



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *2869381*

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 #	<i>2024-0511</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>HPA BORROWER 2017-1 LLC</i>			
Taxpayer name: Home Partners of America; Hp Florida I Llc		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	07-19-27-050000D01400 2705 Knollwood Trail
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 checked="" type="checkbox"/> 5 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

Petition # 2024-0511	Alternate Key: 2869381	Parcel ID: 07-19-27-0500-00D-01400
Petitioner Name Ryan, LLC C/O Rober Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 2705 KNOLLWOOD TRL EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HPA Borrower 2017-1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 251,603	\$ 251,603
2. Assessed or classified use value, *if applicable	\$ 221,560	\$ 221,560
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 221,560	\$ 221,560

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

Last Sale Date 2/21/2017 **Price:** \$160,000 Arm's Length Distressed Book 4906 Page 380

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	2869381	2989041	2776315	2609516
Address	2705 KNOLLWOOD TRL EUSTIS	2506 VALLEY FORGE CT EUSTIS	2709 N DELLWOOD DR EUSTIS	101 ABRAMS RD EUSTIS
Proximity		0.26 Miles	0.06 Miles	0.09 Miles
Sales Price		\$389,000	\$329,900	\$305,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	0.00%	0.00%
Adjusted Sale		\$336,874	\$280,415	\$259,250
\$/SF FLA	\$169.09 per SF	\$195.63 per SF	\$199.44 per SF	\$169.00 per SF
Sale Date		8/22/2023	3/11/2024	12/19/2023
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	1,488	1,722	-11700	1,406	4100	1,534	-2300
Year Built	1987	1988	0	1985	0	1984	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block Stucco	0
Condition	EX	VG	0	VG	0	VG	0
Baths	3.0	2.0	-15000	2.0	-15000	2.0	-15000
Garage/Carport	Garage	Garage	0	Garage	0	1 car Garage	15000
Porches	OPF SPU	OPF SPF	-10000	OPF SPU	0	SPU	15000
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	-	DGF	-25000	-	0	UBU	-400
Site Size	Lot	Lot	0	Lot	0	Large Lot	-10000
Location	Neighborhood	Neighborhood	0	Neighborhood	0	Neighborhood	0
View	House	House	0	House	0	House	0
		-Net Adj. 24.3%	-81700	-Net Adj. 3.9%	-10900	Net Adj. 0.9%	2300
		Gross Adj. 24.3%	81700	Gross Adj. 6.8%	19100	Gross Adj. 22.3%	57700
Adj. Sales Price	Market Value \$251,603	Adj Market Value	\$255,174	Adj Market Value	\$269,515	Adj Market Value	\$261,550
	Value per SF 169.09						

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.

Ryan comp 1 adjusted sale \$ higher than market

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: Chris Jensen

DATE 11/18/2024

2024-0511 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	2609516	101 ABRAMS RD EUSTIS	0.09
2	Subject	2869381	2705 KNOLLWOOD TRL EUSTIS	-
3	Comp 1	2989041	2506 VALLEY FORGE CT EUSTIS	0.26
4	Comp 2	2776315	2709 N DELLWOOD DR EUSTIS	0.06
5				
6				
7				
8				

Alternate Key 2869381
Parcel ID 07-19-27-0500-00D-01400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0511 Subject
PRC Run: 12/11/2024 By

