



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *386/1640*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>2024-0537</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <i>INV_HOME; SRP Sub LLC a Delaware LLC</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>0121240010-000-00300 5708 Great Egret Dr</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.  
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.  
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
  - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
  - the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b>	2024-0537	Alternate Key: 3861640	Parcel ID: 01-21-24-0010-000-00300
<b>Petitioner Name</b>	RYAN, LLC	<b>Property Address</b>	5708 GREAT EGRET DR LEESBURG
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
<b>Owner Name</b>	SRP SUB LLC	<b>Value from TRIM Notice</b>	<b>Value before Board Action Value presented by Prop Appr</b>
<b>1. Just Value, required</b>		\$ 325,351	\$ 325,351
<b>2. Assessed or classified use value, *if applicable</b>		\$ 319,580	\$ 319,580
<b>3. Exempt value, *enter "0" if none</b>		\$ -	
<b>4. Taxable Value, *required</b>		\$ 319,580	\$ 319,580

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

**Last Sale Date** 5/18/2027      **Price:** \$100       Arm's Length  Distressed      Book 4962 Page 1611

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3861640	3861686	3861700	3861704
<b>Address</b>	5708 GREAT EGRET DR LEESBURG	5344 GREAT EGRET DR LEESBURG	5304 GREAT EGRET DR LEESBURG	23905 NARROWLEAF CT LEESBURG
<b>Proximity</b>		1150 FEET	400 FEET	260 FEET
<b>Sales Price</b>		\$305,000	\$285,000	\$339,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.00%	2.80%	1.20%
<b>Adjusted Sale</b>		\$265,350	\$250,230	\$292,218
<b>\$/SF FLA</b>	\$137.39 per SF	\$158.99 per SF	\$195.04 per SF	\$185.30 per SF
<b>Sale Date</b>		7/31/2023	5/9/2023	9/13/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,368	1,669	52425	1,283	81375	1,577	59325
<b>Year Built</b>	2007	2013		2011		2009	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	GARAGE	GARAGE		GARAGE		GARAGE	
<b>Porches</b>	OPF/SPF	OPF/SPF		OPF/SPF		OPF/SPF	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		NONE		NONE	
<b>Site Size</b>	.23 AC	.24 AC		.28 AC		.41 AC	-8250
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		CONSERVATION	
		Net Adj. 19.8%	52425	Net Adj. 32.5%	81375	Net Adj. 17.5%	51075
		Gross Adj. 19.8%	52425	Gross Adj. 32.5%	81375	Gross Adj. 23.1%	67575
<b>Adj. Sales Price</b>	Market Value <b>\$325,351</b>	Adj Market Value	<b>\$317,775</b>	Adj Market Value	<b>\$331,605</b>	Adj Market Value	<b>\$343,293</b>
	Value per SF 137.39						

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.

