



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 1204836

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, PART 2. Reason for Petition, 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.

**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

<b>Petition #</b> 2024-0494	Alternate Key: 1204836	Parcel ID: 23-19-24-0001-000-01600
<b>Petitioner Name</b> 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:	<b>Property Address</b> 1017 CYPRESS ST LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> FKH SFR C1 LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 268,140	\$ 268,140
<b>2. Assessed or classified use value, *if applicable</b>	\$ 268,140	\$ 268,140
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 268,140	\$ 268,140

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

**Last Sale Date** 4/23/2018      **Price:** \$464,500       Arm's Length     Distressed    Book 5759 Page 1349

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	1204836	1654033	1231027	1230462
<b>Address</b>	1017 CYPRESS ST LEESBURG	1017 COTTONWOOD ST LEESBURG	806 LEE ST LEESBURG	1001 COTTONWOOD LEESBURG
<b>Proximity</b>		.1 mi	.5 mi	.2 mi
<b>Sales Price</b>		\$269,500	\$298,000	\$299,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.80%	1.60%	2.40%
<b>Adjusted Sale</b>		\$236,621	\$258,068	\$261,326
<b>\$/SF FLA</b>	\$123.74 per SF	\$140.43 per SF	\$226.38 per SF	\$120.48 per SF
<b>Sale Date</b>		5/30/2023	8/24/2023	6/29/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,167	1,685	24100	1,140	51350	2,169	-100
<b>Year Built</b>	1957	1955		1954		1955	
<b>Constr. Type</b>	BLK	BLK		BLK		BLK	
<b>Condition</b>	VG	VG		VG		VG	
<b>Baths</b>	4.0	2.0	20000	2.0	20000	2.1	15000
<b>Garage/Carport</b>	NONE	CPU 1.5	-7500	GAR 3.0	-25000	CPF	-10000
<b>Porches</b>	OPU/EPF	STF/EPF		SPF/EPF/PAT		STF/OPF	
<b>Pool</b>	Y	N	20000	N	20000	N	20000
<b>Fireplace</b>	1	1	0	0	2500	1	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>							
<b>Site Size</b>	LOT	LOT		LOT		LOT	
<b>Location</b>	NBHD	NBHD		NBHD		NBHD	
<b>View</b>	House	House		Woods	-15000	House	
		Net Adj. 23.9%	56600	Net Adj. 20.9%	53850	Net Adj. 9.5%	24900
		Gross Adj. 30.3%	71600	Gross Adj. 51.9%	133850	Gross Adj. 17.3%	45100
<b>Adj. Sales Price</b>	Market Value <b>\$268,140</b>	Adj Market Value <b>\$293,221</b>		Adj Market Value <b>\$311,918</b>		Adj Market Value <b>\$286,226</b>	
	Value per SF 123.74						

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:            AFH**

**DATE    11/26/2024**

**2024-0494 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	1204836	1017 CYPRESS ST LEESBURG	-
2	comp 1	1654033	1017 COTTONWOOD ST LEESBURG	0.1
3	comp 2	1231027	806 LEE ST LEESBURG	0.5
4	comp 3	1230462	1001 COTTONWOOD LEESBURG	0.2
5				
6				
7				
8				

