



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *1669421*

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.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # <i>2024-0495</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: <i>FirstKey Homes; Cisma Bit, LLC</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>2519261100-034-00900 2470 Southland Road</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2: Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one): <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> <i>5</i> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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 # 2024-0495	Alternate Key: 1669421	Parcel ID: 25-19-26-1100-034-00900	
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 2470 SOUTHLAND RD MOUNT DORA	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name CSMA BLT LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 269,663	\$ 269,663	
2. Assessed or classified use value, *if applicable	\$ 232,650	\$ 232,650	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 232,650	\$ 232,650	

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

Last Sale Date 9/21/2017 **Price:** \$148,000 Arm's Length Distressed Book 5014 Page 1499

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1669421	1668751	1767466	1668875
Address	2470 SOUTHLAND RD MOUNT DORA	2130 SOUTHLAND RD MOUNT DORA	2759 WESTLAND RD MOUNT DORA	2165 FLORENCE RD MOUNT DORA
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$333,000	\$309,000	\$325,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	3.60%	2.00%
Adjusted Sale		\$283,050	\$273,774	\$282,750
\$/SF FLA	\$179.54 per SF	\$205.70 per SF	\$178.70 per SF	\$201.96 per SF
Sale Date		12/1/2023	3/28/2023	7/28/2023
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	1,502	1,376	6300	1,532	-1500	1,400	5100
Year Built	1970	1954		1957		1957	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2		2	
Garage/Carport	2 CAR	1 CAR +	5000	N	20000	N	20000
Porches	Y (ENCL)	Y (ENCL)		Y	3000	Y	3000
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	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 4.0%	11300	Net Adj. 7.9%	21500	Net Adj. 9.9%	28100
		Gross Adj. 4.0%	11300	Gross Adj. 8.9%	24500	Gross Adj. 9.9%	28100
Adj. Sales Price	Market Value \$269,663	Adj Market Value	\$294,350	Adj Market Value	\$295,274	Adj Market Value	\$310,850
	Value per SF 179.54						

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.

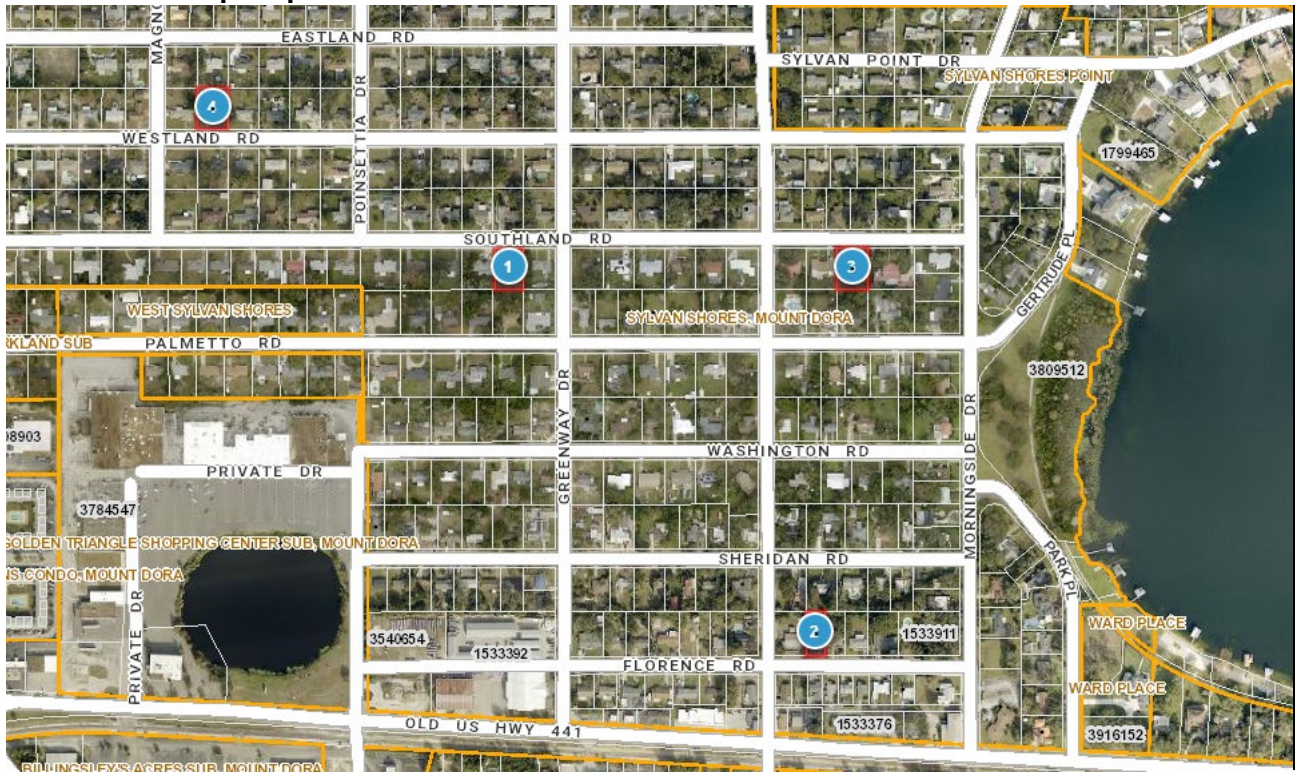
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0495 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	1669421	2470 SOUTHLAND RD MOUNT DORA	-
2	COMP 3	1668875	2165 FLORENCE RD MOUNT DORA	SAME SUB
3	COMP 1	1668751	2130 SOUTHLAND RD MOUNT DORA	SAME SUB
4	COMP 2	1767466	2759 WESTLAND RD MOUNT DORA	SAME SUB
5				
6				
7				
8				