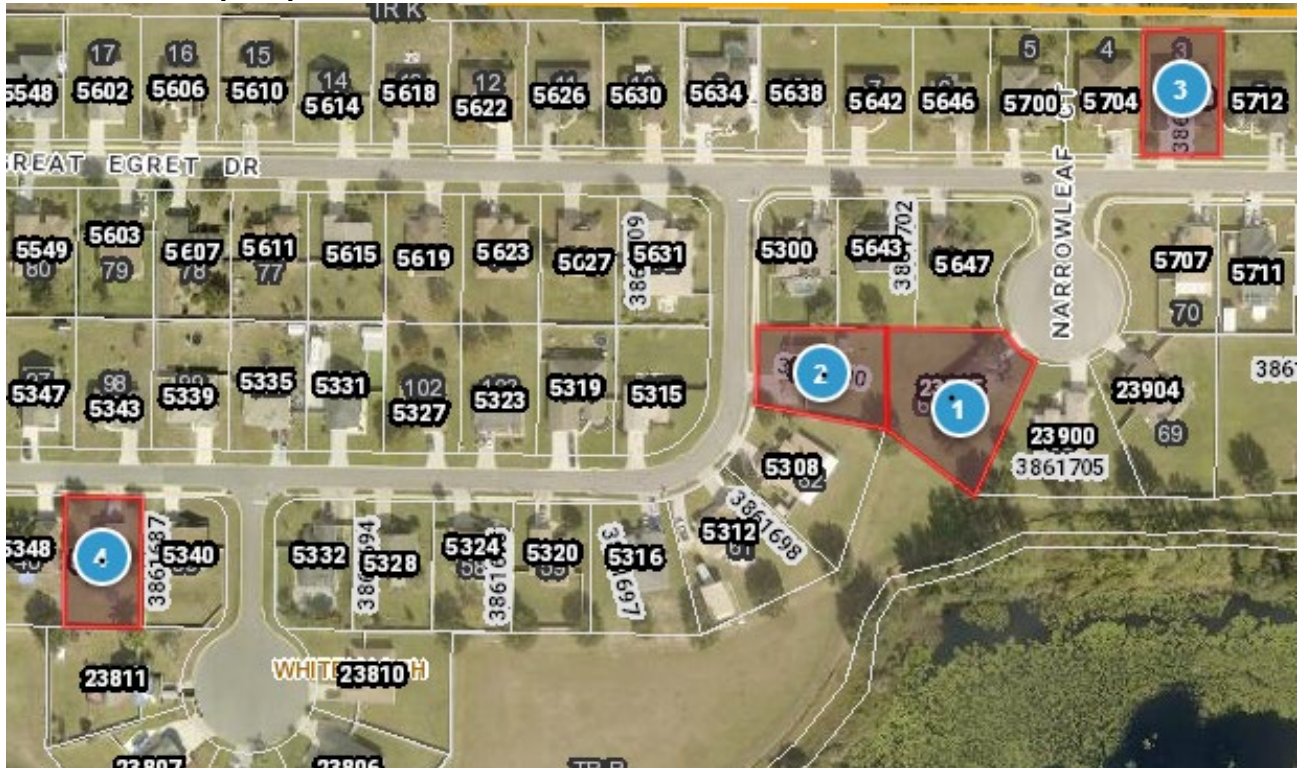
Petitioners 6 comps 5 are from a different sub the Plantation at Leesburg, comp 5 is from same sub as subject with that comp and our comps all from same sub as subject value is in range.

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: R. Bryan Boone**

**DATE 11/7/2024**

2024-0537 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	3861704	23905 NARROWLEAF CT LEESBURG	260 FEET
2	2	3861700	5304 GREAT EGRET DR LEESBURG	400 FEET
3	subject	3861640	5708 GREAT EGRET DR LEESBURG	-
4	1	3861686	5344 GREAT EGRET DR LEESBURG	1150 FEET
5				
6				
7				
8				

