



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3828700

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1. Taxpayer Information (Ryan, LLC), PART 2. Reason for Petition (Real property value decrease), and various checkboxes for property type and hearing details.

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 # 2024-0481	Alternate Key: 3828700	Parcel ID: 14-19-26-0051-000-12100	
Petitioner Name ROBERT PEYTON, 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 319 BLUFF PASS DR EUSTIS	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name FKH SFR C1 L P	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 288,630	\$ 288,630	
2. Assessed or classified use value, *if applicable	\$ 288,630	\$ 288,630	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 288,630	\$ 288,630	

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

Last Sale Date 6/17/2021 **Price:** \$0 Arm's Length Distressed Book 5759 Page 1349

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3828700	3828683	3535898	3276931
Address	319 BLUFF PASS DR EUSTIS	304 RYANS RIDGE AVE EUSTIS	613 BRIARCLIFF RD EUSTIS	1026 WOODWARD OAKS CIR
Proximity		SAME SUB	0.28 MILE	0.73 MILE
Sales Price		\$299,900	\$425,000	\$338,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	4.00%	2.80%
Adjusted Sale		\$254,915	\$378,250	\$296,764
\$/SF FLA	\$155.68 per SF	\$212.96 per SF	\$159.73 per SF	\$177.70 per SF
Sale Date		2/16/2024	2/7/2023	5/25/2023
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	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	
Pool	N	N	0	Y	-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	RESIDENTIAL		RESIDENTIAL		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%	32850	Gross Adj. 13.1%	49700	Gross Adj. 4.8%	14200
Adj. Sales Price	Market Value \$288,630	Adj Market Value \$287,765		Adj Market Value \$328,550		Adj Market Value \$300,964	
	Value per SF 155.68						

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.

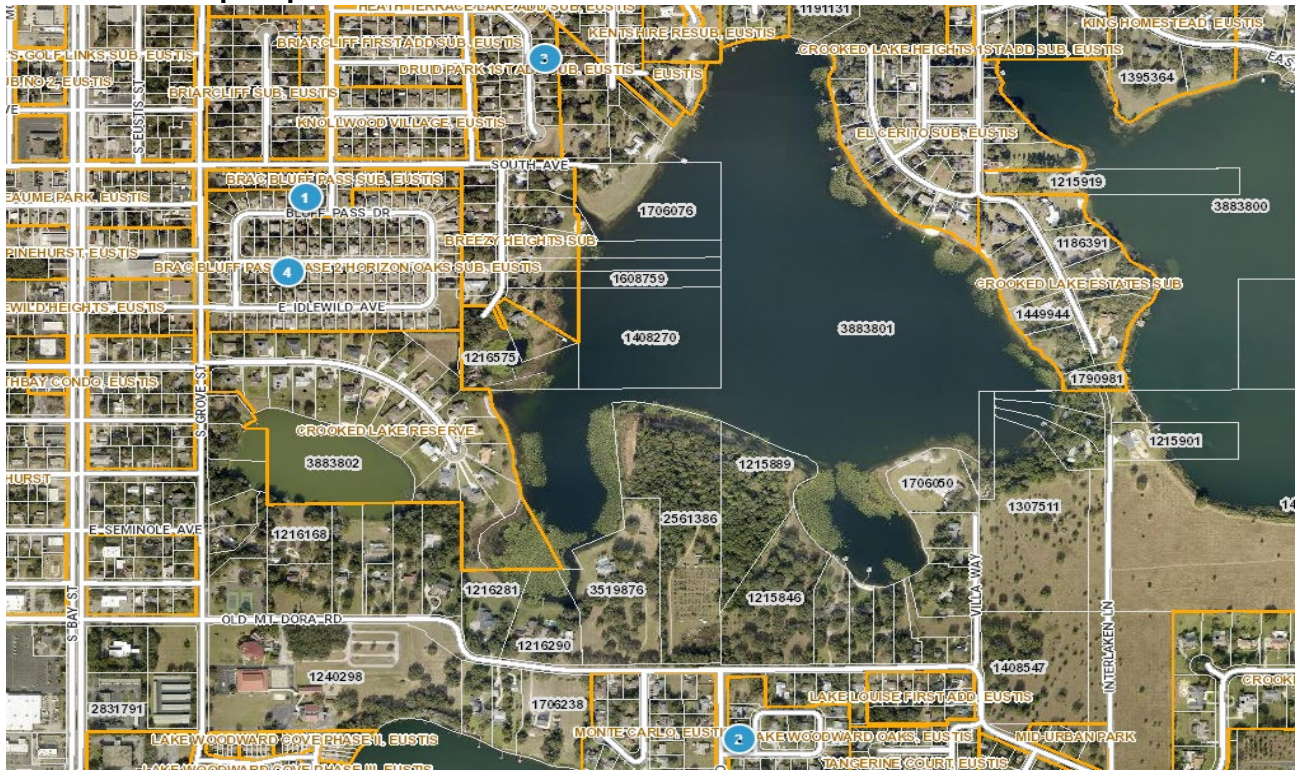
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0481 Comp Map



