



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3896948

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 #	2024-0508	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information <i>HPA BORROWER 2020-2 MI LLC</i>			
Taxpayer name: Home Partners of America; Elazquez Velazquez Uriel &		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 #	03-22-250300-00010300 608 Silverthorn Place
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 # 2024-0508	Alternate Key: 3896948	Parcel ID: 03-22-25-0300-000-10300	
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 608 SILVERTHORN PL GROVELAND	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name Partners of America; ElazquezVelazquez	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 339,619	\$ 339,619	
2. Assessed or classified use value, *if applicable	\$ 294,590	\$ 294,590	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 294,590	\$ 294,590	

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

Last Sale Date 12/13/2019 **Price:** \$260,000 Arm's Length Distressed Book 5393 Page 233

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3896948	3924532	3848711	3924537
Address	608 SILVERTHORN PL GROVELAND	852 ARROW POINTE PL GROVELAND	111 BLACKSTONE CREEK RD	865 ARROW POINTE PL GROVELAND
Proximity		0.12 Miles	0.32 Miles	0.15 Miles
Sales Price		\$420,000	\$390,000	\$458,200
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	0.40%	2.80%
Adjusted Sale		\$373,800	\$333,060	\$402,300
\$/SF FLA	\$161.11 per SF	\$177.16 per SF	\$164.31 per SF	\$190.66 per SF
Sale Date		2/27/2023	11/14/2023	5/3/2023
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	2,108	2,110	-100	2,027	4050	2,110	-100
Year Built	2017	2022	0	2014	0	2022	0
Constr. Type	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
Condition	Good	Good	0	Good	0	Good	0
Baths	2.1	3.	-1000	3.0	-1000	3.	-1000
Garage/Carport	2 Car	2 Car	0	3 Car	-10000	2 Car	0
Porches	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N	0	N	0	N	0
Site Size							
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 0.3%	-1100	-Net Adj. 2.1%	-6950	-Net Adj. 0.3%	-1100
		Gross Adj. 0.3%	1100	Gross Adj. 4.5%	15050	Gross Adj. 0.3%	1100
Adj. Sales Price	Market Value \$339,619	Adj Market Value	\$372,700	Adj Market Value	\$326,110	Adj Market Value	\$401,200
	Value per SF 161.11						

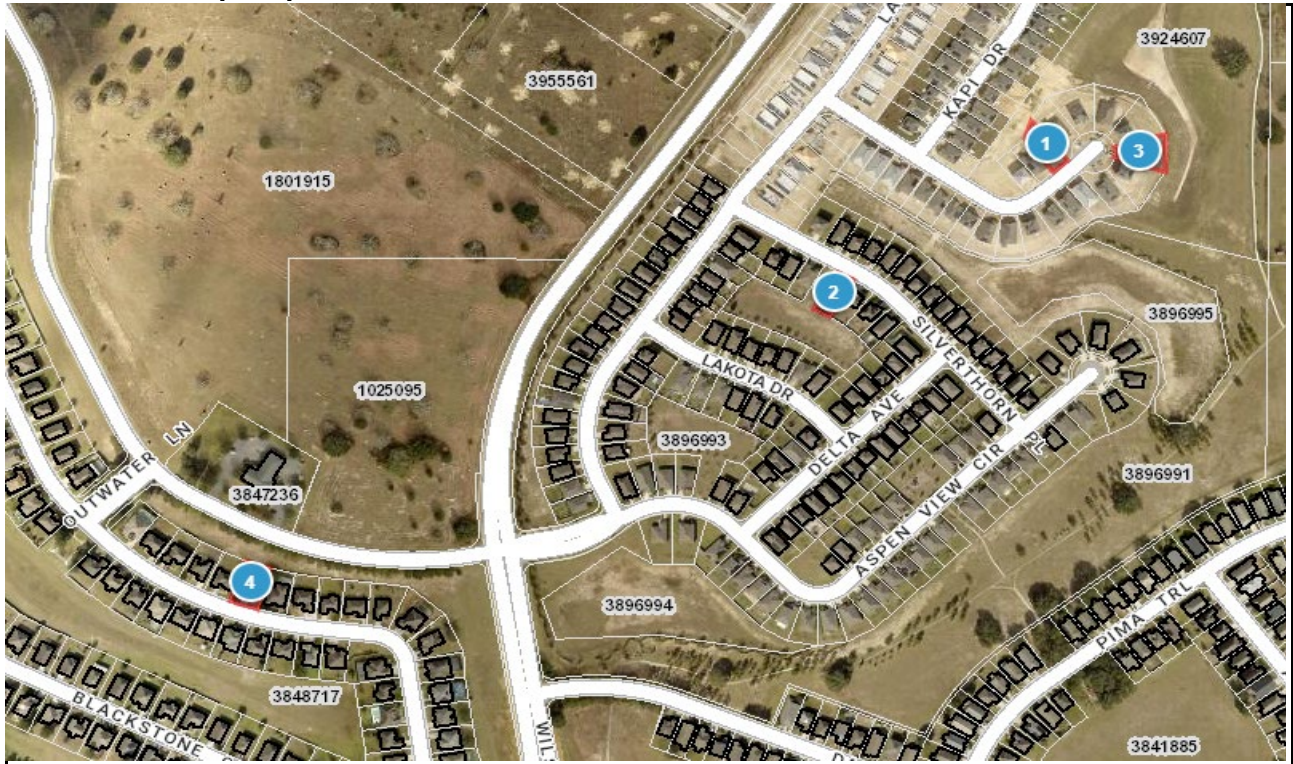
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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: MTW

