



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3788289**

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 # 2024-0480	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>FKHSR PROPCO LLP</i>			
Taxpayer name: FirstKey Homes; Opendoor Property C Llc		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 #	14-19-25-0055-000-07700 33242 Kaylee Way
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 checked="" 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

Petition # 2024-0480	Alternate Key: 3788289	Parcel ID: 14-19-25-0055-000-07700	
Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: <input checked="" type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 33242 KAYLEE WAY LEESBURG		<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	\$ 306,376	\$ 306,376	
2. Assessed or classified use value, *if applicable	\$ 306,376	\$ 306,376	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 306,376	\$ 306,376	

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

Last Sale Date 1/14/2022 **Price:** \$305,000 Arm's Length Distressed Book 5881 Page 129

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3788289	3810184	3788220	3808099
Address	33242 KAYLEE WAY LEESBURG	33312 IRONGATE DR LEESBURG	33333 KAYLEE WAY LEESBURG	10337 PLEASANT VIEW DR
Proximity		0.13 MILE	SAME SUB	0.31 MILE
Sales Price		\$355,000	\$309,000	\$359,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	0.40%	4.40%
Adjusted Sale		\$311,690	\$263,886	\$321,751
\$/SF FLA	\$167.51 per SF	\$165.79 per SF	\$145.95 per SF	\$168.81 per SF
Sale Date		5/5/2023	11/17/2023	1/19/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,829	1,880	-2550	1,808	1050	1,906	-3850
Year Built	2000	2005		2001		2002	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	3.0	-7000	2.0		2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	Y	Y		Y		Y	
Pool	Y	N	20000	N	20000	Y	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 3.4%	10450	Net Adj. 8.0%	21050	-Net Adj. 1.2%	-3850
		Gross Adj. 9.5%	29550	Gross Adj. 8.0%	21050	Gross Adj. 1.2%	3850
Adj. Sales Price	Market Value \$306,376 Value per SF 167.51	Adj Market Value \$322,140		Adj Market Value \$284,936		Adj Market Value \$317,901	

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.

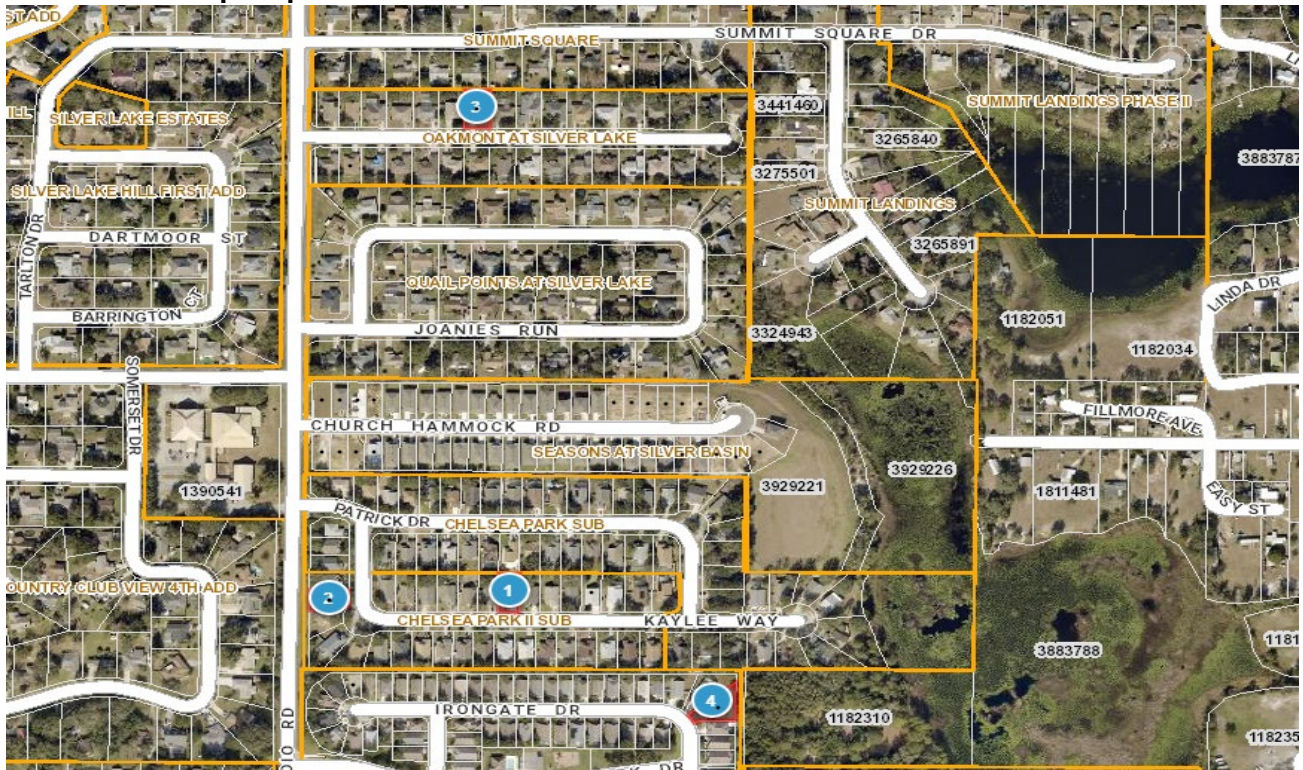
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0480 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3788289	33242 KAYLEE WAY LEESBURG	-
2	COMP 2	3788220	33333 KAYLEE WAY LEESBURG	SAME SUB
3	COMP 3	3808099	10337 PLEASANT VIEW DR LEESBURG	0.31 MILE
4	COMP 1	3810184	33312 IRONGATE DR LEESBURG	0.13 MILE
5				
6				
7				
8				

