



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *1197848*

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 #	<i>2024-0560</i>	County <i>Lake</i>	Tax year <i>2024</i> Date received <i>9-12-24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; SFR XII NM Orlando Owner 1 LP</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>0219260300-009-00100 125 E Pendleton Ave</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.)			
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.**

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 # 2024-0560	Alternate Key: 1197848	Parcel ID: 02-19-26-0300-009-00100	
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 125 PENDLETON AVE EUSTIS	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name SFR XII NM ORLANDO OWNER 1 LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 192,236	\$ 192,236	
2. Assessed or classified use value, *if applicable	\$ 192,236	\$ 192,236	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 192,236	\$ 192,236	

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

Last Sale Date 4/7/2022 **Price:** \$0 Arm's Length Distressed Book 5945 Page 1388

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1197848	1635152	1427797	1427932
Address	125 PENDLETON AVE EUSTIS	731 N GROVE ST EUSTIS	504 E HAZZARD AVE EUSTIS	445 E CLIFFORD AVE EUSTIS
Proximity		0.10 MILE	0.39 MILE	0.44 MILE
Sales Price		\$220,000	\$218,000	\$213,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.40%	2.40%
Adjusted Sale		\$187,000	\$186,172	\$186,162
\$/SF FLA	\$140.11 per SF	\$175.09 per SF	\$183.60 per SF	\$198.89 per SF
Sale Date		12/11/2023	11/28/2023	6/15/2023
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	1,372	1,068	15200	1,014	17900	936	21800
Year Built	1953	1948		1964		1956	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	1.1	1.0	4000	1.1		1.0	4000
Garage/Carport	10X12 CRPT	CRP & 2 CAR GAR	-20000	12X20 CRPT	-5000	1 CAR + GAR	-10000
Porches	Y	N	5000	Y (ENCL)	-5000	Y (ENCL)	-5000
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	N	DET CRPT	-5000	N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	RET POND		STREET		STREET	
		-Net Adj. 0.4%	-800	Net Adj. 4.2%	7900	Net Adj. 5.8%	10800
		Gross Adj. 26.3%	49200	Gross Adj. 15.0%	27900	Gross Adj. 21.9%	40800
Adj. Sales Price	Market Value \$192,236 Value per SF 140.11	Adj Market Value \$186,200		Adj Market Value \$194,072		Adj Market Value \$196,962	

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.

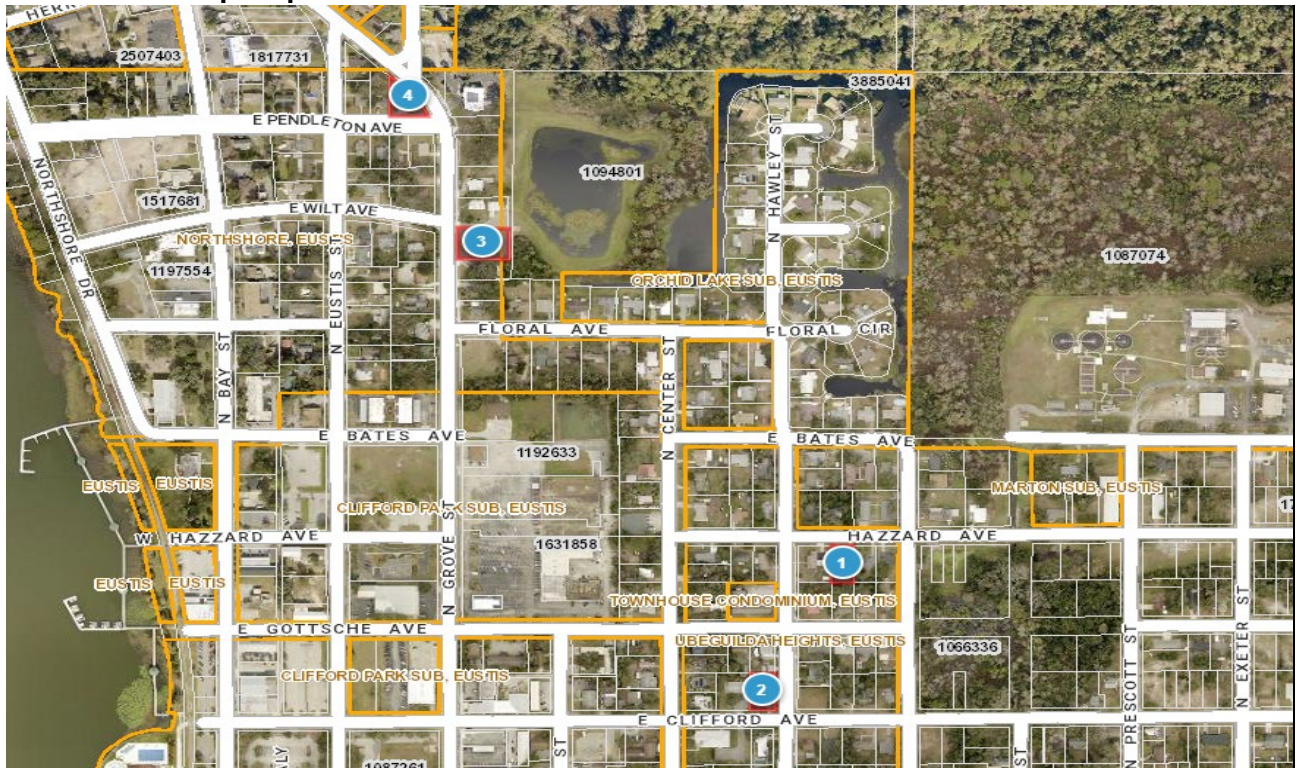
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 12/10/2024

