

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3788289

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.

Petition #       ØQQU-0450       County Lake       Tax year 2024       Date received 9./2.2         COUNTPLEMEDDENT UNCER       COUNTPLEMEDDENT UNCER       County Lake       Tax year 2024       Date received 9./2.2         PART 1. Taxpayer Information FK/H SER       December 2012       Representative: Ryan, LLC of Robert Peyton         Mailing address       Ryan, LLC       Parcel ID and physical address or TPP account #       14-19-25-0055-000-07700         The standard way to receive information is by US mail. If possible, I prefer to receive information by @ email _ fax.       1a m 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.       I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies or your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to you evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)         Type of Property Ales. 1-4 units I industrial and miscellaneous       High-water recharge	<b>,</b>	COMPLETED BY CL	erix of the val	<b>MENDINE</b>	NT BOARD (N	
PART 1. Taxpayer Information FK/H SFR PECPC0 1/2P         Taxpayer name: Firstfey Homes; Opendoor Property C Lt       Representative: Ryan, LLC c/o Robert Peyton         Mailing address       Ryan, LLC         for notices       Representative: Ryan, LCC <td>Petition # 30</td> <td></td> <td></td> <td></td> <td>ax year <b>2024</b></td> <td>Date received 9.12.24</td>	Petition # 30				ax year <b>2024</b>	Date received 9.12.24
Taxpayer name: FirstKey Homes; Opendoor Property C Llc       Representative: Ryan, LLC c/o Robert Peyton         Mailing address for notices       Ryan, LLC       Parcel ID and physical address octtsdale, AZ 85254       14-19-25-0055-000-07700 or TPP account # 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 I demail fax.       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.       I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies a your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to you evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)         Type of Property Res. 1-4 units       Industrial and miscellaneoud       High-water recharge       Historic, commercial ornoproc Bonial of classification         Parent/grandparent reduction       Check one. If more than one, file a separate petition.       Denial of exemption or classification         Parenting of taxes for catastrophic event       I Danial for late filing of exemption or classification       I Danial for late filing of exemption or classification.)         Parent/grandparent reduction       I Danial for late filing of exemption or classification       I Danial for late filing of exemption or classification.)	■				81 - <b>1</b>	
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	of your property rec information redacted	cord card containing informa ed. When the property appra	ation relevant to th	e computation of y	our current as	sessment, with confidential

