

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 38/2772

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.

	GOMENTE	TED BY QUE	rkoftheva		NT BOARD (VAB)
Petition# 20	024-03	561	County Lake	Ta	ax year 2024	Date received 9-12.24
		: . ଓଡ଼ା	NEVE CENTELISM	REMONIVERS EIK		
PART 1. Taxpaye	er Information					
Taxpayer name: IN	/_HOME; IH3 Pro	perty Florida, LP.		Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale,	Scottsdale Rd AZ 85254	, Ste 650	Parcel ID and physical address or TPP account #	0322240310- 4021 Lake B	
Phone 954-740-6	240			Email	ResidentialA	ppeals@ryan.com
The standard way t						
I am filing this produced the			dline. I have attac	hed a statement o	of the reasons	I filed late and any
your evidence to evidence. The	o the value adju VAB or special	ustment board o magistrate ruli	clerk. Florida law a ng will occur unde	llows the property a er the same statuto	appraiser to cro ry guidelines a	st submit duplicate copies of ess examine or object to your s if you were present.)
Type of Property						Historic, commercial or nonprofit
☐ Commercial □	Res. 5+ units	☐ Agricultura	l or classified use	☐ Vacant lots and	acreage U	Business machinery, equipment
PART 2. Reason	for Petition	Check	one. If more than	one, file a separa	ate petition.	
Real property v	•	ne) ⊡ decrease	e 🗌 increase	☐ Denial of exer	mption Select o	or enter type:
Parent/grandpa Property was no Tangible person return required b	ot substantially al property val by s.193.052. (complete on Jue (You must s.194.034, F.S	have timely filed	Include a date a∐Qualifying impro	e-stamped cop evement (s. 193. control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
				rcels, or accounts 1(3)(e), (f), and (g		erty appraiser's
5 Enter the time by the reques group.	e (in minutes) y ted time. For s	ou think you ne ingle joint petition	eed to present you ons for multiple un	r case. Most hearinits, parcels, or acco	ngs take 15 mil ounts, provide t	nutes. The VAB is not bound he time needed for the entire
,— ,			•	dates. I have attac		
evidence directly to appraiser's eviden	o the property ce. At the hea	appraiser at le ring, you have	east 15 days before the right to have	re the hearing and witnesses sworn.	make a writte	ou must submit your n request for the property
of your property re	cord card cont ed. When the	aining informa property appra	ition relevant to th	e computation of	your current as	e property appraiser a copy ssessment, with confidential and the property record card

