



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3790525

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), COMPLETED BY THE PETITIONER, PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and checkboxes for property type and reason for petition.

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 # 2024-0484	Alternate Key: 3790525	Parcel ID: 16-22-25-0305-000-08000
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1700 BROLGA ST GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 1rstKey Homes; Opendoor Property J LL	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 335,554	\$ 335,554
2. Assessed or classified use value, *if applicable	\$ 335,554	\$ 335,554
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 335,554	\$ 335,554

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

Last Sale Date 9/14/2020 **Price:** \$234,800 Arm's Length Distressed Book 5543 Page 140

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3790525	3829975	3790588	3790610
Address	1700 BROLGA ST GROVELAND	1204 GREATER EAGLE CT GROVELAND	1650 STANLEY AVE GROVELAND	1750 CROWNED AVE GROVELAND
Proximity		0.55 Miles	0.09 Miles	0.14 Miles
Sales Price		\$412,500	\$369,000	\$368,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	1.60%	0.80%
Adjusted Sale		\$368,775	\$319,554	\$315,744
\$/SF FLA	\$153.08 per SF	\$158.95 per SF	\$149.05 per SF	\$159.47 per SF
Sale Date		1/30/2023	8/15/2023	10/20/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,192	2,320	-6400	2,144	2400	1,980	10600
Year Built	2001	2005	0	2002	0	2002	0
Constr. Type	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
Condition	Good	Good	0	Good	0	Good	0
Baths	2.0	2.1	-1000	2.0	0	2.0	0
Garage/Carport	2 Car	3 Car	-10000	2 Car	0	2 Car	0
Porches	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	none	none	0	none	0	none	0
Site Size							
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 4.7%	-17400	Net Adj. 0.8%	2400	Net Adj. 3.4%	10600
		Gross Adj. 4.7%	17400	Gross Adj. 0.8%	2400	Gross Adj. 3.4%	10600
Adj. Sales Price	Market Value \$335,554	Adj Market Value	\$351,375	Adj Market Value	\$321,954	Adj Market Value	\$326,344
	Value per SF 153.08						

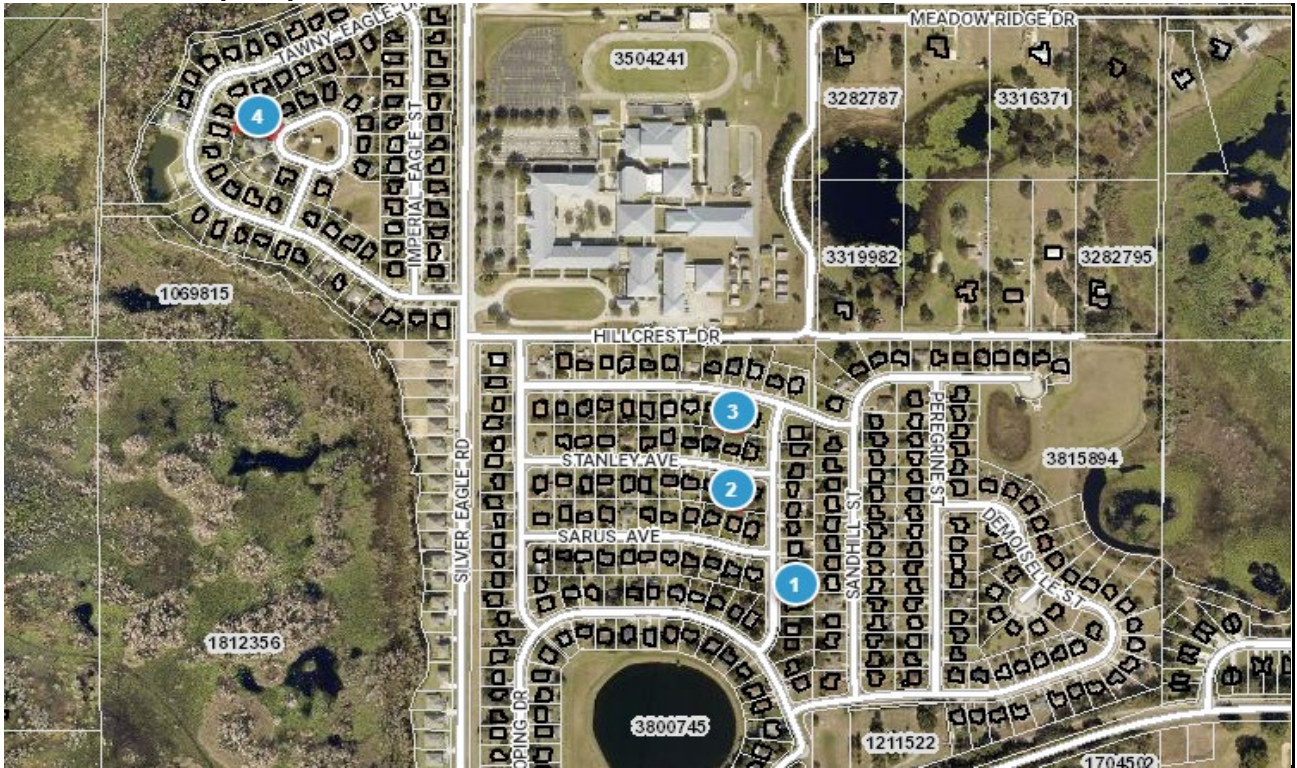
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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: MTW

