



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3774852**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <b>2024-0570</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b> <i>HPA BORROWER 2016-2 LLC</i>			
Taxpayer name: Home Partners of America; Hp Florida I Llc		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>02-22-26-12000003300 16103 Kealan Cir</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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.**

**PART 3. Taxpayer Signature**

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

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

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
  - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
  - the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0506	Alternate Key: 3774852	Parcel ID: 02-22-26-1200-000-03300	
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 16103 KEALAN CIR MONTVERDE	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> HPA BORROWER 2016-2 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 554,003	\$ 554,003	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 368,520	\$ 368,520	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 368,520	\$ 368,520	

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

Last Sale Date \_\_\_\_\_ Price: \_\_\_\_\_  Arm's Length  Distressed Book \_\_\_\_\_ Page \_\_\_\_\_

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3774852	3774817	3794882	3794949
Address	16103 KEALAN CIR MONTVERDE	16042 KEALAN CIR MONTVERDE	16740 MAGNOLIA TERRACE BLVD	16332 MAGNOLIA BLUFF DR
Proximity		0.06 Miles	1.06 Miles	0.95 Miles
Sales Price		\$475,000	\$705,000	\$720,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	0.80%	0.40%
Adjusted Sale		\$417,050	\$604,890	\$614,880
\$/SF FLA	\$226.96 per SF	\$173.34 per SF	\$236.38 per SF	\$246.94 per SF
Sale Date		5/31/2023	10/4/2023	11/30/2023
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	2,441	2,406	2625	2,559	-8850	2,490	-3675
Year Built	2000	2003		2004		2002	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Very Good	-50000	Very Good	-50000
Baths	3.0	2.1	2500	2.0	5000	3.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	Y	N	20000	Y	0	Y	0
Fireplace	0	0	0	2	-5000	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		Net Adj. 6.0%	25125	-Net Adj. 9.7%	-58850	-Net Adj. 8.7%	-53675
		Gross Adj. 6.0%	25125	Gross Adj. 11.4%	68850	Gross Adj. 8.7%	53675
<b>Adj. Sales Price</b>	Market Value <b>\$554,003</b>	Adj Market Value	<b>\$442,175</b>	Adj Market Value	<b>\$546,040</b>	Adj Market Value	<b>\$561,205</b>
	Value per SF 226.96						

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:**

**DATE**

2024-050€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3774852	16103 KEALAN CIR MONTVERDE	-
2	Comp 1	3774817	16042 KEALAN CIR MONTVERDE	0.06
3	Comp 2	3794882	16740 MAGNOLIA TERRACE BLVD MONTVERDE	1.06
4	Comp 3	3794949	16332 MAGNOLIA BLUFF DR MONTVERDE	0.95
5				
6				
7				
8				

