



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 2879203

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 various checkboxes for property type 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

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 # 2024-0501	Alternate Key: 2879203	Parcel ID: 33-18-26-0500-000-03000
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 19 SUN COUNTRY CT EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
Owner Name FKH SFR C1 L P	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 179,674	\$ 179,674
2. Assessed or classified use value, *if applicable	\$ 179,674	\$ 179,674
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 179,674	\$ 179,674

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

Last Sale Date 10/25/2018 **Price:** \$138,200 Arm's Length Distressed Book 5192 Page 1039

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	2879203	2831677	3412273	3257791
Address	19 SUN COUNTRY CT EUSTIS	27 KRISTIN LN EUSTIS	13530 ASHLEY CT GRAND ISLAND	13212 GRAND TERRACE DR
Proximity				
Sales Price		\$230,000	\$225,000	\$220,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	1.20%	2.40%
Adjusted Sale		\$202,860	\$193,950	\$192,280
\$/SF FLA	\$168.55 per SF	\$190.66 per SF	\$222.93 per SF	\$192.47 per SF
Sale Date		4/28/2023	9/29/2023	6/16/2023
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	1,066	1,064	100	870	9800	999	3350
Year Built	1987	1987		1992		1990	
Constr. Type	Block	Block		Block		Block	
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	2.0	2.0		1.0	5000	1.0	5000
Garage/Carport	1 Car Garage	1 Car Garage		1 Car Garage		Enclosed	
Porches	Patio	Open	-5000	Patio		Open	-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							
Location							
View							
		-Net Adj. 2.4%	-4900	Net Adj. 7.6%	14800	Net Adj. 1.7%	3350
		Gross Adj. 2.5%	5100	Gross Adj. 7.6%	14800	Gross Adj. 6.9%	13350
Adj. Sales Price	Market Value \$179,674	Adj Market Value	\$197,960	Adj Market Value	\$208,750	Adj Market Value	\$195,630
	Value per SF 168.55						

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.

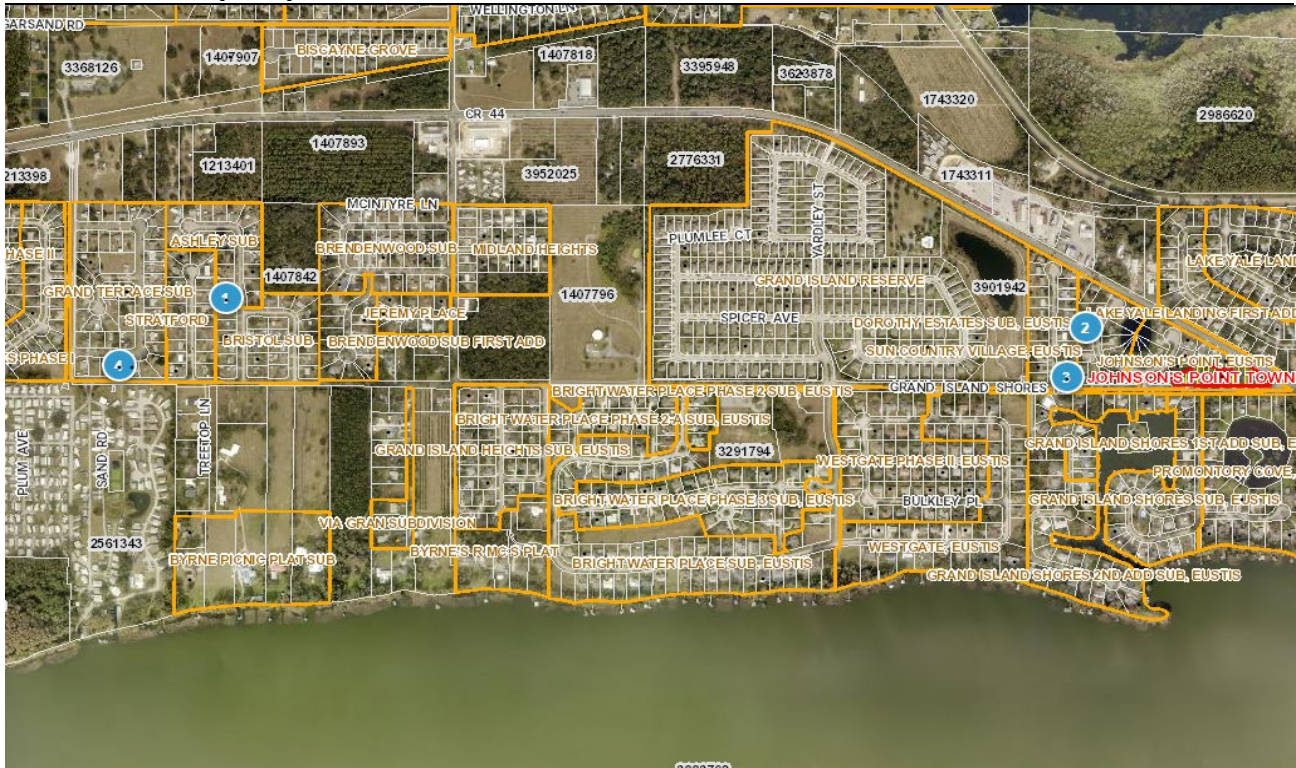
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0501 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	3412273	13530 ASHLEY CT GRAND ISLAND	1.07
2	Subject	2879203	19 SUN COUNTRY CT EUSTIS	-
3	Comp 1	2831677	27 KRISTIN LN EUSTIS	0.03
4	Comp 3	3257791	13212 GRAND TERRACE DR GRAND ISLAND	1.21
5				
6				
7				
8				

