

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

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

Section 194.011, Florida Statutes 382 8700

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.

	COMPTEN	IID BY GU	RAK OLF THE WAL	The source with the second sec	NT EXAND	MANES)
Petition # 20	024-04	181	County Lake	1	ax year 2024	Date received 9.12.24
				HE PENMONER	×.	
PART 1. Taxpaye	r Information F	14H SFRC	ILP a			м
Taxpayer name: Firs		berus Sfr Holdin	gs II LP	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North S Scottsdale, A		, Ste 650	Parcel ID and physical address or TPP account #	1419260051- 319 Bluff Pa	
Phone 954-740-62	240			Email	ResidentialA	ppeals@ryan.com
The standard way t						
	etition after the at support my st		dline. I have attac	hed a statement o	f the reasons	I filed late and any
your evidence to evidence. The \ Type of Property	o the value adjus /AB or special n Res. 1-4 units	stment board nagistrate ruli s Industrial	clerk. Florida law a ing will occur unde and miscellaneou	llows the property a r the same statutor Is High-water rec	appraiser to cro ry guidelines a charge	st submit duplicate copies of lss examine or object to your s if you were present.) Historic, commercial or nonprofit
			l or classified use	Vacant lots and	• ·	Business machinery, equipment
PART 2. Reason	for Petition	Check	one. If more than	one, file a separa	ate petition.	2. 3.2.2. A
Real property v Denial of classif	fication rent reduction				filing of exem	ption or classification
Property was not Tangible personative return required b	al property valu by s.193.052. (s	ie (You must .194.034, F.\$	have timely filed	a Qualifying impro	vement (s. 193. control (s. 193.1	by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
				rcels, or accounts 1(3)(e), (f), and (g)		erty appraiser's
by the request group.	ted time. For sin	igle joint petiti	ons for multiple un	its, parcels, or acco	ounts, provide t	nutes. The VAB is not bound he time needed for the entire
			•	dates. I have attac		
	o the property a	ppraiser at le	east 15 days befor	re the hearing and		ou must submit your n request for the property
of your property re	cord card conta ed. When the p	aining information information in the second s	ation relevant to th	e computation of y	your current as	e property appraiser a copy ssessment, with confidential nd 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.**