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 author without attaching a completed power of attorney or authorization for Written authorization from the taxpayer is required for access to co collector.	or representation to this form.	
□ I authorize the person I appoint in part 5 to have access to any 0 Under penalties of perjury, I declare that I am the owner of the prop petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signatu Complete part 4 if you are the taxpayer's or an affiliated entity's er representatives.	re nployee or you are one of the fol	lowing licensed
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, Fl	orida Statutes (license number –	RD6182).
A Florida real estate broker licensed under Chapter 475, Florid		
A Florida certified public accountant licensed under Chapter 47		
I understand that written authorization from the taxpayer is required appraiser or tax collector.	•	
Under penalties of perjury, I certify that I have authorization to file am the owner's authorized representative for purposes of filing this under s. 194.011(3)(h), Florida Statutes, and that I have read this	petition and of becoming an age	ent for service of process
Robert I. Peyton	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 i	n part 4 above.	in the second
□ I am a compensated representative not acting as one of the lic AND (check one)	•	vees listed in part 4 above
Attached is a power of attorney that conforms to the requirement taxpayer's authorized signature OR I the taxpayer's authorized signature of taxpa		
1 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 o	of this form.
I understand that written authorization from the taxpayer is require appraiser or tax collector.	ed for access to confidential infor	mation from the property
Under penalties of perjury, I declare that I am the owner's authoriz becoming an agent for service of process under s. 194.011(3)(h), facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	<u>۱L</u>				
Petition #		2024-0480		Alternate	Key:	3788289	Parcel I	D: 14-19-25-00	55-000-07700
Petitioner Name	ROBERT	PEYTON, R	YAN LLC payer's agent	Property		33242 K	AYLEE WAY	Check if Mu	ultiple Parcels
The Petitioner is:			payer s agent	Address		LEE	SBURG		
Owner Name	FKH S	FR PROPC	OILP	Value fror TRIM Noti			re Board Actio	Value atter	Board Action
1. Just Value, rec	wired			\$ 306,	376	\$	306,37	<b>'</b> 6	
2. Assessed or cl		ue. *if appli	cable	\$ 306,			306,37		
3. Exempt value,				\$	-	Ŧ	,		
4. Taxable Value,				\$ 306,	376	\$	306,37	'6	
*All values entered	-	tv taxable va	lues. School ar	,				-	
Last Sale Date	1/14/2022		ce: \$30		_ _	_		Book <u>5881</u>	Page <u>129</u>
ITEM	Subje	ct	Compar	able #1		Compar	able #2	Compara	able #3
AK#	37882		3810		+	3788	220	3808	
Address	33242 KAYL LEESBL		33312 IRON LEESE			33333 KAY LEESE		10337 PLEAS DF	
Proximity			0.13			SAME	SUB	0.31 N	
Sales Price			\$355	,		\$309,		\$359,	
Cost of Sale			-15			-15		-15	
Time Adjust			2.8		_	0.40		4.40	
Adjusted Sale	¢167.51 m	or CE	\$311		_	\$263, \$145.05		\$321, <sup>*</sup>	
\$/SF FLA Sale Date	\$167.51 p	Der SF		\$165.79 per SF 5/5/2023			per SF 2023	\$168.81 1/19/2	
Terms of Sale			→ Arm's Length	Distressed		Arm's Length	Distressed	Arm's Length	Distressed
	<b>-</b>					<b>D</b>		<b>D</b>	
Value Adj. Fla SF	Description 1,829		Description 1,880	Adjustment -2550		Description 1,808	Adjustment 1050	Description 1,906	Adjustment -3850
Year Built	2000		2005	-2000		2001	1000	2002	-3030
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		Ν	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		RESIDENTIA		R		-	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	0	Gross Adj. 8.0%	21050	Gross Adj. 1.2%	3850
Adj. Sales Price	Market Value	\$306,376	Adj Market Value	\$322,140	Ad	lj Market Value	\$284,936	Adj Market Value	\$317,901
Auj. Jaies Frice	Value per SF	167.51							
					-				

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.

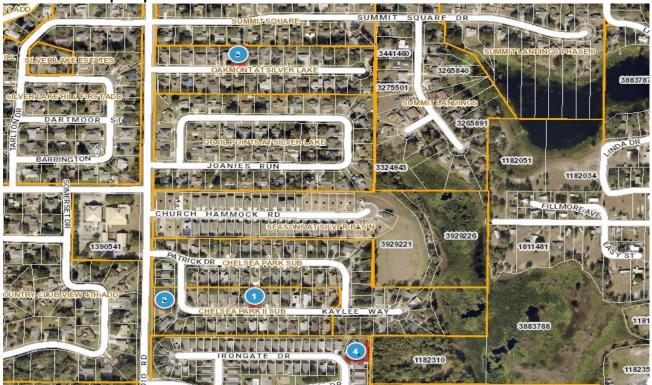
- 1. Describe Subject
- 2. Describe Comps
- 3. Describe Range of Values
- 4. Describe Petitioner's Comps

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 33333 KAYLEE WAY	-
2	COMP 2	3788220	LEESBURG	SAME SUB
3	COMP 3	3808099	10337 PLEASANT VIEW DR	
	000		LEESBURG	0.31 MILE
4	COMP 1	3810184	33312 IRONGATE DR	
			LEESBURG	0.13 MILE
5				
6				
7				
8				