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 without attaching a completed power of attorney or authorization from the taxpayer is required for access collector.	ation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Si Complete part 4 if you are the taxpayer's or an affiliated enti representatives.	gnature ty's employee or you are one of the	following licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliat	ted entity).
A Florida Bar licensed attorney (Florida Bar number	·	
■ A Florida real estate appraiser licensed under Chapter 4	75, Florida Statutes (license numbe	er <u>RD6182</u>).
A Florida real estate broker licensed under Chapter 475,		
☐ A Florida certified public accountant licensed under Chap	oter 473, Florida Statutes (license no	umber).
I understand that written authorization from the taxpayer is reappraiser or tax collector.	equired for access to confidential info	ormation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of filiunder s. 194.011(3)(h), Florida Statutes, and that I have rea	ng this petition and of becoming an	agent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not I	isted in part 4 above.	
I am a compensated representative not acting as one of AND (check one)	the licensed representatives or emp	oloyees listed in part 4 above
Attached is a power of attorney that conforms to the requaxpayer's authorized signature OR the taxpayer's authorized signature or the taxpayer's authorized signature.		
☐ I am an uncompensated representative filing this petition	AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpa	ayer's authorized signature is in part	t 3 of this form.
I understand that written authorization from the taxpayer is rappraiser or tax collector.	required for access to confidential in	nformation from the property
Under penalties of perjury, I declare that I am the owner's a becoming an agent for service of process under s. 194.0110 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	ŀ	2024-0561		Alternate K	ey: 3812772	Parcel I	D: 03-22-24-03 1	10-000-09900	
Petitioner Name		RYAN, LLC		·			Check if Mu	Iltiple Parcels	
The Petitioner is:	Taxpayer of Red	cord 🗸 Tax	payer's agent	Property		(E BLUFF DR			
Other, Explain:		_		Address	IVIA	SCOTTE			
Owner Name	III3 DDOI	PERTY FLO	DIDA I D	Value from	Value befo	re Board Actio	_		
Owner Name	HISTROI	PERTIFEO	NIDA LF	TRIM Notice		nted by Prop Appi	I Value auer i	Board Action	
4 1 111				1 , 1 11					
1. Just Value, rec				\$ 246,8		246,85			
2. Assessed or c	lassified use val	ue, *if appli	cable	\$ 213,62	20 \$	213,62	0		
3. Exempt value,	*enter "0" if nor	ne		\$	-				
4. Taxable Value,	, *required			\$ 213,62	20 \$	213,62	0		
*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	authority values	s may differ.			
Last Sale Date	9/5/2013	Pric	ce: \$81	,800	Arm's Length	√ Distressed	Book <u>4381</u> F	Page <u>833</u>	
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compara	ble #3	
AK#	38127		3812		3782		35893		
	4021 LAKE B		8022 CARDIN		5052 PINE N		4026 E CARDI		
Address	MASCO		LN		MASC		DR		
Proximity			.23 M		.18 M		.18 M		
Sales Price			\$300,	000	\$280,	000	\$265,0	000	
Cost of Sale			-15	%	-15	%	-15%		
Time Adjust			0.40)%	0.40)%	0.80		
Adjusted Sale			\$256,		\$239,		\$227,3		
\$/SF FLA	\$147.29 p	er SF	\$198.30	•	\$192.22		\$194.00	per SF	
Sale Date			11/21/	2023	11/30/	2023	10/16/2	2023	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,676		1,292	19200	1,244	21600	1,172	25200	
Year Built	2002		2003		2000		1994		
Constr. Type	BLK/STUCCO		BLK/STUCCC)	BLK/STUCCC)	BLK/STUCCO		
Condition	AVERAGE		AVERAGE		AVERAGE		AVERAGE		
Baths	2.0		2.0		2		2.0		
Garage/Carport	GARAGE		GARAGE		GARAGE		GARAGE		
Porches	OPF/PAT		SPF/EPF	-5000	OPF/PAT		SPF/SPF	-3000	
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	NONE		NONE	+	NONE		NONE	0000	
Site Size	.24 AC		.24 AC		.27 AC		.53 AC	-9000	
Location	RESIDENTIAL		RESIDENTIAL	_	RESIDENTIA		RESIDENTIAL		
View	RESIDENTIAL		RESIDENTIAL	-	RESIDENTIA	_	CONSERVATIO	N	
			Net Adj. 5.5%	14200	Net Adj. 9.0%	21600	Net Adj. 5.8%	13200	
			Gross Adj. 9.4%	24200	Gross Adj. 9.0%	21600	Gross Adj. 16.4%	37200	
	Market Value	\$246,858	Adj Market Value	\$270,400	Adj Market Value	\$260,720	Adj Market Value	\$240,570	
Adj. Sales Price	Mainter value	447.00	. aj markot valdo	Ψ <u>-</u> 1 0, 1 00	. aj mariot valdo	Ψ200,120	market value	Ψ <u>-</u> -τυ,υ/ υ	

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.

ased upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is onsidered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the	\neg
ssessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and	Ł

Petitioners comp 1 was a low 2024 sale, comp 2 was a low sold as is needs updating and flooring.

approved mass appraisal standards.

DEPUTY: R. Bryan Boone DATE 11/7/2024

2024-0561Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	3589360	4026 E. CARDINAL PINES DR	.18 MILE
2	subject	3812772	4021 LAKE BLUFF DR MASCOTTE	-
3	1	3812824	8022 CARDINAL WINDS LN MASCOTTE	.23 MILE
4	2	3782914	5052 PINE NEEDLE DR MASCOTTE	.18 MILE
5				
6				
7				
8				

