

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3790540

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.

			LERIX OF THE VAL		NT EOARD (N	(AB)
Petition# 2	024-0	7485	County Lake	1	ax year <b>2024</b>	Date received 9.12.24
			ONBLETED BY TO	SEKONWER ER	0	
PART 1. Taxpay	er Information	ON FKH SFR	PROPCO GLP			Harry Harris
Taxpayer name: F	irstKey Homes;	Opendoor Prope	rty Trust I	Representative: R	tyan, LLC c/o	Robert Peyton
Mailing address for notices		th Scottsdale e, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	16-22-25-030 1739 CROWI	5-000-09500 NED AVENUE
Phone <b>954-740-</b>	6240			Email	ResidentialA	ppeals@ryan.com
			y US mail. If possible	· ·		
	s petition after hat support m		eadline. I have attac	hed a statement o	f the reasons I	filed late and any
your evidence evidence. The	to the value a VAB or spec Ver Res. 1-4 u	djustment boa ial magistrate ınits⊡ Industr	rd clerk. Florida law a	llows the property a r the same statutor	ippraiser to cro y guidelines as charge	st submit duplicate copies of ss examine or object to your s if you were present.) Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reaso			k one. If more than	one, file a separa	ate petition.	
<ul><li>✓ Real property</li><li>☐ Denial of class</li><li>☐ Parent/grandp</li><li>☐ Property was not as a second of the control of the contr</li></ul>	value (check sification parent reducti not substantia onal property by s.193.052	one) videcrea on ily complete o value (You mu 2. (s.194.034,	ase	Denial of exen Denial for late (Include a date	filing of exeme-stamped copvernent (s. 193.	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination  5 Enter the time by the request group.  My witnessed You have the right evidence directly appraiser's evidence the right appraiser's evidence the right was a second or sec	on that they ane (in minutes ested time. For ested time of the exchange to the proper ence. At the heart, regardless	re substantiall ) you think you r single joint pe be available t e evidence wit ty appraiser a earing, you ha of whether yo	etitions for multiple unit o attend on specific th the property appra- t least 15 days befor we the right to have by initiate the eviden	1(3)(e), (f), and (g) r case. Most hearing its, parcels, or accordance. I have attacknesser. To initiate the ethe hearing and witnesses sworn.	ngs take 15 mir nunts, provide the ched a list of da e exchange, you make a writter	nutes. The VAB is not bound the time needed for the entire sates.  ou must submit your request for the property
	cted. When th	e property ap				sessment, with confidential d 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.