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you are without attaching a completed power of attorney or authoriza Written authorization from the taxpayer is required for access collector	ation for representation to this form.	
collector.		
□ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of th petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Si Complete part 4 if you are the taxpayer's or an affiliated entir representatives.	gnature ty's employee or you are one of the follow	ing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated entit	ty).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 4	75, Florida Statutes (license number).
A Florida real estate broker licensed under Chapter 475,).
A Florida certified public accountant licensed under Char		
I understand that written authorization from the taxpayer is re appraiser or tax collector.	•	
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of fili under s. 194.011(3)(h), Florida Statutes, and that I have rea	ng this petition and of becoming an agent	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 I	isted in part 4 above.	
□ I am a compensated representative not acting as one of AND (check one)	the licensed representatives or employees	s listed in part 4 above
Attached is a power of attorney that conforms to the requirance taxpayer's authorized signature OR [] the taxpayer's authorized signature of taxpayer's authorized sig		executed with the
I am an uncompensated representative filing this petition	AND (check one)	
the taxpayer's authorization is attached OR in the taxpa	ayer's authorized signature is in part 3 of th	iis form.
I understand that written authorization from the taxpayer is r appraiser or tax collector.	required for access to confidential informat	ion from the property
Under penalties of perjury, I declare that I am the owner's a becoming an agent for service of process under s. 194.011(facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA					
Petition #	ŧ	2024-0481		Alternate K	ey: 3828700	Parcel I	D: 14-19-26-00	51-000-12100	
Petitioner Name	ROBERT	PEYTON, R		Property	240 81 1	JFF PASS DR	Check if Mu	Itiple Parcels	
The Petitioner is:	Taxpayer of Ree	cord 🗸 Tax	payer's agent	Property Address		USTIS			
Other, Explain:				Address	-				
Owner Name	FK	H SFR C1 L	. Р	Value from	Value befo	re Board Actio			
				TRIM Notice	e Value prese	nted by Prop Appr	value after l	Board Action	
1. Just Value, rec	quired			\$ 288,63	30 \$	288,63	0		
2. Assessed or cl	lassified use val	ue, *if appli	cable	\$ 288,63	30 \$	288,63	0		
3. Exempt value,	*enter "0" if nor	ne		\$	-				
4. Taxable Value,	, *required			\$ 288,63	30 \$	288,63	0		
*All values entered	d should be count	ty taxable va	llues, School an	d other taxing	authority value	s may differ.			
Last Sale Date	6/17/2021	Prie	ce:	\$0	Arm's Length	✓ Distressed	Book <u>5759</u> I	⁵ age <u>1349</u>	
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compara	able #3	
AK#	38287		3828	683	3535		32769		
Address	319 BLUFF F		304 RYANS		613 BRIAR		1026 WOODW		
	EUST	IS	EUS		EUS		CIF		
Proximity			SAME		0.28		0.73 MILE		
Sales Price			\$299,		\$425		\$338,0		
Cost of Sale			-15		-15 4.0		-15º 2.80		
Time Adjust			\$254,		\$378		2.00 \$296,7		
Adjusted Sale \$/SF FLA	\$155.68 p	or SE	\$212.96		\$159.73		\$290,1 \$177.70		
Sale Date	φ155.00 μ		2/16/2	•	2/7/2		5/25/2	•	
Terms of Sale			Arm's Length	Distressed	Arm's Length	Distressed	→ Arm's Length	Distressed	
								<u></u>	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,854		1,197	32850	2,368	-25700	1,670	9200	
Year Built	2005		2005		2003		1989		
Constr. Type	BLOCK		BLOCK		BLOCK		BLOCK		
Condition	GOOD		GOOD		GOOD		GOOD		
Baths	2.0		2.0		2.1	-4000	2.0		
Garage/Carport	2 CAR		2 CAR		2 CAR		2 CAR		
Porches	YES		Y		Y		Y	1	
Pool	N		N	0	Ý	-20000	N	0	
Fireplace	0		0	0	0	0	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds	N		N		N		HOT TUB	-5000	
Site Size	1 LOT		1 LOT		1 LOT		1 LOT		
Location	RESIDENTIAL		RESIDENTIA		RESIDENTIA	L	RESIDENTIAL		
View	STREET		STREET		STREET		STREET		
			Net Adj. 12.9%	32850	-Net Adj. 13.1%	-49700	Net Adj. 1.4%	4200	
			Gross Adj. 12.9%		Gross Adj. 13.19		Gross Adj. 4.8%	14200	
	Market Value	\$288,630	Adj Market Value	\$287,765	Adj Market Value		Adj Market Value	\$300,964	
Adj. Sales Price	Value per SF	155.68	-	,			-	,	
		100.00							

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

2024-0481Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from
Dubble #	Comp #	Alternate Rey		Subject(mi.)
1	SUBJECT	3828700	319 BLUFF PASS DR	
'	SUBJECT	3020700	EUSTIS	-
2	COMP 3	3276931	1026 WOODWARD OAKS CIR	
2	COMIP 3	5270551	EUSTIS	0.73 MILE
3	COMP 2	3535898	613 BRIARCLIFF RD	
5		000000	EUSTIS	0.28 MILE
4	COMP 1	3828683	304 RYANS RIDGE AVE	
4	CONTEN	3020003	EUSTIS	SAME SUB
5				
5				
6				
7				
8				