DATE 11/27/2024

2024-0508 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3924532	852 ARROW POINTE PL GROVELAND	0.12
2	subject	3896948	608 SILVERTHORN PL GROVELAND	-
3	comp 3	3924537	865 ARROW POINTE PL GROVELAND	0.15
4	comp 2	3848711	111 BLACKSTONE CREEK RD GROVELAND	0.32
5				
6				
7				
8				

Alternate Key 3896948
 Parcel ID 03-22-25-0300-000-10300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0508 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

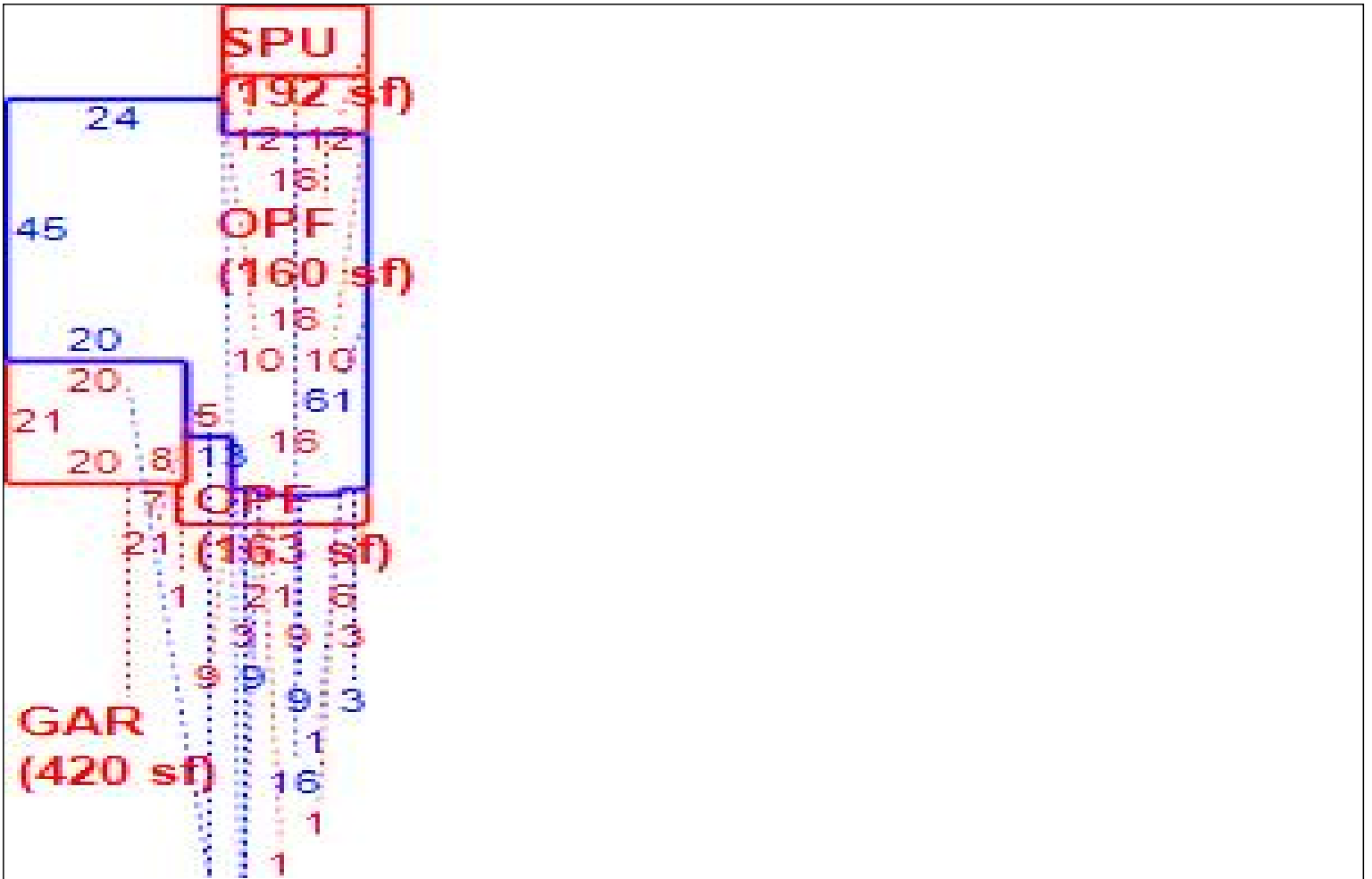
Current Owner		
HPA BORROWER 2020-2 ML LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

Property Location		
Site Address	608 SILVERTHORN PL	
	GROVELAND	FL 34736
Mill Group	CHGR	NBHD 4492
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 02-05-202

Legal Description
 CRESTRIDGE AT ESTATES AT CHERRY LAKE PB 66 PG 85-88 LOT 103 ORB 5458 PG 2033

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 277,958 Deprec Bldg Value 269,619 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,108	2,108	2108	2017				
GAR	GARAGE FINISH	0	420	0	Effective Area	2108	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	323	0	Base Rate	107.25	Quality Grade	670	Half Baths 1
SPU	SCREEN PORCH UNFIN	0	192	0	Building RCN	277,958	Wall Type	03	Heat Type 6
					Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
TOTALS		2,108	3,043	2,108	Building RCNLD	269,619			

Alternate Key 3896948
 Parcel ID 03-22-25-0300-000-10300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0508 Subject
 PRC Run: 12/9/2024 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	1904-0139	05-09-2019	02-05-2020	8,165	0002	SCRN RM	02-06-2020		
2018	164-02-17BEP	01-01-2017	07-12-2017	111,162	0001	SFR 2696SF 608 SILVERTHORN PL	07-12-2017		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2020045742	5458	0233	04-13-2020	WD	U	11	I	100				
2019144215	5393	0153	12-13-2019	WD	Q	Q	I	260,000				
2017059760	4952	2396	05-26-2017	WD	Q	Q	V	249,900				
	4693	1567	10-12-2015	WD	U	M	V	486,000				
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	
70,000	269,619	0	339,619	15579	324040	0.00	324040	339619	339,619	

