



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3848648**

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 #	2024-0562	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: INV_HOME; IH3 Property Florida, L.P.		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 #	0322250100-000-05500 151 Blackstone Creek 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 checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<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 # 2024-0562	Alternate Key: 3848648	Parcel ID: 03-22-25-0100-000-05500	
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 151 BLACKSTONE CREEK RD GROVELAND		<input type="checkbox"/> Check if Multiple Parcels
Owner Name IH3 Property florida lp	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 335,375	\$ 335,375	
2. Assessed or classified use value, *if applicable	\$ 290,150	\$ 290,150	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 290,150	\$ 290,150	

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

Last Sale Date 10/9/2013 **Price:** \$119,700 Arm's Length Distressed Book 4394 Page 1991

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3848648	3848711	3848690	3848673
Address	151 BLACKSTONE CREEK RD	111 BLACKSTONE CREEK RD	116 BLACKSTONE CREEK RD	184 BLACKSTONE CREEK RD
Proximity		same sub	same sub	same sub
Sales Price		\$390,000	\$389,900	\$380,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	2.40%	2.00%
Adjusted Sale		\$333,060	\$340,773	\$330,600
\$/SF FLA	\$153.56 per SF	\$164.31 per SF	\$181.07 per SF	\$179.09 per SF
Sale Date		11/14/2023	6/27/2023	7/20/2023
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	2,184	2,027	7850	1,882	15100	1,846	16900
Year Built	2006	2014		2014		2007	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	3.0	-10000	2.0		2.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	yes	yes		yes		yes	
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	n		n		n	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		-Net Adj. 0.6%	-2150	Net Adj. 4.4%	15100	Net Adj. 5.1%	16900
		Gross Adj. 5.4%	17850	Gross Adj. 4.4%	15100	Gross Adj. 5.1%	16900
Adj. Sales Price	Market Value \$335,375	Adj Market Value	\$330,910	Adj Market Value	\$355,873	Adj Market Value	\$347,500
	Value per SF 153.56						

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.

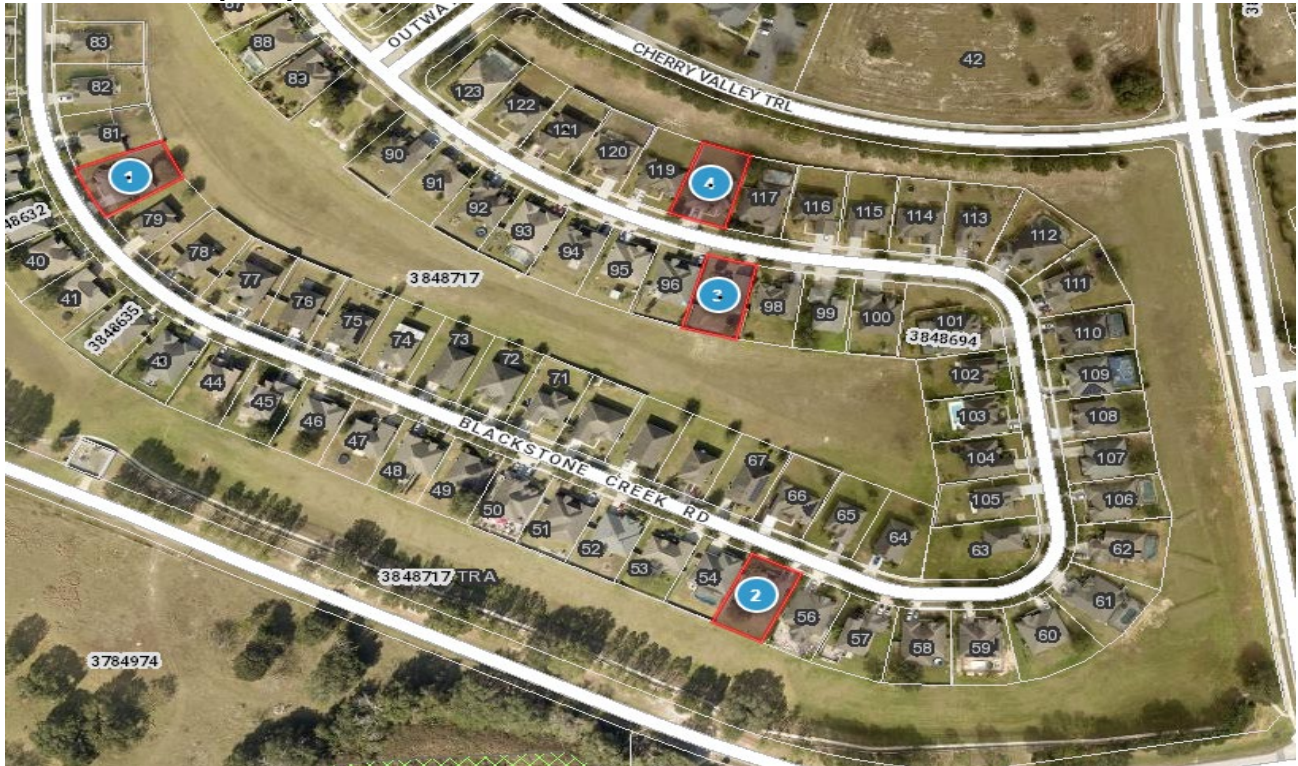
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Mohariff Shariff