Alternate Key 3788289
Parcel ID 14-19-25-0055-000-07700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0480 Subject
PRC Run: 12/6/2024 By

Card # 1 of 1

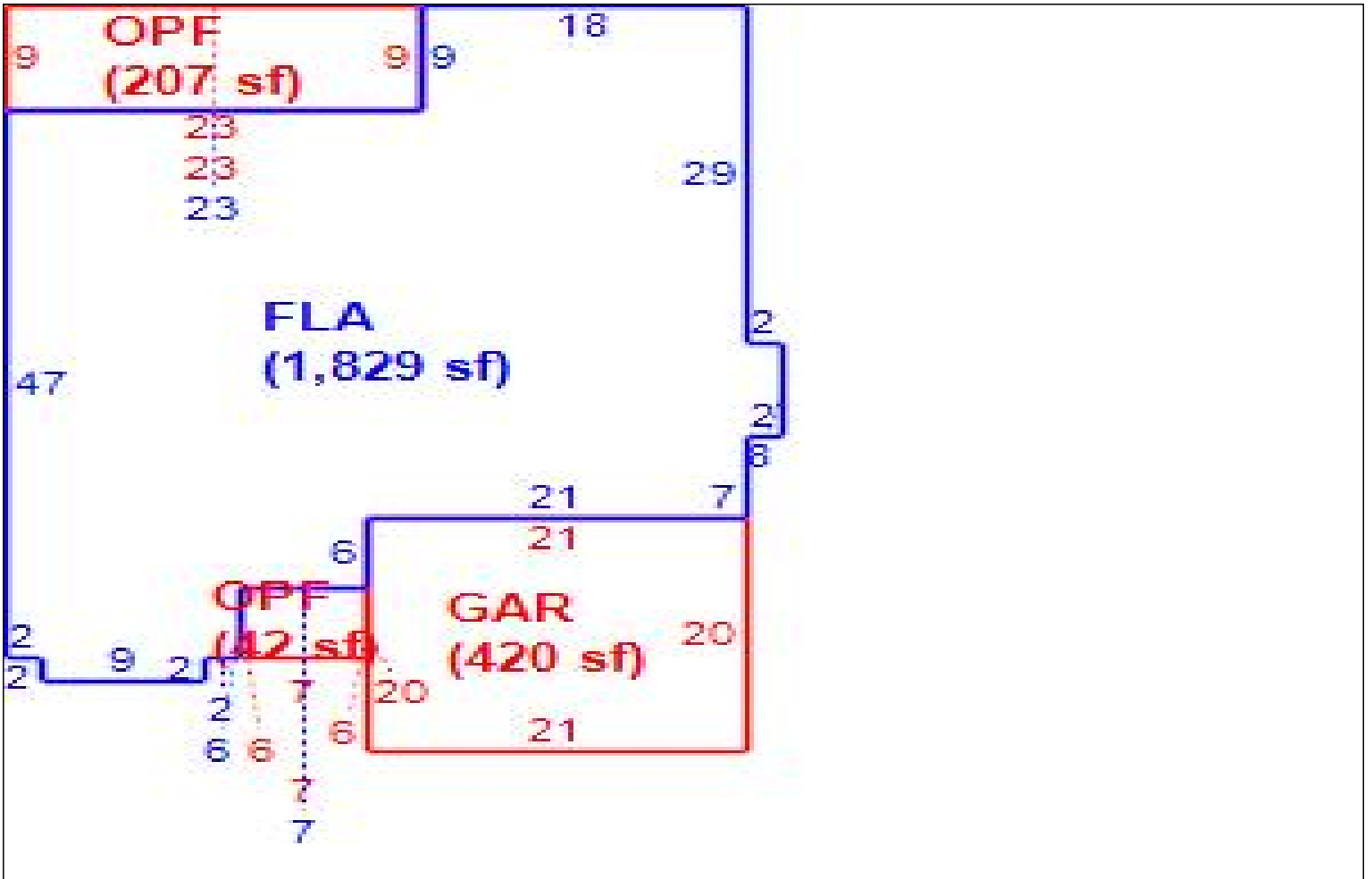
Current Owner		
FKH SFR PROPCO I LP		
1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location			
Site Address	33242 KAYLEE WAY		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-27-202

