

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.

Taxpayer name: Hudson Homes Mtg; HUDSON SFR PROPERTY Mailing address for notices 1620 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254 Phone 954-740-6240 Email Residential Appeals@ryan.com The standard way to receive information is by US mail. If possible, I prefer to receive information by email fax. 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. I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies or your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to you evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.) Type of Property are s. 1-4 units Industrial and miscellaneous High-water recharge Historic, commercial or nonpro Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machinery, equipment PART 2. Reason for Petition Check one: If more than one, file a separate petition. Real property value (check one) decrease increase Denial of exemption or classification Parentlygrandparent reduction Denial for late filing of exemption or classification Industrial property value (You must have timely filed a Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.1555(5), F.S.) 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.) Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bour by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the enti group. My wi		COMPLET	ED EN GIE	akof the val	MENDARME	NU BOARD	(VAB)	
PART.1. Taxpayer Information Taxpayer name: Hudson Homes Mig; HUDSON STR PROPERTY Mailing address (16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254 Phone 954-740-6240 The standard way to receive information is by US mail. If possible, I prefer to receive information by @ email a make a make a way to receive information by statement. I am filling this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement. I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies or your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to you evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.) Type of Property PRes. 1-4 units Industrial and miscellaneous High-water recharge Historic, commercial or classification Parent/grandparent reduction Denial of classification Parent/grandparent reduction Denial of classification Denial of classification Property was not substantially complete on January 1 Denial of exemption or classification.) Refund of taxes for catastrophic event Other charge Denial of exemption or classification Denial of exemption or classification.) Refund of taxes for catastrophic event Other charge Denial of exemption or classification.) Tother the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bour by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the enting group. 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 m	Petition# 2	024-05					Date received	9.12.24
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PART 2. Reason for Petition	your evidence to evidence. The V Type of Property	the value adjust/AB or special r Res. 1-4 units	stment board on nagistrate ruli Industrial	clerk. Florida law a ng will occur unde and miscellaneou	llows the property or the same statuto same. High-water re	appraiser to cr ory guidelines a charge	oss examine or ob as if you were pres Historic, commercia	ject to your sent.) alornonprofit
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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.	determination Enter the time by the request group. My witnesses You have the right evidence directly to appraiser's evidenc You have the right, of your property rec information redacter	that they are so (in minutes) you ded time. For single or I will not be to exchange even the property at the hearing regardless of cord card contained. When the p	substantially sou think you neigle joint petition available to a vidence with the appraiser at leng, you have whether you inining informatoperty appraiser appraiser	ed to present you ons for multiple un attend on specific the property appra- ast 15 days befor the right to have nitiate the eviden tion relevant to the	1(3)(e), (f), and (g ir case. Most heari its, parcels, or acc dates. I have atta- aiser. To initiate the re the hearing and witnesses sworn. ce exchange, to re the computation of	n), F.S.) ings take 15 m ounts, provide ched a list of one exchange, I make a writte eceive from the	the time needed for dates. you must submit yen request for the ne property appra	your property iser a copy confidential