Alternate Key 3812772 Parcel ID 03-22-24-0310-000-09900

LCPA Property Record Card Roll Year 2024 Status: A

2024-0561 Subject PRC Run: 11/7/2024 By bboone

Card # 1 of 1

Property Location

Site Address 4021 LAKE BLUFF DR

Mill Group

MASCOTTE FL 34753 00MA

NBHD 3349

Property Use Last Inspection SINGLE FAMILY 00100 PJF 03-21-202

Current Owner

IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

DALLAS

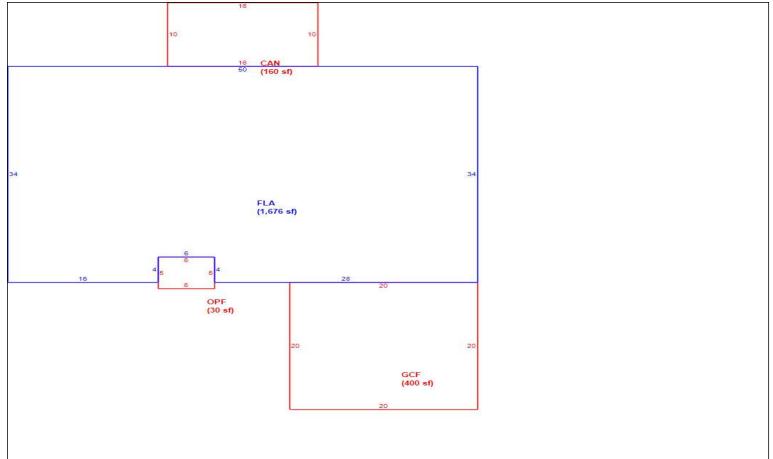
 TX 75201

Legal Description

CARDINAL PINES ESTATES PHASE 3 PB 46 PG 77-79 LOT 99 ORB 4381 PG 833

Lan	Land Lines LL Use Notes Unit Depth Loc Shp Phys Land																
LL #	Use Code	Front	Depth	Notes Adj	Units	Units		Units		Units		Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00	LT	45,000.00	0.0000	1.00	1.000	1.000	0	45,000				
	Total Acres 0.00 JV/Mkt 0					lkt 0			Tota	Adj JV/Mk	kt		45,000				
Classified Acres 0 Classified JV/Mkt 45						lkt 45	,000		Classified	d Adj JV/Mk	(t		0				

Sketch Bldg 1 1 of 1 Replacement Cost 221,822 Deprec Bldg Value 201,858 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation	Building Valuation Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,676	,	1676	Effective Area	1676			Full Dath	
GAR	GARAGE FINISH	0	400	0	Base Rate	109.29	No Stories	1.00	Full Baths	2
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	30 160	0	Building RCN	221,822	Quality Grade	670	Half Baths	0
	.,			·	Condition	AV	Wall Type	03	Heat Type	6
					% Good	91.00		00		ı ı
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,676	2,266	1,676	Building RCNLD	201,858	Roof Cover	3	Type AC	03

Alternate Key 3812772 Parcel ID 03-22-24-0310-000-09900

LCPA Property Record Card Roll Year 2024 Status: A

2024-0561 Subject PRC Run: 11/7/2024 By bboone

Card # 1 of 1

	Non Teal 2024 Status. A													
					*Only			aneous F records a	eatures re reflected b	elow				
Code		Descrip	tion	Ur	its	Туре	Ur	it Price	Year Blt	Effect Y	r RCN	%Good	I Ap	r Value
Building Permits														
Roll Yea	ır Permit	·ID	Issue Da	ate Comp [Date	Am	nount	Type		Descri	otion	Review D)ate	CO Date
2003	0320203E		02-26-20						SFR 4021 LA			T TOVICW E	Jaio	OO Date
				Sales Inform	ation						Exe	nptions		
Instru	ment No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	1	Year	Amount
		4381 2135 2078	0833 1799 1655	09-05-2013 06-21-2002 02-28-2002	CT WD WD	DQQ	UQQ	I I V	81,800 123,100 15,000					

								Total	0	.00
				Value	Summary	_				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Am	nt Assd Value	e Cnty Ex	Amt Co Tax V	al Sch Tax '	Val Previous Val	u
45,000	201,858	0	246,858	33238	213620	0.00	213620	246858	3 240,448	

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Alternate Key 3812824

Parcel ID 03-22-24-0310-000-13600

Current Owner

22

LAZAR NATALIE AND SHAWN BURNS

8022 CARDINAL WINDS LN

MASCOTTE 34753 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0561 Comp 1 PRC Run: 11/7/2024 By

