



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3812772

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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> 2024-0561	Alternate Key: 3812772	Parcel ID: 03-22-24-0310-000-09900
<b>Petitioner Name</b> RYAN, LLC 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> 4021 LAKE BLUFF DR MASCOTTE	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> IH3 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 246,858	\$ 246,858
<b>2. Assessed or classified use value, *if applicable</b>	\$ 213,620	\$ 213,620
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 213,620	\$ 213,620

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

**Last Sale Date** 9/5/2013      **Price:** \$81,800       Arm's Length  Distressed      Book 4381 Page 833

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3812772	3812824	3782914	3589360
<b>Address</b>	4021 LAKE BLUFF DR MASCOTTE	8022 CARDINAL WINDS LN	5052 PINE NEEDLE DR MASCOTTE	4026 E CARDINAL PINES DR
<b>Proximity</b>		.23 MILE	.18 MILE	.18 MILE
<b>Sales Price</b>		\$300,000	\$280,000	\$265,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.40%	0.40%	0.80%
<b>Adjusted Sale</b>		\$256,200	\$239,120	\$227,370
<b>\$/SF FLA</b>	\$147.29 per SF	\$198.30 per SF	\$192.22 per SF	\$194.00 per SF
<b>Sale Date</b>		11/21/2023	11/30/2023	10/16/2023
<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>	1,676	1,292	19200	1,244	21600	1,172	25200
<b>Year Built</b>	2002	2003		2000		1994	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
<b>Baths</b>	2.0	2.0		2		2.0	
<b>Garage/Carport</b>	GARAGE	GARAGE		GARAGE		GARAGE	
<b>Porches</b>	OPF/PAT	SPF/EPF	-5000	OPF/PAT		SPF/SPF	-3000
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		NONE		NONE	
<b>Site Size</b>	.24 AC	.24 AC		.27 AC		.53 AC	-9000
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		CONSERVATION	
		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
<b>Adj. Sales Price</b>	Market Value <b>\$246,858</b>	Adj Market Value	<b>\$270,400</b>	Adj Market Value	<b>\$260,720</b>	Adj Market Value	<b>\$240,570</b>
	Value per SF 147.29						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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

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

**DEPUTY: R. Bryan Boone**

**DATE 11/7/2024**

**2024-0561 Comp 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

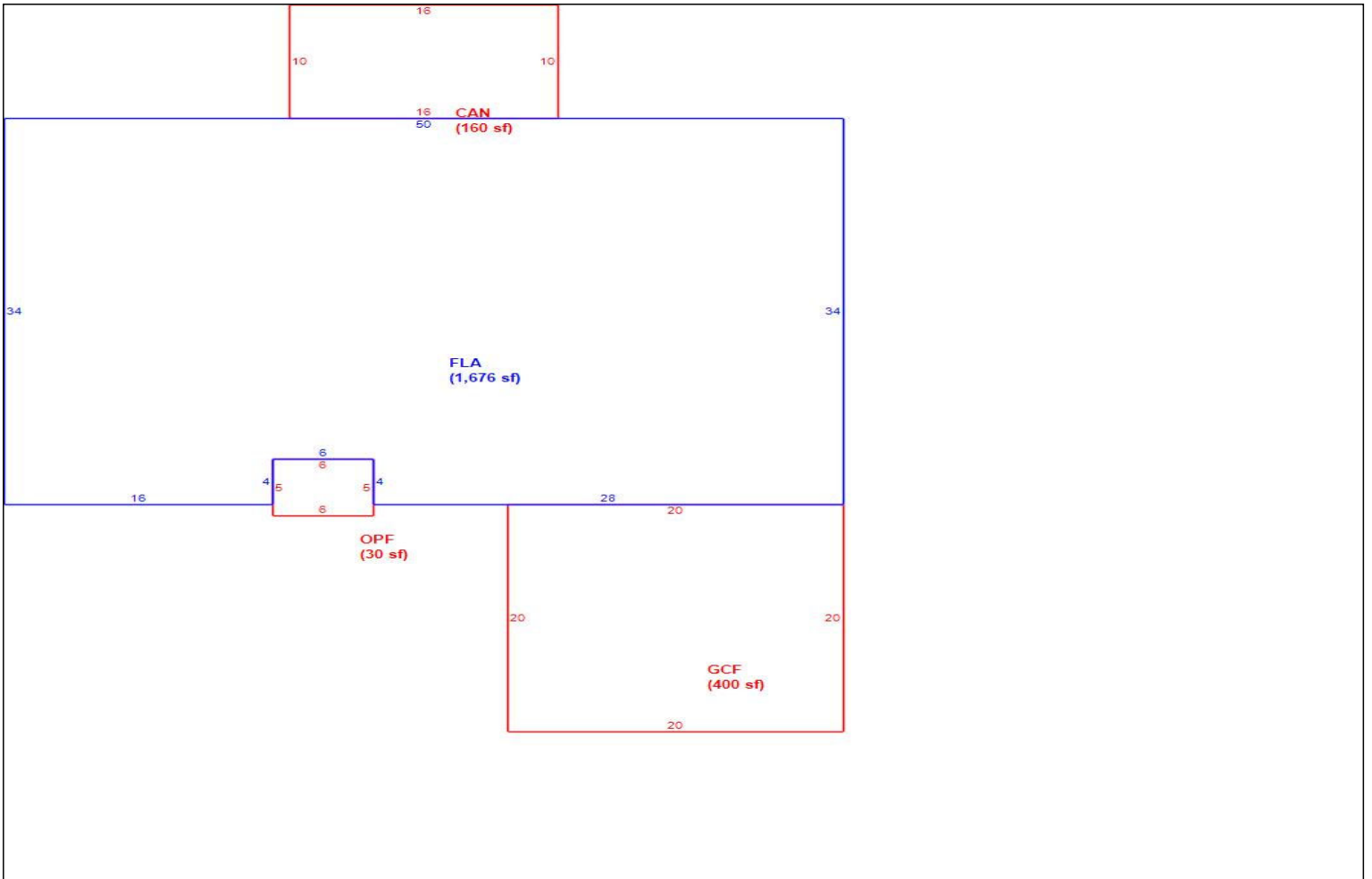
Current Owner		
IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 4021 LAKE BLUFF DR		
MASCOTTE FL 34753		
Mill Group	00MA	NBHD 3349
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 03-21-202