Card # 1 of 1

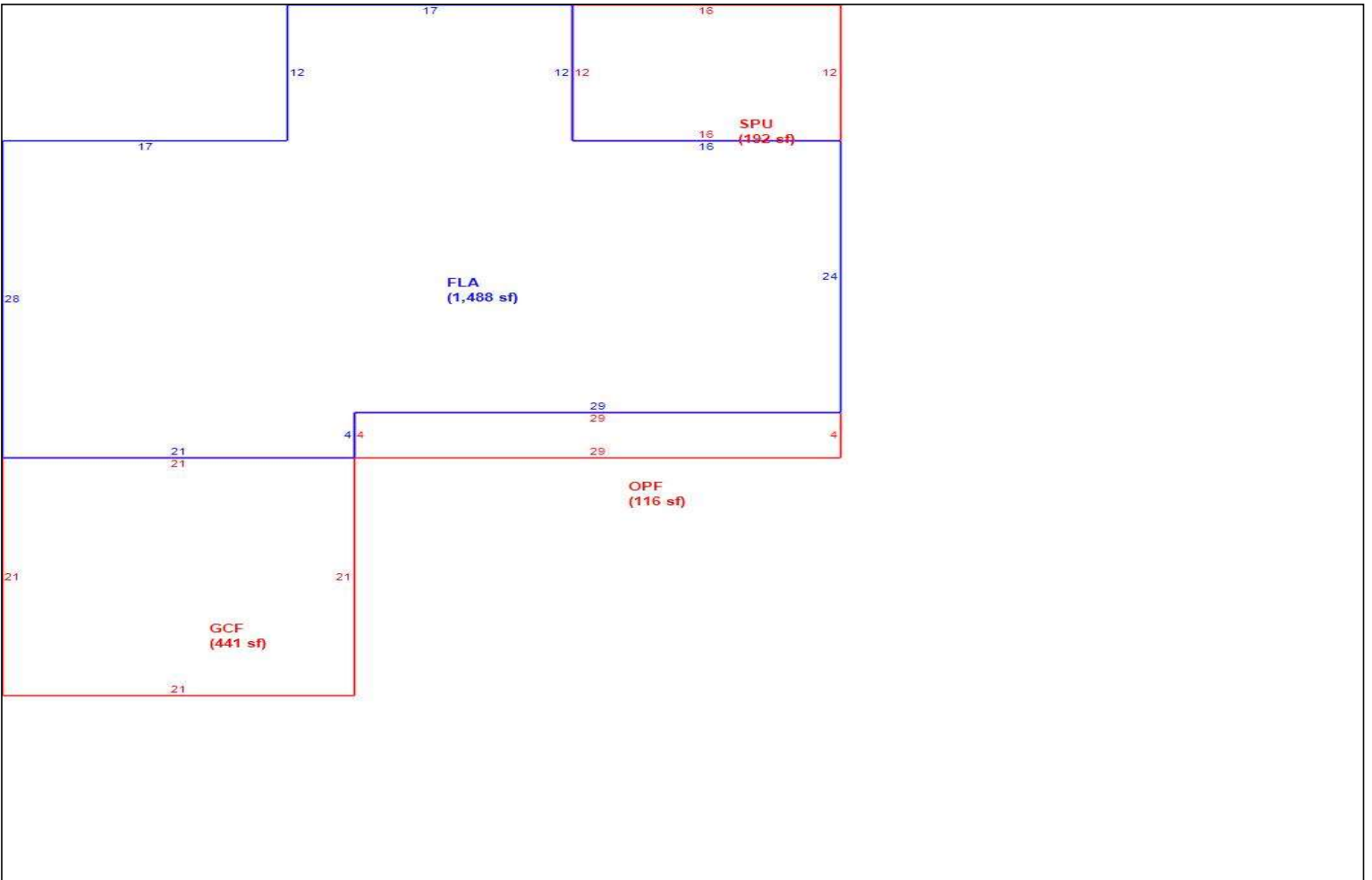
Current Owner	
HPA BORROWER 2017-1 LLC	
120 S RIVERSIDE PLZ STE 2000	
CHICAGO	IL 60606-6995

Property Location	
Site Address 2705 KNOLLWOOD TRL	
EUSTIS	FL 32726
Mill Group 000E	NBHD 2352
Property Use	Last Inspection
00100 SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, LAKE JOANNA HEIGHTS LOT 14, BLK D PB 20 PG 28 ORB 4975 PG 469

