



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3556917*

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>2024-0556</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> <i>INVITATION HOMES 7LP</i>			
Taxpayer name: <i>INV_HOME; Progress Residential High Value Homes</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>01-23-25-0170-000-06000 11020 Country Hill Rd</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. <i>5</i>			
<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> 2024-0556	Alternate Key: 3556917	Parcel ID: 01-23-25-0170-000-06000	
<b>Petitioner Name</b> RYAN, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 11020 COUNTRY HILL RD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> invitation homes 7 lp	<b>Value from TRIM Notice</b>	<b>Value before Board Action Value presented by Prop Appr</b>	<b>Value after Board Action</b>
<b>1. Just Value, required</b>	\$ 448,698	\$ 448,698	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 448,698	\$ 448,698	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 448,698	\$ 448,698	

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

**Last Sale Date** 0711/2023      **Price:** \$417,400       Arm's Length     Distressed    Book 6179 Page 1808

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3556917	3487800	3478592	3487842
<b>Address</b>	11020 COUNTRY HILL RD CLERMONT	10918 HASKELL DR CLERMONT	11108 HASKELL DR CLERMONT	11218 PRESTON COVE DR
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$474,000	\$435,000	\$415,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.60%	3.20%	2.80%
<b>Adjusted Sale</b>		\$419,964	\$383,670	\$364,370
<b>\$/SF FLA</b>	\$191.18 per SF	\$185.09 per SF	\$232.11 per SF	\$224.09 per SF
<b>Sale Date</b>		3/3/2023	4/26/2023	5/26/2023
<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>	2,347	2,269	5460	1,653	48580	1,626	50470
<b>Year Built</b>	1999	1994		1994		1995	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	3.0	3.0		2.0		2.0	
<b>Garage/Carport</b>	2 car	3 car	-10000	2 car		2 car	
<b>Porches</b>	yes	yes		yes		yes	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	1	1	0	0	2500	0	2500
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		-Net Adj. 1.1%	-4540	Net Adj. 13.3%	51080	Net Adj. 14.5%	52970
		Gross Adj. 3.7%	15460	Gross Adj. 13.3%	51080	Gross Adj. 14.5%	52970
<b>Adj. Sales Price</b>	Market Value <b>\$448,698</b>	Adj Market Value	<b>\$415,424</b>	Adj Market Value	<b>\$434,750</b>	Adj Market Value	<b>\$417,340</b>
	Value per SF 191.18						

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: The petitioner is asking for \$362,542. base on our comps may be \$ 420,000

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:**

[Redacted]

**DATE**

[Redacted]

**2024-055€ Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3487800	10918 HASKELL DR CLERMONT	same sub
2	comp 3	3487842	11218 PRESTON COVE DR CLERMONT	same sub
3	subject	3556917	11020 COUNTRY HILL RD CLERMONT	-
4	comp 2	3478592	11108 HASKELL DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3556917  
 Parcel ID 01-23-25-0170-000-06000