Alternate Key 2879203
 Parcel ID 33-18-26-0500-000-03000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0501 Subject
 PRC Run: 11/27/2024 By

Card # 1 of 1

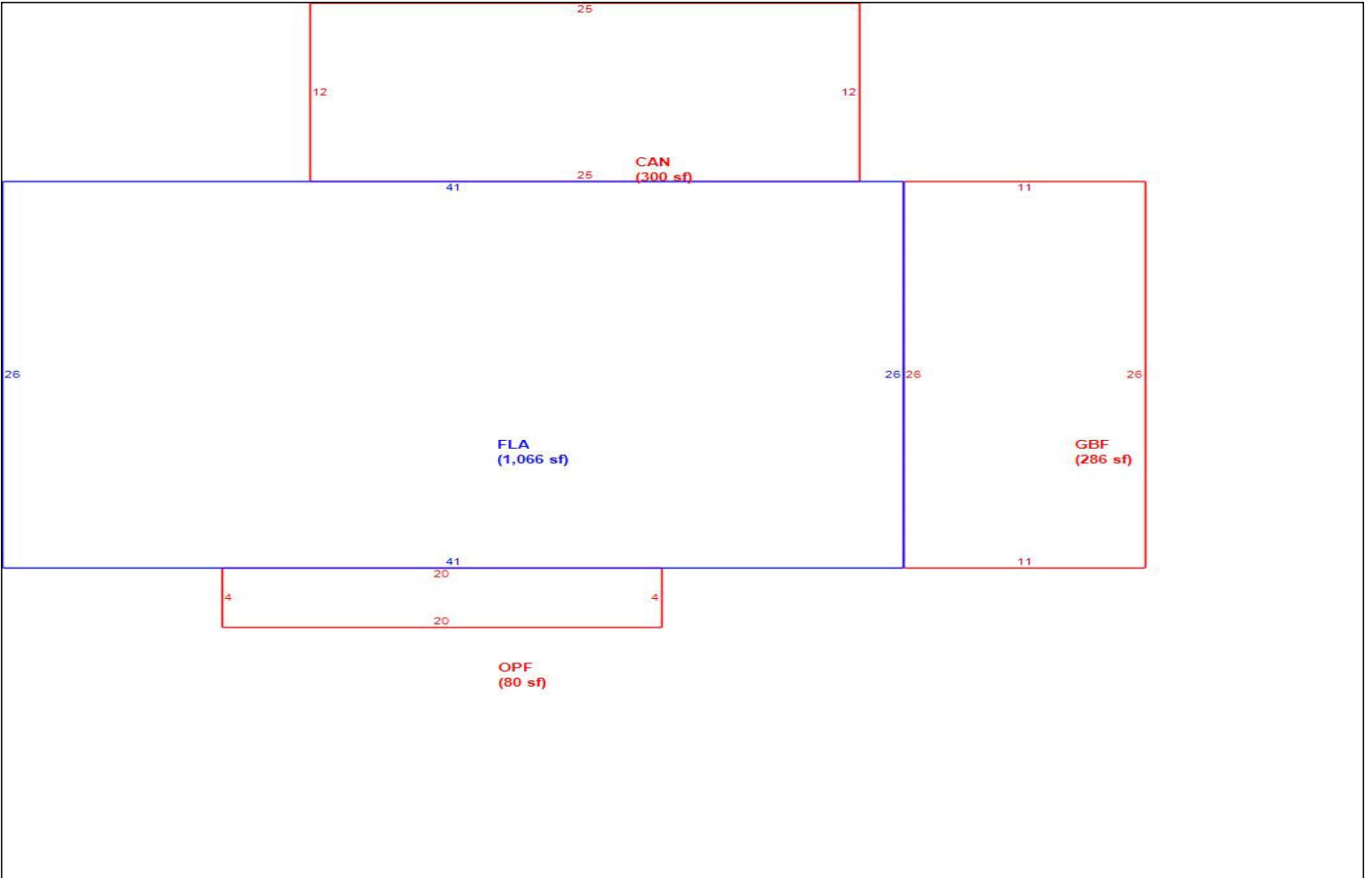
Current Owner		
FKH SFR C1 L P C/O FIRSTKEY HOMES LLC 1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location		
Site Address 19 SUN COUNTRY CT		
EUSTIS FL 32726		
Mill Group 000E	NBHD 0620	
Property Use		Last Inspection
00100	SINGLE FAMILY	SKB 01-31-201

