



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3773897**

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 #	2024-0532	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: Hudson Homes Mtg.; HUDSON SFR PROPERTY		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 #	14-19-25-0050-000- 00600 10241 Patrick Dr
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 # 2024-0532	Alternate Key: 3773897	Parcel ID: 14-19-25-0050-000-00600
Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 10241 PATRICK DR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HUDSON SFR PROPERTY HOLDINGS LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 262,966	\$ 262,966
2. Assessed or classified use value, *if applicable	\$ 262,966	\$ 262,966
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 262,966	\$ 262,996

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

Last Sale Date 11/29/2021 **Price:** \$277,000 Arm's Length Distressed Book 5878 Page 1869

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3773897	3788220	3810184	3808109
Address	10241 PATRICK DR LEESBURG	33333 KAYLEE WAY LEESBURG	33312 IRONGATE DR LEESBURG	10439 PLEASANT VIEW DR
Proximity		SAME SUB	0.20 MILE	0.29 MILE
Sales Price		\$309,000	\$355,000	\$330,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	2.80%	0.40%
Adjusted Sale		\$263,886	\$311,690	\$281,820
\$/SF FLA	\$162.83 per SF	\$145.95 per SF	\$165.79 per SF	\$158.59 per SF
Sale Date		11/17/2023	5/5/2023	11/20/2023
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	1,615	1,808	-9650	1,880	-13250	1,777	-8100
Year Built	1997	2001		2005		2004	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		3.0	-7000	2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	Y	Y		Y		Y	
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		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		-Net Adj. 3.7%	-9650	-Net Adj. 6.5%	-20250	-Net Adj. 2.9%	-8100
		Gross Adj. 3.7%	9650	Gross Adj. 6.5%	20250	Gross Adj. 2.9%	8100
Adj. Sales Price	Market Value \$262,966	Adj Market Value	\$254,236	Adj Market Value	\$291,440	Adj Market Value	\$273,720
	Value per SF 162.83						

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.

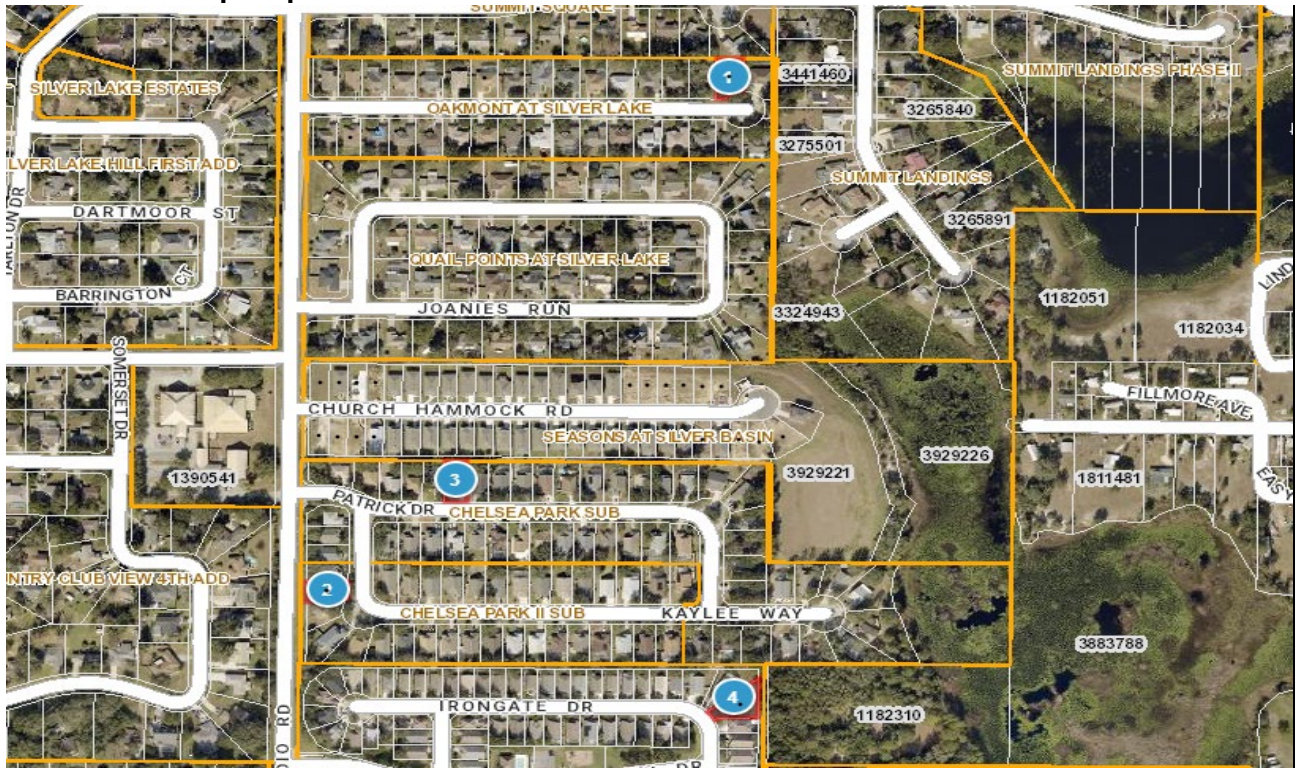
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: CHRISTOPHER QUANTE