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

Alternate Key 3828700
Parcel ID 14-19-26-0051-000-12100

LCPA Property Record Card
Roll Year 2025 Status: A

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

Card # 1 of 1

Current Owner
FKH SFR C1 LP
C/O FIRSTKEY HOMES LLC
1850 PARKWAY PL STE 900
MARIETTA GA 30067

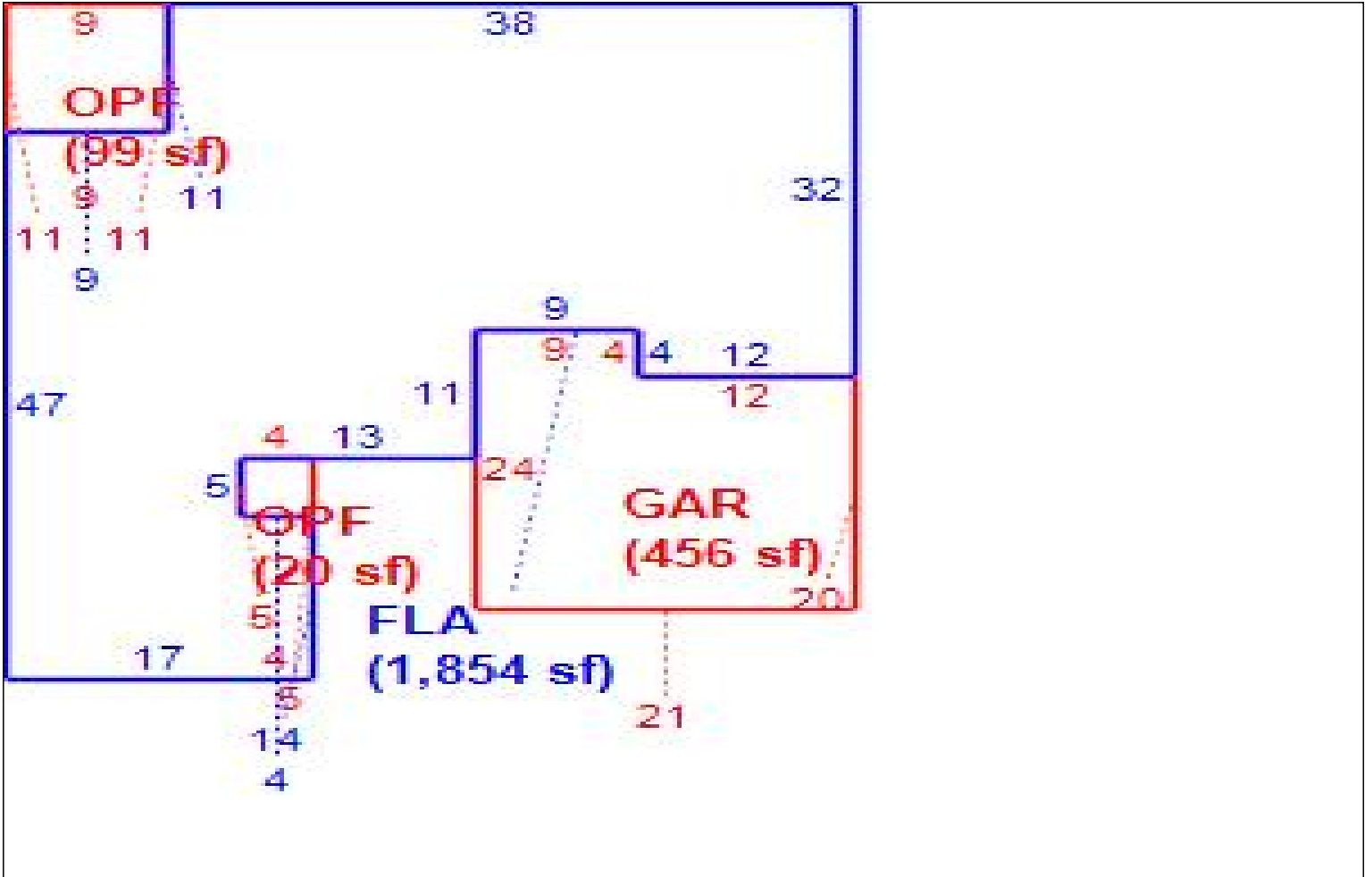
Property Location
Site Address 319 BLUFF PASS DR
EUSTIS FL 32726
Mill Group 000E NBHD 0607
Property Use 00100 SINGLE FAMILY
Last Inspection PJF 01-01-202

