



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **1225981**

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0559	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: INV_HOME; SRP SUB LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	0219240200-000-01100 35306 Lake Unity Rd
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2: Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0559	Alternate Key: 1225981	Parcel ID: 02-19-24-0200-000-01100	
Petitioner Name 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:	Property Address 35306 LAKE UNITY RD FRUITLAND PARK	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name INV-HOME;SRP SUB LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 173,828	\$ 173,828	
2. Assessed or classified use value, *if applicable	\$ 109,450	\$ 109,450	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 109,450	\$ 109,450	

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

Last Sale Date 4/1/2005 **Price:** \$128,000 Arm's Length Distressed Book 2809 Page 387

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1225981	1225604	1436435	3836916
Address	35306 LAKE UNITY RD FRUITLAND PARK	35408 LAKE UNITY RD FRUITLAND PARK	1523 MOSS AVE LEESBURG	1526 STERNS DR LEESBURG
Proximity		.1 mi	1.5 mi	1.5 mi
Sales Price		\$253,000	\$285,000	\$276,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.40%	2.80%
Adjusted Sale		\$215,050	\$243,390	\$243,118
\$/SF FLA	\$128.00 per SF	\$154.27 per SF	\$176.37 per SF	\$168.25 per SF
Sale Date		12/28/2023	11/21/2023	5/22/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,358	1,394	-1800	1,380	-1100	1,445	-4350
Year Built	1962	1973		2022	-30000	2016	-25000
Constr. Type	BR/BLK/STU	BLK	15000	BR/BLK/STU		BR/BLK/STU	
Condition	VG	VG		VG		VG	
Baths	1.1	2.0	-7500	2	-7500	2.0	
Garage/Carport	GAR 2.0	GAR 2.0		GAR 2.0		GAR 2.0	
Porches	OPF	EPF/OPF	-10000	OPF/SPF/SPU	-10000	OPF/PAT	-2500
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size	LOT	LOT		LOT		LOT	
Location	NBHD	NBHD		NBHD		NBHD	
View	House	House		House		House	
		-Net Adj. 2.0%	-4300	-Net Adj. 20.0%	-48600	-Net Adj. 13.1%	-31850
		Gross Adj. 15.9%	34300	Gross Adj. 20.0%	48600	Gross Adj. 13.1%	31850
Adj. Sales Price	Market Value \$173,828 Value per SF 128.00	Adj Market Value \$210,750		Adj Market Value \$194,790		Adj Market Value \$211,268	

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.

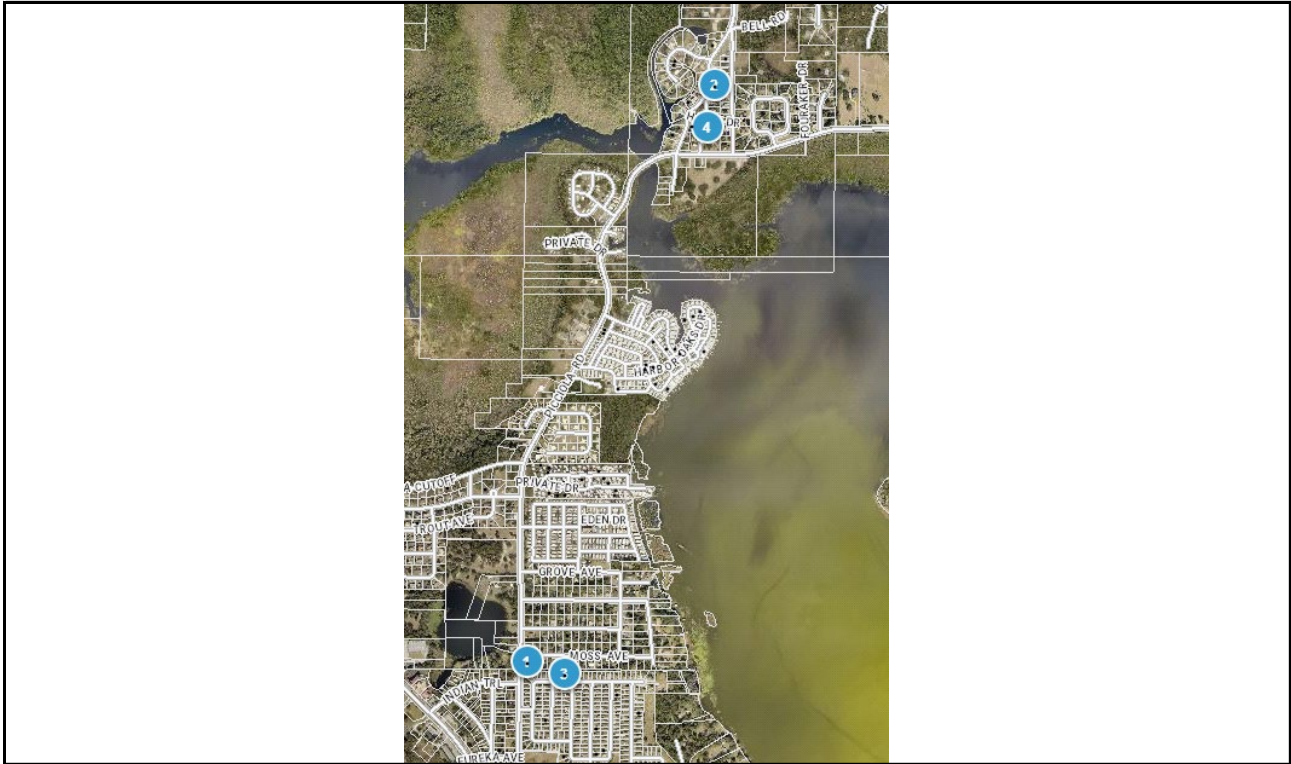
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: AFH