Alternate Key 1204836  
 Parcel ID 23-19-24-0001-000-01600

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

2024-0494 Subject  
 PRC Run: 12/12/2024 By

Card # 1 of 1

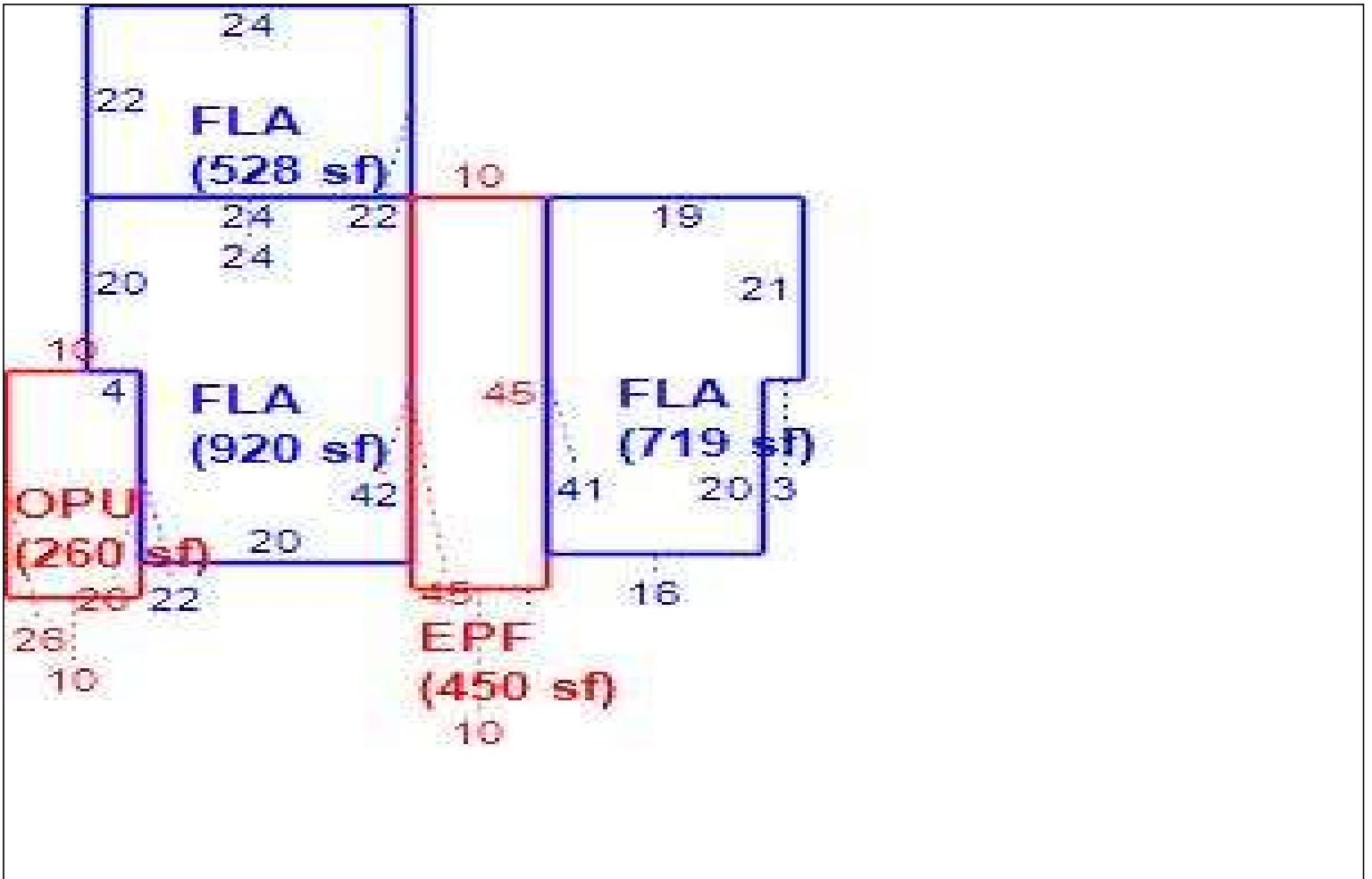
Current Owner		
FKH SFR C1 L P C/O FIRSTKEY HOMES LLC 1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location			
Site Address 1017 CYPRESS ST LEESBURG FL 34748			
Mill Group	000L	NBHD	0679
Property Use		Last Inspection	
00100	SINGLE FAMILY	SPJ	04-12-201

**Legal Description**  
 E 125 FT OF W 575 FT OF S 101.46 FT OF N 131.46 FT OF S 1/2 OF NE 1/4 ORB 5127 PG 149 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	35,000.00	0.0000	1.00	1.000	1.000	0	35,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		35,000		
Classified Acres		0		Classified JV/Mkt		35,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 224,724 Deprec Bldg Value 217,982 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
EPF	ENCLOSED PORCH FIN	0	450	0	1957	2167	No Stories	1.00	Full Baths	4
FLA	FINISHED LIVING AREA	2,167	2,167	2167	Base Rate	84.65	Quality Grade	635	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	260	0	Building RCN	224,724	Wall Type	02	Heat Type	2
TOTALS		2,167	2,877	2,167	Condition	EX	Foundation	2	Fireplaces	1
					% Good	97.00	Roof Cover	4	Type AC	03
					Functional Obsol	0				
					Building RCNLD	217,982				

Alternate Key 1204836  
 Parcel ID 23-19-24-0001-000-01600

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

2024-0494 Subject  
 PRC Run: 12/12/2024 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
PLD2	POOL/COOL DECK	470.00	SF	5.38	1970	1970	2529.00	70.00	1,770
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	1970	1970	15750.00	85.00	13,388

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	04-12-2019		1	0099	CHECK VALUE	04-12-2019	
2018	SALE	01-01-2017	05-24-2018		1	0099	CHECK VALUE	05-24-2018	
2018	ITREVIEW	01-01-2017	05-24-2018		1	0020	DESKTOP REVIEW *SEE NOTES	05-24-2018	
2007	SALE	01-01-2006	06-13-2007		1	0000	CHECK VALUES	06-13-2007	
2001	1	01-01-2000	06-04-2001		1	0000	CHECK VALUES		
1996	9500555	07-01-1995	12-01-1995	37,700		0000	ADD ADDITION		