Legal Description
BRAC BLUFF PASS PHASE 2 HORIZON OAKS PB 52 PG 62-63 LOT 121 ORB 5160 PG 1075 ORB 5759 PG 1349

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	30,000.00	0.0000	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		60,000				
Classified Acres		0		Classified JV/Mkt 60,000		Classified Adj JV/Mkt		0				

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 235,701 Deprec Bldg Value 228,630 Multi Story 0



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	1,854	1,854	1854	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	456	0	105.61	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	119	0	235,701	Wall Type	03	Heat Type	6
TOTALS		1,854	2,429	1,854	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	228,630			

Alternate Key 3828700
 Parcel ID 14-19-26-0051-000-12100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0481 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	05-00841	05-13-2005	02-02-2006	115,556	0000	SFR 4/BR-319 BLUFF PASS DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021102653	5759 1349	06-17-2021	WD	U	11	I	0					
2018100188	5160 1075	08-22-2018	WD	Q	Q	I	165,000					
2018086616	5145 0082	07-18-2018	WD	U	U	I	0					
	4299 1847	03-14-2013	WD	U	U	I	100					
	2986 1391	10-14-2005	WD	Q	Q	I	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
 4299/1847 STEVEN D SOOBY & MARLENE RUPP TTEES OF THE THREE NINETEEN BLUFF PASS DRIVE NOMINEE REALTY TRS NO TRUST DATE GIVEN
 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.

Alternate Key 3828683
 Parcel ID 14-19-26-0051-000-10400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0481 Comp 1
 PRC Run: 12/6/2024 By