DATE 11/26/2024

2024-0559 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	1225981	35306 LAKE UNITY RD FRUITLAND PARK	-
2	comp 1	1225604	35408 LAKE UNITY RD FRUITLAND PARK	.1 mi
3	comp 2	1436435	1523 MOSS AVE LEESBURG	1.5 mi
4	comp 3	3836916	1526 STERNS DR LEESBURG	1.5 mi
5				
6				
7				
8				

Alternate Key 1225981
 Parcel ID 02-19-24-0200-000-01100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0559 Subject
 PRC Run: 12/16/2024 By

Card # 1 of 1

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

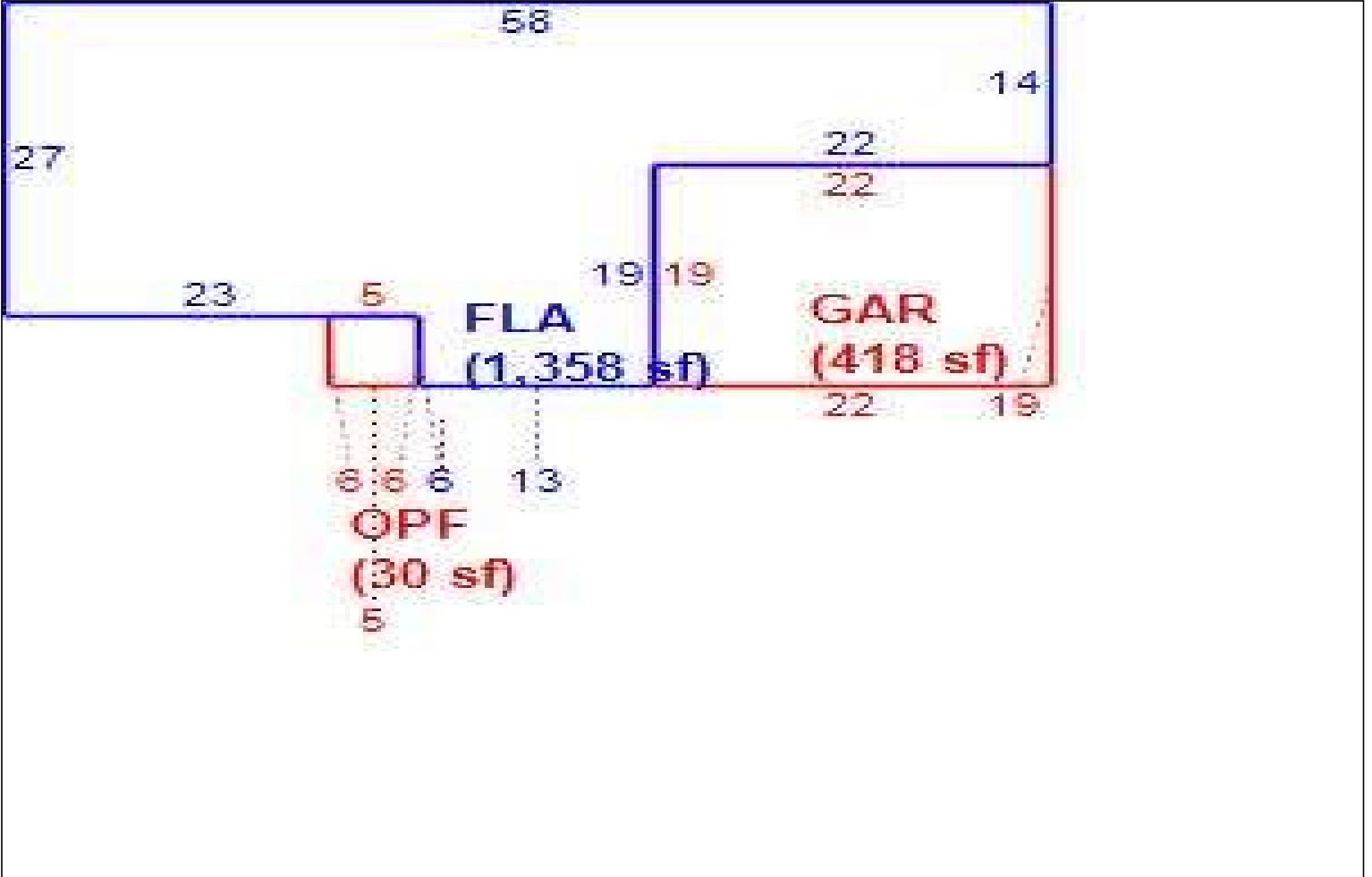
Property Location			
Site Address	35306 LAKE UNITY RD		
	FRUITLAND PARK FL 34731		
Mill Group	0001	NBHD	5019

Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	04-21-202

Legal Description
 CRESCENT COVE FIRST ADD LOT 11--LESS RD--PB 16 PG 16 ORB 4962 PG 1625

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	85	140		11,900.00 FD	500.00	0.9733	1.10	1.000	1.000	0	45,502	
Total Acres		0.27		JV/Mkt		0		Total Adj JV/Mkt		45,502			
Classified Acres		0		Classified JV/Mkt		45,502		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 149,216 Deprec Bldg Value 128,326 Multi Story 0



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
FLA	FINISHED LIVING AREA	1,358	1,358	1358	1962	1358	89.66	No Stories	1.00	3
GAR	GARAGE FINISH	0	418	0			149,216	Quality Grade	635	1
OPF	OPEN PORCH FINISHE	0	30	0				Wall Type	03	1
TOTALS		1,358	1,806	1,358				Foundation	3	0
					Condition	VG		Roof Cover	3	03
					% Good	86.00				
					Functional Obsol	0				
					Building RCNLD	128,326				

Alternate Key 1225981
 Parcel ID 02-19-24-0200-000-01100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0559 Subject
 PRC Run: 12/16/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006 2000	SALE 9903180	01-01-2005 03-19-1999	06-08-2006 03-15-2000	1 4,000	0000 0000	CHECK VALUE 12X24 DHED/35306 LK UNITY			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017067978	4962 4354 4317 2809 2565	1625 1798 0828 0387 2426	05-18-2017 04-17-2013 04-17-2013 04-01-2005 05-06-2004	WD CT CT WD WD	U U U Q U	M M M Q M	I I I I I	100 100 67,000 128,000 74,900			
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	
45,502	128,326	0	173,828	53438	120390	0.00	120390	173828	173,828	

Parcel Notes

89 NBHD CHANGED FROM 1102
 90 ANDREW F CLARK DECEASED 010789 JOYCE CLARK REMARRIED LAST NAME IS NOW BLACK
 1234/1608 IS CORR DEED FOR 1227/1893
 1567/86 DEED SAYS GRANTORS ALLOWED TO RETAIN POSSESSION UNTIL 010598
 00FC LOW COST PORTABLE SHED WAS NOT ASSESSED CORRECT EAG FROM 4 EJB 031500
 2565/2426 CARL & JEAN D KEUNE TO JAMES F ASHLEY SINGLE
 05 LOC FROM 100 FER 021105
 06 QG FROM 250 COND FROM 2 WGC 060806
 12X RENEWAL CARD RETURNED WITH ADDRESS OF 4225 EDENROCK PL WESLEY CHAPEL 33543 SENT LETTER 012612
 12X DENY
 12X RICE DENIAL RETURNED WITH ADDR OF 4225 EDENROCK PL WESLEY CHAPEL 33543 070312 RESENT CMD 071212
 4317/828 CT VS JOHN M & JAMIE RICE PROP SOLD TO COLFIN A1-FL LLC
 4317/828 DEED LEGAL INCORRECT LOT 11 IS FIRST ADDITION NOT LOT 29
 4317/828 M SALE INCL AK1225981 AK1225728
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 073013
 4354/1798 AMENDED CT VS JOHN M RICE ET AL SOLD TO COLFIN AI-FL 4 LLC
 4354/1798 M SALE INCL AK1225981 AK1225728
 4354/1798 SAME LEGAL PROBLEM AS 4317/828
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB 080516
 4962/1625 COLFIN AI-FL 4 LLC TO SRP SUB LLC
 4962/1625 M SALE INCL 20 PARCELS MULTI SUB AND M&B
 18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218
 21VAB PETITION 2021-144 TJW 092121

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Alternate Key 1225604
Parcel ID 02-19-24-0100-000-00800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0559 Comp 1
PRC Run: 12/16/2024 By

