



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3531914

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reason for petition.

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 # 2024-0533	Alternate Key: 3531914	Parcel ID: 14-19-25-0446-000-07900	
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 33042 LAKE BEND CIR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name US BANK TRUST NA TRUSTEE	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 286,795	\$ 286,795	
2. Assessed or classified use value, *if applicable	\$ 273,620	\$ 273,620	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 273,620	\$ 273,620	

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

Last Sale Date 5/31/2017 **Price:** \$100 Arm's Length Distressed Book 4957 Page 2291

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3531914	3531671	3279875	2797266
Address	33042 LAKE BEND CIR LEESBURG	33303 LAKE BEND CIR LEESBURG	32919 INDIAN WOODS DR LEESBURG	9813 FAIRWAY CIR LEESBURG
Proximity		SAME SUB	SAME SUB	0.16 MILE
Sales Price		\$391,800	\$364,000	\$339,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	0.00%	0.00%
Adjusted Sale		\$345,568	\$309,400	\$288,915
\$/SF FLA	\$148.75 per SF	\$198.83 per SF	\$148.68 per SF	\$154.58 per SF
Sale Date		4/7/2023	4/30/2024	1/9/2024
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	1,928	1,738	9500	2,081	-7650	1,869	2950
Year Built	1996	1994		1991		1987	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
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	Y	Y		Y		Y	
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	0	0	0	0	1	-2500
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	POND	STREET		STREET		STREET	
		Net Adj. 2.7%	9500	-Net Adj. 8.9%	-27650	Net Adj. 0.2%	450
		Gross Adj. 2.7%	9500	Gross Adj. 8.9%	27650	Gross Adj. 1.9%	5450
Adj. Sales Price	Market Value \$286,795 Value per SF 148.75	Adj Market Value \$355,068		Adj Market Value \$281,750		Adj Market Value \$289,365	

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.

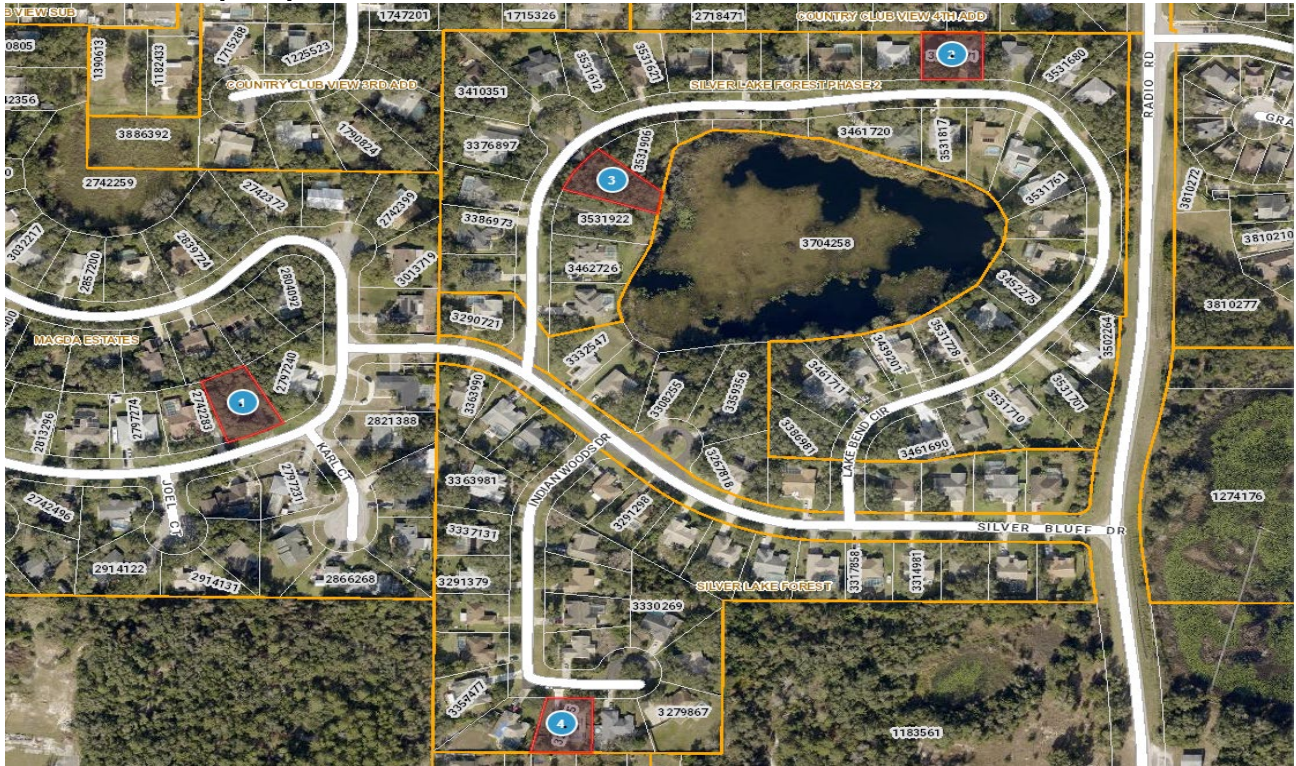
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0533 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	2797266	9813 FAIRWAY CIR LEESBURG	0.16 MILE
2	COMP 1	3531671	33303 LAKE BEND CIR LEESBURG	SAME SUB
3	SUBJECT	3531914	33042 LAKE BEND CIR LEESBURG	-
4	COMP 2	3279875	32919 INDIAN WOODS DR LEESBURG	SAME SUB
5				
6				
7				
8				