DATE 12/092024

2024-0562 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3848673	184 BLACKSTONE CREEK RD GROVELAND	same sub
2	subject	3848648	151 BLACKSTONE CREEK RD GROVELAND	-
3	comp 2	3848690	116 BLACKSTONE CREEK RD GROVELAND	same sub
4	comp 1	3848711	111 BLACKSTONE CREEK RD GROVELAND	same sub
5				
6				
7				
8				

Alternate Key 3848648
 Parcel ID 03-22-25-0100-000-05500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0562 Subject
 PRC Run: 12/9/2024 By mshariff
 Card # 1 of 1

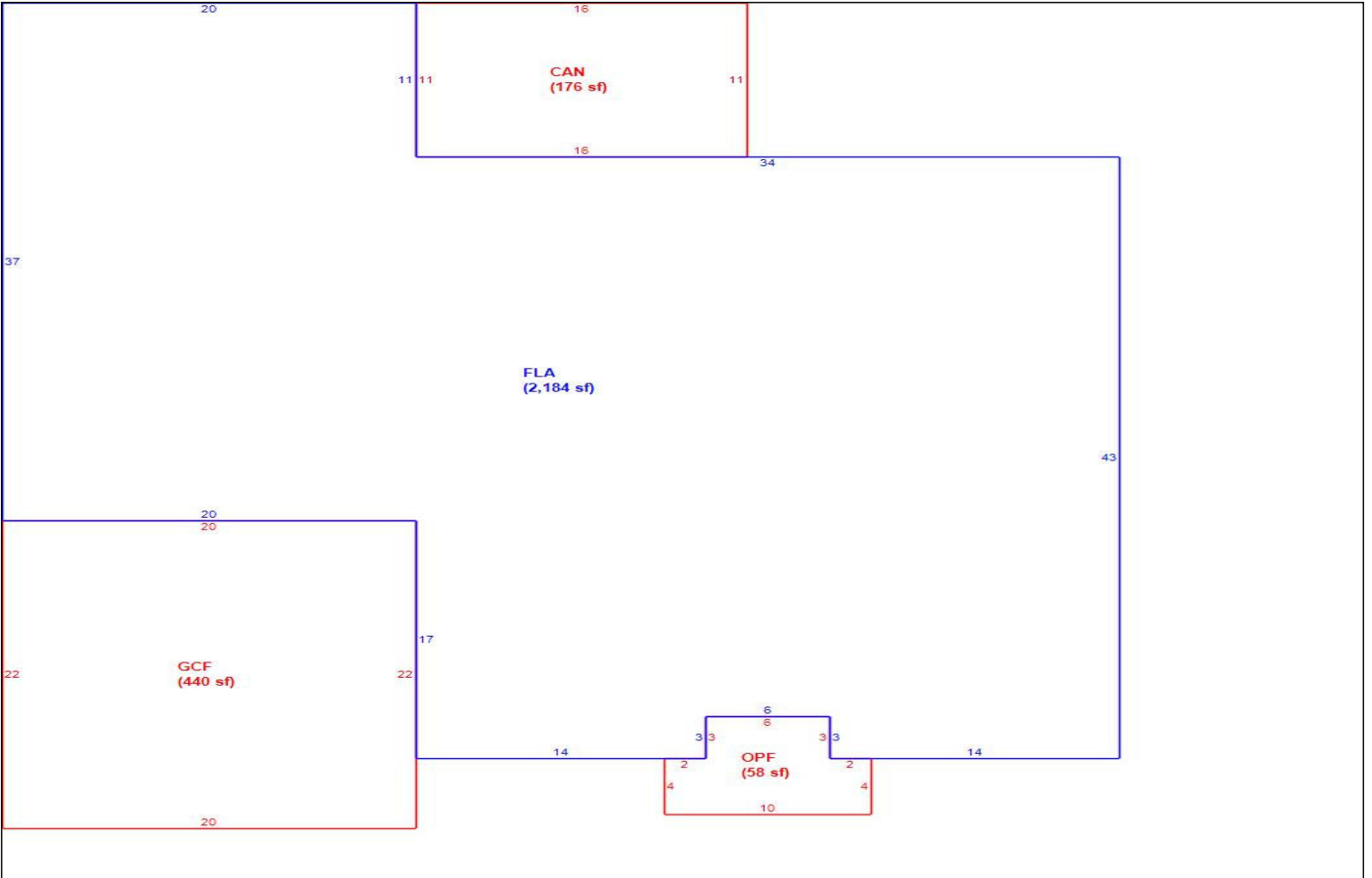
Current Owner		
IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 151 BLACKSTONE CREEK RD GROVELAND FL 34736			
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
 SOUTHERN RIDGE AT ESTATES AT CHERRY LAKE PB 57 PG 85-88 LOT 55 ORB 4394 PG 1991

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 273,582 Deprec Bldg Value 265,375 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail						
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	4			
FLA	FINISHED LIVING AREA	2,184	2,184	2184	Effective Area	2184	No Stories	1.00	Full Baths	2			
GAR	GARAGE FINISH	0	440	0	Base Rate	106.42	Quality Grade	670	Half Baths	0			
OPF	OPEN PORCH FINISHE	0	58	0	Building RCN	273,582	Condition	EX	Heat Type	6			
PAT	PATIO UNCOVERED	0	176	0	% Good	97.00	Foundation	3	Fireplaces	0			
TOTALS					2,184	2,858	2,184	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	265,375							

Alternate Key 3848648
 Parcel ID 03-22-25-0100-000-05500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0562 Subject
 PRC Run: 12/9/2024 By mshariff
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2007	626-06-07B	07-06-2006	12-13-2006	104,807	0000	SFR 4/BR 151 BLACKSTONE CREEK R	12-12-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
	4394	1991	10-09-2013	CT	U	U	119,700					
	3324	0288	11-20-2006	WD	Q	Q	324,000					
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	
70,000	265,375	0	335,375	45225	290150	0.00	290150	335375	326,703	

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Alternate Key 3848711
 Parcel ID 03-22-25-0100-000-11800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0562 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

