



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 2743719

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and Reason for Petition.

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

_____ Signature, taxpayer	_____ Print name	_____ Date
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**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.

<u>Robert L. Peyton</u> Signature, representative	Robert Peyton Print name	<u>9/10/2024</u> Date
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**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
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# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0500	Alternate Key: 2743719	Parcel ID: 33-18-26-0050-000-00600	
<b>Petitioner Name</b> Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 14 KRISTIN LN EUSTIS	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> FKH SFR C1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 195,832	\$ 195,832	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 195,832	\$ 195,832	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 195,832	\$ 195,832	

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

**Last Sale Date** 6/25/2019      **Price:** \$159,000       Arm's Length     Distressed    Book 5243 Page 831

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	2743719	2831677	1728134	3257791
<b>Address</b>	14 KRISTIN LN EUSTIS	27 KRISTIN LN EUSTIS	13740 ADAMS ST GRAND ISLAND	13212 GRAND TERRACE DR
<b>Proximity</b>				
<b>Sales Price</b>		\$230,000	\$277,000	\$220,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.20%	1.20%	2.40%
<b>Adjusted Sale</b>		\$202,860	\$238,774	\$192,280
<b>\$/SF FLA</b>	\$145.06 per SF	\$190.66 per SF	\$176.87 per SF	\$192.47 per SF
<b>Sale Date</b>		4/28/2023	9/26/2023	6/16/2023
<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>	1,350	1,064	14300	1,350	0	999	17550
<b>Year Built</b>	1985	1987		1981		1990	
<b>Constr. Type</b>	Block	Block		Block		Block	
<b>Condition</b>	Very Good	Very Good		Good		Very Good	
<b>Baths</b>	2.1	2.0	2500	1.1	5000	1.0	7500
<b>Garage/Carport</b>	None	1 Car Garage	-10000	None		None	
<b>Porches</b>	Open	Open		Screen	-5000	Open	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>							
<b>Site Size</b>							
<b>Location</b>							
<b>View</b>							
		Net Adj. 3.4%	6800	Net Adj. 0.0%	0	Net Adj. 13.0%	25050
		Gross Adj. 13.2%	26800	Gross Adj. 4.2%	10000	Gross Adj. 13.0%	25050
<b>Adj. Sales Price</b>	Market Value <b>\$195,832</b>	Adj Market Value	<b>\$209,660</b>	Adj Market Value	<b>\$238,774</b>	Adj Market Value	<b>\$217,330</b>
	Value per SF 145.06						

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.

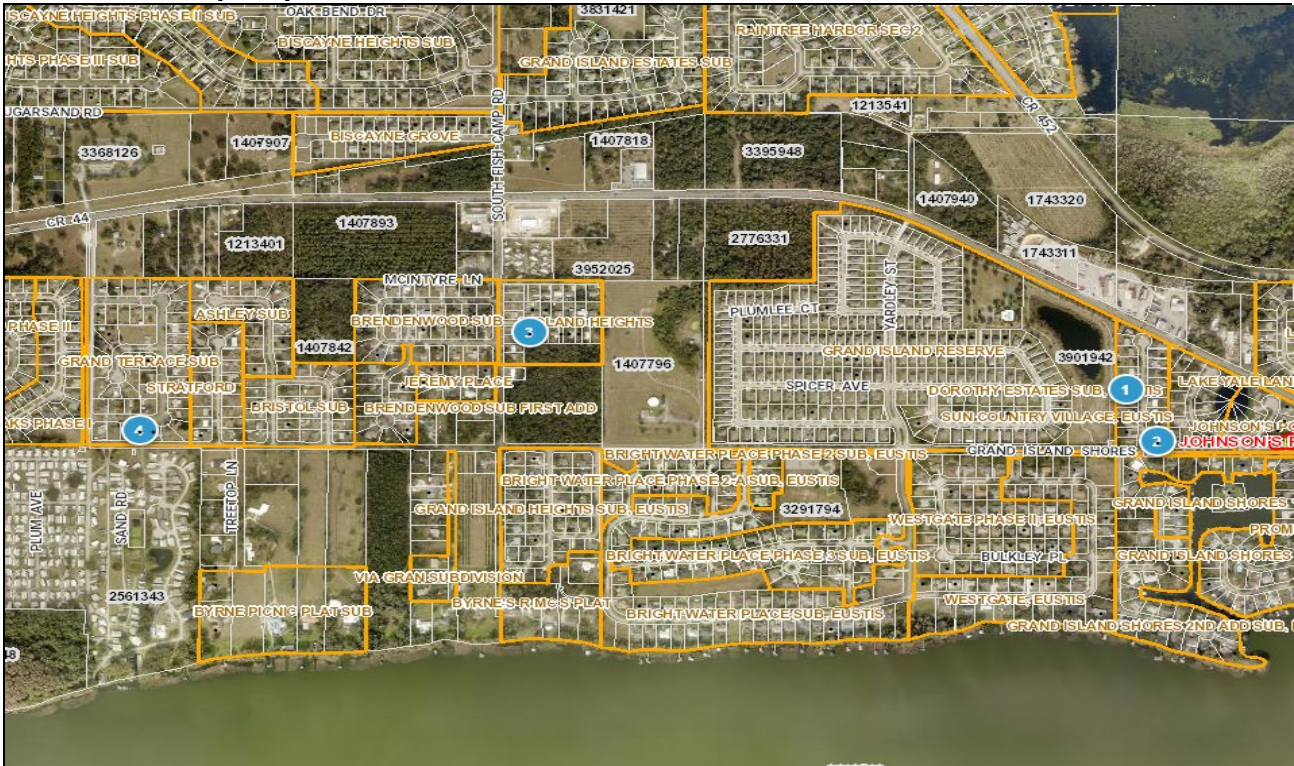
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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    11/14/2024**