Alternate Key 3531914
 Parcel ID 14-19-25-0446-000-07900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0533 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

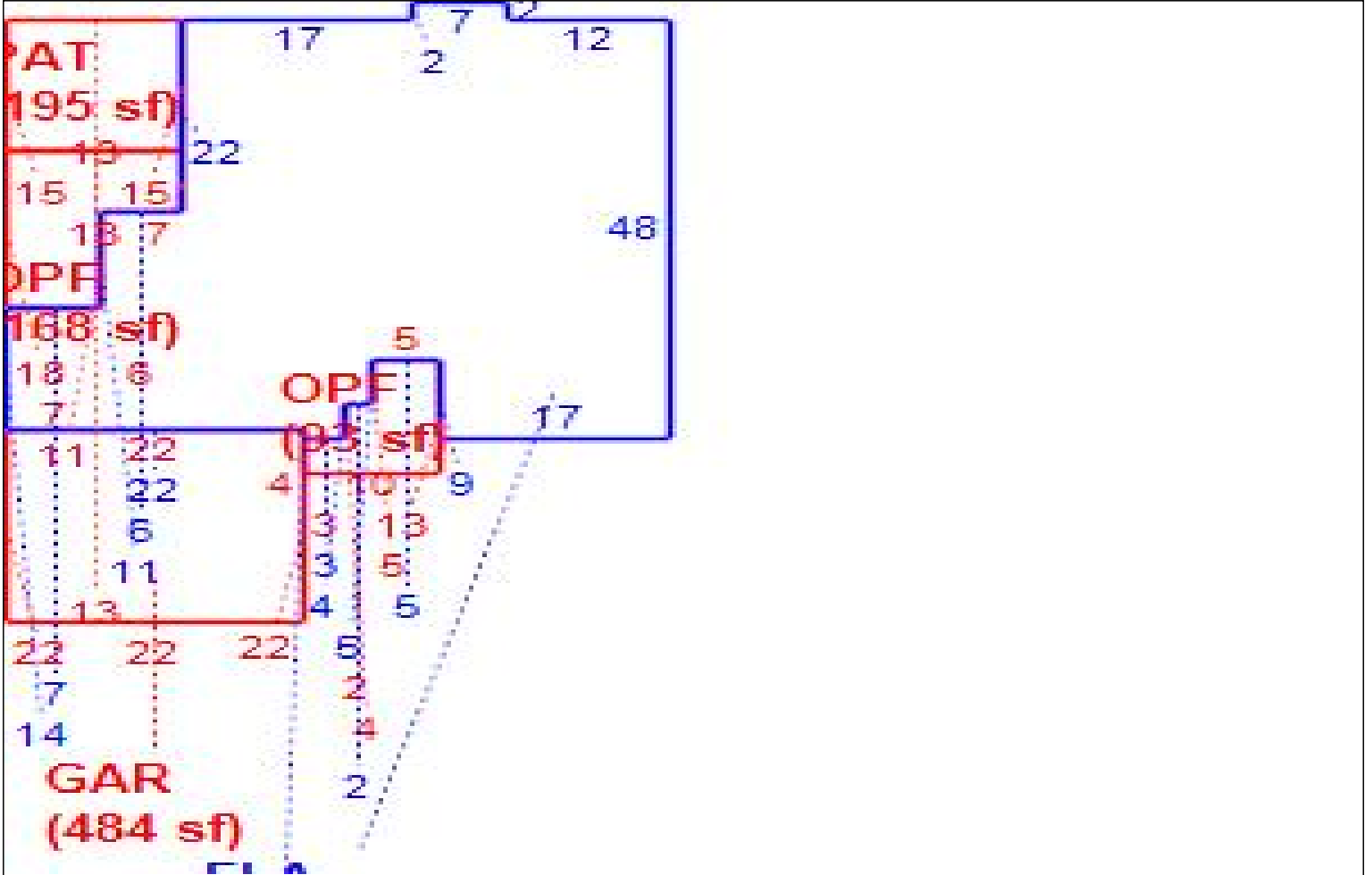
Current Owner		
US BANK TRUST NA TRUSTEE C/O HUDSON HOMES MANAGEMENT L 3701 REGENT BLVD STE 200		
IRVING	TX	75063