Card # 1 of 1

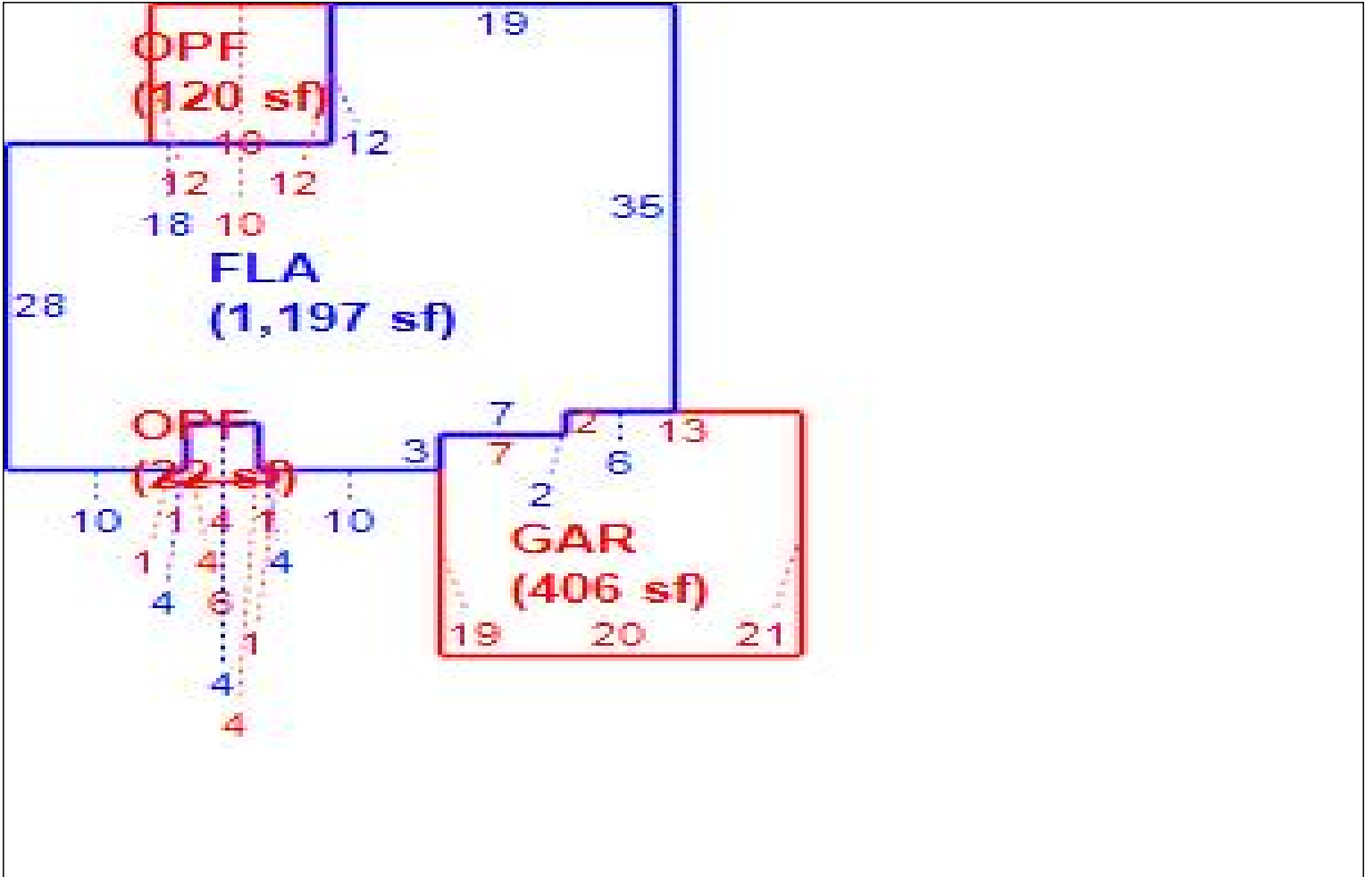
Current Owner		
POWELL FREDERICK H JR AND CHAD MC		
630 LARGOVISTA DR		
OAKLAND	FL	34787

Property Location		
Site Address 304 RYANS RIDGE AVE		
EUSTIS FL 32726		
Mill Group 000E	NBHD 0607	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 BRAC BLUFF PASS PHASE 2 HORIZON OAKS PB 52 PG 62-63 LOT 104 ORB 6287 PG 2492