Card # 1 of 1

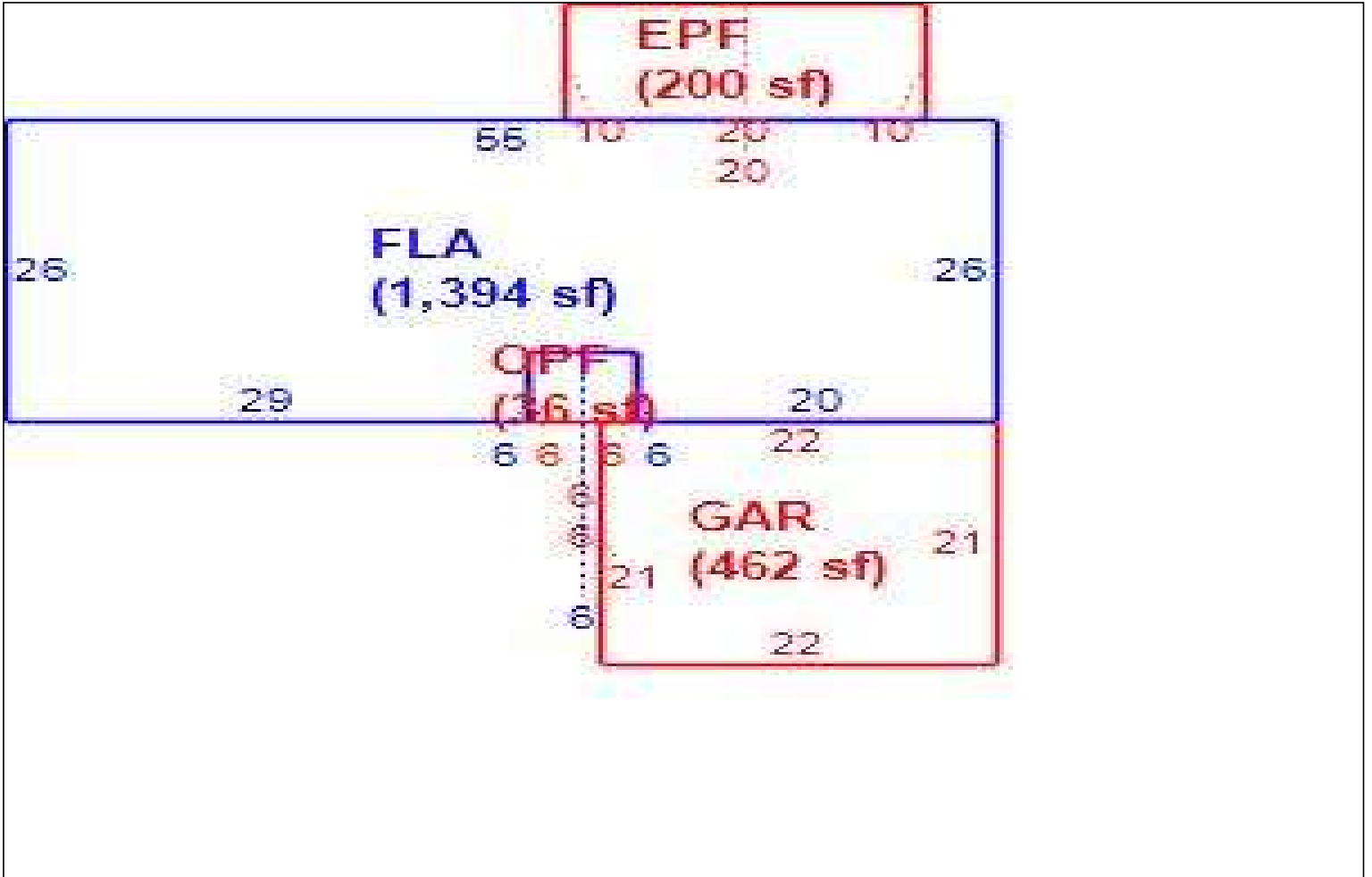
Current Owner		
JOHNSON DAVID & HEATHER		
35408 LAKE UNITY ROAD RD		
FRUITLAND PARK	FL	34731

Property Location			
Site Address 35408 LAKE UNITY RD			
FRUITLAND PARK FL 34731			
Mill Group	0001	NBHD	5019
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	04-20-202

Legal Description
CRESCENT COVE LOT 8 PB 15 PG 16 ORB 6270 PG 1572

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	75	135		10,125.00	FD	0.9600	1.50	1.000	1.000	0	54,000
Total Acres		0.23		JV/Mkt		0		Total Adj JV/Mkt		54,000		
Classified Acres		0		Classified JV/Mkt		54,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 159,914
Deprec Bldg Value 145,522		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	200	0	1973	1394	89.55	159,914	EX	91.00	0	145,522	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,394	1,394	1394									Quality Grade	635	Half Baths	0
GAR	GARAGE FINISH	0	462	0									Wall Type	02	Heat Type	6
OPF	OPEN PORCH FINISHE	0	36	0									Foundation	3	Fireplaces	0
TOTALS		1,394	2,092	1,394									Roof Cover	3	Type AC	03