Legal Description
CHELSEA PARK II SUB LOT 77 PB 42 PGS 56-57 ORB 5881 PG 129

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	20,000.00	0.0000	3.70	1.000	1.000	0	74,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		74,000		
Classified Acres		0		Classified JV/Mkt		74,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 226,676
Deprec Bldg Value 219,876		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	1,829	1,829	1829	2000	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	102.48	Quality Grade	660	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	249	0	226,676	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,829	2,498	1,829	Building RCNLD	219,876				

Alternate Key 3788289
 Parcel ID 14-19-25-0055-000-07700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0480 Subject
 PRC Run: 12/6/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	250.00	SF	35.00	2000	2000	8750.00	85.00	7,438
PLD2	POOL/COOL DECK	652.00	SF	5.38	2000	2000	3508.00	70.00	2,456
SEN2	SCREEN ENCLOSED STRUCTURE	1752.00	SF	3.50	2000	2000	6132.00	40.00	2,453

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	05-07-2007	1	0000	CHECK VALUES			
2002	120807	01-05-2001	03-14-2001	3,165	0000	22X40 SEN			
2001	100154	10-04-2000	03-14-2001	17,721	0000	14X28 POOL W/DECK			
2001	0040360	04-06-2000	07-19-2000	96,000	0000	SFR/33242 KAYLEE WAY			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2022009744	5881 0129	01-14-2022	WD	Q	01	I	305,000					
2021113939	5775 1215	08-13-2021	WD	U	37	I	308,300					
	3204 1222	06-29-2006	WD	Q	Q	I	242,000					
	2195 1544	10-15-2002	WD	Q	Q	I	155,000					
	1854 0040	08-23-2000	WD	Q	Q	I	129,300					
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	
74,000	219,876	12,347	306,223	0	306223	0.00	306223	306223	306,376	

Parcel Notes

1854/40 ASHOK K & GUNA S SHARMA HW
 01FC ADD POL PLD SEN KH 031401
 02X ASHON K SHARMA CHGD ADDR TO 9023 SILVER LAKE DR LEESBURG 34788 3414 SHARMA MOVED 060102 PROPERTY IS FOR SALE PER NOTE TO OFFICE GC 091602
 03 QG FROM 575 FER 011503
 3204/1222 RICHARD L & JONI L MOORE TO CHARLES SCOTT & DEBORAH A LEE HW
 07 QG FROM 610 TJW 050707
 13X DEBORAH A LEE 49 DECEASED 042713 FL DEATH LIST KM
 15CC ADD CHG POSTCARD SUBMITTED BY HOMEOWNER LH 081715
 16X ADDRESS CHANGED PER NCOA POSTCARD MAILED QUESTIONNAIRE JMK 011516
 16X ADDRESS CHANGED PER HX RENEWAL POSTCARD RETURNED BY PO MLR 012716
 16CC HX QUESTIONNAIRE RECD DB 030416
 16X CHARLES S LEE MOVED 050515 JMK 030716
 16X RECD PORT REQ FOR LEE TO POLK
 5775/1215 CHARLES SCOTT LEE TO OPENDOOR PROPERTY C LLC
 5881/129 OPENDOOR PROPERTY C LLC TO FKH SFR PROP CO I LP