## 2024-0500 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	2743719	14 KRISTIN LN EUSTIS	-
2	Comp 1	2831677	27 KRISTIN LN EUSTIS	0.03
3	Comp 2	1728134	13740 ADAMS ST GRAND ISLAND	0.71
4	Comp 3	3257791	13212 GRAND TERRACE DR GRAND ISLAND	1.18
5				
6				
7				
8				

Alternate Key 2743719  
 Parcel ID 33-18-26-0050-000-00600

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0500 Subject  
 PRC Run: 11/27/2024 By

Card # 1 of 1

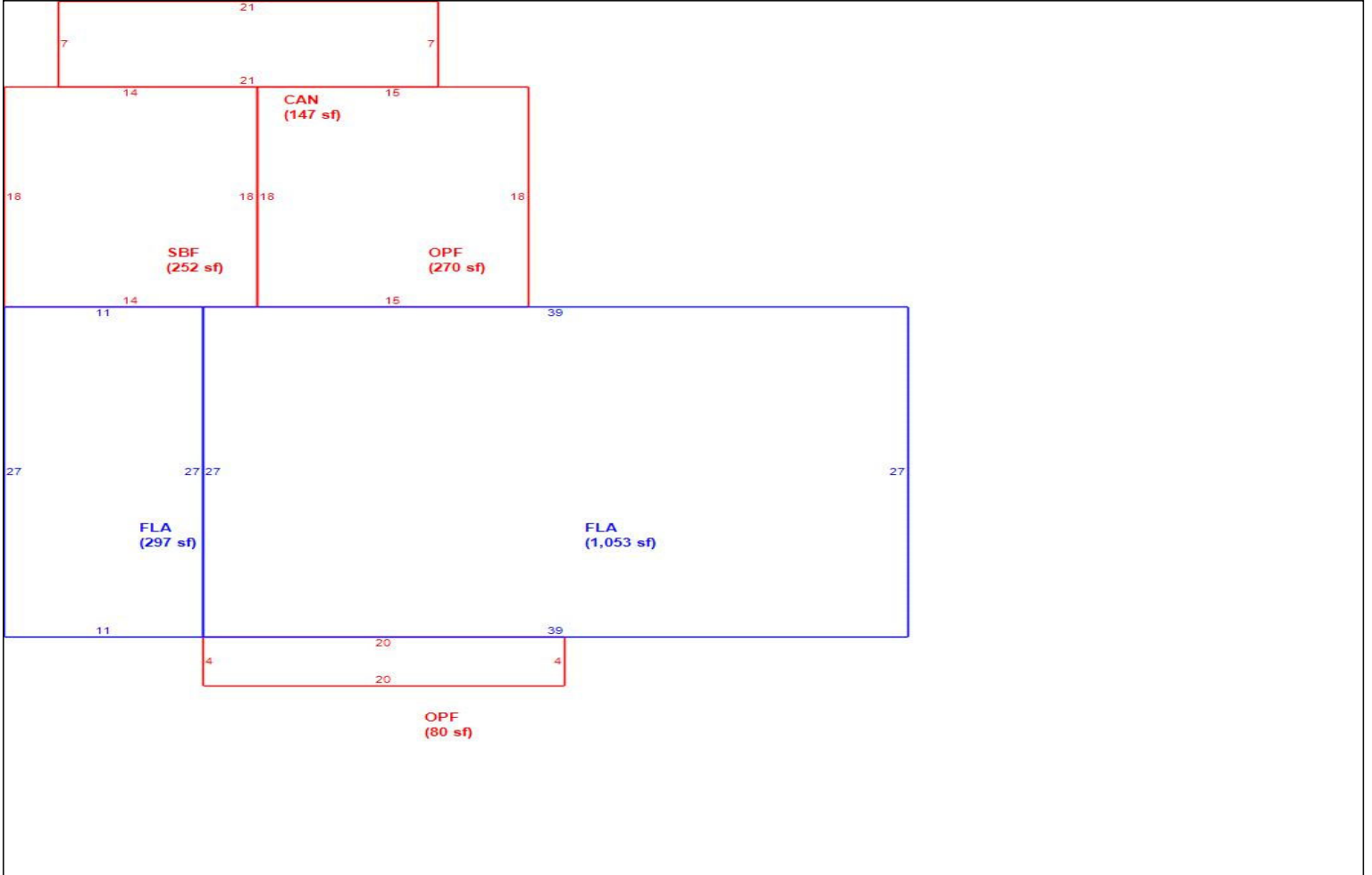
Current Owner		
FKH SFR C1 LP C/O FIRSTKEY HOMES LLC 1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location			
Site Address	14 KRISTIN LN		
	EUSTIS	FL	32726
Mill Group	000E	NBHD	0620
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	10-22-202