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				
2018071157	5127 0149	04-23-2018	WD	U	M	I	464,500				
2017057503	4949 2469	05-16-2017	WD	U	M	I	100				
2017011262	4896 1333	01-19-2017	CT	U	U	I	87,000				
	4001 1822	12-01-2010	WD	U	U	I	75,000				
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	
35,000	217,982	15,158	268,140	0	268140	0.00	268140	268140	268,140	

**Parcel Notes**

88 NBHD CHANGED FROM 1134  
 93 RAISE COND FROM 1 TO 2 ADD BATH PAP 120693  
 95 BIG DOG IN YARD VISUALLY ESTIMATED ADD TO BE 24 BY 22 NOH RLC 032096  
 1078/1150 LYNN A ROBINSON TO JEFFERY ROBINSON  
 1876/889 JEFFREY ROBINSON TO RICKY F THOMSON SINGLE AND TY W POLAND SINGLE JTWROS  
 01FC EAG FROM 3 QG FROM 300 STILL COULD NOT MEASURE REAR ADD DUE TO DOGS EJB 060401  
 2159/2304 FIRST SOUTH BANK IN LIEU OF FORECLOSURE  
 2187/1388 PROP TO ELIZABETH A ROSENBERG  
 03TRIM RECEIVED COPY OF APPRAISAL DTD 083002 FOR 106K SCANNED QG FROM 375 EAG FROM 2 FD 091003  
 3207/62 ELIZABETH A ROSENBERG TO MARY LORENZO MARRIED  
 07 QG FROM 350 MHS 061307  
 3866/1958 CT VS MARY LORENZO AND ROBERT KAPLUS SOLD TO JP MORGAN MORTGAGE ACQUISITION CORP  
 4001/1822 JP MORGAN MTG ACQUISITION CORP TO KEITH & SUSAN HARTE HW  
 14X KEITH A HARTE 59 DECEASED 101413 STATE FILE NBR 2013139629  
 15IT NCI ADT 100215  
 16TR NO SUCH STREET 1017 CYPRESS ST LEESBURG FL 34748 4335  
 4896/1333 CT VS SUSAN HARTE AKA FOSTER ET AL PROP SOLD TO RESIDENTIAL CAPITAL MANAGEMENT FUND 1 LP  
 4949/2469 RESIDENTIAL CAPITAL MANAGEMENT FUND 1 LP TO RCM FUND 1 OWNER LLC  
 4949/2469 M SALE INCL AK3806632 AK3741005 AK1204836 AK3017137  
 18IT NCI PJF 111517  
 18IT NBHD FROM 662 UNIT TYPE FROM 101 FF QG FROM 450 MHS 052418  
 5127/149 RCM FUND 1 OWNER LLC TO CERBERUS SFR HOLDINGS II LP  
 5127/149 M SALE INCL AK1204836 AK3826249 AK3824675  
 19 LISTING SCANNED SFR RENOVATED ADT 072018

\*\*\*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 1654033  
 Parcel ID 23-19-24-0800-000-01300