DATE 12/9/2024

2024-0532 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3808109	10439 PLEASANT VIEW DR LEESBURG	0.29 MILE
2	COMP 1	3788220	33333 KAYLEE WAY LEESBURG	SAME SUB
3	SUBJECT	3773897	10241 PATRICK DR LEESBURG	-
4	COMP 2	3810184	33312 IRONGATE DR LEESBURG	0.20 MILE
5				
6				
7				
8				

Alternate Key 3773897
 Parcel ID 14-19-25-0050-000-00600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0532 Subject
 PRC Run: 12/9/2024 By ctquante
 Card # 1 of 1

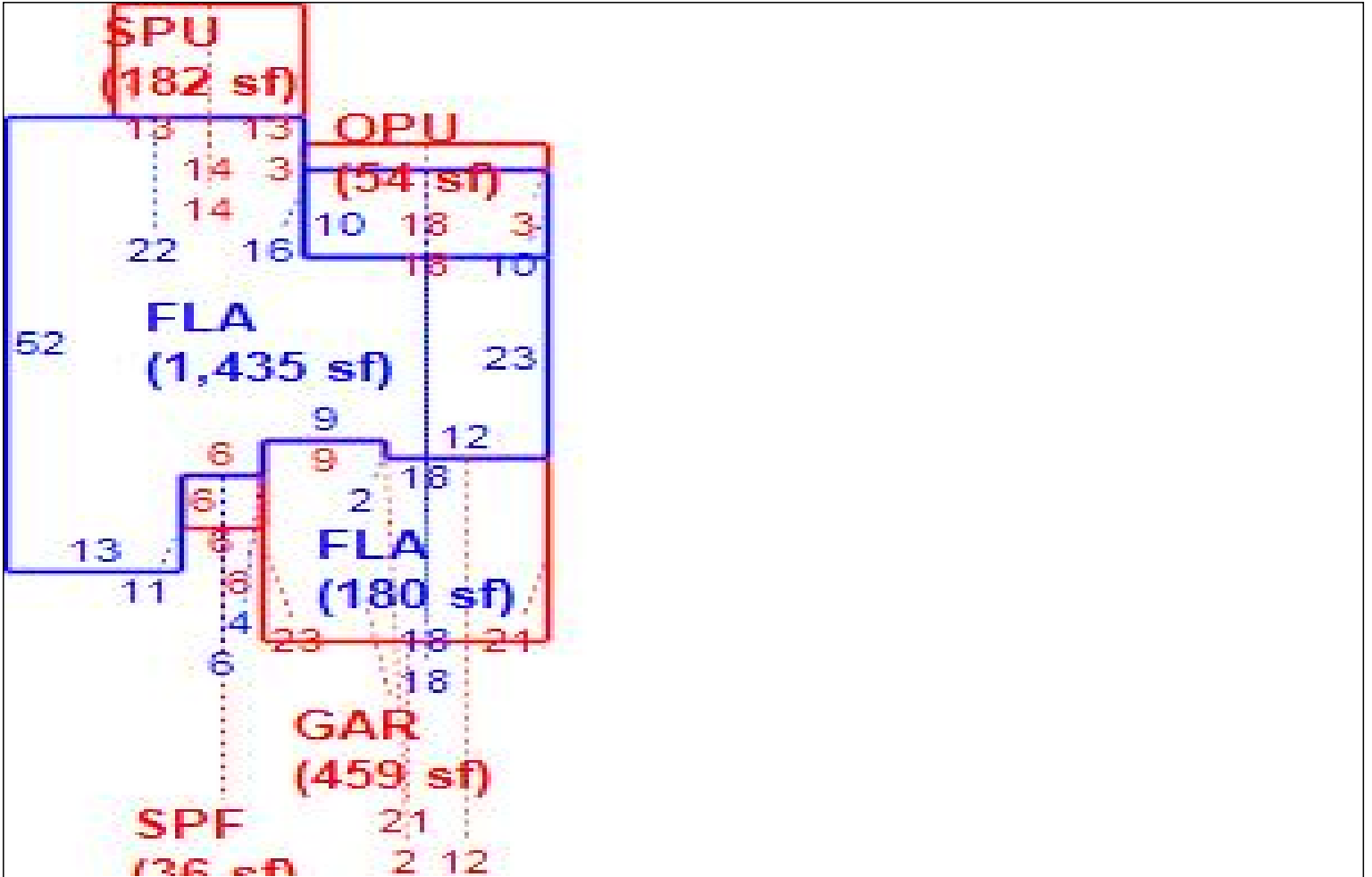
Current Owner		
HUDSON SFR PROPERTY HOLDINGS II LLC		
6688 N CENTRAL EXPRESSWAY STE 1		
DALLAS	TX	75206