Alternate Key 3774852  
Parcel ID 02-22-26-1200-000-03300

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

2024-0506 Subject  
PRC Run: 12/10/2024 By  
Card # 1 of 1

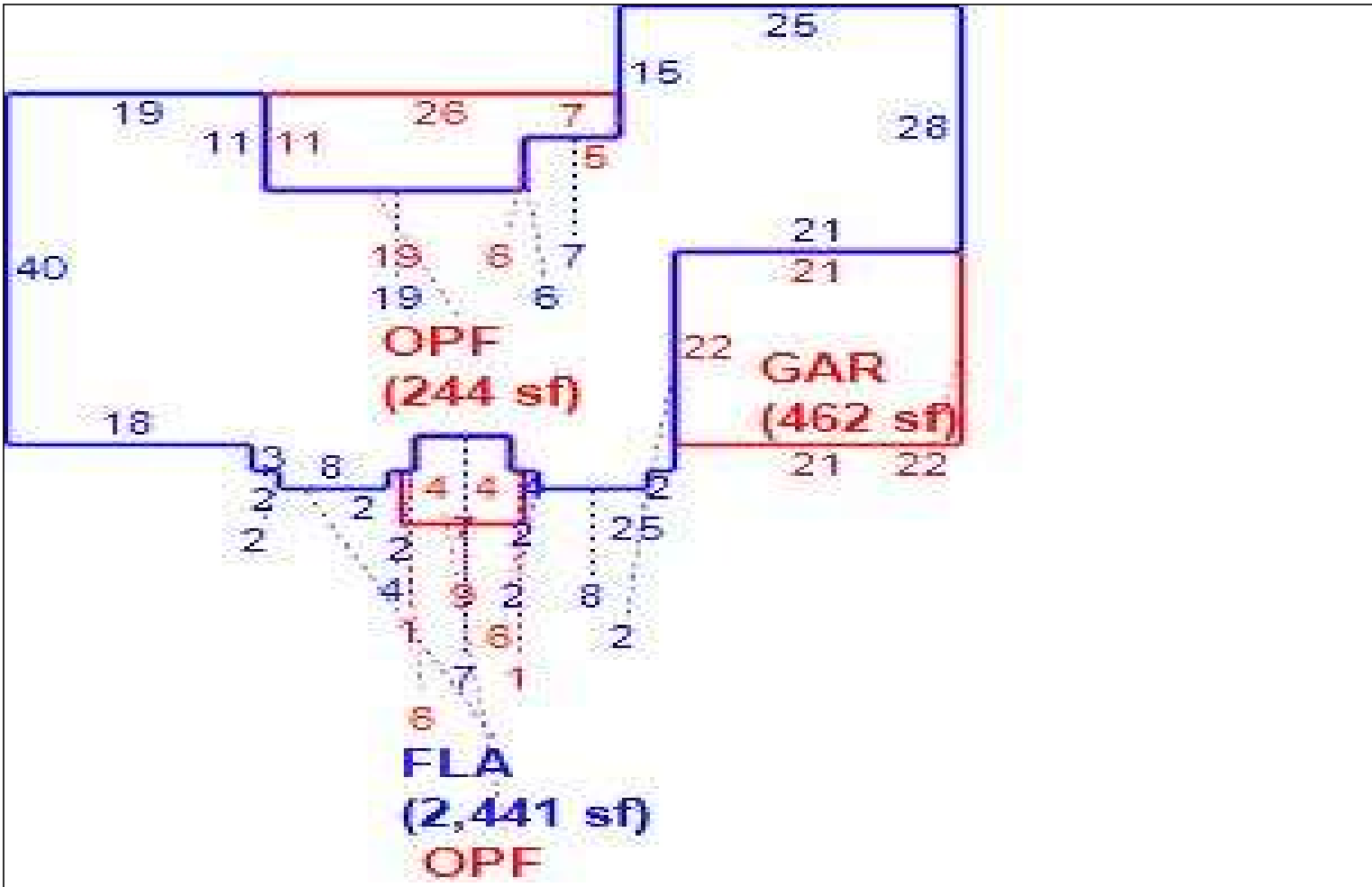
Current Owner	
HPA BORROWER 2016-2 LLC	
120 S RIVERSIDE PLZ STE 2000	
CHICAGO	IL 60606-6995

Property Location	
Site Address	16103 KEALAN CIR MONTVERDE FL 34756
Mill Group	00MV NBHD 0507
Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
MONTVERDE, LONG RIDGE SUB LOT 33 PB 38 PG 54 ORB 4840 PG 2013

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	80,000.00	0.0000	2.00	1.000	1.000	0	160,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		160,000		
Classified Acres		0		Classified JV/Mkt		160,000		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 389,577 Deprec Bldg Value 377,890 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,441	2,441	2441	2000	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	462	0	133.35	Quality Grade	725	Half Baths	0
OPF	OPEN PORCH FINISHE	0	326	0	389,577	Wall Type	03	Heat Type	6
TOTALS		2,441	3,229	2,441	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					377,890				

Alternate Key 3774852  
 Parcel ID 02-22-26-1200-000-03300

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

2024-0506 Subject  
 PRC Run: 12/10/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	420.00	SF	35.00	2000	2000	14700.00	85.00	12,495
PLD2	POOL/COOL DECK	363.00	SF	5.38	2000	2000	1953.00	70.00	1,367
SEN2	SCREEN ENCLOSED STRUCTURE	1513.00	SF	3.50	2000	2000	5296.00	40.00	2,118