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

2024-0494 Comp 1  
 PRC Run: 12/12/2024 By

Card # 1 of 1

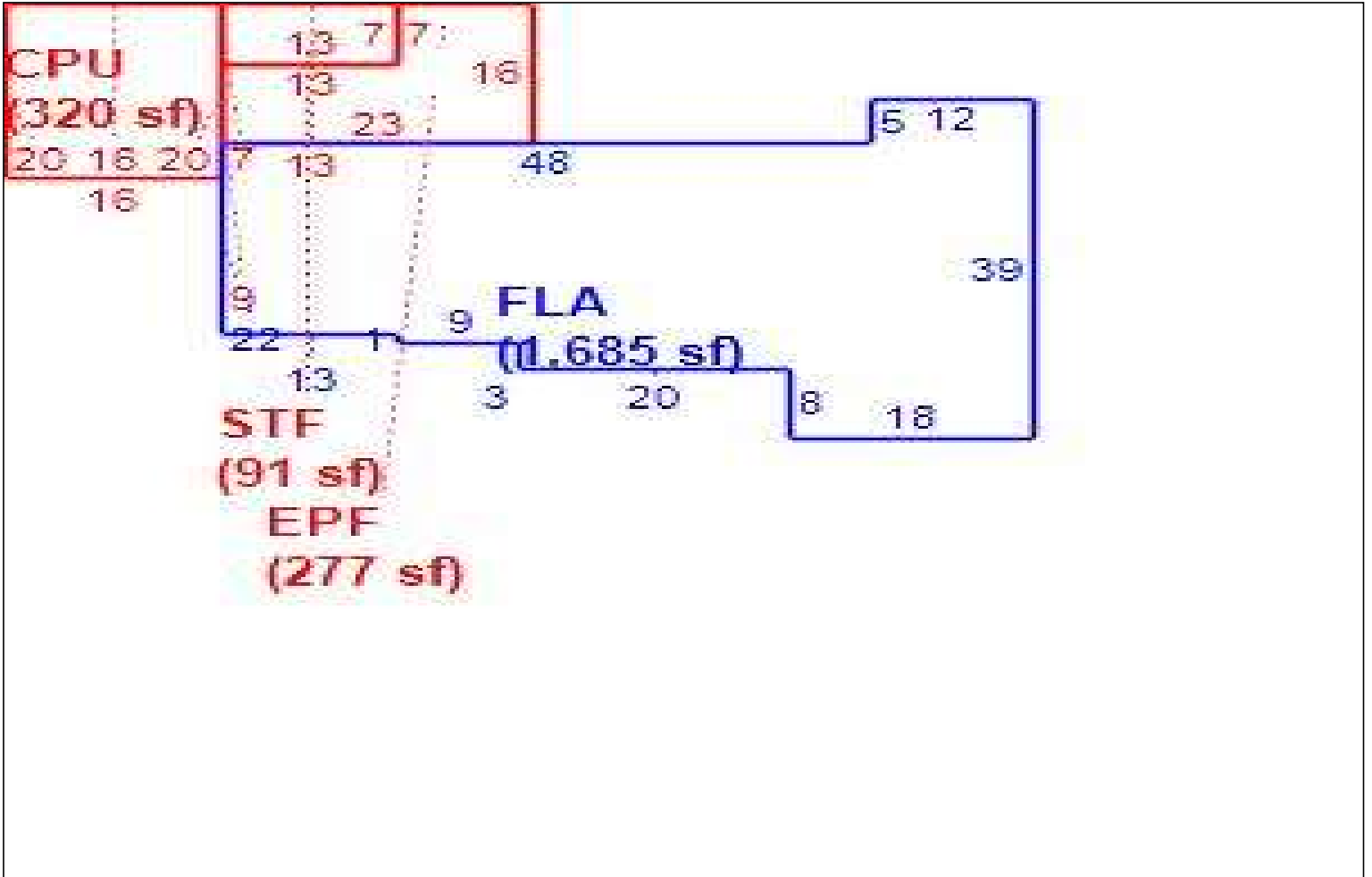
Current Owner		
CASTRO MARITZA		
1017 COTTONWOOD ST		
LEESBURG	FL	34748

Property Location		
Site Address 1017 COTTONWOOD ST		
LEESBURG FL 34748		
Mill Group	000L	NBHD 0679
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
LEESBURG, LAKE FOREST UNIT NO 1 LOT 13 PB 12 PG 69 ORB 6156 PG 831

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	1.00	1.000	1.000	0	35,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		35,000		
Classified Acres		0		Classified JV/Mkt		35,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 145,654
		Deprec Bldg Value	125,262
		Multi Story	0



Building Sub Areas				Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1955	Imp Type	R1	Bedrooms	3	
CPU	CARPORT/POLE SHED	0	320	0	Effective Area	1685	No Stories	1.00	Full Baths	2	
EPF	ENCLOSED PORCH FIN	0	277	0	Base Rate	70.70	Quality Grade	575	Half Baths	0	
FLA	FINISHED LIVING AREA	1,685	1,685	1,685	Building RCN	145,654	Wall Type	02	Heat Type	6	
STF	STORAGE ROOM FINIS	0	91	0	Condition	VG	Foundation	2	Fireplaces	1	
						% Good	86.00				
						Functional Obsol	0				
TOTALS		1,685	2,373	1,685	Building RCNLD	125,262	Roof Cover	4	Type AC	03	



Alternate Key 1654033  
 Parcel ID 23-19-24-0800-000-01300

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

2024-0494 Comp 1  
 PRC Run: 12/12/2024 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	
2007	SALE	01-01-2006	06-13-2007		1 0000	CHECK VALUES	06-13-2007		
2003	SALE	01-01-2002	04-04-2003		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	
2023068202	6156	0831	05-30-2023	WD	Q	01	I	269,500				
2022156681	6062	0941	12-02-2022	QC	U	11	I	100				
2016078194	4813	1478	07-25-2016	WD	Q	Q	I	55,000				
	4099	1076	11-23-2011	WD	U	U	I	42,900				
	3951	0795	09-07-2010	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	
35,000	125,262	0	160,262	0	160262	0.00	160262	160262	160,262	

