



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3864306**

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # 2024-0478	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information FKH PROPCO LP			
Taxpayer name: FirstKey Homes; Hfb Sunrise Llc SKR		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	12-22-24-0020-000-07600 205 SANGMON COURT
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0478	Alternate Key: 3864306	Parcel ID: 12-22-24-0020-000-07600
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 205 SANGMON CT GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name FKH SFR PROPCO I LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 366,994	\$ 366,994
2. Assessed or classified use value, *if applicable	\$ 366,994	\$ 366,994
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 366,994	\$ 366,994

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

Last Sale Date 12/13/2021 **Price:** \$386,800 Arm's Length Distressed Book 5861 Page 2152

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3864306	3914206	3914230	3924018
Address	205 SANGMON CT GROVELAND	184 PETOSKY RD GROVELAND	206 HYDRA WAY GROVELAND	157 JUNO DR GROVELAND
Proximity		.29 MILE	.35 MILE	.46 MILE
Sales Price		\$412,500	\$399,000	\$409,800
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	3.20%	4.40%
Adjusted Sale		\$355,575	\$351,918	\$366,361
\$/SF FLA	\$174.93 per SF	\$187.14 per SF	\$184.73 per SF	\$174.62 per SF
Sale Date		9/7/2023	4/25/2023	1/25/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,098	1,900	14850	1,905	14475	2,098	0
Year Built	2021	2019		2019		2023	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	3.	2.0	7500	2.0	7500	3	
Garage/Carport	GARAGE	GARAGE	-7500	GARAGE		GARAGE	
Porches	OPF/OPF	OPF/OPF		OPF/OPF		OPF/OPF	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		PAT	-1500	NONE	
Site Size	.19 AC	.20 AC	7000	.16 AC	7000	.18 AC	7000
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 6.1%	21850	Net Adj. 7.8%	27475	Net Adj. 1.9%	7000
		Gross Adj. 10.4%	36850	Gross Adj. 8.7%	30475	Gross Adj. 1.9%	7000
Adj. Sales Price	Market Value \$366,994	Adj Market Value	\$377,425	Adj Market Value	\$379,393	Adj Market Value	\$373,361
	Value per SF 174.93						

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.

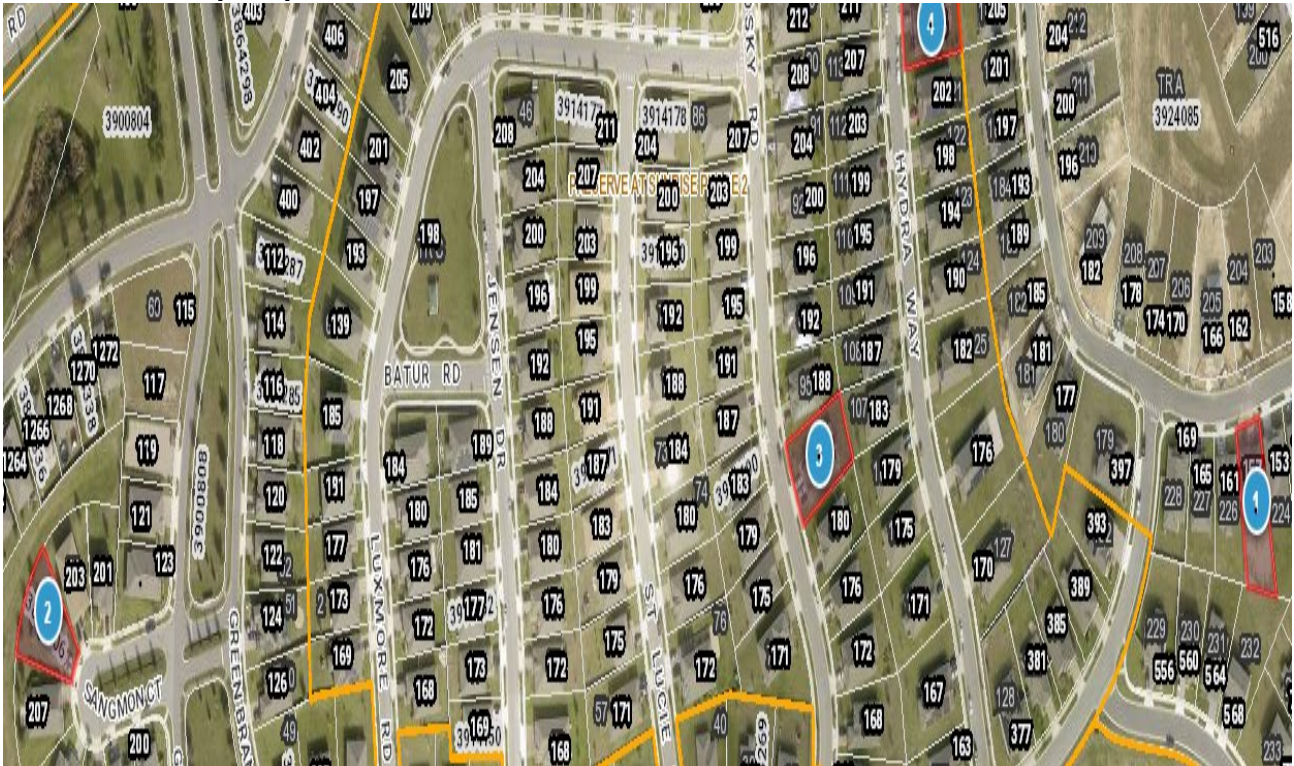
Petitioners comp 3 actually sold on 12/02/2022, other comps show that subject is in range for value.