Alternate Key 3861640  
Parcel ID 01-21-24-0010-000-00300

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

2024-0537 Subject  
PRC Run: 11/7/2024 By bboone  
Card # 1 of 1

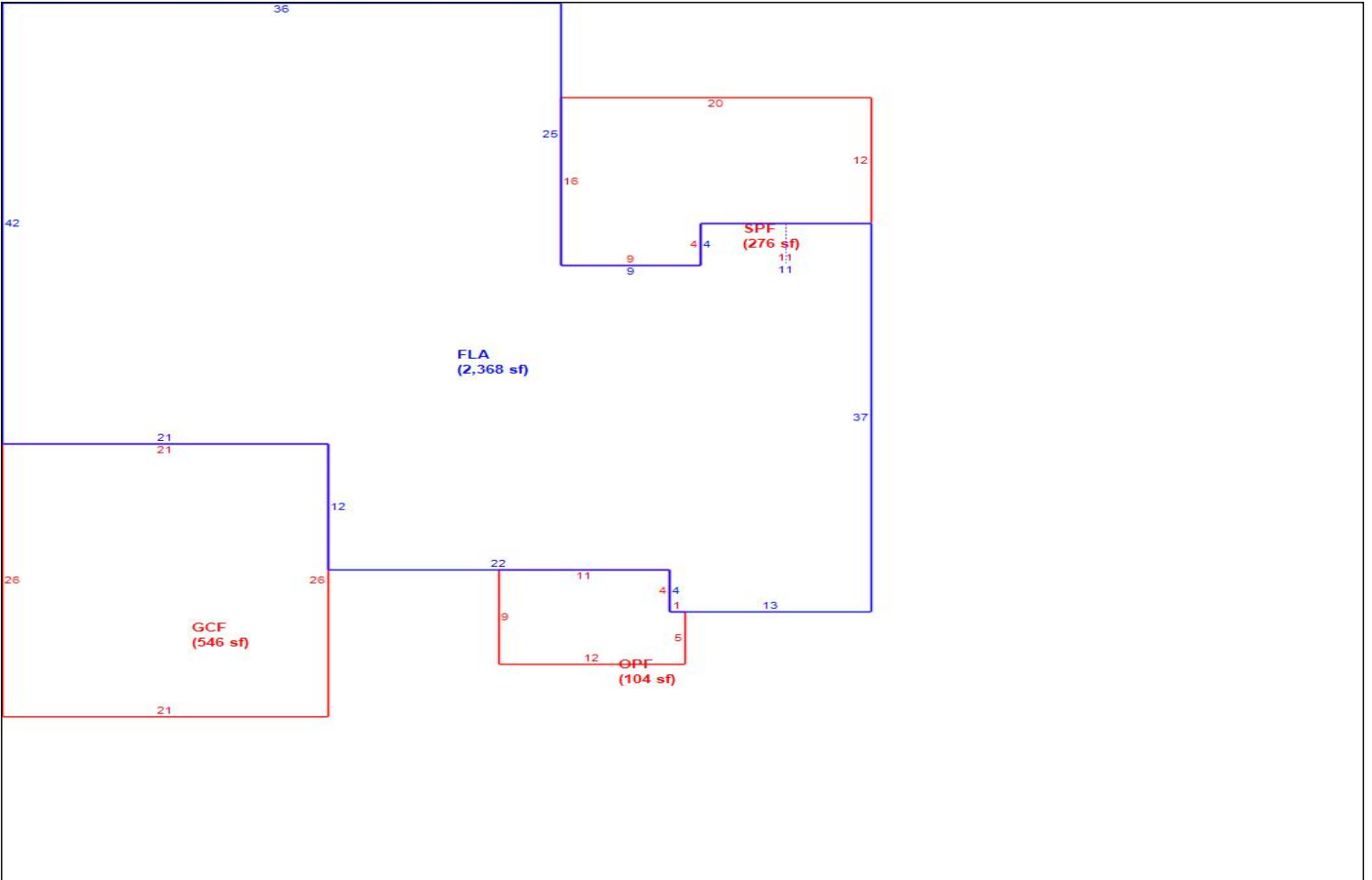
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	5708 GREAT EGRET DR	FL 34748
Mill Group	0003	NBHD 1197
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-26-202

Legal Description
WHITEMARSH PB 61 PG 22-25 LOT 3 ORB 4962 PG 1611

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	55,000.00	0.0000	1.00	1.000	1.000	0	55,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,000		
Classified Acres		0		Classified JV/Mkt		55,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 278,712 Deprec Bldg Value 270,351 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	2,368	2,368	2368	2007	2368	No Stories	1.00	Full Baths 2
GAR	GARAGE FINISH	0	546	0		98.28	Quality Grade	660	Half Baths 0
OPF	OPEN PORCH FINISHE	0	104	0		278,712	Wall Type	03	Heat Type 6
SPF	SCREEN PORCH FINIS	0	276	0			Foundation	3	Fireplaces 0
TOTALS		2,368	3,294	2,368		270,351	Roof Cover	3	Type AC 03

Alternate Key 3861640  
 Parcel ID 01-21-24-0010-000-00300

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

2024-0537 Subject  
 PRC Run: 11/7/2024 By bboone  
 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	2007060787	07-23-2007	03-03-2008	273,480	0000	SFR 5708 GREAT EGRET DR	03-03-2008		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2017067972	4962	1611	05-18-2017	WD	U	U	I	100				
	4310	2227	04-12-2013	WD	U	U	I	260,000				
	3838	0551	10-15-2009	WD	U	U	I	158,000				
	3475	1429	07-20-2007	WD	Q	Q	V	55,000				
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	
55,000	270,351	0	325,351	5771	319580	0.00	319580	325351	301,678	

\*\*\*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 3861686  
Parcel ID 01-21-24-0010-000-04900