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	30,000.00	0.0000	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 169,391
Deprec Bldg Value 164,309		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	1,197	1,197	1197	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	406	0	110.14	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	142	0	169,391	Wall Type	03	Heat Type	6
TOTALS		1,197	1,745	1,197	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					164,309				

Alternate Key 3828683
 Parcel ID 14-19-26-0051-000-10400

LCPA Property Record Card
 Roll Year 2025 Status: A

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	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	
2014 2006	SALE 05-01034	01-01-2013 06-16-2005	04-09-2014 03-06-2006	1 81,753	0099 0000	CHECK VALUE SFR 3/BR-304 RYANS RIDGE AVE	04-09-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024020408	6287 2492	02-16-2024	WD	Q	01	I	299,900					
2023124743	6224 1521	10-03-2023	WD	Q	01	I	205,000					
2019050082	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	CT	U	U	I	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	
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 O5192843 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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Alternate Key 3535898
 Parcel ID 14-19-26-0505-000-01800

LCPA Property Record Card
 Roll Year 2025 Status: A

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

Card # 1 of 1

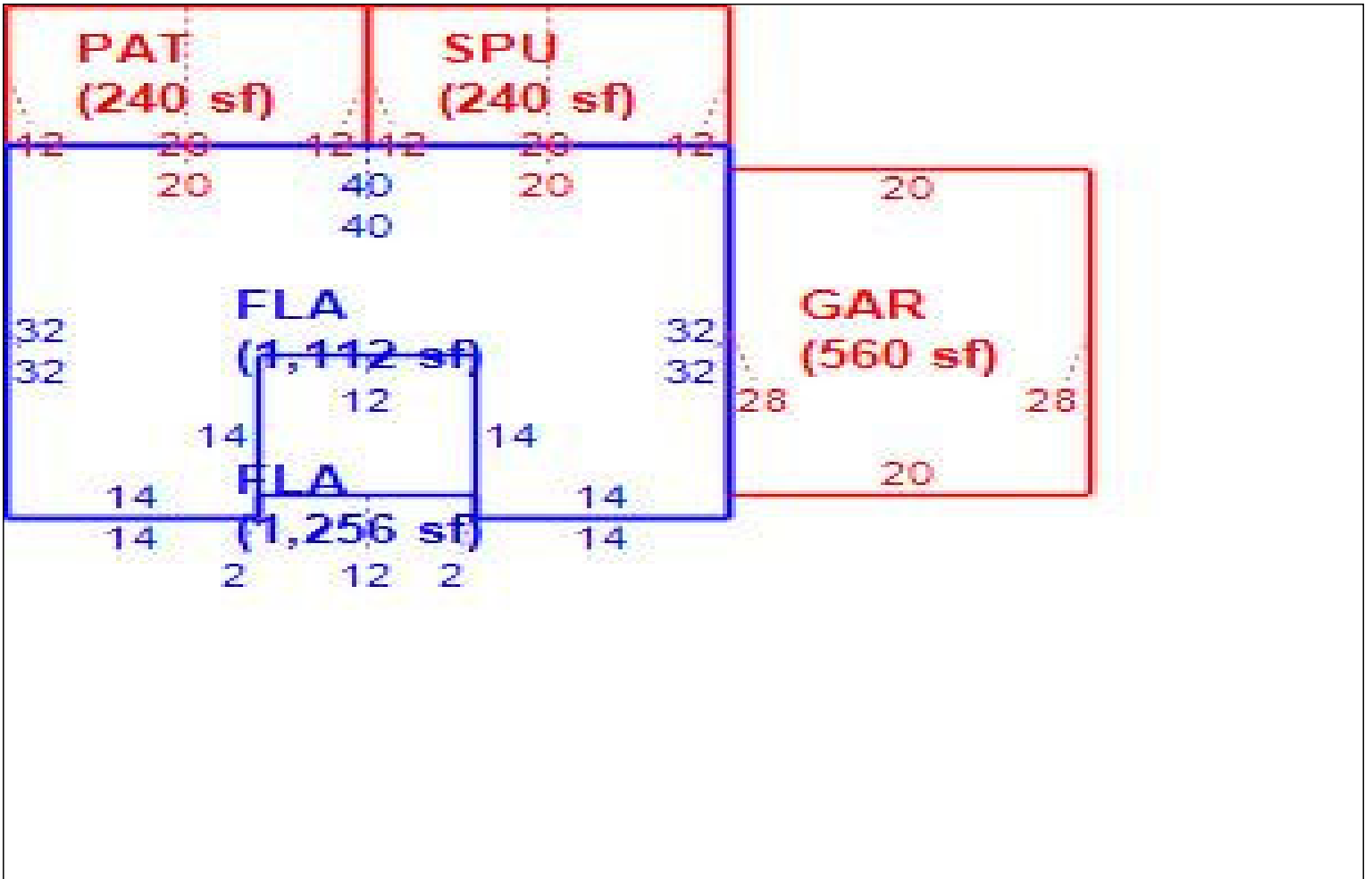
Current Owner		
PHILLIPS AUDRA B & RODNEY B		
613 BRIARCLIFF RD		
EUSTIS	FL	32726