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: R. Bryan Boone

DATE 11/6/2024

2024-047E Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	3924018	157 JUNO DR	.46 MILE
2	subject	3864306	205 SANGMON CT GROVELAND	-
3	1	3914206	184 PETOSKY RD GROVELAND	.29 MILE
4	2	3914230	206 HYDRA WAY	.35 MILE
5				
6				
7				
8				

Alternate Key 3864306
 Parcel ID 12-22-24-0020-000-07600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0478 Subject
 PRC Run: 11/6/2024 By bboone
 Card # 1 of 1

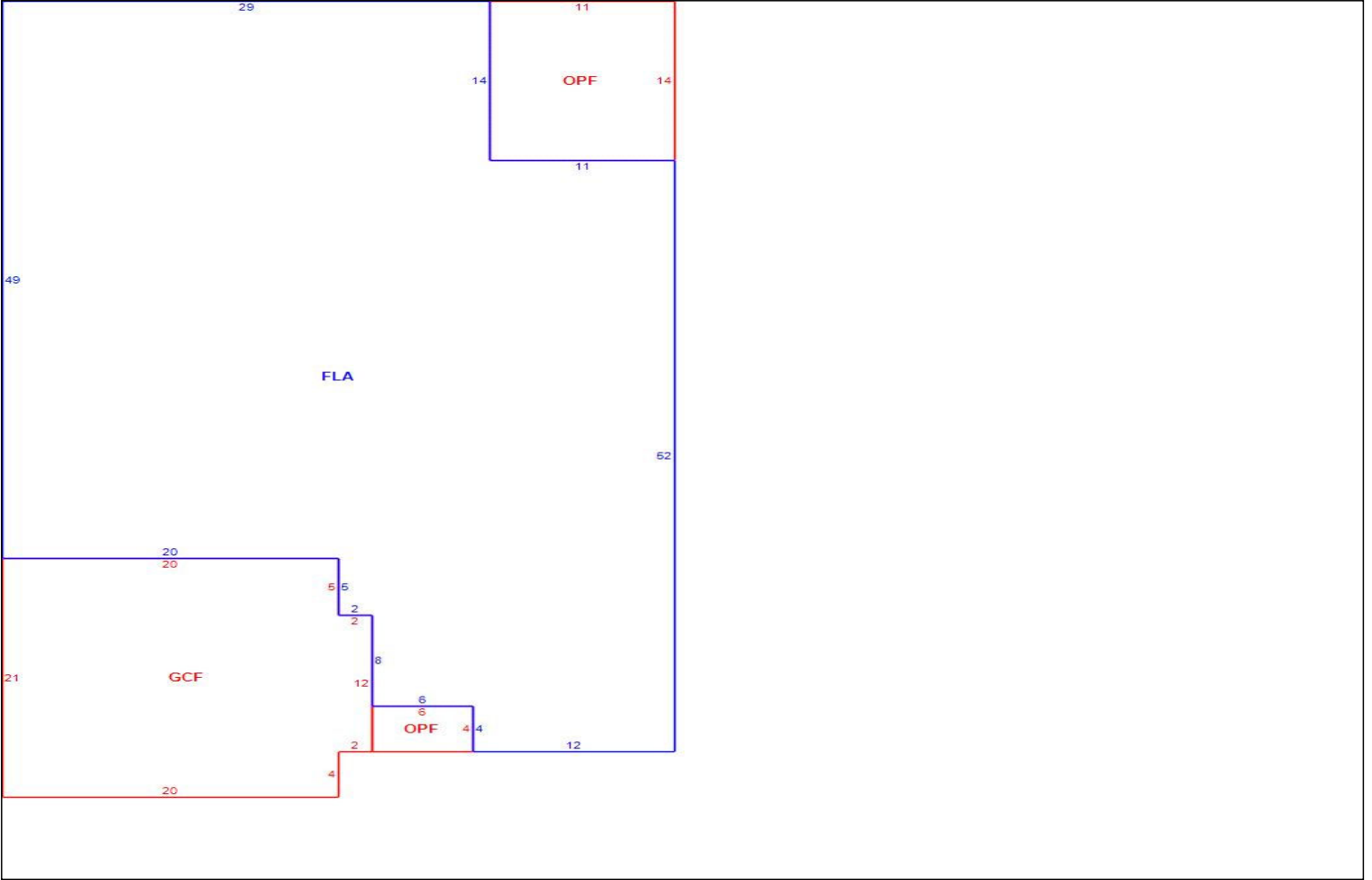
Current Owner		
FKH SFR PROPCO I LP		
1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location			
Site Address 205 SANGMON CT			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	02-07-202

Legal Description
 PRESERVE AT SUNRISE PHASE 1 PB 61 PG 80-86 LOT 76 ORB 5861 PG 2152

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	35,000.00	0.0000	2.00	1.100	1.000	0	77,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,000		
Classified Acres		0		Classified JV/Mkt		77,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 289,994 Deprec Bldg Value 289,994 Multi Story



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,098	2,098	2098	2021	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	444	0	2098	Quality Grade	680	Half Baths	
OPF	OPEN PORCH FINISHE	0	178	0	114.45	Wall Type	03	Heat Type	6
TOTALS		2,098	2,720	2,098	289,994	Foundation	3	Fireplaces	
					Condition	VG			
					% Good	100.00			
					Functional Obsol				
					Building RCNLD	289,994	Roof Cover	3	Type AC 03

Alternate Key 3864306
 Parcel ID 12-22-24-0020-000-07600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0478 Subject
 PRC Run: 11/6/2024 By bboone
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2022	2102-0222	03-26-2021	02-07-2022	285,454	0001	SFR 205 SANGMON CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2021176155	5861	2152	12-13-2021	WD	Q	03	V	386,800				
2021005898	5620	1113	01-12-2021	WD	Q	05	V	601,900				
2016107288	4849	1117	10-13-2016	WD	U	M	V	1,350,000				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
77,000	289,994	0	366,994	0	366994	0.00	366994	366994	357,777	

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 3914206
Parcel ID 12-22-24-0021-000-09600

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 2024-0478 Comp 1
11/6/2024 By
Card # 1 of 1