DATE 11/27/2024

2024-0484 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3790525	1700 BROLGA ST GROVELAND	-
2	comp 2	3790588	1650 STANLEY AVE GROVELAND	0.09
3	comp 3	3790610	1750 CROWNED AVE GROVELAND	0.14
4	comp 1	3829975	1204 GREATER EAGLE CT GROVELAND	0.55
5				
6				
7				
8				

Alternate Key 3790525
Parcel ID 16-22-25-0305-000-08000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0484 Subject
PRC Run: 12/9/2024 By

Card # 1 of 1

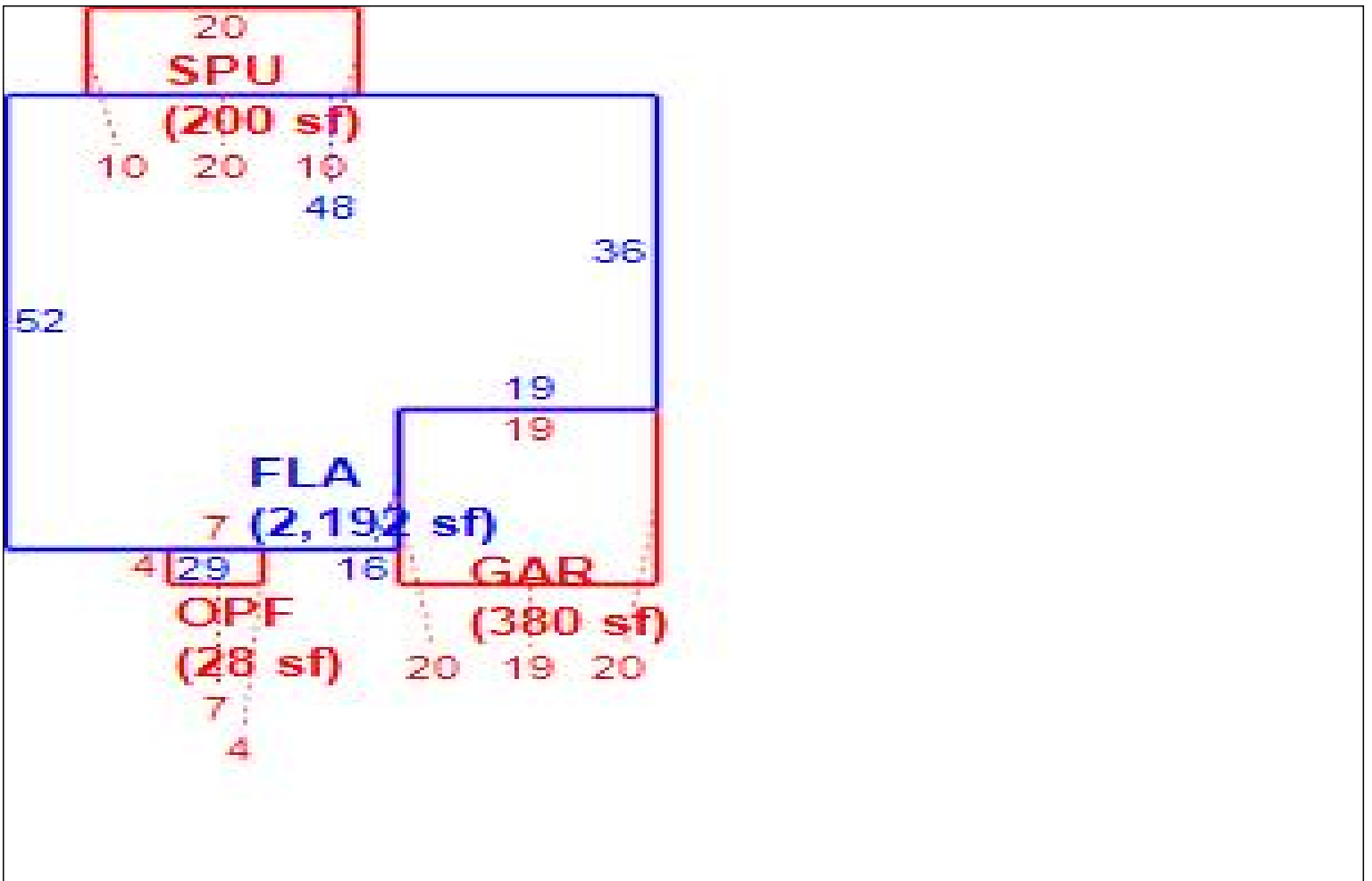
Current Owner		
FKH SFR C2 L P C/O FIRST KEY HOMES LLC 1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location			
Site Address 1700 BROLGA ST GROVELAND FL 34736			
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	BDK	01-01-202