Complete part 3 if you are representing yourself or if you are authorizing a rep without attaching a completed power of attorney or authorization for represent		
Written authorization from the taxpayer is required for access to confidential in collector.	ation to this form.	
☐ I authorize the person I appoint in part 5 to have access to any confidential Under penalties of perjury, I declare that I am the owner of the property descripetition 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 representatives.	ou are one of the following lic	censed
I am (check any box that applies):  An employee of(to	aveavor or an affiliated entity)	
A Florida Bar licensed attorney (Florida Bar number	Axpayer or arranmated entity).	
	/· /: RD6182	! ,
A Florida real estate appraiser licensed under Chapter 475, Florida Statut		
A Florida real estate broker licensed under Chapter 475, Florida Statutes	· ————————————————————————————————————	
A Florida certified public accountant licensed under Chapter 473, Florida S understand that written authorization from the taxpayer is required for access	·	m the property
appraiser or tax collector.	to confidential information no	In the property
Under penalties of perjury, I certify that I have authorization to file this petition am the owner's authorized representative for purposes of filing this petition an		
under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and		
	I the facts stated in it are true.	
	the facts stated in it are true.	
Robert I. Penton Robert Pe	the facts stated in it are true.	9/10/2024
Robert Pe Signature, representative Print nar	the facts stated in it are true.  Syton  ne	9/10/2024
Robert Pe Signature, representative Print nar  PART 5. Unlicensed Representative Signature	the facts stated in it are true.  yton  ne  ove.	9/10/2024 Date
Robert Personal Robert Persona	the facts stated in it are true.  Syton  The second state in it are true.  Syton  The second state in it are true.	9/10/2024 Date
Robert Personal Robert Personal Robert Personal Robert Personal Robert Personal Robert Personal Representative Signature  PART 5. Unlicensed Representative Signature  Complete part 5 if you are an authorized representative not listed in part 4 about 1 am a compensated representative not acting as one of the licensed representative (check one)  Attached is a power of attorney that conforms to the requirements of Part	the facts stated in it are true.  Syton  The second state in it are true.  Syton  The second state in it are true.	9/10/2024 Date
Robert Personal Robert Personal Robert Personal Robert Personal Robert Personal Representative Signature  PART 5. Unlicensed Representative Signature  Complete part 5 if you are an authorized representative not listed in part 4 about 1 am a compensated representative not acting as one of the licensed representative (check one)  Attached is a power of attorney that conforms to the requirements of Part taxpayer's authorized signature is	I the facts stated in it are true.  Syton  Prove.  Sesentatives or employees liste  II of Chapter 709, F.S., executin part 3 of this form.	9/10/2024  Date  ed in part 4 above  ted with the
Robert Personal Robert Personal Robert Personal Robert Personal Robert Personal Representative Signature  PART 5. Unlicensed Representative Signature  Complete part 5 if you are an authorized representative not listed in part 4 about I am a compensated representative not acting as one of the licensed representative (check one)  Attached is a power of attorney that conforms to the requirements of Part taxpayer's authorized signature OR the taxpayer's authorized signature is I am an uncompensated representative filing this petition AND (check one) the taxpayer's authorization is attached OR the taxpayer's authorized I understand that written authorization from the taxpayer is required for access appraiser or tax collector.	the facts stated in it are true.  Syton  ne  Execution  If the facts stated in it are true.  Syton  Note:  Security of the confidential information from the confidential inform	9/10/2024 Date  ed in part 4 above ted with the  m. Tom the property
Robert Personal Robert Personal Robert Personal Robert Personal Robert Personal Representative Signature  Complete part 5 if you are an authorized representative not listed in part 4 about 1 am a compensated representative not acting as one of the licensed representative one AND (check one)  Attached is a power of attorney that conforms to the requirements of Part taxpayer's authorized signature OR the taxpayer's authorized signature is 1 am an uncompensated representative filling this petition AND (check one) the taxpayer's authorization is attached OR the taxpayer's authorized I understand that written authorization from the taxpayer is required for access	the facts stated in it are true.  Syton  ne  ove.  esentatives or employees liste  II of Chapter 709, F.S., execu- in part 3 of this form.  signature is in part 3 of this forms to confidential information frontative for purposes of filing the	9/10/2024 Date  ad in part 4 above ted with the  m. Tom the property his petition and of

