



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **1470901**

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 # 2024-0499 | County Lake | Tax year 2024 | Date received 9.12.24 |
| COMPLETED BY THE PETITIONER | | | |
| PART 1. Taxpayer Information | | | |
| Taxpayer name: FirstKey Homes; CSMA FT LLC | | Representative: Ryan, LLC c/o Robert Peyton | |
| Mailing address for notices | Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254 | Parcel ID and physical address or TPP account # | 2919270800-00A-00400 - Unit 1 926 - 928 N Rossiter St - Unit 1 |
| Phone | 954-740-6240 | Email | ResidentialAppeals@ryan.com |
| 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 type="checkbox"/> 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

| | | |
|---|---|---|
| Petition # 2024-0499 | Alternate Key: 1470901 | Parcel ID: 29-19-27-0800-00A-00400 |
| Petitioner Name Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain: | Property Address 926 ROSSITER ST MOUNT DORA | <input type="checkbox"/> Check if Multiple Parcels |
| Owner Name CSMA FT LLC | Value from TRIM Notice | Value before Board Action Value presented by Prop Appr |
| | | Value after Board Action |
| 1. Just Value, required | \$ 309,862 | \$ 309,862 |
| 2. Assessed or classified use value, *if applicable | \$ 161,390 | \$ 161,390 |
| 3. Exempt value, *enter "0" if none | \$ - | |
| 4. Taxable Value, *required | \$ 161,390 | \$ 161,390 |

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

Last Sale Date 4/28/2015 **Price:** \$542,900 Arm's Length Distressed Book 4636 Page 1920

| ITEM | Subject | Comparable #1 | Comparable #2 | Comparable #3 |
|----------------------|-------------------------------|--|--|--|
| AK# | 1470901 | 2777346 | 1473616 | 1468311 |
| Address | 926 ROSSITER ST MOUNT DORA | 511 OAK AVE MOUNT DORA | 140 S SIMPSON ST MOUNT DORA | 1397 E 2ND AVE MOUNT DORA |
| Proximity | | | | |
| Sales Price | | \$333,000 | \$370,000 | \$375,000 |
| Cost of Sale | | -15% | -15% | -15% |
| Time Adjust | | 2.80% | 0.40% | 1.20% |
| Adjusted Sale | | \$292,374 | \$315,980 | \$323,250 |
| \$/SF FLA | \$172.15 per SF | \$208.24 per SF | \$181.81 per SF | \$157.30 per SF |
| Sale Date | | 5/9/2023 | 11/2/2023 | 9/6/2023 |
| 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 | 1,800 | 1,404 | 19800 | 1,738 | 3100 | 2,055 | -12750 |
| Year Built | 1979 | 1971 | | 1981 | | 1988 | |
| Constr. Type | Block | Block | | Block | | Block Stucco | |
| Condition | Very Good | Very Good | | Very Good | | Very Good | |
| Baths | 2Full/2Half | 2.0 | 5000 | 2.0 | 5000 | 3.0 | |
| Garage/Carport | 2 Car Garage | 2 Carport | 10000 | 2 Carport | 10000 | 2 Car Garage | |
| Porches | Open | None | | Open | | Screen | -5000 |
| 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 | | | | | | | |
| Site Size | 0.26 | 0.17 | | 0.23 | | 0.32 | |
| Location | | | | | | | |
| View | | | | | | | |
| | | Net Adj. 11.9% | 34800 | Net Adj. 5.7% | 18100 | -Net Adj. 5.5% | -17750 |
| | | Gross Adj. 11.9% | 34800 | Gross Adj. 5.7% | 18100 | Gross Adj. 5.5% | 17750 |
| Adj. Sales Price | Market Value \$309,862 | Adj Market Value | \$327,174 | Adj Market Value | \$334,080 | Adj Market Value | \$305,500 |
| | Value per SF 172.15 | | | | | | |

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.

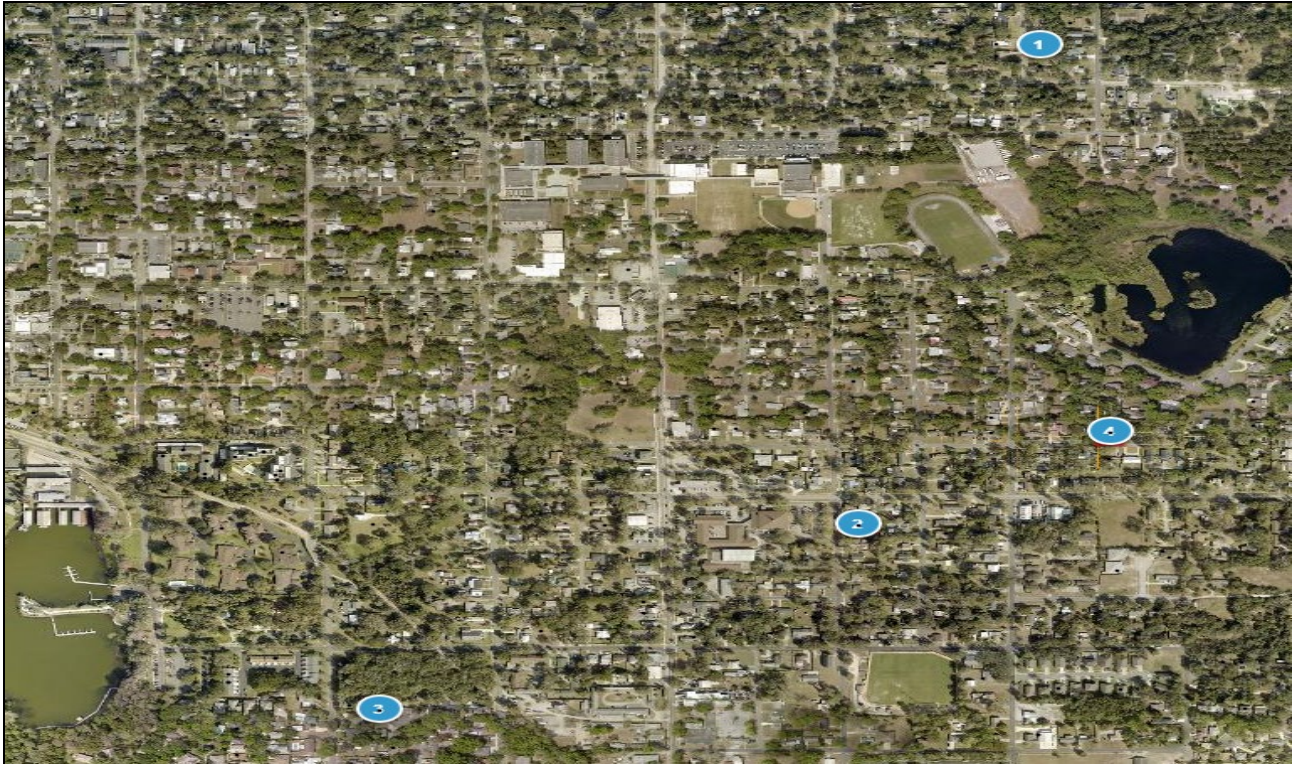
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Josh Bush