Alternate Key 1669421
 Parcel ID 25-19-26-1100-034-00900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0495 Subject
 PRC Run: 12/6/2024 By

Card # 1 of 1

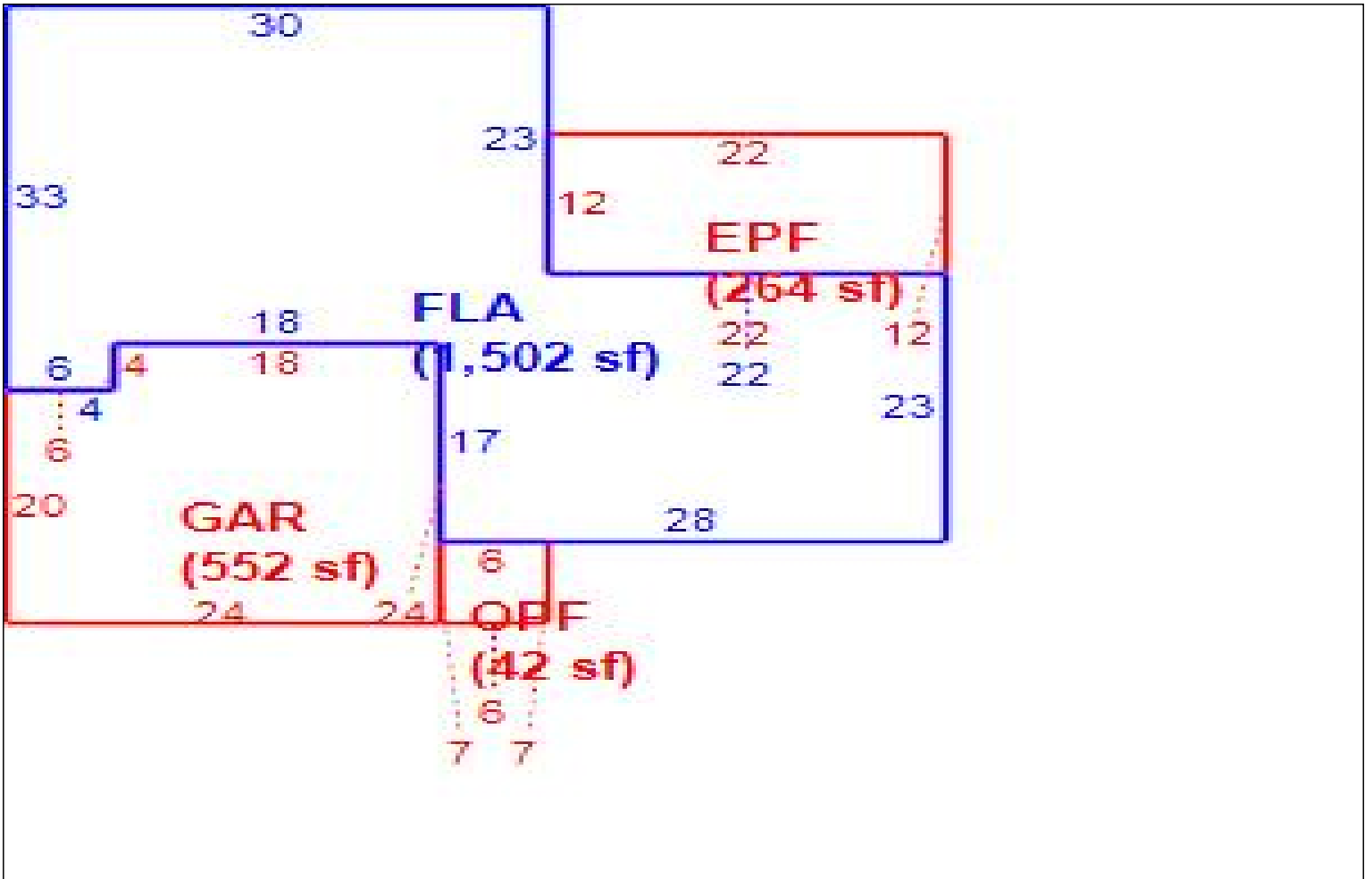
Current Owner	
CSMA BLT LLC	
1850 PARKWAY PL SE STE 900	
MARIETTA	GA 30067-8261