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

2024-0556 Subject  
 PRC Run: 12/6/2024 By

Card # 1 of 1

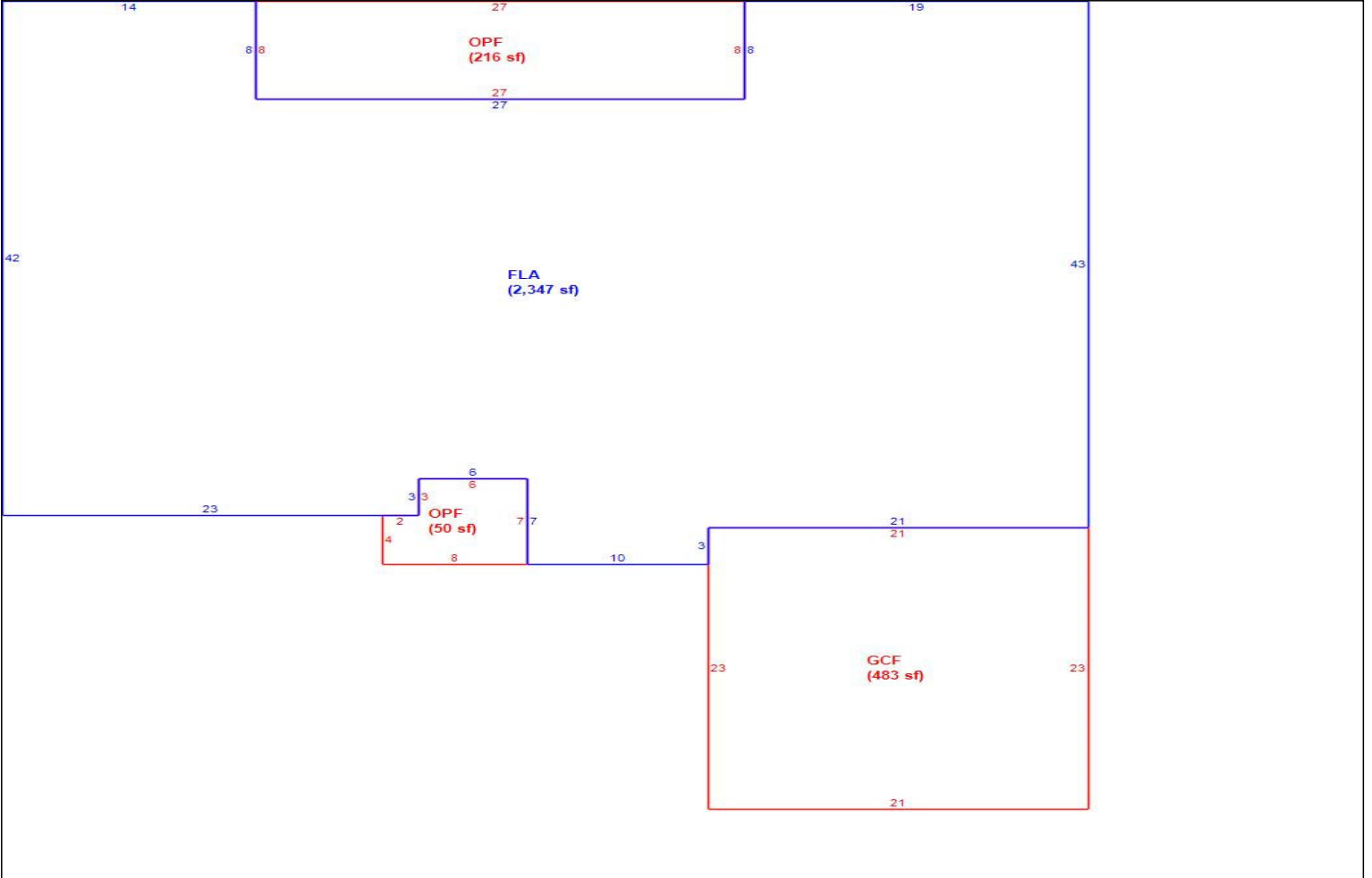
Current Owner		
INVITATION HOMES 7 LP		
1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 11020 COUNTRY HILL RD		
CLERMONT FL 34711		
Mill Group	0005	NBHD 4434
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CRESCENT BAY SUB LOT 60 PB 28 PGS 98-100 ORB 6179 PG 1808

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 359,482	Deprec Bldg Value 348,698	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	2,347	2,347	2347	1999	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	483	0	126.97	Quality Grade	700	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	266	0	359,482	Wall Type	03	Heat Type	6	
TOTALS		2,347	3,096	2,347	EX	Foundation	3	Fireplaces	1	
					97.00	Roof Cover	3	Type AC	03	
					0	Building RCNLD	348,698			

Alternate Key 3556917  
 Parcel ID 01-23-25-0170-000-06000

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

2024-0556 Subject  
 PRC Run: 12/6/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2000	9812143	01-01-1999	02-09-2000	120,000	0000	SFR/11020 COUNTRY HILL RD			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023087605	6179	1808	07-11-2023	WD	Q	01	I	417,400				
2021091127	5742	2208	06-25-2021	WD	U	11	I	100				
2019112283	5352	2009	08-08-2019	WD	U	U	I	100				
2019095939	5331	1222	08-08-2019	WD	U	U	I	100				
	4639	0548	06-02-2015	WD	U	M	I	100				
<b>Total</b>												0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
100,000	348,698	0	448,698	0	448698	0.00	448698	448698	437,578	

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Alternate Key 3487800  
 Parcel ID 01-23-25-0650-000-02700