Alternate Key 1225604
 Parcel ID 02-19-24-0100-000-00800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0559 Comp 1
 PRC Run: 12/16/2024 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
UBU2	UTILITY BLDG UNFINISHED	200.00	SF	6.25	2003	2003	1250.00	40.00	500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	SALE	01-01-2017	06-01-2018		1 0099	CHECK VALUE	06-01-2018		
2004	SALE	01-01-2003	03-18-2004		1 0000	CHECK VALUE			
2002	SALE	01-01-2001	04-05-2002		1 0000	CHECK VALUE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024005232	6270 1572	12-28-2023	WD	Q	01	I	253,000	039	HOMESTEAD	2024	25000
2020001094	5400 1292	01-02-2020	QC	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017129722	5036 0792	12-05-2017	WD	Q	Q	I	150,000				
	3873 2183	02-01-2010	WD	Q	Q	I	95,000				
	2402 2283	08-28-2003	WD	Q	Q	I	96,000				
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	
54,000	145,522	500	200,022	0	200022	50,000.00	150022	175022	200,022	

Parcel Notes

696/1499 JOHN A & DONA P CARBONE TO HARRY E & MARY L JENKINS HW
 89 HOWARD JAMES RODGERS DECEASED 121888
 89 NBHD CHANGED FROM 1102
 1623/1534 HOWARD V & EVELYN E NEWMAN TO EVELYN E NEWMAN ONLY
 1642/1949 EVELYN E NEWMAN TO EVELYN WOOD EVERS PER JUDGMENT OF DISSOLUTION OF MARRIAGE
 99 BX BELONGS TO EVELYN W EVERS
 1963/2134 EVELYN WOOD EVERS TO ROLAND H & JUNE R KERNS HW
 02FC SPF04 TO EPA QG FROM 350 GOOD COND EJP 040502
 02 QG FROM 375 EJP 061302
 2402/2283 ROLAND H & JUNE R KERNS TO CLAY L & HOLLIE N PARKER HW
 04FC ADD UBU NPA QG FROM 400 EJP 031804
 05 LOC FROM 100 FER 021105
 10X RENEWAL CARD RETURNED WITH ADDRESS 3217 SITE TO SEE EUSTIS 32726 SENDING LETTER 021010
 10X CLAY & HOLLIE PARKER FILED HX AND PORTABILITY ON AK3786411
 3873/2183 CLAY L & HOLLIE N PARKER TO KYLE RICH
 11X KYLE RICH ADDRESS CHANGED TO 36825 HART RANCH RD EUSTIS 32736 PER ADDRESS CARD DTD 072511 AND REQUESTED REMOVAL OF HX FROM THIS PROPERTY FOR TAX YEAR 2012 HE FILED FOR HX ON AK3278071
 3988/1931 KYLE WILLIAM RICH MARRIED TIFFANI DAWN PHILLIPS 123110 PER ML
 16TR NOT DELIVERABLE AS ADDRESSED 36825 HART RANCH RD EUSTIS FL 32736 8836
 5036/792 KYLE RICH TO TRAVIS C & CHRISTINE N LAWRENCE HW
 18X COURTESY HX CARD SENT 012218
 20CC TRAVIS LAWRENCE SUBMITTED HX APP NT 010320
 5400/1292 TRAVIS C & CHRISTINE N LAWRENCE TO TRAVIS C LAWRENCE
 6270/1572 TRAVIS C LAWRENCE TO DAVID & HEATHER JOHNSON HW

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Alternate Key 1436435
Parcel ID 10-19-24-0650-000-11700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0559 Comp 2
PRC Run: 12/16/2024 By