2024-0560 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	1427797	504 E HAZZARD AVE EUSTIS	0.39 MILE
2	COMP 3	1427932	445 E CLIFFORD AVE EUSTIS	0.44 MILE
3	COMP 1	1635152	731 N GROVE ST EUSTIS	0.10 MILE
4	SUBJECT	1197848	125 PENDLETON AVE EUSTIS	-
5				
6				
7				
8				

Alternate Key 1197848
 Parcel ID 02-19-26-0300-009-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0560 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

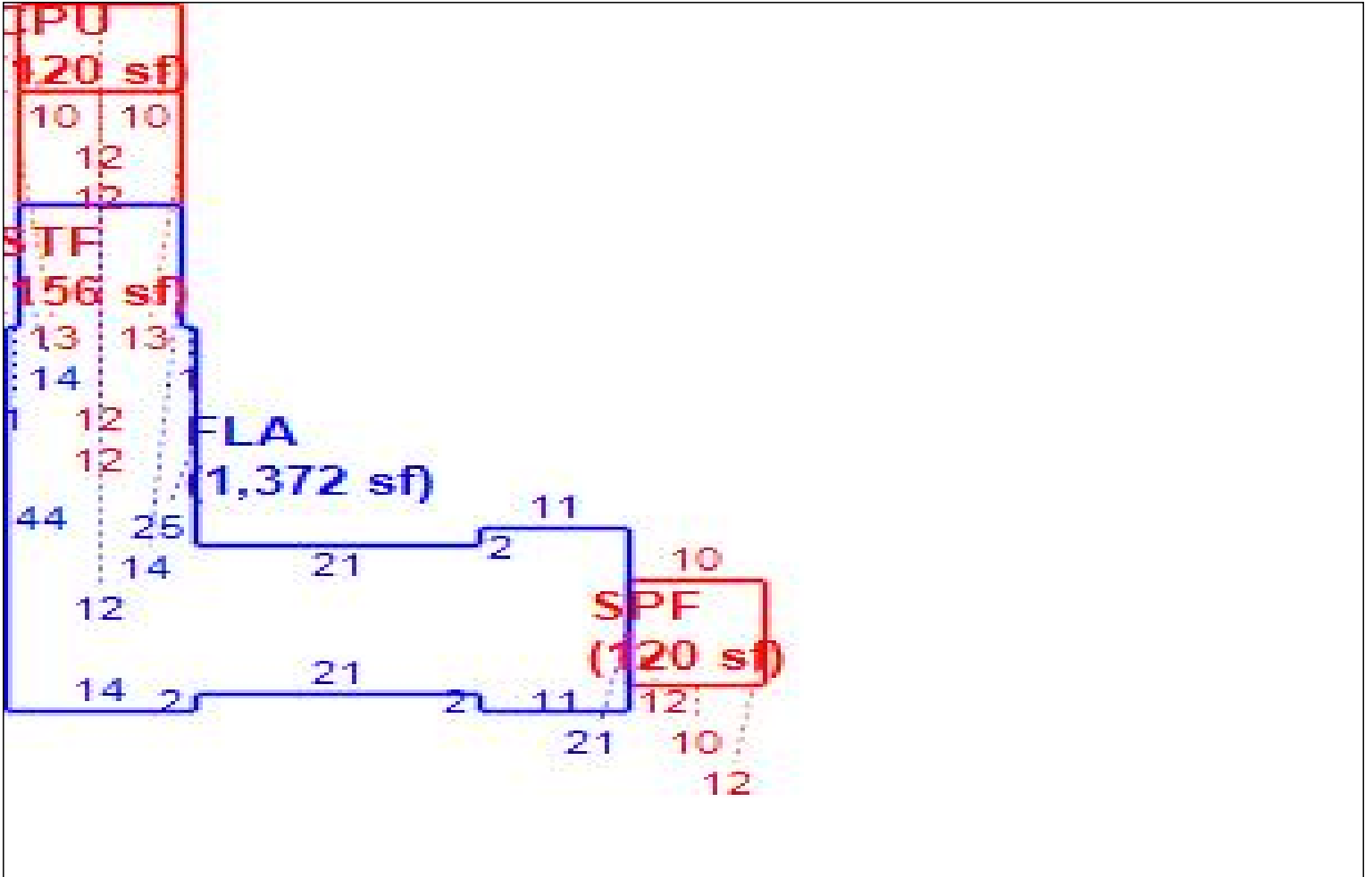
Current Owner		
SFR XII NM ORLANDO OWNER 1 LP		
9200 E HAMPTON DR		
CAPITOL HEIGHT	MD	20743