**Parcel Notes**

88 NBHD CHANGED FROM 4145  
 2018/2251 THELMA E ELMORE FKA THELMA L HEATON BY HER ATTY IN FACT TRACY R HALL HER SON TO TRACY R HALL MARRIED  
 2192/365 RICHARD W & DOROTHY J EDWARDS HW  
 03FC SPF02 TO EPA ADD CPU04 NPA EAG FROM 4 QG FROM 300 EJB 040403  
 3187/606 RICHARD W & DOROTHY J EDWARDS TO WILLIAM M TRICK & CAROLINE T MOORE HW  
 07 QG FROM 375 MHS 061307  
 09X ADDR CHANGED TO 1920 MARION COUNTY RD LOT 26 WEIRSDALE 32195 CARD SIGNED BY WILLIAM TRICK DTD 072309  
 09X WILLIAM TRICK & CAROLINE MOORE MOVED 111508 PER LETTER DTD 091809  
 10 QG FROM 635 EJE 061710  
 3951/795 CT VS WILLIAM TRICK & CAROLINE MOORE PROP SOLD TO FANNIE MAE AKA FEDERAL NATL MTG ASSN  
 4099/1076 FANNIE MAE AKA FEDERAL NATL MTG ASSN TO SUSAN HUTTON MC DONOUGH SINGLE  
 4813/1478 SUSAN HUTTON MC DONOUGH TO DEEPAK & ELA RAMCHANDANI HW  
 16X COURTESY HX CARD SENT 092116  
 17X COURTESY HX CARD SENT 122216  
 18IT FF TO LT LOC FROM 55 QG FRFROM 400 MHS 052918  
 6062/941 DEEPAK & ELA RAMCHANDANI TO ELA RAMCHANDANI  
 6156/831 ELA RAMCHANDANI TO MARITZA CASTRO MARRIED

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Alternate Key 1231027  
 Parcel ID 23-19-24-1100-000-00302

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

2024-0494 Comp 2  
 PRC Run: 12/12/2024 By

Card # 1 of 1

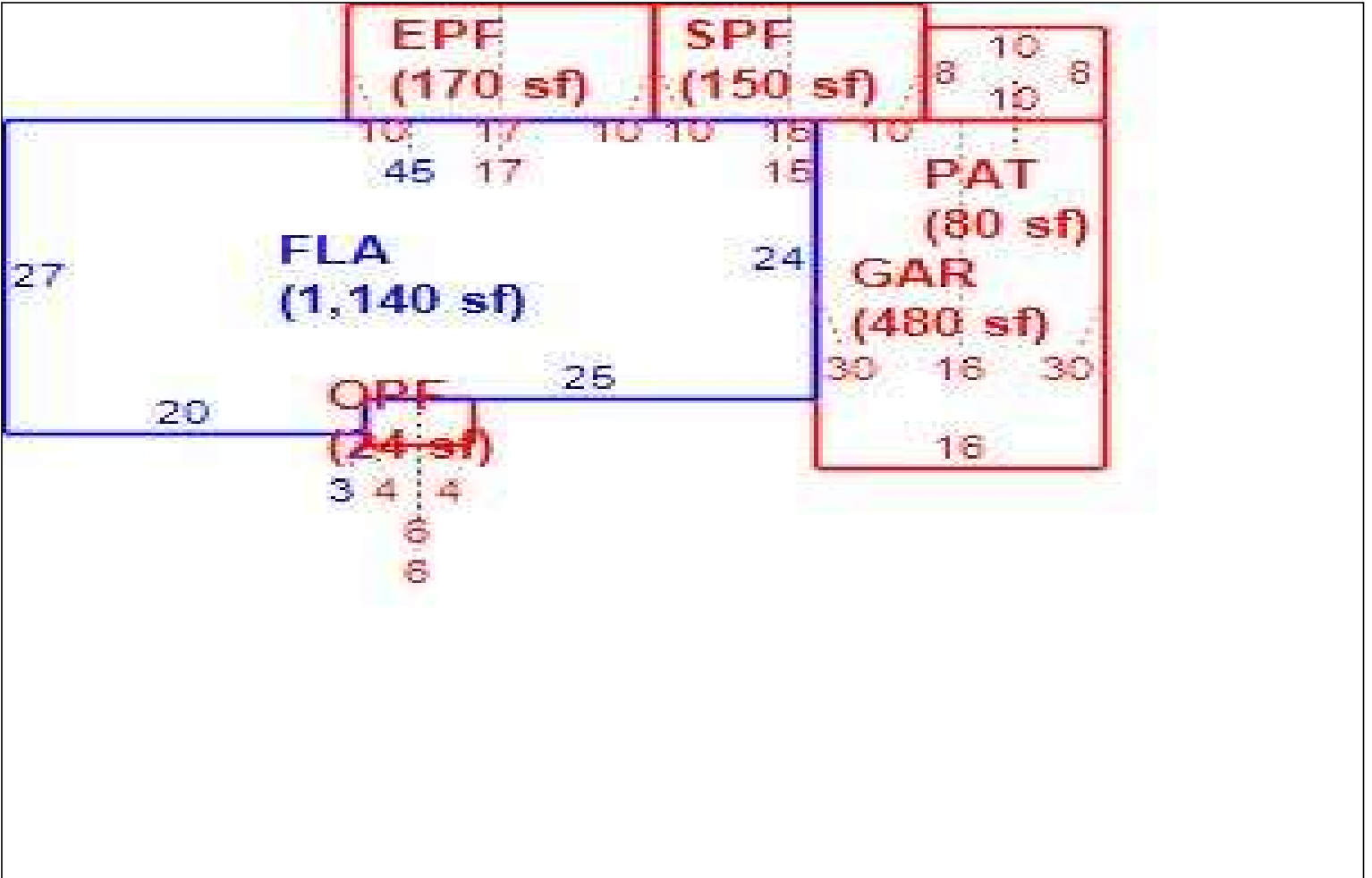
Current Owner		
MILLER JAKE R & MOLLY E KEENE-		
806 LEE ST		
LEESBURG	FL	34748