Legal Description
 EUSTIS, SUN COUNTRY VILLAGE LOT 30 PB 28 PG 15 ORB 5192 PG 1039 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 167,073 Deprec Bldg Value 152,036 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	1,066	1,066	1066	1987	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	286	0	121.37	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	80	0	167,073	Wall Type	02	Heat Type	6
PAT	PATIO UNCOVERED	0	300	0	VG	Foundation	3	Fireplaces	0
TOTALS		1,066	1,732	1,066	91.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					152,036				

Alternate Key 2879203
 Parcel ID 33-18-26-0500-000-03000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0501 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	
2019	SALE	01-01-2018	06-04-2019		1 0099	CHECK VALUE	02-01-2019		
2014	SALE	01-01-2013	08-09-2013		1 0099	CHECK VALUE	08-13-2013		
2005	SALE	01-01-2004	02-08-2005		1 0000	CHECK VALUE			
1988	11362	04-01-1987	12-01-1987	36,000	0000	SFR			

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					
2018128194	5192 1039	10-25-2018	WD	Q	Q	I	138,200					
2018078380	5135 1881	06-28-2018	WD	U	M	I	100					
	4646 1567	06-25-2015	WD	U	M	I	100					
	4339 2169	06-06-2013	WD	Q	Q	I	80,000					
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	
50,250	152,036	0	202,286	9626	192660	0.00	192660	202286	175,145	

Parcel Notes

88 NBHD CHANGED FROM 4384
 240/448 RYAN P & SUZANNE S ROBIDA HW AND RAYMOND G SMITH ONLY
 96X SUZANNE S ROBIDA DIVORCED RYAN P ROBIDA
 1803/48 PROP TO SECRETARY OF VETERANS AFFAIRS
 1898/741 RON MOREFIELD MARRIED AND GLENN PHILLIPS MARRIED JTWROS
 02FC NO ADDS MB 032102
 05FC QG FROM 425 COND FROM 2 SUB REVALUED MB 020805
 3128/728 C DENNIS & DORIS A BRINKMAN TO TRACIE A DYE
 3468/1456 TRACIE ANN DYE MARRIED JOHN MICHAEL HOWELL ON 070707 PER ML
 11X TRACIE HOWELL HX CARD RETURNED WITH ADDR 11536 MICHAEL JOHN RD HOWEY IN THE HILLS FL 34737 SENT LETTER 030111
 11X DENY
 4339/2169 TRACIE A HOWELL FKA TRACIE A DYE TO IH2 PROPERTY FLORIDA LP
 13 MLS O5158242 JNH 082213
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 14FC SFR IN GOOD COND RECENTLY PAINTED NEW CARPET INSIDE FOR RENT ADD CAN NPA SKETCH OK JNH 080913
 4646/1567 IH2 PROPERTY FLORIDA LP TO 2015-3 IH2 BORROWER LP
 4646/1567 M SALE INCL MULTIPLE PARCLES IN MULTI SUBS AND M&B
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO SCANNED TO AK3841726 CB 080516
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 5135/1881 2018-3 IH BORROWER LP TO IH2 PROPERTY FLORIDA LP
 5135/1881 M SALE INCL AK2879203 AK3749138 AK3749103 AK3748182 AK3358813
 5192/1039 IH2 PROPERTY FLORIDA LP TO CERBERUS SFR HOLDINGS II LP
 19FC SFR AVG COND FROM 3 NO PHYS CHG SEEN SMALL SHED NO VALUE SKB 013119