**Legal Description**  
 EUSTIS, DOROTHY ESTATES SUB LOT 6 PB 27 PG 16 ORB 5243 PG 831 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	16,750.00	0.0000	3.00	1.000	1.000	0	50,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		50,250		
Classified Acres		0		Classified JV/Mkt		50,250		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 195,574 Deprec Bldg Value 168,194 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms		
FLA	FINISHED LIVING AREA	1,350	1,350	1350	1985			4		
OPF	OPEN PORCH FINISHE	0	350	0	Effective Area	1350	No Stories	1.00	Full Baths	2
PAT	PATIO UNCOVERED	0	147	0	Base Rate	112.93	Quality Grade	670	Half Baths	1
STF	STORAGE ROOM FINIS	0	252	0	Building RCN	195,574	Wall Type	02	Heat Type	6
					Condition	VG	Foundation	3	Fireplaces	0
					% Good	86.00	Functional Obsol	0		
					Building RCNLD	168,194	Roof Cover	3	Type AC	03
TOTALS		1,350	2,099	1,350						

Alternate Key 2743719  
 Parcel ID 33-18-26-0050-000-00600

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0500 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	
2020	SALE	01-01-2019	05-28-2020	1	0099	CHECK VALUE	05-28-2020		
2009	VALU	01-01-2008	03-02-2009	1	0000	UPDATE VALUE FOR OWNER FOR 09	03-02-2009		
2007	2006992	06-22-2006	02-07-2007	5,350	0000	REROOF SHINGLE	02-07-2007		
2000	00001	01-01-1999	03-10-2000	10	0000	ADD U/C '99			
1999	9800538	09-02-1998	12-01-1998	6,000	0000	18X28 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				
2019023488	5243 0831	02-25-2019	WD	Q	Q	I	159,000				
2018104329	5165 0972	08-27-2018	WD	U	U	I	100				
2018056948	5110 1557	05-16-2018	QC	U	U	I	100				
2018045801	5098 0106	04-16-2018	PO	U	M	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	
50,250	168,194	0	218,444	8594	209850	0.00	209850	218444	190,779	