Property Location			
Site Address	10241 PATRICK DR		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	12-09-202

Legal Description
CHELSEA PARK SUB LOT 6 PB 38 PGS 37-39 ORB 5878 PG 1869

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	20,000.00	0.0000	3.70	1.000	1.000	0	74,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		74,000		
Classified Acres		0		Classified JV/Mkt		74,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 205,871
Deprec Bldg Value 199,695		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,615	1,615	1615	1997				
GAR	GARAGE FINISH	0	459	0		No Stories	1.00	Full Baths	2
OPU	OPEN PORCH UNFINIS	0	54	0		Quality Grade	660	Half Baths	0
SPF	SCREEN PORCH FINIS	0	36	0	205,871	Condition	EX	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	182	0		% Good	97.00	Foundation	3
						Functional Obsol	0	Fireplaces	0
TOTALS		1,615	2,346	1,615		Building RCNLD	199,695	Roof Cover	3
								Type AC	03

Alternate Key 3773897
 Parcel ID 14-19-25-0050-000-00600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0532 Subject
 PRC Run: 12/9/2024 By ctquante
 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	
2012	SALE	01-01-2011	04-11-2012	1	0099	CHECK VALUE	08-08-2011		
2008	2007050210	05-04-2007	03-26-2008	7,425	0000	REROOF	03-26-2008		
2006	2005101032	10-27-2005	04-28-2006	600	0000	3X35 3X15 3X6 SLABS			
2005	2004061340	06-24-2004	03-01-2005	3,886	0000	13X13X13 SCREEN RM			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2022007835	5878 1869	11-29-2021	WD	Q	01	I	277,000					
	4001 1553	02-08-2011	WD	Q	Q	I	114,000					
	2824 1060	04-26-2005	WD	U	U	I	0					
	1583 2138	01-22-1998	WD	Q	Q	I	97,800					
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	
74,000	199,695	0	273,695	0	273695	0.00	273695	273695	262,966	