Parcel Notes

4693/1567 ORSI DEVELOPMENT INC AND SUNFIELD HOMES INC TO LGI HOMES - FLORIDA LLC
 4693/1567 M SALE INCL 15 PARCELS IN CRESTRIDGE AT ESTATES AT CHERRY LAKE
 4952/2396 LGI HOMES - FLORIDA LLC TO URIEL VELAZQUEZ & GLENDA RODRIGUEZ SOTO HW
 5393/153 URIEL VELAZQUEZ VELAZQUEZ & GLENDA RODRIGUEZ SOTO TO HP FLORIDA I LLC
 20FC ADD SPU5 MHS 020520
 20 MLS G5021757 SFR IN LIKE NEW COND SPJ 021220
 5458/2033 HP FLORIDA I LLC TO HPA BORROWER 2020-2 ML LLC
 5458/2033 M SALE INCL AK3863573 AK3817543 AK3849202 AK3783945 AK3820249 AK3896948 AK3858525 AK3860349 AK3775083

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Alternate Key 3924532
 Parcel ID 03-22-25-0400-000-05700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0508 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

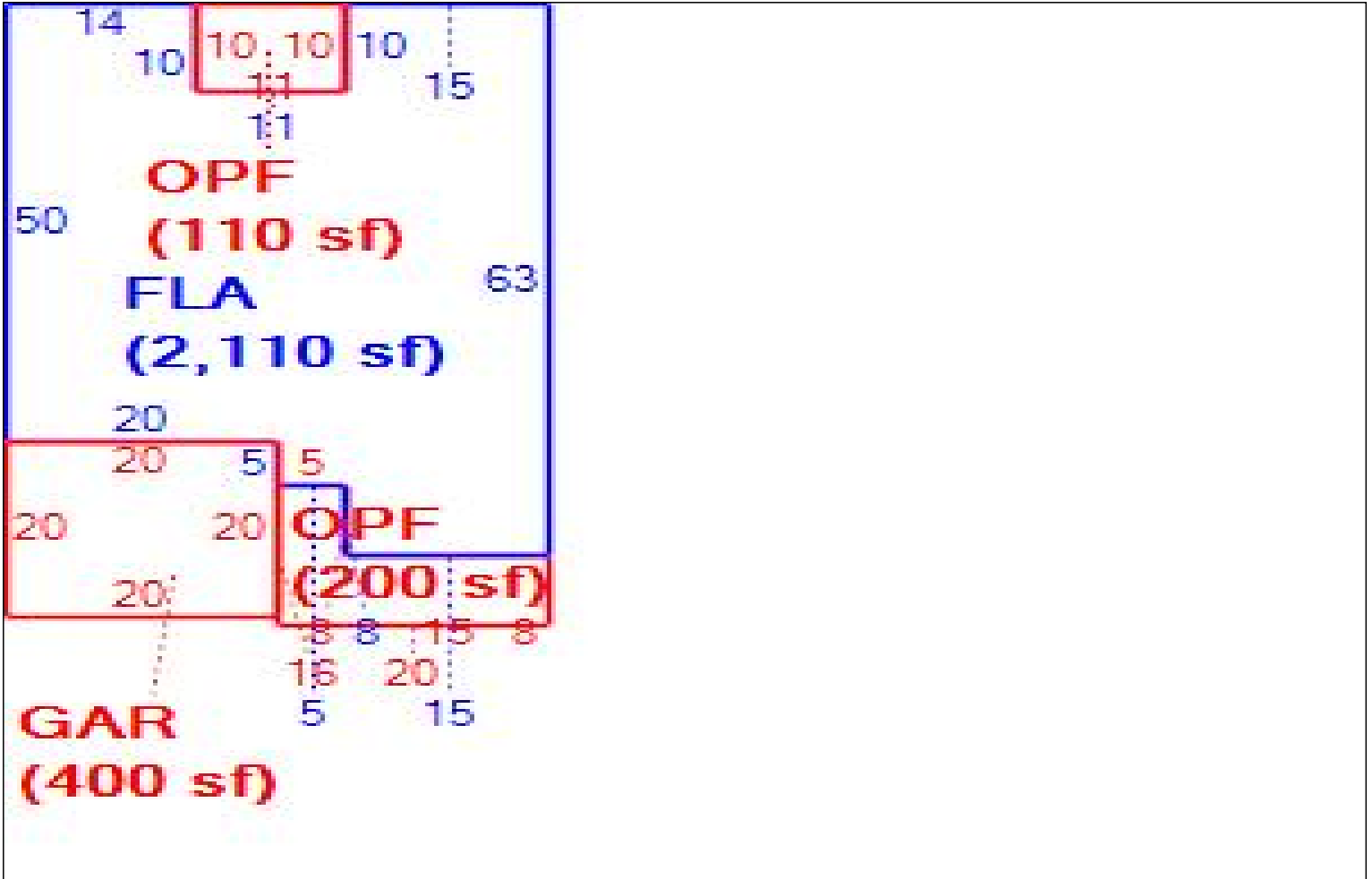
Current Owner		
BOYD JAMES W JR		
852 ARROW POINTE PL		
GROVELAND	FL	34736