Card # 1 of 1

Property Location

Site Address 8022 CARDINAL WINDS LN FL 34753

SINGLE FAMILY

MASCOTTE 00MA

NBHD 3349

Property Use

Mill Group

00100

Last Inspection PJF 03-22-202

Legal Description

CARDINAL PINES ESTATES PHASE 3 PB 46 PG 77-79 LOT 136 ORB 6253 PG 243

Lan	Land Lines													
LL #	Use Code	Front	Deptl	n I	otes \dj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0			1.00 L	T	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres 0.00 JV/Mkt								Tota	l Adj JV/Mk	t		45,000		
Classified Acres 0 Classified JV/Mkt 45,000						000	Classified Adj JV/Mkt 0							

Sketch Bldg 1 of 1 Replacement Cost 187,740 Deprec Bldg Value 182,108 Multi Story Sec 1 $60 \, \mathrm{sf}$ 50 12 38 15 20 20

	Building S	Sub Areas			Building Valuation	Construction Detail						
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3		
EPF	ENCLOSED PORCH FIN	0	160		Effective Area	1292	No Stories	4.00	Full Baths			
FLA GAR	FINISHED LIVING AREA	1,292	1,292		i base Rate	113.14	No Stories	1.00	ruii bairis	2		
SPF	GARAGE FINISH SCREEN PORCH FINIS	0	400 40		Building RCN	187,740	Quality Grade	670	Half Baths	0		
0	CONCERN CHANG			Ŭ	Condition	EX	Wall Type	03	Heat Type	6		
					% Good	97.00	114	00	,,	١		
					Functional Obsol	0	Foundation	3	Fireplaces	0		
	TOTALS	1,292	1,892	1,292	Building RCNLD	182,108	Roof Cover	3	Type AC	03		

Alternate Key 3812824 Parcel ID 03-22-24-0310-000-13600

LCPA Property Record Card Roll Year 2024 Status: A

2024-0561 Comp 1 PRC Run: 11/7/2024 By

Card # 1 of 1

			*On				eatures re reflected	below			
Code	Desc	ription	Units	Туре	Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
					Build	ing Peri	mits				
Roll Ye	ar Permit ID	Issue Date	Comp Date	Amou						Review Date	CO Date
2018 2011 2004	263-10-04B	01-01-2017 04-19-2010 09-05-2003	04-20-2018 11-29-2010 02-09-2004	8	1 5,325 80,529	0099 0002	CHECK VAI GLASS RM SFR 3/2	_UE	R EXT ROOF	04-20-2018 11-29-2010	

			Sales Inform	ation						Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023148424 2021166895 2017091854	6253 5849 4991 2484 2398	0243 0573 1854 0119 2310	11-21-2023 11-22-2021 08-08-2017 12-29-2003 08-27-2003	WD WD WD WD	00000	01 01 Q Q Q	>	300,000 261,000 154,000 124,300 15,000						
	Total 0.00													
						Val	ua Summ	211/						

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
45.000	182.108	0	227.108	0	227108	0.00	227108	227108	221.653

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Alternate Key 3782914 Parcel ID 03-22-24-0305-000-00900

LCPA Property Record Card Roll Year 2024 Status: A

2024-0561 Comp 2 PRC Run: 11/7/2024 By

Card # 1 of 2

Property Location

Site Address 5052 PINE NEEDLE DR

MASCOTTE FL 34753 00MA NBHD 3349

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY RBB 05-09-202

Current Owner PENG CINDY H

5052 PINE NEEDLE DR

MASCOTTE FL 34753

Legal Description

MASCOTTE, CARDINAL PINES ESTATES PHASE 2 SUB LOT 9 PB 41 PGS 15-16 ORB 6250 PG 1899

Lan	d 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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
		Total A	cres	0.00	JV/Mkt 0			Tota	l Adj JV/Mk	ct		45,000
	Cla	assified A	cres	0	Classified JV/Mkt 4	5,000		Classified	d Adj JV/Mk	ct		0

Sketch Bldg 1 1 of 2 Replacement Cost 176,260 Deprec Bldg Value 170,972 Multi Story 0 Sec CAN Sect(2) (192 sf) FLA (1,244 sf) GCF (324 sf)

	Building S	Sub Areas			Building Valuation	on	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,244	1,244	1244	Effective Area	1244			E. II D. H.	
GAR	GARAGE FINISH	0	324	0	Base Rate	113.32	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN	176,260	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,244	1,600	1,244	Building RCNLD	170,972	Roof Cover	3	Type AC	03

