

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3918240

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 C	LIERIX OF THE VAL	EMIRADASIA	NTEOARD (N	/AB)
Petition # $20$	24-0530	County Lake	Ta	ax year <b>2024</b>	Date received 9. 12.24
		OMPLETED BY TO	REMOVED SE		
PART 1. Taxpaye	r Information			THE WAR I	
	dson Homes Mtg.; HUDSON SI	FR PROPERTY	Representative: F	lyan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	10-24-26-001 4523 Tahoe (	
Phone 954-740-62	240		Email	ResidentialAp	ppeals@ryan.com
The standard way t	to receive information is b	y US mail. If possible	e, I prefer to receiv	e information b	y 🗹 email 🗌 fax.
	petition after the petition of at support my statement.	leadline. I have attac	hed a statement o	f the reasons I	filed late and any
your evidence to evidence. The \		ard clerk. Florida law a ruling will occur unde	llows the property a r the same statutor	ppraiser to cros y guidelines as	
	_	tural or classified use	S ☐ High-water red	_	listoric, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Petition Che	ck one. If more than	one, file a separa	ate petition.	
☐ Denial of classif☐ Parent/grandpa☐ Property was not☐ Tangible personereturn required b		on January 1 ust have timely filed a	(Include a date Qualifying impro	filing of exempe- e-stamped cop- vement (s. 193.15 control (s. 193.15	otion or classification y of application.)
determination  Enter the time by the request group.		lly similar. (s. 194.01 u need to present you etitions for multiple uni	1(3)(e), (f), and (g) r case. Most hearir ts, parcels, or acco	, F.S.) ngs take 15 min unts, provide th	utes. The VAB is not bound ne time needed for the entire
evidence directly to appraiser's evidence You have the right, of your property red information redacted	cord card containing infor	at least 15 days befor ave the right to have ou initiate the evidence mation relevant to the	e the hearing and witnesses sworn. ce exchange, to re e computation of y	make a written eceive from the rour current as	

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.

PART3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you are authorize without attaching a completed power of attorney or authorization for Written authorization from the taxpayer is required for access to conf collector.	representation to this form.	•
☐ I authorize the person I appoint in part 5 to have access to any co Under penalties of perjury, I declare that I am the owner of the prope 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 emprepresentatives.	oloyee or you are one of the fo	ollowing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated	d entity).
A Florida Bar licensed attorney (Florida Bar number	).	DD0400
A Florida real estate appraiser licensed under Chapter 475, Flori	da Statutes (license number	<u></u>
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 nur	nber).
I understand that written authorization from the taxpayer is required f appraiser or tax collector.	or access to confidential infor	mation from the property
Under penalties of perjury, I certify that I have authorization to file th am the owner's authorized representative for purposes of filing this purposes of filing this per under s. 194.011(3)(h), Florida Statutes, and that I have read this per	petition and of becoming an a	gent for service of process
Robert I. Pento	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not listed in		
☐ I am a compensated representative not acting as one of the licer AND (check one)		oyees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requirement taxpayer's authorized signature OR ☐ the taxpayer's authorized signature.		
$\square$ I am an uncompensated representative filing this petition AND (cl	neck one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpayer's au	thorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is required appraiser or tax collector.	for access to confidential info	ormation from the property
Under penalties of perjury, I declare that I am the owner's authorized becoming an agent for service of process under s. 194.011(3)(h), Fl facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