Property Location		
Site Address 125 PENDLETON AVE		
EUSTIS FL 32726		
Mill Group 00E1	NBHD 0613	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 11-09-202

Legal Description
 EUSTIS, NORTHSHORE LOTS 1, 2, SW OF R/W OF HWY 19 BLK 9 PB 5 PG 64 ORB 5945 PG 1388

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	132	83		10,956.00	FD	530.00	0.7427	1.10	1.000	0	57,155
Total Acres				0.25	JV/Mkt			0	Total Adj JV/Mkt			57,155
Classified Acres				0	Classified JV/Mkt			57,155	Classified Adj JV/Mkt			0

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 157,071 Deprec Bldg Value 135,081 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
CPU	CARPOR/POLE SHED	0	120	0	1953	1372	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	1,372	1,372	1372	96.26	157,071	Quality Grade	645	Half Baths	1
SPF	SCREEN PORCH FINIS	0	120	0	VG	0	Wall Type	02	Heat Type	8
STF	STORAGE ROOM FINIS	0	156	0	% Good	86.00	Foundation	3	Fireplaces	0
TOTALS		1,372	1,768	1,372	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	135,081				

Alternate Key 1197848
 Parcel ID 02-19-26-0300-009-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0560 Subject
 PRC Run: 12/10/2024 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	
1995	9400567	10-01-1994	12-01-1994	1,400	0000	DRIVEWAY			
1994	9300011	01-01-1993	12-01-1993	1,000	0000	FENCE CK FOR ADDS			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2022058797	5945 1388	04-07-2022	WD	U	11	I	0					
2021155675	5833 1259	11-04-2021	WD	U	19	I	187,100					
2020065896	5489 1009	06-16-2020	PR	U	11	I	100					
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	
57,155	135,081	0	192,236	0	192236	0.00	192236	192236	192,236	

Parcel Notes

88 NBHD CHGD FROM 3855
 93 ADD A/C NPA CORRECT FLA FROM 1468 SF SBF TO SBU04
 CORRECT SBU04 FROM 48 SF & CPF TO CPU CORRECT CPU
 FROM 168 SF MB 032394
 94 NO ADDS MB 020995
 95X LOIS K BAUGH DECEASED
 03 EAG FROM 4 FD 020103
 04FC NO CHGS LG JWP 072503
 05FC QG FROM 375 SUB UPDATED MB 012805
 07 LOC FROM 130 SHP FOR LOT WIDTH MB 030807
 08FC NBHD FROM 613 LOC FROM 180 SHP FROM 92 CORRECT CPU5 FROM 10X18 OPU2 4X30 NO LONGER HERE MB 081307
 19 MERLE GENE BAUGH 91 DECEASED 031719 STATE DEATH LIST FILE 2019044174 SHH 050919
 5489/1009 DANIEL L BAUGH PR OF THE EST OF GENE BAUGH AKA MERLE GENE BAUGH AKA M G BAUGH TO DANIEL L BAUGH SUCC TTEE OF
 THE GENE BAUGH FAMILY TRUST DTD 111113
 20X COURTESY HX CARD SENT 092120
 21X COURTESY HX CARD SENT 122120
 5833/1259 DANIEL L BAUGH SUCC TTEE TO SFR XII ORLANDO OWNER 1 L P
 5945/1388 M SALE INCL AK1653568 AK1230527 AK1652804 AK3395085 AK2764813 AK1373841 AK1197848 SFR XII ORLANDO OWNER 1 LP TO SFR
 XII NM ORLANDO OWNER 1 LP

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 1635152
 Parcel ID 02-19-26-0300-011-00700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0560 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