Legal Description
GROVELAND, CRANE'S LANDING PHASE II SUB LOT 80 PB 42 PGS 96-97 ORB 5543 PG 140 ORB 5759 PG 1363

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 273,767
Deprec Bldg Value 265,554		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,192	2,192	2192	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	106.34	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	273,767	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	200	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,192	2,800	2,192	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	265,554			

Alternate Key 3790525
 Parcel ID 16-22-25-0305-000-08000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0484 Subject
 PRC Run: 12/9/2024 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	1	01-01-2001	03-27-2002	10	0000	HXNB			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021102654	5759 1363	06-17-2021	WD	U	11	I	0					
2020101700	5543 0140	09-14-2020	WD	Q	01	I	234,800					
2020062208	5484 0100	06-04-2020	WD	U	37	I	229,400					
2018140495	5206 2367	12-03-2018	WD	Q	Q	I	214,600					
2016005940	4730 0324	01-11-2016	QC	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	
70,000	265,554	0	335,554	0	335554	0.00	335554	335554	335,554	

Parcel Notes

2046/0529 TO LORRAINE LINDLAU SINGLE AND PAMELA MOORE SINGLE ONLY
 4209/158 LORRAINE LINDLAU AND PAMELA MOORE TO DAVID B MEADE SINGLE
 4730/324 DAVID B MEADE MARRIED TO SONIA MEADE QCS TO DAVID & SONIA MEADE HW
 5206/2367 DAVID BRIAN MEADE AND SONIA MEADE TO SASHA RUIZ UNMARRIED AND JOSHUA AUGUSTO VASQUEZ UNMARRIED JTWROS
 19X COURTESY HX CARD SENT 010219
 5484/100 SASHA RUIZ AND JOSHUA AUGUSTO VASQUEZ TO OPENDOOR PROPERTY J LLC
 5543/140 OPENDOOR PROPERTY J LLC TO CERBERUS SFR HOLDING V LP
 21 MLS 05870296 SFR IS IN GOOD CONDITION BDK 100920
 21 BEDS FROM 3 FIREPLACE FROM 0 BDK 090920
 21 BEDS FROM 3 BDK 100920
 5759/1363 FKH SFR C2 L P FKA CERBERUS SFR HOLDINGS V L P TO FKH SFR C2 L P
 5759/1363 M SALE INCL AK3828466 AK3828400 AK3827636 AK3790525 AK3806547 AK3775225 AK3890194 AK3852879
 21VAB PETITION 2021-101 TJW 091521