				. — —	_			
Petition #		2024-0530		Alternate K	ey: <b>3918240</b>	Parcel I	D: <b>10-24-26-001</b>	5-000-43500
Petitioner Name	Rya	n,llc c/o Pey	ton	Durante	4-00-		Check if Mul	tiple Parcels
The Petitioner is:  Other, Explain:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property Address		AHOE CIR RMONT		
Owner Name	Hudson sfr p	roperty hol	dings 11 IIc	Value from TRIM Notice		e Board Actio	i value alier b	oard Action
1. Just Value, rec	ıuired			\$ 376,28	86 \$	376,28	36	
2. Assessed or cl		ue. *if appli	cable	\$ 376,28		376,28		
				\$	-	,		
4. Taxable Value,	I should be county taxable			\$ 376,28	86 \$	376,28	36	
•	9/17/2121 Pri Subject 3918240 4523 TAHOE CIR							
Last Sale Date			ce: \$400		✓ Arm's Length	•	Book <u>5799</u> P	age <u>1813</u>
ITEM	Subje	ct	Compara	ble #1	Compara	ble #2	Compara	ble #3
AK#	391824	40	39182	:18	39061	57	39061	39
Address		_	4486 TAHO CLERM		16768 MEAD CLERM	_	16840 MEAD CLERM	_
Proximity			same s		.14 mi		.38 mil	
Sales Price			\$422,5		\$445,0		\$490,0	
Cost of Sale			-15%		-15%		-15%	
Time Adjust			0.80		2.40		2.809	
Adjusted Sale	¢470.64 w	CF	\$362,5		\$388,9		\$430,2	
\$/SF FLA Sale Date	\$179.61 p	ei SF	\$188.61   10/30/2		\$187.71 6/8/20		\$190.53 p 5/19/20	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Terms or Sale			741110 2011941	Bioliococca	7 am a Langur	Bioli deddd	7 mino zongan	<b>J</b> Biolitococca
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,095		1,922	12110	2,072	1610	2,258	-11410
Year Built	2021		2021		2018		2018	
Constr. Type	block/stucco		block/stucco		block/stucco		block/stucco	
Condition	good		good		good		good	
Baths	2.0		2.0		2.0		2.0	
Garage/Carport	2 car		2 car		2 car		2 car	
Porches	155 SF		16 sf		399 sf		177 sf	
Pool	N		N 0	0	N	0	N	0
Fireplace AC	0 Central		0 Control	0	0 Central	0	0 Central	0
Other Adds	no		Central no	1	no	0	no	0
Site Size	lot		lot		lot	1	lot	
Location	good		good		good		good	
View	good		good		good		good	
-			Net Adj. 3.3%	12110	Net Adj. 0.4%	1610	-Net Adj. 2.7%	-11410
			Gross Adj. 3.3%	12110	Gross Adj. 0.4%	1610	Gross Adj. 2.7%	11410
	Market Value	\$376,286	Adj Market Value	\$374,615	Adj Market Value	\$390,540	Adj Market Value	\$418,810

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.

Adj. Sales Price

Value per SF

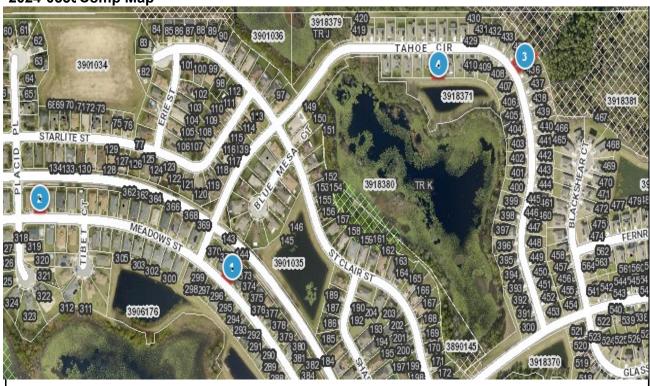
179.61

- 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: Mohamed Shariff DATE 11/19/2024

### 2024-0530 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
4	abia.at	2049240	4523 TAHOE CIR	
1	subject	3918240	CLERMONT	same sub
2	somn 1	3918218	4486 TAHOE CIR	
2	comp 1	3910210	CLERMONT	same sub
3	20000 2	3906157	16768 MEADOWS ST	
3	comp 2	3900137	CLERMONT	.14 miles
4	20000 2	3906139	16840 MEADOWS ST	
4	comp 3	3900139	CLERMONT	.38 miles
5				
6				
7				
8				

### Alternate Key 3918240

HUDSON SFR PROPERTY HOLDINGS II LLC

Parcel ID 10-24-26-0015-000-43500

Current Owner

2711 N HASKELL AVE STE 2100

**DALLAS**  $\mathsf{TX}$ 75204 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0530 Subject PRC Run: 12/3/2024 By

Card # 1 of

**Property Location** 

Site Address 4523 TAHOE CIR

CLERMONT FL 34714

GL05 NBHD Mill Group 0581

Property Use Last Inspection 00100 SINGLE FAMILY MHS 11-05-202

Legal Description

GREATER LAKES PHASE 4 PB 72 PG 6-11 LOT 435 ORB 5799 PG 1813 ORB 5824 PG 492

	and Lines													
Lan	d Lines													
LL	Use	Front	Donth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	FIONE	Depth	Adj	Units	Price	Factor	Factor	Factor	Factor	Class Val	Value		
1	0100	0	0		1.00 LT	26,500.00	0.0000	2.50	1.250	1.000	0	82,813		
Total Acres 0.00 JV/Mkt 0 Total Adj JV/Mkt										82,813				
Classified Acres 0 Classified JV/Mkt 82,813 Classified Adj JV/Mkt									0					
						Sketch								