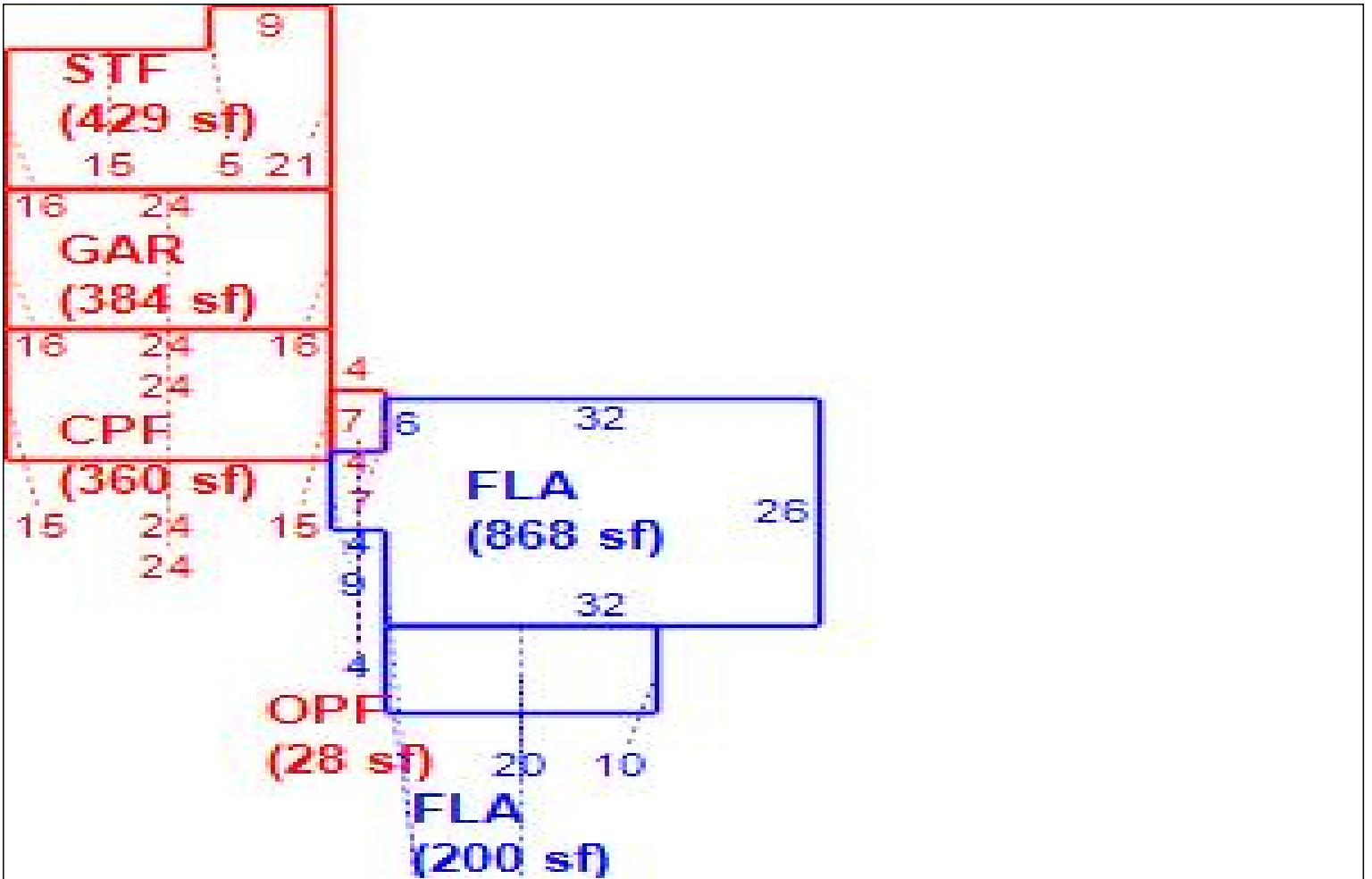
Current Owner		
DEMPSEY CHRISTOPHER A ET AL		
731 N GROVE ST		
EUSTIS	FL	32726

Property Location			
Site Address 731 N GROVE ST			
EUSTIS		FL 32726	
Mill Group	00E1	NBHD	0613
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	03-14-201

Legal Description
 EUSTIS, NORTHSHORE N 75 FT OF LOTS 7, 8, S 1/2 OF WILT ST LYING N OF LOTS 7, 8 BLK 11, BEG AT CENTERLINE OF VACATED WILT AVE & N'LY EXTENSION OF E LINE OF LOT 7 BLK 11, RUN S 87-55-23 E ALONG EXTENSION OF SAID CENTERLINE A DIST OF 22.02 FT, S 0-01-56 W PARALLEL TO THE E LINE OF SAID LOT 7 BLK 11 A DIST OF 111.25 FT TO A POINT OF INTERSECTION WITH THE E'LY EXTENSION OF S LINE OF N 75 FT OF LOTS 7 & 8 BLK 11, N 86-44-22 W ALONG SAID E'LY EXTENSION OF S LINE OF SAID N 75 FT OF LOTS 7 & 8 A DIST OF 22.03 FT, N 0-01-56 E ALONG E LINE OF SAID LOT 7 & THE EXTENSION THEREOF 110.79 FT TO POB PB 5 PG 64 ORB 6258 PG 766

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	108	153		16,524.00	FD	530.00	1.0072	1.10	1.000	0	63,417	
Total Acres		0.38		JV/Mkt		0		Total Adj JV/Mkt		63,417			
Classified Acres		0		Classified JV/Mkt		63,417		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 137,434
Deprec Bldg Value 133,311		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	2
CPF	CARPOT FINISHED	0	360	0	1948		No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	1,068	1,068	1068	1068		Quality Grade	645	Half Baths	0
GAR	GARAGE FINISH	0	384	0	97.09		Wall Type	02	Heat Type	6
OPF	OPEN PORCH FINISHE	0	28	0	137,434		Foundation	3	Fireplaces	0
STF	STORAGE ROOM FINIS	0	429	0	EX		Roof Cover	3	Type AC	03
TOTALS		1,068	2,269	1,068	97.00					
					Functional Obsol	0				
					Building RCNLD	133,311				