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #			Alternate Ke	ey: <b>3790540</b>	Parcel I	D: 16-22-25-030	5-000-09500		
Petitioner Name The Petitioner is: Other, Explain:	Ryan, LL Taxpayer of Rec	C c/o Rober	t Peyton payer's agent	Property Address		OWNED AVE /ELAND	Check if Mu	ltiple Parcels	
Owner Name	IrstKey Homes;	Opendoor	Property J LL	Value from TRIM Notice	V GIGO DOIOI	e Board Actio ted by Prop App	i value alleri	Board Action	
1. Just Value, red	uired			\$ 329,83	34 \$	329,83	34		
2. Assessed or cl		ue *if annli		\$ 329,83		329,83	T i		
3. Exempt value,			oubio	\$	_	020,00	<del>``</del>		
4. Taxable Value,				\$ 329,83	34 \$	329,83	34		
*All values entered		y taxable va	lues, School and			may differ.		-	
Last Sale Date	6/24/2021	Prid	ce: \$322		Arm's Length	Distressed		Page <u>2299</u>	
ITEM	Subje		Compara		Compara		Compara		
AK#	379054		38299		37906		37906		
Address	1739 CROWN GROVEL		1204 GREATER GROVEL		1750 CROW GROVE		1753 MANCHURIAN ST GROVELAND		
Proximity			0.37 M	iles	0.06 N	iles	0.14 M	iles	
Sales Price			\$412,5		\$368,0		\$335,0	00	
Cost of Sale			-15%		-15°		-15%		
Time Adjust			4.409		0.80		2.00		
Adjusted Sale			\$368,7		\$315,7		\$291,4		
\$/SF FLA	\$153.84 p	er SF	\$158.95 p		\$159.47		\$136.96		
Sale Date			1/30/20		10/20/2		7/17/2		
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	2,144		2,320	-8800	1,980	8200	2,128	800	
Year Built	2002		2005	0	2002	0	2001	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		
Pool	N		N 0	0	N	0	N	0	
Fireplace AC	0 Central		0 Central	0	0 Central	0	0 Central	0	
Other Adds				0		0		0	
Site Size	none		none	0	none	0	none	1	
Location	Subdivision		Subdivision	0	Subdivision	0	Subdivision	0	
View	Residetial		Residetial	0	Residetial	0	Residetial	0	
7.00			-Net Adj. 5.4%	-19800	Net Adj. 2.6%	8200	Net Adj. 0.3%	800	
			Gross Adj. 5.4%	19800	Gross Adj. 2.6%	8200	Gross Adj. 0.3%	800	
_	Market Value	\$329,834	Adj Market Value	\$348,975	Adj Market Value	\$323,944	Adj Market Value	\$292,250	
Adj. Sales Price	Value per SF	153.84		•	-	<u> </u>			

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



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3790540	1739 CROWNED AVE	
•	Забјест	0700070	GROVELAND	-
2	comp 2	3790610	1750 CROWNED AVE	
	comp 2	3790010	GROVELAND	0.06
3	20000 2	3790613	1753 MANCHURIAN ST	
3	comp 3	3790013	GROVELAND	0.14
4		3829975	1204 GREATER EAGLE CT	
4	comp 1	3029979	GROVELAND	0.37
5				
6				
7				
8				

Alternate Key 3790540 Parcel ID

16-22-25-0305-000-09500

Current Owner

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

2024-0485 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

**Property Location** 

Site Address 1739 CROWNED AVE

GROVELAND FL 34736

Mill Group 00GR NBHD 0532

Property Use Last Inspection 00100 SINGLE FAMILY TRF 01-01-202

FKH SFR PROPCO G LP

1850 PARKWAY PL STE 900

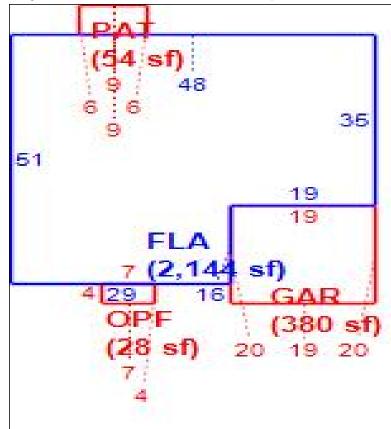
MARIETTA 30067 GΑ

Legal Description

GROVELAND, CRANE'S LANDING PHASE II SUB LOT 95 PB 42 PGS 96-97 ORB 5739 PG 2299

Lan	d 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 A	cres	0.00	JV/Mkt 0			Tota	Adj JV/Mk	t	L	70,000	
	Cla	assified A	cres	0	Classified JV/Mkt 70	,000		Classifie	d Adj JV/Mk	t		0	
	Sketch												