Property Location		
Site Address 852 ARROW POINTE PL		
GROVELAND FL 34736		
Mill Group	CHGR	NBHD 4492
Property Use		Last Inspection
00100	SINGLE FAMILY	

Legal Description
 BELLEVUE AT ESTATES AT CHERRY LAKE PB 74 PG 31-33 LOT 57 ORB 6100 PG 2074

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 257,425 Deprec Bldg Value 257,425 Multi Story



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	2,110	2,110	2110	2022	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	100.92	Quality Grade	660	Half Baths	
OPF	OPEN PORCH FINISHE	0	310	0	257,425	Wall Type	03	Heat Type	6
					VG	Foundation	3	Fireplaces	
					100.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD	257,425			
TOTALS		2,110	2,820	2,110					

Alternate Key 3924532
 Parcel ID 03-22-25-0400-000-05700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0508 Comp 1
 PRC Run: 12/9/2024 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	2111-0107	12-29-2021	02-09-2024	301,986	0001	SFR 852 ARROW POINTE PL	02-09-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023023600	6100 2074	02-27-2023	WD	Q	01	I	420,000	024	DISABILITY VETERAN TOT	2024	277425	
2021061946	5702 1368	05-03-2021	WD	Q	05	V	9,825,000	039	HOMESTEAD	2024	25000	
								059	ADDITIONAL HOMESTEAD	2024	25000	
Total											327,425.00	

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	
70,000	257,425	0	327,425	0	327425	327,425.00	0	0	327,425	

Parcel Notes
 5702/1368 SUNFIELD HOMES INC AND ORSI DEVELOPMENT INC TO LENNAR HOMES LLC
 5702/1368 M SALE INCL 131 LOTS IN BELLEVUE AT ESTATES AT CHERRY LAKE
 6100/2074 LENNAR HOMES LLC TO JAMES WESLEY BOYD JR SINGLE
 23X RECD T& P LETTER ATTACHED TO APP DB 082523
 23CC EFILE HX APP CP 082523

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Alternate Key 3848711
Parcel ID 03-22-25-0100-000-11800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0508 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