Multi Story Bldg 1 1 of 1 Replacement Cost 293,473 Deprec Bldg Value 293,473 Sec OPF FLA GCF OPF

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2021	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,095	2,095	2095	Effective Area	2095	l			-
GAR	GARAGE FINISH	0	420	0	Base Rate	118.44	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	155	0	Building RCN	293,473	Quality Grade	685	Half Baths	0
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	Wall Type	03	riout Typo	١
					Functional Obsol		Foundation	3	Fireplaces	0
	TOTALS	2,095	2,670	2,095	Building RCNLD	293,473	Roof Cover	3	Type AC	03

Alternate Key 3918240

Parcel ID 10-24-26-0015-000-43500

82,813

293.473

0

376,286

0

376286

0.00

376286

376286

366,732

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

2024-0530 Subject PRC Run: 12/3/2024 By

Card # 1 of 1

Parcel I	D 10-24-	26-001	15-000-4	43500	)	Ro	II Yea	r 202	24 Sta	atus: A				Card #	1	of	1
						*Only			laneous F	eatures ere reflected l	helow						
Code	Description				Un		Туре		nit Price	Year Blt	Effect Y	r R	CN	%Good	Т	Apr \	/alue
Code		Descrip	DUOTI		Ull	ills	Туре		iiit Price	Year Dit	Ellect Y		<u>UN</u>	%G000		<u>Арг V</u>	alue
								Bu	ilding Per	mits							
Roll Year			Issue Da		Comp [		Am	ount	Туре		Descri			Review D	ate	CC	) Date
2022	20210209	,	03-10-20		11-05-2			272,00	000 0001	SFR 2109SF	4020 171						
					Inform									nptions			
	ment No		k/Page	1	e Date	Instr	Q/U		Vac/Imp		Code	De	escription		Yea	ır	Amount
	149312 130919	5824 5799	0492 1813		1-2021 7-2021	WD WD	Q	11 03	I	100 400,000							
														Total			0.00
								Va	lue Sumn	nary							
Land Va	alue Bldo	g Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Ta	ax Val	Sch Tax	Val F	revio	us Valu

<sup>\*\*\*</sup>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 3918218 Parcel ID 10-24-26-0015-000-41300

**Current Owner** 

MA

LCPA Property Record Card Roll Year 2024 Status: A 2024-0530 Comp 1 PRC Run: 12/3/2024 By

Card # 1 of 1

Property Location

Site Address 4486 TAHOE CIR

CLERMONT FL 34714

GL05 NBHD 0581

perty Use Last Inspection

Mill Group GL05

Property Use Last Inspection
00100 SINGLE FAMILY MHS 06-29-202

Legal Description

23 MELLON RD

WELLESLEY

LIU MIN

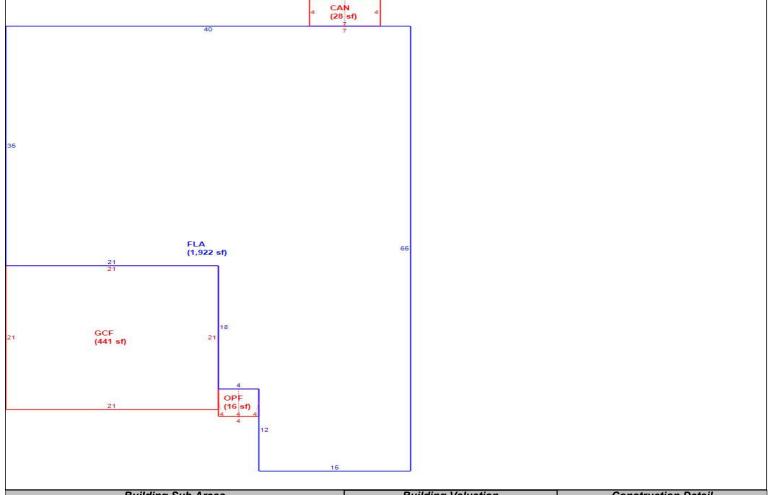
GREATER LAKES PHASE 4 PB 72 PG 6-11 LOT 413 ORB 6241 PG 1357

02482

Lan	d Lines													
LL #	Use Code	Front	Depth	<b>I</b>	tes dj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0			1.00	LT	26,500.00	0.0000	2.50	1.250	1.000	0	82,813
		Total A	cres	0.00		JV/N	lkt 0			Tota	i Adj JV/MI	kt	•	82,813
	Classified Acres 0				Classified JV/M	lkt 82	2,813		Classified	d Adj JV/MI	ct		0	