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 a without attaching a completed power of attorney or authorizat Written authorization from the taxpayer is required for access collector.	ion for representation to this form.	. ,
I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sig Complete part 4 if you are the taxpayer's or an affiliated entity representatives.		owing licensed
I am (check any box that applies):	(taxpayer or an affiliated e	antifu)
	(taxpayer or arranmated e	muty).
☐ A Florida Bar licensed attorney (Florida Bar number☐ A Florida real estate appraiser licensed under Chapter 47		RD6182
A Florida real estate broker licensed under Chapter 475, I		,
☐ A Florida certified public accountant licensed under Chapt		er)
I understand that written authorization from the taxpayer is recappraiser or tax collector.	·	· · · · · · · · · · · · · · · · · · ·
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filin under s. 194.011(3)(h), Florida Statutes, and that I have read	g this petition and of becoming an age	nt 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 lis	sted in part 4 above.	
☐ I am a compensated representative not acting as one of the AND (check one)	he licensed representatives or employe	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requitaxpayer's authorized signature OR ☐ the taxpayer's authori		., executed with the
☐ I am an uncompensated representative filing this petition	AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpay	ver's authorized signature is in part 3 of	f this form.
I understand that written authorization from the taxpayer is re appraiser or tax collector.	equired for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's authoroming an agent for service of process under s. 194.011(3 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			KLS	DENTIA	L			
Petition #		2024-0532		Alternate Ke	ey: 3773897	Parcel II	D: 14-19-25-005 0)-000-00600
Petitioner Name	ROBERT I	PEYTON, R	YAN LLC	D	40044.5		Check if Mult	iple Parcels
The Petitioner is:	Taxpayer of Rec	ord 🗸 Taxı	payer's agent	Property		ATRICK DR		
Other, Explain:				Address	LEE	SBURG		
Owner Name	HUDSOI	N SFR PRO	PERTY	Value from	Value before	e Board Action	,	
Owner name	HOLDING		LIKIT	TRIM Notice		ted by Prop Appr	i value atter B	oard Action
4 lust Value rea		JO LLO						
1. Just Value, req		+:6!:		, , , ,		262,96		
2. Assessed or cl			cable	\$ 262,96	66 \$	262,96	0	
3. Exempt value,		e		\$				
4. Taxable Value,				\$ 262,96		262,99	6	
*All values entered	d should be count	y taxable va	lues, School and	other taxing	authority values	may differ.		
Last Sale Date	11/20/2021	Dela	¢077	000	✓ Arm's Length	Distressed	Book <u>5878</u> Pa	age 1869
Last Gale Date	11/29/2021	Pric	:e : \$277	,000	7 2 Zega] 2.000004	1 to	190 <u>1009</u>
ITEM	Subje	ct	Compara	ble #1	Compara	ble #2	Comparat	ole #3
AK#	377389		37882		38101		38081	
Address	10241 PATR		33333 KAYL		33312 IRON		10439 PLEASA	NT VIEW
	LEESBU	RG	LEESBU		LEESB		DR	
Proximity			SAME S		0.20 M		0.29 MI	
Sales Price			\$309,0		\$355,0		\$330,00	
Cost of Sale			-15% 0.40%		-159 2.80		-15% 0.40%	
Time Adjust			\$263,8		\$311,6		\$281,82	
Adjusted Sale \$/SF FLA	\$162.83 p	er SE	\$205,8 \$145.95 p		\$165.79		\$158.59 p	
Sale Date	ψ102.00 β	Ci Oi	11/17/2		5/5/20		11/20/20	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length		✓ Arm's Length	Distressed
1011110 01 0410			<u> </u>					J
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		Υ	_	Y	_	Y	
Pool	N		N	0	N	0	N	0
Fireplace	0		0	0	0	0	0	0
AC Other Adde	Central		Central	0	Central	0	Central	0
Other Adds	N 1 LOT		N 1 LOT		N 1 LOT		N 1 LOT	
Site Size	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
Location						+		
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

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.