Property Location		
Site Address 33042 LAKE BEND CIR LEESBURG FL 34788		
Mill Group 0001	NBHD 5145	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-31-202

Legal Description
 SILVER LAKE FOREST SUB PHASE 2 LOT 79 PB 33 PGS 22-23 ORB 4957 PG 2291

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	0103	0	0		1.00 LT	43,000.00	0.0000	1.30	1.100	1.000	0	61,490	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		61,490			
Classified Acres		0		Classified JV/Mkt		61,490		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 231,379 Deprec Bldg Value 224,438 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	1,928	1,928	1,928	1996	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	484	0	99.03	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	261	0	231,379	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	195	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,928	2,868	1,928	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD				
					224,438				

Alternate Key 3531914
 Parcel ID 14-19-25-0446-000-07900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0533 Subject
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
SEN2	SCREEN ENCLOSED STRUCTURE	619.00	SF	3.50	1996	1996	2167.00	40.00	867

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1997	6011311	02-01-1996	12-01-1996	103,662	0000	SFR/33042 LAKE BEND CIR.			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2017063847	4957	2291	05-31-2017	CT	U	M	I	100				
	1313	0775	08-01-1994	WD	U	M	V	1				
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	
61,490	224,438	867	286,795	0	286795	0.00	286795	286795	286,795	

Parcel Notes

05 QG FROM 600 JWP 122204
 14X JAMES SANDE SHEPARD SR 69 DECEASED 011914 STATE FILE NUMBER 2014009733
 15X RENEWAL CARD RETURNED WITH A NEW MAILING ADDRESS OF 654 SE 128TH AVE SILVER SPGS 34488
 4957/2291 CT VS MARLENE L SHEPARD EL AL PROP SOLD TO US BANK TRUST NA TTEE
 4957/2291 M SALE INCL AK3531906 AK3531914
 18IT NCI PJF 122017
 19 MAILING ADDR CHGD FROM CO CALIBER HOME LOANS INC 16745 BERNARDO DR STE 300 SAN DIEGO CA 92127 PER OWNERS REQ INFO
 SCANNED TO AK3694511 CB 010819
 21 MAILING ADDR CHGD FROM C/O WRI PROPERTY MANAGEMENT 3630 PREACHTREE RD NE STE 1500 ATLANTA GA 30326 1598 INFO
 SCANNED TO AK3439031 CB 102120
 21VAB PETITION 2021-095 TJW 091521
 22TR NOT DELIVERABLE AS ADDRESSED CO HUDSON HOMES MANAGEMENT LLC 3701 REGENT BLVD STE 200 IRVING TX 75063 2296
 23TR NOT DELIVERABLE AS ADDRESSED C/O HUDSON HOMES MANAGEMENT LLC 3701 REGENT BLVD STE 200 IRVING TX 75063
 24TR ATTEMPTED NOT KNOWN C/O HUDSON HOMES MANAGEMENT LLC 3701 REGENT BLVD STE 200 IRVING TX 75063 2296

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Alternate Key 3531671
 Parcel ID 14-19-25-0446-000-05500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0533 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