Property Location			
Site Address	806 LEE ST		
	LEESBURG	FL	34748
Mill Group	00L3	NBHD	0679
Property Use		Last Inspection	
00100	SINGLE FAMILY	AFH	04-19-202

**Legal Description**  
 LEESBURG, N C LEE ESTATE S 113 FT OF E 125 FT OF W 150 FT OF LOT 3 PB 1 PG 75 ORB 6206 PG 351

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	0.70	1.000	1.000	0	24,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		24,500		
Classified Acres		0		Classified JV/Mkt		24,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 87,883
Deprec Bldg Value 75,579		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1954	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	170	0	Effective Area	1140	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,140	1,140	1140	Base Rate	56.85	Quality Grade	400	Half Baths	0
GAR	GARAGE FINISH	0	480	0	Building RCN	87,883	Wall Type	02	Heat Type	6
OPF	OPEN PORCH FINISHE	0	24	0	Condition	VG	Foundation	2	Fireplaces	0
PAT	PATIO UNCOVERED	0	80	0	% Good	86.00	Roof Cover	3	Type AC	03
SPF	SCREEN PORCH FINIS	0	150	0	Functional Obsol	0				
TOTALS		1,140	2,044	1,140	Building RCNLD	75,579				

Alternate Key 1231027  
 Parcel ID 23-19-24-1100-000-00302

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

2024-0494 Comp 2  
 PRC Run: 12/12/2024 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	
2024	1123050024	05-03-2023	04-19-2024	2,490	0002	REPL WINDOWS 12	04-19-2024	06-16-2023	
2024	1123040074	04-06-2023	04-19-2024	4,500	0002	REPL WINDOWS 12	04-19-2024	06-16-2023	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023109166	6206 0351	08-24-2023	WD	Q	01	I	298,000					
2023022420	6099 0828	02-23-2023	WD	Q	01	I	155,000					
2021172678	5857 0289	12-12-2021	WD	U	11	I	100					
	1298 0911	05-01-1994	WD	Q	Q	I	60,000					
	0866 0037	02-01-1986	WD	Q	Q	I	50,000					
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	
24,500	75,579	0	100,079	0	100079	0.00	100079	100079	100,079	

**Parcel Notes**

88 NBHD CHANGED FROM 4148  
 1298/911 CHARLES F HASLEY JR TTEE OF CHARLES F HASLEY JR TR DTD 040793 APPROVED PER EEH  
 CHANGE BASE YR FROM 94 DUE TO 95HX FER  
 03FC EAG FROM 4 QG FROM 300 EJP 052903  
 05X CHARLES HASLEY FILED 05HX ON AK1301785  
 11 LOC FROM 100 EAG FROM 2 QG FROM 350 MHS 052411  
 18 NBHD FROM 663 LL1 UNIT FROM 113 TYPE FROM FF LOC FROM 67 ADT 010918  
 21 CHARLES FRANCIS HASLEY JR 74 DECEASED 062121 STATE DEATH LIST FILE 2021117427 JLB 082021  
 5857/289 M SALE INCL AK1231027 AK1301785 AMBER JAMES SUCC TTEE OF THE CHARLES F HASLEY JR TRS AGMT DTD 040793 AMENDED  
 RESTATED 011905 AMENDED RESTATED 062415 TO AMBER JAMES TTEE OF THE JACINDA D HASLEY TRS DTD 062415 AMENDED  
 22CC EFILE HX APP NT 030622  
 23 3 FIX BATHS FROM 1 PER PHONE CALL FROM POTENTIAL BUYER CTQ 021323  
 6099/828 AMBER JAMES INDIV AND AS TTEE TO FERNANDO SARMIENTO MARRIED AND ANDRES O MEJIA SINGLE TIC  
 6206/351 FERNANDO SARMIENTO AND ANDRES O MEJIA TO JAKE RYAN MILLER & MOLLY ELIZABETH KEENE-MILLER HW  
 24CC EFILE HX APP CP 120623  
 24X VA LTR RECD VIA EMAIL ALS 120723  
 24CC EMAILED APPROVAL LTR FOR T&P FOR JAKE MILLER NT 011724  
 24FCL SFR VG INSTALLED 12 NEW WINDOWS AFH 041924  
 25X JAKE AND MOLLY FILED HX TVADX AND PORT AT AK 3839666 FOR 25 EX REMOVED HERE ALS 120424