Property Location			
Site Address	2470 SOUTHLAND RD		
	MOUNT DORA	FL	32757
Mill Group	0002	NBHD	2089
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
 SYLVAN SHORES LOT 9, --LESS W 7 FT--, LOT 10, BLK 34 PB 9 PG 56 ORB 5014 PG 1499

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	93	135		12,555.00 FD	400.00	0.9600	1.30	1.000	1.000	0	46,426
Total Acres		0.29		JV/Mkt		0		Total Adj JV/Mkt		46,426		
Classified Acres		0		Classified JV/Mkt		46,426		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 245,315 Deprec Bldg Value 223,237 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	
EPF	ENCLOSED PORCH FIN	0	264	0	1970					
FLA	FINISHED LIVING AREA	1,502	1,502	1,502	Effective Area	1502	No Stories	1.00	Full Baths 2	
GAR	GARAGE FINISH	0	552	0	Base Rate	126.60	Quality Grade	690	Half Baths 0	
OFF	OPEN PORCH FINISHE	0	42	0	Building RCN	245,315	Wall Type	02	Heat Type 6	
TOTALS					Condition	EX	Foundation	3	Fireplaces 0	
					% Good	91.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
					Building RCNLD	223,237				

Alternate Key 1669421
 Parcel ID 25-19-26-1100-034-00900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0495 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
2017	SALE	01-01-2016	04-17-2017	1	0099	CHECK VALUE	04-18-2017	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017110977	5014 1499	09-21-2017	WD	Q	Q	I	148,000				
2016015238	4740 0638	02-10-2016	WD	U	U	I	130,000				
2015088841	4665 1984	08-11-2015	PO	U	U	I	0				
	0919 1024	05-01-1987	WD	Q	Q	I	62,500				
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
46,426	223,237	0	269,663	13753	255910	0.00	255910	269663	269,663

Parcel Notes

90 JOSEPH W ZAVADSKY DECEASED 020689 DC
 98FC RAISE QG 1 STEP MB 061798
 00FC LOC LAND QG FROM 375 FD 0300
 02 LOC FROM 110 QG FROM 400 FD 0402
 04 LOC FROM 125 QG FROM 450 FD 051304
 15X ELIZABETH ZAVADSKY 94 DECEASED 03232015 STATE FILE NBR 2015046572
 4665/1984 ORDER DET HX STATUS FOR ELIZABETH H ZAVADSKY PROP TO ET AL G EDWARD CLEMENT AS TTEE OF THE TESTAMENTARY TRS
 FBO JUDY Z SMITH 1/2 AND NOLLE ANNETTS 1/6 AND ERIC GASAWAY 1/6 AND JEREMY O'DONNELL 1/6 ONLY
 4740/638 ET AL LISTED ABOVE SOLD TO MARIA CALDERON
 16X COURTESY HX CARD SENT 022216
 16IT CK WALL TYPE CK GBF SEE IF WAS CONVERTED TO FLA CANT TELL BY IMAGE LPD 022316
 16 MLS G4821111 LISTING SHOWS CAN4 IS NOW EPA TJW 083016
 17FC SFR AVG COND FIX SKETCH CAN4 TO EPA JDB 041717
 5014/1499 MARIA CALDERON TO CSMA BLT LLC
 18 MLS O5530203 SFR IN GOOD COND TJW 030218
 18 MAILING ADDR CHGD FROM 8015 W KENTON CIR STE 100 HUNTERSVILLE 28078 INFO SCANNED JRF 052118
 21VAB PETITION 2021-226 TJW 092321

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 1668751
 Parcel ID 25-19-26-1100-016-00500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0495 Comp 1
 PRC Run: 12/6/2024 By