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 3810184
 Parcel ID 14-19-25-2000-000-03400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0480 Comp 1
 PRC Run: 12/6/2024 By

Card # 1 of 1

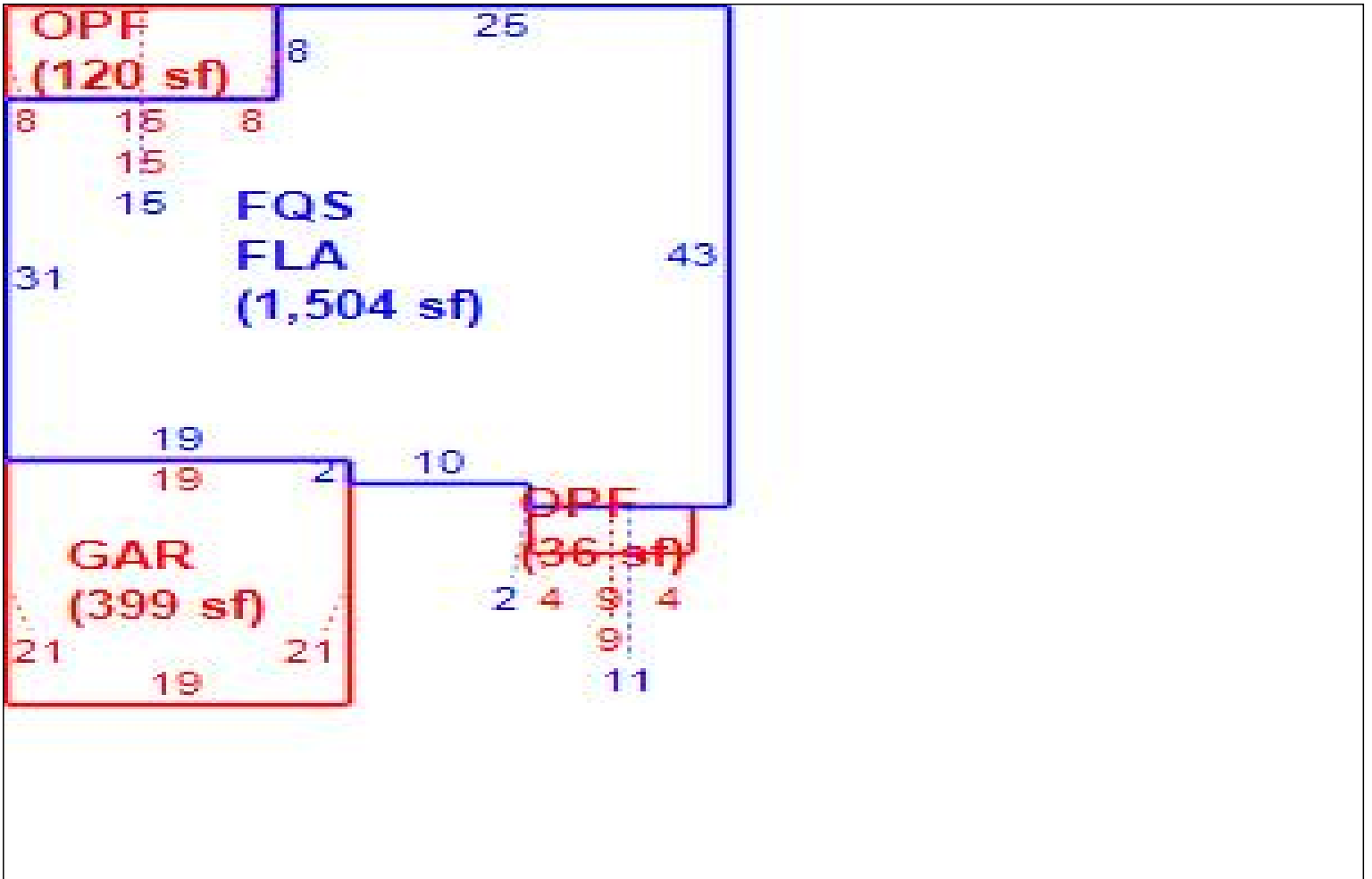
Current Owner		
REYES JOSE M		
33312 IRONGATE DR		
LEESBURG	FL	34788