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	00001	01-01-2001	06-04-2001	1	0000	CHECK VALUE			
2001	120789	12-29-2000	03-02-2001	2,032	0000	25X27 SEN			
2001	100941	10-26-2000	03-02-2001	13,687	0000	13X27 POOL W/DECK			
2001	0080020	08-10-2000	03-02-2001	124,566	0000	SFR/16103 KEALAN CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2016100800	4840	2013	09-13-2016	WD	U	M	I	100				
2016028446	4754	2461	03-16-2016	WD	Q	Q	I	309,000				
	3689	1394	10-06-2008	WD	Q	Q	I	315,000				
	3389	2194	01-10-2007	QC	U	U	I	0				
	1934	2077	04-06-2001	WD	Q	Q	I	212,900				
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	
160,000	377,890	15,980	553,870	148500	405370	0.00	405370	553870	554,003	

**Parcel Notes**

01 LOC FROM 138 FER 031401  
 1934/2077 LEO H C & LISA DOIRE HW  
 03 LOC FROM 152 FER 112002  
 3389/2194 LEO H C DOIRE TO LISA JANE DOIRE TTEE OF THE LISA JANE DOIRE TRS 2004 DTD 121504  
 3689/1394 LISA JANE DOIRE INDIV & AS TTEEE TO WINTHROP JR & GAIL ALDEN HW  
 4754/2461 WINTHROP JR & GAIL ALDEN TO HP FLORIDA I LLC  
 16 MLS O5401276 CRA 062916  
 4840/2013 HP FLORIDA I LLC TO HPA BORROWER 2016-2 LLC  
 4840/2013 M SALE INCL 13 PARCELS IN MULTI SUBS  
 17 SALE REVIEW BLDG UPDATE TJW 020617  
 20TR KEYED FORWARDING ADDR OF 120 S RIVERSIDE PLZ STE 2000 CHICAGO IL 60606 6995

\*\*\*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 3774817  
 Parcel ID 02-22-26-1200-000-00300

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

2024-0506 Comp 1  
 PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
FARMER DEVIN		
16042 KEALAN CIR		
MONTVERDE	FL	34756