DATE 11/25/2024

2024-0499 Comp Map



| Bubble # | Comp # | Alternate Key | Parcel Address | Distance from Subject(mi.) |
|----------|---------|---------------|--------------------------------|----------------------------|
| 1 | Subject | 1470901 | 926 ROSSITER ST MOUNT DORA | - |
| 2 | Comp 2 | 1473616 | 140 S SIMPSON ST MOUNT DORA | 0.58 |
| 3 | Comp 1 | 2777346 | 511 OAK AVE MOUNT DORA | 0.91 |
| 4 | Comp 3 | 1468311 | 1397 E 2ND AVE MOUNT DORA | 0.46 |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| | | | | |

Alternate Key 1470901
Parcel ID 29-19-27-0800-00A-00400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0499 Subject
PRC Run: 11/27/2024 By

Card # 1 of 1

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

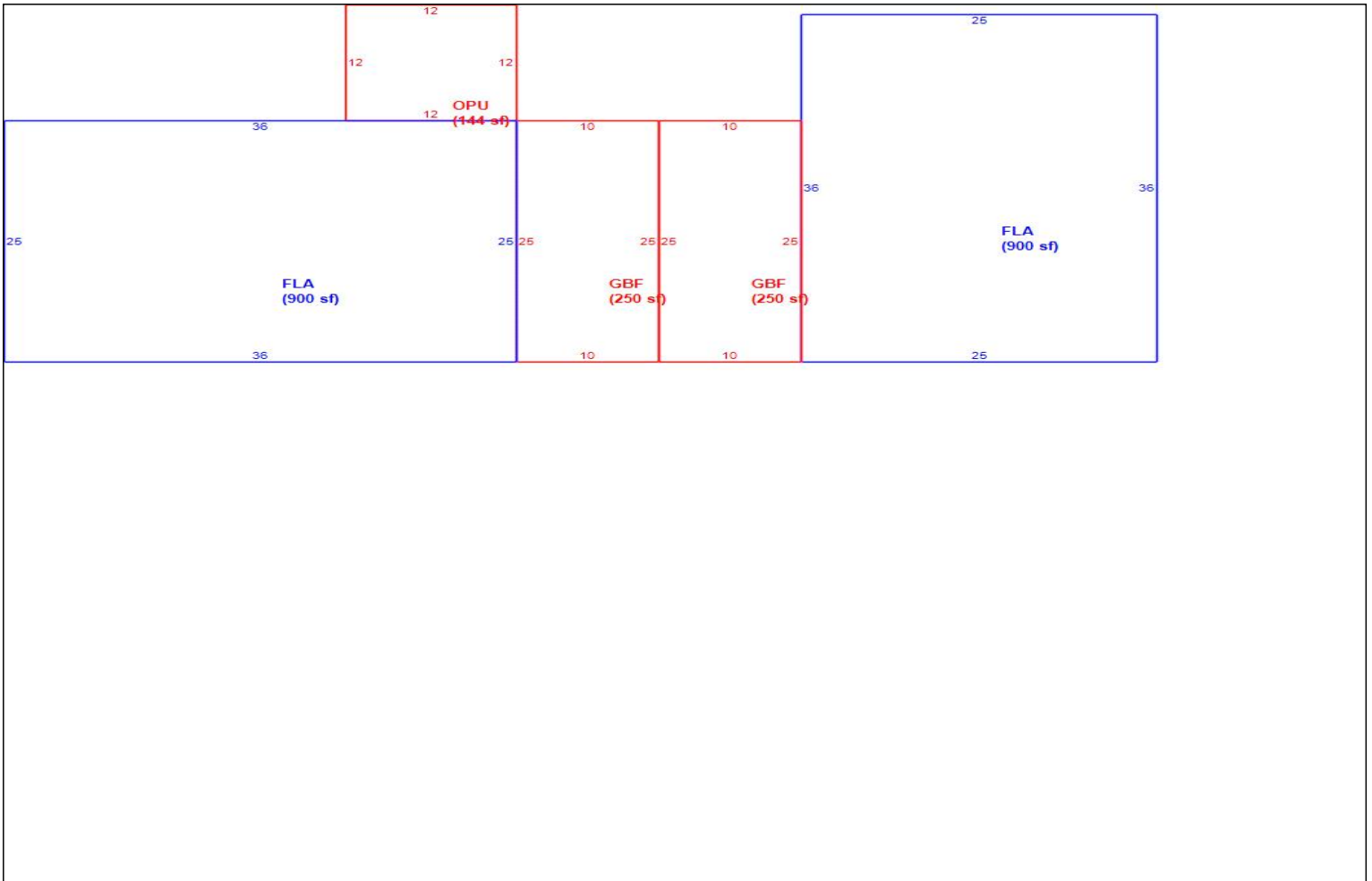
Subject

| Property Location | | | |
|-------------------|------------------|-----------------|-----------|
| Site Address | 926 ROSSITER ST | | |
| | MOUNT DORA | FL | 32757 |
| Mill Group | 00MD | NBHD | 0732 |
| Property Use | | Last Inspection | |
| 00800 | MULTI FAMILY LES | LPD | 03-05-201 |

Legal Description
MOUNT DORA, DORA HEIGHTS LOT 4--LESS E 8 FT--LOT 5 BLK A PB 6 PG 21 ORB 4636 PG 1920

| 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 | 0800 | 50 | 118 | | 5,900.00 FD | 450.00 | 0.9631 | 2.00 | 1.000 | 1.000 | 0 | 43,340 | | |
| 2 | 0800 | 50 | 100 | | 5,000.00 FD | 450.00 | 0.9077 | 2.00 | 1.000 | 1.000 | 0 | 40,847 | | |
| Total Acres | | | | 0.25 | JV/Mkt | | | | 0 | Total Adj JV/Mkt | | | | 84,187 |
| Classified Acres | | | | 0 | Classified JV/Mkt | | | | 84,187 | Classified Adj JV/Mkt | | | | 0 |

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 247,994 Deprec Bldg Value 225,675 Multi Story 0



| Building Sub Areas | | | | | Building Valuation | | | Construction Detail | | |
|--------------------|----------------------|------------|-----------|----------|--------------------|---------|---------------|---------------------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | | Imp Type | R2 | Bedrooms | 3 |
| FLA | FINISHED LIVING AREA | 1,800 | 1,800 | 1800 | 1979 | 1800 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 500 | 0 | 105.02 | 247,994 | Quality Grade | 680 | Half Baths | 2 |
| OPU | OPEN PORCH UNFINIS | 0 | 144 | 0 | EX | 91.00 | Wall Type | 02 | Heat Type | 6 |
| | | | | | % Good | 0 | Foundation | 3 | Fireplaces | 0 |
| | | | | | Functional Obsol | 225,675 | Roof Cover | 3 | Type AC | 03 |