**Parcel Notes**

88 NBHD CHGD FROM 3958  
 1588/940 RONALD J HOMSTROM TO RONALD J & REBECCA L HOLMSTROM HW  
 00FC ADD SPF SBF CAN GBF TO EPB QG FROM 350 MB 031000  
 02 LOC FROM 135 TO UPDATE VALUE MB 030102  
 02FC CORRECT EPB TO FLA MB 032102  
 2107/2394 RONALD J & REBECCA L HOLMSTROM TO CRAIG A & LYNN HATHHORN HW  
 03FC LOC FROM 100 QG FROM 450 TO UPDATE VALUE MB 071603  
 04 QG FROM 475 TO UPDATE VALUE MB 032704  
 05X DENY CARD RETURNED 010505 CRAIG & LYNN HATHHORN NEW ADDRESS 3488 E 480 PRYOR OK 74361 BASE 2003 NO ANS TO LETTER  
 05FC QG FROM 500 COND FROM 2 MB 020805  
 3338/1984 CT VS CRAIG A & LYNN HATHHORN PROP SOLD TO GMAC MORTGAGE CORP  
 07FC LOC FROM 135 QG FROM 600 CH SPF04 TO OPF DLS 020707  
 07TRIM OWNER CAME IN ABOUT ASSESSMENT SAID HIGHER THAN 07 SALE SAID SFR TRASHED NOT SEEN IN 07FC VALUE OK DLS 090407  
 08 AFTER TRIM RUSSEL CAME IN ABOUT ASSESSMENT WILL RESEARCH AND CALL BACK 3526364530 TJW 092508  
 08 CORRECTION #425 QG FROM 640 TO CORRECT BLDG VALUE DLS 102808  
 09FC ASSESSED FROM RD QG FROM 620 SUB UPDATED DLS 030209  
 3908/861 WD IN LIEU OF FORECLOSURE RUSSELL R & WENDY DAVIS TO FEDERAL NATIONAL MORTGAGE ASSN  
 3936/1996 FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSN TO ETHYL GROVES  
 15X ETHYL M GROVES 90 DECEASED 050815 STATE FILE NBR 2015071626  
 15X ADD CHG POSTCARD SUBMITTED BY HOMEOWNER KSF 072815  
 15CC ADD CHG FROM 1210 E ORANGE AVE EUSTIS FL 32726 PER PC RECD LH 073015  
 4731/1569 MICHAEL WILLIAM ARGENZIANO PR FOR EST OF ETHYL M GROVES TO FREDIA B GROVES  
 4731/1569 M SALE INCL AK2743719 AK1198097  
 16X COURTESY HX CARD SENT 022216

\*\*\*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 2831677  
 Parcel ID 33-18-26-0050-000-02300

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0500 Comp 1  
 PRC Run: 11/27/2024 By

Card # 1 of 1

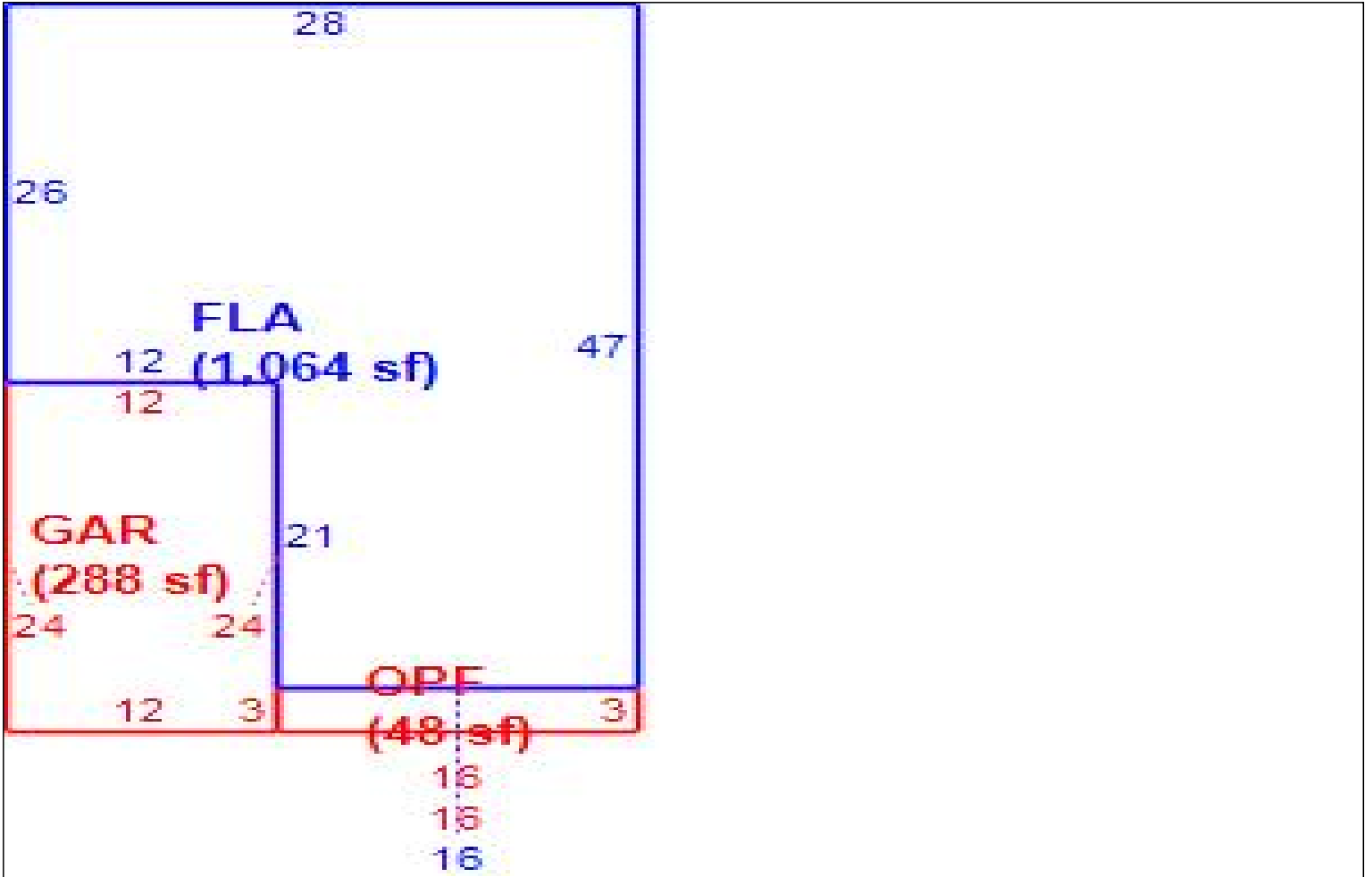
Current Owner		
JOHNSON EMILY K AND COREY M DAVIS		
27 KRISTIN LN		
EUSTIS	FL	32726