Bldg 1 of 1 Replacement Cost 267,870 Deprec Bldg Value 259,834 Multi Story 0 Sec



	Building S				Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	4
-	FINISHED LIVING AREA GARAGE FINISH	2,144 0	2,144 380	2144 0	Effective Area Base Rate	2144 106.86	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	28 54	0	Building RCN	267,870	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	2,144	2,606	2,144	Building RCNLD	259,834	Roof Cover	3	Type AC	03

of 1

Year Amount

Alternate Key 3790540 Parcel ID 16-22-25-0305-000-09500

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

PRC Run: 12/9/2024

Description

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

	Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date			
2015 2005 2003	SALE SALE 161-02-05B	01-01-2014 01-01-2004 05-22-2002	04-08-2015 03-15-2005 01-28-2003	1 1 121,150	0000	CHECK VALU CHECK VALU SFR/1739 CR	E OWNED AVE	04-08-2015				
	Sales Information Exemptions											

l	monument No	DOOK	n age	Sale Date	IIISU	Q/U	Code	vac/imp	Sale I lice	Code	Description	I Cai	Amount
	2021089011	5739	2299	06-24-2021	WD	Q	01	1	322,100				
	2021045084	5678	0809	03-26-2021	WD	U	37	- 1	298,000				
		4544	1917	10-16-2014	WD	Q	Q	I	139,900				
		2576	0623	05-10-2004	WD	Q	Q	- 1	158,000				
		2489	1544	12-04-2003	WD	U	U	I	139,900				
											Total		0.00
٠		•	•	•		•			•				

Book/Page Sale Date Instr. O/LI Code Vac/Imp. Sale Price Code

				vaiue Si	ımmary					1
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	259,834	0	329,834	0	329834	0.00	329834	329834	329,834	

# Parcel Notes

2228/1 RONALD E BAXENDALE II UNMARRIED

2274/1442 RONALD E BAXENDALE II TO RONALD E & SHIRLEY BAXENDALE H/W DO NOT KNOW IF GRANTOR & GRANTEE ARE THE SAME

03TR TRIM RETURNED UNABLE TO FORWARD 1739 CROWNED AVE GROVELAND FL 34736 8347

2489/1544 RONALD E & SHIRLEY BAXENDALE H/W TO RONALD E BAXENDALE II SINGLE

2576/623 PETER A REYES & CARMEN DELGADO H/W

13X CARMEN DELGADO 37 DECEASED 081713 STATE FILE NBR 2013114352

4544/1917 PETER A REYES TO ASHLEY GOPAUL SINGLE

15X COURTESY HX CARD SENT 112414

15X COURTESY HX CARD SENT 012315

15FC LOC FROM 86 QG FROM 525 MHS 040815

17 MAILING ADDR CHGD PER HX RECEIPT RETURNED BY PO & NCOA CARD HX OUT 2017 LTR RRB 020117

17 MAILING ADDR CHGD PER NCOA INFO DW 072617

18WEB BEDS FROM 3 DLS 071818

20 MAILING ADDR CHGD FROM 14542 GOLDEN HARBOR LN WINTER GARDEN FL 34787 INFO SCANNED KCH 012720

5678/809 ASHLEY GOPAUL TO OPENDOOR PROPERTY TRUST I

21X COURTESY HX CARD SENT 041921

5739/2299 OPENDOOR PROPERTY TRUST I TO FKH SFR PROPCO G LP

21X COURTESY HX CARD SENT 072021

<sup>\*\*\*</sup>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.\*1

Alternate Key 3829975

1204 GREATER EAGLE CT

WALLACE STEVEN T & ROBYN B

16-22-25-0500-000-08100 Parcel ID Current Owner

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

2024-0485 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 1204 GREATER EAGLE CT

GROVELAND FL 34736

NBHD 0532 Property Use Last Inspection

Mill Group 00GR

00100 SINGLE FAMILY LPD 01-24-201

Legal Description

**GROVELAND** 

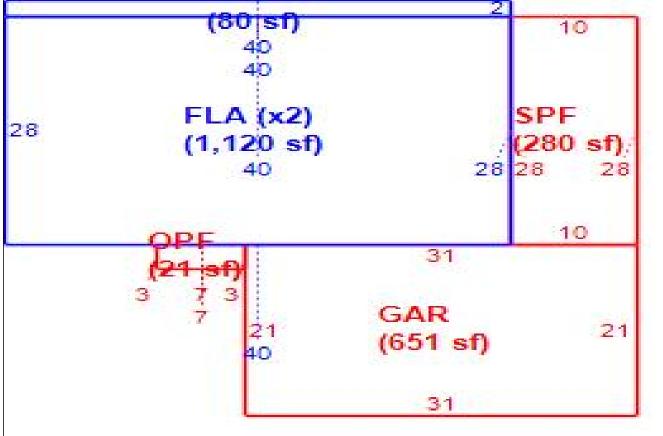
EAGLE PINES PB 53 PG 15-16 LOT 81 ORB 6088 PG 2060