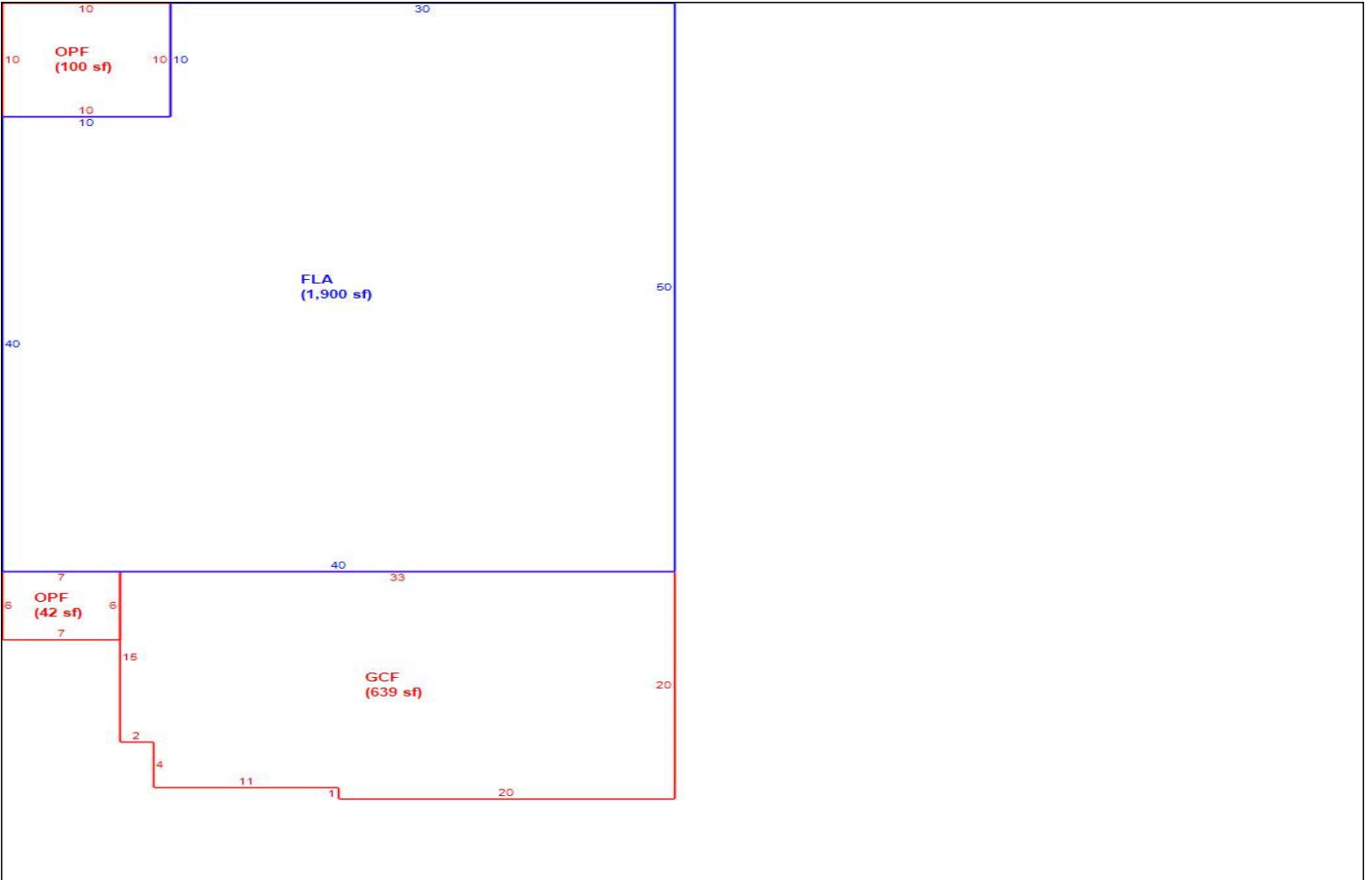
Current Owner		
SAVOIE PAULINE M ET AL		
184 PETOSKY RD		
GROVELAND	FL	34736

Property Location		
Site Address 184 PETOSKY RD		
GROVELAND FL 34736		
Mill Group	00GR	NBHD 4537
Property Use		Last Inspection
00100	SINGLE FAMILY	DLS 10-04-201

Legal Description
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 96 ORB 6211 PG 22