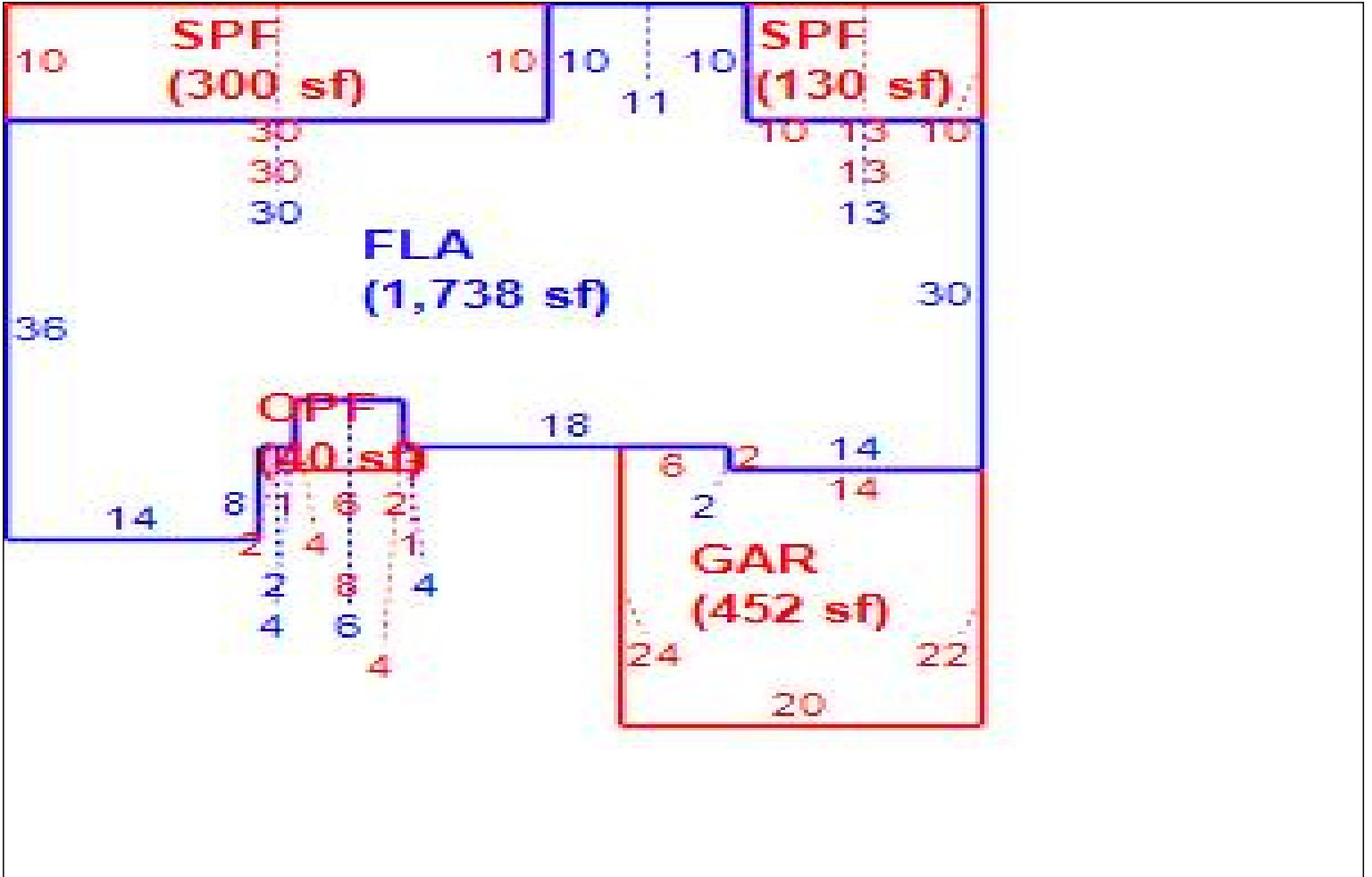
Current Owner		
LAMCO ASSET COMPANY 1 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location		
Site Address	33303 LAKE BEND CIR	
	LEESBURG	FL 34788
Mill Group	0001	NBHD 5145
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-31-202

Legal Description
 SILVER LAKE FOREST SUB PHASE 2 LOT 55 PB 33 PGS 22-23 ORB 6124 PG 2026

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	36,000.00	0.0000	1.95	1.000	1.000	0	70,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,200		
Classified Acres		0		Classified JV/Mkt		70,200		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 215,601 Deprec Bldg Value 209,133 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	1,738	1,738	1738	1994	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	452	0	99.50	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	215,601	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	430	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,738	2,660	1,738	97.00	Roof Cover	3	Type AC	03
					0				
					209,133				