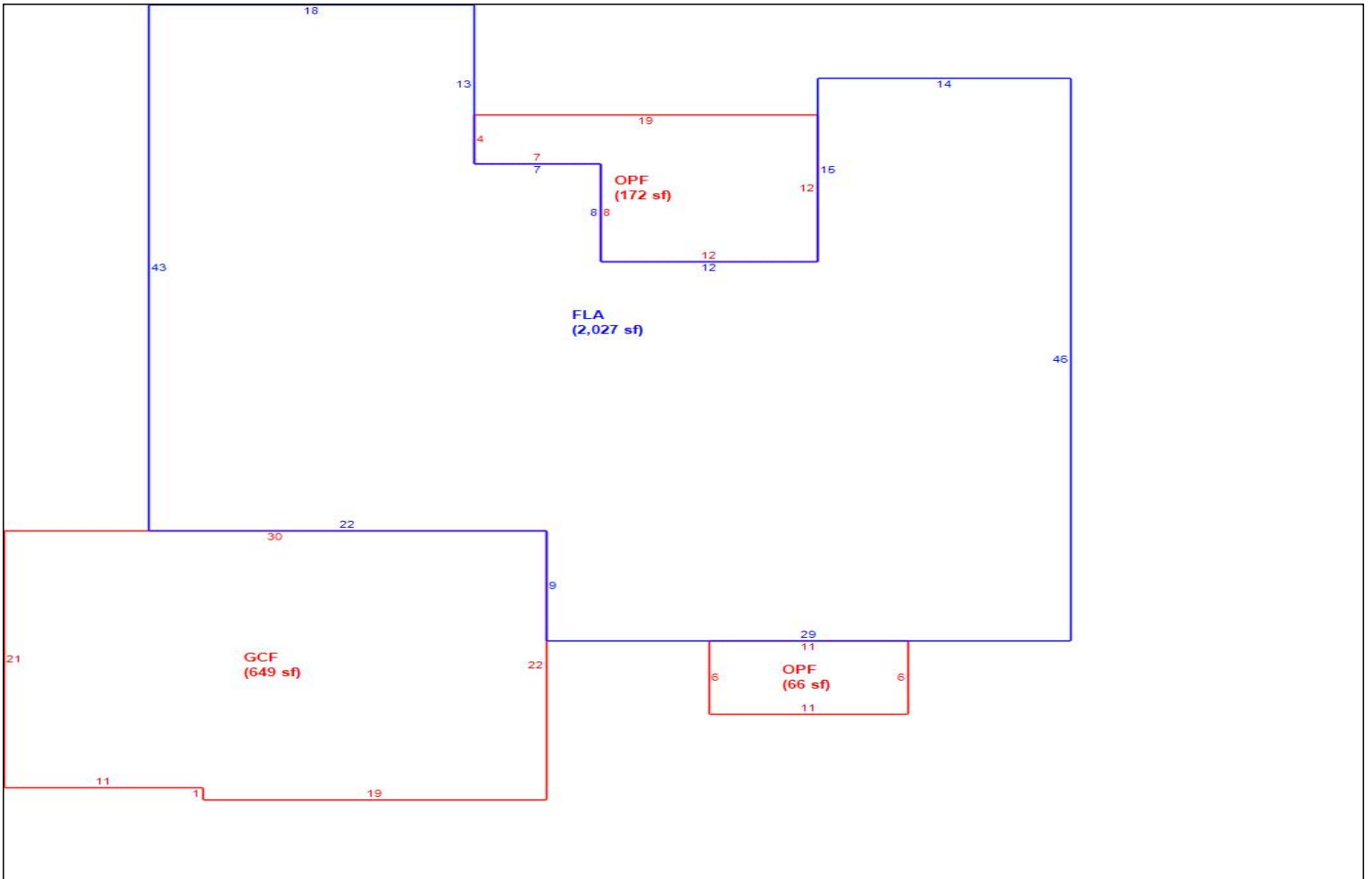
Current Owner		
ROBINSON CHRISTOPHER & KAITLYN		
111 BLACKSTONE CREEK RD		
GROVELAND	FL	34736

Property Location			
Site Address 111 BLACKSTONE CREEK RD			
GROVELAND		FL 34736	
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-16-201

Legal Description
 SOUTHERN RIDGE AT ESTATES AT CHERRY LAKE PB 57 PG 85-88 LOT 118 ORB 6244 PG 1427

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 271,896 Deprec Bldg Value 263,739 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2014	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,027	2,027	2027	Effective Area	2027	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	649	0	Base Rate	108.12	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	238	0	Building RCN	271,896	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	263,739	Roof Cover	3	Type AC	03
TOTALS		2,027	2,914	2,027						