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 3829975
Parcel ID 16-22-25-0500-000-08100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0484 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 1

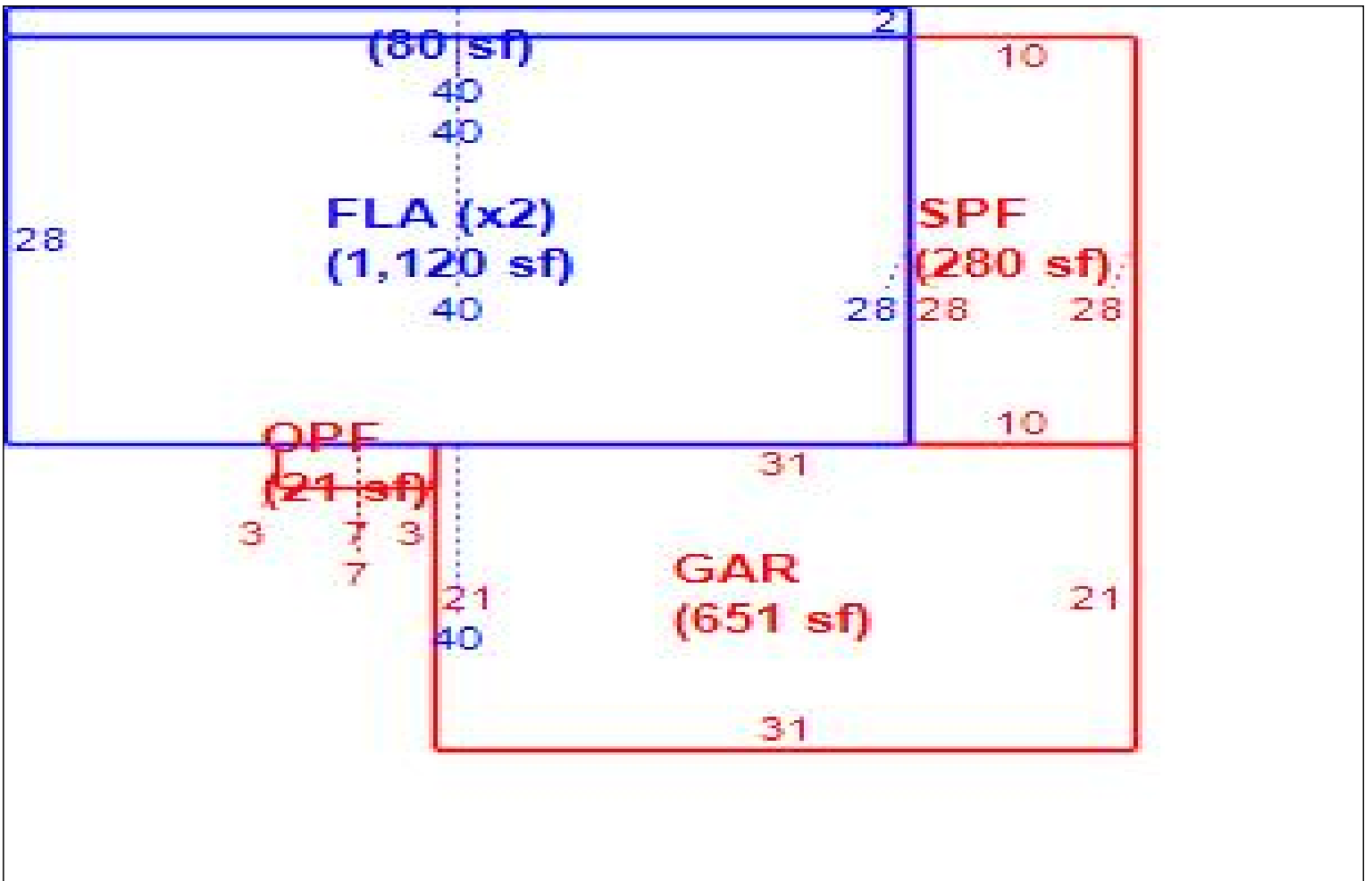
Current Owner		
WALLACE STEVEN T & ROBYN B		
1204 GREATER EAGLE CT		
GROVELAND	FL	34736