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 269,514 Deprec Bldg Value 261,429 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,900	1,900	1900	Effective Area	1900	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	639	0	Base Rate	115.88	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	142	0	Building RCN	269,514	Wall Type	03	Heat Type	6	
TOTALS					1,900	2,681	1,900	Condition	EX	% Good	97.00
					Functional Obsol	0	Foundation	3	Fireplaces	0	
					Building RCNLD	261,429	Roof Cover	3	Type AC	03	

Alternate Key 3914206
 Parcel ID 12-22-24-0021-000-09600

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0478 Comp 1
 11/6/2024 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
2020	1902-0149	03-19-2019	10-04-2019	258,725	0001	SFR 184 PETOSKY RD	10-07-2019	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price
2023113162	6211 0022	09-07-2023	WD	Q	01	I	412,500
2019097796	5333 1810	08-23-2019	WD	Q	Q	I	269,800
2019009318	5227 1447	01-23-2019	WD	U	M	V	406,700

Exemptions

Code	Description	Year	Amount
039	HOMESTEAD	2024	25000
059	ADDITIONAL HOMESTEAD	2024	25000
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
70,000	261,429	0	331,429	0	331429	50,000.00	281429	306429	323,198

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Alternate Key 3914230
 Parcel ID 12-22-24-0021-000-12000

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0478 Comp 2
 11/6/2024 By
 Card # 1 of 1

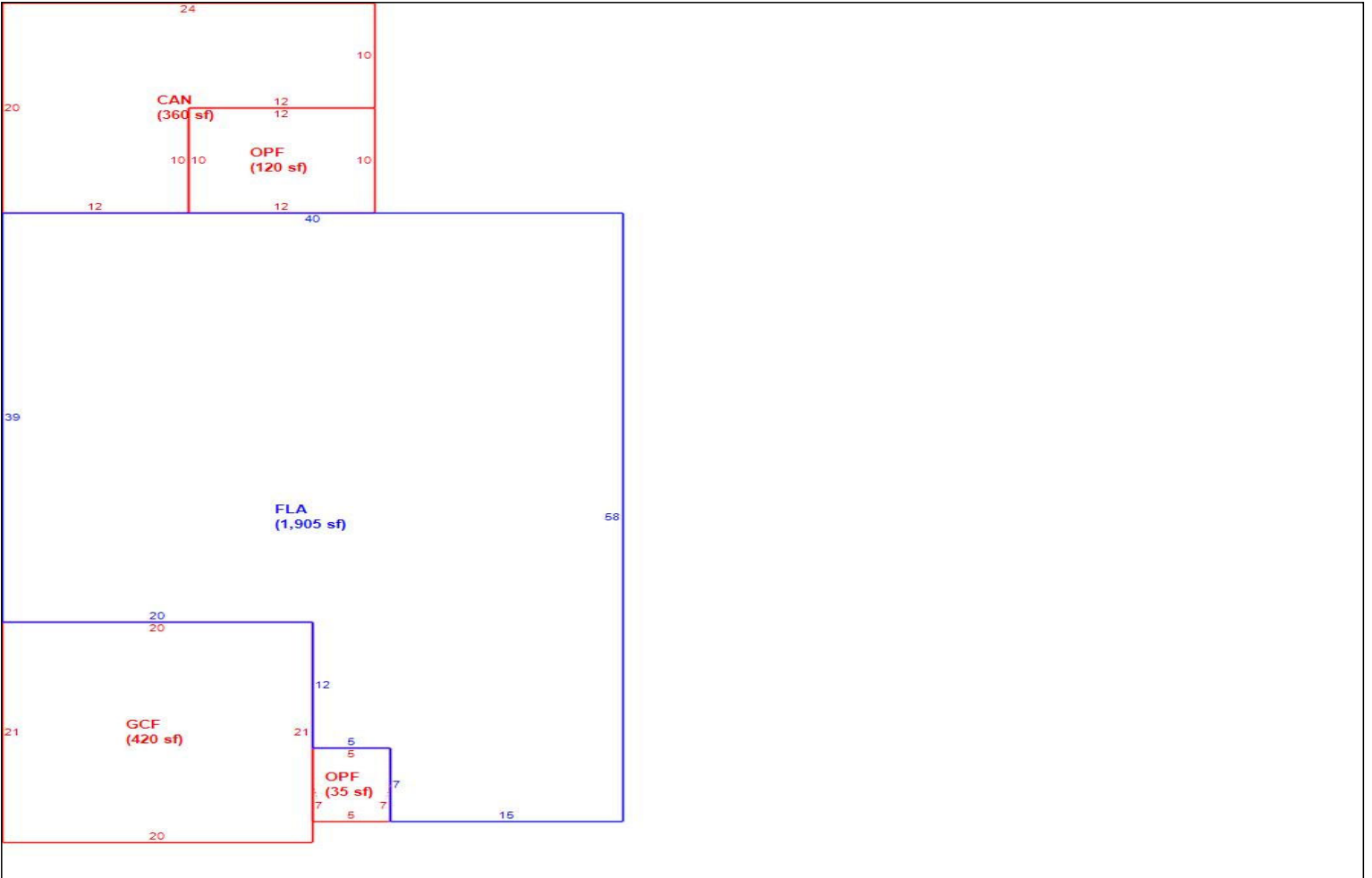
Current Owner		
WEST JERRY L & JOANN		
206 HYDRA WAY		
GROVELAND	FL	34736

