |                      |            |           |          | Functional Obsol   | 0       | Foundation    | 3        | Fireplaces | 0  |
|      | TOTALS 1,972 2,520   |            | 2,520     | 1,972    | Building RCNLD     | 246,552 | Roof Cover    | 3        | Type AC    | 03 |

Alternate Key 3852909 Parcel ID 12-19-27-1902-00C-09800

#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0477 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

|      |   | 1.    | Oli i Cai | 2024 36    | atus. A  |           |     |       |           |  |  |  |  |  |
|------|---|-------|-----------|------------|----------|-----------|-----|-------|-----------|--|--|--|--|--|
|      | Miscellaneous Features *Only the first 10 records are reflected below |       |           |            |          |           |     |       |           |  |  |  |  |  |
| Code | Description   | Units | Туре      | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       | -         |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |

|                              |  |  |   | Build                               | ing Perr             | nits   |   |         |
|------------------------------|--|--|---|-------------------------------------|----------------------|--|---|---------|
| Roll Year                    | Permit ID                                  | Issue Date   | Comp Date   | Amount                              | Type                 | Description  | Review Date   | CO Date |
| 2018<br>2017<br>2015<br>2014 | Permit ID  SALE 2016080715 SALE 2013030129 | 01-01-2017<br>08-19-2016<br>01-01-2014<br>03-19-2013 | Comp Date<br>05-04-2018<br>12-29-2016<br>03-05-2015<br>01-16-2014 | Amount<br>1<br>2,199<br>1<br>71,000 | 0099<br>0002<br>0099 | Description  CHECK VALUE  CONV SALES OFFICE TO GARAGE  CHECK VALUE  SFR SALES CENTER 23540 COMPANE | Review Date<br>02-15-2018<br>12-29-2016<br>03-05-2015<br>01-16-2014 | CO Date |
|                              |  |  |   |                                     |                      |  |   |         |

|               |      |       | Sales Inform | ation |     |      |         |            |      | Exemptions           |      |           |
|---------------|------|-------|--------------|-------|-----|------|---------|------------|------|----------------------|------|-----------|
| Instrument No | Book | /Page | Sale Date    | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description          | Year | Amount    |
| 2024073259    | 6353 | 1649  | 06-14-2024   | LE    | U   | 11   | 1       | 100        | 039  | HOMESTEAD            | 2024 | 25000     |
| 2024001122    | 6265 | 2119  | 12-22-2023   | WD    | Q   | 01   | 1       | 400,000    | 059  | ADDITIONAL HOMESTEAD | 2024 | 25000     |
| 2017022646    | 4909 | 0600  | 02-24-2017   | WD    | Q   | Q    | - 1     | 227,500    |      |                      |      |           |
|               | 4515 | 0157  | 08-12-2014   | WD    | Q   | Q    | 1       | 209,000    |      |                      |      |           |
|               | 4452 | 2187  | 03-13-2014   | WD    | U   | M    | V       | 315,000    |      |                      |      |           |
|               |      |       |              |       |     |      |         |            |      |                      |      |           |
|               |      |       |              |       |     |      |         |            |      | Total                |      | 50,000.00 |
|               |      |       |              |       |     | 1/2/ | ue Summ | 211/       |      |                      |      |           |

| Land Value | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 90.000     | 246.552    | 0          | 336.552      | 0            | 336552     | 50.000.00   | 286552     | 311552      | 298.566       |

<sup>\*\*\*</sup>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 3852919 Parcel ID 12-19-27-1902-00C-10800

**LCPA Property Record Card** Roll Year 2024 Status: A

2024-0477 Comp 3 12/10/2024 By PRC Run:

Card # 1 of 1

**Property Location** 

Site Address 34315 ALICANTE CT SORRENTO FL 32776

Mill Group 2626 CG02 **NBHD** 

Property Use Last Inspection 00100 SINGLE FAMILY TRF 01-01-202

Current Owner

CARBONEL JOSE A AND CHRISTINA R NICK

34315 ALICANTE CT

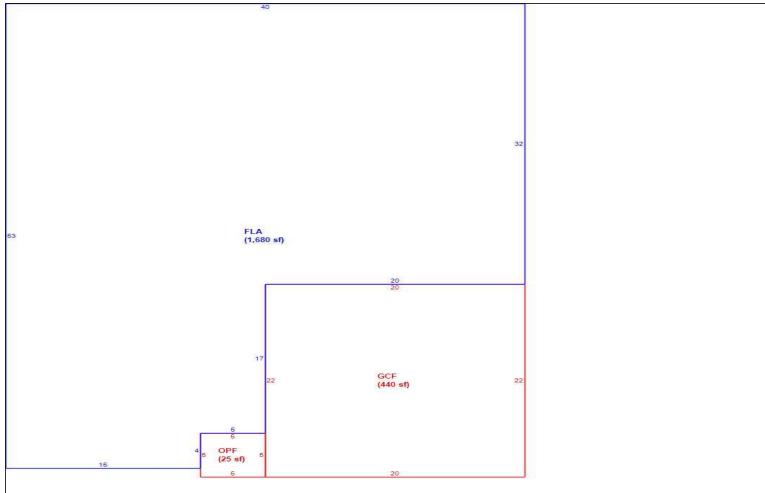
**SORRENTO** FL 32776

Legal Description

SORRENTO SPRINGS PHASE 4 PB 59 PG 7-15 LOT 108 BLK C ORB 6176 PG 481

| Lan | d Lines |           |       |       |                      |           |        |            |             |        |           |        |
|-----|---------|-----------|-------|-------|----------------------|-----------|--------|------------|-------------|--------|-----------|--------|
| LL  | Use     | Front     | Depth | Notes | Units                | Unit      | Depth  | Loc        | Shp         | Phys   | Class Val | Land   |
| #   | Code    | FIOIIL    | Берш  | Adj   | UTIILS               | Price     | Factor | Factor     | Factor      | Factor | Class vai | Value  |
| 1   | 0100    | 0         | 0     |       | 1.00 LT              | 90,000.00 | 0.0000 | 1.00       | 1.000       | 1.000  | 0         | 90,000 |
|     |         |           |       |       |                      |           |        |            |             |        |           |        |
|     |         |           |       |       |                      |           |        |            |             |        |           |        |
|     |         |           |       |       |                      |           |        |            |             |        |           |        |
|     |         |           |       |       |                      |           |        |            |             |        |           |        |
|     |         |           |       |       |                      |           |        |            |             |        |           |        |
|     |         |           |       |       |                      |           |        |            |             |        |           |        |
|     |         | Total A   |       | 0.00  | JV/Mkt 0             |           |        |            | l Adj JV/Mk |        |           | 90,000 |
|     | Cla     | ssified A | cres  | 0 0   | Classified JV/Mkt 90 | ,000      |        | Classified | d Adj JV/Mk | t      |           | 0      |
|     |         |           |       |       |                      | Sketch    |        |            |             |        |           |        |

Bldg 1 1 of 1 222,750 Deprec Bldg Value 216,068 Multi Story 0 Sec Replacement Cost



|      | Building S           | Sub Areas  |           |       | Building Valuat  | tion    | Cons          | structio | n Detail    |    |
|------|----------------------|------------|-----------|-------|------------------|---------|---------------|----------|-------------|----|
| Code | Description          | Living Are | Gross Are |       | Year Built       | 2014    | Imp Type      | R1       | Bedrooms    | 3  |
| FLA  | FINISHED LIVING AREA | 1,680      |           | 1680  | Effective Area   | 1680    | N - Otavia    |          | E. II D. H. |    |
| GAR  | GARAGE FINISH        | 0          | 440       | 0     | Base Rate        | 109.28  | No Stories    | 1.00     | Full Baths  | 2  |
| OPF  | OPEN PORCH FINISHE   | 0          | 25        | 0     | Building RCN     | 222,750 | Quality Grade | 670      | Half Baths  | 0  |
|      |                      |            |           |       | Condition        | EX      | Wall Type     | 03       | Heat Type   | 6  |
|      |                      |            |           |       | % Good           | 97.00   |               | 00       |             | ۱  |
|      |                      |            |           |       | Functional Obsol | 0       | Foundation    | 3        | Fireplaces  | 0  |
|      | TOTALS               | 1,680      | 2,145     | 1,680 | Building RCNLD   | 216.068 | Roof Cover    | 3        | Type AC     | 03 |