34736

FL

Lan	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 A	cres	0.00	JV/Mkt 0	•		Tota	d Adj JV/Mk	i l		87,500			
	Cla	assified A	cres	0	Classified JV/Mkt 87	7,500		Classifie	d Adj JV/Mk	i		0			
	Sketch														

Bldg 1 1 of 1 Replacement Cost 263,492 Deprec Bldg Value 255,587 Multi Story 1 Sec 10



l .										
	Building S	Sub Areas			Building Valuation	on	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
	FINISHED LIVING AREA	2,240	2,240		Effective Area	2320	No Stories	2.00	Full Baths	2
FUS GAR	FINISHED AREA UPPER GARAGE FINISH	80	80 651	80	Base Rate	90.30	No Stories	2.00	i dii batiis	
-	OPEN PORCH FINISHE	0	21	0	Building RCN	263,492	Quality Grade	660	Half Baths	1
SPF	SCREEN PORCH FINIS	0	280	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	2	Cironlosos	
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,320	3,272	2,320	Building RCNLD	255 587	Roof Cover	3	Type AC	03

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

2773

0812

3000/2155 MARONDA HOMES INC TO PEGGY D O'NEILL SINGLE

02-18-2005

# LCPA Property Record Card Roll Year 2025 Status: A

2024-0485 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

Miscellaneous Features \*Only the first 10 records are reflected below Effect Yr RCN Code Units Type Unit Price Year Blt %Good Description Apr Value **Building Permits** CO Date Roll Year Permit ID Issue Date Comp Date Amount Туре Description **Review Date** 1950503BEPH 03-16-2005 10-25-2005 194,335 0000 SFR/10X27.3 TSP 1204 GREATER EAG 2006 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 039 **HOMESTEAD** 2024 25000 01-30-2023 2023013394 6088 2060 WD Q 01 412,500 ADDITIONAL HOMESTEAD 25000 059 2024 3101 1586 03-01-2006 WD U M 194,400 3000 2155 10-27-2005 WD Q Q П

								Total	50,000.00
				Value	Summary			<u> </u>	
L and Makes	Did. Vale	Maralia	Marilantifa			Out - F At	O - T \/ -	O -1- T \/-1	Danie Vale
Land Value	Bldg Value	Misc Value	Market Value			Cnty Ex Amt	Co Tax Val		Previous Valu
87,500	255,587	0	343,087	41937	301150	50,000.00	251150	276150	343,087

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# Parcel Notes

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

WD

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Alternate Key 3790610 Parcel ID