Card # 1 of 1

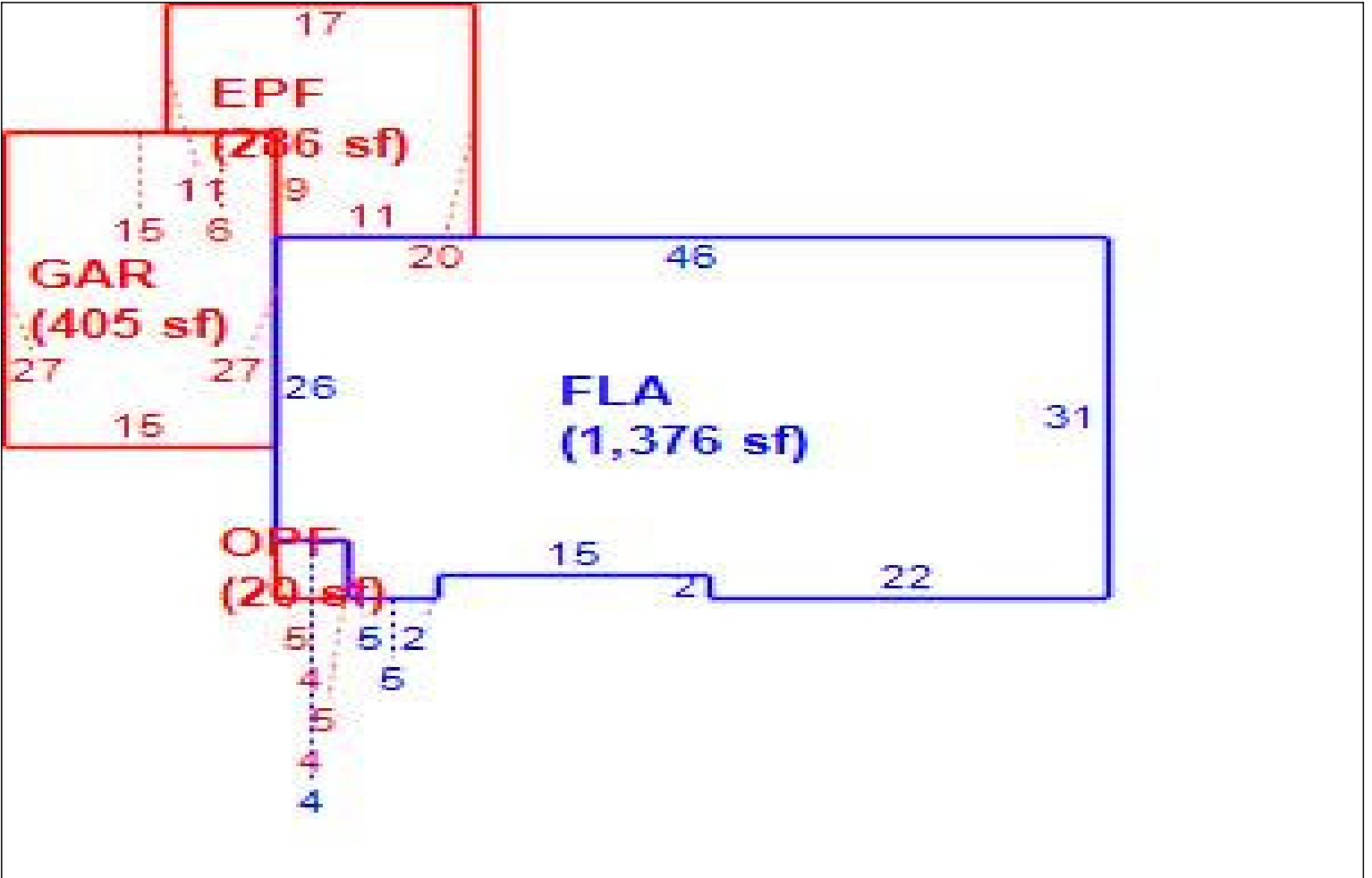
Current Owner		
SENICK MELINDA & KENNETH		
1000 LEHANE TER APT 17		
NORTH PALM BEA	FL	33408

Property Location			
Site Address 2130 SOUTHLAND RD			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2089
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
SYLVAN SHORES LOTS 5, 6 BLK 16 PB 9 PG 56 ORB 6250 PG 2337

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	100	135		13,500.00	FD	400.00	0.9600	1.30	1.140	1.000	0	56,909	
Total Acres				0.31	JV/Mkt				0	Total Adj JV/Mkt				56,909
Classified Acres				0	Classified JV/Mkt				56,909	Classified Adj JV/Mkt				0

Sketch									
Bldg	1	Sec	1 of 1	Replacement Cost	227,732	Deprec Bldg Value	207,236	Multi Story	0