| TOTALS | | 1,800 | 2,444 | 1,800 | | | | | | |

Alternate Key 1470901
 Parcel ID 29-19-27-0800-00A-00400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0499 Subject
 PRC Run: 11/27/2024 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 | 04-05-2007 | | 1 0000 | CHECK VALUES | 04-05-2007 | | |
| 2005 | SALE | 01-01-2004 | 05-10-2005 | | 1 0000 | CHECK VALUE | | | |

| Sales Information | | | | | | | | Exemptions | | | |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| | 4636 1920 | 04-28-2015 | WD | U | M | I | 542,900 | | | | |
| | 4453 2334 | 01-29-2014 | WD | U | U | I | 97,200 | | | | |
| | 4348 1586 | 06-27-2013 | CT | U | U | I | 61,000 | | | | |
| | 3117 1819 | 03-23-2006 | WD | Q | Q | I | 240,000 | | | | |
| | 2537 0857 | 03-29-2004 | WD | Q | Q | I | 145,000 | | | | |
| 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 | |
| 84,187 | 225,675 | 0 | 309,862 | 148472 | 161390 | 0.00 | 161390 | 309862 | 303,259 | |

Parcel Notes

88 NBHD FROM 4025
 1382/1958 B BETTY ANDERSON TRUSTEE OF HER REVC TRS DTD 092094
 00 ADD LOC TO LAND QG FROM 300 FD 0200
 03 LOCS FROM 110 QG FROM 350 FD 0503
 2537/857 DENNIS J WELLERT SINGLE
 2537/857 CONVEYANCE MADE IN FURTHERANCE OF THE WINDING UP AND LIQUIDATION OF CORPS BUSINESS AND AFFAIRS
 05FC DUPLEX HAS NEW ROOF ADD OPU & AC BOTH NPA QG FROM 400 DN 051005
 3117/1819 ANDREA CHOY MARRIED
 3117/1819 NO DATES ON DEED KEYED RECD DATE OF 032306 DW 042006
 06TR NOT DELIVERABLE AS ADDRESSED 926 N ROSSITER ST MOUNT DORA FL 32757 5116
 07FC SKETCH OK QG FROM 565 LOC FROM 175 EJB 040507
 07TR NOT DELIVERABLE AS ADDRESSED 926 N ROSSITER ST MOUNT DORA FL 32757 5116
 09 EAG FORM 1 COND FROM 3 FD 060909
 11 LL1 AND LL2 LOC FROM 250 FD 042111
 12 QG FROM 600 TMP 091511
 12TRIM LL1 LL2 LOC FROM 200 EAG FROM 2 QG FROM 500 TMP 091212
 4348/1586 CT VS ANDREA CHOY AND RONALD BLOUIN AND SILVIA ALMANZA AND ARMINDA ZELADA AND JOSE RODRIGUEZ PROP SOLD TO WELLS FARGO BANK NA TTEE
 4453/2334 WELLS FARGO BANK NA TTEE TO FIVE TEN FLORIDA III LLC
 4636/1920 FIVE TEN FLORIDA III LLC TO CSMA FT LLC
 4636/1920 M SALE INCL AK1470901 AK1324777 AK3275861 AK2926341 AK3360478 AK3813612 AK1748496
 17X CHANGED FROM C/O CEREBUS CAPITAL MGMNT LP 875 THIRD AVE 12TH FL NEW YORK 10022 INFO SCANNED TRF 111516
 18 MAILING ADDR CHGD FROM PO BOX 2249 CUMMING GA 30028 INFO SCANNED JRF 052118
 19 LL1 LOC FROM 125 QG FROM 400 EAG FROM 4 SEE SALE ON AK2691565 AND AK2501197 TMP 092118