Alternat	e Key 37	788289		LCPA Pro	perty Rec	ord Ca		2024-0480 Subject PRC Run: 12/6/2024 By						
Parcel II	-		5-000-07700			tus: A				Card #	1 of	1		
	PROPCO I	ent Owner						Site A	Property Location Site Address 33242 KAYLEE WAY					
FRITSER	FROFCOT	LF						One P		BURG		34788		
	KWAY PL S	TE 900						Mill G	roup 0001 Property U		BHD 452 Last Insp	-		
MARIETT	A	GA	30067					001	00 SINGLI	E FAMILY	TRF 01-3	27-202		
Legal Des														
CHELSEA	A PARK II SU	JE LOT 77	PB 42 PGS 56-	57 ORB 5881 PG 129										
Land Line	Eront	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Lan	d		
Code	Э		Adj		Price	Factor 0.0000	Factor	Factor	Factor		Valu			
1 0100		0		1.00 LT	20,000.00	0.0000	3.70	1.000	1.000		0	74,000		
	Total A Classified A		0.00	JV/Mkt 0 Classified JV/Mkt 7	4,000			il Adj JV/N d Adj JV/N				74,000 0		
Bldg 1	Sec 1	of 1		Replacement Cost	Sketch 226,676		Deprec B	ldg Value	219,876	Mul	ti Story (	0		
9	OP (207	F 7 sf 23 23 23	9	9					-					
47		F ('	LA 1,829	sf)		N VIII								
2	9 2	0 <b>P</b> (12) 2 6 6	6 sf	21 21 GAR (420 s 21	7 ரி <sup>20</sup>									
GAR GA	Descri NISHED LIV ARAGE FINI PEN PORCH	ption /ING AREA ISH	Sub Areas Living Are 0 1,829 0 0	Gross Are Eff Area 1,829 1829 420 0 249 0	Year Built Effective Area Base Rate Building RCN Condition	1	<i>aluation</i>	2000 1829 102.48 226,676 EX	Co Imp Type No Stories Quality Grade Wall Type	<del>onstruction</del> R1 1.00 e 660 03	n <b>Detail</b> Bedrooms Full Baths Half Baths Heat Type	3 2 0 6		
					% Good			97.00	Foundation	3	Fireplaces			
		ΤΟΤΑΙ Ο	5 1,829 I	2,498 1,829	Functional Ob			0	Roof Cover		Туре АС			
		ICIAL	.,	-,	Building RCN	LU		219,876		3	1,100,40	03		

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

## LCPA Property Record Card

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

Card # 1 of 1

Parcel	ID 14-1	9-25-0	055-000	)-07700	)	Ro	ll Yea	r 202	25 Sta	atus: A			Card #	1	of	1
						*01			laneous F		h - l					
*Only the first 10 records are reflected below           Code         Description         Units         Type         Unit Price         Year Blt         Effect Yr         RCN         %Good         Apr Value																
POL2	SWIMMING			ITIAL	250			F	35.00	2000	2000	8750.00				7,438
	POOL/COOL	DECK			652		S	F	5.38	2000	2000	3508.00				2,456
SEN2	SCREEN EN	CLOSE	D STRUC	TURE	1752	.00	S	F	3.50	2000	2000	6132.00	40.00			2,453
								Bui	ilding Per	mits						
Roll Yea	ar Permit	ID	Issue Da	ate C	omp Da	ite	Am	ount	Type		Descriptio	on	Review D	Date	CO	Date
2007	SALE		01-01-20	06 0	5-07-20	07			1 0000	CHECK VAI						
2002	120807		01-05-20		3-14-20			3,16		22X40 SEN						
2001 2001	100154 0040360		10-04-20 04-06-20		3-14-20 7-19-20			17,72 96,00		14X28 POO	KAYLEE WAY	(				
2001			01 00 20		10 20	°°		00,00								
				Sales Ir	oformat	tion						Exen	nptions			
Instru	ument No	Bool	k/Page	Sale D		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Yea	ar i	Amount
	2009744	5881	0129	01-14-2		WD	Q	01	I	305,00						
202	1113939	5775	1215	08-13-2		WD	U	37		308,30						
		3204 2195	1222	06-29-2 10-15-2		WD WD	Q Q	Q Q		242,00 155,00						
		1854	0040	08-23-2		WD	Q	ã	i	129,30						
													Total			0.00
								Va	lue Sumn	nary						
Land V	alue Bldg	Value	Misc	Value	Market	t Valu	e De	ferred	Amt A	ssd Value	Cnty Ex Amt	Co Tax Val	Sch Tax	Val F	Previou	us Valu
74,00	00 21	9,876	12,	347	306	.223		0		306223	0.00	306223	30622	3	306	6,376
		·														
1954/40	ASHOK K & (							P	arcel Not	es						
	D POL PLD S			<b>Λ</b> ΠVV												
02X ASH	ION K SHAR	MA CH	GD ADDR	TO 902	3 SILVE	ER LA	KE DR	LEES	BURG 34	788 3414 SH	ARMA MOVE	D 060102 PROPE	RTY IS FO	OR SA	LE PE	ER
	O OFFICE GO															
	22 RICHARD			RE TO C	HARLE	s sc	OTT &	DEBO	RAH A LE	EHW						
	ROM 610 TJ\															
	BORAH A LEE							04745								
	DD CHG POS DRESS CHAN									IK 011516						
	DRESS CHAN															
	X QUESTION															
	ARLES S LEE				J/16											
	15 CHARLES				DOR PF	ROPE	RTY C	LLC								
5881/129	9 OPENDOOI	R PROF	PERTY C I	LC TO F	FKH SF	R PR	OPCO	I LP								
***In	formation on	this Pro	perty Rec	ord Car	d is com	npiled	and us	sed by	the Lake	County Prope	erty Appraiser	for the sole purpo	se of ad v	aloren	n pron	ertv
tax	assessment	adminis	tration in	accordar	nce with	the l	Florida	Consti	itution, Sta	atutes, and Ac	ministrative (	Code. The Lake C	ounty Prop	perty A	pprais	ser
												ise or interpretatio				
0	whership of t	ne hiob	erry, and a	assumes	no liab	mity a	SSUCIAI	eu witi	n me use	or misuse. Se	e ine posted	Site Notice on our	website		ans.	