Alternate Key 3531671
 Parcel ID 14-19-25-0446-000-05500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0533 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	
2008	SALE	01-01-2007	03-27-2008	1	0000	CHECK VALUES	03-27-2008		
2002	SALE	01-01-2001	01-01-2002	1	0000	CHECK VALUES			
1997	0000001	09-01-1996	12-01-1996	10	0000	QG TO 550			
1994	9307198	12-01-1993	11-01-1994	69,885	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023042884	6124	2026	04-07-2023	WD	Q	01	I	391,800				
2023042211	6124	0018	04-07-2023	WD	U	11	I	100				
2023016714	6092	1108	02-01-2023	WD	Q	01	I	229,000				
	4505	0035	07-10-2014	CT	U	U	I	112,700				
	3463	2026	06-28-2007	WD	Q	Q	I	235,000				
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	
70,200	209,133	0	279,333	0	279333	0.00	279333	279333	279,333	

Parcel Notes

94 ADD SFR RS 0195
 97FC QG FROM 525 RS 011397
 2037/1134 BRUCE R & MARJORIE S HAMILTON TO DONALD A & GLADYS P MOYER HW LE REM DONNA JO TREADWAY SUCC DAWN LYNN CARPENTER APPROVED LE EEH
 02FC CHG OPF4 TO SPF KH 022702
 03 QG FROM 565 FER 011403
 3463/2026 DONALD A & GLADYS P MOYER AND DONNA JO TREADWAY TO JONATHAN L HOLIDAY UNMARRIED
 08FC ADD 12SF TO GCF2 FROM FLA1 TJW 032708
 14X JONATHAN & ALICYN HOLIDAY FILED 15HX ON AK3847192
 4505/35 CT VS JONATHAN L HOLIDAY SOLD TO AMERICAN RESIDENTIAL LEASING COMPANY LLC
 15X JONATHAN & ALICYN HOLIDAY FILED 15X PORT ON AK 3847192 KM 102414
 15 PROPERTY IS LISTED AS A RENTAL NOW FOR 1265 MLS P4702921 JNH 042815
 16 DR430 FORM FILED 022916 INFO SCANNED TO AK3821471 DW 071516
 17 MAILING ADDR CHG FROM PO BOX 95997 LAS VEGAS NV 89193 5997 INFO SCANNED TO AK3335767 CB 122216
 19VAB PETITION 2019-118 RR 091819
 19VAB PETITION 2019-118 WITHDRAWN NO CHANGE TJW 121319
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320
 6092/1108 AMERICAN RESIDENTIAL LEASING COMPANY LLC TO ARVM 5 LLC
 6124/18 ARVM 5 LLC TO VM MASTER ISSUER LLC
 6124/2026 VM MASTER ISSUER LLC TO LAMCO ASSET COMPANY 1 LLC

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Alternate Key 3279875
Parcel ID 14-19-25-0445-000-02000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0533 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