Alternate Key 1635152
Parcel ID 02-19-26-0300-011-00700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0560 Comp 1
PRC Run: 12/10/2024 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
FCP3	CARPORT - FINISHED	1152.00	SF	10.49	2013	2013	12084.00	72.50	8,761

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	05-14-2019	1	0099	CHECK VALUE	03-14-2019		
2000	9900173	03-05-1999	03-31-2000	1,000	0000	CP/731 N GROVE ST			
1993	9200260	05-01-1992	11-01-1992	2,000	0000	VINYL SIDING			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023152819	6258	0766	12-11-2023	WD	Q	01	I	220,000	039	HOMESTEAD	2024	25000
2021081929	5729	2198	05-28-2021	WD	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
2018036827	5087	1967	03-23-2018	WD	Q	Q	I	158,000				
2017402888	4932	2167	04-20-2017	QC	U	U	I	100				
	4000	0305	02-03-2011	WD	U	U	V	2,500				
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	
63,417	133,311	8,761	205,489	0	205489	50,000.00	155489	180489	205,791	

Parcel Notes

88 ADD UBU RAISE QG FROM 250 TO 350 AND EAG FROM 4 TO 3 TO EQUALIZE WITH NBRS MB 022789
 88 NBHD CHANGED FROM 3855
 92 ADDED VINYL SIDING NO CHANGE IN VALUE MB 110492
 1213/1593 CATHRYN MOORE DECEASED
 00FC ADD UCP CONNECTED TO DGF UBU CONNECTED TO DGF IN BACK MB 033100
 03 COND FROM 2 FD 020103
 2307/354 RICHARD W & JEANNETTE D GILES QC TO TERRY L LEWIS MARRIED
 03TR UNDELIVERABLE AS ADDRESSED 801 N GROVE ST EUSTIS 32726
 04FC QG FROM 400 JWP LG 072803
 04TR UNCLAIMED 731 N GROVE ST EUSTIS 32726
 08FC NBHD FROM 613 LOC FROM 165 SHP FROM 100 CORRECT EPB2 TO EPA COND FROM 3 QG FROM 645 SFR IS A RENTAL MB 081307
 4000/305 CITY OF EUSTIS DEEDS VACANT PORTION OF AK2941324 TO TTFN PROPERTIES LLC
 11 PORTION OF AK2941324 COMBINED WITH THIS AK AS PER ABOVE CUTOUT
 11 OVERRIDE 10PCT CAP AT 0 VALUE DUE TO COMBINE
 13X TERRY ROSS MANAGER FOR THE TTFN PROPERTIES LLC CHANGED ADDR FROM PO BOX 1725 MT DORA 32756 TO PO BOX 366 EUSTIS 32727 GC 082113
 4932/2167 TTFN PROPERTIES LLC TO TIMOTHY P & TERRY L ROSS HW
 17X COURTESY HX CARD SENT 051917
 18X COURTESY HX CARD SENT 122617
 5087/1967 TIMOTHY P & TERRY L ROSS TO ROBERT SNAPP SINGLE
 18X COURTESY HX CARD SENT 052118
 19CC HX APP SUBMITTED JRF 111618
 19FC SFR GOOD COND DELETE ALL MISC ADD TO SKETCH ADD NEW MISC JDB 031419
 5729/2198 ROBERT HAMILTON SNAPP TTEE OF THE BOB SNAPP LIV TRS DTD 021021

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Alternate Key 1427797
 Parcel ID 11-19-26-1400-014-00500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0560 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