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

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 221,822 Deprec Bldg Value 201,858 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
FLA	FINISHED LIVING AREA	1,676	1,676	1676	2002	1676	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		109.29	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0		221,822	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0			Foundation	3	Fireplaces	0
TOTALS		1,676	2,266	1,676		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

<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	
2003	0320203B	02-26-2002	01-21-2003	101,900	0000	SFR 4021 LAKE BLUFF DR			

<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
	4381	0833	09-05-2013	CT	U	U	I	81,800				
	2135	1799	06-21-2002	WD	Q	Q	I	123,100				
	2078	1655	02-28-2002	WD	Q	Q	V	15,000				
Total											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	
45,000	201,858	0	246,858	33238	213620	0.00	213620	246858	240,448	

\*\*\*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 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

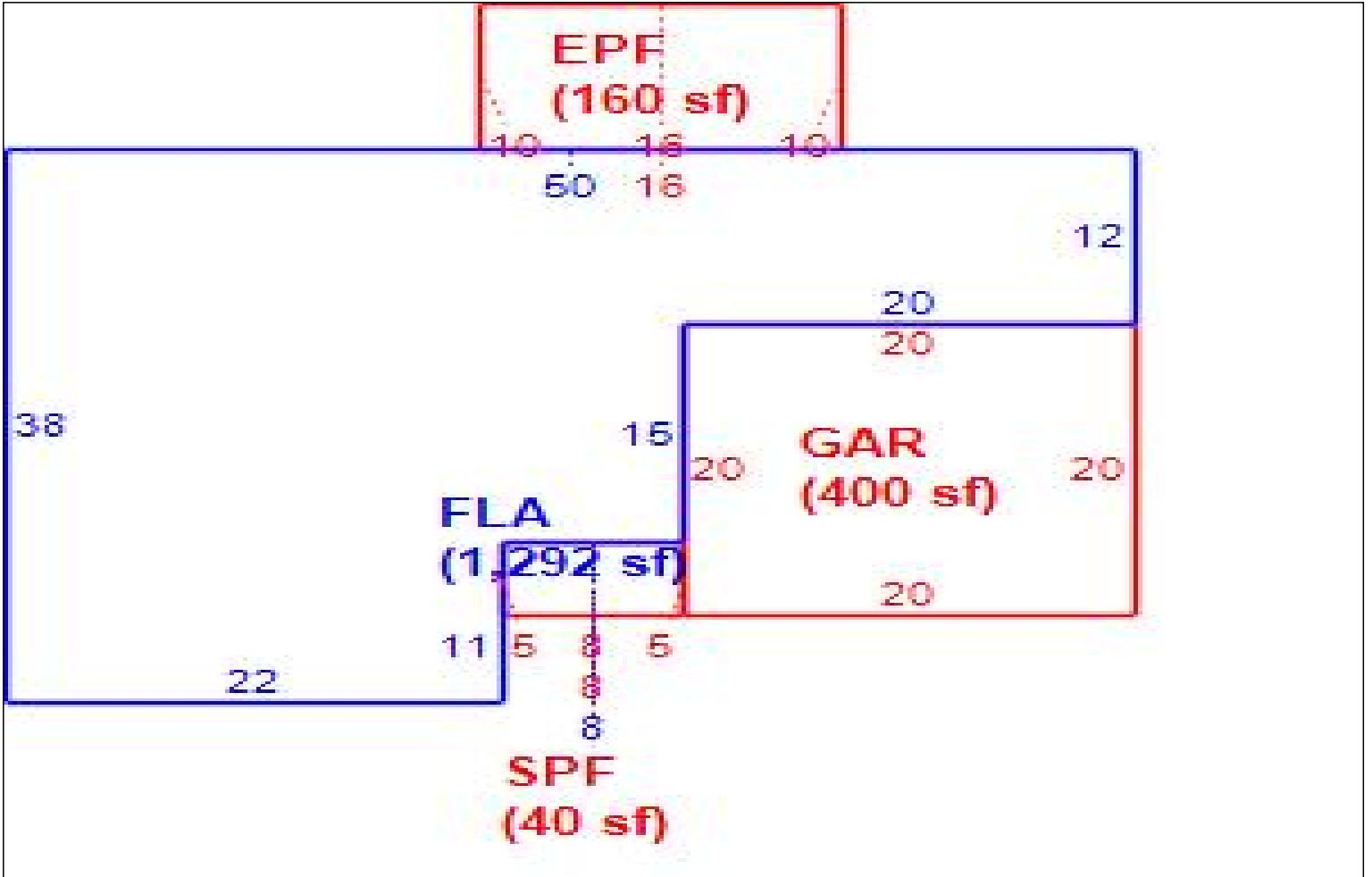
Current Owner		
LAZAR NATALIE AND SHAWN BURNS		
8022 CARDINAL WINDS LN		
MASCOTTE	FL	34753

Property Location		
Site Address 8022 CARDINAL WINDS LN		
MASCOTTE FL 34753		
Mill Group	00MA	NBHD 3349
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 03-22-202

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

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 187,740 Deprec Bldg Value 182,108 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3	
EPF	ENCLOSED PORCH FIN	0	160	0	2003	1292	113.14	No Stories	1.00	Full Baths	2	
FLA	FINISHED LIVING AREA	1,292	1,292	1,292				Quality Grade	670	Half Baths	0	
GAR	GARAGE FINISH	0	400	0				Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	40	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

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	
2018	SALE	01-01-2017	04-20-2018	1	0099	CHECK VALUE	04-20-2018		
2011	263-10-04B	04-19-2010	11-29-2010	5,325	0002	GLASS RM 10X16 UNDER EXT ROOF	11-29-2010		
2004	176-03-09B	09-05-2003	02-09-2004	80,529	0000	SFR 3/2			