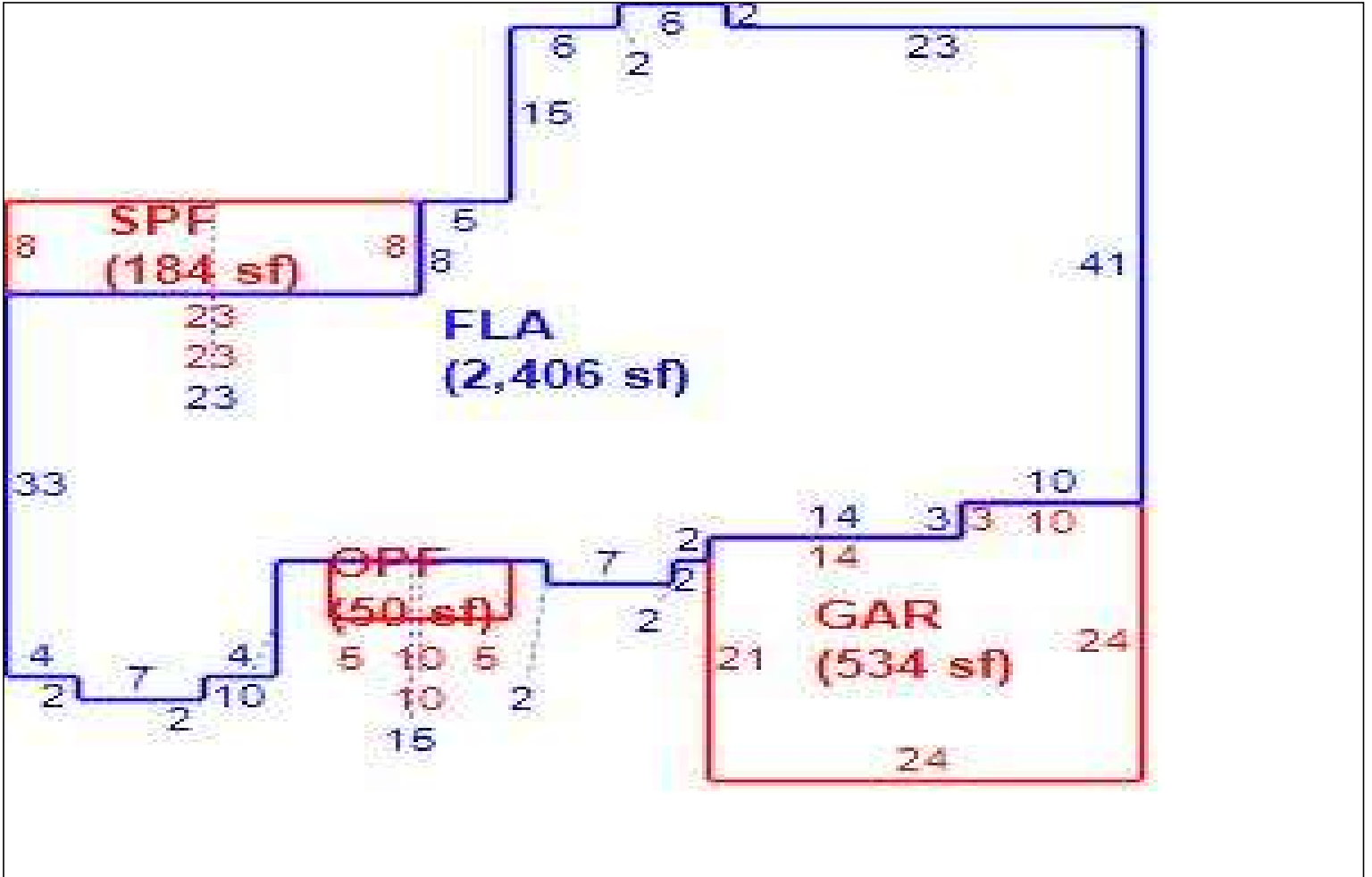
Property Location			
Site Address	16042 KEALAN CIR		
	MONTVERDE	FL	34756
Mill Group	00MV	NBHD	0507

Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MONTVERDE, LONG RIDGE SUB LOT 3 PB 38 PG 54 ORB 6153 PG 526

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	80,000.00	0.0000	2.00	1.000	1.000	0	160,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		160,000		
Classified Acres		0		Classified JV/Mkt		160,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 390,561	Deprec Bldg Value 378,844	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	2,406	2,406	2406	2003					
GAR	GARAGE FINISH	0	534	0		No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	50	0		Quality Grade	725	Half Baths	1	
SPF	SCREEN PORCH FINIS	0	184	0		Wall Type	03	Heat Type	6	
TOTALS		2,406	3,174	2,406		Foundation	3	Fireplaces	0	
					Building RCNLD	378,844	Roof Cover	3	Type AC	03



Alternate Key 3774817  
 Parcel ID 02-22-26-1200-000-00300

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

2024-0506 Comp 1  
 PRC Run: 12/10/2024 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	
2008	2007090476	09-19-2007	03-25-2008	1,200	0000	ENCL EX LANAI W/SCRN	03-25-2008		
2004	HXNB	01-01-2003	01-27-2004	10	0000	16042 KEALAN CIR MONTVERDE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023065737	6153	0526	05-31-2023	WD	Q	01	I	475,000	039	HOMESTEAD	2024	25000
	2219	1985	12-05-2002	WD	Q	Q	V	27,900	059	ADDITIONAL HOMESTEAD	2024	25000
	1909	0436	02-02-2001	WD	U	M	V	71,700				
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	
160,000	378,844	0	538,844	0	538844	50,000.00	488844	513844	538,844	

**Parcel Notes**

01 LOC FROM 1.38 FER 031401  
 03 LOC FROM 1.52 FER 112002  
 2219/1985 LORNA E FOSTER SINGLE  
 08FC CHG OPF4 TO SPF4 JSB 032508  
 6153/526 LORNA E FOSTER TO DEVIN FARMER SINGLE  
 24CC EFILE HX APP CP 040224