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

2024-0537 Comp 1  
PRC Run: 11/7/2024 By

Card # 1 of 1

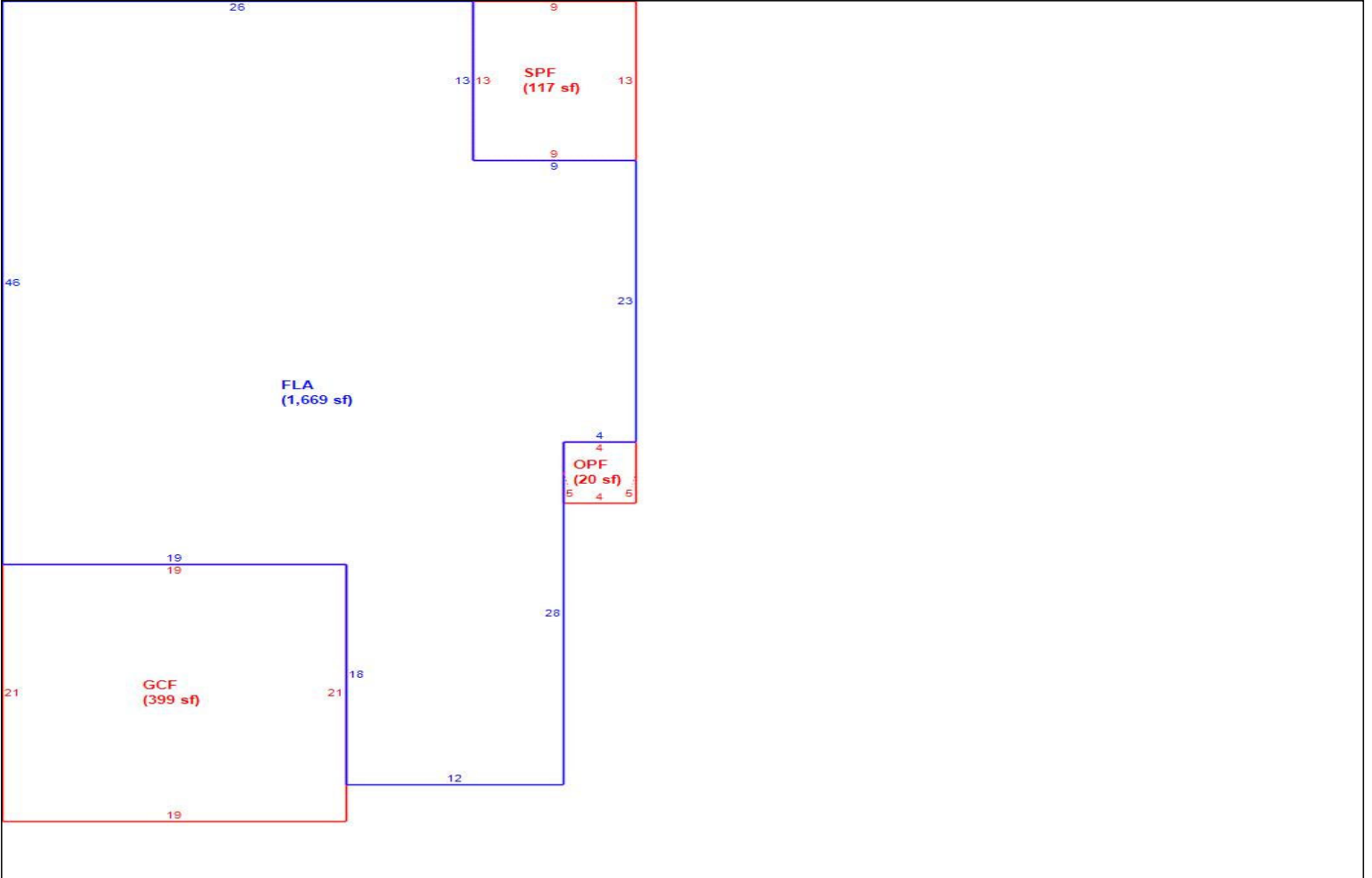
Current Owner		
WOSGIEN ALEXANDER M		
5344 GREAT EGRET DR		
LEESBURG	FL	34748

Property Location		
Site Address 5344 GREAT EGRET DR		
LEESBURG FL 34748		
Mill Group 0003	NBHD 1197	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-27-202

Legal Description
WHITEMARSH PB 61 PG 22-25 LOT 49 ORB 6186 PG 2139

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	55,000.00	0.0000	1.00	1.000	1.000	0	55,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,000		
Classified Acres		0		Classified JV/Mkt		55,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 209,288
		Deprec Bldg Value 203,009	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,669	1,669	1669	2013	1669	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0		102.89	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0		209,288	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	117	0			Foundation	3	Fireplaces	0
TOTALS		1,669	2,205	1,669		203,009	Roof Cover	3	Type AC	03