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	2
EPF	ENCLOSED PORCH FIN	0	286	0	1954	1376	128.60	227,732	EX	91.00	0	207,236	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,376	1,376	1,376									Quality Grade	690	Half Baths	0
GAR	GARAGE FINISH	0	405	0									Wall Type	02	Heat Type	6
OPF	OPEN PORCH FINISHE	0	20	0									Foundation	2	Fireplaces	0
TOTALS		1,376	2,087	1,376									Roof Cover	3	Type AC	03

Alternate Key 1668751
 Parcel ID 25-19-26-1100-016-00500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0495 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	
2015	2014060012	06-02-2014	03-18-2015	1	0002	REROOF	03-18-2015		
2007	SALE	01-01-2006	05-22-2007	1	0000	CHECK VALUES	04-24-2007		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023146931	6250	2337	12-01-2023	WD	Q	01	I	333,000				
	3186	0545	01-19-2006	WD	Q	Q	I	195,000				
	1636	0791	07-07-1998	WD	U	U	I	0				
	0738	0804	11-01-1981	WD	U	U	I	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	
56,909	207,236	0	264,145	0	264145	0.00	264145	264145	264,145	

Parcel Notes

738/804 GEORGE K&HARRIET R MASTERTON HW AND BARBARA H ARMES ROS
 96 HX BELONGS TO GEORGE & HARRIET MOM & DAD
 98FC RAISE COND & EAG 1 STEP MB 061598
 1636/791 BARBARA H ARMES DEEDS HER INT BACK TO GEORGE & HARRIET MASTERTON
 00FC LOC LAND COND FROM 2 2/00 FD
 02 LOC FROM 1.10 QG FROM 375 EAG FROM 3 4/02 FD
 04 LOC FROM 125 QG FROM 450 FD 051304
 3186/545 GEORGE & HARRIET MASTERTON TO JORGE & MARGARITA M FERREIRO HW
 07FC SHP FROM 100 MB 042407
 15FC SFR AVG COND NEW ROOF GBU4 TO GBF ADD BEDS SAD 031815
 19CC SUBMITTED HX SOS APP NEEDS 2018 INCOME TAX RETURN CS 043019
 19CC SUBMITTED 2018 INCOME KCH 050119
 23X HX REMOVED THE FERREIROS APPLIED FOR HX ON AK1669014 KCH 032723
 6250/2337 JORGE & MARGARITA M FERREIRO TO MELINDA & KENNETH SENICK HW

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Alternate Key 1767466
 Parcel ID 25-19-26-1100-041-01500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0495 Comp 2
 PRC Run: 12/6/2024 By ctquante
 Card # 1 of 1

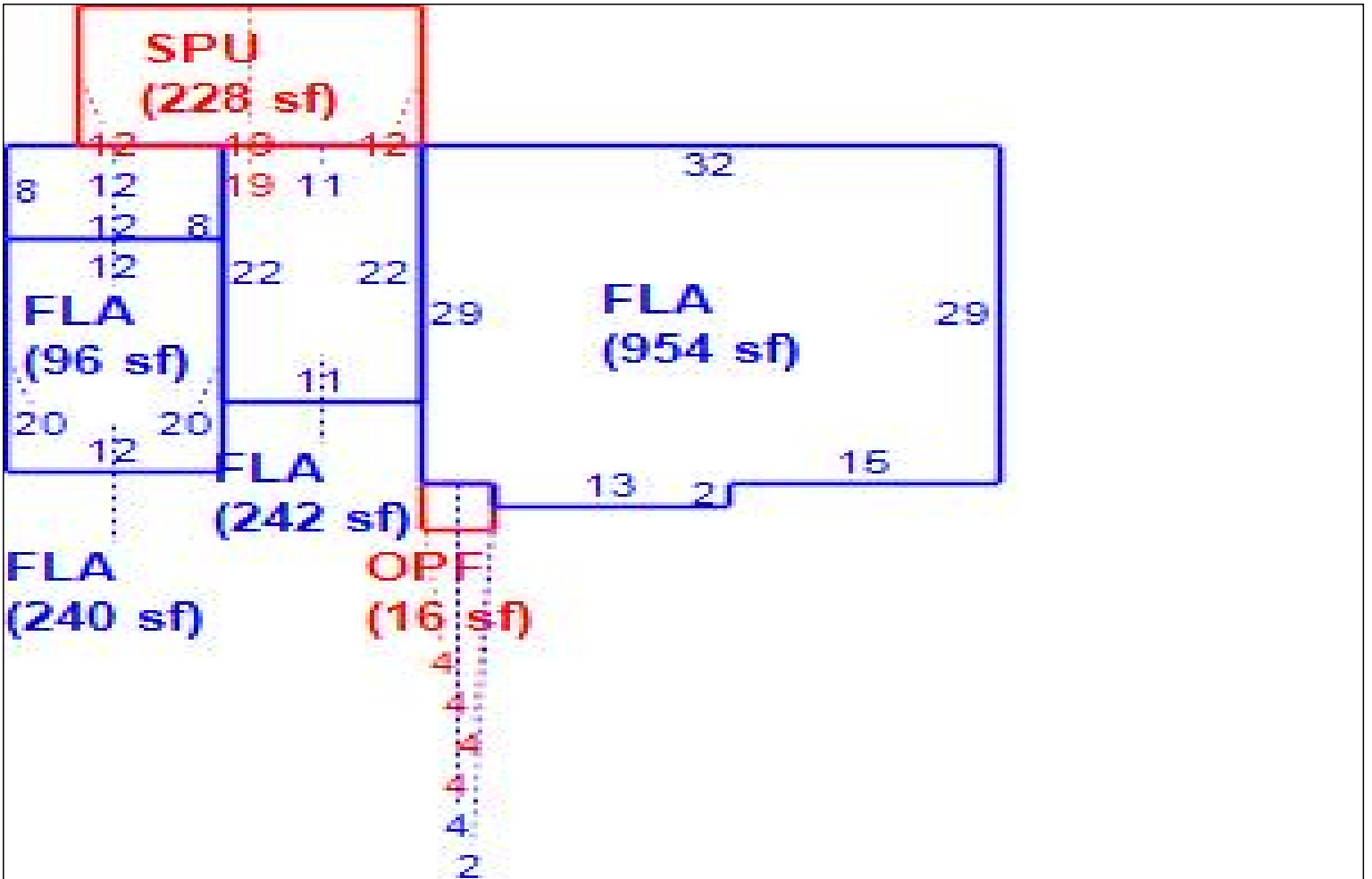
Current Owner		
TEALWOOD PROPERTIES LLC		
1357 SELBYDON WAY		
WINTER GARDEN	FL	34787