Parcel Notes

1583/2138 GODFREY CUSTOM HOMES INC TO CAROL ANN KENNEDY
 99X CAROL ANN KENNEDY MOVED FROM AK1118158 AS A SINGLE PERSON
 01 LOC FROM 130 FER 0501
 02 QG FROM 525 FER 032902
 03 QG FROM 550 FER 011403
 05FC CHG OPF2 TO SPF SPF4 TO EPA ADD SPU5 QG FROM 565 JWP 030105
 2824/1060 CHARLES R & CAROL ANN KUCHERA FKA CAROL ANN KENNEDY HW
 06FC ADD OPU6 TJW 042806
 4001/1553 CHARLES R & CAROL ANN KUCHERA TO WALTER & LINDA C LASTITION HW
 12FC FENCE LOCKED BUT EVERYTHING LOOKS THE SAME AND CHECKED LISTING TO CONFIRM PICTS SHOW REAR OF SFR IS SAME SALE PRICE LOOKS GOOD FOR AREA JNH 080811
 12X WALTER & LINDA LASTITION FILED FOR PORT FROM VOLUSIA CO DML 050212
 21 WALTER LASTITION 97 DECEASED 082621 STATE DEATH LIST FILE 2021165238 LG 092321
 5878/1869 LINDA C LASTITION TO HUDSON SFR PROPERTY HOLDINGS II LLC
 24TR REFUSED 2711 N HASKELL AVE STE 2100 DALLAS TX 75204 2933
 25 MAILING ADDR CHGD FROM 2711 N HASKELL AVE STE 2100 DALLAS TX 7204 2933 PER SUNBIZ INFO SCANNED TO AK3610881 CB 120224
 25IT REAR 18X10 EPF TO FLA SF WAS INCL IN LISTED LIVING AREA FOR LAST SALE MLS G5048161 LOOKS NICE INSIDE STAGED LIVE LIVING ROOM QUAL WINDOWS CTQ 120924

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Alternate Key 3788220
 Parcel ID 14-19-25-0055-000-05200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0532 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

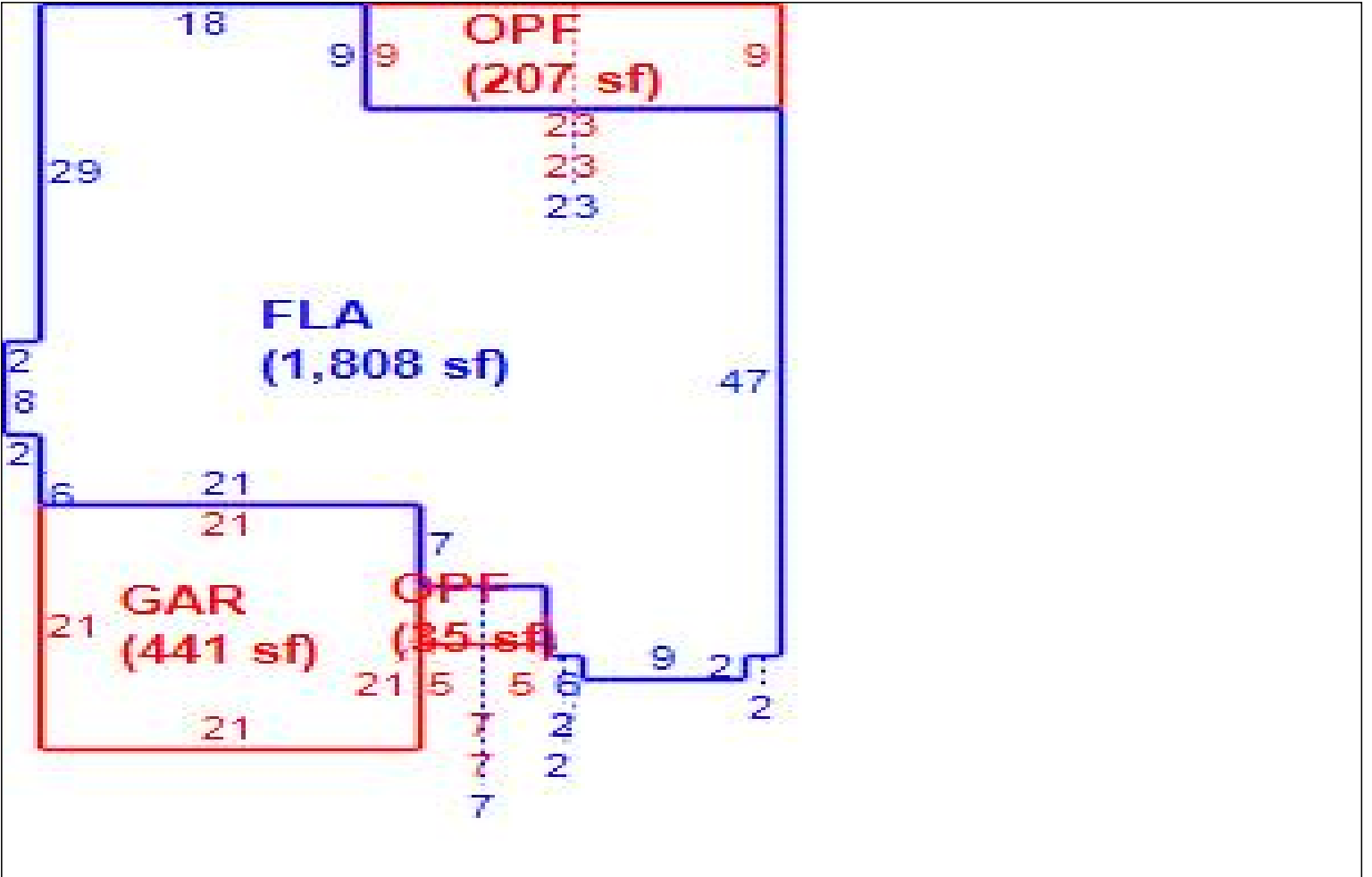
Current Owner		
FUNKHOUSER CRAIG		
33333 KAYLEE WAY		
LEESBURG	FL	34788