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Alternate Key 1230462  
 Parcel ID 23-19-24-0800-000-00900

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

2024-0494 Comp 3  
 PRC Run: 12/12/2024 By

Card # 1 of 1

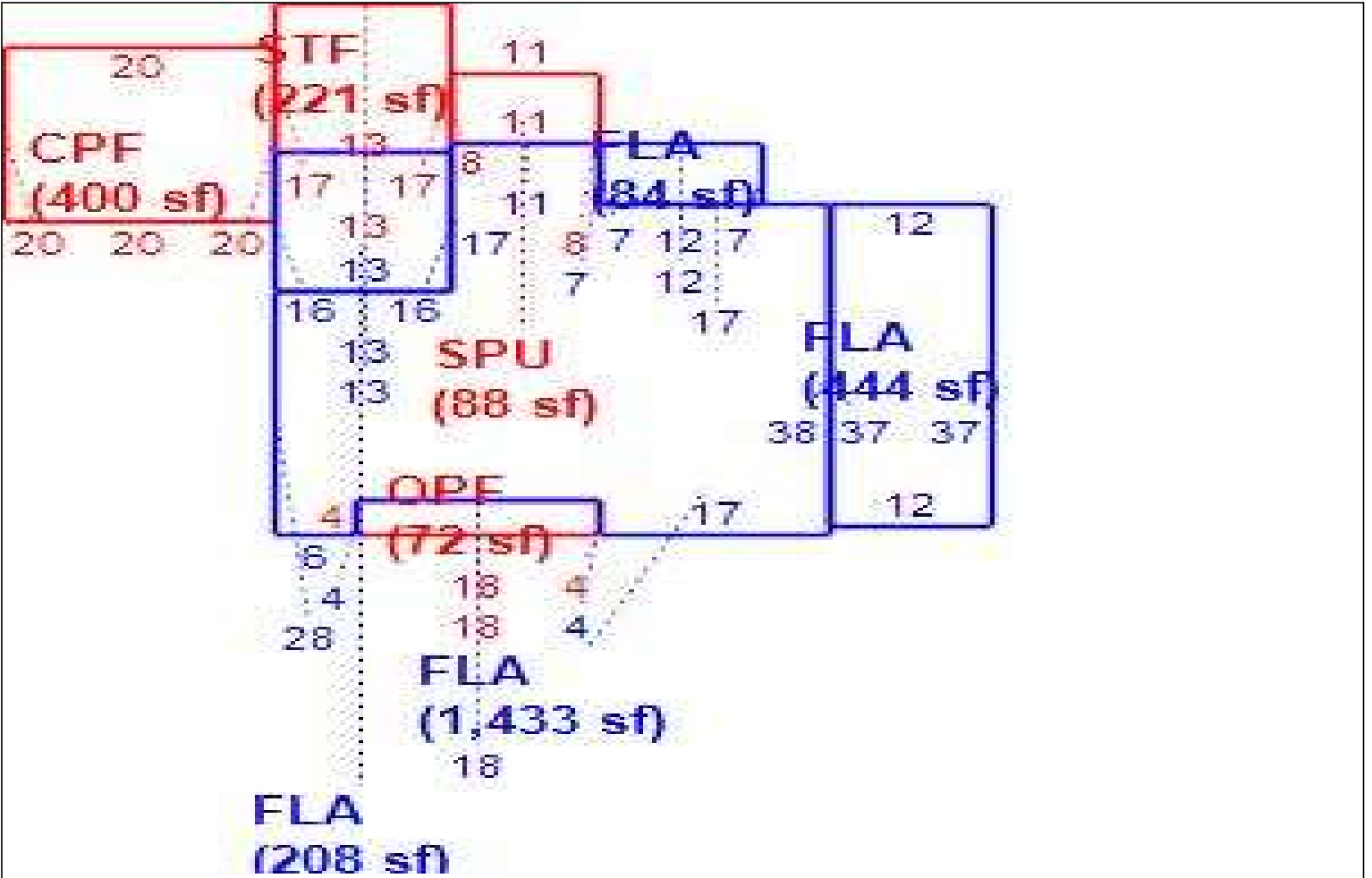
Current Owner		
TORREDONDO ROSANAA LIFE ESTATE		
1001 COTTONWOOD		
LEESBURG	FL	34748