Property Location			
Site Address 1204 GREATER EAGLE CT			
GROVELAND		FL 34736	
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	01-24-201

Legal Description
EAGLE PINES PB 53 PG 15-16 LOT 81 ORB 6088 PG 2060

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.50	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500		
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 263,492
Deprec Bldg Value 255,587		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	2,240	2,240	2240	2005				
FUS	FINISHED AREA UPPER	80	80	80	Effective Area	2320	No Stories	2.00	Full Baths 2
GAR	GARAGE FINISH	0	651	0	Base Rate	90.30	Quality Grade	660	Half Baths 1
OPF	OPEN PORCH FINISHE	0	21	0	Building RCN	263,492	Wall Type	03	Heat Type 6
SPF	SCREEN PORCH FINIS	0	280	0	Condition	EX	Foundation	3	Fireplaces 0
TOTALS		2,320	3,272	2,320	% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	255,587			

Alternate Key 3829975
 Parcel ID 16-22-25-0500-000-08100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0484 Comp 1
 PRC Run: 12/9/2024 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	1950503BEPH	03-16-2005	10-25-2005	194,335	0000	SFR/10X27.3 TSP 1204 GREATER EAG		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023013394	6088 2060	01-30-2023	WD	Q	01	I	412,500	039	HOMESTEAD	2024	25000
	3101 1586	03-01-2006	WD	U	M	I	1	059	ADDITIONAL HOMESTEAD	2024	25000
	3000 2155	10-27-2005	WD	Q	Q	I	194,400				
	2773 0812	02-18-2005	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
87,500	255,587	0	343,087	41937	301150	50,000.00	251150	276150	343,087

Parcel Notes

3000/2155 MARONDA HOMES INC TO PEGGY D O'NEILL SINGLE
 3101/1586 CORRECTIVE DEED FOR 2773/812 POST DEED ONLY ROBERT & SUSAN THOMPSON HW AND JEROME & BONITA KOCIELKO HW TO MARONDA HOMES INC OF FLORIDA GRANTOR DOES NOT OWN
 14FCL SFR IS IN GOOD COND LOC FROM 68 DN 101513
 6088/2060 PEGGY D O'NEILL TO STEVEN TIMOTHY & ROBYN BETHANY WALLACE HW
 24CC EFILE HX PORT APP CP 020524

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 3790588
 Parcel ID 16-22-25-0305-000-14400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0484 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