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	70,000.00	0.0000	1.00	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 187,220 Deprec Bldg Value 181,603 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1987	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,488	1,488	1488	Effective Area	1488	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	441	0	Base Rate	98.22	Quality Grade	650	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	116	0	Building RCN	187,220	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	192	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00	Functional Obsol	0	Building RCNLD	181,603	Roof Cover	3	Type AC	03
TOTALS		1,488	2,237	1,488							

Alternate Key 2869381
 Parcel ID 07-19-27-0500-00D-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0511 Subject
 PRC Run: 12/11/2024 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	
2017	16-01255	09-14-2016	12-28-2016	1,887	0002	REPL 9 WINDOWS	12-28-2016		
2017	SALE	01-01-2016	04-14-2017	1	0099	CHECK VALUE	04-18-2017		
1988	11505	07-01-1987	12-01-1987	50,830	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2017078390	4975	0469	06-29-2017	WD	U	M	I	100				
2017019930	4906	0380	02-21-2017	WD	Q	Q	I	160,000				
2016043923	4772	1897	04-26-2016	WD	U	U	I	86,100				
	4677	0653	08-27-2015	CT	U	U	I	0				
	1436	0589	05-01-1996	WD	Q	Q	I	69,900				
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	
70,000	181,603	0	251,603	30043	221560	0.00	221560	251603	246,147	

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 2989041
Parcel ID 07-19-27-0350-000-01400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0511 Comp 1
PRC Run: 12/11/2024 By

Card # 1 of 1

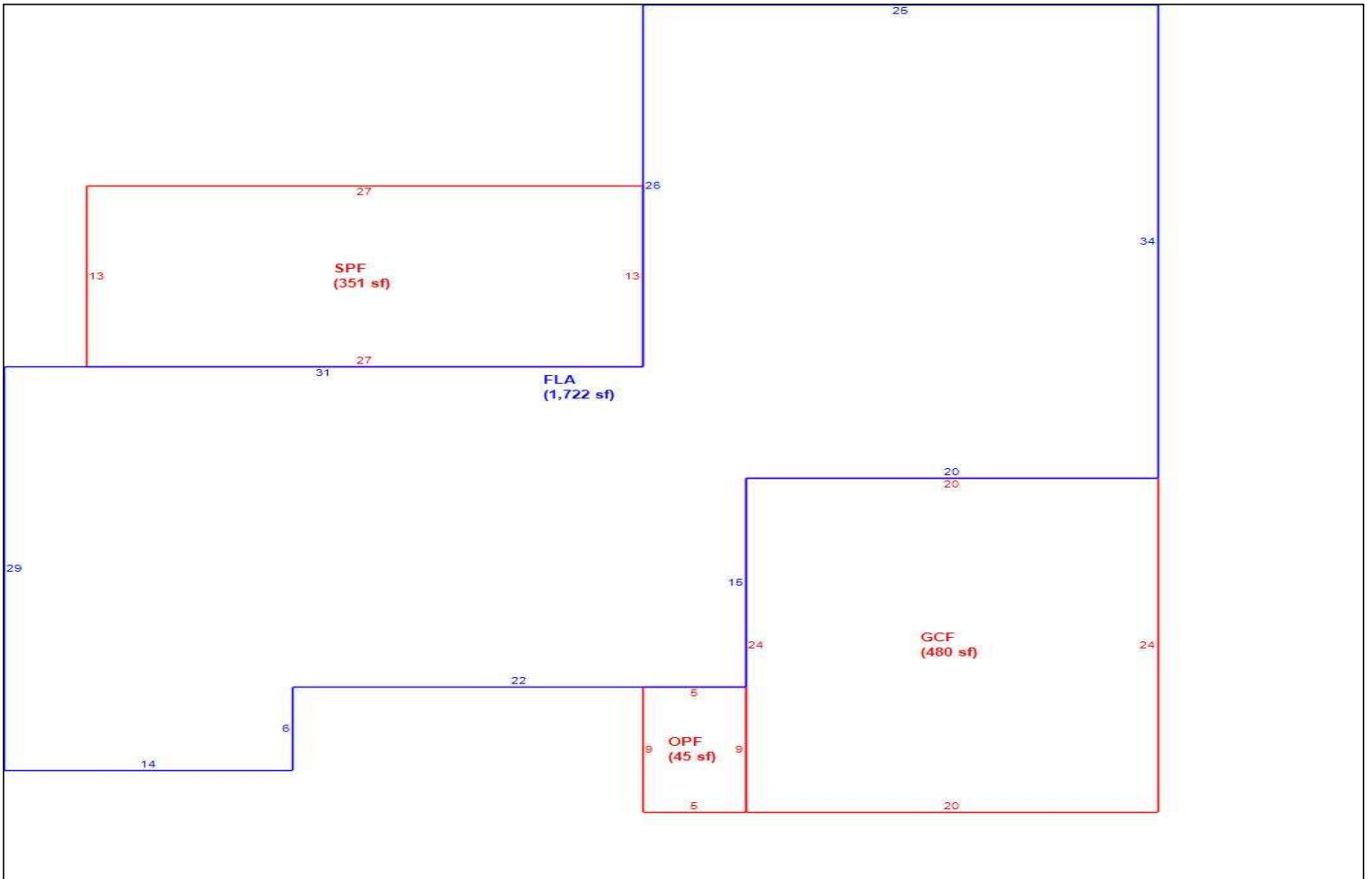
Current Owner		
PADEFORD CHEYNE AND AUTUMN BAKE		
2506 VALLEY FORGE CT		
EUSTIS	FL	32726