 Sketch

 Bidg 1 Sec 1 of 1
 Replacement Cost 219,231
 Deprec Bidg Value 219,231
 Multi Story 0



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2021	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,922	1,922	1922	Effective Area	1922				
GAR	GARAGE FINISH	0	441	0	Base Rate	95.84	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	16	0		219.231	Quality Grade	650	Half Baths	0
PAT	PATIO UNCOVERED	0	28	0	Building RCN	-, -	Quality Orace	030	riali Datiis	١
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	1	00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,922	2,407	1,922	Building RCNLD	219,231	Roof Cover	3	Type AC	03

Alternate Key 3918218 Parcel ID 10-24-26-0015-000-41300

82,813

219,231

302,044

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

2024-0530 Comp 1 PRC Run: 12/3/2024 By

Card # 1 of 1

Parcel I	ID 10-24-	26-001	15-000-4	11300		Ro	II Yea	r 202	24 Sta	itus: A			Card #	1	of 1
	e Description					*Only			laneous F records a	eatures re reflected l	below				
Code		Descrip	otion		Un		Туре		nit Price	Year Blt	Effect Yr	RCN	%Good	7	Apr Value
									 	!4-					
Roll Yea	ar Permit	· ID	Issue Da	ate C	omp D	)ate	Δm	ount	ilding Per Type	mits 	Descrip	ation	Review D	)ate	CO Date
					242,00		SFR 1936SF		07-01-20		CO Date				
	2022 2020101377 01-01-2021														
				Sales In		ation						Exe	mptions		
Instru	ıment No	+	k/Page	Sale D		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	ı	Yea	Amount
	3139047 1099012	6241 5754	1357 0372	10-30-2 07-15-2		WD WD	Q Q	01 03	I	422,500 312,100			<del>-</del>		
				<u> </u>									Total		0.00
Land Va	alue Bldo	g Value	Misc	Value	Mark	et Valu	e De	Va. eferred	<i>lue Summ</i> Amt A		Cnty Ex Ar	nt Co Tax Val	Sch Tax	Val P	revious Valu

302044

0.00

302044

302044

294,963

\*\*\*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 3906157

Parcel ID 10-24-26-0013-000-37200

Current Owner BRAVERMAN SEAN ET AL

16768 MEADOWS ST CLERMONT FL 34714

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

2024-0530 Comp 2 PRC Run: 12/3/2024 By

Card # 1 of

**Property Location** 

Site Address 16768 MEADOWS ST

CLERMONT FL 34714

GL05 NBHD Mill Group 0581

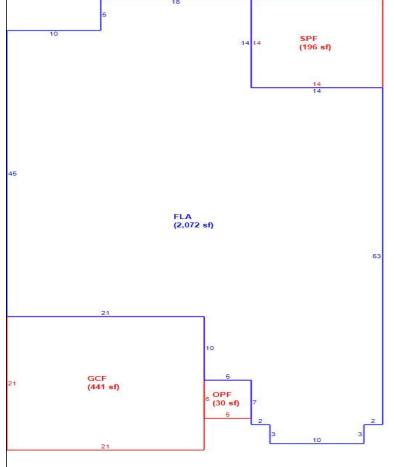
Property Use Last Inspection 00100 SINGLE FAMILY MHS 07-30-202

Legal Description

GREATER LAKES PHASE 3 PB 68 PG 82-84 LOT 372 ORB 6161 PG 801

Lan	d Lines													
LL	Use	Front	Depth	Note	es	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Бериі	Ad	dj	Offics		Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0			1.00	LT	26,500.00	0.0000	2.00	1.000	1.000	0	53,000
		Total A	cres	0.00		JV/M					ıl Adj JV/MI			53,000
	Cla	assified A	cres	0	Cla	assified JV/M	kt   53.	.000		Classifie	M/VL jbA b	kt		0

Sketch Bldg 1 1 of 1 Replacement Cost 323,072 Deprec Bldg Value 313,380 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,072	2,072	2072	Effective Area	2072	l			
GAR	GARAGE FINISH	0	441	0	Base Rate	130.58	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	30	0	Building RCN	323,072	Quality Grade	700	Half Baths	0
SPF	SCREEN PORCH FINIS	0	196	0	_	•	Guanty Grado	700	rian Batrio	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	''			•
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,072	2,739	2,072	Building RCNLD	313,380	Roof Cover	3	Type AC	03