Property Location			
Site Address	33333 KAYLEE WAY		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-27-202

Legal Description
 CHELSEA PARK II SUB LOT 52 PB 42 PGS 56-57 ORB 6248 PG 1600

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	20,000.00	0.0000	3.70	1.000	1.000	0	74,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		74,000		
Classified Acres		0		Classified JV/Mkt		74,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	225,012		Deprec Bldg Value 218,262
Multi Story	0		



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,808	1,808	1808	2001	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	102.53	Quality Grade	660	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	242	0	225,012	Wall Type	03	Heat Type	6	
TOTALS					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	218,262				

Alternate Key 3788220
 Parcel ID 14-19-25-0055-000-05200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0532 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	
2002	0110219	01-18-2001	08-06-2001	107,976	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023144890	6248 1600	11-17-2023	WD	Q	01	I	309,000	039	HOMESTEAD	2024	25000	
2023043596	6125 1513	04-06-2023	WD	U	19	I	305,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2023024943	2102 1299	02-24-2023	PO	U	11	I	0					
	1890 0616	12-14-2000	WD	Q	Q	V	18,900					
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	
74,000	218,262	0	292,262	0	292262	50,000.00	242262	267262	292,262	

Parcel Notes

1890/616 ROBERT E & RILLA P KOMAR HW
 03 QG FROM 575 FER 011503
 04 QG FROM 590 JWP 052404
 18CC SUBMITTED WX APP WITH DC CS 061218
 5117/1161 ROBERT EDWARD KOMAR 89 DECEASED 043018 DC
 6102/1298 RILLA P KOMAR DECEASED 120822 PER LETTERS OF ADMIN
 6102/1299 ORDER DET HX FOR EST OF RILLA P KOMAR PROP TO CLARENCE L JEFFERSON
 6125/1513 CLARENCE JEFFERSON TO WILLIAM S LYONS TRS NOT TRUST DATE GIVEN NO TTEE NAMED
 6248/1600 WILLIAM SHERMAN AKA WILLIAM S LYONS INDIV AND AS TTEE TO CRAIG FUNKHOUSER
 24CC EFILE HX APP CP 082924

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Alternate Key 3810184
 Parcel ID 14-19-25-2000-000-03400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0532 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