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Alternate Key 2777346
 Parcel ID 32-19-27-0700-000-00101

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0499 Comp 1
 PRC Run: 11/27/2024 By

Card # 1 of 1

| Current Owner | | |
|-----------------------|----|-------|
| LOUREIRO MANOEL ET AL | | |
| 1413 HAMLIN AVE STE 9 | | |
| SAINT CLOUD | FL | 34771 |

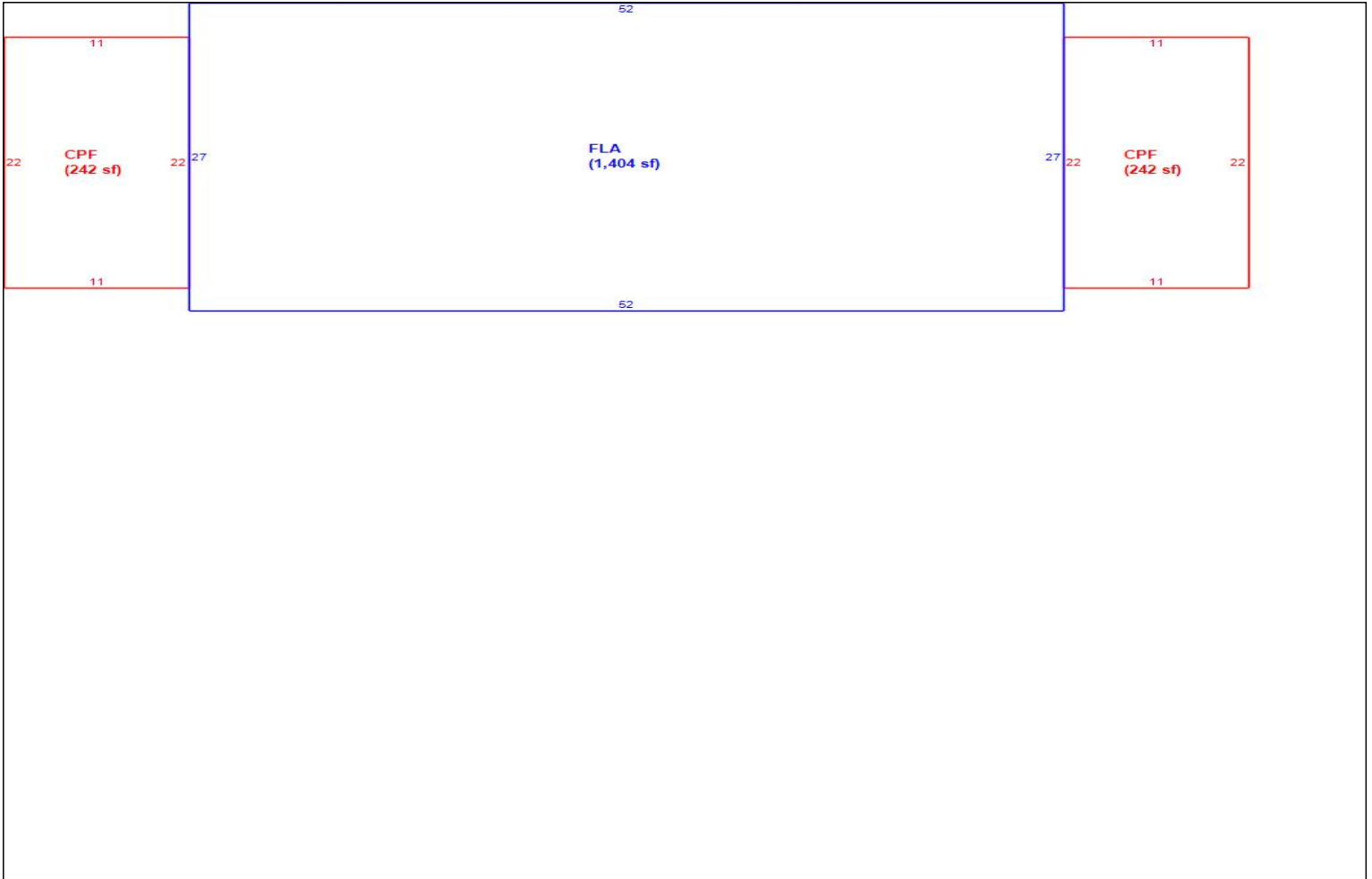
Comp 1

| Property Location | | | |
|-------------------|------------------|-----------------|-----------|
| Site Address | 511 OAK AVE | MOUNT DORA | FL 32757 |
| Mill Group | 00MD | NBHD | 0728 |
| Property Use | | Last Inspection | |
| 00800 | MULTI FAMILY LES | LPD | 03-16-201 |