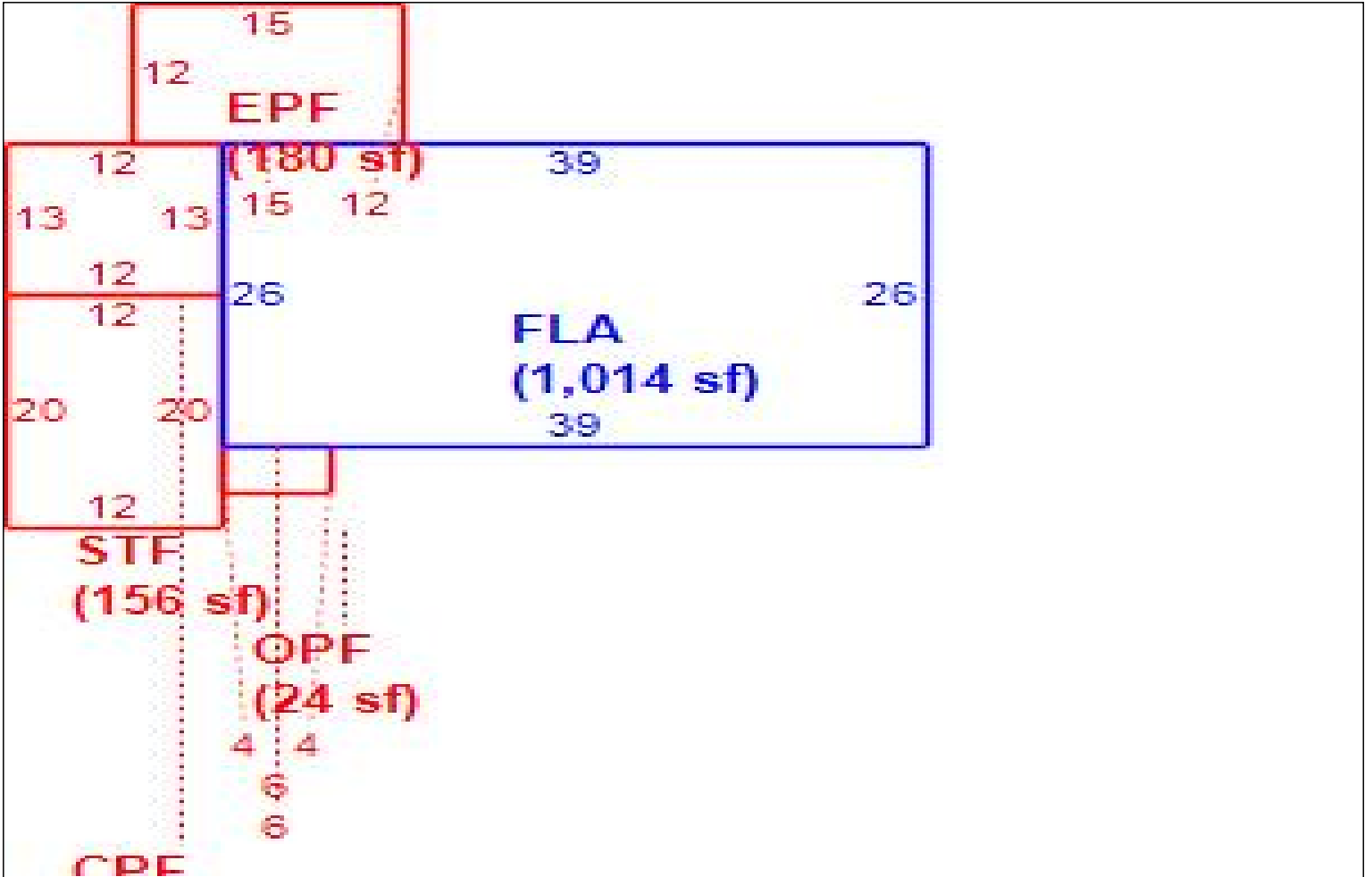
Current Owner		
ADAMES ARNOLD		
504 E HAZZARD AVE		
EUSTIS	FL	32726

Property Location		
Site Address 504 E HAZZARD AVE		
EUSTIS FL 32726		
Mill Group	00E1	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 EUSTIS, UBEGUILDA HEIGHTS LOTS 5, 6 BLK 14 PB 4 PG 63 ORB 6257 PG 1314

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	66	132		8,712.00 FD	530.00	0.9520	1.00	1.000	1.000	0	33,301	
Total Acres		0.20		JV/Mkt		0		Total Adj JV/Mkt		33,301			
Classified Acres		0		Classified JV/Mkt		33,301		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 158,846 Deprec Bldg Value 136,608 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
CPF	CARPOT FINISHED	0	240	0	1964	1014	No Stories	1.00	Full Baths	1
EPF	ENCLOSED PORCH FIN	0	180	0	121.37	158,846	Quality Grade	680	Half Baths	1
FLA	FINISHED LIVING AREA	1,014	1,014	1,014	VG	86.00	Wall Type	02	Heat Type	6
OPF	OPEN PORCH FINISHE	0	24	0	86.00	0	Foundation	3	Fireplaces	0
STF	STORAGE ROOM FINIS	0	156	0	0	136,608	Roof Cover	4	Type AC	03
TOTALS		1,014	1,614	1,014						

Alternate Key 1427797
 Parcel ID 11-19-26-1400-014-00500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0560 Comp 2
 PRC Run: 12/10/2024 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	
2001	00001	04-11-2000	03-09-2001	10	0000	ASSESS ADD			
2000	9900841	11-23-1999	04-11-2000	2,450	0000	HEAT PUMP/504 HAZZARD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023152263	6257 1314	11-28-2023	WD	Q	01	I	218,000					
2020024735	5429 0546	02-25-2020	WD	U	19	I	94,200					
2020024734	5429 0544	02-01-2020	WD	U	11	I	100					
2020024730	5429 0536	02-01-2020	WD	U	11	I	100					
2020024733	5429 0542	01-31-2020	WD	U	11	I	100					
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	
33,301	136,608	0	169,909	0	169909	0.00	169909	169909	169,909	