Alternate Key 3810184 Parcel ID 14-19-25-2000-000-03400 Current Owner REYES JOSE M 33312 IRONGATE DR LEESBURG FL 34788 Legal Description	LCPA Property Record Card Roll Year 2025 Status: A	2024-0480 Comp 1           PRC Run: 12/6/2024 By           Card # 1 of 1           Card # 1 of 1           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
STONEGATE AT SILVER LAKE PB 47 PG 72-76 I	LOT 34 ORB 6139 PG 67	
Land Lines       LL     Use Code     Front     Depth     Notes Adj       1     0100     0     0	Units Unit Depth Loc Price Factor Factor 1.00 LT 20,000.00 0.0000 3.25	or Factor Factor Class Val Value
Total Acres 0.00 Classified Acres 0	Classified JV/Mkt 71,500 Class	otal Adj JV/Mkt         71,500           fied Adj JV/Mkt         0
Bldg 1 Sec 1 of 1	Sketch           Replacement Cost         221,983         Depresented	c Bldg Value 215,324 Multi Story 1
8 15 8 15 15 FQS 31 FLA (1,504 s 19 19 2 1 GAR (399 sf) 21 21 19	43 6 0 0 0 0 0 0 0 0 0 0 0 0 0	
Building Sub AreasCodeDescriptionLiving AreGrFLAFINISHED LIVING AREA1,504FQSFINISHED AREA QUART376GARGARAGE FINISH0OPFOPEN PORCH FINISHE0	1,504         1504         Effective Area           1,504         376         Base Rate           399         0         Building RCN           156         0         Condition           % Good         % Good	2005Imp TypeR1Bedrooms41880No Stories1.25Full Baths396.31Quality Grade655Half Baths0221,983Quality Grade655Half Baths0EXWall Type03Heat Type697.00Foundation3Fireplaces0
TOTALS 1,880 3,	Functional Obsol           563         1,880           Building RCNLD	0         1         3         1 <th1< th=""> <th1< th=""> <th1< th=""> <th1< th=""></th1<></th1<></th1<></th1<>
<b>, , , ,</b>	8	