Property Location		
Site Address 33312 IRONGATE DR		
LEESBURG FL 34788		
Mill Group	0001	NBHD 4525
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-02-202

Legal Description
 STONEGATE AT SILVER LAKE PB 47 PG 72-76 LOT 34 ORB 6139 PG 67

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	20,000.00	0.0000	3.25	1.100	1.000	0	71,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		71,500		
Classified Acres		0		Classified JV/Mkt		71,500		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 221,983 Deprec Bldg Value 215,324 Multi Story 1



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	1,504	1,504	1504	2005						
FQS	FINISHED AREA QUART	376	1,504	376	Effective Area	1880	No Stories	1.25	Full Baths	3	
GAR	GARAGE FINISH	0	399	0	Base Rate	96.31	Quality Grade	655	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	156	0	Building RCN	221,983	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0	
					% Good	97.00	Roof Cover	3	Type AC	03	
					Functional Obsol	0					
TOTALS		1,880	3,563	1,880	Building RCNLD	215,324					

Alternate Key 3810184
 Parcel ID 14-19-25-2000-000-03400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0480 Comp 1
 PRC Run: 12/6/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2004051390	01-01-2005	07-05-2005	129,783	0000	SFR			
2005	2004051390	06-23-2004	12-22-2004	129,783	0000	SFR 33312 IRONGATE DR			
2005	2004050858	06-11-2004	12-22-2004	5,000	0000	RTN 123X3			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023054446	6139	0067	05-05-2023	WD	Q	01	I	355,000	039	HOMESTEAD	2024	25000
	2515	1091	02-27-2004	WD	Q	Q	V	36,000	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	
71,500	215,324	0	286,824	0	286824	50,000.00	236824	261824	286,824	

Parcel Notes

04 LOC FROM 236 FER 012704
 15X RANDEE MOREL 60 DECEASED 040615 STATE FILE NBR2015054449
 6139/67 MARC GEORGE MOREL TO JOSE M REYES UNMARRIED
 23CC EFILE HX APP CP 062223
 24CC EFILE HX APP CP 011924

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Alternate Key 3788220
 Parcel ID 14-19-25-0055-000-05200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0480 Comp 2
 PRC Run: 12/6/2024 By