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Alternate Key 3794882  
 Parcel ID 11-22-26-1300-000-02000

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

2024-0506 Comp 2  
 PRC Run: 12/10/2024 By

Card # 1 of 1

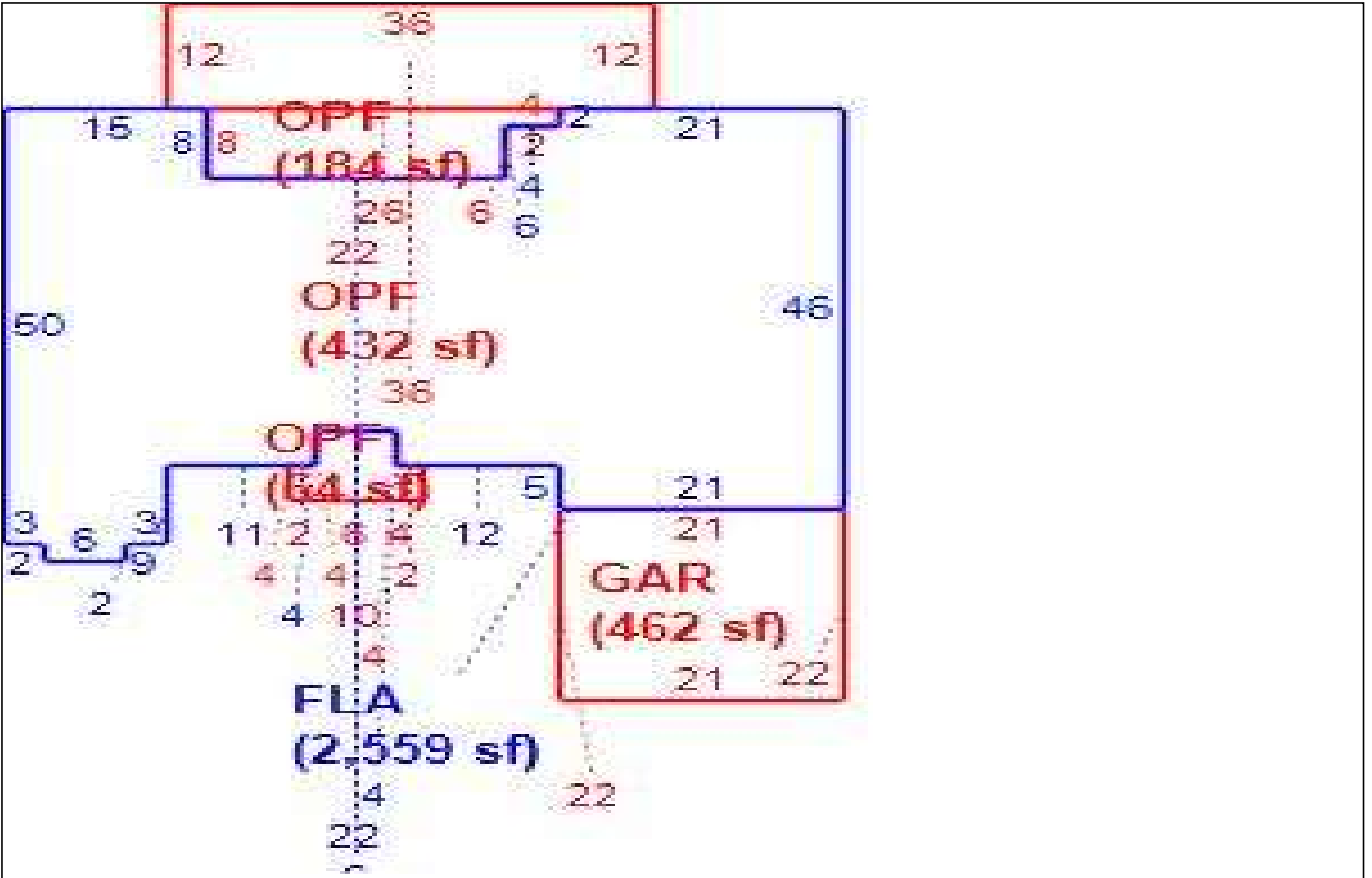
Current Owner		
BLUE WATER MINING LLC		
7410 30TH CT		
VERO BEACH	FL	32967