Property Location			
Site Address 2759 WESTLAND RD			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2089
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	11-18-202

Legal Description
SYLVAN SHORES LOTS 15, 16 BLK 41 PB 9 PG 56 ORB 6307 PG 297

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	100	135		13,500.00 FD	400.00	0.9600	1.30	1.000	1.000	0	49,920
Total Acres		0.31		JV/Mkt		0		Total Adj JV/Mkt		49,920		
Classified Acres		0		Classified JV/Mkt		49,920		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 226,703
Deprec Bldg Value 206,300		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	1,532	1,532	1532	1957	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	16	0	1532	Quality Grade	690	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	228	0	126.06	Wall Type	02	Heat Type	6
TOTALS		1,532	1,776	1,532	226,703	Foundation	3	Fireplaces	0
					EX	Roof Cover	3	Type AC	03
					91.00				
					0				
					206,300				

Alternate Key 1767466
 Parcel ID 25-19-26-1100-041-01500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0495 Comp 2
 PRC Run: 12/6/2024 By ctquante
 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	
2021	2020070160	07-22-2020	11-18-2020	62,000	0002	REPL WINDOWS	11-19-2020		
2002	00001	01-01-2001	12-31-2001	1	0000	CHECK VALUE			
2000	9980861	08-16-1999	04-28-2000	8,000	0000	CONV GAR TO FAMILY RM			
1989	1210	05-01-1988	12-01-1988	1	0000	UPGRADE SERV. CK IMP.			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024035948	6307 0297	02-09-2024	QC	U	11	I	100					
2023040177	6121 1375	03-28-2023	WD	Q	01	I	309,000					
2021028524	5654 0421	03-01-2021	QC	U	11	I	0					
2018015049	5064 0663	02-05-2018	WD	U	U	I	0					
	4291 1396	03-01-2013	WD	Q	Q	I	91,000					
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	
49,920	206,300	0	256,220	0	256220	0.00	256220	256220	252,693	