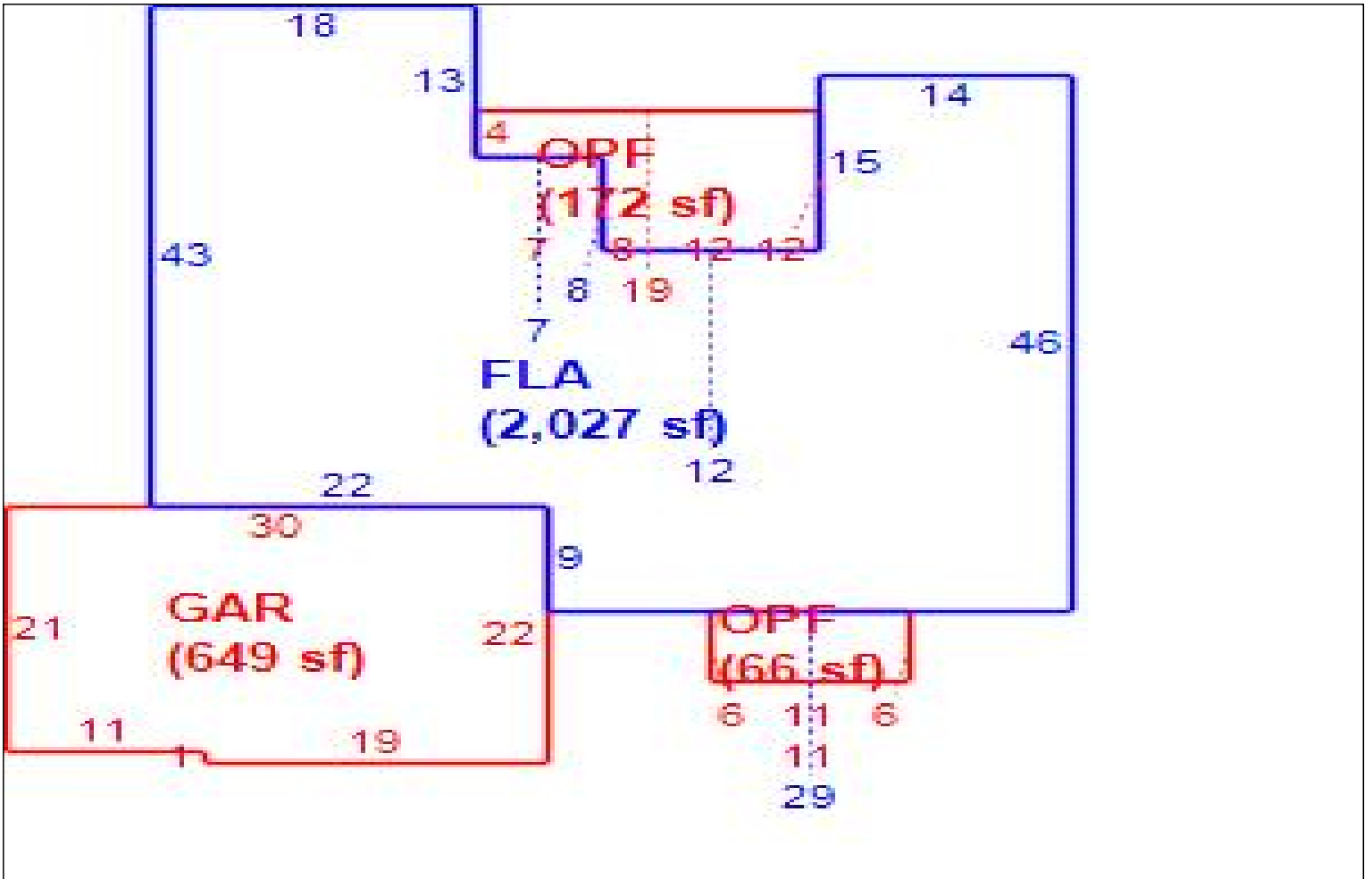
Current Owner		
ROBINSON CHRISTOPHER & KAITLYN		
111 BLACKSTONE CREEK RD		
GROVELAND	FL	34736

Property Location			
Site Address 111 BLACKSTONE CREEK RD			
GROVELAND FL 34736			
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-16-201

Legal Description
SOUTHERN RIDGE AT ESTATES AT CHERRY LAKE PB 57 PG 85-88 LOT 118 ORB 6244 PG 1427

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 271,896 Deprec Bldg Value 263,739 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,027	2,027	2027	2014	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	649	0	108.12	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	238	0	271,896	Wall Type	03	Heat Type	6
TOTALS		2,027	2,914	2,027	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					263,739				