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0501 Comp 1
 PRC Run: 11/27/2024 By

Card # 1 of 1

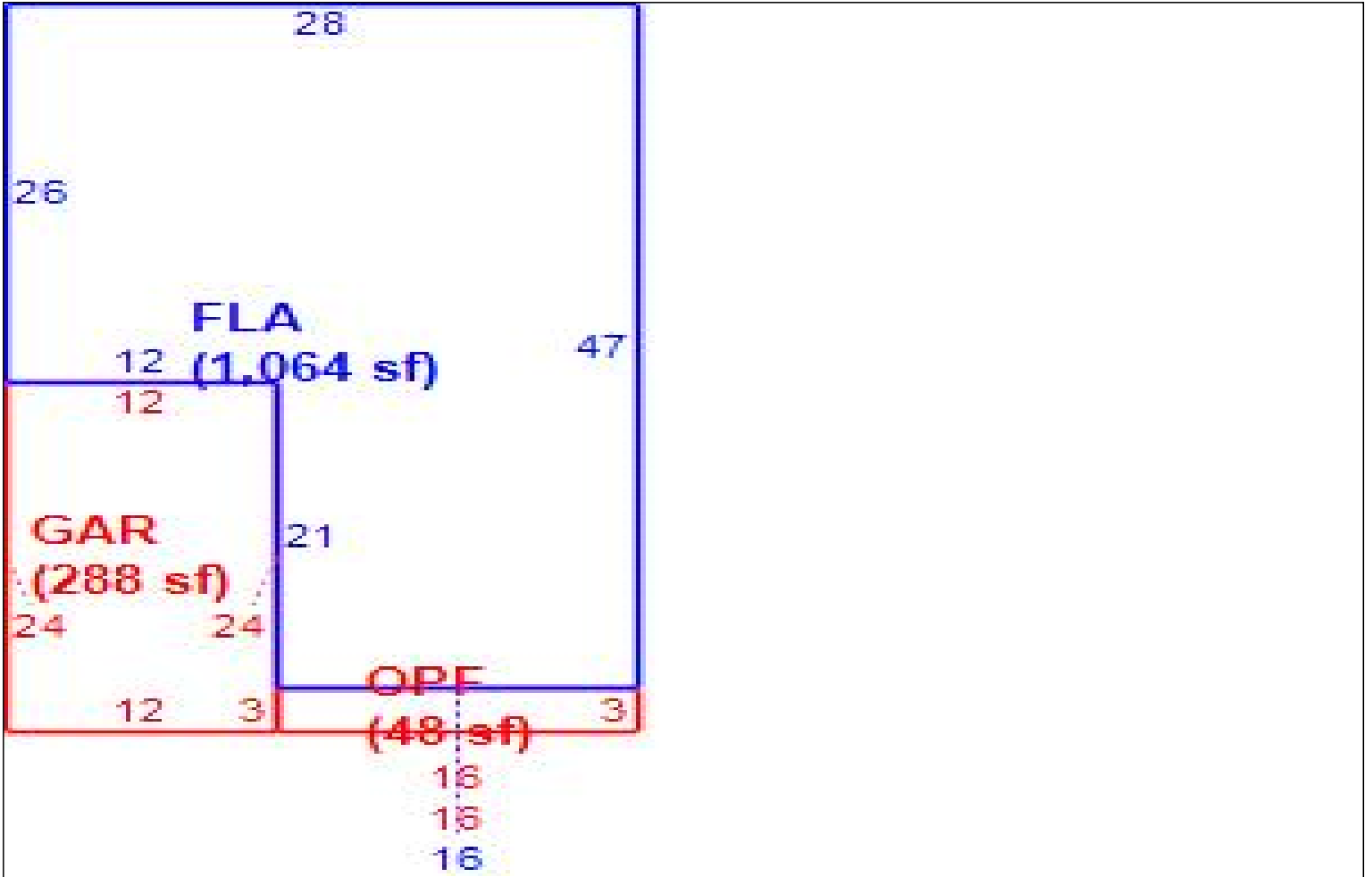
Current Owner		
JOHNSON EMILY K AND COREY M DAVIS		
27 KRISTIN LN		
EUSTIS	FL	32726