Current Owner Current	2024-0481 Subject PRC Run: 12/6/2024 By Card # 1 of 1					
FKH SER CLLP Site Address 319 BLUP 1505 PARKWAY PL STE 500 MII Group 000E MARIETTA CA 1505 PARKWAY PL STE 500 D0100 1505 PARKWAY PL STE 500 D01000 1505 PARKWAY PL ST		of 1				
CONTRESTREY HOWES LLC EUSTIN EUSTING MARIETTA GA 30067 MARIETTA GA 30067 Colspan="2">EUSTING BRACE BLUFF PASS PHASE 2 HORIZON OAKS PB 52 PG 62-03 LOT 121 ORB 5100 PG 1075 ORB 5750 PG 1349 Land Lines Land Lines Land Lines Line data data with the second of	Property Location					
Militage pool Militage pool Militage pool Militage pool Coperty Use Doto Single FAM Lige Description Bitad Super FARS P HASE 2 HORIZON OAKS PB 52 PG 62-63 LOT 121 ORB 5160 PG 1075 ORB 5759 PG 1349 Land Lines Line data in the image of the		FL 327				
MARIETTA GA 30067 00100 SINGLE FAM Legal Description BIRAC BLUFF PASS PHASE 2 HORIZON OAKS PB 52 PG 62:43 LOT 121 ORB 5160 PG 1075 ORB 5759 PG 1349 Each Single FAM Land Lines Line Units Units Units Price Factor	NBHD 0	0607				
Construct of the set	Last Ins					
BRAC BLUFF PASS PHASE 2 HORIZON DAKS PB 52 PG 62-63 LOT 121 ORB 5160 PG 1075 ORB 5759 PG 1349 Land Ling Areas LL Order Units Units Price Factor F	_Y PJF 0	01-01-2				
Land Lines Units Units Unit Depth Loc Shp Phys Class 1 0100 0 0 1.00 1 1.00 1.00 1.000 1						
LL Code Frint Depui Adj Drins Price Factor						
1 0100 0 0 1.00 <td></td> <td>Land Value</td>		Land Value				
Total Acres 0.00 JV/Mkl [0.000 Total Adj JV/Mkl Bidg 1 0 Sketch Bidg 1 0 1 Replacement Cost 235,701 Deprec Bldg Value 226,630 Image: the state of	0	value 60,0				
Classified Acres 0 Classified JV/Mkt Sketch Bidg 1 Sec 1 of 1 Replacement Cost 235,701 Deprec Bidg Value 228,630 Image: Sec 1 of 1 Replacement Cost 235,701 Deprec Bidg Value 228,630 Image: Sec 1 of 1 Replacement Cost 235,701 Deprec Bidg Value 228,630 Image: Sec 1 of 1 Replacement Cost 235,701 Deprec Bidg Value 228,630 Image: Sec 1 of 1 Replacement Cost 235,701 Deprec Bidg Value 228,630 Image: Sec 1 of 1 Replacement Cost 235,701 Deprec Bidg Value 228,630 Image: Sec 1 of 1 Replacement Cost 235,701 Deprec Bidg Value 228,630 Image: Sec 1 of 1 Replacement Cost 235,701 Deprec Bidg Value 228,630 Image: Sec 1 of 1 Image: Sec 1 of 1 Replacement Cost 235,701 Image: Sec 1 of 1 Image: Sec 1 of 1 Replacement Cost 235,701 Image: Sec 1 of 1 Image: Sec 1 of 1 Replacement Cost 24, 56 Image: Sec 1 of 1 Image: Sec 1 of 1 Image: Sec 1 of 1 Image: Sec 1 of 1 Image: Sec 1 of 1 Image: Sec 1 of 1 Image: Sec 1 of 1 Image: Sec 1 of 1 Image: Sec 1 of 1 Image: Sec 1 of 1 Image: Sec 1 of 1 Image: Sec 1 of 1						
Sketch Bidg 1 Sec 1 of 1 Replacement Cost 235,701 Deprec Bidg Value 228,630 OPPE (99 sf) 38 (99 sf) 32 11 11 9 9 9 9 47 11 9 9 9 9 9 9 11 12 12 12 13 24 GAR (456 sf) 17 4 1854 1854 14 21		60,0				
Bidg 1 of 1 Replacement Cost 235,701 Deprec Bidg Value 228,630 OPPF 38 38 38 32 32 33 32 33 (99) s(1) 11 32 32 33 32 33 32 (1) 11 32 33 32 32 32 33 32 (1) 11 32 32 34 12 32 32 33 32 33 32 33 32 32 33 32 <td< td=""><td></td><td></td></td<>						
$\frac{OPF}{(99 sf)} = 11 \qquad 32$ $11 \qquad 111 \qquad 9 \qquad 9 \qquad 9 \qquad 9 \qquad 9 \qquad 44 \qquad 12 \qquad 12 \qquad 12 \qquad 12 \qquad 12 \qquad 12 \qquad 12$	Multi Story	0				
Interference Interference Interference						
FLA FINISHED LIVING AREA 1,854 1,854 1854 Effective Area 1854 No Stories 1,0	t ion Detail Bedroom					
GAR GARAGE FINISH 0 456 0 Elective Alea 1004 No Stories 1.0	Bedroom	oms				
	0 Full Bath	aths				
OPF OPEN PORCH FINISHE 0 119 0 Base Rate 105.61 Building RCN 235,701 Quality Grade 66	5 Half Bath	Baths				
Condition EX Wall Type 0	· · · · _					
% Good 97.00						
Foundation 5	Fireplace	aces				
TOTALS 1,854 2,429 1,854 Building RCNLD 228,630 Roof Cover 3	Type AC	AC C				