Property Location		
Site Address 613 BRIARCLIFF RD		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0607
Property Use		Last Inspection
00100	SINGLE FAMILY	CTQ 04-23-202

Legal Description
 EUSTIS, DRUID PARK SUB FIRST ADD LOT 18 PB 31 PG 40 ORB 6092 PG 99

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	30,000.00	0.0000	1.20	1.000	1.000	0	36,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		36,000		
Classified Acres		0		Classified JV/Mkt		36,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 247,675 Deprec Bldg Value 240,245 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,368	2,368	2368	2003	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	560	0	85.99	Quality Grade	640	Half Baths	1
PAT	PATIO UNCOVERED	0	240	0	247,675	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	240	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,368	3,408	2,368	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					240,245				

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0481 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
POL2	SWIMMING POOL - RESIDENTIAL	297.00	SF	35.00	2008	2008	10395.00	85.00	8,836
PLD2	POOL/COOL DECK	463.00	SF	5.38	2008	2008	2491.00	70.00	1,744
SEN2	SCREEN ENCLOSED STRUCTURE	1706.00	SF	3.50	2008	2008	5971.00	60.00	3,583

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-01759	11-28-2023	04-23-2024	12,959	0002	REPL WINDOWS 15	04-23-2024		
2009	2008408	05-20-2008	04-07-2009	5,176	0000	SEN	04-07-2009		
2009	2008358	05-01-2008	04-07-2009	38,500	0000	POL	04-07-2009		
2006	20051955	12-15-2005	04-21-2006	4,106	0000	SCRN RM			
2006	20051460	08-25-2005	04-21-2006	1,700	0000	CONC SLAB			
2004	02-00797	02-28-2003	12-09-2003	139,485	0000	SFR U/C FOR 03			
2003	02-00797	09-26-2002	12-20-2002	139,485	0000	SFR/3			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023016417	6092	0099	02-07-2023	WD	Q	01	I	425,000	039	HOMESTEAD	2024	25000
	4646	1866	06-30-2015	WD	Q	Q	I	176,600	059	ADDITIONAL HOMESTEAD	2024	25000
	2306	0665	04-18-2003	WD	Q	Q	I	139,400				
	2132	2296	06-14-2002	WD	U	M	V	1				
	2040	0134	12-10-2001	WD	U	M	V	1				
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	
36,000	240,245	14,163	290,408	0	290408	50,000.00	240408	265408	290,557	