Card # 1 of 2

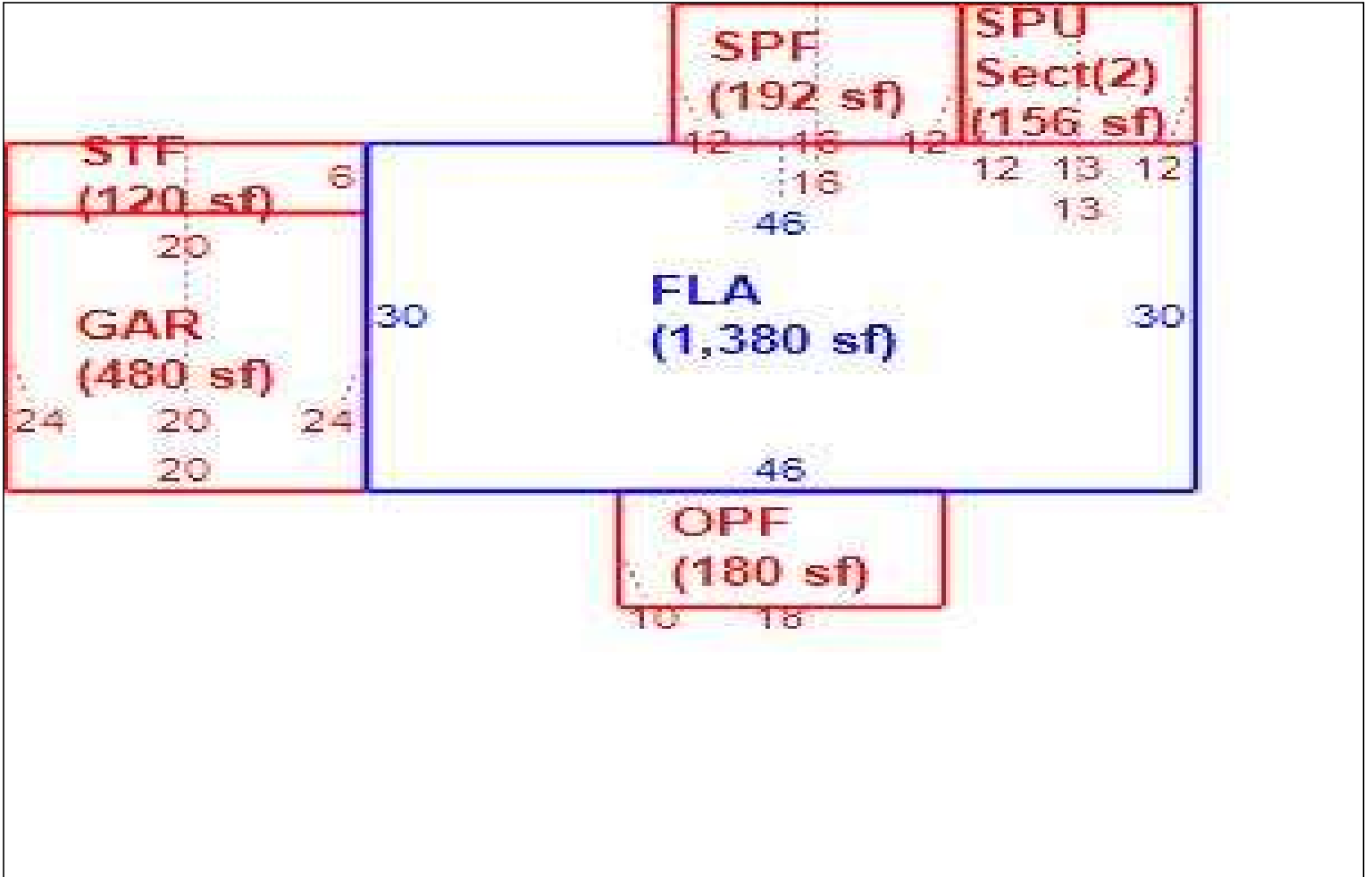
Current Owner		
BERRIEL MERISSA & JULIAN		
1523 MOSS AVE		
LEESBURG	FL	34748

Property Location			
Site Address 1523 MOSS AVE			
LEESBURG FL 34748			
Mill Group	0001	NBHD	5014
Property Use		Last Inspection	
00100	SINGLE FAMILY	MAV	01-01-202

Legal Description
GRIFFIN SHORES LOTS 117, 118 PB 12 PG 12 ORB 6247 PG 1325

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	144	150		21,600.00 FD	200.00	1.0000	0.90	1.000	1.000	0	25,920
Total Acres		0.50		JV/Mkt		0		Total Adj JV/Mkt		25,920		
Classified Acres		0		Classified JV/Mkt		25,920		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 2	Replacement Cost 166,900
Deprec Bldg Value 161,893		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1976	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,380	1,380	1380	Effective Area	1380	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	480	0	Base Rate	92.92	Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	180	0	Building RCN	166,900	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	192	0	Condition	EX	Foundation	3	Fireplaces	0
STF	STORAGE ROOM FINIS	0	120	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		1,380	2,352	1,380	Functional Obsol	0	Building RCNLD	161,893		

Alternate Key 1436435
 Parcel ID 10-19-24-0650-000-11700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0559 Comp 2
 PRC Run: 12/16/2024 By
 Card # 1 of 2

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	
2023	2022050657	06-06-2022	03-31-2023	5,000	0002	SCRN ENCL	03-31-2023		
2019	2018080494	08-14-2018	03-29-2019	5,363	0002	REPL WINDOWS 11	03-29-2019		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023143791	6247 1325	11-21-2023	WD	Q	01	I	285,000				
2022027857	5905 0838	02-18-2022	WD	Q	01	I	265,000				
2018067313	5123 0244	06-05-2018	WD	U	U	I	125,000				
2018041708	5093 1313	04-04-2018	PO	U	U	I	0				
	0602 0140	12-12-1975	WD	Q	Q	I	6,000				
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	
25,920	163,153	0	189,073	0	189073	0.00	189073	189073	189,073	