Legal Description
 MOUNT DORA, GRANDVIEW TERRACE FROM SW COR LOT 1 RUN N'LY ALONG W LINE OF LOTS 1 AND 2 A DIST OF 60 FT, N 89DEG 50MIN E 62 FT, N 54DEG 06MIN 48SEC E 24.25 FT, S 89DEG 50MIN E 33 FT FOR POB, RUN S 0DEG 32MIN E TO S LINE OF LOT 1, BEING PT A, BEG AGAIN AT POB, S 89DEG 50MIN E 102 FT, S 0DEG 32MIN E TO S LINE OF LOT 5, W'LY ALONG S LINE OF LOTS 5, 4 AND 1 TO PT A PB 8 PG 47 ORB 6147 PG 1390

| 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 | 0800 | 102 | 75 | | 7,650.00 FD | 600.00 | 0.7000 | 1.75 | 1.000 | 1.000 | 0 | 74,970 | |
| Total Acres | | 0.18 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 74,970 | | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 74,970 | | Classified Adj JV/Mkt | | 0 | | | |

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 201,019 Deprec Bldg Value 172,876 Multi Story 0



| Building Sub Areas | | | | | Building Valuation | | | Construction Detail | | |
|--------------------|----------------------|------------|-----------|----------|--------------------|----------------|---------------|---------------------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | Effective Area | Imp Type | R2 | Bedrooms | 3 |
| CPF | CARPORIT FINISHED | 0 | 484 | 0 | 1971 | 1404 | No Stories | 1.00 | Full Baths | 2 |
| FLA | FINISHED LIVING AREA | 1,404 | 1,404 | 1404 | 116.11 | 201,019 | Quality Grade | 690 | Half Baths | 0 |
| | | | | | Condition | VG | Wall Type | 02 | Heat Type | 6 |
| | | | | | % Good | 86.00 | Foundation | 3 | Fireplaces | 0 |
| | | | | | Functional Obsol | 0 | Roof Cover | 3 | Type AC | 03 |
| TOTALS | | 1,404 | 1,888 | 1,404 | Building RCNLD | 172,876 | | | | |

Alternate Key 2777346
 Parcel ID 32-19-27-0700-000-00101

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0499 Comp 1
 PRC Run: 11/27/2024 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 | |
| | | | | | | | | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|--------------------------|-----------|------------|-------|-----|------|---------|------------|------|-------------------|------|--------|--|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount | |
| 2023061326 | 6147 1390 | 05-09-2023 | WD | Q | 01 | I | 333,000 | | | | | |
| 2021030041 | 5656 0857 | 03-02-2021 | WD | U | 11 | I | 0 | | | | | |
| | 4498 0071 | 05-15-2014 | WD | Q | Q | I | 78,000 | | | | | |
| | 0959 1141 | 03-01-1988 | WD | Q | Q | I | 59,139 | | | | | |
| | 0942 1160 | 11-01-1987 | WD | U | U | I | 47,500 | | | | | |
| 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 | |
| 74,970 | 172,876 | 0 | 247,846 | 0 | 247846 | 0.00 | 247846 | 247846 | 236,210 | |

Parcel Notes

959/1141 ET AL LELAND C & KATHRYN H FITZPATRICK 1/2 AND NEAL S & JANE G GRUNSTRA 1/2
 88 NBHD CHANGED FROM 4072
 00FC ADJUST EAG FROM 3 QG FROM 350 FD 0100
 02 LOC FROM 145 QG FROM 450 FD 0302
 03 EAG FROM 2 FD 0603
 09 QG FROM 550 EAG FROM 1 FD 060409
 4498/71 ET AL LISTED ABOVE TO DONALD J LACKEY
 14X COURTESY HX CARD SENT 092314
 15X COURTESY HX CARD SENT 012315
 15IT EAG FROM 2 QG FROM 600 TMP 032515
 15IT QG FROM 500 TMP 061215
 5656/857 DONALD J & COLLEEN D LACKEY TO DONALD J & COLLEEN D LACKEY HW
 6147/1390 DONALD J & COLLEEN D LACKEY TO ET AL MANOEL LOUREIRO MARRIED AND LUIS DANIEL LLORENS MARRIED AND GEORGE OCHOA MARRIED JTWROS

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Alternate Key 1473616
 Parcel ID 32-19-27-1800-00A-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0499 Comp 2
 PRC Run: 11/27/2024 By

Card # 1 of 1

| Current Owner | | |
|-------------------|----|-------|
| HILLS JOSEPH A JR | | |
| 552 PARK N CT | | |
| WINTER PARK | FL | 32789 |