Alternate Key 3848711
 Parcel ID 03-22-25-0100-000-11800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0508 Comp 2
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	1011-09-13BE	01-01-2014	06-19-2014	218,000	0001	SFR FOR 2015	06-19-2014		
2014	1011-09-13BE	09-03-2013	02-10-2014	218,000	0001	SFR 4BR 111 BLACKSTONE CREEK RD	02-10-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023141668	6244 1427	11-14-2023	WD	Q	01	I	390,000	039	HOMESTEAD	2024	25000	
	4453 2468	03-03-2014	WD	Q	Q	I	201,900	059	ADDITIONAL HOMESTEAD	2024	25000	
	4311 1346	04-12-2013	WD	U	M	V	505,000					
	4068 0526	08-16-2011	CT	U	M	V	100					
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	
70,000	263,739	0	333,739	0	333739	50,000.00	283739	308739	333,739	

Parcel Notes

11TR NOT DELIVERABLE AS ADDRESSED 380 NORTHLAKE BLVD STE 1012 ALTAMONTE SPRINGS 32701
 4068/526 CT VS MICHAEL MOECKER ASSIGNEE OF AMERICA'S FIRST HOME LLP PROP SOLD TO SUNFIELD HOMES INC AND ORSI DEVELOPMENT INC ONLY
 4068/526 M SALE INCL OVER 25 PARCEL MULTI SUBS AND M&B
 4311/1346 SUNFIELD HOMES INC AND ORSI DEVELOPMENT INC TO LGI HOMES FLORIDA LLC
 4311/1346 M SALE INCL OVER 25 PARCELS MULTI SUBS
 14FC EF 012114 DN 021014
 4453/2468 LGI HOMES FLORIDA LLC TO BRANDON & JENNIFER JANSEN HW
 14X COURTESY HX CARD SENT 042114
 15X COURTESY HX CARD SENT 012315
 20WEB BEDS FROM 4 TJW 022120
 6244/1427 BRANDON & JENNIFER JANSEN TO CHRISTOPHER & KAITLYN ROBINSON HW
 24CC EFILE HX APP CP 012824

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Alternate Key 3924537
Parcel ID 03-22-25-0400-000-06200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0508 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