\$254,236

Adj Market Value

\$291,440

Adj Market Value

\$273,720

Market Value

Value per SF

Adj. Sales Price

\$262,966

162.83

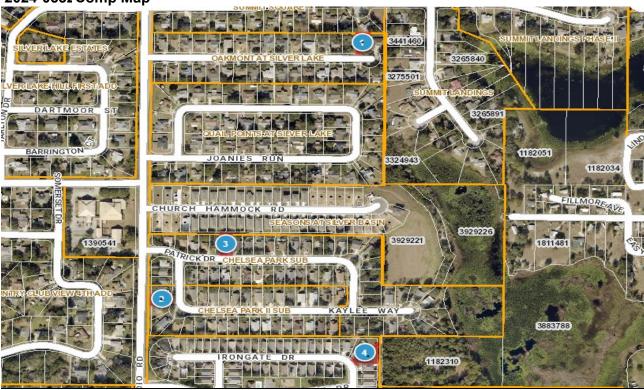
Adj Market Value

- 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 Current Owner

HUDSON SFR PROPERTY HOLDINGS II LLC

 TX

6688 N CENTRAL EXPRESSWAY STE 1

LCPA Property Record Card Roll Year 2025

Status: A

2024-0532 Subject PRC Run: 12/9/2024 By ctquante

Card # 1 of 1

Property Location

Site Address 10241 PATRICK DR

LEESBURG FL 34788 0001 **NBHD** 4525

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY CTQ 12-09-202

Legal Description

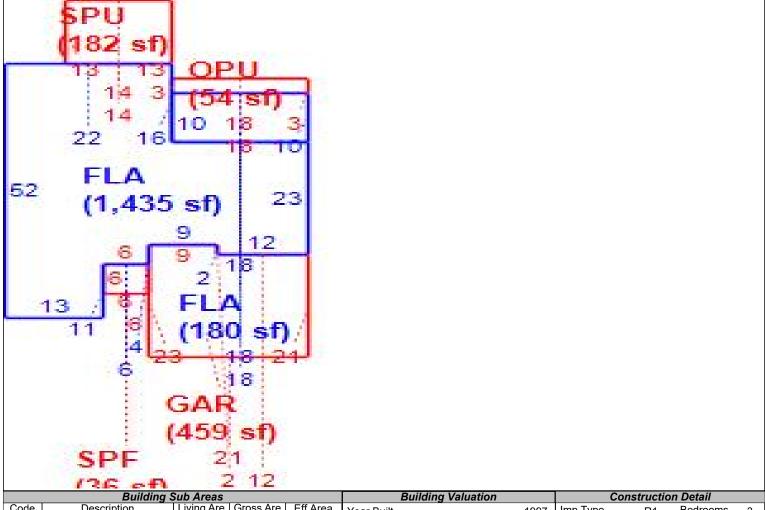
DALLAS

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

75206

Lan	d 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/M						0	1	Tota	l Adj JV/Mk	ct		74,000
Classified Acres 0 Classified						74,000		Classifie	d Adj JV/Mk	(t		0

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



	Building S	Sub Areas			Building Valuatio	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,615	1,615	1615	Effective Area	1615				
GAR	GARAGE FINISH	0	459	0			No Stories	1.00	Full Baths	2
OPU	OPEN PORCH UNFINIS	0	54	0	Base Rate	103.01	Quality Grade	660	Half Baths	0
SPF	SCREEN PORCH FINIS	0	36	0	Building RCN	205,871	Quality Grade	000	Hall Dallis	0
SPU	SCREEN PORCH UNFIN	0	182	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00				,
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1.615	2,346	1,615	-	199.695	Roof Cover	2	Type AC	03
	TOTALO	1,0.0	_,5.5	1,010	Building RCNLD	199,095	Livon Cover	3	i ypc AC	US

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

LCPA Property Record Card Roll Year 2025 Status: A

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

1

Miscellaneous Features *Only the first 10 records are reflected below Units Year Blt Effect Yr Code Туре Unit Price RCN %Good Description Apr Value **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date CO Date **CHECK VALUE** SALE 01-01-2011 04-11-2012 0099 08-08-2011 2012 2007050210 05-04-2007 03-26-2008 7.425 0000 REROOF 03-26-2008 2008 2005101032 10-27-2005 04-28-2006 600 0000 3X35 3X15 3X6 SLABS 2006 2004061340 06-24-2004 03-01-2005 3,886 0000 13X13X13 SCREEN RM 2005

				Sales Informa	ation				Exemptions					
Instrume	ent No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	1	Year	Amount
202200	7835	5878 4001 2824 1583	1869 1553 1060 2138	11-29-2021 02-08-2011 04-26-2005 01-22-1998	WD WD WD WD	Q Q U Q	01 Q U Q		277,000 114,000 0 97,800					
										Total		0.00		