LCPA Property Record Card Roll Year 2025

Status: A

2024-0481 Subject PRC Run: 12/6/2024 Ъν

> 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		[]			1	I			

								Buil	ding Perr	nits					
Roll Year	Permit	ID	Issue Da	ate	Comp D	Date	Am	nount	Туре		Descrip	otion	Review D	Date	CO Date
2006	05-00841		05-13-20)05	02-02-2	006		115,55	6 0000	SFR 4/BR-319	BLUFF	PASS DR			
	1	I		Sale	es Informa	ation						Exer	nptions		
Instrume	ent No	Boo	k/Page	Sa	ale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior		Year	r Amount
202110	2653	5759	-	06-	17-2021	WD	U	11		0		· · ·			
201810		5160			22-2018	WD	Q	Q	i	165,000					
201808		5145			18-2018	WD	Ū	Ũ	i	0					
		4299			14-2013	WD	U	U	1	100					
		2986	1391	10-	14-2005	WD	Q	Q	1	177,600					
													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		
60,000	228,630	0	288,630	0	288630	0.00	288630	288630	288,630		
Parcel Notes											

2986/1391 STEVEN D SOOBY & MARLENE RUPP HW

07 QG FROM 615 TO COMP OTHERS MB 062706

17 MAILING ADDR CHGD FROM 21 BLANTYRE RD MALDEN 02148 INFO SCANNED JRF 092517

5145/82 STEVEN D SOOBY & MARLENE RUPP TTEES TO STEVEN D SOOBY & MARLENE RUPP HW

5160/1075 STEVEN D SOOBY & MARLENE RUPP TO CERBERUS SFR HOLDINGS II LP

19VAB PETITION 2019-024 JDB 091219

19VAB PETITON 2019-024 WITHDRAWN NO CHANGE TJW 121319

5759/1349 FKH SFR C1 L P FKA CERBERUS SFR HOLDINGS II L P TO FKH SFR C1 L P

5759/1349 M SALE INCL 12 PARCELS MULTI SUBS AND M&B

***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.**

^{4299/1847} STEVEN D SOOBY & MARLENE RUPP TTEES OF THE THREE NINETEEN BLUFF PASS DRIVE NOMINEE REALTY TRS NO TRUST DATE GIVEN