Parcel Notes

88 ADD AC MB 020889
 98FC LOWER EAG 1 STEP RAISE QG 1 STEP MB 061898
 1743/357 UNITY OF TITLE
 00FC LOC LAND QG FROM 375 COND FROM 3 FD 030100
 00FC GBU TO FLA05 COND FROM 2 CORRECT SPF TO SPU EPB TO FLA03 AND SBU TO SBF MB 042800
 1940/2056 DAVID H & VASTIE D BATSON TO MARYLYNN STRONG
 02FC NO ADDS MB 043002
 02 LOC FROM 110 QG FROM 400 EAG FROM 3 FD 040102
 04 QG FROM 425 TO UPDATE VALUE MB 062603
 04 LOC FROM 125 QG FROM 500 FD 050704
 4291/1396 MARYLYNN STRONG TO ET AL CECIL MAY AND GRACE MAY AND CRANDALL MAY JTWROS
 14X CECIL & GRACE MAY HW PER H14HX APPL
 16X ADDRESS CHANGED PER NCOA POSTCARD MAILED QUESTIONNAIRE JMK 011516
 18 CECIL MAY 87 DECEASED 100817 STATE DEATH LIST FILE 2017156015 SHH 110117
 5024/2072 GRACE MAY 91 DECEASED 011517 DC
 18X HX REMOVED OWNER DECEASED DB 120417
 5064/663 CRANDALL MAY ENHANCED LE REM ZACHARY C MAY
 21FCL SFR AVG COND SBF4 TO FLA NEW WINDOWS JDB 111820
 5654/421 CRANDALL MAY TO CRANDALL MAY
 22TR NO SUCH STREET 2269 WASHINGTON RD MOUNT DORA FL 32757 3518
 6121/1375 CRANDALL MAY TO JEFFREY S & JAMIE L DAVIS HW
 6307/297 JEFFREY S & JAMIE L DAVIS TO TEALWOOD PROPERTIES LLC

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 1668875
 Parcel ID 25-19-26-1100-019-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0495 Comp 3
 PRC Run: 12/6/2024 By

Card # 1 of 2

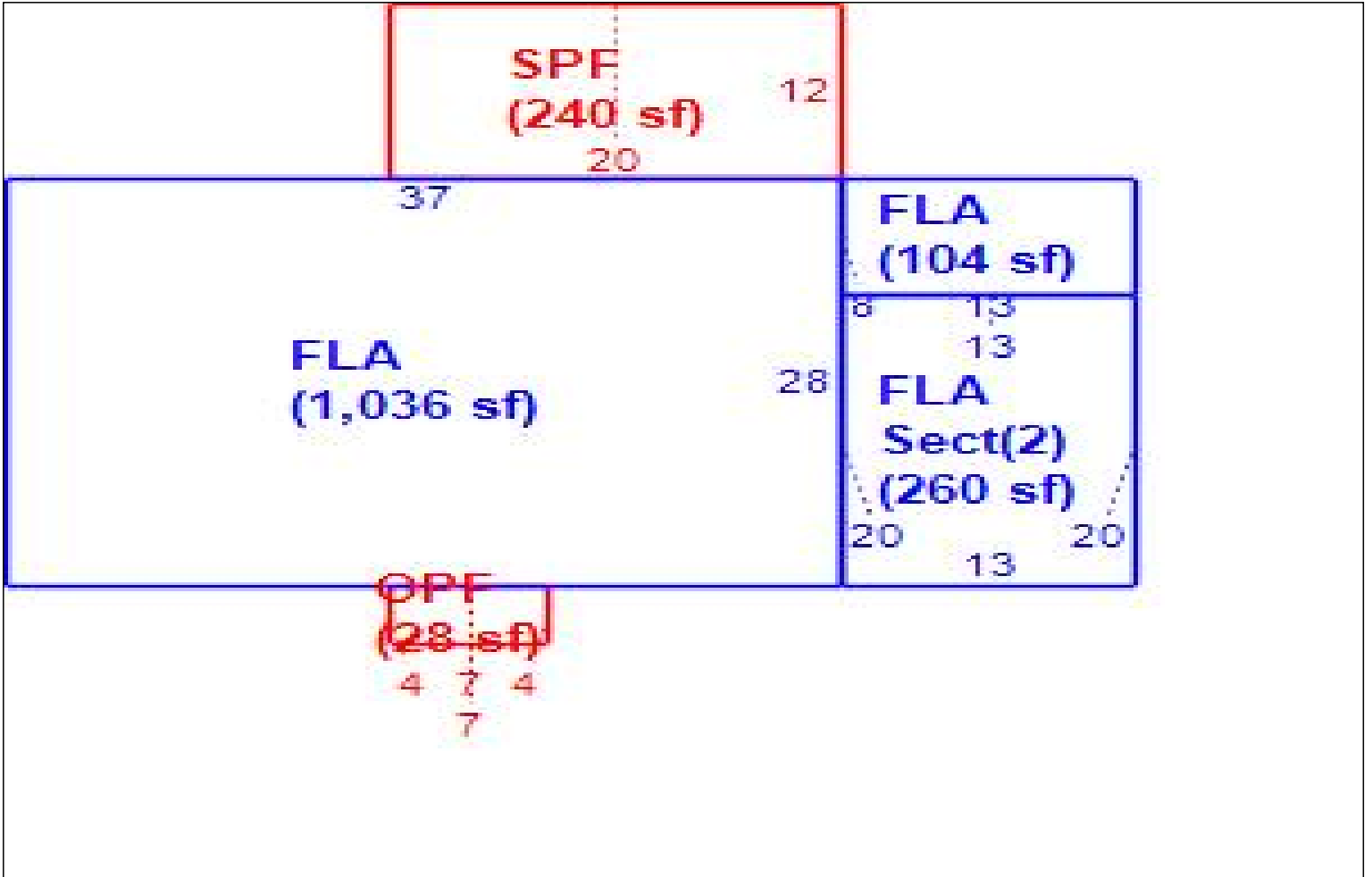
Current Owner		
MAAS JOEL J		
2165 FLORENCE RD		
MOUNT DORA	FL	32757