				Value Sเ	ımmary				
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

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

Current Owner

FL

LCPA Property Record Card Roll Year 2025 Status: A

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

Card # of

Property Location

Site Address 33333 KAYLEE WAY

LEESBURG FL 34788

0001 NBHD Mill Group 4525 Property Use Last Inspection

00100 SINGLE FAMILY TRF 01-27-202

Legal Description

LEESBURG

FUNKHOUSER CRAIG

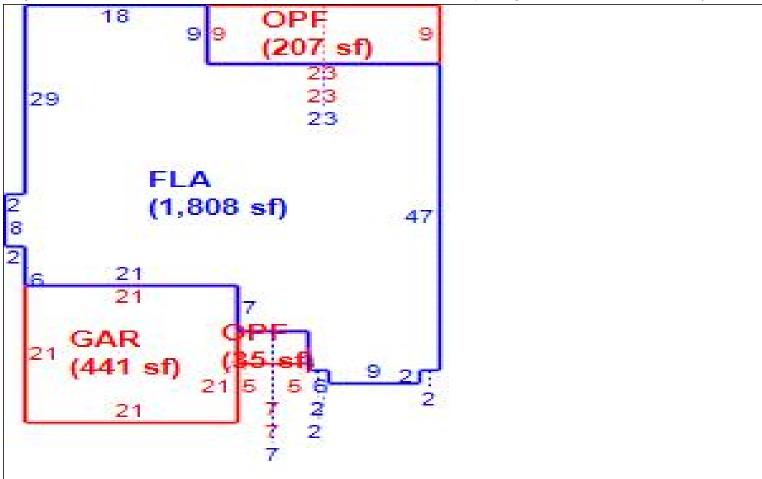
33333 KAYLEE WAY

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

34788

Lan	d Lines												
LL	Use Code	Front	Depth	Not Ad	 Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00	1.00 LT		0.0000	3.70	1.000	1.000	0	74,000
	Total Acres 0.0				 JV/M Classified JV/M		,000			 Adj JV/M Adj JV/M			74,000 0

Sketch Bldg 1 1 of 1 225,012 Deprec Bldg Value 218,262 Multi Story Sec Replacement Cost 18



	Building S	Sub Areas			Building Valuation	Cons	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,808 0	1,808 441	1808 0	Effective Area	1808	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	242	Ö	Base Rate Building RCN	102.53 225.012	Quality Grade	660	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,808	2,491	1,808	Building RCNLD	218,262	Roof Cover	3	Type AC	03

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

Total

50,000.00

Card# 1 of 1 Miscellaneous Features *Only the first 10 records are reflected below Unit Price Year Blt Effect Yr RCN Code Units Type %Good Apr Value Description **Building Permits** CO Date Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date SFR 0110219 01-18-2001 08-06-2001 107,976 0000 2002

			Sales Inform	ation						Exemptions			
Instrument No	Boo	ok/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023144890 2023043596 2023024943	6248 6125 2102 1890	5 1513 2 1299	11-17-2023 04-06-2023 02-24-2023 12-14-2000	WD WD PO WD	Q U U Q	01 19 11 Q	 	309,000 305,000 0 18,900	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024		

				Value Su	ummary				
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

Current Owner

LCPA Property Record Card Roll Year 2025 Status: A

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

Card # 1 of

Property Location

Site Address 33312 IRONGATE DR

LEESBURG FL 34788

0001 NBHD Mill Group 4525

Property Use Last Inspection 00100 SINGLE FAMILY TRF 02-02-202

33312 IRONGATE DR

LEESBURG FL 34788

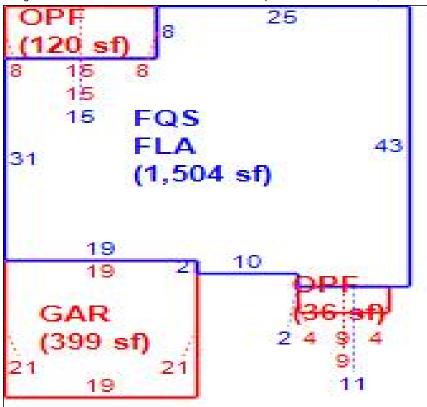
Legal Description

REYES JOSE M

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

Lan	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/					0		Tota	il Adj JV/Mk	ct		71,500		
	Classified Acres 0 Class				Classified JV/Mkt	71,500		Classifie	d Adj JV/Mk	ct		0		