Property Location		
Site Address 2506 VALLEY FORGE CT		
EUSTIS FL 32726		
Mill Group	000E	NBHD 2352
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, CHERRYTREE ON WASHINGTON LOT 14 PB 28 PG 93 ORB 6206 PG 402

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	70,000.00	0.0000	1.00	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 192,921
		Deprec Bldg Value 175,558	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Area	Gross Area	Eff Area	Year Built	1988	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,722	1,722	1722	Effective Area	1722	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	480	0	Base Rate	89.90	Quality Grade	640	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	45	0	Building RCN	192,921	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	351	0	Condition	VG	Foundation	3	Fireplaces	0	
		% Good	91.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,722	2,598	1,722	Building RCNLD	175,558					

Alternate Key 2989041
 Parcel ID 07-19-27-0350-000-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0511 Comp 1
 PRC Run: 12/11/2024 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	450.00	SF	35.00	1993	1993	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	550.00	SF	5.38	1993	1993	2959.00	70.00	2,071
DGF1	DETACHED GARAGE	384.00	SF	15.00	1997	1997	5760.00	60.00	3,456

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	SALE	01-01-2017	11-15-2017	1	0099	CHECK VALUE	12-11-2017		
1998	9700528	09-11-1997	12-01-1997	1,121	0000	ELEC TO WORKSHOP			
1998	9700415	07-16-1997	12-01-1997	7,000	0000	SHED ON SLAB 16X24			
1995	00153	03-01-1994	12-01-1994	11,978	0000	POL			
1989	8800555	09-01-1988	12-01-1988	71,930	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023109188	6206	0402	08-22-2023	WD	Q	01	I	389,000			
2021142490	5815	1566	10-08-2021	WD	Q	01	I	319,900			
2017008503	4893	1359	01-20-2017	WD	Q	Q	I	91,000			
	4181	1034	06-29-2012	WD	U	U	I	110,000			
	3000	0642	07-14-2005	QC	U	U	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	
70,000	175,558	18,915	264,473	0	264473	0.00	264473	264473	259,050	

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 2776315
Parcel ID 07-19-27-0500-00E-00500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0511 Comp 2
PRC Run: 12/11/2024 By