Alternate Key 3906157 Parcel ID 10-24-26-0013-000-37200

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

2024-0530 Comp 2 PRC Run: 12/3/2024 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												
Code	Desc	ription	Units	Туре	Unit Price	Year Blt	Year Blt Effect Yr		%Good	Apr Value			
					Building P	rmits							
Roll Yea	r Permit ID	Issue Date	Comp Date	Amou	int Typ	9	Descriptio	n	Review Dat	eview Date   CO Date			
2019	2018080550	09-06-2018	01-24-2019		77,032 000		F 16768 MEAE		01-24-2019				

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023072435 2022071219 2021014842 2019007820	6161 5961 5634 5226	0801 0336 0759 0014	06-08-2023 05-11-2022 01-27-2021 01-17-2019	WD WD WD WD	0000	01 01 01 Q	  -  -  -	445,000 447,500 325,000 279,800	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
							ue Summ			Total		50,000.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
53,000	313,380	0	366,380	0	366380	50,000.00	316380	341380	356,298

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#### Alternate Key 3906139 Parcel ID 10-24-26-0013-000-35400

LCPA Property Record Card Roll Year 2024 Status: A 2024-0530 Comp 3 PRC Run: 12/3/2024 By

Card# 1 of

Property Location

Site Address 16840 MEADOWS ST

CLERMONT FL 34714

Mill Group GL05 NBHD 0581

Property Use Last Inspection
00100 SINGLE FAMILY MHS 01-23-201

Current Owner

HERNANDEZ PEDRO & ADRIA CORDERO-

16840 MEADOWS ST

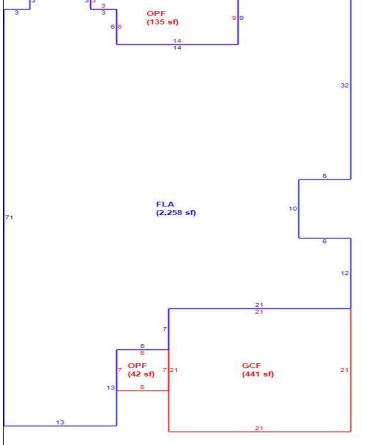
CLERMONT FL 34714

Legal Description

GREATER LAKES PHASE 3 PB 68 PG 82-84 LOT 354 ORB 6152 PG 998

Lan	Land Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	# Code	1 10111	Ворин	Adj	O'IIIIO	Price	Factor	Factor	Factor	Factor	Olado Val	Value		
1	0100	0	0		1.00 LT	26,500.00	0.0000	2.00	1.000	1.000	0	53,000		
•		Total A	cres	0.00	JV/Mkt	0		Tota	al Adj JV/Mk	t		53,000		
Classified Acres 0 Classified JV/Mkt 53,000						53,000		Classifie	d Adj JV/Mk	kt 0				
						Sketch								

Bldg 1 Sec 1 of 1 Replacement Cost 340,623 Deprec Bldg Value 330,404 Multi Story 0



	Building S	Sub Areas			Building Valuation Construction Detail					
Code	Description	Living Are	Gross Are		Year Built	2018	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,258	2,258	2258	Effective Area	2258				
GAR	GARAGE FINISH	0	441	0		128.14	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	177	0	Building RCN	340,623	Quality Grade	700	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Typo	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,258	2,876	2,258	Building RCNLD	330,404	Roof Cover	3	Type AC	03

Alternate Key 3906139

## **LCPA Property Record Card**

2024-0530 Comp 3 PRC Run: 12/3/2024 By

Parcel ID	10-24-	26-001	3-000-3	35400		Ro	II Yea	r 202	24 Sta	itus: A			Card #	1	of	1
	Miscellaneous Features *Only the first 10 records are reflected below															
Code		Descrip	tion		Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good		Apr V	'alue
							•									
					<u> </u>			Bui	ilding Peri	mits						
Roll Year	Permit		Issue Da		Comp [		Am	ount	Туре				Review [		CO	Date
2019	2018060478 07-02-2018 01-2				1-23-2	2019		293,25	0001	SFR 2274SF	16840 M	EADOWS ST	01-23-20	019		
				Sales I	n fo vm	otion				1		F.v.o.	nptions			
Instrum	ent No	Book	/Page	Sale		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Yea	ır	Amount
202306		6152	1	05-19-		WD	Q	01	1	490,000						
201813	38023	5203	2349	11-21-	2018	WD	Q	Q	I	289,900						
													Total			0.00
	-							Va	lue Summ	ary						
Land Valu	ie Bldc	ı Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cntv Ex A	mt Co Tax Val	Sch Tax	Val F	revio	us Valu

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
53.000	330.404	0	383.404	0	383404	0.00	383404	383404	372.599

<sup>\*\*\*</sup>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.\*\*\*