Alternate Key 3848711
 Parcel ID 03-22-25-0100-000-11800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0562 Comp 1
 PRC Run: 12/9/2024 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	
2015	1011-09-13BE	01-01-2014	06-19-2014	218,000	0001	SFR FOR 2015	06-19-2014		
2014	1011-09-13BE	09-03-2013	02-10-2014	218,000	0001	SFR 4BR 111 BLACKSTONE CREEK RD	02-10-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023141668	6244	1427	11-14-2023	WD	Q	01	I	390,000	039	HOMESTEAD	2024	25000
	4453	2468	03-03-2014	WD	Q	Q	I	201,900	059	ADDITIONAL HOMESTEAD	2024	25000
	4311	1346	04-12-2013	WD	U	M	V	505,000				
	4068	0526	08-16-2011	CT	U	M	V	100				
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	
70,000	263,739	0	333,739	0	333739	50,000.00	283739	308739	325,557	

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Alternate Key 3848690
 Parcel ID 03-22-25-0100-000-09700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0562 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

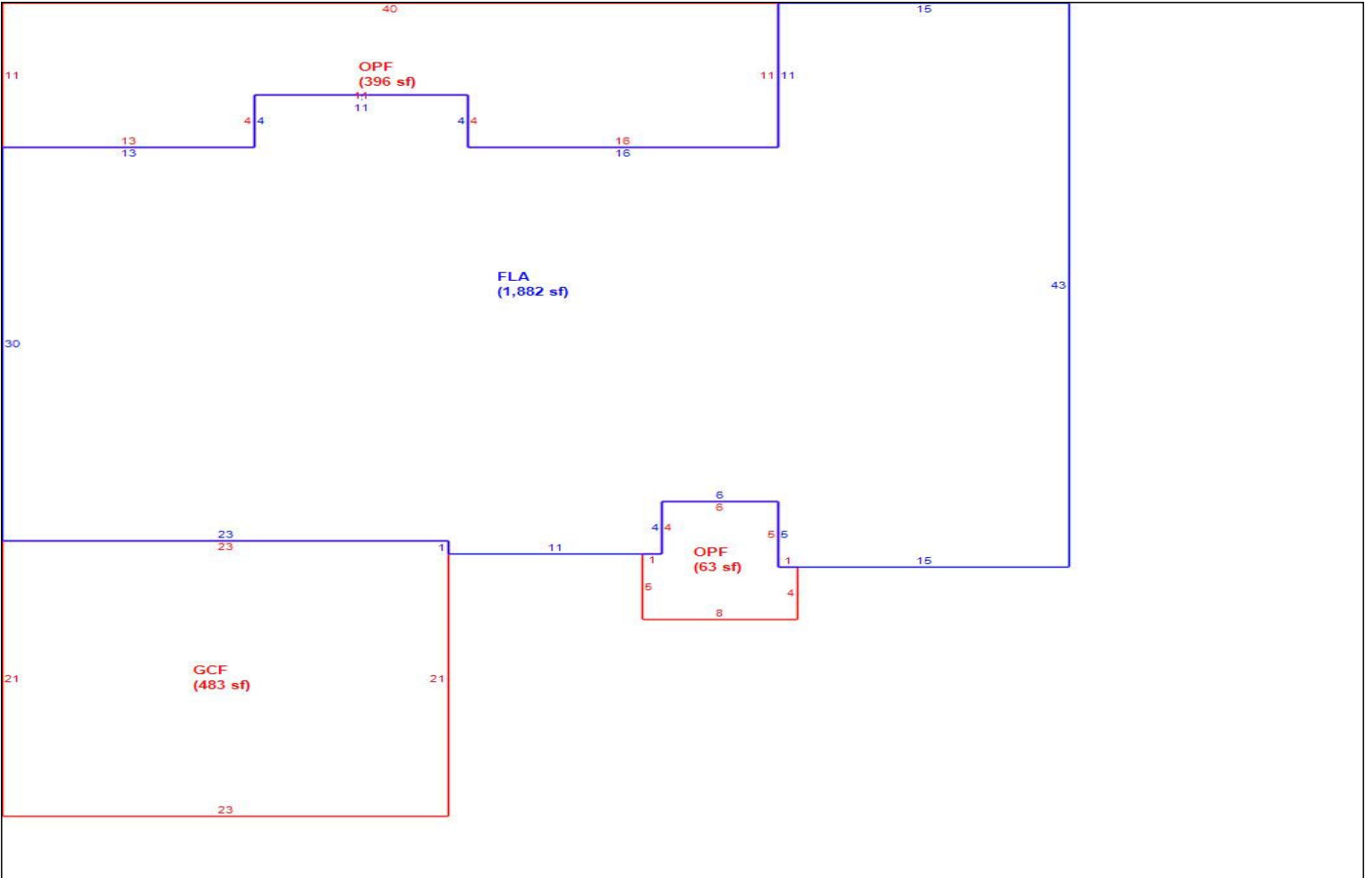
Current Owner		
NEHMATALLAH MATTHEW		
116 BLACKSTONE CREEK RD		
GROVELAND	FL	34736