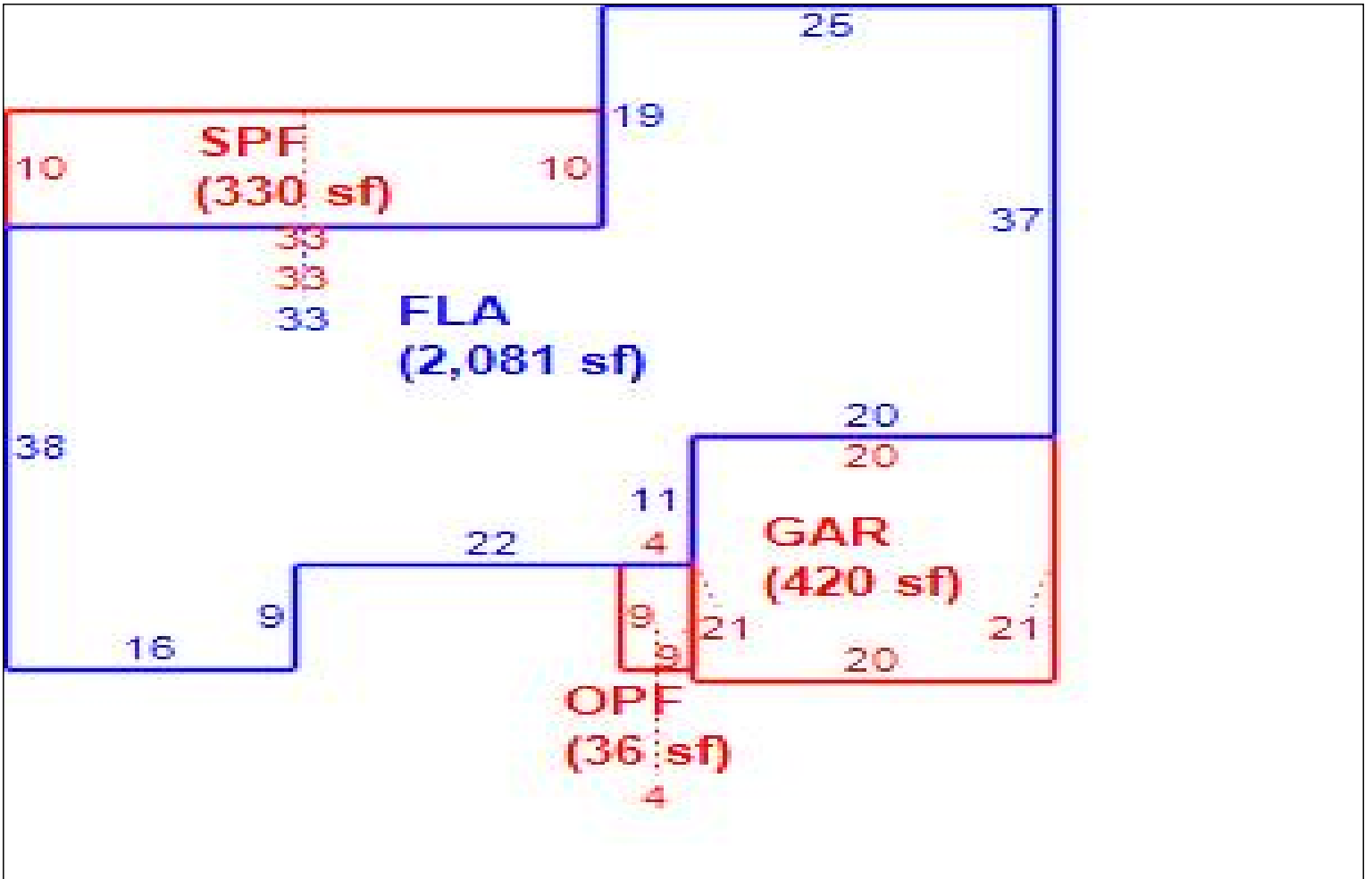
Current Owner		
WILLIAMS JOSHUA & ASHLEI		
32919 INDIAN WOODS DR		
LEESBURG	FL	34788

Property Location			
Site Address 32919 INDIAN WOODS DR			
LEESBURG		FL 34788	
Mill Group	0001	NBHD	5145
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-28-202

Legal Description
SILVER LAKE FOREST LOT 20 PB 31 PGS 31-32 ORB 6329 PG 1952

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	36,000.00	0.0000	1.95	1.000	1.000	0	70,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,200		
Classified Acres		0		Classified JV/Mkt		70,200		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 245,073 Deprec Bldg Value 237,721 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	2,081	2,081	2081	1991	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	98.05	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	245,073	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	330	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,081	2,867	2,081	97.00	Roof Cover	3	Type AC	03
					0				
					237,721				

Alternate Key 3279875
 Parcel ID 14-19-25-0445-000-02000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0533 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
POL2	SWIMMING POOL - RESIDENTIAL	260.00	SF	35.00	1992	1992	9100.00	85.00	7,735
PLD2	POOL/COOL DECK	466.00	SF	5.38	1992	1992	2507.00	70.00	1,755
SEN2	SCREEN ENCLOSED STRUCTURE	978.00	SF	3.50	1992	1992	3423.00	40.00	1,369

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1994	9303206	06-01-1993	12-01-1993	1,950	0000	SEN TO POL			
1994	03135	05-01-1993	12-01-1993	2,408	0000	POL HEATER SOLOR LT 20			
1994	02666	05-01-1993	12-01-1993	14,000	0000	POL			
1991	67999	07-01-1990	12-01-1991	73,402	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024054067	6329	1952	04-30-2024	WD	Q	01	I	364,000			
2023100850	6196	1519	08-14-2023	WD	U	37	I	367,200			
	4689	0665	09-30-2015	WD	U	U	I	100			
	4058	1851	07-22-2011	WD	Q	Q	I	164,000			
	1817	2351	04-21-2000	WD	Q	Q	I	144,000			
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	
70,200	237,721	10,859	318,780	0	318780	0.00	318780	318780	318,780	