Parcel Notes

89 NBHD CHANGED FROM 1119
 3538/833 ALLEN DOUGLAS CONERLY SR 67 DECEASED 101107 DC
 5062/1067 JANETTE MARGARET CONERLY 81 DECEASED 011518 DC
 5093/1313 ORDER DET HX FOR THE EST OF JANETTE AKA JANET MARGARET CONERLY PROP TO ET AL ALLEN DOUGLAS CONERLY JR AND SHEILA DIANE ANDERSON AND LESTER LEROY CONERLY TIC
 5123/244 ALLEN DOUGLAS CONERLY JR AND SHEILA DIANE ANDERSON AND LESTER LEROY CONERLY TO LYNN & DIANE WEIMER HW
 18X COURTESY HX CARD SENT 062118
 19X COURTESY HX CARD SENT 010219
 19FC SFR IN GOOD COND MOST WINDOWS NEW SPJ 032919
 5905/838 LYNN & DIANE WEIMER TO JEAN FRANCES & KEITH JAMES POWELL HW
 23CC EFILE HX APP CP 011323
 23 MAILING ADDR CHGD FROM 125 LORRAINE PL WEST SENECA NY 14224 INFO SCANNED GG 011723
 23IT ADD SPU MAV 033123
 23CC EFILE HX APP CP 071223
 6247/1325 JEAN & KEITH JAMES POWELL TO MERISSA M & JULIAN BERRIEL MARRIED COUPLE
 24X JEAN & KEITH POWELL APPLIED FOR HX IN 2023 SOLD PROPERTY AT THE END OF 2023 HX APP SCANNED NO CHANGES MADE KCH 050124

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Alternate Key 3836916
Parcel ID 15-19-24-1500-000-16900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0559 Comp 3
PRC Run: 12/16/2024 By

Card # 1 of 1

Current Owner		
SFR JV-2 2024-2 BORROWER LLC		
15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

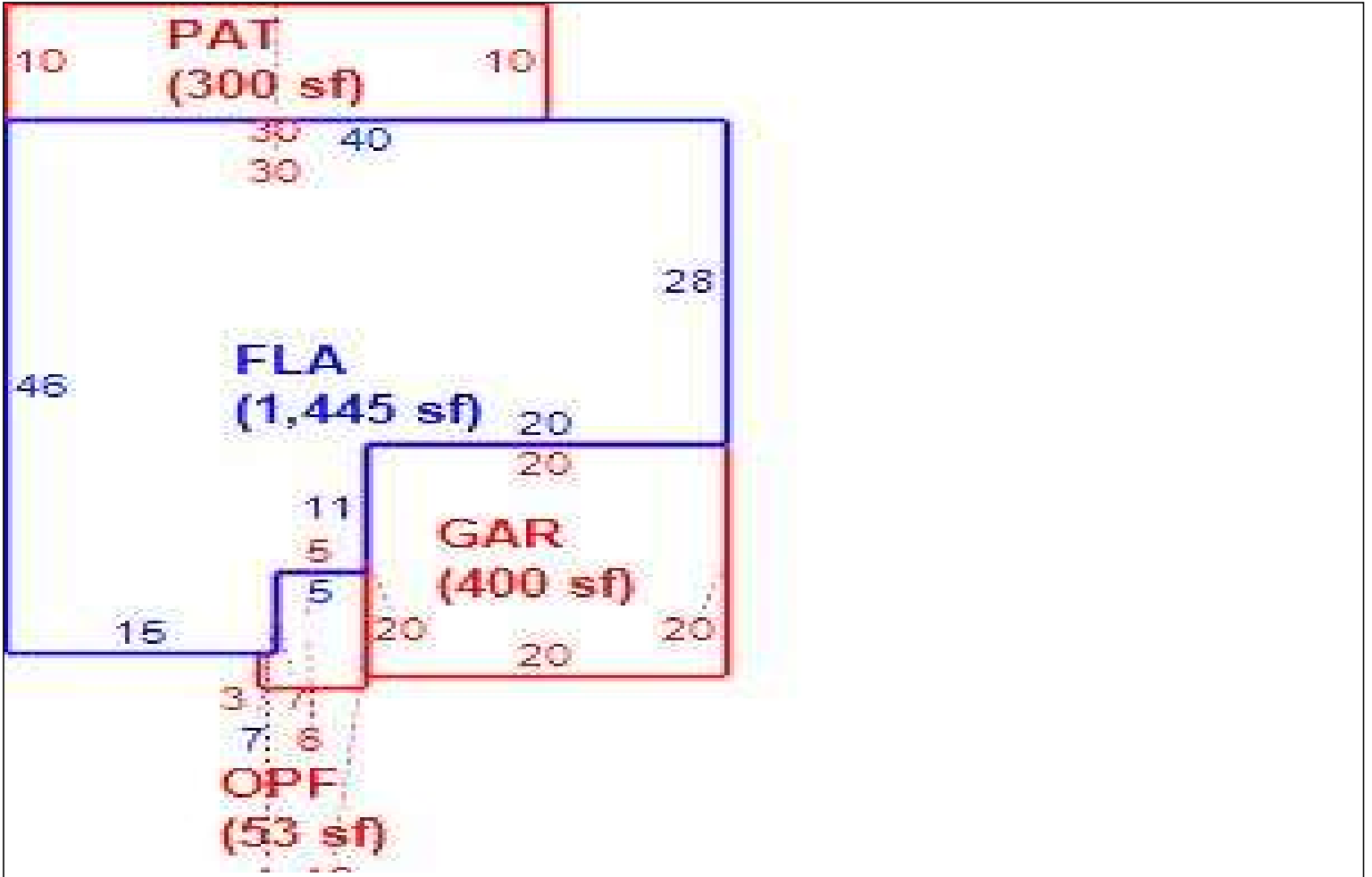
Property Location			
Site Address	1526 STERNS DR		
	LEESBURG	FL	34748
Mill Group	000L	NBHD	0670