Alternate				LCPA Pro	-			2024-0481 Comp 1 PRC Run: 12/6/2024 By						
Parcel ID		26-005 t Owner	1-000-10400	Roll Year 2	2025 Sta		Card # 1 of 1 Property Location							
POWELL FF	REDERICK	H JR ANI	D CHAD MC					Site A	Site Address 304 RYANS RIDGE AVE EUSTIS FL 32726					
630 LARGO	VISTA DR							Mill G			BHD 060			
OAKLAND		FL	34787					001	Property Us	se E family	TRF 01-0			
Legal Desci	rintion							001				J1-202		
		IASE 2 H	IORIZON OAKS	PB 52 PG 62-63 LOT	104 ORB 628	7 PG 249	92							
Land Lines	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Lan	d		
LL Code 1 0100			Adj	1.00 LT	Price 30,000.00	Factor	Factor 2.00	Factor 1.000	Factor 1.000	-	Valu			
1 0100					30,000.00	0.0000						60,000		
CI	Total Acr assified Acr		0.00	JV/Mkt 0 Classified JV/Mkt 60),000		Tota Classifie	i Adj JV/N d Adj JV/N	1kt 1kt		(60,000 0		
Dide: 1	200 4	of 1	•	•	Sketch	•		•	•	К.Я. ¹)	ti Otami (<u>ר</u>		
Bldg 1 S	Sec 1	of 1	-	Replacement Cost	169,391		Deprec B	dg Value	164,309	Mul	ti Story ()		
28	18	10 FL: (1,*	A 197 s		35									
10			10	7 2 7 GAI (406 19 2	sf)	21								
GAR GAR	Descript SHED LIVIN AGE FINIS N PORCH	ion IG AREA H		Bross Are Eff Area 1,197 1197 406 0 142 0	Bu Year Built Effective Area Base Rate Building RCN Condition	uilding Va	aluation	2005 1197 110.14 169,391 EX	Imp Type No Stories Quality Grade		Bedrooms Full Baths Half Baths	3 2 0		
					% Good			97.00	Wall Type	03	Heat Type	6		
		TOTAL	C 1 107 4	745 4 407	Functional Ob			0	Foundation	3	Fireplaces	0		
		TOTAL	S 1,197 1	,745 1,197	Building RCN	LD		164,309	Roof Cover	3	Type AC	03		

LCPA Property Record Card

Status: A

Roll Year 2025

2024-0481 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	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
	1						1		I			

								Buil	ding Peri	mits					
Roll Year	Permit	ID	Issue Da	ate	Comp D	Date	Am	nount	Туре		Descri	otion	Review I	Date	CO Date
2014 2006	SALE 05-01034		01-01-20 06-16-20)13	04-09-2 03-06-2	014		81,75	1 0099	CHECK VALUE SFR 3/BR-304 RYANS RIDGE AVE			04-09-2		
				0-1-	- 1	- 4'						5			
		_	· .=		es Inform		1						mptions		- I -
Instrume	ent No	Boo	k/Page	Sa	ale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	า	Year	Amount
202402	20408	6287	2492	02-	16-2024	WD	Q	01	I	299,900					
202312	24743	6224	1521	10-	03-2023	WD	Q	01	I	205,000					
201905	50082	5274	2163	04-	29-2019	QC	U	U	I	100					
		4426	0190	12-	30-2013	WD	U	U	I	91,000					
		4372	1974	08-	14-2013	СТ	U	U	1	0					
												I	Total		0.00
													TOLAI		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		
60,000	164,309	0	224,309	0	224309	0.00	224309	224309	224,309		
Parcel Notes											