16-22-25-0305-000-16600

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

2024-0485 Comp 2 PRC Run: 12/9/2024 By

Card # of

**Property Location** 

Site Address 1750 CROWNED AVE

GROVELAND FL 34736 **NBHD** Mill Group 00GR 0532

Property Use Last Inspection 00100 SINGLE FAMILY TRF 01-01-202

Current Owner

**NEWSOM MATTHEW T & AMANDA** 

1750 CROWNED AVE

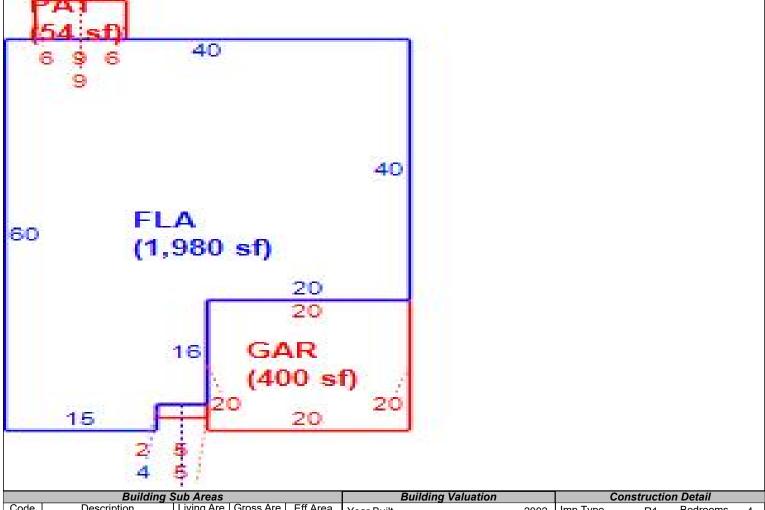
**GROVELAND** FL 34736

Legal Description

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

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
LL	Code	1 TOTAL	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Class val	Value	
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
					11 (10 4) (10								
		Total A	cres	0.00	JV/Mkt 0			I ota	l Adj JV/Mk	t		70,000	
	Cla	assified A	cres	0	Classified JV/Mkt 70	,000		Classified	d Adj JV/Mk	t	_	0	
						Sketch							

Bldg of 1 253,508 Deprec Bldg Value 245,903 Multi Story 0 Sec 1 Replacement Cost



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	4
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,980 0	1,980 400	1980 0	Effective Area	1980	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE PATIO UNCOVERED	0	10 54	0	Base Rate Building RCN	108.47 253.508	Quality Grade	670	Half Baths	0
	TATIO GNOOVERED	O	34	Ü	Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,980	2,444	1,980	Building RCNLD	245,903	Roof Cover	3	Type AC	03

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

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

PRC Run: 12/9/2024

Card# 1 of 1

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

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Descrip	tion	Review Date	C	O Date		
2015 2006 2003	SALE SALE 227-02-07B	01-01-2014 01-01-2005 06-25-2002	04-08-2015 03-18-2006 01-31-2003	1 1 1 112,047	0099 0000	CHECK VALUI CHECK VALUI SFR/1750 CR	<u>'</u> E E		04-08-2015		<del>O Duilo</del>		
	Sales Information  Exemptions  Sale Price  Sale Price												

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	1	368,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
2023105291	6201	1010	08-23-2023	WD	U	37	l 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	ı	68,000				
	2804	0645	04-01-2005	WD	Q	Q	I	200,000				
										Total		50,000.00
	•	•		•	•	•			•			

				value St	ımmary				
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

<sup>\*\*\*</sup>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.\*1

Alternate Key 3790613 Parcel ID 16-22-25-030

16-22-25-0305-000-10200

34736

LCPA Property Record Card Roll Year 2025 Status: A 2024-0485 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 1753 MANCHURIAN ST