Property Location			
Site Address 116 BLACKSTONE CREEK RD			
GROVELAND FL 34736			
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-16-201

Legal Description
 SOUTHERN RIDGE AT ESTATES AT CHERRY LAKE PB 57 PG 85-88 LOT 97 ORB 6192 PG 689

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 250,664 Deprec Bldg Value 243,144 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,882	1,882	1882	2014	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	483	0	108.73	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	459	0	EX	Wall Type	03	Heat Type	6
					97.00	Foundation	3	Fireplaces	0
					0	Roof Cover	3	Type AC	03
TOTALS		1,882	2,824	1,882	250,664	243,144			

Alternate Key 3848690
 Parcel ID 03-22-25-0100-000-09700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0562 Comp 2
 PRC Run: 12/9/2024 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	
2015	014-14-04BEP	01-01-2014	06-18-2014	194,900	0001	SFR 4BR 116 BLACKSTONE CREEK R	06-18-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023097236	6192	0689	07-24-2023	WD	Q	01	I	389,900	039	HOMESTEAD	2024	25000
2023097235	6192	0687	06-27-2023	WD	Q	01	I	389,900	059	ADDITIONAL HOMESTEAD	2024	25000
2022029496	5907	0587	02-24-2022	WD	Q	01	I	310,000				
	4470	1371	04-18-2014	WD	Q	Q	I	182,000				
	4311	1346	04-12-2013	WD	U	M	V	505,000				
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	
70,000	243,144	0	313,144	0	313144	50,000.00	263144	288144	305,522	

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Alternate Key 3848673
Parcel ID 03-22-25-0100-000-08000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0562 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