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	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,064	1,064	1064	1987	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	288	0	113.83	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	48	0	155,288	Wall Type	02	Heat Type	6	
TOTALS		1,064	1,400	1,064	Condition VG	Foundation	3	Fireplaces	0	
					% Good 86.00	Roof Cover	3	Type AC	03	
					Functional Obsol 0					
					Building RCNLD 133,548					

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0501 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					
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	
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 3412273
 Parcel ID 32-18-26-0015-000-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0501 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
UBU3	UTILITY BLDG UNFINISHED	100.00	SF	7.50	2005	2005	750.00	40.00	300

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	SALECVD	01-01-2013	03-12-2014		1 0098	POOR N FORECLOSURE/BANK	03-12-2014		
2012	SUBS	01-01-2011	05-09-2012		1 0008	UPDATE SUB VALUES	03-28-2012		
2007	SUBS	01-01-2006	02-01-2007		1 0000	UPDATE SUB FOR 07	01-31-2007		
2006	SALE	01-01-2005	03-07-2006		1 0000	CHECK VALUE			
2005	SUBS	02-27-2004	06-09-2004		1 0000	CK SUB FOR ADDS FOR 04			
2004	SUBS	06-04-2003	02-26-2004		1 0000	CK FOR ADDS IN 07/03			
1993	79175	04-01-1992	12-01-1992	34,999	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023122903	6222	1037	09-29-2023	WD	Q	01	I	225,000	039	HOMESTEAD	2024	25000
	4308	2450	04-09-2013	WD	U	U	I	42,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4308	2448	01-30-2013	WD	U	U	I	100				
	4269	1509	01-08-2013	CT	U	U	I	100				
	2907	1135	06-29-2005	WD	Q	Q	I	98,400				
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	
28,125	121,861	300	150,286	0	150286	50,000.00	100286	125286	146,549	

Parcel Notes

92 ADD SFR MB 102792
 00FC LAND FROM FF QG FROM 350 MB 032700
 00FC NO CHANGES AS OF THIS DATE RDB 060600
 02 QG FROM 425 FER 032602
 03 QG FROM 425 LOC FROM 100 MB 060303
 04FC NO ADDS QG FROM 450 VALUE UPDATED MB 022604
 04 NBHD FROM 4562 FER 022704
 05X ARTHUR SIEBENEICH 81 DECEASED 020805 FL DEATH LIST
 2817/653 ORDER DET HX FOR EST OF ARTHUR SIEBENEICH PROP TO KURT SIEBENEICH
 2846/536 KURT SIEBEN EICH TO FRED R SLOTNICK AND ROBERT E CHALMERS TIC
 2907/1135 FRED R SLOTNICK AND ROBERT E CHALMERS TO THOMAS D DE GEORGE
 06FC ADD UBU DLS 030706
 07 SUB UPDATED LAND AND QG DLS 020107
 09X RENEWAL CARD RETURNED WITH ADDRESS 3944 N SPANISH MOSS PT BEVERLY HILLS FL 34465 THOMAS DE GEORGE MOVED 120108
 AND RENTED 121508 PER LETTER RECEIVED 021009
 09 SUB UPDATED FOR 09 DLS 022709
 4269/1509 CT VS THOMAS D DE GEORGE PROP SOLD TO SUNTRUST MORTGAGE INC
 4308/2448 SUNTRUST MORTGAGE INC TO FEDERAL HOME LOAN MTG CORP
 4308/2450 FEDERAL HOME LOAN MTG CORP TO JUSTIN & KELLI BRANTON HW
 13 PROPERTY LISTING IS O 5147007 JNH 051613
 14 LISTING SHOWS HOME IN GOOD COND FROM PICTURES FLOORING IS VERY NICE BATHROOM DECENT COND VALU LOOKS OK JNH
 042814
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 6222/1037 JUSTIN & KELLI BRANTON TO LOGAN BRANTON