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

2024-0556 Comp 1  
 PRC Run: 12/6/2024 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	
2017	SALE	01-01-2016	03-08-2017	1	0099	CHECK VALUE ADD FULL BATH NPA	03-08-2017		
2005	SALE	01-01-2004	03-04-2005	1	0000	CHECK VALUE			
1995	9403585	07-01-1994	12-01-1994	85,364	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023025725	6103	1259	03-03-2023	WD	Q	01	I	474,000	039	HOMESTEAD	2024	25000
2016023394	4749	1046	02-29-2016	WD	Q	Q	I	210,000	059	ADDITIONAL HOMESTEAD	2024	25000
2016023393	4749	1044	02-14-2016	QC	U	U	I	100				
	2717	1550	11-30-2004	WD	Q	Q	I	268,000				
	2149	0589	07-22-2002	QC	U	U	I	0				
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
100,000	344,346	0	444,346	0	444346	50,000.00	394346	419346	433,525

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Alternate Key 3478592  
Parcel ID 01-23-25-0650-000-02100

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

2024-0556 Comp 2  
PRC Run: 12/6/2024 By

Card # 1 of 1

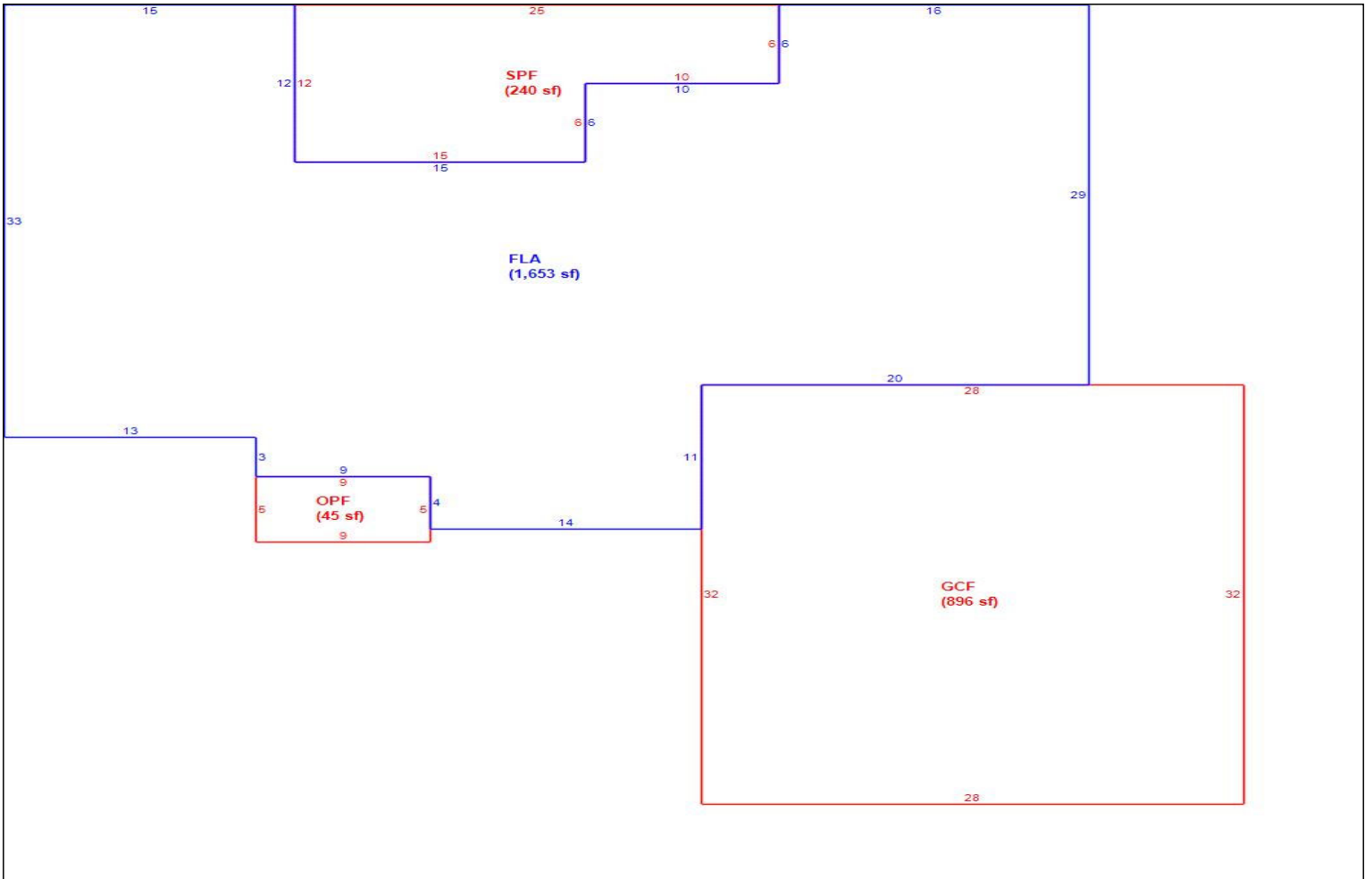
Current Owner			
PUGMIRE TRENT & JULIA			
11108 HASKELL DR			
CLERMONT	FL	34711	