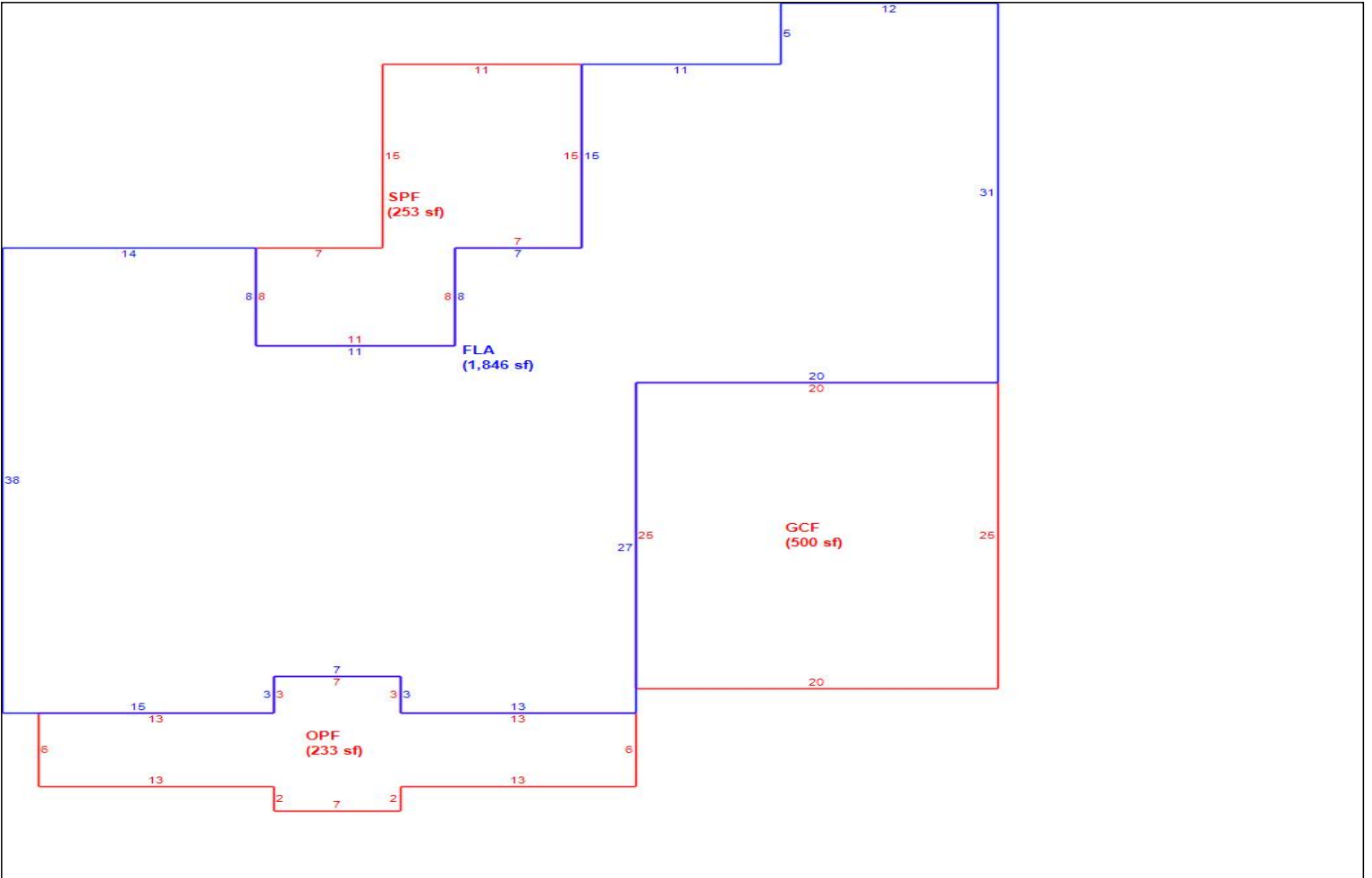
Current Owner		
CHOW BRADLEY AND LAURYN DRYDEN		
184 BLACKSTONE CREEK RD		
GROVELAND	FL	34736

Property Location			
Site Address 184 BLACKSTONE CREEK RD			
GROVELAND FL 34736			
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
SOUTHERN RIDGE AT ESTATES AT CHERRY LAKE PB 57 PG 85-88 LOT 80 ORB 6181 PG 245

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 248,657	Deprec Bldg Value 241,197	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2007	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,846	1,846	1846	Effective Area	1846	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	500	0	Base Rate	108.83	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	233	0	Building RCN	248,657	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	253	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	241,197	Roof Cover	3	Type AC	03
TOTALS		1,846	2,832	1,846						

Alternate Key 3848673
 Parcel ID 03-22-25-0100-000-08000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0562 Comp 3
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2008	092-07-02B	01-10-2007	06-20-2007	112,708	0000	SFR 3/BR 184 BLACKSTONE CREEK R	07-31-2007		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023088824	6181	0245	07-20-2023	WD	Q	01	380,000					
	3796	1731	06-08-2009	MI	U	U	130,000					
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	
70,000	241,197	0	311,197	0	311197	0.00	311197	311197	303,722	

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