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

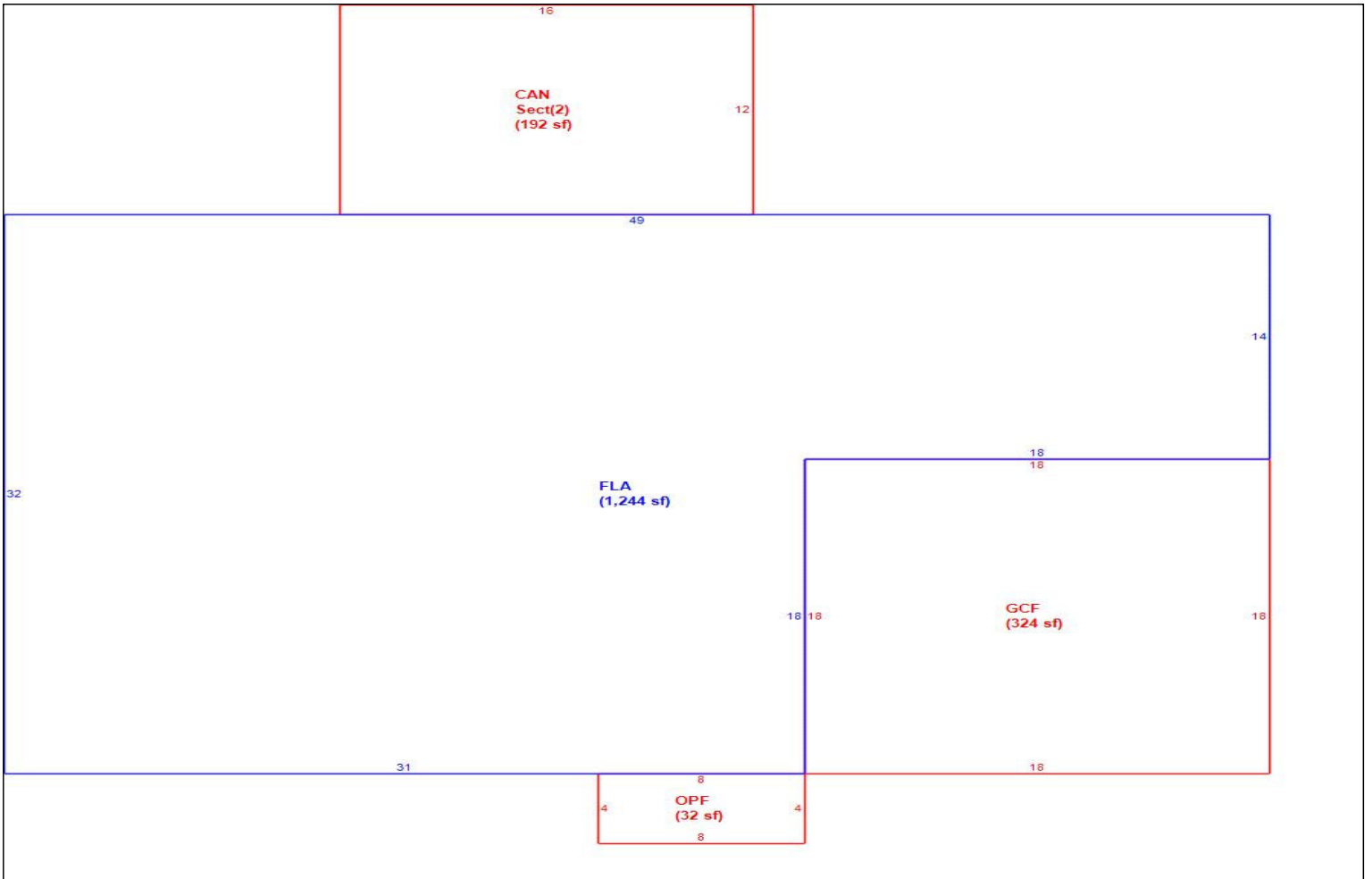
Current Owner		
PENG CINDY H		
5052 PINE NEEDLE DR		
MASCOTTE	FL	34753

Property Location		
Site Address 5052 PINE NEEDLE DR		
MASCOTTE FL 34753		
Mill Group	00MA	NBHD 3349
Property Use		Last Inspection
00100	SINGLE FAMILY	RBB 05-09-202

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

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 2	Replacement Cost 176,260
		Deprec Bldg Value	170,972
		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	1,244	1,244	1244	Effective Area	1244	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	324	0	Base Rate	113.32	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN	176,260	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0	
					% Good	97.00	Functional Obsol	0			
					Building RCNLD	170,972	Roof Cover	3	Type AC	03	
TOTALS		1,244	1,600	1,244							

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	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	
2022	121-21-03	03-02-2021	05-09-2022	12,334	0002	REPL WINDOWS			
2021	SALE	01-01-2020	04-22-2021	1	0099	CHECK VALUE	04-22-2021		
2001	0010200	01-19-2000	01-31-2001	58,290	0000	SFR/5052 PINE NEEDLE DR			

Sales Information									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	I	280,000		039	HOMESTEAD	2024	25000
2021011178	5628 1897	12-29-2020	WD	Q	03	I	228,300		059	ADDITIONAL HOMESTEAD	2024	25000
2020089630	5525 0826	08-06-2020	WD	Q	03	I	108,800					
	3829 0257	10-05-2009	WD	Q	Q	I	72,214					
	3754 1354	03-06-2009	WD	U	U	I	65,000					
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
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