Property Location			
Site Address	206 HYDRA WAY		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	01-17-202

Legal Description
 PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 120 ORB 6131 PG 1154

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 265,214 Deprec Bldg Value 257,258 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,905	1,905	1905	Effective Area	1905	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	115.87	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	155	0	Building RCN	265,214	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	360	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	257,258	Roof Cover	3	Type AC	03
TOTALS		1,905	2,840	1,905						

Alternate Key 3914230
Parcel ID 12-22-24-0021-000-12000

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 2024-0478 Comp 2
11/6/2024 By
Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2024	DENY51	01-01-2023			1 0030	P1			
2020	IMPS	01-01-2019	01-17-2020		1 0001	SFR FOR 2020	01-17-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023048412	6131	1154	04-25-2023	WD	Q	01	I	399,000	039	HOMESTEAD	2024	25000
2019122301	5365	0719	10-23-2019	WD	Q	Q	I	273,800	059	ADDITIONAL HOMESTEAD	2024	25000
2019046591	5270	0819	04-23-2019	WD	U	M	V	549,900				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	257,258	0	327,258	0	327258	50,000.00	277258	302258	319,005	

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Alternate Key 3924018
 Parcel ID 12-22-24-0022-000-22500

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0478 Comp 3
 11/6/2024 By
 Card # 1 of 1