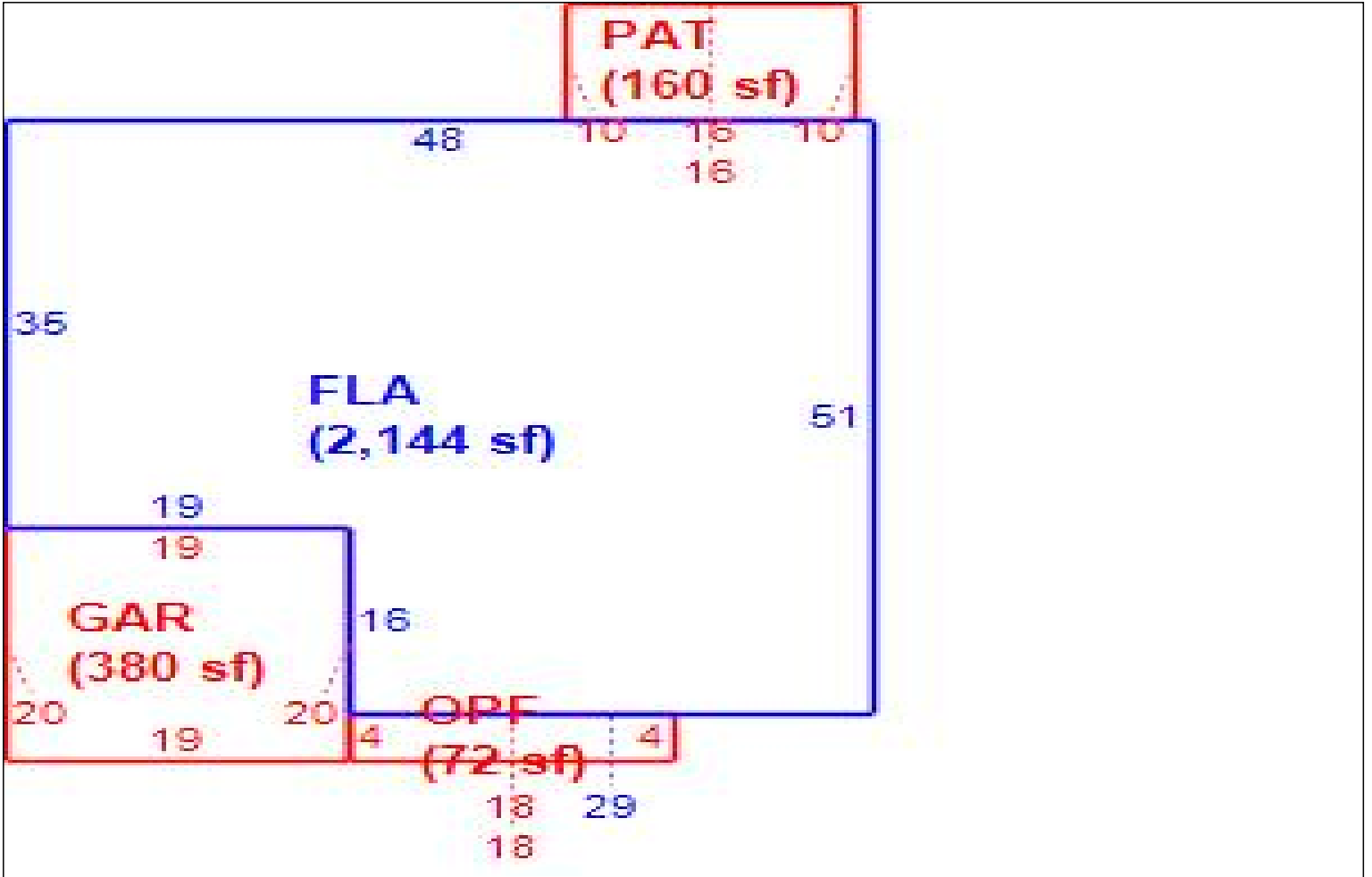
Current Owner		
FULLER JORDAN & HANNAH		
1650 STANLEY AVE		
GROVELAND	FL	34736

Property Location			
Site Address 1650 STANLEY AVE			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
 GROVELAND, CRANES LANDING PHASE II SUB LOT 144 PB 42 PGS 96-97 ORB 6197 PG 2396

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 268,727
Deprec Bldg Value 260,665		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	2,144	2,144	2144	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	106.86	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	72	0	268,727	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,144	2,756	2,144	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					260,665				

Alternate Key 3790588
 Parcel ID 16-22-25-0305-000-14400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0484 Comp 2
 PRC Run: 12/9/2024 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 2003	SALE 985-01-11B	01-01-2005 01-01-2002	03-18-2006 01-30-2003	1 103,334	0000 0000	CHECK VALUE SFR/1650 STANLEY AVE		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023102057	6197 2902 2094 1851	2396 0483 1348 1678	08-15-2023 07-22-2005 03-28-2002 07-06-2000	WD WD WD WD	Q Q Q U	01 Q Q M	I I I V	369,000 239,900 134,300 1			
Total											0.00

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
70,000	260,665	0	330,665	0	330665	0.00	330665	330665	330,665

Parcel Notes

2902/483 SANDRA M & JOSE G FERRER TO PHILIP J & KRISTINE M LIEN HW
 06X PHILIP LIEN HAS A PERM RES CARD THAT EXPIRES ON 112902 AND PROOF OF TEMP RES UNTIL 103006
 06FC SFR IN EXCELLENT COND NICE CURB APPEAL SIZE OF OPF3 FROM 28SF NPA QG FROM 600 DN 020706
 12X PHILIP J LIEN ADDR CHNG TO 137 HIDDEN POINTE LN GROVELAND 34736 PER ADDR CARD DTD 010212 SENT LETTER CMD 010512
 12X PHILIP LIEN HAS DL AND VEH REG AT 137 HIDDEN POINT PER INTERNET CMD 050212
 12X FI ADD IMPS PR GIVEN TO DN JMK 051012
 12X PHILIP LIEN CALLED TO REMOVE 12HX RENTED PROPERTY IN JULY 2011 PER TELCON CMD 060412
 12IT ADD CAN4 NPA DN 051112
 14TR NOT DELIVERABLE AS ADDRESSED 137 HIDDEN POINT LN GROVELAND FL 34736 8845
 15TR NOT DELIVERABLE AS ADDRESSED 137 HIDDEN POINT LN GROVELAND FL 34736 8845
 17 MAILING ADDR CHGD PER NCOA INFO DW 072617
 12X FI DISCOVERY SPOKE WITH ALEXIS STATE SHE HAS BEEN RENTING HERE SINCE JUNE 2011 ADD IMPS PR GIVEN TO DN JMK 051012
 6197/2396 PHILIP J & KRISTINE M LIEN TO JORDAN & HANNAH FULLER HW