OPF (32 sf)

Alternate Key 3782914 Parcel ID 03-22-24-0305-000-00900

LCPA Property Record Card Roll Year 2024 Status: A

2024-0561 Comp 2 PRC Run: 11/7/2024 By

Card # 2 of 2

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

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2022 2021	121-21-03 SALE	03-02-2021 01-01-2020	05-09-2022 04-22-2021	12,334 1	0099	REPL WINDOWS CHECK VALUE	04-22-2021	
2001	0010200	01-19-2000	01-31-2001	58,290	0000	SFR/5052 PINE NEEDLE DR		

			Sales Informa	ation						Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023146786	6250	1899	11-30-2023	WD	Q	01	ı	280,000	039	HOMESTEAD	2024	25000	
2021011178	5628	1897	12-29-2020	WD	Q	03	1	228,300	059	ADDITIONAL HOMESTEAD	2024	25000	
2020089630	5525	0826	08-06-2020	WD	Q	03	l l	108,800					
	3829	0257	10-05-2009	WD	Q	Q	1	72,214					
	3754	1354	03-06-2009	WD	U	U	I	65,000					
	Total 50,000.00												
	<u> </u>				<u> </u>	\/o/	ua Summ			rotar		23,230.00	

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
45 000	174 170	0	219 170	0	219170	50 000 00	169170	194170	213 903

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Alternate Key 3589360

Parcel ID 03-22-24-0300-000-01800

Current Owner

HARRISON HOLDINGS GROUP LLC

300 HATTERAS AVE

CLERMONT FL 34711 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0561 Comp 3 PRC Run: 11/7/2024 By

Card # 1 of 1

Property Location

Site Address 4026 E CARDINAL PINES DR FL 34753

MASCOTTE 00MA

NBHD 3349

Property Use 00100 SINGLE FAMILY

Mill Group

Last Inspection RBB 04-12-201

Legal Description

MASCOTTE, CARDINAL PINES ESTATES SUB LOT 18 PB 35 PGS 15-16 ORB 6228 PG 1127

Lan	d Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	l l	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 L	T 4:	5,000.00	0.0000	1.00	1.200	1.000	0	54,000
		Total A		0.00	JV/MI					l Adj JV/Mk			54,000
	Classified Acres 0 Classified JV/Mkt 54								Classified	d Adj JV/Mk	t		0

Sketch

Bldg 1 1 of 1 Replacement Cost 177,072 Deprec Bldg Value 171,760 Multi Story 0 Sec SPF (130 sf) FLA (1,172 sf) GCF (520 sf) SPF (120 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	1,172	1,172	1172	Effective Area	1172			- " - "	
-	GARAGE FINISH	0	520	0	Base Rate	113.57	No Stories	1.00	Full Baths	2
SPF	SCREEN PORCH FINIS	0	250	0	Building RCN	177,072	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,172	1,942	1,172	Building RCNLD	171,760	Roof Cover	2	Type AC	03

Alternate Key 3589360 Parcel ID 03-22-24-0300-000-01800

LCPA Property Record Card Roll Year 2024 Status: A

2024-0561 Comp 3 PRC Run: 11/7/2024 By

Parcel ID 03-22-24-0300-000-01800 Roll Year 2024 Status: A

Miscellaneous Features
Only the first 10 records are reflected below

Code | Description | Units | Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value |

**Good | Apr Value | Code | Cod

				Build	ing Peri	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2019 2015 1996 1995	SALE 078-07-14BR 023 3112	01-01-2018 07-03-2014 06-01-1995 11-01-1994	04-12-2019 04-15-2015 12-01-1995 12-01-1994	1 8,000 3,500 45,344	0099 0002	CHECK VALUE REROOF METAL 243 SF FENCE SFR	04-12-2019 04-15-2015	

			Sales Informa	ation						Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023128118 2018042148	6228 5093 3490 3390 3165	1127 2196 1807 0292 0390	10-16-2023 03-16-2018 03-14-2007 03-14-2007 05-18-2006	WD WD WD WD QC	0000	01 Q U Q U		265,000 167,000 0 175,000 0						
	Total 0.00													

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	171.760	0	225.760	0	225760	0.00	225760	225760	220.797

^{***}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.***