## LCPA Property Record Card

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

Parcel ID	14-1	9-25-2	000-00	0-0340	0	Rol	l Year	2025	Sta	atus: A			Card #	1 (	of 1
Miscellaneous Features *Only the first 10 records are reflected below															
*Only the first 10 records are reflected below           Code         Description         Units         Type         Unit Price         Year Blt         Effect Yr         RCN         %Good         Apr Value															
Code		Descrip	uon			.5	туре	Unit	Price	rear bit	Ellect	RCN	%G000	Арі	value
					1			Build	ling Per	mits				I	
Roll Year	Permit	ID	Issue Da		Comp D		Amou	unt	Туре		Descrip	otion	Review Da	ate C	O Date
2000	20040513		01-01-20		)7-05-20			29,783		SFR					
2000	20040513 20040508		06-23-20		12-22-20 12-22-20		1:	29,783 5,000		SFR 33312 RTN 123X3	IRONGATE	EDR			
2005	20040300	50	00-11-20	504	12-22-20	/04		3,000		12373					
1		I		Sales	Informa	tion			1			Exe	mptions		
Instrume	nt No	Book	/Page	Sale	Date	Instr	Q/U C	Code \	/ac/Imp	Sale Price		Descriptio	n	Year	Amount
2023054	4446	6139	0067	05-05		WD		01	I	355,000		HOMESTE		2024	
		2515	1091	02-27	-2004	WD	Q	Q	V	36,000	0 059	ADDITIONAL HOM	IESTEAD	2024	25000
													Total		50,000.00
													I		,
								Valu	e Sumn	nary					
Land Value	e Bldg	Value	Misc	Value	Marke	et Valu	e Defe	erred A	mt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax V	al Prev	ious Valu
71,500	21	5,324		0	286	6,824		0		286824	50,000.0	0 236824	261824	2	86,824
/ 1,000	210	5,024		0	200	,024					00,000.0	200024	201024	-	00,024
			~ /					Pai	rcel Not	es					
04 LOC FRO 15X RANDE				040615	STATE		JBR201	505444	Q						
6139/67 MA									0						
23CC EFILE															
24CC EFILE	HX APP	CP 0119	024												
										- · -					
***Inforn	nation on	this Prop	perty Re	cord Ca	rd is cor	npiled	and use	ed by th	e Lake	County Prope	rty Apprais	er for the sole purp	ose ot ad va	orem pr	operty

\*\*\*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 K Parcel ID	Key 3788220 14-19-25-005	55-000-05200	LCPA Pro Roll Year	perty Record 2025 Status:		<b>2024-0480 Comp 2</b> PRC Run: 12/6/2024 By Card # 1 of 1						
	Current Owner		Roll fear A	2025 Status:	A	Property Location						
FUNKHOUSE	ER CRAIG					Site Address 33333 KAYLEE WAY LEESBURG FL 34788						
33333 KAYLE	EE WAY					Mill Group 0001 NBHD 4525						
LEESBURG	FL	34788				001	Property Use		<b>st Inspec</b> RF 01-27			
Legal Descri	iption		]						-			
Land Lines		2 PB 42 PGS 56-5	7 ORB 6248 PG 1600	) Unit Dep	oth Loc	Shp	Phys /		Land			
LL Code	Front Depth	Adj	Units	Price Fac	tor Factor	Factor	Factor	Class Val	Value			
1 0100	0 0	0.00	1.00 LT	20,000.00 0.00		1.000 I Adj JV/M	1.000	0		I,000		
Cla	assified Acres	0.00	Classified JV/Mkt 74		Classified	Adj JV/N Adj JV/N	lkt		/4	1,000 0		
Bldg 1 Se	ec 1 of 1		Replacement Cost	Sketch 225,012	Deprec Bl	da Value	218 262	Multi Sto	ry 0			
	18		Replacement Oust	220,012		ug value	210,202		iy U			
29			(207 s 23 23 23									
	F	LA										
2	(	1,808	sf)	47	4							
8		and the second second	201025	-+ /								
21												
_ھ_	21 21		7									
21	GAR (441 s 21	<b>f) (</b> 21	5 5 6 7 2 7 2	9 2 <u>1</u> 2								
GAR GARA		<b>ng Sub Areas</b> Living Are Gi A 1,808 0	5         6           5         5         6           7         2         2           7         2         2           7         2         2           7         2         2           7         2         2           7         2         2           7         2         2           7         2         2           7         2         2           7         2         2           7         2         2	921: 22 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	g Valuation	2001 1808 102.53 225,012 EX	Imp Type No Stories Quality Grade	1.00 Full 660 Hal	Irooms Baths f Baths	3 2 0 6		
FLA FINIS GAR GARA	<b>Buildin</b> Description SHED LIVING ARE/ AGE FINISH	<b>ng Sub Areas</b> Living Are Gi A 1,808 0	1,808 1808 441 0	Year Built Effective Area Base Rate Building RCN		1808 102.53 225,012	Imp Type No Stories	R1         Bec           1.00         Full           660         Halt           03         Hea	Irooms Baths	2		