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0501 Comp 3
PRC Run: 11/27/2024 By

Card # 1 of 1

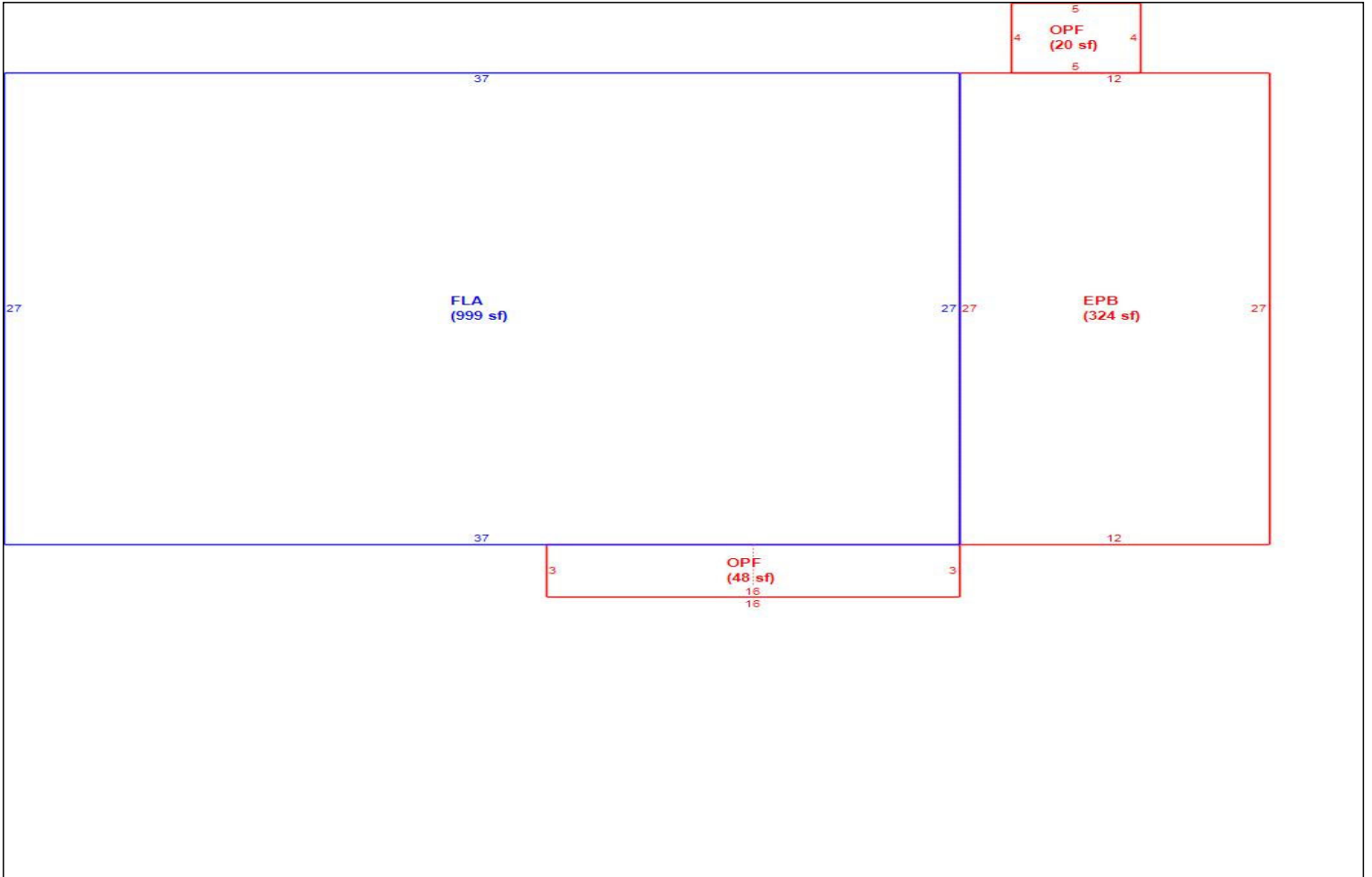
Current Owner		
WEAVER JASON M & LUCIANNA G		
13212 GRAND TERRACE DR		
GRAND ISLAND	FL	32735

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				

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0501 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

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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