Comp 2

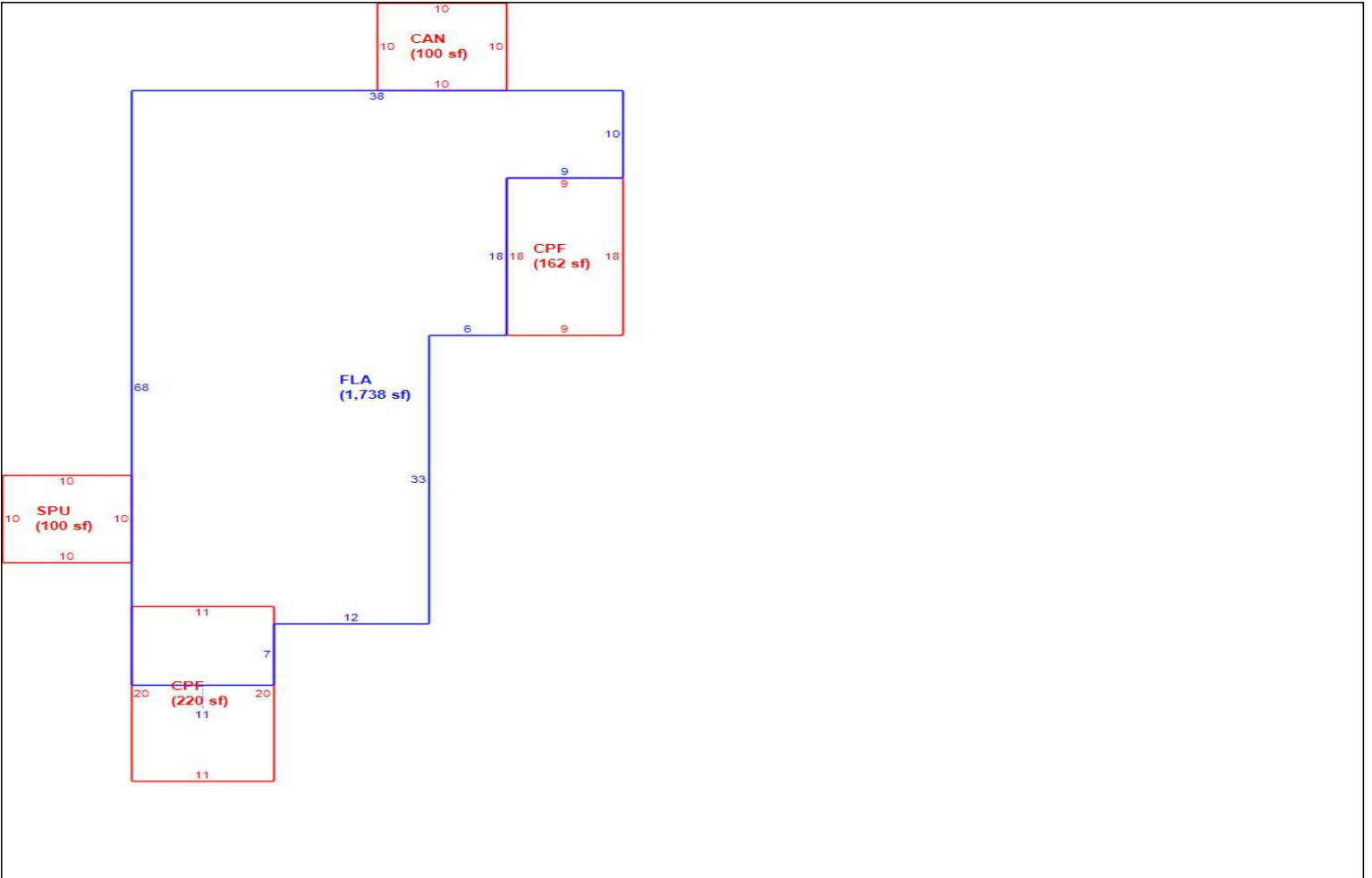
| Property Location | | | |
|-------------------|------------------|------|-------|
| Site Address | 140 S SIMPSON ST | | |
| | MOUNT DORA | FL | 32757 |
| Mill Group | 00MD | NBHD | 0742 |

| Property Use | Last Inspection |
|------------------------|-----------------|
| 00800 MULTI FAMILY LES | LPD 03-16-201 |

| Legal Description |
|---|
| MOUNT DORA, OAKWOOD LOT 7, N 20 FT OF LOT 8 BLK A PB 5 PG 20 ORB 6238 PG 2264 |

| 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 | 0800 | 0 | 0 | | 1.00 LT | 30,000.00 | 0.0000 | 2.00 | 1.000 | 1.000 | 0 | 60,000 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 60,000 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 60,000 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | |
|--------|-------|------|--|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 139,045 Deprec Bldg Value 126,531 Multi Story 0 |



| Building Sub Areas | | | | Building Valuation | | Construction Detail | | | |
|--------------------|----------------------|------------|-----------|--------------------|------------------|---------------------|---------------|----------|--------------|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | Imp Type | R2 | Bedrooms | 4 |
| CPF | CARPORIT FINISHED | 0 | 382 | 0 | 1981 | | | | |
| FLA | FINISHED LIVING AREA | 1,738 | 1,738 | 1,738 | Effective Area | 1738 | No Stories | 1.00 | Full Baths 2 |
| PAT | PATIO UNCOVERED | 0 | 100 | 0 | Base Rate | 66.74 | Quality Grade | 600 | Half Baths 0 |
| SPU | SCREEN PORCH UNFIN | 0 | 100 | 0 | Building RCN | 139,045 | Wall Type | 02 | Heat Type 6 |
| TOTALS | | 1,738 | 2,320 | 1,738 | Condition | VG | Foundation | 3 | Fireplaces 0 |
| | | | | | % Good | 91.00 | Roof Cover | 3 | Type AC 03 |
| | | | | | Functional Obsol | 0 | | | |
| | | | | | Building RCNLD | 126,531 | | | |