Parcel Notes

93 ADD POL PLD PLH WHICH IS SOLAR SEN CFH 102593
 97FC QG FROM 450 RS 011397
 1762/2003 CLINTON G FISH & DONNA L DECKER-FISH LE TIC EACH GRANTOR RESERVING LE IN THE OTHERS INDIVIDUAL TIC
 1817/2351 CLINTON G FISH & DONNA L DECKER-FISH TO MICHAEL M & CHRISTINE K WOODLEY HW
 02 QG FROM 525 FER 040102
 03 QG FROM 550 FER 011403
 11X MICHAEL & CHRISTINE WOODLEY RENEWAL CARD RETURNED 5418 SANDY HILL LN LADY LAKE 32159
 11X DENY
 4066/1074 AFFIDAVIT OF FLORIDA RESIDENT FOR JOHNNIE & ELIZABETH GREER RESIDENTS SINCE 072211
 11X VADX BELONGS TO JOHNNIE GREER
 12X JOHNNIE ALFRED GREER 78 DECEASED 031412 FL DEATH LIST
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 4689/665 ELIZABETH E GREER TTEE OF THE JOHNNIE A & ELIZABETH E GREER TRS DTD 013002 SUCC TTEE DAVID GREER
 16BILL CORRECTION 2016-1035 TO ALLOW HX REMOVED IN ERROR RRB 11032016
 6196/1519 ELIZABETH E GREER AS TTEE TO OPENDOOR PROPERTY TRUST I
 6329/1952 OPENDOOR PROPERTY TRUST I TO JOSHUA & ASHLEI WILLIAMS HW

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Alternate Key 2797266
Parcel ID 15-19-25-0600-000-05800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0533 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

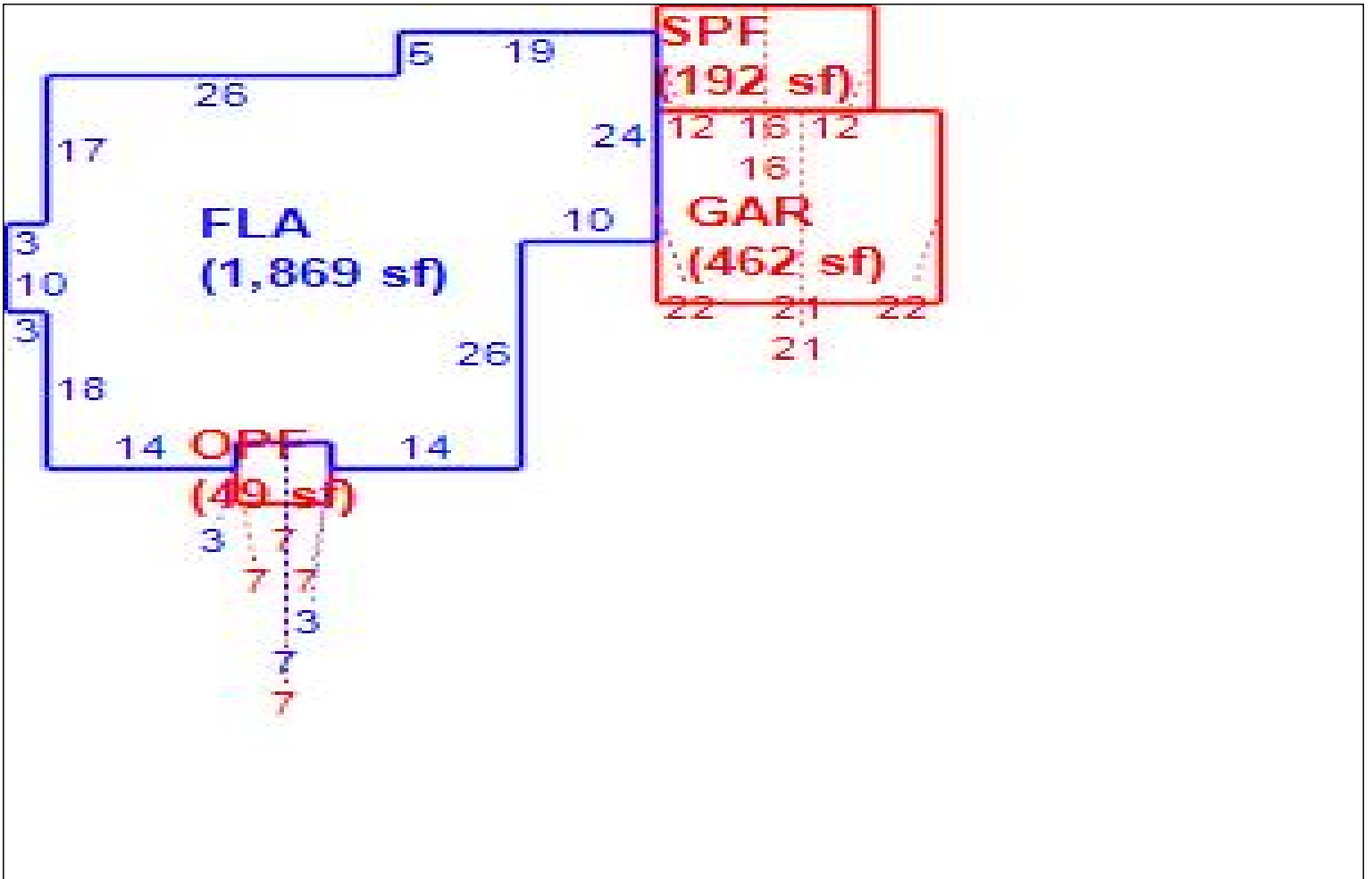
Current Owner		
GILL JOSEPH P III & FRAN R LOSCIUTO-		
9813 FAIRWAY CIR		
LEESBURG	FL	34788