Parcel Notes

996/1531 RALPH JOHNSON WILLIE JOHNSON ELOIS HIXSON NEDRA J MURRAY TIC
 1073/181 RALPH & WILLIE TO ELOIS JOHNSON HIXSON AND NEDRA J MURRAY TIC
 88 NBHD CHANGED FROM 3887
 91X NEDRA J MURRAY MARRIED MR ESCORCIA 101291
 00X BELONGS TO ELOIS HIXSON
 00FC ADD AC MB 041100
 01FC ADD EPU NPA QG FROM 450 TO EQUALIZE MB 030901
 03 LOC FROM .90 QG FORM 400 TO UPDATE VALUE MB 060603
 18 ELOIS JOHNSON HIXSON 90 DECEASED 060118 STATE DEATH LIST FILE 2018093083 CB 092818
 5350/1897 ORDER OF SUMM ADMIN & DET HX FOR EST OF ELOIS JOHNSON HIXSON PROP TO ET AL NEDRA ESCORCIA 1/4 AND ROSALINE HAMILTON 1/4 AND MICHAEL C JOHNSON 1/8 AND MILLIE WHITEHEAD 1/8 RYAN L JOHNSON 1/8 AND KALYN Y JOHNSON 1/8 ONLY
 5429/536 ET AL ABOVE TO HILLS HOMES ORLANDO LLC DEED ONLY SIGNED BY MICHAEL C JOHNSON
 5429/538 ET AL ABOVE TO HILLS HOMES ORLANDO LLC DEED ONLY SIGNED BY KALYN Y JOHNSON
 5429/540 ET AL ABOVE TO HILLS HOMES ORLANDO LLC DEED ONLY SIGNED BY RYAN J JOHNSON
 5429/542 ET AL ABOVE TO HILLS HOMES ORLANDO LLC DEED ONLY SIGNED BY MILLIE WHITEHEAD
 5429/544 ET AL ABOVE TO HILLS HOMES ORLANDO LLC DEED ONLY SIGNED BY ROSALIND HAMILTON
 5429/546 ET AL ABOVE TO HILLS HOMES ORLANDO LLC DEED ONLY SIGNED BY NEDRA J MURRAY AKA ESCORCIA AS INDIV AND AS SURVIVING HEIR
 6257/1314 HILLS HOMES ORLANDO LLC TO ARNOLD ADAMES SINGLE

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 1427932
 Parcel ID 11-19-26-1400-016-01500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0560 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

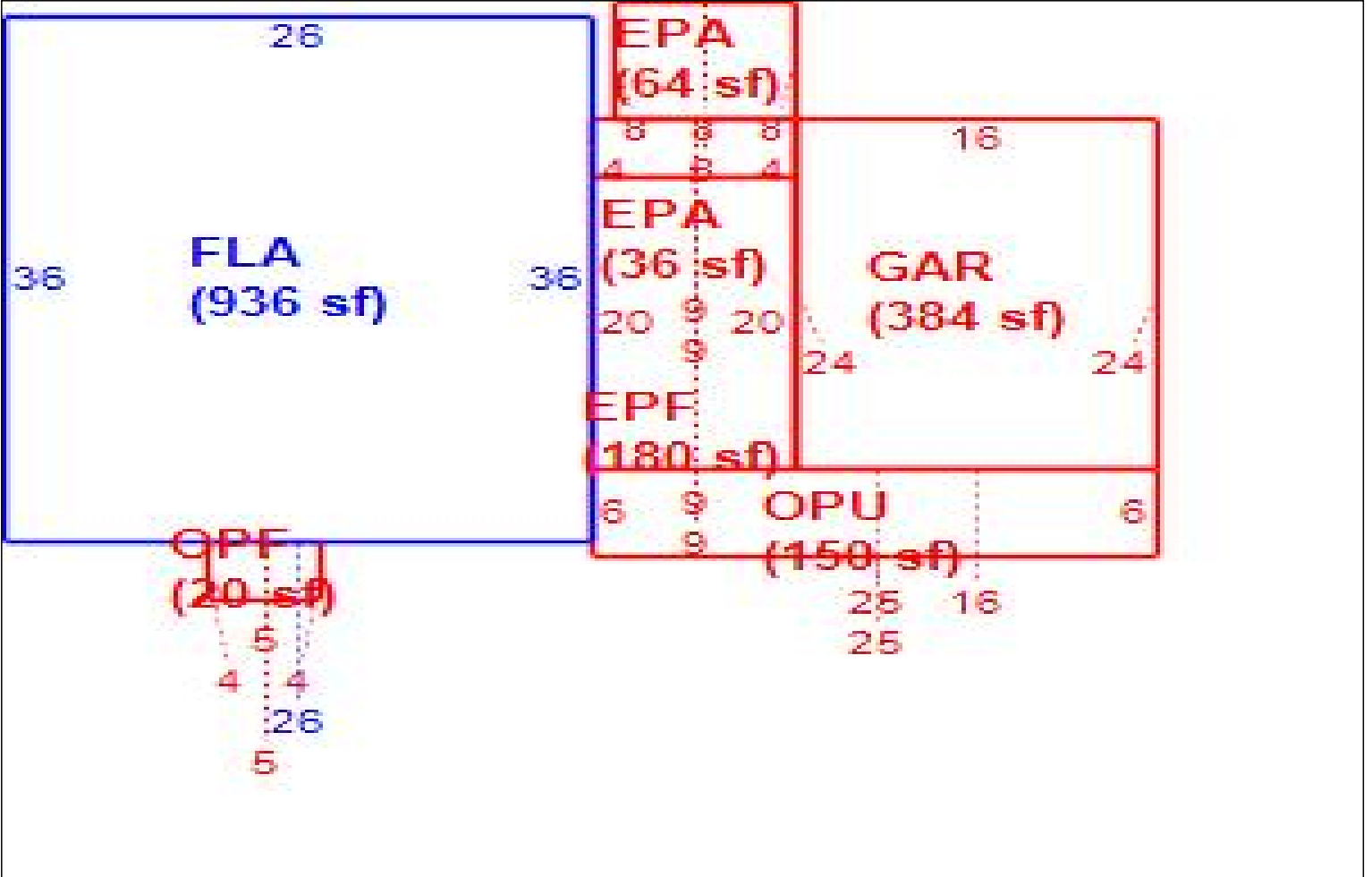
Current Owner		
BITTNER PAMELA L		
445 E CLIFFORD AVE		
EUSTIS	FL	32726