GROVELAND FL 34736

Mill Group 00GR NBHD 0532

Property Use Last Inspection

Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-24-201

Current Owner

O'LESLIE MATTHEW

1753 MANCHURIAN ST

GROVELAND FL

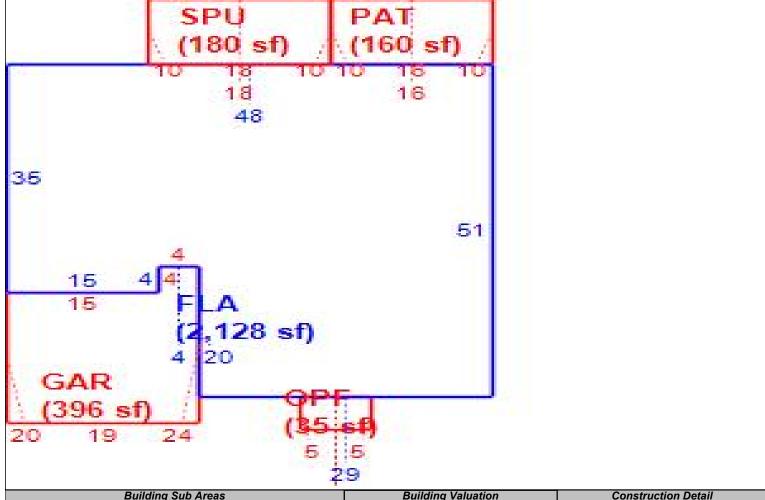
Legal Description

GROVELAND, CRANE'S LANDING PHASE II SUB LOT 102 PB 42 PGS 96-97 ORB 6179 PG 690

Lan	d 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	1.00 LT		0.0000	2.00	1.000	1.000	0	70,000
Total Acres 0.00 JV									Tota	Adj JV/Mk	ct		70,000
	Classified Acres 0 Cla					Classified JV/Mkt 70,000				d Adj JV/Mk		0	

 Sketch

 Bldg 1 Sec 1 of 1
 Replacement Cost 269,091
 Deprec Bldg Value 261,018
 Multi Story 0



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	2,128	2,128	2128	Effective Area	2128			- " - "	
_	GARAGE FINISH	0	396	0	Base Rate	107.03	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	35	0			Quality Grade	670	Half Baths	0
	PATIO UNCOVERED	0	160	0	Building RCN	269,091	Caam, oraco	070	240	١
SPU	SCREEN PORCH UNFIN	0	180	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	•	Cironlogo	
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,128	2,899	2,128	Building RCNLD	261,018	Roof Cover	3	Type AC	03

Alternate Key 3790613 Parcel ID 16-22-25-0305-000-10200 **LCPA Property Record Card** Roll Year 2025 Status: A

Card # 1 of 1 Miscellaneous Features \*Only the first 10 records are reflected below Unit Price Year Blt Effect Yr RCN Code Units Туре %Good Apr Value Description

				Build	ing Perr	mits					
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Descrip	otion	Review Date	CC	) Date
2024	2309-0034	09-11-2023	03-22-2024	29,000	0002	REPL WINDO	WS 9		03-22-2024		
2009	SALE	01-01-2008	12-17-2008	1	0000	CHECK VALUE	E		12-17-2008		
2005	SALE	01-01-2004	03-15-2005	1	0000	CHECK VALUE	E				
	1										
		Sale	es Information				Exemptions				
Instrum	ent No Bo	ok/Page   Sa	ale Date Ins	tr  Q/U   Code   \	/ac/Imp	Sale Price	Code	Description	n Y	'ear	Amount

mstrument no	DOOK	/Page	Sale Date	เมรน	Q/U	Code	vac/imp	Sale Price	Code	Description	rear	Amount	1
2023087240	6179	0690	07-17-2023	WD	Q	01	1	335,000					
2017075958	4972	1072	07-10-2017	QC	U	U	- 1	0					
	3582	0197	02-01-2008	WD	Q	Q	- 1	186,500					
	3138	0672	04-13-2006	WD	Q	Q	- 1	256,500					
	2897	1168	10-15-2004	WD	U	U	- 1	0					
													1
										Total		0.00	
	•	•			•			•	_		•		

				Value Si	ummary				
Land Valu	ue Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
70.000	261.018	0	331.018	0	331018	0.00	331018	331018	331.018

2006/147 JESUS & SELINA GONZALEZ HW 03 QG FROM 535 FER 012403

2718/639 BRANDON W ROBERTS SINGLE

2839/1215 CORRECTIVE DEED FOR 2718/639 TO CORRECT BRANDON W ROBERTS MARITAL STATUS TO MARRIED

2897/1168 CORRECTIVE DEED FOR 2839/1215 TO CORRECT PROPER VESTING

3138/672 BRANDON W & JAIME M ROBERTS TO DAVID K & APREL BARRON HW

3582/197 DAVID K & APREL BARRON TO NICOLE D MC CARTHY SINGLE

09FC LOC FROM 210 QG FROM 640 MHS 121708

16IT CK IMPS PJF 061016

4972/1072 NICOLE D MC CARTHY NKA GRINER TO NICOLE GRINER MARRIED

6179/690 NICOLE GRINER TO MATTHEW O'LESLIE MARRIED

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