Property Location			
Site Address 27 KRISTIN LN			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	0620
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	10-22-202

**Legal Description**  
 EUSTIS, DOROTHY ESTATES SUB LOT 23 PB 27 PG 16 ORB 6138 PG 2339

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	16,750.00	0.0000	3.00	1.000	1.000	0	50,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		50,250		
Classified Acres		0		Classified JV/Mkt		50,250		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 155,288 Deprec Bldg Value 133,548 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	3
FLA	FINISHED LIVING AREA	1,064	1,064	1064	1987	1064	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	288	0	113.83	155,288	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	48	0	VG	86.00	Wall Type	02	Heat Type	6
TOTALS		1,064	1,400	1,064	0	0	Foundation	3	Fireplaces	0
					Functional Obsol	133,548	Roof Cover	3	Type AC	03
					Building RCNLD					



Alternate Key 2831677  
 Parcel ID 33-18-26-0050-000-02300

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0500 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
2004 1987	SALE 10949	01-01-2003 10-01-1986	05-13-2004 12-01-1987	1 35,480	0000 0000	CHECK VALUES SFR		

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023054356	6138 2339	04-28-2023	WD	Q	01	I	230,000	039	HOMESTEAD	2024	25000
2022134666	6036 1584	09-27-2022	WD	U	37	I	201,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2329 2374	05-22-2003	WD	Q	Q	I	80,000				
	2113 2438	05-03-2002	WD	Q	Q	I	70,900				
	0904 1520	01-01-1987	WD	Q	Q	V	39,500				
<b>Total</b>											50,000.00

**Value Summary**

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
50,250	133,548	0	183,798	0	183798	50,000.00	133798	158798	157,178

**Parcel Notes**

88 NBHD CHANGED FROM 3958  
 94 ADD A/C NPA RAISE QG 01 STEP LOWER EAG AND COND 01 STEP MB  
 00FC QG FROM 350 MB 032100  
 02 LOC FROM 1.35 TO UPDATE VALUE MB 030102  
 02FC NO ADDS MB 032102  
 02 QG FROM 400 FER 051302  
 2113/2438 DEVIN L & SANDRA RENNE WALDROP GODWIN TO BILLY W & BRANDI M SMITH HW  
 03 QG FROM 425 FER 111402  
 2329/2374 BILLY W & BRANDI M SMITH TO JESSICA E BRITT SINGLE  
 03FC LOC FROM 100 QG FROM 450 TO UPDATE VALUE MB 071603  
 04FC NO ADDS QG FROM 475 MB 032704  
 14TR UNCLAIMED GC 091614  
 22TR NOT DELIVERABLE AS ADDR 27 KIRSTIN LN EUSTIS FL 32726 INFO SCANNED KCH 090622  
 6036/1584 JESSICA E FOLGORE-ARNOLD AKA BRITT TO OPENDOOR PROPERTY TRUST I  
 6138/2339 OPENDOOR PROPERTY TRUST I TO EMILY K JOHNSON UNMARRIED AND COREY M DAVIS UNMARRIED JTWROS  
 24CC EMILY JOHNSON AND COREY DAVIS SUBMITTED HX APP NT 022224

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Alternate Key 1728134  
Parcel ID 32-18-26-0300-002-01200

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0500 Comp 2  
PRC Run: 11/27/2024 By