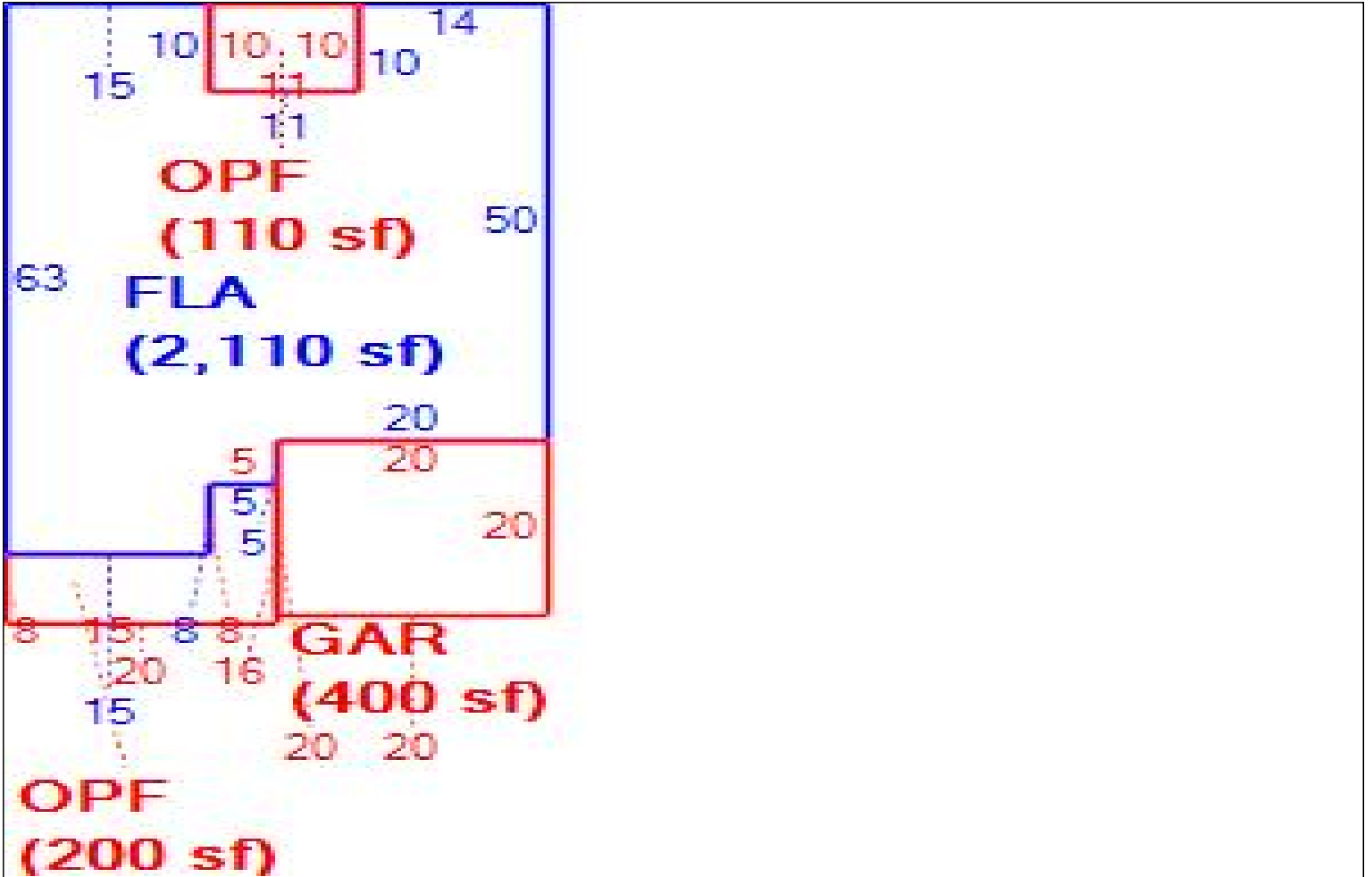
Current Owner		
RAMOS MICHAEL C AND MIGUEL A RAMOS		
865 ARROW POINTE PL		
GROVELAND	FL	34736

Property Location		
Site Address 865 ARROW POINTE PL		
GROVELAND FL 34736		
Mill Group	CHGR	NBHD 4492
Property Use		Last Inspection
00100	SINGLE FAMILY	

Legal Description
BELLEVUE AT ESTATES AT CHERRY LAKE PB 74 PG 31-33 LOT 62 ORB 6136 PG 1624

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 257,425
Deprec Bldg Value 257,425		Multi Story	



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	2,110	2,110	2110	2022	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	100.92	Quality Grade	660	Half Baths	
OPF	OPEN PORCH FINISHE	0	310	0	257,425	Wall Type	03	Heat Type	6
TOTALS		2,110	2,820	2,110	VG	Foundation	3	Fireplaces	
					100.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD	257,425			

Alternate Key 3924537
 Parcel ID 03-22-25-0400-000-06200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0508 Comp 3
 PRC Run: 12/9/2024 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	2110-0088	11-01-2021	02-09-2024	301,986	0001	SFR 865 ARROW POINTE PL	02-09-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023052387	6136 1624	05-03-2023	WD	Q	01	I	458,200	039	HOMESTEAD	2024	25000	
2021061946	5702 1368	05-03-2021	WD	Q	05	V	9,825,000	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	
70,000	257,425	0	327,425	0	327425	50,000.00	277425	302425	327,425	

Parcel Notes
 5702/1368 SUNFIELD HOMES INC AND ORSI DEVELOPMENT INC TO LENNAR HOMES LLC
 5702/1368 M SALE INCL 131 LOTS IN BELLEVUE AT ESTATES AT CHERRY LAKE
 6136/1624 LENNAR HOMES LLC TO MICHAEL CHRISTOPHER RAMOS MARRIED AND MIGUEL ANGEL RAMOS SINGLE TIC
 24CC EFILE HX APP CP 022024

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