Property Location			
Site Address 9813 FAIRWAY CIR			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5145
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-04-202

Legal Description
MAGDA ESTATES LOT 58 PB 27 PGS 2-3 ORB 6270 PG 434

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	36,000.00	0.0000	1.95	1.000	1.000	0	70,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,200		
Classified Acres		0		Classified JV/Mkt		70,200		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 226,627 Deprec Bldg Value 208,497 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	1,869	1,869	1869	1987	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	462	0	99.18	Quality Grade	655	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	49	0	226,627	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	192	0	EX	Foundation	3	Fireplaces	1	
TOTALS		1,869	2,572	1,869	92.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD	208,497				

Alternate Key 2797266
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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	
1988	38649	04-01-1987	11-01-1987	988	0000	SCRN RM ON EXST SLAB			
1987	34029	08-01-1986	11-01-1987	62,216	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024004846	6270	0434	01-09-2024	WD	Q	01	I	339,900	039	HOMESTEAD	2025	25000
	4509	0170	07-25-2014	WD	Q	Q	I	145,000	059	ADDITIONAL HOMESTEAD	2025	25000
	3965	2420	10-27-2010	WD	U	U	I	100				
	1244	0670	08-01-1993	TR	U	U	I	0				
	0868	1215	02-01-1986	WD	Q	Q	V	17,100				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,200	208,497	0	278,697	0	278697	50,000.00	228697	253697	278,697	

Parcel Notes

89 NBHD CHANGED FROM 3493
 1244/670 JAMES E DONAHUE TTEE OF REVC FAMILY TRUST 0893
 97FC EAG FROM 1 QG FROM 425 RS 011597
 01 QG FROM 475 FER 052501
 02 QG FROM 500 FER 122001
 10X JAMES ESPER DONAHUE 80 DECEASED 060910 DC
 3965/2420 DOLORES C DONAHUE AND DENNIS J DONAHUE TTEES OF THE JAMES E DONAHUE FAMILY TRUST REVC TRUST DTD 081893 TO DOLORES C DONAHUE LE REM DOLORES C DONAHUE TTEE OF THE DOLORES C DONAHUE FAMILY TRUST A REVC TRUST DTD 081893
 3978/2065 AFFIDAVIT CONFIRMING TTEES STATES THAT DOLORES C DONAHUE AND DENNIS J DONAHUE ARE TTEES OF THE JAMES E DONAHUE FAMILY TRUST DTD 081893 AMENDED 081997 AND 100200
 4509/170 DOLORES C DONAHUE INDIV & AS TTEE AND DENNIS J DONAHUE TO HERBERT FERDINAND & KAREN SUE PEYER HW
 14X COURTESY HX CARD SENT 092314
 15X DOLORES DONAHUE FILED PORTABILITY IN MANATEE COUNTY 052115
 6270/434 HERBERT FERDINAND & KAREN SUE PEYER TO JOSEPH PERRY GILL III & FRAN RITA LOSCIUTO-GILL HW
 24CC SUBMITTED HX APP NT 052824
 24CC JOSEPH GILL SUBMITTED CIVDX APP WILL SUBMIT PHYS CERT NT 052824

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