Card # 1 of 1

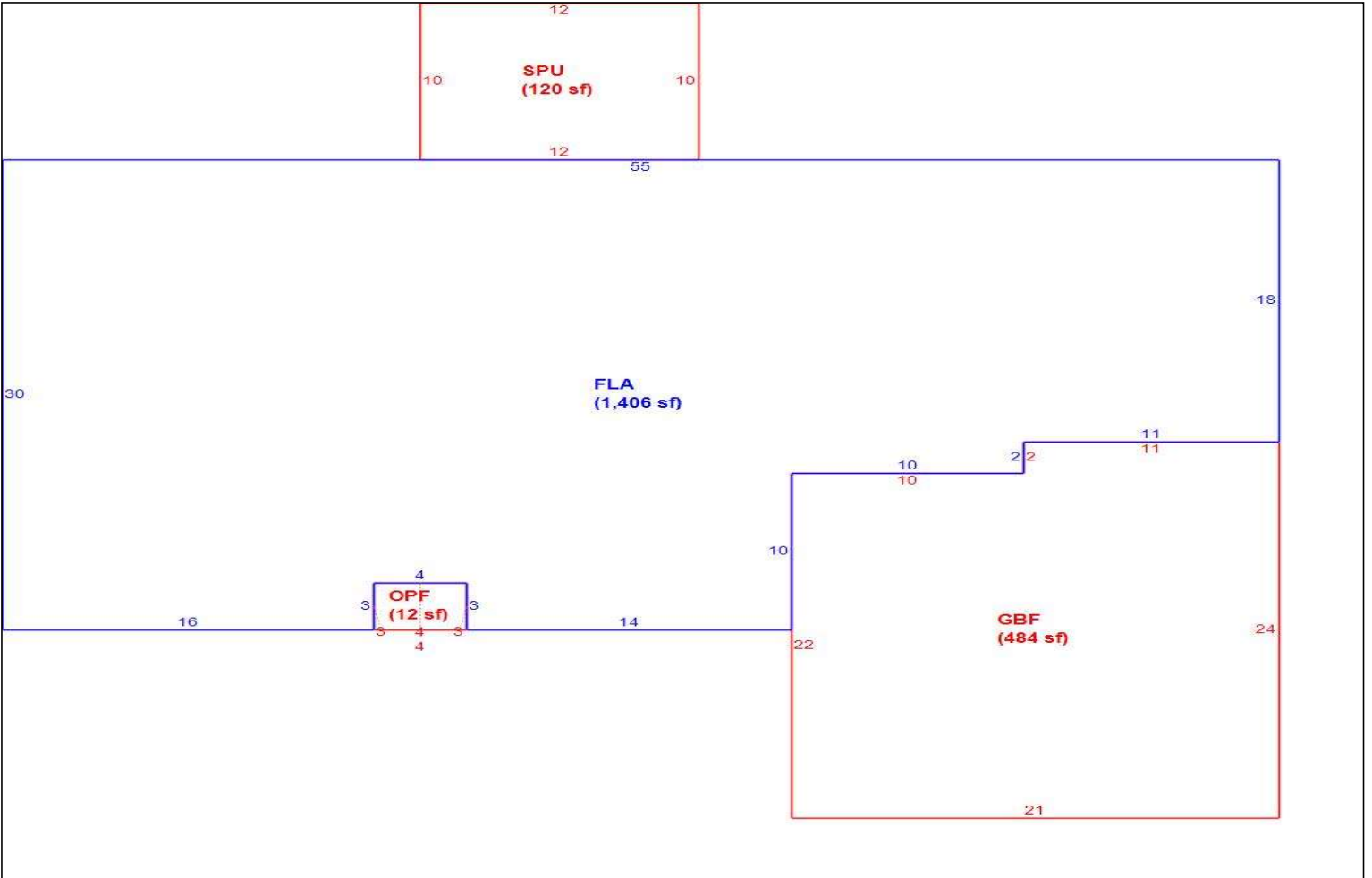
Current Owner		
SWEDLER LAUREN M AND RACHEL L SWE		
2616 S CRYSTAL LAKE DR APT A		
ORLANDO	FL	32806