Alternate Key 3852919 Parcel ID 12-19-27-1902-00C-10800

## LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0477 Comp 3 12/10/2024 By

Card # 1 of 1

|      |   | IN.   | Uli i eai | 2024 36    | atus. A  |           |     |       |           |  |  |  |  |  |
|------|---|-------|-----------|------------|----------|-----------|-----|-------|-----------|--|--|--|--|--|
|      | Miscellaneous Features *Only the first 10 records are reflected below |       |           |            |          |           |     |       |           |  |  |  |  |  |
| Code | Description   | Units | Туре      | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     |       |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     | 1     |           |  |  |  |  |  |
|      |   |       |           |            |          |           |     | 1     |           |  |  |  |  |  |
| 1 1  |   | I     |           | 1          | I        |           |     |       | I         |  |  |  |  |  |

| Building Permits |            |            |            |        |      |                              |             |         |  |  |  |
|------------------|------------|------------|------------|--------|------|------------------------------|-------------|---------|--|--|--|
| Roll Year        | Permit ID  | Issue Date | Comp Date  | Amount | Туре | Description                  | Review Date | CO Date |  |  |  |
| 2015             | 2014050389 | 06-13-2014 | 02-25-2015 | 67,000 | 0001 | SFR 1695SF 34315 ALICANTE CT | 02-25-2015  |         |  |  |  |
|                  |            |            |            |        |      |                              |             |         |  |  |  |
|                  |            |            |            |        |      |                              |             |         |  |  |  |
|                  |            |            |            |        |      |                              |             |         |  |  |  |
|                  |            |            |            |        |      |                              |             |         |  |  |  |
|                  |            |            |            |        |      |                              |             |         |  |  |  |
|                  |            |            |            |        |      |                              |             |         |  |  |  |
|                  |            |            |            |        |      |                              |             |         |  |  |  |
|                  |            |            |            |        |      |                              |             |         |  |  |  |
|                  |            |            |            |        |      |                              |             |         |  |  |  |
|                  |            |            |            |        |      |                              |             |         |  |  |  |

| Sales Information        |                              |                              |  |                      |         |                    |         |   |            | Exemptions                        |              |           |  |
|--------------------------|------------------------------|------------------------------|--|----------------------|---------|--------------------|---------|---|------------|-----------------------------------|--------------|-----------|--|
| Instrument No            | Book                         | /Page                        | Sale Date  | Instr                | Q/U     | Code               | Vac/Imp | Sale Price                              | Code       | Description                       | Year         | Amount    |  |
| 2023084730<br>2023030045 | 6176<br>6108<br>4562<br>4489 | 0481<br>1681<br>0900<br>1371 | 06-08-2023<br>03-13-2023<br>12-05-2014<br>06-04-2014 | WD<br>WD<br>WD<br>WD | Q U Q U | 01<br>37<br>Q<br>M | <br>    | 340,000<br>312,000<br>177,200<br>45,000 | 039<br>059 | HOMESTEAD<br>ADDITIONAL HOMESTEAD | 2024<br>2024 |           |  |
|                          |                              |                              |  |                      |         |                    |         |   |            | Total                             |              | 50,000.00 |  |

| Land Value | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 90.000     | 216.068    | 0          | 306.068      | 0            | 306068     | 50.000.00   | 256068     | 281068      | 269.219       |

<sup>\*\*\*</sup>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.\*\*\*