Alternate Key 3861686  
 Parcel ID 01-21-24-0010-000-04900

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

2024-0537 Comp 1  
 PRC Run: 11/7/2024 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	
2014	2013020084	03-19-2013	11-19-2013	75,330	0001	SFR 5344 GREAT EGRET DR	11-19-2013		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023093057	6186	2139	07-31-2023	WD	Q	01	I	305,000	039	HOMESTEAD	2024	25000
	4361	0811	07-29-2013	WD	Q	Q	I	142,200	059	ADDITIONAL HOMESTEAD	2024	25000
	4265	2330	01-03-2013	WD	Q	Q	V	25,300				
	3718	1321	12-31-2008	WD	U	M	V	870,000				
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	
55,000	203,009	0	258,009	0	85009	50,000.00	35009	60009	251,585	

\*\*\*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 3861700  
Parcel ID 01-21-24-0010-000-06300

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

2024-0537 Comp 2  
PRC Run: 11/7/2024 By

Card # 1 of 1

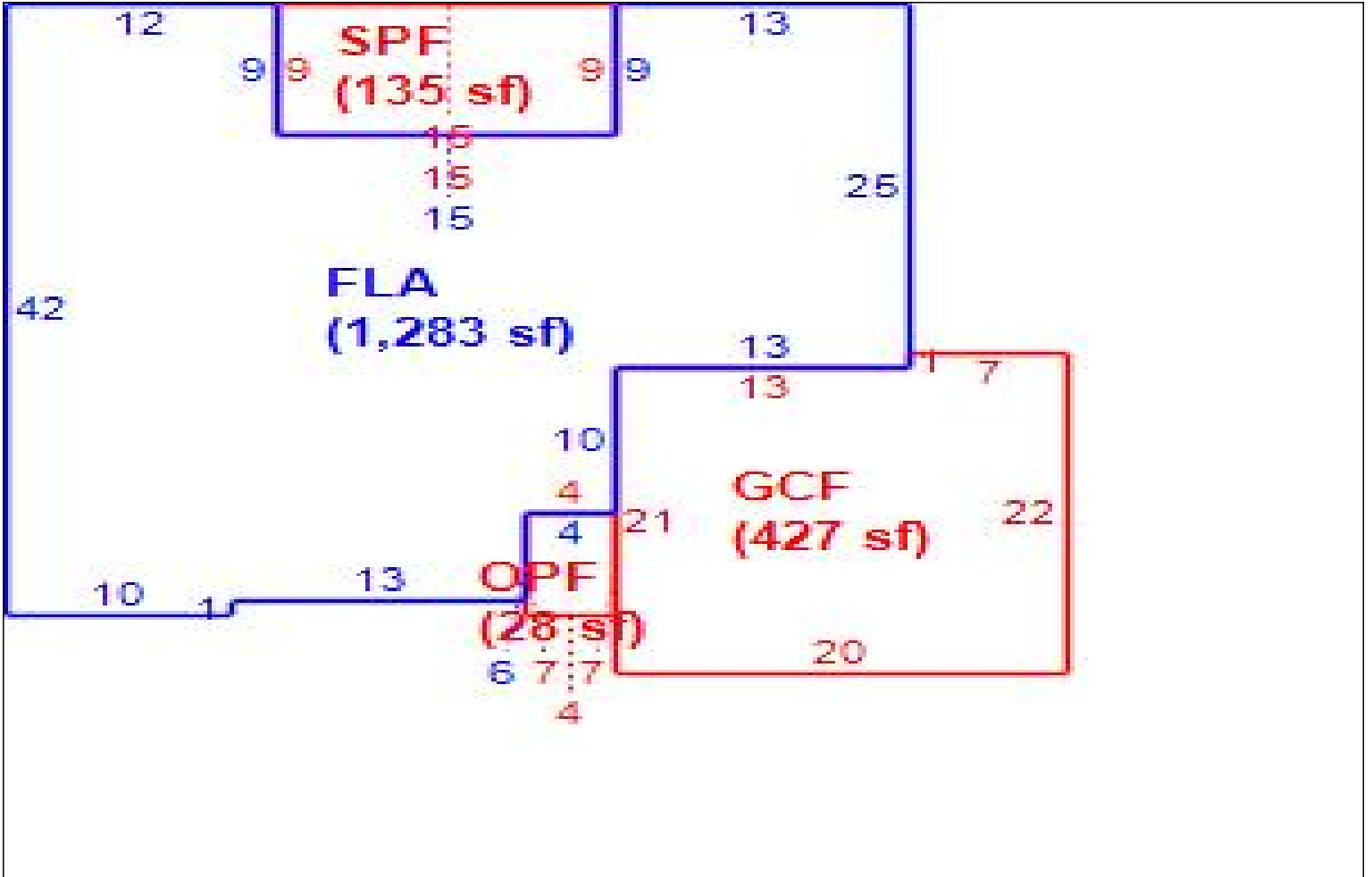
Current Owner		
SMITH JEFF AND CINDY M SMITH		
25608 OAK ALY		
LEESBURG	FL	34748