Property Location		
Site Address 2709 N DELLWOOD DR		
EUSTIS FL 32726		
Mill Group 000E	NBHD 2352	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, LAKE JOANNA HEIGHTS LOT 5, BLK E PB 20 PG 28 ORB 6299 PG 658

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	70,000.00	0.0000	1.00	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 175,714
Deprec Bldg Value 159,900		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	1,406	1,406	1406	1985	1406	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	484	0	99.40		Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	12	0	175,714		Wall Type	02	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	120	0	Condition	VG	Foundation	3	Fireplaces	0
TOTALS		1,406	2,022	1,406	% Good	91.00	Functional Obsol	0	Type AC	03
					Building RCNLD	159,900	Roof Cover	3		

Alternate Key 2776315
 Parcel ID 07-19-27-0500-00E-00500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0511 Comp 2
 PRC Run: 12/11/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2011	20101028	10-26-2010	04-07-2011	846	0002	REPL 2 WINDOWS			
1995	00140	03-01-1994	12-01-1994	1,505	0000	SPF			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024029572	6299	0658	03-11-2024	WD	Q	01	I	329,900				
2023052886	6137	0468	04-14-2023	WD	Q	01	I	299,900				
2022154856	6060	0246	12-01-2022	CT	U	11	I	185,300				
	4599	2477	03-06-2015	WD	Q	Q	I	114,000				
	1133	1354	10-01-1991	WD	Q	Q	I	65,000				
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	159,900	0	229,900	0	229900	0.00	229900	229900	225,018	

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 2609516
Parcel ID 07-19-27-1000-000-00500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0511 Comp 3
PRC Run: 12/11/2024 By

Card # 1 of 1

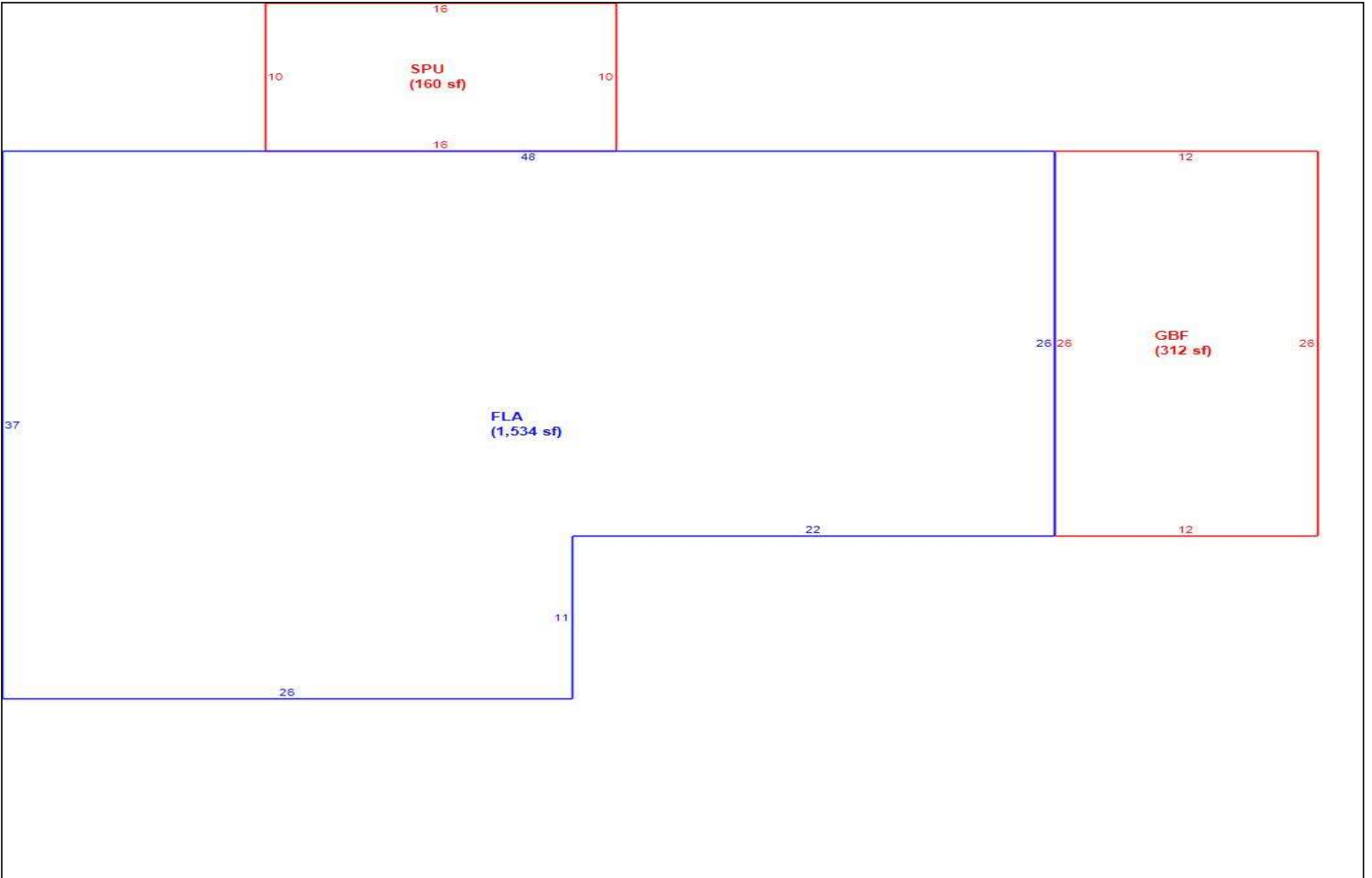
Current Owner		
FLORES HERMOSILLO FABIAN & SIRENA G		
101 ABRAMS RD		
EUSTIS	FL	32726