#### 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	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value						
	1			Building Per	mito	1									

	Building Permits													
Roll Year	Permit	ID	Issue Da	ate 🛛 Comp 🛛	Date	Am	nount	Туре		Descri	ption	Review D	Date C	CO Date
2002	0110219		01-18-20	01 08-06-2	001		107,97	6 0000	SFR					
2002														
				Sales Inform	ation						Fxer	nptions		
Instrume	ent No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
202314		6248	1600	11-17-2023	WD	Q	01	1	309,000	039	HOMESTEA		2024	
202314		6125	1513	04-06-2023	WD	U	19	1	305,000	059	ADDITIONAL HOM		2024	
202302		2102	1299	02-24-2023	PO	Ŭ	11	i	000,000					
202002	1010	1890	0616	12-14-2000	WD	Q	Q	v	18,900					
						~	~	-	. 0,000					
												Total		50,000.00
L														

#### 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					L	CPA Proj		2024-0480 Comp 3 PRC Run: 12/6/2024 By						
					-	Roll Year 2	-	tus: A	_		Card #		1	
			nt Owner	TE					Site A	Prop ddress 10337	erty Loca			
LAVE		JOREE J	LIFE ESTA	IE						Sile P		BURG		34788
1033	87 PLEAS	SANT VIE	W DR							Mill G			IBHD 452	
LEESBURG FL 34788										001	Property Us 00 SINGLE	E FAMILY	Last Inspective TRF 02-	
Lega	l Descri	ption			]									
OAK	MONT A	T SILVEF	R LAKE SUE	BLOT 7 PB	46 PGS 67-1	68 ORB 6083	3 PG 1489 OR	3 6137 P	'G 670					
	I Lines Use	Front	Denth	Notes		1 Juniter	Unit	Depth	Loc	Shp	Phys	01	Lan	d
LL	Code	Front	Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Valu	le
1	0100	0	0			1.00 LT	20,000.00	0.0000	2.79	1.000	1.000			55,800
	Cla	Total A ssified A		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 55	5,800		Tota Classified	i Adj JV/M d Adj JV/M	1kt 1kt			55,800 0
							Sketch							
Bldg	1 Se	_	of 1		Replac	ement Cost	207,305		Deprec Bl	dg Value	201,086	Mu	Iti Story	0
4(	þ			E C	LA 1,90 3	<mark>6 sf)</mark> 16	E.			40				
				4		c	PF	Ļ	14	a, b	J			
2	G 1 (4	2 AR 141 2	sf)	21		24 3	65 st 11 3 3 7 3	4 2						
Code		Descrip		Sub Areas Living Are 1,906	Gross Are 1,906	1000	Bu Year Built Effective Area	ilding V	aluation	2002	Imp Type	onstructio R1	<b>n Detail</b> Bedrooms	3
FLA GAR OPF SPF	GARA OPEN	AGE FINI N PORCH		0	441 65 273	0 0 0	Base Rate Building RCN Condition			89.49 207,305 EX	No Stories Quality Grade Wall Type	1.00 € 640 03	Full Baths Half Baths Heat Type	2 0 6
GAR OPF	GARA OPEN	AGE FINI N PORCH	SH I FINISHE	0	441 65	0 0 0	Base Rate Building RCN	sol		89.49 207,305	Quality Grade	e 640	Half Baths	0 6