Property Use	Last Inspection
00100 SINGLE FAMILY	TRF 08-02-202

Legal Description
OVERLOOK AT LAKE GRIFFIN PB 54 PG 20-24 LOT 169 ORB 6347 PG 241

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	60,000.00	0.0000	1.00	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 153,719
Deprec Bldg Value 149,107		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	1,445	1,445	1445	2016	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	85.66	Quality Grade	630	Half Baths	0
OPF	OPEN PORCH FINISHE	0	53	0	153,719	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	300	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,445	2,198	1,445	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	149,107			

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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	
2017	HXNB	01-01-2016	05-09-2017	1	0001	SFR HX	05-09-2017		
2013	07-00001323	04-09-2012	12-03-2012	194,752	0001	SFR FOR 2013			
2012	07-00001323	03-22-2011	04-09-2012	194,752	0001	SFR FOR 2012	04-09-2012		
2011	07-00001323	01-01-2010	03-22-2011	194,752	0001	SFR FOR 2010	03-22-2011		
2009	07-00001323	01-01-2008	01-30-2009	194,752	0000	SFR 1526 STERNS DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024067824	6347 0241	05-20-2024	WD	U	11	I	100					
2023147741	6252 0248	11-20-2023	WD	U	11	I	100					
2023061942	6148 0817	05-22-2023	WD	Q	01	I	276,900					
2016111263	4854 0267	09-28-2016	WD	Q	Q	I	138,800					
2016004455	4728 1358	01-07-2016	WD	U	M	V	78,000					
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	
60,000	149,107	0	209,107	0	209107	0.00	209107	209107	209,107	

Parcel Notes

3855/1342 TOLLEFSON DEVELOPMENT OF FLORIDA INC TO METRO DEVELOPMENT SPECIALISTS LLC
 11FC SFR NOT STARTED MHS 032211
 4048/1486 METRO DEVELOPMENT SPECIALISTS LLC TO TOLLEFSON DEVELOPMENT OF FLORIDA INC
 4048/1486 M SALE INCL OVER 25 PARCELS IN OVERLOOK AT LAKE GRIFFIN AND LAGOMAR SHORES SUBS
 4060/2244 CORRECTIVE DEED FOR 3855/1342 THAT DEED IS DEFECTIVE IN THAT THE AUTHORITY OF THE PARTY SIGNING ON BEHALF OF THE GRANTOR IS NOT DESIGNATED
 4060/2244 DEED LEGAL INCL AK3836832 AK3836833 AK3836913 PROP NOT OWNED BY GRANTOR SAME LEGAL AS REF DEED 3855/1342
 4060/2244 M SALE INCL OVER 25 PARCELS IN OVERLOOK AT LAKE GRIFFIN AND LAGOMAR SHORES SUBS
 4060/2247 CORRECTIVE DEED FOR 4048/1486 THAT DEED IS DEFECTIVE IN THAT THE AUTHORITY OF THE PARTY SIGNING ON BEHALF OF THE GRANTOR IS NOT DESIGNATED
 4060/2247 M SALE INCL OVER 25 PARCELS IN OVERLOOK AT LAKE GRIFFIN AND LAGOMAR SHORES SUBS
 12FC NO CONSTRUCTION AT TIME OF FC CK FOR 2013 CRA 040912
 13FC NO CONSTRUCTION IN SUB PER SALES OFFICE JSB 120312
 4287/659 TOLLEFSON DEVELOPMENT OF FLORIDA INC TO GBR PROPERTIES INC
 4287/659 M SALE INCL OVER 25 PARCELS IN OVERLOOK AT LAKE GRIFFIN AND LAGOMAR SHORES SUBS
 4728/1358 GBR PROPERTIES INC TO MARONDA HOMES INC OF FL
 4728/1358 M SALE INCL AK3836781 AK3836787 AK3836811 AK3836812 AK3836916 AK3836927
 4854/267 MARONDA HOMES INC OF FLORIDA TO DAVID A & CRISTINA M WILSON HW
 6148/817 DAVID ALLEN & CRISTINA MARIE WILSON TO SFR JV-2 PROPERTY LLC
 6252/248 M SALE INCL AK2807202 AK3836916 AK3812648 AK3819657 AK3789801 AK3853772 AK3794169 AK3853015 SFR JV-2 PROPERTY LLC TO SFR JV-2 NTL BORROWER LLC
 6347/241 M SALE INCL AK2807202 AK3789801 AK3794169 AK3812648 AK3819657 AK3836919 AK3853015 AK3853772 SFR JV-2 NTL BORROWER LLC TO SFR JV-2 2024-2 BORROWER LLC

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