Alternate Key 1473616
 Parcel ID 32-19-27-1800-00A-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0499 Comp 2
 PRC Run: 11/27/2024 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 | |
| | | | | | | | | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------|-------------|------|--------|--|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount | |
| 2023136618 | 6238 2264 | 11-02-2023 | WD | Q | 01 | I | 370,000 | | | | | |
| 2016011591 | 4736 0626 | 10-22-2015 | TR | U | U | I | 100 | | | | | |
| | 4173 2096 | 06-04-2012 | WD | U | U | I | 0 | | | | | |
| | 0777 0139 | 05-01-1983 | WD | Q | Q | I | 73,000 | | | | | |
| | 0721 1321 | 01-01-1981 | WD | U | U | V | 12,800 | | | | | |
| Total | | | | | | | | | | | 0.00 | |

| Value Summary | | | | | | | | | | |
|---------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|--|
| Land Value | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu | |
| 60,000 | 126,531 | 0 | 186,531 | 0 | 186531 | 0.00 | 186531 | 186531 | 182,471 | |

Parcel Notes

88 NBHD CHANGED FROM 4082
 04 LAND FROM FF QG FROM 535 FD 033004
 09 QG FROM 475 LOC FROM 302 FD 060909
 10 LOC FROM 200 FD 051010
 11 LOC FROM 165 FD 060111
 4173/2096 CHARLES C & FLORENCE E BUCHANAN LE REM THE FLORENCE E BUCHANAN TRS DTD 060412 GRANTOR RETAINS THE POWER TO ACT WITHOUT THE JOINDER OF THE REMAINDERMAN
 16IT CK ALL SKETCH DOES NOT MATCH SFR SEE CARPORT IN FRONT LPD 011216
 4736/626 CHARLES C & FLORENCE E AKA FLORENCE W BUCHANAN LE REM THE FLORENCE E BUCHANAN TRS DTD 060412
 4736/626 SUCC TTEES HAVE SAME POWER AND AUTHORITY AS TTEE WITHOUT CONVEYANCE OR TRANSFER
 18IT CK IMPS CAN3 SPU LPD 120617
 23 LOC FROM 1 DUE TO SALES 3EJB 052223
 6238/2264 FLORENCE E BUCHANAN AND CHARLES C BUCHANAN INDIV AND AS TTEES TO JOSEPH A HILLS JR MARRIED

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 1468311
 Parcel ID 29-19-27-0050-317-00002

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0499 Comp 3
 PRC Run: 11/27/2024 By

Card # 1 of 1

| Current Owner | |
|---------------|---------------|
| WARBLEDC LLC | |
| PO BOX 1352 | |
| MOUNT DORA | FL 32756-1352 |