3149/802 ANDREW HABERNY SINGLE

07 QG FROM 650 TO EQUAL OTHERS MB 062906

08X ANDREW HABERNY CHANGED ADDRESS TO 8844 W BRITTON RD WEST SALEM OH 44287

09X ANDREW HABERNY HAS AN OHIO DRIVER LICENSES AND AN OHIO CAR TAG

10X FI DISCOVERY DENY SPOKE WITH JAY HIS MOTHER HAS BEEN RENTING HERE SINCE MAY 2009 JMK 030810

4372/1974 CT VS ANDREW HABERNY ET AL PROP SOLD TO FEDERAL NATL MTG ASSN

4426/190 FEDERAL NATL MTG ASSN TO JOSEPH BURNETT SINGLE 14 PER LISTING 05192843 SFR IS IN GOOD COND TJW 022414

14FC NO CHG TJW 040914

17X JOSEPH BURNETT MARRIED ASHLEY R BROCK 021416 PER OR4742/2365 ASHLEYS INFO ADDED TO SS SCREEN JRF 061917

5274/2163 JOSEPH & ASHELY BURNETT TO JOSEPH & ASHELY BURNETT HW

6224/1521 JOSEPH BURNETT AND ASHLEY BURNETT TO TWOGEMZ INVESTMENTS LLC

6287/2492 TWOGEMZ INVESTMENTS LLC TO FREFDERICK HAROLD POWELL JR MARRIED AND CHAD MC GHEE MARRIED JTWROS

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Parcel ID		9-26-0505	-000-0180(PA Prop oll Year 2	oerty Reco 2025 Sta	ord Ca tus: A		2024-0481 Comp 2 PRC Run: 12/6/2024 By Card # 1 of 1							
PHILLIPS	Curre AUDRA B &	nt Owner RODNEY B	}	-					Site A	Property Location Site Address 613 BRIARCLIFF RD						
			,							EUST	IS	FL 3				
	RCLIFF RD								Mill G	roup 000E Property Us		BHD 0607 Last Inspe				
EUSTIS		FL	32726						001	00 SINGLE	FAMILY	CTQ 04-2	3-202			
Legal Des			T ADD LOT 1			02 DC 00										
Land Line	Front	Depth	Notes		Units	Unit	Depth	Loc	Shp	Phys	Class Val	Lanc				
LL Code 1 0100	Э	0	Adj		1.00 LT	Price 30,000.00	Factor 0.0000	Factor 1.20	Factor 1.000	Factor 1.000	-	Value	∋ 86,000			
	Total A		0.001					Tota								
(Classified A		0.00	Classifie	JV/Mkt 0 d JV/Mkt 36			Classified	l Adj JV/N I Adj JV/N	1kt			86,000 (
Bldg 1	Sec 1	of 1		Replace	ement Cost	Sketch 247,675		Deprec Bl	da Value	240.245	Multi	Story 0				
42	240 20 20	sf)	40 40	(24	0 sf 20 20	12		2	0							
32		and the second second	<u> </u>	-0		32	a - 3	560	ef	0.14						
32	14 14	(14) 14 FL (1, 2	112 12 A 256 12	1 sf) 2	4 14 14		28		0	28						
GAR GA PAT PA	14	Building : Dition ING AREA SH (ERED	12 Sub Areas	st	1 4 1 4 1 4 1 4 1 4 1 4 1 4 1 4 1 4 1 4	Year Built Effective Area Base Rate Building RCN	28 illding Ve	aluation	2003 2368 85.99 247,675	Con Imp Type No Stories Quality Grade	1.00 640	Bedrooms Full Baths Half Baths				
ila fin Gar ga Pat pa	14 14 Ushed Liv Arage Finis	Building : Dition ING AREA SH (ERED	Sub Areas Living Are 2,368 0 0	Sfj 2 Gross Are 2,368 560 240	1 4 1 4 1 4 2368 0 0 0 0	Pear Built Effective Area Base Rate	28	aluation	2 003 2368 85.99	Con Imp Type No Stories	R1 1.00 640 03	Bedrooms Full Baths	2			