Property Location			
Site Address	16740 MAGNOLIA TERRACE BL		
	MONTVERDE FL 34756		
Mill Group	00MV	NBHD	0504
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 MONTVERDE, MAGNOLIA TERRACE PHASE I SUB LOT 20 PB 43 PGS 45-47 ORB 6358 PG 11

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	160,000.00	0.0000	1.00	1.000	1.000	0	160,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		160,000		
Classified Acres		0		Classified JV/Mkt		160,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 382,238 Deprec Bldg Value 370,771 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,559	2,559	2559	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	124.64	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	680	0	382,238	Wall Type	03	Heat Type	6
TOTALS					EX	Foundation	3	Fireplaces	2
					97.00	Roof Cover	6	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	370,771			

Alternate Key 3794882  
Parcel ID 11-22-26-1300-000-02000

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

2024-0506 Comp 2  
PRC Run: 12/10/2024 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
POL4	SWIMMING POOL - RESIDENTIAL	480.00	SF	52.50	2007	2007	25200.00	85.00	21,420
PLD3	POOL/COOL DECK	843.00	SF	7.33	2007	2007	6179.00	70.00	4,325
SEN2	SCREEN ENCLOSED STRUCTURE	2397.00	SF	3.50	2007	2007	8390.00	57.50	4,824
HTB4	HOT TUB/SPA	1.00	UT	12000.00	2007	2007	12000.00	57.50	6,900
PUG2	POOL UPGRADE	1.00	UT	4000.00	2007	2007	4000.00	85.00	3,400
BBQ3	BARBEQUE	1.00	UT	618.00	2013	2013	618.00	56.00	346

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2018071260	07-30-2018	06-03-2019	28,150	0002	REROOF SHINGLES	05-06-2019		
2014	SALE	01-01-2013	06-04-2014	1	0099	CHECK VALUE	02-10-2014		
2008	2007070381	07-12-2007	08-17-2007	2,495	0000	SOLAR PANELS			
2008	2006120185	05-19-2007	08-17-2007	30,000	0000	POL FOR O8	08-17-2007		
2008	2006120072	05-19-2007	08-17-2007	55,328	0000	ADDN FOR O8	08-17-2007		
2008	2007050658	05-16-2007	08-17-2007	8,900	0000	SEN 46X31	08-17-2007		
2007	2006120072	12-20-2006	05-19-2007	55,328	0000	ADDS & ALTERS *SEE NOTES			
2007	2006120185	12-06-2006	05-19-2007	30,000	0000	POOL 15X30			
2005	2003100498	01-28-2004	03-28-2005	136,048	0000	SFR FOR 2005			
2004	2003100498	10-30-2003	01-28-2004	136,048	0000	SFR & RTN			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024076738	6358	0011	06-28-2024	QC	U	11	I	100			
2023124283	6224	0227	10-04-2023	WD	Q	01	I	705,000			
	4385	0735	09-24-2013	WD	Q	Q	I	430,000			
	2430	1129	09-30-2003	WD	U	U	V	59,400			
	2005	2001	09-17-2001	WD	Q	Q	V	35,000			
<b>Total</b>											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	
160,000	370,771	41,215	571,986	0	571986	0.00	571986	571986	572,521	