Parcel Notes

00TRIM LOC FROM 100 KH 091900
 01TRIM CHG NBHD FROM 617 LAND FROM FF FRONT FF TO 1 LOT WITH 75 LOC PAP 082801
 2040/134 TO LONG FARMS NORTH INC
 03 LOC FROM 75 FER 101702
 2306/665 JEFFREY D & KASIE M MC ADAMS HW
 04FC FLA2 OVER FLA1 MB 120903
 05 LOC FROM 100 FER 011105
 06FC ADD SPF CAN MB 042106
 07 SUB UPDATED DLS 061207
 09FC CHG SPF4 TO SPU ADD MISC DLS 040709
 4646/1866 JEFFREY D & KASIE M MC ADAMS TO SANDRA J GAGLIARDI UNMARRIED AND NICHOLAS J KELEHER MARRIED JTWROS
 15X COURTESY HX CARD SENT 072115
 15CC ADD CHG PC SUBMITTED BY HOMEOWNER DML 082015
 16X COURTESY HX CARD SENT 012716
 16X 2017 HX APP RECD 030416
 6092/99 SANDRA J GAGLIARDI AND NICHOLAS J & DEEDRA L KELEHER TO AUDRA B & RODNEY B PHILLIPS HW
 23CC EFILE HX APP CP 091623
 24IT SFR HAS 15 NEW WINDOWS AND 1 SLIDING GLASS DOOR SIZE FOR SIZE PER EUSTIS BLDG DEPT PERMIT PORTAL CTQ 042324

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Alternate Key 3276931
 Parcel ID 24-19-26-0950-000-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

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

Card # 1 of 1

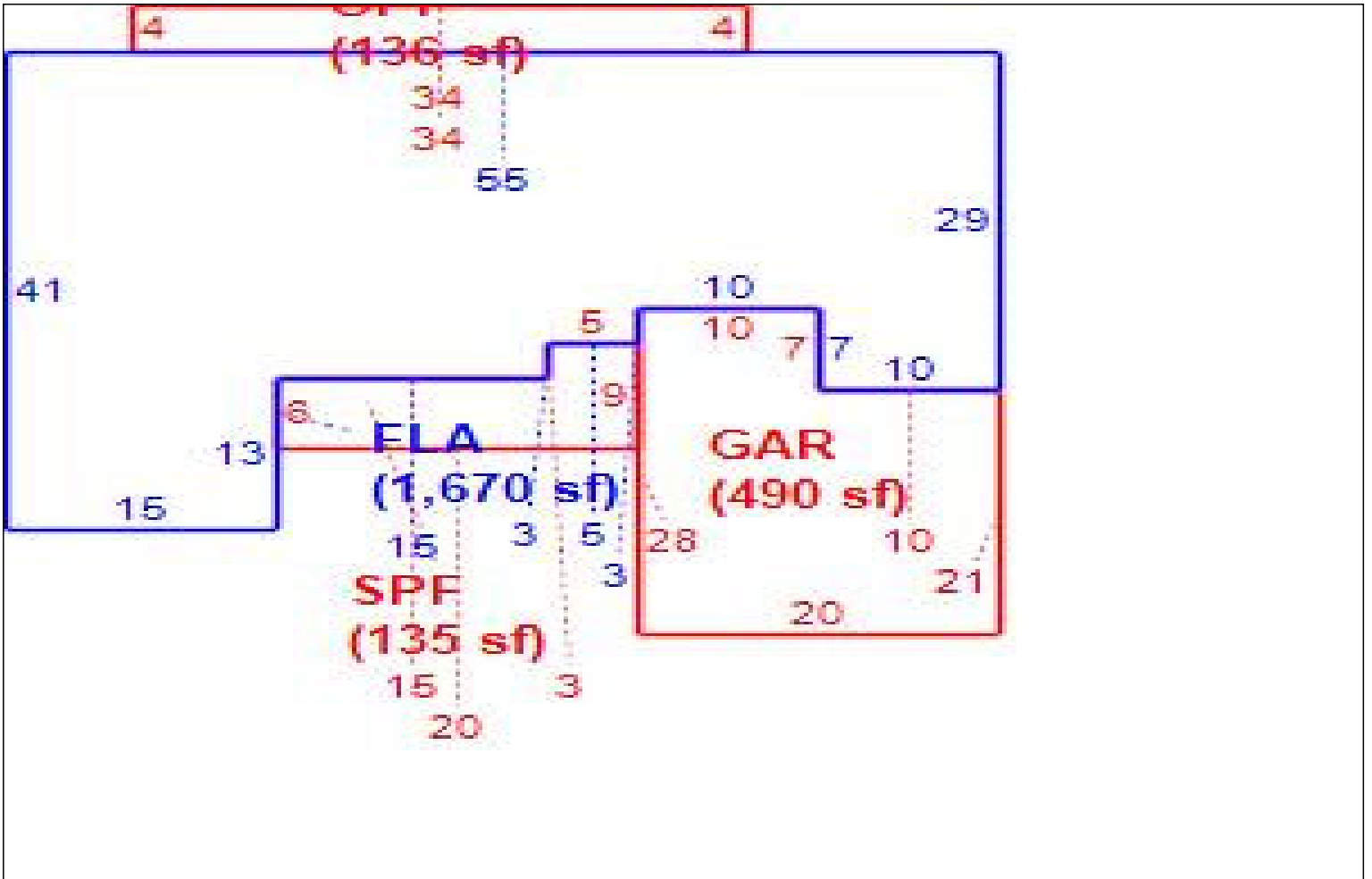
Current Owner		
MIDDLETON SARAH S & BERNARD M CASS		
1026 WOODWARD OAKS CIR		
EUSTIS	FL	32726