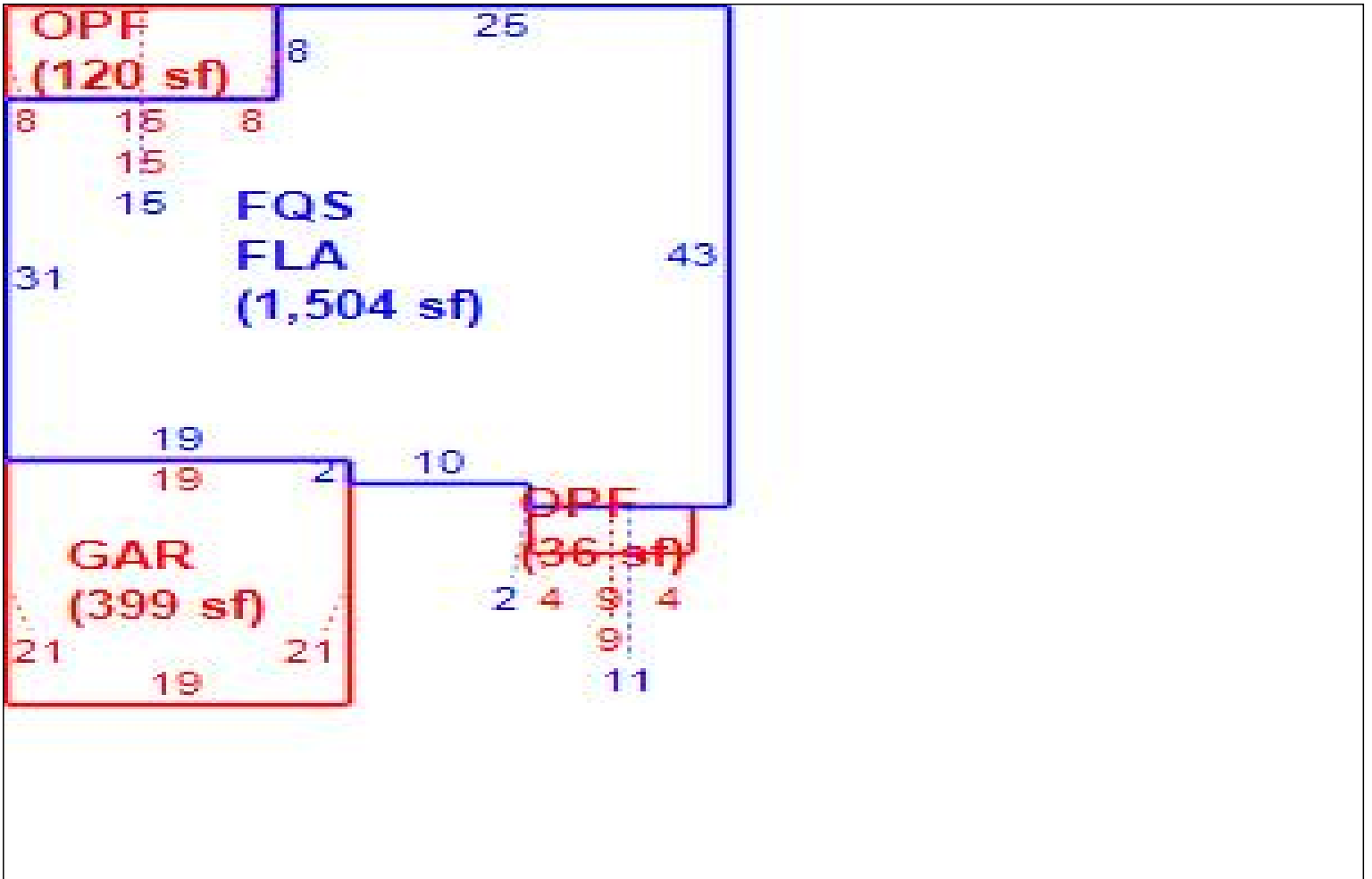
Current Owner		
REYES JOSE M		
33312 IRONGATE DR		
LEESBURG	FL	34788

Property Location		
Site Address 33312 IRONGATE DR		
LEESBURG FL 34788		
Mill Group 0001	NBHD 4525	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-02-202

Legal Description
 STONEGATE AT SILVER LAKE PB 47 PG 72-76 LOT 34 ORB 6139 PG 67

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	20,000.00	0.0000	3.25	1.100	1.000	0	71,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		71,500		
Classified Acres		0		Classified JV/Mkt		71,500		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 221,983 Deprec Bldg Value 215,324 Multi Story 1