**Parcel Notes**

00 LOC FROM 100 FER 122100  
 02 LOC FROM 180 FER 0202  
 04 LOC FROM 190 FER 021704  
 07BP 2006120072 JOB DESC NEW EXTERIOR COVERED PATIO BRICK FPL & PERGOLA TO REAR OF EXISTING HOUSE DW 031007  
 08FC DELETE CAN4 ADD OPF4 ADD FPL ROOF COVER FROM 3 ADD MISC JSB 081707  
 4385/735 DAN & ELIZABETH MATOS TO PAUL T & CHERYL M DREYER HW  
 14FC CORRECT SKETCH DUE TO OPEN GARAGE FLA1 FROM 2496SF GCF3 FROM 21X25 ADD PUG FOR STONWORK ADD BBQ BOTH NPA  
 SUB UPDATED IN MASS CRA 021014  
 14 HIGHEST SALE IN SUB VALU OK UNABLE TO JUSTIFY SALE PRICE SEE AKS 3794939 SIMILAR SIZE SOLD FOR 274K 3811163 1000SF BIGGER  
 SOLD FOR 82K LESS CRA060414  
 14X DAN & ELIZABETH MATOS FILED PORTABLITY ON AK 3794882 061314  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 19FCL SFR HAS NEW SHINGLE ROOF ADT 060319  
 6224/227 PAUL T & CHERYL M DREYER TO MCMM SERVICES LLC  
 6358/11 MCMM SERVICES LLC TO BLUE WATER MINING LLC

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Alternate Key 3794949  
Parcel ID 11-22-26-1300-000-05500

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

2024-0506 Comp 3  
PRC Run: 12/10/2024 By

Card # 1 of 1

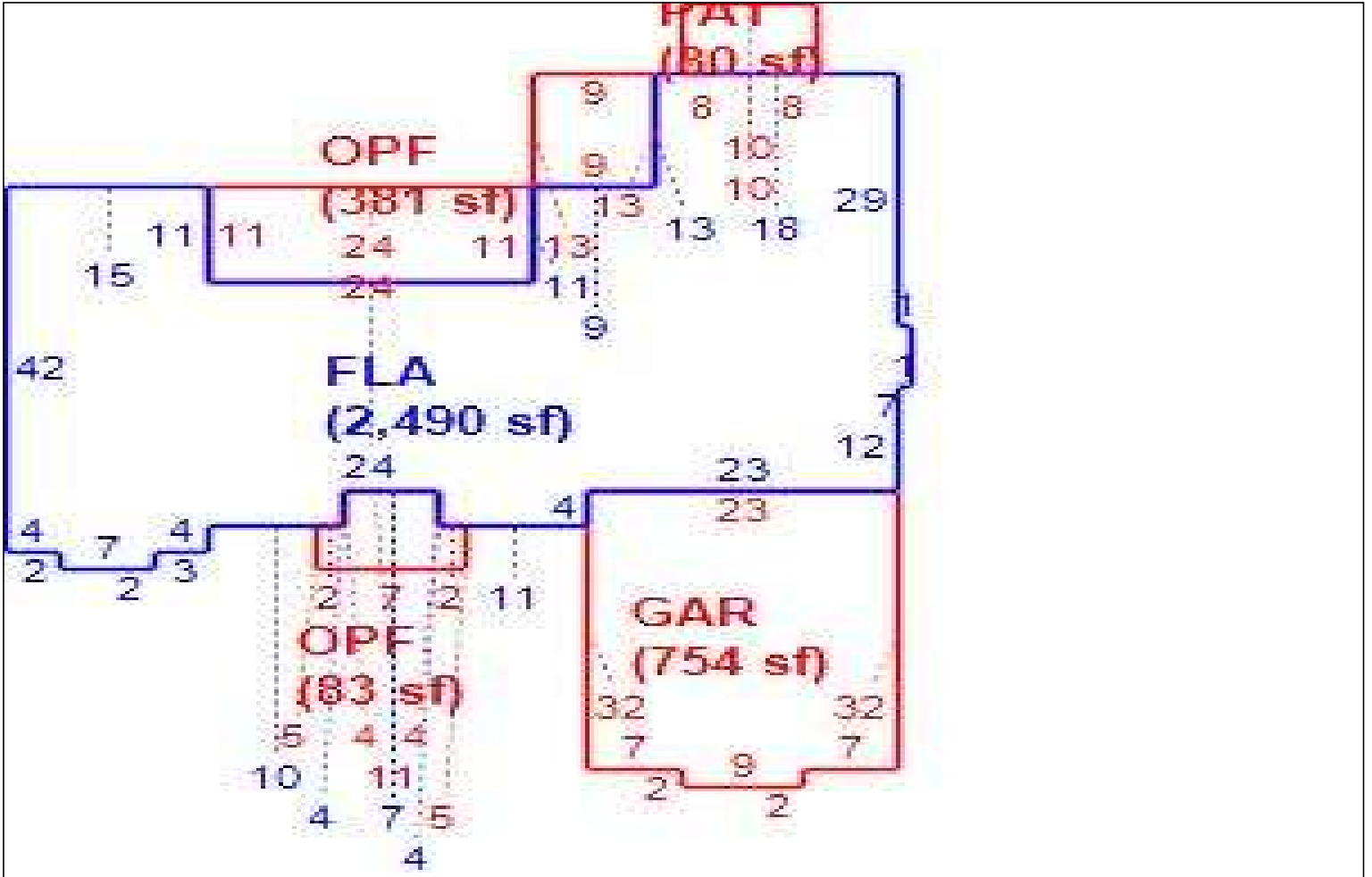
Current Owner		
THOMPSON JOHN & ELIZABETH ELIZABETH CROSS 16332 MAGNOLIA BLUFF DR		
MONTVERDE	FL	34756