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

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

Card # 1 of 1

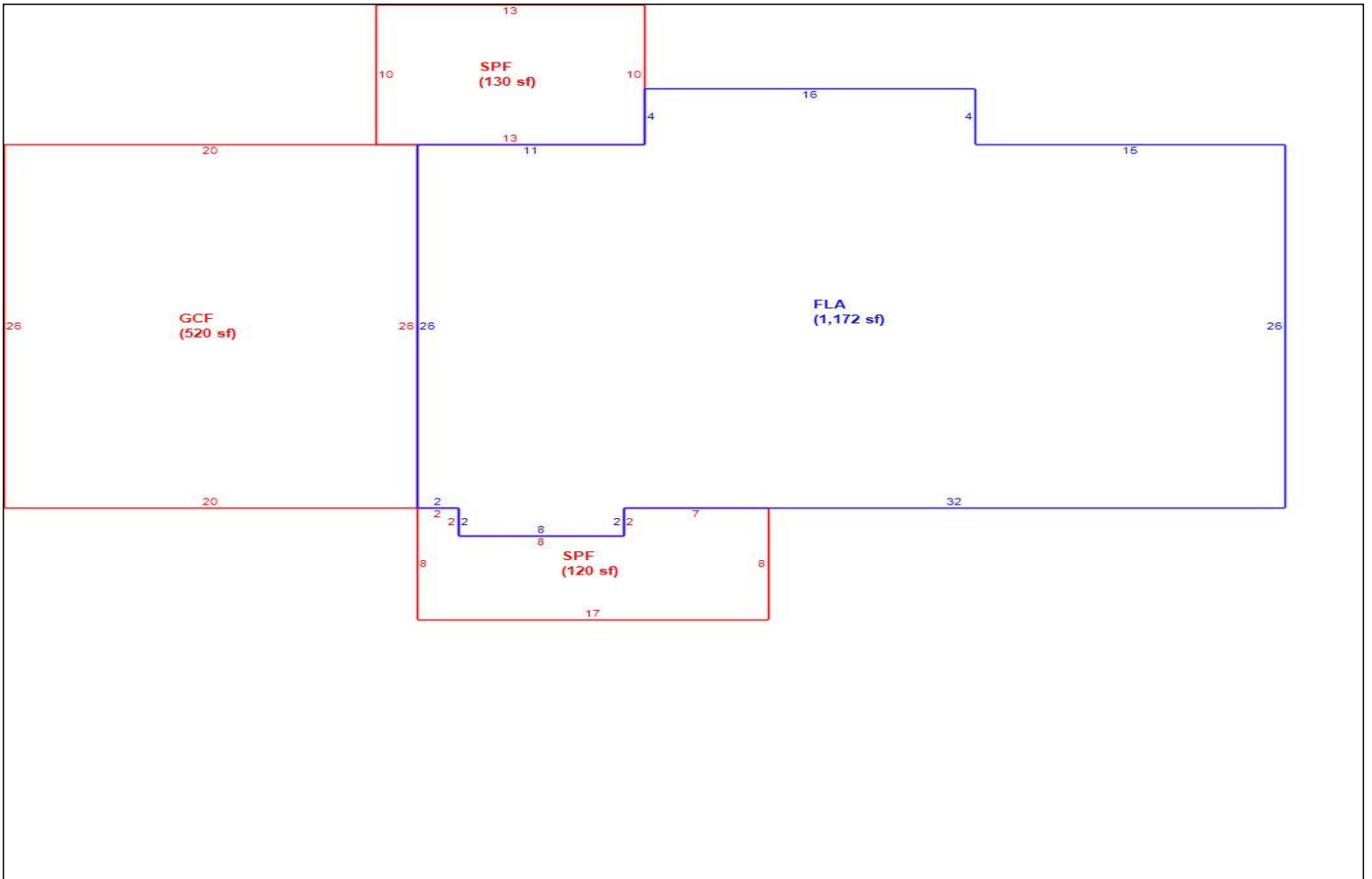
Current Owner		
HARRISON HOLDINGS GROUP LLC		
300 HATTERAS AVE		
CLERMONT	FL	34711

Property Location		
Site Address 4026 E CARDINAL PINES DR		
MASCOTTE FL 34753		
Mill Group	00MA	NBHD 3349
Property Use		Last Inspection
00100	SINGLE FAMILY	RBB 04-12-201

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

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	45,000.00	0.0000	1.00	1.200	1.000	0	54,000
Total Acres		0.00		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 177,072 Deprec Bldg Value 171,760 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	1,172	1,172	1172	1994	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	520	0	113.57	Quality Grade	670	Half Baths	0	
SPF	SCREEN PORCH FINIS	0	250	0	177,072	Wall Type	03	Heat Type	6	
TOTALS		1,172	1,942	1,172	0	Foundation	3	Fireplaces	0	
					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  
 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	
2019	SALE	01-01-2018	04-12-2019	1	0099	CHECK VALUE	04-12-2019		
2015	078-07-14BR	07-03-2014	04-15-2015	8,000	0002	REROOF METAL	04-15-2015		
1996	023	06-01-1995	12-01-1995	3,500	0000	243 SF FENCE			
1995	3112	11-01-1994	12-01-1994	45,344	0000	SFR			

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