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 3790610
Parcel ID 16-22-25-0305-000-16600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0484 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

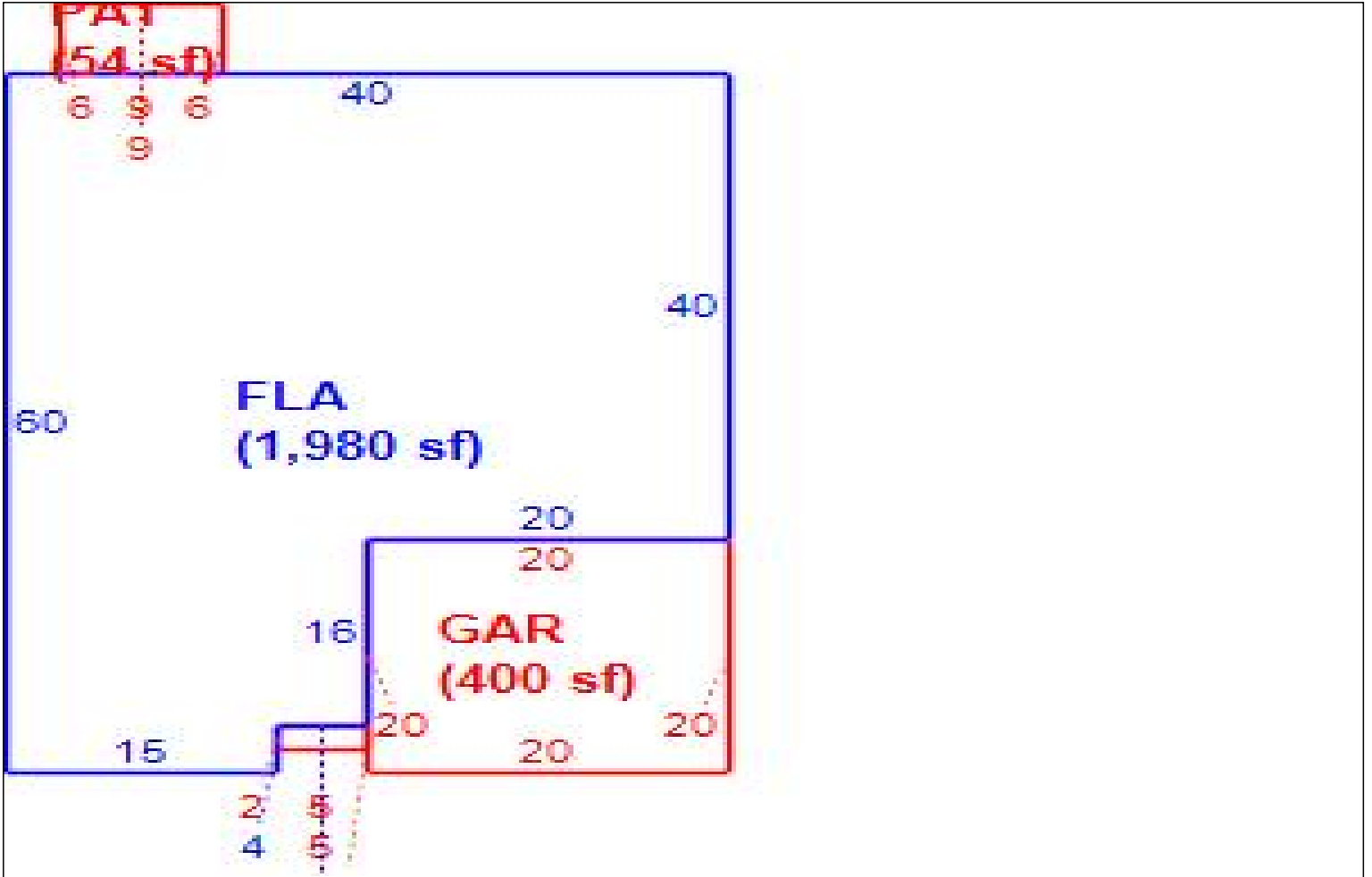
Current Owner		
NEWSOM MATTHEW T & AMANDA		
1750 CROWNED AVE		
GROVELAND	FL	34736