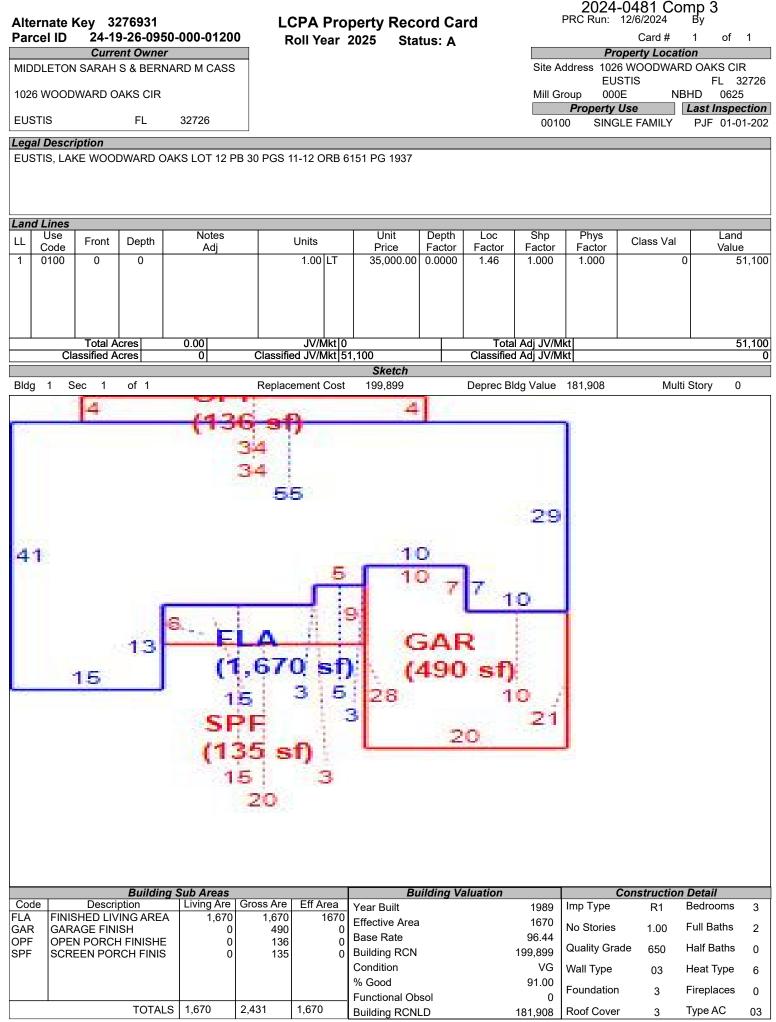
Alternate Key 3535898 Parcel ID 14-19-26-0505-000-01800

LCPA Property Record Card

2024-0481 Comp 2 PRC Run: 12/6/2024 By

Parcel	ID 14	-19-26-	0505-000	0-0180	0	Ro	ll Yea	r 202	25 St	atus: A			Card #	1	of	1
						*0				Features	h - 1					
Codo	1	Descr	intion		Unit		·		nit Price	are reflected Year Blt	below Effect Y	r RCN	%Good	T .	Apr Va	
Code POL2	SWIMMIN					7.00	Туре	SF Or	35.00		2008	10395.00			Apr va	8,83
PLD2	POOL/CO					3.00		SF	5.38		2008	2491.00				1,74
SEN2	SCREEN	ENCLOS	ED STRUC	TURE	1706	5.00	5	SF	3.50	2008	2008	5971.00	60.00			3,58
Roll Yea	ar Per	mit ID	Issue Da	ate C	Comp D	ate	Am	iount	Iding Pe		Descri	otion	Review D	ate	CO	Date
2024	23-017		11-28-20		4-23-20			12,95		REPL WIND			04-23-20			
2009	200840		05-20-20		4-07-20			5,17		SEN			04-07-20			
2009	200835	-	05-01-20 12-15-20		4-07-20 4-21-20			38,50 4,10		POL SCRN RM			04-07-20	09		
2006 2006	200514		08-25-20		4-21-20			1,70		CONC SLA	В					
2000	02-007	97	02-28-20	003 1	2-09-20	003		139,48	35 0000	SFR U/C FC						
2003	02-007	97	09-26-20	02 1	2-20-20	002		139,48	85 0000	SFR/3						
				Sales I	nforma	tion						Exer	nptions			
Instru	ument No	Boo	ok/Page	Sale		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Yea	r A	Amount
202	3016417	6092		02-07-	2023	WD	Q	01	1	425,00		HOMESTEA)24	2500
		4646		06-30-		WD	Q	Q	I	176,60		ADDITIONAL HOM	ESTEAD	20)24	2500
		2306		04-18-		WD WD	Q U	Q M		139,40	0					
		2040		12-10-		WD	U	M	v		1					
													Total			,000.00
													Total			,,000.00
								Va	lue Sumi	mary						
Land V	alue B	ldg Value	e Misc	Value	Marke	et Valu	e De	eferred	Amt A	Assd Value	Cnty Ex A	mt Co Tax Val	Sch Tax V	/al P	reviou	s Valu
36,00	00	240,245	14,	163	290),408		0		290408	50,000.0	0 240408	265408	3	290,	.557
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	4 TO LONG			1C												
	FROM 75 F 5 JEFFRE				ш\л/											
	A2 OVER				1100											
	FROM 100															
	D SPF CA															
	UPDATED HG SPF4 T			DIS 040	709											
						ANDR	A J G	AGLIAF		ARRIED AND	NICHOLAS	3 J KELEHER MARF	RIED JTWR	OS		
	URTESY H															
	DD CHG PO URTESY H				WNER I	OML 0	82015									
	7 HX APP			10												
6092/99	SANDRA	J GAGLIA	RDI AND	NICHOL	AS J &	DEED	RA L I	KELEH	ER TO A	UDRA B & RO	DNEY B P	HILLIPS HW				
	FILE HX AF							ס פוסר		75 מבם רוופי				10004		
2411 351	N NAS 13			NDISL		JLAG	3 000	IN SIZE	- FUR 312	LE FER EUSI				+2324		