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

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

Card # 1 of 1

Parcel	ID 14-	9-29-1	500-000	-00700	,	Ro	II Yea	r 202	25 Sta	atus: A			Card #	1	of 1
						*Only			laneous F records a	eatures Features	helow				
Code		Descrip	otion		Unit	-	Type		nit Price	Year Blt	Effect Y	r RCN	%Good	Ap	or Value
POL2 PLD2	POOL/COO	SWIMMING POOL - RESIDENTIAL POOL/COOL DECK					S S	F	35.00 5.38	2009 2009	2009 2009	11760.00 3266.00	85.00 70.00		9,996 2,286
SEN2	SCREEN ENCLOSED STRUCTURE		1726	5.00	S	F	3.50	2009	2009	6041.00	62.50		3,776		
								Bui	ilding Per	mits					
Roll Ye	ar Permi	t ID	Issue Da	ate C	omp Da	ate	Am	ount	Type		Descri	ption	Review [	Date	CO Date
2010 2010 2003 2002	2009060 2001080	290 850	07-14-20 06-17-20 02-26-20 08-30-20	09 03 02 1	3-24-20 3-24-20 1-19-20 2-26-20	010		28,33 18,00 102,96 102,96	00 0003 00 0000	SEN POL SFR SFR/7 PLE/	ASANT VIE	W DR	03-24-20 03-24-20		
				Sales II	nforma	tion						Exen	nptions		
Instr	ument No	Book	Book/Page         S           6137         0670         05           6083         1489         01           5499         1570         07           3767         2177         05		ale Date         Ins           5-03-2023         WI           -19-2023         WI           -03-2020         WI           5-03-2020         WI           5-08-2009         WI           2-22-2002         WI		Q/U	Code	Vac/Imp	Sale Price	Code	Description	-	Year	Amount
202	23052984 23008780 20072301	6083 5499 3767					U Q Q Q Q	11 01 01 Q Q		10 359,90 241,00 160,00 156,50	0 0 0 0	HOMESTEA ADDITIONAL HOMI		202 202	
												l	Total		50,000.00
								Va	lue Sumn	nary					
Land \	/alue Bld	g Value	Misc	Value	Marke	t Valu	e De	ferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Pre	vious Valu
55,8	00 20	1,086	16,	058	272	2,944		0		272944	50,000.0	0 222944	24794	4	273,095
2076/60 03 LOC 04 LOC 07X WII 08X AN PERMAE DTD 02 08 FOR 08X RE 3767/21 09X DU 19FC AI 5499/15 20X CO 21 MLS 21X CO 22CC S 6083/14 23CC E	GELA KUDLE NENT ADDR TTER 0908 SALE 25490 NEWAL CAR 77 WILLIAM ANE PARKEF DD POL MISC	& ANGE ER 1107 ER 0127 ULETS ST TS STATESS IS S 0 TJW 07 D RETUF E & ANG R WHITN CARD S PD 0922 CARD S X APP G R & MAI CP 0508	ELA D KU 02 04 TATED TH 2508 RNED WI SELA D K IEY 69 DE 32410 NEY AND ENT 092 20 ENT 122 GG 12162 DELEINE 323	HAT LEE T ON 01 RLAXTON TH ADD UDLETS ECEASE CYNTH 120 120 1 N HUDC	SBURC 0108 P N CT KI RESS F TO JE D 1029 IA A LE	O BO NOXV PO BC ANNE 05 DC ANDR	X 4655 ILLE TI X 4655 E M WH RO TO 7 E J LAN	NENT MAR` 5 MAR 11TNE` ARTHL	YVILLE TH 23 AND TH Y UNMAR JR R & M NE SINGL	S ALSO HAD N 37802 IS PE HEIR MAILIN N 37802 RIED AND C ADELEINE N E	ERMANEN G ADDRES YNTHIA A	S OF PO BOX 4655 M T MAILING ADDRES SS IS PO BOX 4655 LEANDRO MARRIED	S MOVEE MARYVILI	052607 E TN 37	THEIR
tax mak	assessment es no represe	administ entations	tration in or warra	accordai nties reg	nce with parding	n the F the co	-lorida omplete	Consti eness a	itution, Sta and accur	atutes, and Ad acy of the dat	dministrativ ta herein, i	ser for the sole purpo ve Code. The Lake Co is use or interpretatio ed Site Notice on our	ounty Prop n, the fee	perty App or equita	raiser ble title