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	1,504	1,504	1504	2005					
FQS	FINISHED AREA QUART	376	1,504	376	Effective Area	1880	No Stories	1.25	Full Baths 3	
GAR	GARAGE FINISH	0	399	0	Base Rate	96.31	Quality Grade	655	Half Baths 0	
OPF	OPEN PORCH FINISHE	0	156	0	Building RCN	221,983	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		1,880	3,563	1,880	Building RCNLD	215,324				

Alternate Key 3810184
 Parcel ID 14-19-25-2000-000-03400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0532 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	
2006	2004051390	01-01-2005	07-05-2005	129,783	0000	SFR			
2005	2004051390	06-23-2004	12-22-2004	129,783	0000	SFR 33312 IRONGATE DR			
2005	2004050858	06-11-2004	12-22-2004	5,000	0000	RTN 123X3			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023054446	6139	0067	05-05-2023	WD	Q	01	I	355,000	039	HOMESTEAD	2024	25000
	2515	1091	02-27-2004	WD	Q	Q	V	36,000	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	
71,500	215,324	0	286,824	0	286824	50,000.00	236824	261824	286,824	

Parcel Notes

04 LOC FROM 236 FER 012704
 15X RANDEE MOREL 60 DECEASED 040615 STATE FILE NBR2015054449
 6139/67 MARC GEORGE MOREL TO JOSE M REYES UNMARRIED
 23CC EFILE HX APP CP 062223
 24CC EFILE HX APP CP 011924

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Alternate Key 3808109
 Parcel ID 14-19-25-1500-000-01600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0532 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

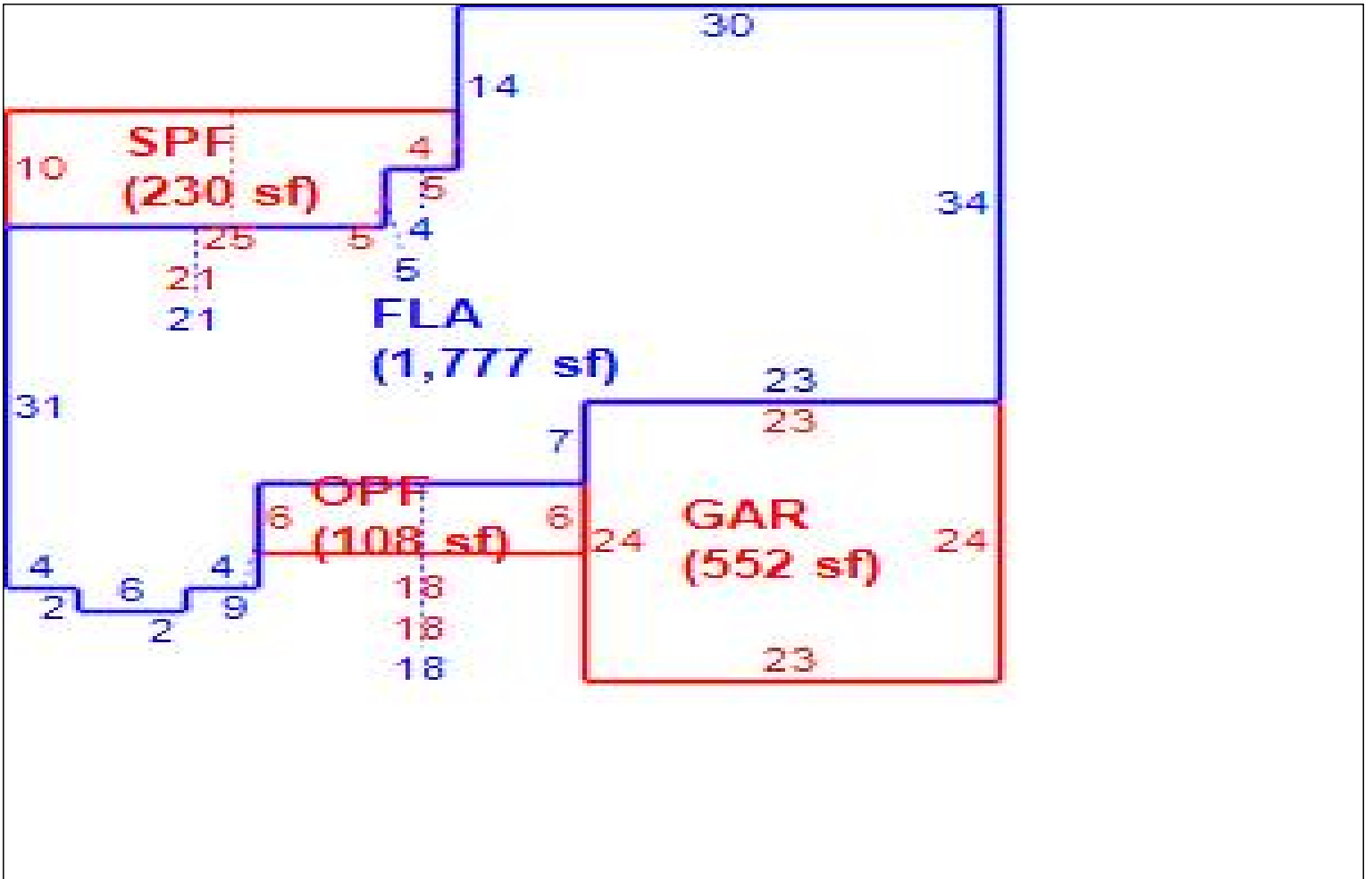
Current Owner		
DYER ANITA		
10439 PLEASANT VIEW DR		
LEESBURG	FL	34748