Card # 1 of 1

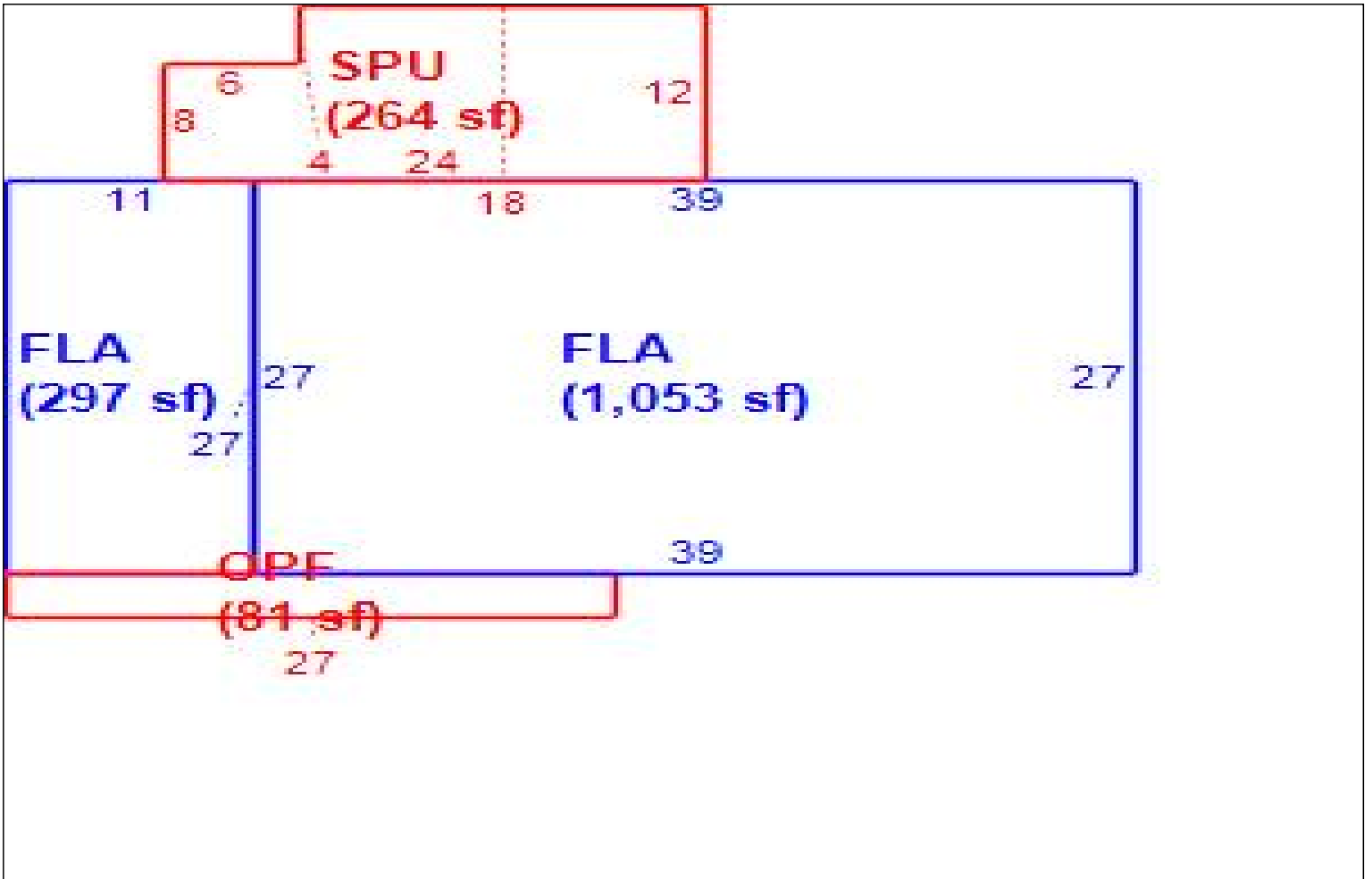
Current Owner		
WEATHERSPOON MARCUS A & AMERICA M		
38417 JAMESTOWN ST		
UMATILLA	FL	32784

Property Location			
Site Address	13740 ADAMS ST		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	2017
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	05-02-202

**Legal Description**  
MIDLAND HEIGHTS LOTS 12, 13, 14 BLK 2 PB 6 PG 68 ORB 6224 PG 773

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	75	140		10,500.00 FD	205.00	1.0277	1.30	1.000	1.000	0	20,541
Total Acres		0.24		JV/Mkt		0		Total Adj JV/Mkt		20,541		
Classified Acres		0		Classified JV/Mkt		20,541		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 131,829 Deprec Bldg Value 119,964 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	1,350	1,350	1350	1981	No Stories	1.00	Full Baths	1
OPF	OPEN PORCH FINISHE	0	81	0	83.04	Quality Grade	625	Half Baths	1
SPU	SCREEN PORCH UNFIN	0	264	0	131,829	Wall Type	02	Heat Type	6
					Condition			Fireplaces	0
					% Good			Roof Cover	3
					91.00			Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					119,964				
TOTALS		1,350	1,695	1,350					