Card # 1 of 1

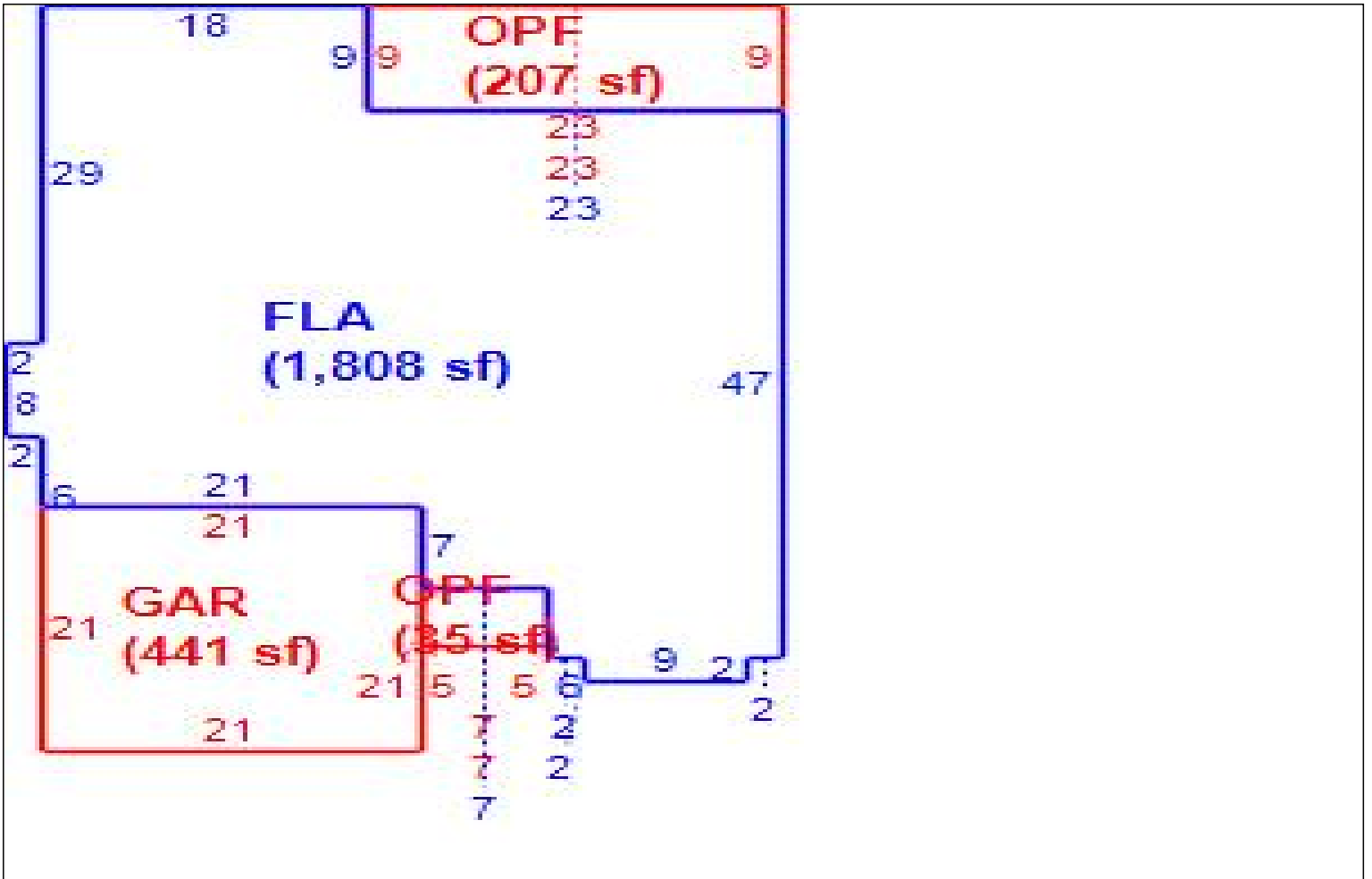
Current Owner		
FUNKHOUSER CRAIG		
33333 KAYLEE WAY		
LEESBURG	FL	34788

Property Location			
Site Address	33333 KAYLEE WAY		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-27-202

Legal Description
CHELSEA PARK II SUB LOT 52 PB 42 PGS 56-57 ORB 6248 PG 1600

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	20,000.00	0.0000	3.70	1.000	1.000	0	74,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		74,000		
Classified Acres		0		Classified JV/Mkt		74,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 225,012
Deprec Bldg Value 218,262		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	1,808	1,808	1808	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	102.53	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	242	0	225,012	Wall Type	03	Heat Type	6
TOTALS		1,808	2,491	1,808	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					218,262				

Alternate Key 3788220
 Parcel ID 14-19-25-0055-000-05200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0480 Comp 2
 PRC Run: 12/6/2024 By
 Card # 1 of 1

Miscellaneous Features
 *Only the first 10 records are reflected below

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2002	0110219	01-18-2001	08-06-2001	107,976	0000	SFR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023144890	6248 1600	11-17-2023	WD	Q	01	I	309,000	039	HOMESTEAD	2024	25000
2023043596	6125 1513	04-06-2023	WD	U	19	I	305,000	059	ADDITIONAL HOMESTEAD	2024	25000
2023024943	2102 1299	02-24-2023	PO	U	11	I	0				
	1890 0616	12-14-2000	WD	Q	Q	V	18,900				
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
74,000	218,262	0	292,262	0	292262	50,000.00	242262	267262	292,262

Parcel Notes

1890/616 ROBERT E & RILLA P KOMAR HW
 03 QG FROM 575 FER 011503
 04 QG FROM 590 JWP 052404
 18CC SUBMITTED WX APP WITH DC CS 061218
 5117/1161 ROBERT EDWARD KOMAR 89 DECEASED 043018 DC
 6102/1298 RILLA P KOMAR DECEASED 120822 PER LETTERS OF ADMIN
 6102/1299 ORDER DET HX FOR EST OF RILLA P KOMAR PROP TO CLARENCE L JEFFERSON
 6125/1513 CLARENCE JEFFERSON TO WILLIAM S LYONS TRS NOT TRUST DATE GIVEN NO TTEE NAMED
 6248/1600 WILLIAM SHERMAN AKA WILLIAM S LYONS INDIV AND AS TTEE TO CRAIG FUNKHOUSER
 24CC EFILE HX APP CP 082924