Property Location			
Site Address 16332 MAGNOLIA BLUFF DR			
MONTVERDE FL 34756			
Mill Group	00MV	NBHD	0504
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MONTVERDE, MAGNOLIA TERRACE PHASE I SUB LOT 55 PB 43 PGS 45-47 ORB 6252 PG 2338

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	160,000.00	0.0000	1.00	1.000	1.000	0	160,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		160,000		
Classified Acres		0		Classified JV/Mkt		160,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 383,563 Deprec Bldg Value 372,056 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,490	2,490	2490	Effective Area	2490	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	754	0	Base Rate	125.09	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	464	0	Building RCN	383,563	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	80	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	372,056	Roof Cover	3	Type AC	03
TOTALS		2,490	3,788	2,490						

Alternate Key 3794949  
 Parcel ID 11-22-26-1300-000-05500

**LCPA Property Record Card**  
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2024-0506 Comp 3  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	240.00	SF	35.00	2003	2003	8400.00	85.00	7,140
PLD3	POOL/COOL DECK	463.00	SF	7.33	2003	2003	3394.00	70.00	2,376
SEN2	SCREEN ENCLOSED STRUCTURE	1333.00	SF	3.50	2003	2003	4666.00	47.50	2,216
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2003	2003	6000.00	50.00	3,000

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	2003060289	06-06-2003	01-29-2004	3,062	0000	36X17 POOL ENCL			
2004	2003030303	03-10-2003	01-29-2004	25,000	0000	18X35 POOL W/SPA			
2003	2002030177	03-28-2002	02-20-2003	162,976	0000	SFR/16332 MAGNOLIA BLUFF DR			

<b>Sales Information</b>								<b>Exemptions</b>				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023148301	6252	2338	11-30-2023	WD	Q	01	I	720,000	039	HOMESTEAD	2024	25000
	4421	2430	12-02-2013	QC	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	2078	0360	02-22-2002	WD	Q	Q	V	38,800				
	2034	2250	11-16-2001	WD	Q	Q	V	35,000				
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
160,000	372,056	14,732	546,788	203768	343020	50,000.00	293020	318020	546,905	

**Parcel Notes**

2000 LOC FROM 100 FER 122100  
 2002 LOC FROM 180 0202 FER  
 2078/0360 TO WILLIAM B JR & ALLYSON R ROWDEN H/W  
 2003 LOC FROM 230 FER 112602  
 04FC ADD CAN5 SMALL POL PLD PLH SEN & HTB LG 012904  
 05 LOC FROM 210 QG FROM 625 FER 040505  
 4421/2430 WILLIAM B ROWDEN JR DEEDS HIS INT TO ALLYSON R ROWDEN PURSUANT TO MARITAL AGMT  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 6252/2338 ALLYSON R ROWDEN TO JOHN & ELIZABETH THOMPSON HW  
 24CC EFILE HX PORT APP CP 013024

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