Alternate Key 1728134  
 Parcel ID 32-18-26-0300-002-01200

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0500 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	
2024	2023080118	08-02-2023	05-02-2024	6,629	0002	ADD AC	05-07-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023124467	6224	0773	09-26-2023	WD	Q	01	I	277,000				
2023079971	6170	0986	07-03-2023	CT	U	11	I	135,000				
	3481	1904	07-17-2007	QC	U	U	I	49,800				
	2707	0011	11-30-2004	QC	U	U	I	0				
	0738	2105	12-01-1981	WD	Q	Q	I	33,000				
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	
20,541	119,964	0	140,505	0	140505	0.00	140505	140505	132,938	

**Parcel Notes**

93 CHANGE GBF2 TO EPB2 EAG TO 2 QG TO 350 GW 072994  
 04 LOC FROM 160 QG FROM 350 FER 030404  
 04FC CHG EPB2 TO FLA JWP 060904  
 2707/11 DARLENE GOODWIN ROENBECK TO WALTER THOMAS ROEBECK JR  
 05X TELCON THOMAS ROEBECK JR DIVORCED 012105AB  
 05X RENEWAL RETURNED NO MAIL RECEPTACLE DID NOT MOVE CHANGE TO PO BOX 350304 GRAND ISLAND 32735  
 05 QG FROM 450 VALUE UPDATED MB 042905  
 3481/1904 WALTER THOMAS ROENBECK SR TO WALTER THOMAS SR & LINDA ROENBECK HW  
 08 QG FROM 550 DLS 112107  
 16IT CK ADD TO SFR LPD 091916  
 16IT CK ADD TO SFR LPD 091916  
 20IT CK IMPS REAR 12X18 ADD PJF 081519  
 6170/986 CT VS WALTER THOMAS ROENBECK SR SOLD TO EXPERT INVESTMENTS LLC  
 6224/773 EXPERT INVESTMENTS LLC TO MARCUS A & AMERICA A WEATHERSPOON HW  
 24FCL SFR GOOD COND ADD AC AND SPU JDB 050224

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Alternate Key 3257791  
 Parcel ID 32-18-26-0275-000-02200

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0500 Comp 3  
 PRC Run: 11/27/2024 By

Card # 1 of 1

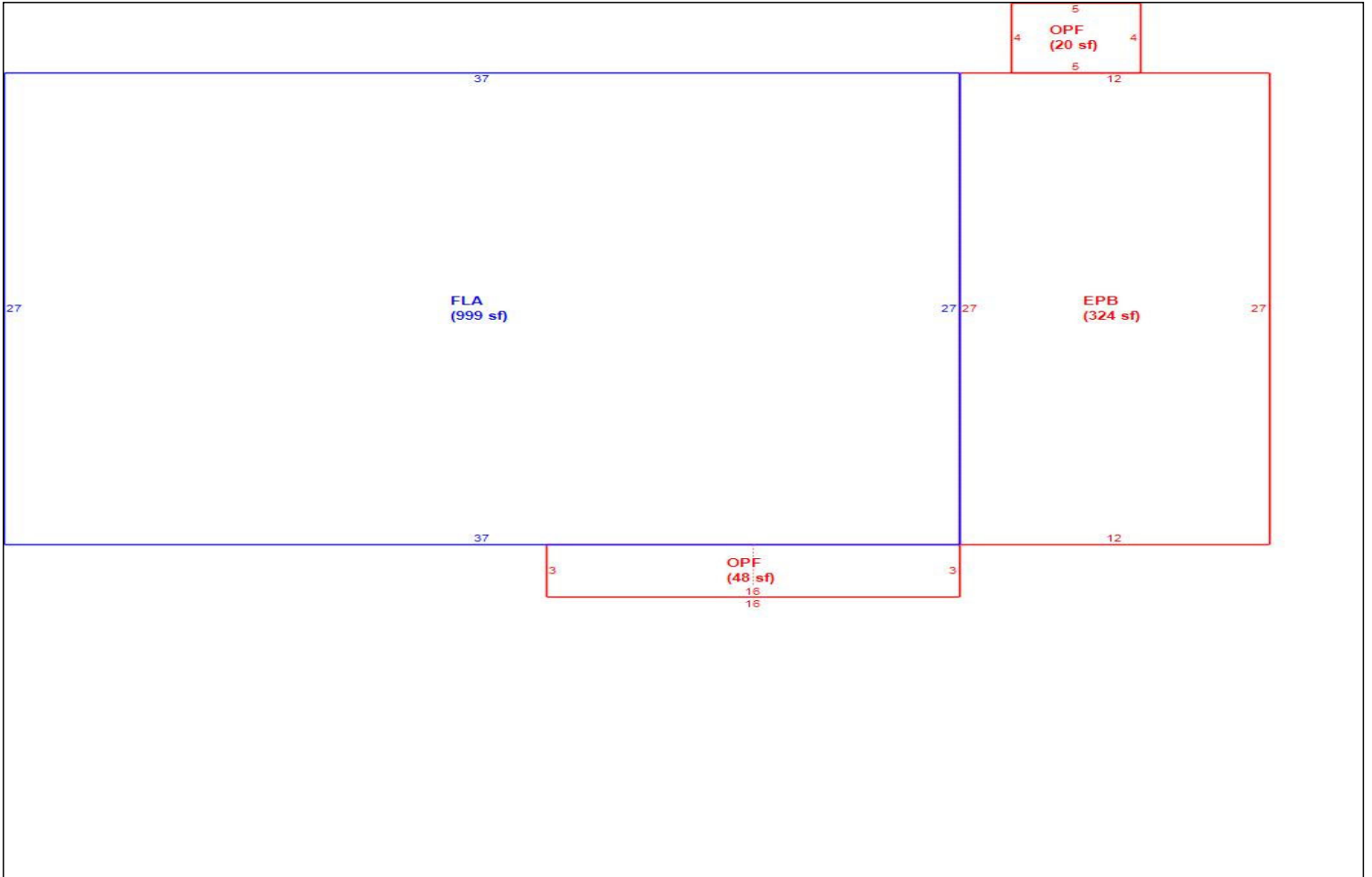
Current Owner		
WEAVER JASON M & LUCIANNA G		
13212 GRAND TERRACE DR		
GRAND ISLAND	FL	32735