Property Location		
Site Address 1026 WOODWARD OAKS CIR		
EUSTIS FL 32726		
Mill Group 000E	NBHD 0625	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 EUSTIS, LAKE WOODWARD OAKS LOT 12 PB 30 PGS 11-12 ORB 6151 PG 1937

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	1.46	1.000	1.000	0	51,100
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		51,100		
Classified Acres		0		Classified JV/Mkt		51,100		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 199,899 Deprec Bldg Value 181,908 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	1,670	1,670	1670	1989	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	490	0	96.44	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	136	0	VG	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	135	0	91.00	Foundation	3	Fireplaces	0
TOTALS		1,670	2,431	1,670	0	Roof Cover	3	Type AC	03
					Building RCNLD	181,908			

Alternate Key 3276931
 Parcel ID 24-19-26-0950-000-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0481 Comp 3
 PRC Run: 12/6/2024 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
HTB1	HOT TUB/SPA	1.00	UT	4000.00	1988	1988	4000.00	50.00	2,000
PLD2	POOL/COOL DECK	616.00	SF	5.38	1988	1988	3314.00	70.00	2,320
SEN1	SCREEN ENCLOSED STRUCTURE	1336.00	SF	1.55	1988	1988	2071.00	40.00	828

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	2011125	02-15-2011	02-06-2012	8,400	0002	REROOF	02-06-2012		
2005	SALE	01-01-2004	06-07-2005	1	0000	CHECK VALUE			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064739	6151	1937	05-25-2023	WD	Q	01	I	338,000	039	HOMESTEAD	2024	25000
	2725	0001	12-20-2004	WD	Q	Q	I	188,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1065	1823	06-01-1990	WD	Q	Q	I	114,500				
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	
51,100	181,908	5,148	238,156	0	238156	50,000.00	188156	213156	238,156	

Parcel Notes

01 QG FROM 450 FER 0401
 03 QG FROM 475 FER 020603
 2725/1 WILLIAM R & CAROL L SEABREASE TO DAVID P & DIANE E THOMAS HW
 05FC OPF3 TO SPF NPA MB 060705
 12FC COND FROM 3 SFR IS STUCCO WITH SIDING ON FRONT HTB GR FROM 3 SEN FROM GR 2 HTB IS EMPTY SEN IS IN POOR COND TJW 020612
 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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