Property Location			
Site Address	1001 COTTONWOOD		
	LEESBURG	FL	34748
Mill Group	000L	NBHD	0679
Property Use		Last Inspection	
00100	SINGLE FAMILY	SPJ	03-02-202

**Legal Description**  
 LEESBURG, LAKE FOREST UNIT NO 1 LOT 9 PB 12 PG 69 ORB 6175 PG 140 ORB 6282 PG 56

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	1.00	1.000	1.000	0	35,000		
Total Acres				0.00	JV/Mkt				0	Total Adj JV/Mkt				35,000
Classified Acres				0	Classified JV/Mkt				35,000	Classified Adj JV/Mkt				0

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 181,343 Deprec Bldg Value 175,903 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	4
CPF	CARPORIT FINISHED	0	400	0	1955	2169	68.97	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	2,169	2,169	2169	181,343			Quality Grade	575	Half Baths	1
OPF	OPEN PORCH FINISHE	0	72	0	EX			Wall Type	02	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	88	0	% Good	97.00		Foundation	2	Fireplaces	1
STF	STORAGE ROOM FINIS	0	221	0	Functional Obsol	0		Roof Cover	3	Type AC	03
TOTALS		2,169	2,950	2,169	Building RCNLD	175,903					

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 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	
2020	19-17-413	03-27-2019	03-02-2020	6,500	0002	ALTS TO STORAGE RM FROM TREE D	03-02-2020		
2018	SALE	01-01-2017	04-10-2018	1	0099	CHECK VALUE	04-10-2018		
2010	09-00000885	12-14-2009	04-07-2010	5,500	0002	REROOF	04-07-2010		
2003	SALE	01-01-2002	04-04-2003	1	0000	CHECK VALUES			
1994	9300843	09-01-1993	12-01-1993	1,500	0000	REROOF RES			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024014937	6282 0056	01-26-2024	LE	U	11	I	0	002	WIDOW	2024	5000	
2023083779	6175 0140	06-29-2023	WD	Q	01	I	299,000	039	HOMESTEAD	2024	25000	
2017072984	4968 1745	06-30-2017	WD	Q	Q	I	176,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2017040845	4930 0933	04-07-2017	WD	Q	Q	I	105,000					
	2135 2482	06-28-2002	WD	Q	Q	I	100,000					
Total											55,000.00	

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	
35,000	175,903	0	210,903	0	210903	55,000.00	155903	180903	210,903	

**Parcel Notes**

88 NBHD CHANGED FROM 4145  
 1079/436 GEORGE S KRAMER TTEE OF A CERTAIN AGREEMENT DTD 092590  
 93 CH COND FROM 2 RAISE QG FROM 300 PAP 051094  
 2135/2482 GEORGE S KRAMER TTEE TO JERRY L & LINDA N LANDERS HW  
 03FC ADD FLA 07 AND 08 NPA EAG FROM 4 EJB 040403  
 10FC SFR HAS NEW ROOF MHS 040710  
 12X JERRY & LINDA LANDERS MOVED MAY 2011 PER NOTE DTD 012012  
 14 MAIL ADDR CHGD PER NCOA CARD INFO SCANNED DML 081114  
 16IT NCI PJF 091316  
 17 JERRY LUKE LANDERS 69 DECEASED 082116 STATE DEATH LIST FILE 2016125943 SHH 102016  
 4930/933 LINDA N LANDERS TO CJ SOLUTIONS LLC  
 4968/1745 CJ SOLUTIONS LLC TO ANDREW & ERICA COBURN HW  
 17X COURTESY HX CARD SENT 072117  
 18X COURTESY HX CARD SENT 122617  
 18 SFR HAS BEEN FULLY RENO EPB3 TO FLA QG FROM 400 EAG FROM 3 COND FROM 2 ADT 030118  
 18IT FF TO LT LOC FROM 56 QG FROM 575 MHS 052918  
 20FC SFR IN GOOD COND NO CHG TO SF REPAIR WAS ON SBF5 PER OWNER SPJ 030220  
 6175/140 ANDREW & ERICA COBURN TO ROSANA ANTONIO TORREDONDO SINGLE  
 23CC ROSANA TORREDONDO SUBMITTED HX WX APP WITH DC AND COPY OF RESIDENCY CARD NT 083123  
 6282/56 ROSANA ANTONIO TORREDONDO ENHANCED LE REM THE ROSANA ANTONIO TORREDONDO REVC LIV TRS DTD 012624

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