Property Location		
Site Address 5304 GREAT EGRET DR		
LEESBURG FL 34748		
Mill Group 0003	NBHD 1197	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-27-202

**Legal Description**  
WHITEMARSH PB 61 PG 22-25 LOT 63 ORB 5742 PG 1129

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	55,000.00	0.0000	1.00	1.000	1.000	0	55,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,000		
Classified Acres		0		Classified JV/Mkt		55,000		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 185,438 Deprec Bldg Value 179,875 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,283	1,283	1283	2011	1283	113.18	185,438	EX	97.00	0	179,875	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	427	0									Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0									Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	135	0									Foundation	3	Fireplaces	0
TOTALS		1,283	1,873	1,283									Roof Cover	3	Type AC	03

Alternate Key 3861700  
Parcel ID 01-21-24-0010-000-06300

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

2024-0537 Comp 2  
PRC Run: 11/7/2024 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	
2024	DENY35	01-01-2023			1 0030	D1			
2022	SALE	01-01-2021			1 0099	CHECK VALUE			
2012	2011020405	03-07-2011	10-24-2011	119,990	0001	SFR 5304 GREAT EGRET DR	10-24-2011		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023061891	6148 0610	05-09-2023	WD	Q	01	I	285,000	039	HOMESTEAD	2024	25000	
2021090874	5742 1129	06-23-2021	WD	Q	01	I	237,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4039 1530	05-26-2011	WD	Q	Q	I	152,500					
	4009 0838	03-03-2011	WD	Q	Q	V	21,800					
	3718 1321	12-31-2008	WD	U	M	V	870,000					
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	
55,000	179,875	0	234,875	0	114435	50,000.00	64435	89435	229,442	

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Alternate Key 3861704  
Parcel ID 01-21-24-0010-000-06700