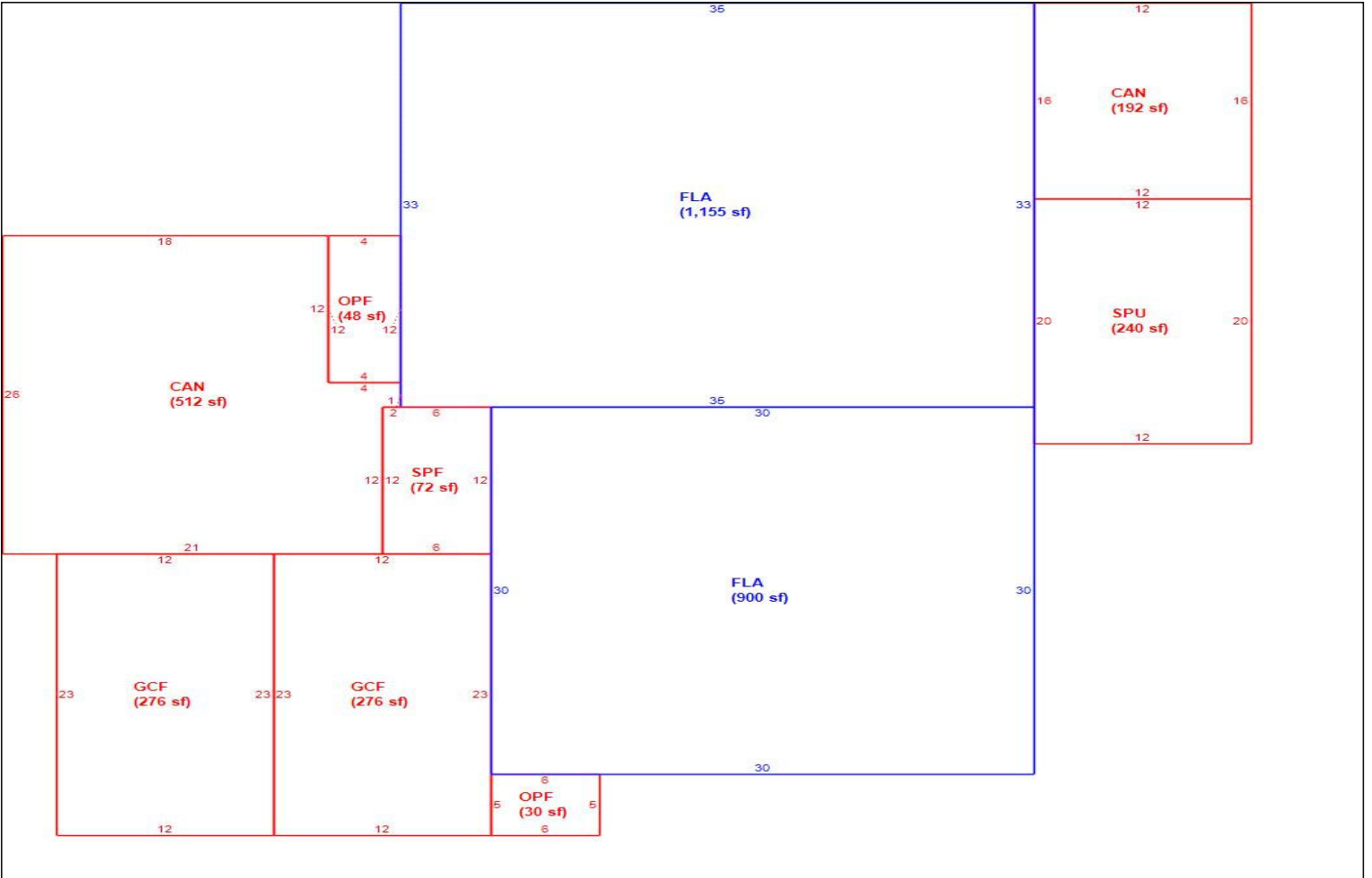
Comp 3

| Property Location | |
|-------------------|---------------------|
| Site Address | 1397 E 2ND AVE |
| | MOUNT DORA FL 32757 |
| Mill Group | 00MD NBHD 0742 |
| Property Use | |
| 00800 | MULTI FAMILY LES |
| Last Inspection | |
| 01-01-202 | TMP |

| Legal Description |
|---|
| MOUNT DORA W 95 FT OF S 1/2 OF BLK 317--LESS S 25 FT--PB 3 PGS 37-43 ORB 6209 PG 2052 |

| 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 | 0800 | 0 | 0 | | 1.00 LT | 30,000.00 | 0.0000 | 2.00 | 1.000 | 1.000 | 0 | 60,000 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 60,000 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 60,000 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | |
|------------------|---------|-----|---------------------------|
| Bldg | 1 | Sec | 1 of 1 |
| Replacement Cost | 289,498 | | Deprec Bldg Value 263,443 |
| Multi Story | 0 | | |



| Building Sub Areas | | | | Building Valuation | | Construction Detail | | | |
|--------------------|----------------------|------------|-----------|--------------------|------------|---------------------|------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | Imp Type | R2 | Bedrooms | 3 |
| FLA | FINISHED LIVING AREA | 2,055 | 2,055 | 2055 | 1988 | No Stories | 1.00 | Full Baths | 3 |
| GAR | GARAGE FINISH | 0 | 552 | 0 | 111.10 | Quality Grade | 690 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 78 | 0 | VG | Wall Type | 03 | Heat Type | 6 |
| PAT | PATIO UNCOVERED | 0 | 704 | 0 | 91.00 | Foundation | 3 | Fireplaces | 0 |
| SPF | SCREEN PORCH FINIS | 0 | 72 | 0 | 0 | Roof Cover | 3 | Type AC | 03 |
| SPU | SCREEN PORCH UNFIN | 0 | 240 | 0 | | | | | |
| TOTALS | | 2,055 | 3,701 | 2,055 | 263,443 | | | | |

Alternate Key 1468311
 Parcel ID 29-19-27-0050-317-00002

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0499 Comp 3
 PRC Run: 11/27/2024 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 |
| PLD1 | POOL/COOL DECK | 306.00 | SF | 3.34 | 1988 | 1988 | 1022.00 | 70.00 | 715 |

| Building Permits | | | | | | | | | |
|------------------|-------------|------------|------------|--------|------|---------------------------|-------------|---------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 2020 | P19-05-0017 | 05-08-2019 | 10-11-2019 | 13,738 | 0002 | SCRN RM 12X20 | 10-11-2019 | | |
| 2020 | P19-03-0020 | 03-08-2019 | 10-11-2019 | 2,300 | 0002 | PATIO | 10-11-2019 | | |
| 2012 | 2011080023 | 08-01-2011 | 04-09-2012 | 12,551 | 0002 | REROOF | 04-09-2012 | | |
| 1989 | 00001 | 04-01-1988 | 12-01-1988 | 1 | 0000 | SFR SKETCH IN FOLDER 4/88 | | | |

| Sales Information | | | | | | | | Exemptions | | | |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2023112222 | 6209 | 2052 | 09-06-2023 | WD | Q | 01 | I | 375,000 | | | |
| 2020123464 | 5575 | 1956 | 11-03-2020 | WD | U | 11 | I | 100 | | | |
| | 1008 | 0107 | 04-01-1989 | WD | Q | Q | I | 87,000 | | | |
| | 0963 | 1604 | 05-01-1988 | QC | U | U | V | 0 | | | |
| | 0925 | 1173 | 06-01-1987 | WD | Q | Q | V | 11,200 | | | |
| Total | | | | | | | | | | | 0.00 |

| Value Summary | | | | | | | | | | |
|---------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|--|
| Land Value | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu | |
| 60,000 | 263,443 | 715 | 324,158 | 0 | 324158 | 0.00 | 324158 | 324158 | 316,157 | |

Parcel Notes

88 NBHD CHANGED FROM 2686
 00FC ADD LOC TO LAND QG FROM 350 FD 0600
 07 UPDATE AREA EJB 061007
 09 EAG FROM 1 COND FROM 3 NBHD FROM 745 LAND FROM FF UNITS FROM 95 FD 060909
 11 LOC FROM 200 FD 042211
 12FC SPLIT FLA1 TO SHOW THE 2 UNITS AND SPLIT GCF4 TO SHOW WALL FOR EACH 1/2 BDRM FROM 4 3FIX BATH FROM 4 TMP 040912
 20FC SFR GOOD COND OPF5 TO SPF OPF7 FROM 32 SF ADD CAN 8 SPU9 AND CAN10 TMP 101119
 5575/1956 DALE A & HOLLY L CRADDOCK TO HOLLY'S HIDEAWAY LLC
 23 LOC FROM 1 DUE TO SALES 3EJB 052223
 6209/2052 HOLLYS HIDEAWAY LLC TO WARBLEDC LLC

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