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.



LCPA Property Record Card

2024-0481 Comp 3 PRC Run: 12/6/2024 By

Parcel	ID		9-26-0	950-000)-01200)			r 202	-	atus: A			Card #	1	of	1
							*0~4			laneous F		h - l					
Code	r		Descrip	otion	<u> </u>	Un				nit Price	re reflected Year Blt	Effect Y	r RCN	%Good		pr Va	luo
Code ITB1 PLD2 SEN1	POC	TUB/SP L/COOL	A DECK	DI STRUC	TURE	61	1.00 6.00 6.00	5	JT SF SF	4000.00 5.38 1.55	<u>Year Bit</u> 1988 1988 1988	1988 1988 1988	r RCN 4000.0i 3314.0i 2071.0i	0 50.00 0 70.00	A	<u>pr va</u>	2,0(2,32 82
Roll Ye	or	Permit		Issue Da	to C	omp E)ato	۸m	Bui nount	ilding Per Type	mits	Descrip	ation	Review D)ato	СОІ	Data
2012 2005	2	011125 ALE		02-15-20	011 02	6-07-2	012		8,40		REROOF CHECK VAL			02-06-20			
					Sales In	form	ation						Exer	nptions			
Instr	umen	t No	Boo	k/Page	Sale D		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	A	mour
202	3064	739	6151 2725 1065	1937 0001 1823	05-25-2 12-20-2 06-01-1	2004	WD WD WD	Q Q Q	01 Q Q	 	338,000 188,000 114,500	ე 059	HOMESTEA ADDITIONAL HOM		202 202		2500 2500
														Total		50	,000.0
									Va	lue Summ	ary						
Land V	'alue	Bldg	Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Pre	eviou	s Valu
51,1	00	181	,908	5,1	48	23	8,156		0		238156	50,000.0	0 188156	213156	6	238,	156
									P	Parcel Not	es						
03 QG F 2725/1 \ 05FC OI 12FC C 020612	ROM WILLI PF3 T OND	O SPF N FROM 3	r 02060 Carol IPA MB SFR IS	L SEABR 060705 S STUCCO	O WITH S	SIDIN	g on f	RONT	Г НТВ (B IS EMPTY SEN IS	IN POOR	COND	TJW	

6151/1937 DAVID P & DIANE E THOMAS TO SARAH SAMANTHA MIDDLETON & BERNARD MARIO CASSAR HW

24CC EFILE HX APP CP 082324

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