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

2024-0537 Comp 3  
PRC Run: 11/7/2024 By

Card # 1 of 1

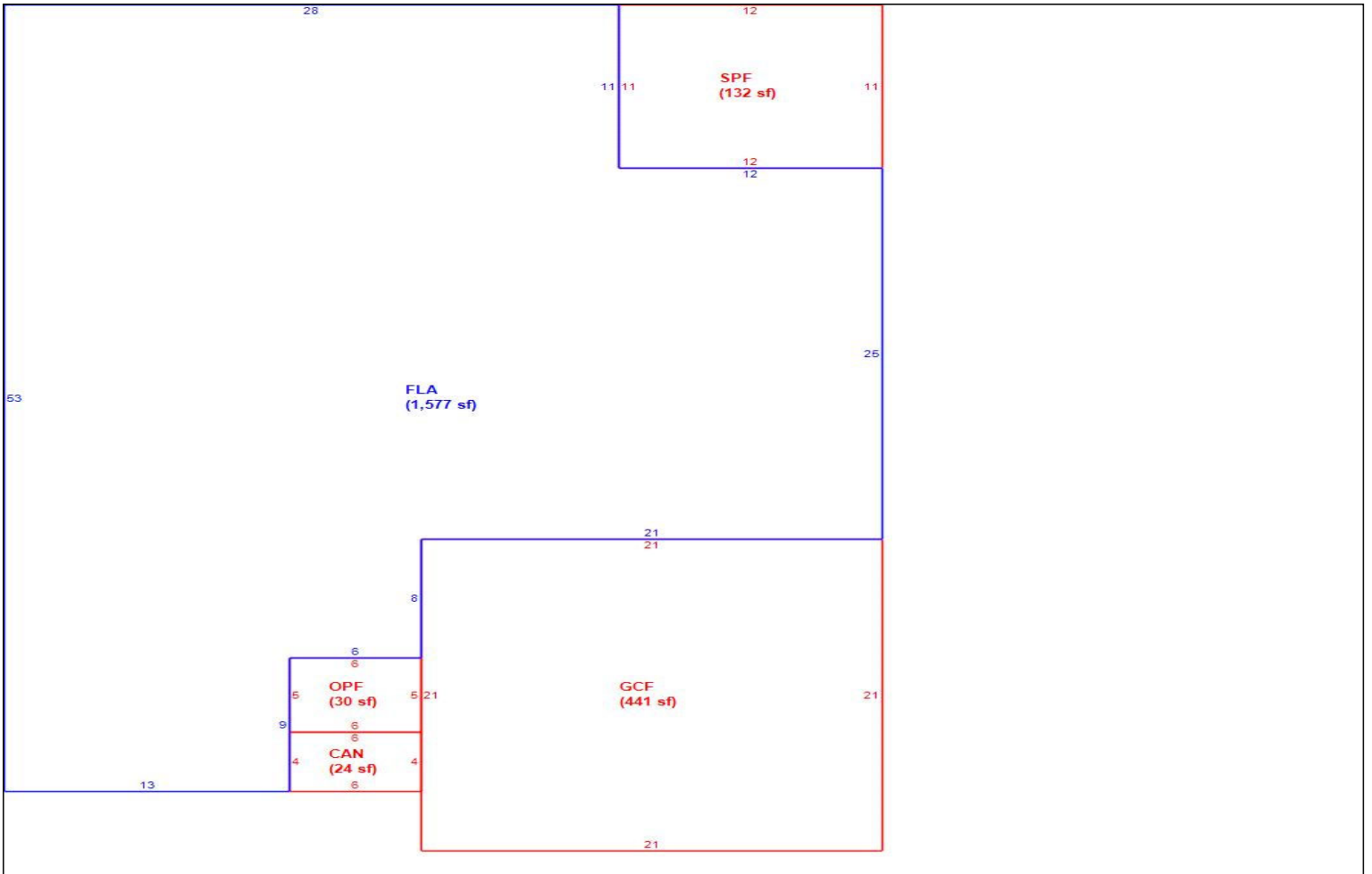
Current Owner		
SANDINO LANCE P		
2082 SUWANNEE BANKS ST		
CLERMONT	FL	34711

Property Location		
Site Address 23905 NARROWLEAF CT		
LEESBURG FL 34748		
Mill Group 0003	NBHD 1197	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-27-202

Legal Description
WHITEMARSH PB 61 PG 22-25 LOT 67 ORB 6213 PG 1829

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	55,000.00	0.0000	1.00	1.150	1.000	0	63,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		63,250		
Classified Acres		0		Classified JV/Mkt		63,250		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 201,920
		Deprec Bldg Value 195,862	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,577	1,577	1577	2009	1577	No Stories	1.00	Full Baths
GAR	GARAGE FINISH	0	441	0		103.41	Quality Grade	660	Half Baths
OPF	OPEN PORCH FINISHE	0	30	0		201,920	Condition	EX	Heat Type
PAT	PATIO UNCOVERED	0	24	0		97.00	% Good	0	Fireplaces
SPF	SCREEN PORCH FINIS	0	132	0		0	Functional Obsol	0	
TOTALS		1,577	2,204	1,577		195,862	Building RCNLD	3	Type AC

Alternate Key 3861704  
 Parcel ID 01-21-24-0010-000-06700

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

2024-0537 Comp 3  
 PRC Run: 11/7/2024 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	
2010	2009080076	08-19-2009	01-19-2010	208,416	0001	SFR 23905 NARROWLEAF CT	01-19-2010		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023115605	6213	1829	09-13-2023	WD	Q	01	I	339,000				
2021125179	5791	1970	08-27-2021	WD	Q	01	I	252,000				
2017057670	4950	0416	05-19-2017	WD	Q	Q	I	179,000				
	3802	0230	07-31-2009	WD	Q	Q	V	19,300				
	3802	0228	07-31-2009	WD	Q	Q	V	19,300				
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	
63,250	195,862	0	259,112	0	259112	0.00	259112	259112	253,023	

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