Property Location			
Site Address 11108 HASKELL DR			
CLERMONT FL 34711			
Mill Group	0005	NBHD	1299
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-30-202

Legal Description
PRESTON COVE SUB LOT 21 PB 34 PGS 34-36 ORB 6132 PG 2206

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Multi Story 0
Replacement Cost		286,296	Deprec Bldg Value 277,707



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,653	1,653	1653	1994	1653	132.68	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	896	0				Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	45	0				Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	240	0				% Good	97.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		1,653	2,834	1,653	Building RCNLD	277,707		Roof Cover	3	Type AC	03

Alternate Key 3478592  
 Parcel ID 01-23-25-0650-000-02100

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

2024-0556 Comp 2  
 PRC Run: 12/6/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
DEC2	DECK - WOOD	475.00	SF	4.63	1993	1993	2199.00	50.00	1,100

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023	2022050052	05-02-2022	03-30-2023	3,590	0002	REPL WINDOWS 3	03-30-2023		
1995	9403152	07-01-1994	12-01-1994	72,852	0000	SFR			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023049448	6132	2206	04-26-2023	WD	Q	01	I	435,000	039	HOMESTEAD	2024	25000
2019038242	5260	1823	04-02-2019	WD	Q	Q	I	259,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3726	0837	01-30-2009	WD	Q	Q	I	190,000				
	1302	1171	06-01-1994	WD	Q	Q	V	16,000				
<b>Total</b>											<b>50,000.00</b>	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
100,000	277,707	1,100	378,807	0	378807	50,000.00	328807	353807	370,632	

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Alternate Key 3487842  
Parcel ID 01-23-25-0650-000-03100