Property Location			
Site Address 101 ABRAMS RD			
EUSTIS		FL 32726	
Mill Group	0002	NBHD	2352
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
MOCKINGBIRD HILL LOT 5 PB 24 PG 32 ORB 6263 PG 246

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	100	265		26,500.00 FD	350.00	1.3077	2.00	1.000	1.000	0	91,539
Total Acres		0.61		JV/Mkt		0		Total Adj JV/Mkt		91,539		
Classified Acres		0		Classified JV/Mkt		91,539		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 157,822	Deprec Bldg Value 153,087	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1984	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,534	1,534	1534	Effective Area	1534	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	312	0	Base Rate	84.55	Quality Grade	630	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	160	0	Building RCN	157,822	Condition	EX	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,534	2,006	1,534	Building RCNLD	153,087				

Alternate Key 2609516
 Parcel ID 07-19-27-1000-000-00500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0511 Comp 3
 PRC Run: 12/11/2024 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
UBU2	UTILITY BLDG UNFINISHED	144.00	SF	6.25	1989	1989	900.00	40.00	360

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011	2009080196	01-01-2010	07-09-2010	7,232	0002	REROOF W/SHINGLES FOR 2011			
2010	2009080196	08-18-2009	04-19-2010	7,232	0002	REROOF W/SHINGLES			
2008	SALE	01-01-2007	01-11-2008	1	0000	CHECK VALUE			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023156590	6263	0246	12-19-2023	WD	Q	01	I	305,000	039	HOMESTEAD	2024	25000
2017117517	5022	0470	10-24-2017	WD	Q	Q	I	162,500	059	ADDITIONAL HOMESTEAD	2024	25000
	3849	1575	10-19-2009	WD	U	U	I	125,000				
	3791	0884	07-07-2009	CT	U	U	I	100				
	3343	0536	01-05-2007	WD	Q	Q	I	182,000				
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	
91,539	153,087	360	244,986	0	244986	50,000.00	194986	219986	217,273	

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.