Property Location			
Site Address 2165 FLORENCE RD			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2089
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	09-20-202

Legal Description
 SYLVAN SHORES LOT 12, W 12.5 FT OF LOT 13, BLK 19 PB 9 PG 56 ORB 6193 PG 2158

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	63	145		9,135.00 FD	400.00	0.9867	1.30	1.000	1.000	0	32,324
Total Acres		0.21		JV/Mkt		0		Total Adj JV/Mkt		32,324		
Classified Acres		0		Classified JV/Mkt		32,324		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 2	Replacement Cost 181,827
Deprec Bldg Value 176,372		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail							
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,140	1,140	1140	1957	1400	128.50	EX	97.00	0	176,372	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	28	0								Quality Grade	690	Half Baths	0
SPF	SCREEN PORCH FINIS	0	240	0								Wall Type	02	Heat Type	6
TOTALS		1,140	1,408	1,140								Foundation	3	Fireplaces	0
												Roof Cover	3	Type AC	03

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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	
2022	2021030615	05-18-2021	09-20-2021	14,000	0002	ENCL CARPORT FOR BDRM & BATH	09-21-2021		
2020	SALE	01-01-2019	04-06-2020	1	0099	CHECK VALUE	03-26-2020		
2004	SALE	01-01-2003	10-21-2003	1	0000	CHECK VALUES			
1995	T-04562	09-01-1994	12-01-1994	2,413	0000	SPF			
1991	67809	07-01-1990	12-01-1990	100	0000	A/C?			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023098461	6193 2158	07-28-2023	WD	Q	01	I	325,000					
2019134394	5380 0879	11-13-2019	WD	Q		I	192,000					
	3925 0074	06-30-2010	WD	U	M	I	100					
	2313 1955	04-30-2003	WD	Q	Q	I	84,000					
	1651 0011	09-28-1998	WD	U	U	I	71,000					
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	
32,324	213,144	0	245,468	0	245468	0.00	245468	245468	234,192	

Parcel Notes

90 ADDED A/C MB 030191
 1290 1517 ET AL APRIL C JOHNSON OR ROSS L JOHNSON OR ROBERT B JOHNSON JTWROS
 94 CHG CPU TO CPF RAISE QG & COND 1 STEP MB 010395
 94 ADD SPF05 CORRECT CPF FROM 264 SF SBU FROM 72 SF & FLA FROM 784 SF DELETE EPB 280SF NOW ASSESSED AS PART OF FLA MB 021795
 99FC QG FROM 375 MB 042999
 00FC LOC LAND QG FROM 400 FD 020100
 02 LOC FROM 1.10 QG FROM 550 FD 040102
 2313 1955 KIMBERLY R GARRISON FKA SANTI TO PETER D & DOREEN A SHAW HW
 04 LOC FROM 125 MB 062403
 04 LOC FROM 135 QG FROM 600 FD 050404
 06 LOC FROM 150 DN 061506
 3925/74 M SALE INCL AK1668875 AK1667089 AK1472610
 5380/879 GREENWALD HOMES LLC TO LIANNE ADKINS SINGLE
 20X COURTESY HX CARD SENT 012320
 20 MLS G5019590 COMP RENO JDB 012820
 20FCL SFR GOOD COND FROM 2 EAG FROM 2 SBU4 TO SBF JDB 032620
 21WEB BEDS FROM 3 PER HX APP TJW 030921
 22FC SFR GOOD COND QG FROM 660 CPF2 TO FLA YR FROM 1984 SBF4 TO FLA JDB 092021
 6193/2158 LIANNE ADKINS & ELIZABETH ADKINS TO JOEL JAMES MAAS UNMARRIED
 25IT BEDS FROM 2 FULL BATHS FROM 1 PER LISTING MLS 06119753 CTQ 120424

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