Property Location		
Site Address 1750 CROWNED AVE		
GROVELAND FL 34736		
Mill Group	00GR	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
GROVELAND, CRANE'S LANDING PHASE II SUB LOT 166 PB 42 PGS 96-97 ORB 6231 PG 1062

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 253,508
Deprec Bldg Value 245,903		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	1,980	1,980	1980	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.47	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	10	0	253,508	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	54	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,980	2,444	1,980	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	245,903			

Alternate Key 3790610
 Parcel ID 16-22-25-0305-000-16600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0484 Comp 3
 PRC Run: 12/9/2024 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	
2015	SALE	01-01-2014	04-08-2015	1	0099	CHECK VALUE	04-08-2015		
2006	SALE	01-01-2005	03-18-2006	1	0000	CHECK VALUE			
2003	227-02-07B	06-25-2002	01-31-2003	112,047	0000	SFR/1750 CROWNED AVE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023130634	6231 1062	10-20-2023	WD	Q	01	I	368,000	039	HOMESTEAD	2024	25000
2023105291	6201 1010	08-23-2023	WD	U	37	I	319,600	059	ADDITIONAL HOMESTEAD	2024	25000
	4456 2203	03-10-2014	WD	Q	Q	I	135,000				
	4131 0038	02-18-2012	WD	U	U	I	68,000				
	2804 0645	04-01-2005	WD	Q	Q	I	200,000				
Total											50,000.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	245,903	0	315,903	0	315903	50,000.00	265903	290903	315,903	

Parcel Notes

2206/1393 DARREN J BLACK MARRIED
 2804/645 DARREN J & TRACIE BLACK TO AARTI RAGHUBEER ONLY
 06FC SFR IN VERY GOOD COND QG FROM 615 NO CHANGES DN 020706
 12 CALL FROM NEW OWNER ON VAL PER MLS 05073832 SOLD AS IS PRICE MAY NOT BE SUFFICIENT TO COVER ALL ENCUMBRANCES
 CLOSING COSTS OR OTHER SELLER CHARGES INFO SCANNED SEE SALES AK 3790603 3815795 3815857 3815880 DN 030912
 4131/38 AARTI RAGHUBEER TO MICHAEL & LINDA KEMP HW
 12SALE ORB 4131/38 U SALE LP FILED IN 4104/1849 FER 041312
 13 MAILING ADDR CHGD FROM 15 KAMIAKIN CIR CHEROKEE VILLAGE AR 72529 5603 INFO SCANNED TO AK3790545 TLC 040913
 4456/2203 MICHAEL & LINDA KEMP TO JOHN & CAROLINE MARCIANO HW
 14IT NO CHGS TO SFR IN AERIAL QG FROM 525 DN 041314
 14X COURTESY HX CARD SENT 042114
 15FC LOC FROM 86 QG FROM 550 MHS 040815
 18 MAILING ADDR CHGD FROM LOC PER RETURNED HX RECEIPT RRB 013118
 21 MAILING ADDR CHGD FROM PO BOX 120656 CLERMONT FL 34712 0656 INFO SCANNED KCH 040921
 23 PER OWNER BEDS FROM 3 RBB 061323
 6201/1010 JOHN & CAROLINE MARCIANO TO OPENDOOR PROPERTY TRUST I
 6231/1062 OPENDOOR PROPERTY TRUST I TO MATTHEW TYLER & AMANDA NEWSON HW
 24CC EFILE HX APP CP 030124

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.