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

2024-0556 Comp 3  
PRC Run: 12/6/2024 By

Card # 1 of 1

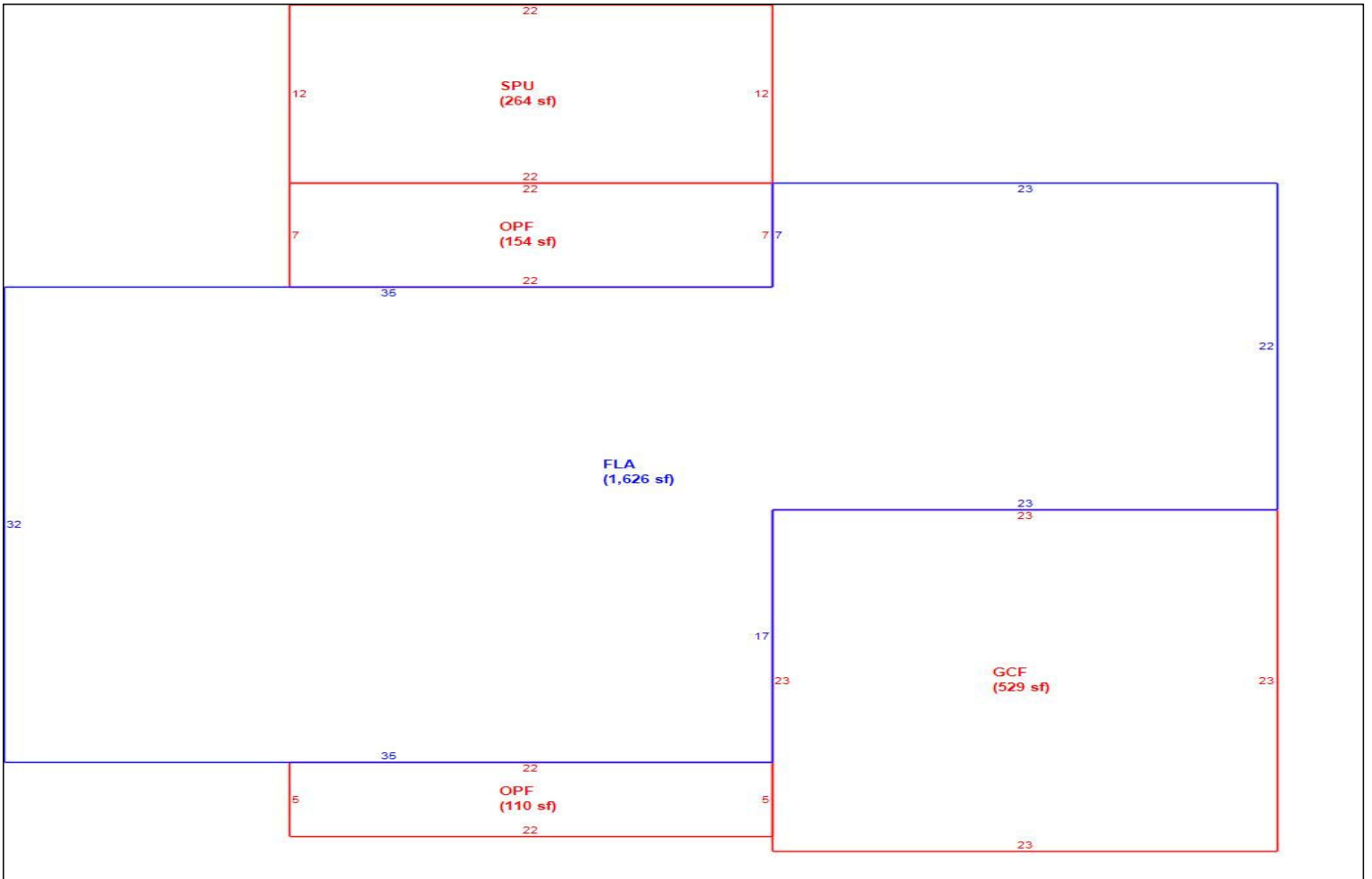
Current Owner		
GONZALEZ DIO RIO MARVIN J & CELIA P Q		
11218 PRESTON COVE DR		
CLERMONT	FL	34711

Property Location		
Site Address 11218 PRESTON COVE DR		
CLERMONT FL 34711		
Mill Group 0005	NBHD 1299	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
PRESTON COVE SUB LOT 31 PB 34 PGS 34-36 ORB 6150 PG 1880

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		100,000				
Classified Acres		0		Classified JV/Mkt 100,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 272,763
Deprec Bldg Value 264,580		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	3
FLA	FINISHED LIVING AREA	1,626	1,626	1626	1995	1626	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	529	0		132.76	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	264	0		272,763	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	264	0		0	Foundation	3	Fireplaces	0
TOTALS		1,626	2,683	1,626		264,580	Roof Cover	3	Type AC	03

Alternate Key 3487842  
 Parcel ID 01-23-25-0650-000-03100

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

2024-0556 Comp 3  
 PRC Run: 12/6/2024 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
2012	2011040563	04-27-2011	02-22-2012	7,020	0002	REPL 9 WINDOWS	02-22-2012	
2007	SALE	01-01-2006	08-14-2006	1	0000	CHECK VALUES		
2006	2005030570	03-08-2005	11-22-2005	7,000	0000	REROOF SHINGLE		
2003	2002110625	11-21-2002	01-14-2003	3,500	0000	RENEW 2000091105		
2003	2002050744	05-24-2002	01-14-2003	3,500	0000	RENEW 2000091105		
2000	9950117	05-04-1999	03-31-2000	3,500	0000	12X22 SCRNM RM		
1996	9504598	09-01-1995	12-01-1995	62,965	0000	SFR		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	<b>Exemptions</b>				
								Code	Description	Year	Amount	
2023063875	6150	1880	05-26-2023	WD	Q	01	I	415,000				
	4021	0390	03-29-2011	WD	U	U	I	123,900				
	4012	0033	03-08-2011	QC	U	U	I	100				
	3914	1779	05-27-2010	CT	U	U	I	0				
	3447	0237	04-20-2007	WD	U	U	I	0				
<b>Total</b>											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
100,000	264,580	0	364,580	0	364580	0.00	364580	364580	356,539

\*\*\*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.\*\*\*