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Alternate Key 3808099
Parcel ID 14-19-25-1500-000-00700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0480 Comp 3
PRC Run: 12/6/2024 By

Card # 1 of 1

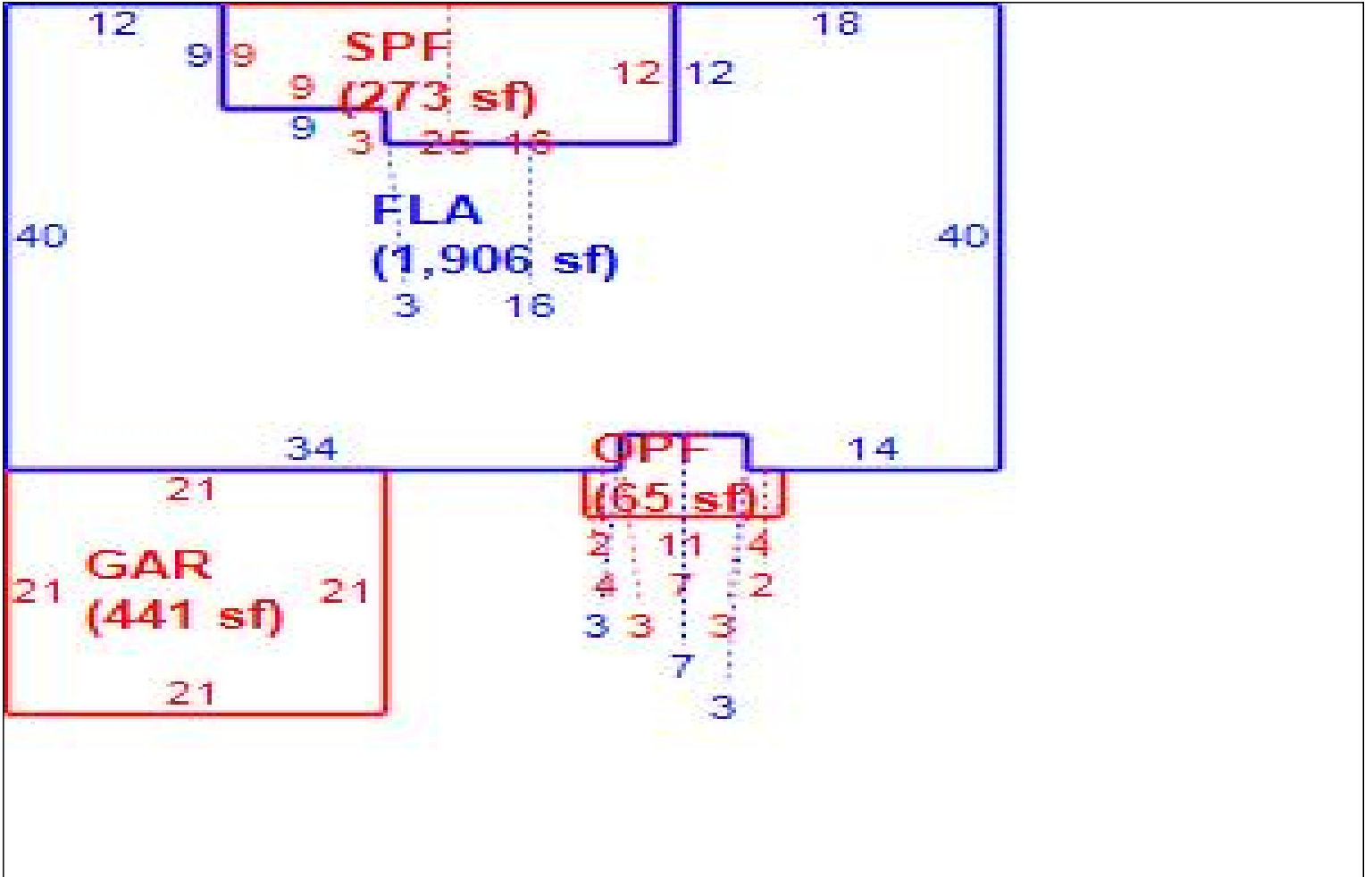
Current Owner		
LAVERGNE LOREE J LIFE ESTATE		
10337 PLEASANT VIEW DR		
LEESBURG	FL	34788