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



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
	FINISHED LIVING AREA FINISHED AREA QUART	1,504 376	1,504 1,504	1504 376	Effective Area	1880	No Stories	1.25	Full Baths	3
_	GARAGE FINISH OPEN PORCH FINISHE	0 0	399 156	0 0	Base Rate Building RCN	96.31 221,983	Quality Grade	655	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,880	3,563	1,880	Building RCNLD	215,324	Roof Cover	3	Type AC	03

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 Units Unit Price Year Blt Effect Yr RCN Code Туре %Good Description Apr Value **Building Permits** CO Date Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date 2004051390 01-01-2005 07-05-2005 129,783 0000 2006 SFR 33312 IRONGATE DR 2004051390 06-23-2004 12-22-2004 129,783 0000 2005 2004050858 06-11-2004 12-22-2004 5,000 0000 RTN 123X3 2005 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 039 **HOMESTEAD** 2024 25000 05-05-2023 2023054446 6139 0067 WD Q 01 355,000 059 ADDITIONAL HOMESTEAD 2024 25000 2515 1091 02-27-2004 WD Q Q 36,000 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				
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

10439 PLEASANT VIEW DR

14-19-25-1500-000-01600

FL

Current Owner

LCPA Property Record Card Roll Year 2025 Status: A

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

Card # 1 of 1

Property Location

Site Address 10439 PLEASANT VIEW DR

Mill Group

LEESBURG FL 34788 NBHD 0001 4525

Property Use Last Inspection 00100 SINGLE FAMILY TRF 02-02-202

Legal Description

DYER ANITA

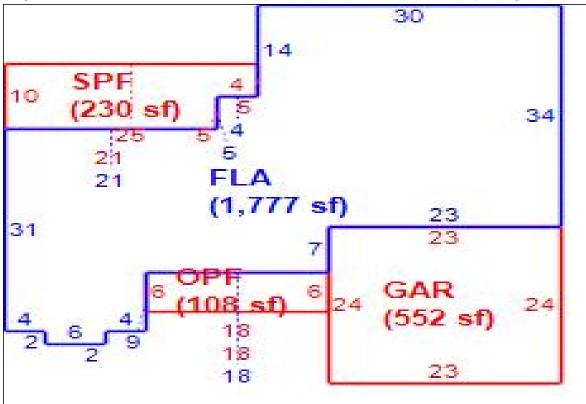
LEESBURG

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

34748

Lan	Land Lines																																						
LL	Use Code	Front	Depth	Note Ad		Units		Units		Units		Units		Units		Units		Units		Units		Units		Units		Units		Units		Units		I I Inite I		I linite I I I I I I I I I I I I I I I I I I I				Class Val	Land Value
1	0100	0	0			1.00	Т	20,000.00	0.0000	2.79	1.000	1.000	0	55,800																									
Total Acres 0.00 JV/Mkt 0					kt 0	'		Tota	l Adj JV/Mk	ct	,	55,800																											
Classified Acres 0					Cla	assified JV/M	kt 55,8	800		Classified Adj JV/Mkt				0																									

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



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
GAR	FINISHED LIVING AREA GARAGE FINISH	1,777 0	1,777 552	1777 0	Effective Area Base Rate	1777 89.78	No Stories	1.00	Full Baths	2
_	OPEN PORCH FINISHE SCREEN PORCH FINIS	0 0	108 230	0	Building RCN	198,303	Quality Grade	640	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,777	2,667	1,777	Building RCNLD	192,354	Roof Cover	3	Type AC	03

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

Alternate Key 3808109 Parcel ID 14-19-25-1500-000-01600 **LCPA Property Record Card** Roll Year 2025 Status: A

1

of 1

Card# Miscellaneous Features *Only the first 10 records are reflected below Unit Price Year Blt Effect Yr RCN %Good Code Units Type Description 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		SFR								
	Sales Information Exemptions													

					=xompaone							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023145651	6249 4013 3473 2265	1292 1625 1319 0235	11-20-2023 03-18-2011 07-16-2007 01-21-2003	WD WD WD WD	0000	01 Q U Q	 	330,000 140,000 0 27,900	002 039 059	WIDOW HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	25000
										Total		55,000.00

Va	lue	Sum	marv

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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