Property Location			
Site Address 13212 GRAND TERRACE DR			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	4429
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GRAND TERRACE SUB LOT 22 PB 29 PG 35 ORB 6163 PG 785

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	12,500.00	0.0000	2.55	1.000	1.000	0	31,875
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		31,875		
Classified Acres		0		Classified JV/Mkt		31,875		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 147,333	Deprec Bldg Value 135,546	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	3
EPF	ENCLOSED PORCH FIN	0	324	0	1990	999	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	999	999	999	Base Rate	121.37	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	68	0	Building RCN	147,333	Wall Type	02	Heat Type	6
TOTALS		999	1,391	999	Condition	VG	Foundation	3	Fireplaces	0
					% Good	92.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	135,546				

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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	
2006	2005030673	03-10-2005	03-08-2006	6,908	0000	REROOF SHINGLE			
1999	8011406	01-01-1998	12-01-1998	400	0000	ENCL GAR FOR STORAGE			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023074191	6163	0785	06-16-2023	WD	Q	01	I	220,000	039	HOMESTEAD	2024	25000
	1058	0663	05-01-1990	WD	Q	Q	I	43,000	059	ADDITIONAL HOMESTEAD	2024	25000
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
31,875	135,546	0	167,421	0	167421	50,000.00	117421	142421	163,130	

**Parcel Notes**

91 ADD SFR MB 012191  
 99FC GBF TO EPB MB 032399  
 00FC QG FROM 350 ADD A/C NPA MB 032700  
 02 QG FROM 375 FER 032602  
 03 LOC FROM 1.00 QG FROM 425 MB 061003  
 04 QG FROM 450 FER 022704  
 05FC NO ADDS MB 042605  
 06FC LOC FROM 135 QG FROM 525 FOR VALUE DLS 030806  
 16IT CK ADDS TO SFR LPD 091916  
 16IT CK ADDS TO SFR LPD 091916  
 19TR NOT DELIVERABLE AS ADDRESSED 13212 GRAND TERRACE DR GRAND ISLAND FL 32735 9618  
 19X RETURNED TRIM STATES DECEASED UNABLE TO CONFIRM THAT IN ACCURINT WILL MAIL QUESTIONNAIRE JRF 082719  
 19X RECD CALL FROM OWNERS HUSBAND REGARDING QUESTIONNAIRE SAID HE AND SANDRA STILL LIVE HERE JRF 091019  
 19X JAMES EDWARD TODD JR AND SANDRA BRONSON MARRIED 072091 ADDED JAMES SSN TO SS SCREEN JRF 091019  
 20IT CK IMPS ADD REAR 12X49 SPU PJF 081419  
 6163/785 SANDRA NOLAN TODD PKA BRONSON TO JASON MICHAEL & LUCIANNA GRACE WEAVER HW  
 24CC EFILE HX APP CP 011624

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