Property Location			
Site Address 10439 PLEASANT VIEW DR			
LEESBURG		FL 34788	
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-02-202

Legal Description
 OAKMONT AT SILVER LAKE SUB LOT 16 PB 46 PGS 67-68 ORB 6249 PG 1292

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	20,000.00	0.0000	2.79	1.000	1.000	0	55,800	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,800			
Classified Acres		0		Classified JV/Mkt		55,800		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 198,303 Deprec Bldg Value 192,354 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,777	1,777	1777	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	552	0	89.78	Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	108	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	230	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,777	2,667	1,777	0	Roof Cover	3	Type AC	03

Alternate Key 3808109
 Parcel ID 14-19-25-1500-000-01600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0532 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	
2005	2003120691	01-01-2004	06-22-2004	118,096	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023145651	6249	1292	11-20-2023	WD	Q	01	I	330,000	002	WIDOW	2024	5000
	4013	1625	03-18-2011	WD	Q	Q	I	140,000	039	HOMESTEAD	2024	25000
	3473	1319	07-16-2007	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2265	0235	01-21-2003	WD	Q	Q	V	27,900				
Total											55,000.00	

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	
55,800	192,354	0	248,154	0	248154	55,000.00	193154	218154	248,154	

Parcel Notes

03 LOC FROM 145 FER 110702
 03 LOC FROM 170 FD 0403
 04TR ATTEMPTED NOT KNOWN 1538 38TH ST WEST PALM BEACH 33407
 06 SHP FROM 100 TJW 060806
 3473/1319 LELAND C & EDWINITA F NEWELL TO LELAND C & EDWINITA F NEWELL TTEES OF THE LELAND C & EDWINITA F NEWELL FAMILY TRUST DTD 071607 APPROVED CAUTHEN TRUST PER LETTER DTD 081307
 10X EDWINTA NEWELL CALLED ON 100610 AND STATED THAT THEY MOVED IN JULY 2010 AND THEIR NEW ADDRESS IS 4030 SNOWY EGRET DR MELBOURNE 32904
 11X HX IN BREVARD COUNTY FOR 2011 CONFIRMED PER EMAIL JMK 030711
 4013/1625 LELAND C & EDWINITA F NEWELL CO TTEES TO ASHLEY M CHIARIELLO SINGLE
 6249/1292 ASHLEY M CHIARIELLO & KENNETH MICHAEL NORTH TO ANITA DYER UNMARRIED
 24CC EFILE HX APP CP 021124
 24X DENY WX PENDING DC KCH 040324
 24X DC RECD BY EMAIL ALS 050124

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