Property Location			
Site Address 10337 PLEASANT VIEW DR			
LEESBURG		FL 34788	
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-02-202

Legal Description
OAKMONT AT SILVER LAKE SUB LOT 7 PB 46 PGS 67-68 ORB 6083 PG 1489 ORB 6137 PG 670

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	20,000.00	0.0000	2.79	1.000	1.000	0	55,800
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,800		
Classified Acres		0		Classified JV/Mkt		55,800		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 207,305 Deprec Bldg Value 201,086 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	1,906	1,906	1906	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	89.49	Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	65	0	207,305	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	273	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,906	2,685	1,906	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0			
					Building RCNLD	201,086			

Miscellaneous Features *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	336.00	SF	35.00	2009	2009	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	607.00	SF	5.38	2009	2009	3266.00	70.00	2,286
SEN2	SCREEN ENCLOSED STRUCTURE	1726.00	SF	3.50	2009	2009	6041.00	62.50	3,776

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2010	2009070076	07-14-2009	03-24-2010	28,336	0003	SEN	03-24-2010		
2010	2009060290	06-17-2009	03-24-2010	18,000	0003	POL	03-24-2010		
2003	2001080850	02-26-2002	11-19-2002	102,960	0000	SFR			
2002	2001080850	08-30-2001	02-26-2002	102,960	0000	SFR/7 PLEASANT VIEW DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023052984	6137	0670	05-03-2023	WD	U	11	100	039	HOMESTEAD	2024	25000
2023008780	6083	1489	01-19-2023	WD	Q	01	359,900	059	ADDITIONAL HOMESTEAD	2024	25000
2020072301	5499	1570	07-03-2020	WD	Q	01	241,000				
	3767	2177	05-08-2009	WD	Q	Q	160,000				
	2076	0603	02-22-2002	WD	Q	Q	156,500				
Total											50,000.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
55,800	201,086	16,058	272,944	0	272944	50,000.00	222944	247944	273,095	

Parcel Notes

02FC SFR UC FOR 2003 KH 022602
 2076/603 WILLIAM E & ANGELA D KUDLETS HW
 03 LOC FROM 145 FER 110702
 04 LOC FROM 170 FER 012704
 07X WILLIAM E KUDLETS STATED THAT LEESBURG IS PERMANENT ADDRESS ALSO HAD ADDRESS OF PO BOX 4655 MARYVILLE TN 97802
 08X ANGELA KUDLETS STATED THAT ON 010108 PO BOX 4655 MARYVILLE TN 37802 IS PERMANENT MAILING ADDRESS MOVED 052607 THEIR PERMANENT ADDRESS IS 9141 HARLAXTON CT KNOXVILLE TN 37923 AND THEIR MAILING ADDRESS IS PO BOX 4655 MARYVILLE TN 37802 PER LETTER DTD 020908
 08 FOR SALE 254900 TJW 012508
 08X RENEWAL CARD RETURNED WITH ADDRESS PO BOX 4655 MARYVILLE TN 37802
 3767/2177 WILLIAM E & ANGELA D KUDLETS TO JEANNE M WHITNEY UNMARRIED AND CYNTHIA A LEANDRO MARRIED JTWROS
 09X DUANE PARKER WHITNEY 69 DECEASED 102905 DC
 19FC ADD POL MISC TJW 032410
 5499/1570 JEANNE M WHITNEY AND CYNTHIA A LEANDRO TO ARTHUR R & MADELEINE N HUDON HW
 20X COURTESY HX CARD SENT 092120
 21 MLS G5029836 NPD 092220
 21X COURTESY HX CARD SENT 122120
 22CC SUBMITTED HX APP GG 121621
 6083/1489 A RTHUR R & MADELEINE N HUDON TO LOREE J LAVERGNE SINGLE
 23CC EFILE HX APP CP 050823
 6137/670 LOREE J LAVERGNE ENHANCED LE REM BRITNEY HERRERA MARRIED

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