Property Location		
Site Address 445 E CLIFFORD AVE		
EUSTIS FL 32726		
Mill Group	00E1	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 EUSTIS, UBEGUILDA HEIGHTS LOTS 15, 16 BLK 16 PB 4 PG 63 ORB 6164 PG 1451

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	66	132		8,712.00 FD	530.00	0.9520	1.00	1.000	1.000	0	33,301
Total Acres		0.20		JV/Mkt		0		Total Adj JV/Mkt		33,301		
Classified Acres		0		Classified JV/Mkt		33,301		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 149,609 Deprec Bldg Value 128,664 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1956	Imp Type	R1	Bedrooms	2
EPA	ENCLOSED PORCH WO	0	100	0	Effective Area	936	No Stories	1.00	Full Baths	1
EPF	ENCLOSED PORCH FIN	0	180	0	Base Rate	121.37	Quality Grade	680	Half Baths	0
FLA	FINISHED LIVING AREA	936	936	936	Building RCN	149,609	Wall Type	02	Heat Type	6
GAR	GARAGE FINISH	0	384	0	Condition	VG	Foundation	3	Fireplaces	0
OPF	OPEN PORCH FINISHE	0	20	0	% Good	86.00	Roof Cover	3	Type AC	03
OPU	OPEN PORCH UNFINIS	0	150	0	Functional Obsol	0				
TOTALS		936	1,770	936	Building RCNLD	128,664				

Alternate Key 1427932
 Parcel ID 11-19-26-1400-016-01500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0560 Comp 3
 PRC Run: 12/10/2024 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	23-01357	09-05-2023	05-22-2024	2,369	0002	ELEC UPGRADE CK IMPS	05-22-2024	
1996	9500225	04-01-1995	12-01-1995	1,595	0000	A/C		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023075040	6164 1451	06-15-2023	WD	Q	01	I	213,000	039	HOMESTEAD	2024	25000
2018065218	5120 1362	05-31-2018	WD	Q	Q	I	69,000	059	ADDITIONAL HOMESTEAD	2024	25000
2018065217	5120 1358	10-17-2016	WD	U	U	I	0				
2016107752	4850 0106	10-17-2016	WD	U	U	I	100				
	2345 0322	05-30-2003	WD	Q	Q	I	62,000				
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
33,301	128,664	0	161,965	0	161965	50,000.00	111965	136965	161,965

Parcel Notes

88 NBHD CHANGED FROM 3887
 95 ADD AC ENCL OPF TO EPA ADD EPA06 RAISE COND AND QG 1 STEP ADD OPU07 NPA MB 022996
 97X RUDOLPH J FORJAN SR DECEASED 071897 DC
 1726/1581 EMMA C FORJAN TO ANNA M MILDNER
 2003 LOC LAND AND QG FROM 375 TO UPDATE VALUE MB 060603
 4850/106 SUNNY LAKE PROPERTIES INC TO LIFESTYLES MANAGEMENT CO INC TTEE OF THE CLIFFORD AVE LAKE COUNTY LAND TRS DTD 101716
 5120/1358 CORRECTIVE DEED FOR 4850/106 TO CORRECT THE INSTRUMENT IN WHICH THE PROPERTY WAS CONVEYED BY 5120/1362 LIFESTYLES MANAGEMENT COMPANY INC TTEE TO CARL J STAMP & TARA C WOOD HW
 18X COURTESY HX CARD SENT 062118
 6164/1451 CARL J & TARA C STAMB AKA WOOD TO PAULA L BITTNER MARRIED
 24CC EFILE HX APP CP 022624
 24 ELEC SERVICE UPGRADED NO FURTHER DETAIL PER EMAIL FROM LAURIE HUEBSCH AT EUSTIS BLDG DEPT CTQ 052224

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