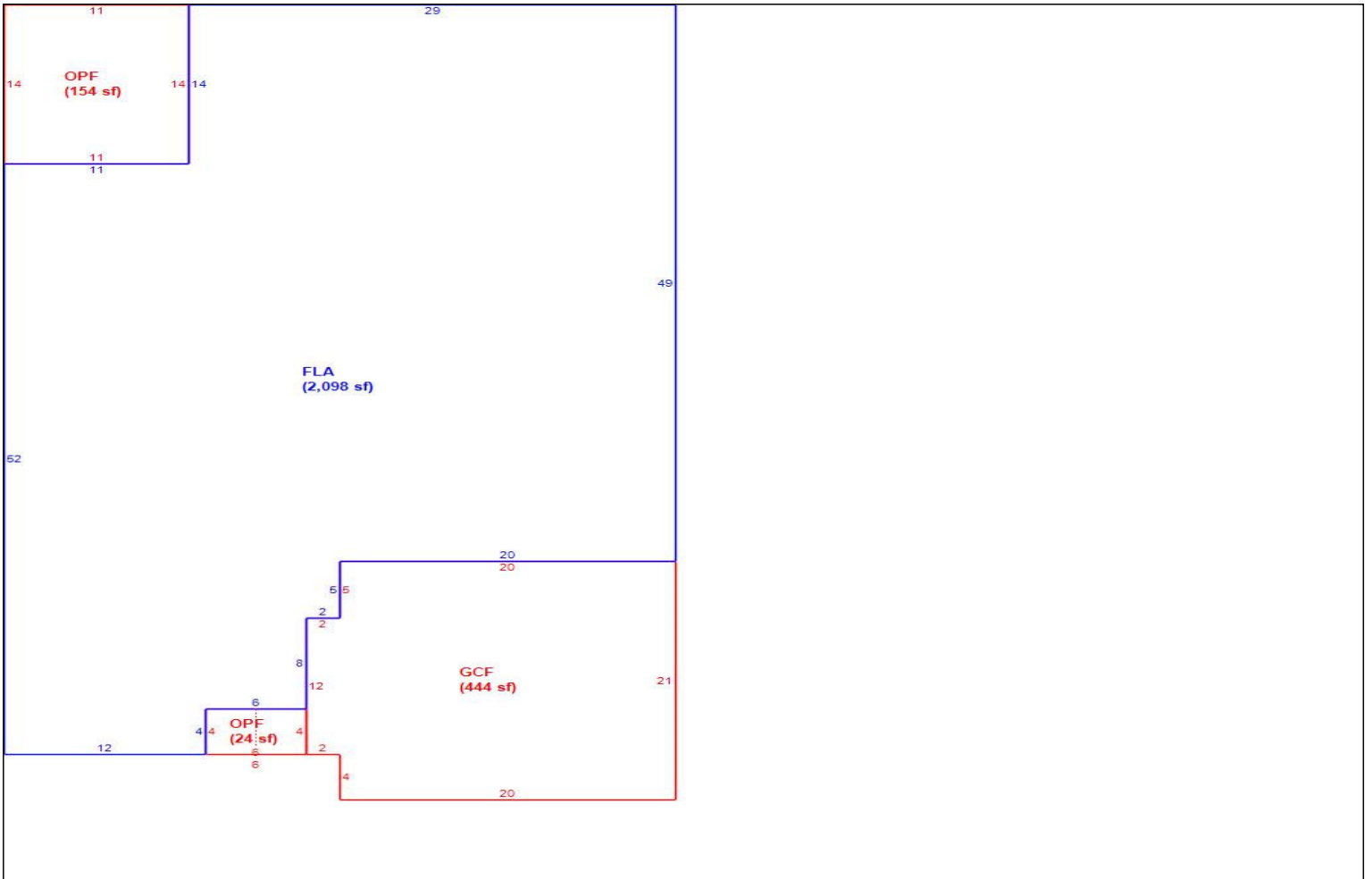
Current Owner		
DELTORO ROBERTO ET AL		
157 JUNO DR		
GROVELAND	FL	34736

Property Location			
Site Address	157 JUNO DR		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	07-28-202

Legal Description
 PRESERVE AT SUNRISE PHASE 3 PB 74 PG 1-6 LOT 225 ORB 6084 PG 1704

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 289,994 Deprec Bldg Value 289,994 Multi Story



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,098	2,098	2098	Effective Area	2098	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	444	0	Base Rate	114.45	Quality Grade	680	Half Baths	
OPF	OPEN PORCH FINISHE	0	178	0	Building RCN	289,994	Wall Type	03	Heat Type	6
					Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Roof Cover	3	Type AC	03
					Functional Obsol					
TOTALS		2,098	2,720	2,098	Building RCNLD	289,994				

Alternate Key 3924018
 Parcel ID 12-22-24-0022-000-22500

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0478 Comp 3
 11/6/2024 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
2024	2206-0288	08-05-2022	07-28-2023	354,685	0001	SFR 157 JUNO DR	07-28-2023	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023009792	6084	1704	01-25-2023	WD	Q	03	409,800				
2022060145	5946	2443	04-14-2022	WD	U	30	629,000				
	0	0	01-01-1900		U	U	0				
Total											0.00

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
70,000	289,994	0	359,994	0	359994	0.00	359994	359994	49,400

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