



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3841726**

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 #	2024-0563	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2018-3 IH Borrower LP		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 #	0322250200-000-00700 116 Dakota Ave
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 # 2024-0563	Alternate Key: 3841726	Parcel ID: 03-22-25-0200-000-00700	
Petitioner Name RYAN, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 116 DAKOTA AVE GROVELAND	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name 2018-3 IH Borrower Ip	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 315,949	\$ 315,949	
2. Assessed or classified use value, *if applicable	\$ 272,400	\$ 272,400	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 272,400	\$ 272,400	

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

Last Sale Date 2/14/2014 **Price:** \$135,900 Arm's Length Distressed Book 4444 Page 1517

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3841726	3841729	3841829	3841844
Address	116 DAKOTA AVE GROVELAND	122 DAKOTA AVE GROVELAND	209 PIMA TRL GROVELAND	145 DAKOTA AVE GROVELAND
Proximity		same sub	same sub	same sub
Sales Price		\$320,000	\$342,000	\$332,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	2.40%	4.00%
Adjusted Sale		\$282,240	\$298,908	\$295,480
\$/SF FLA	\$162.69 per SF	\$145.33 per SF	\$153.92 per SF	\$168.65 per SF
Sale Date		4/13/2023	6/23/2023	2/21/2023
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	1,942	1,942	0	1,942	0	1,752	9500
Year Built	2006	2006		2006		2006	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		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. 0.0%	0	Net Adj. 0.0%	0	Net Adj. 3.2%	9500
		Gross Adj. 0.0%	0	Gross Adj. 0.0%	0	Gross Adj. 3.2%	9500
Adj. Sales Price	Market Value \$315,949	Adj Market Value	\$282,240	Adj Market Value	\$298,908	Adj Market Value	\$304,980
	Value per SF 162.69						

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.

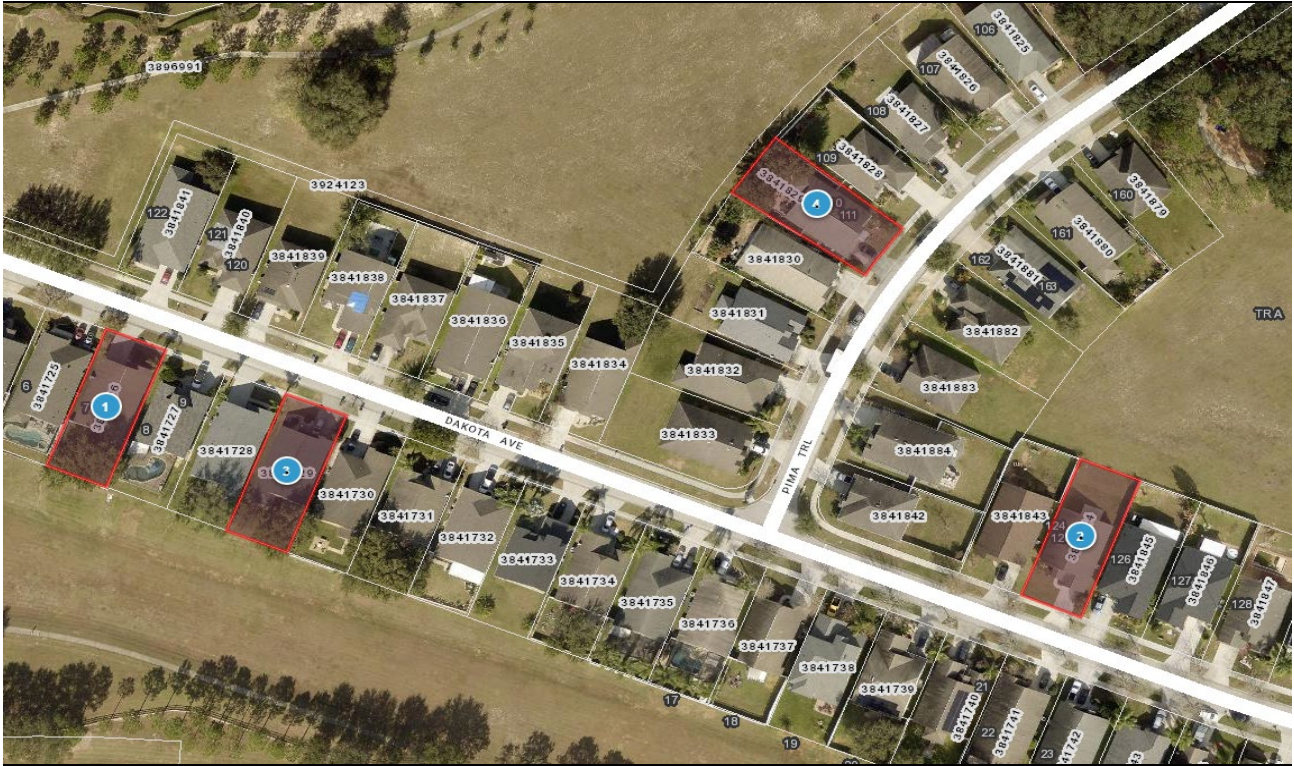
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps Take offer.

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: Mohamed Shariff

DATE 12/9/2024

2024-0563 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3841726	116 DAKOTA AVE GROVELAND	-
2	comp 3	3841844	145 DAKOTA AVE GROVELAND	same sub
3	comp 1	3841729	122 DAKOTA AVE GROVELAND	same sub
4	comp 2	3841829	209 PIMA TRL GROVELAND	same sub
5				
6				
7				
8				

Alternate Key 3841726
 Parcel ID 03-22-25-0200-000-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0563 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

Current Owner		
2018-3 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

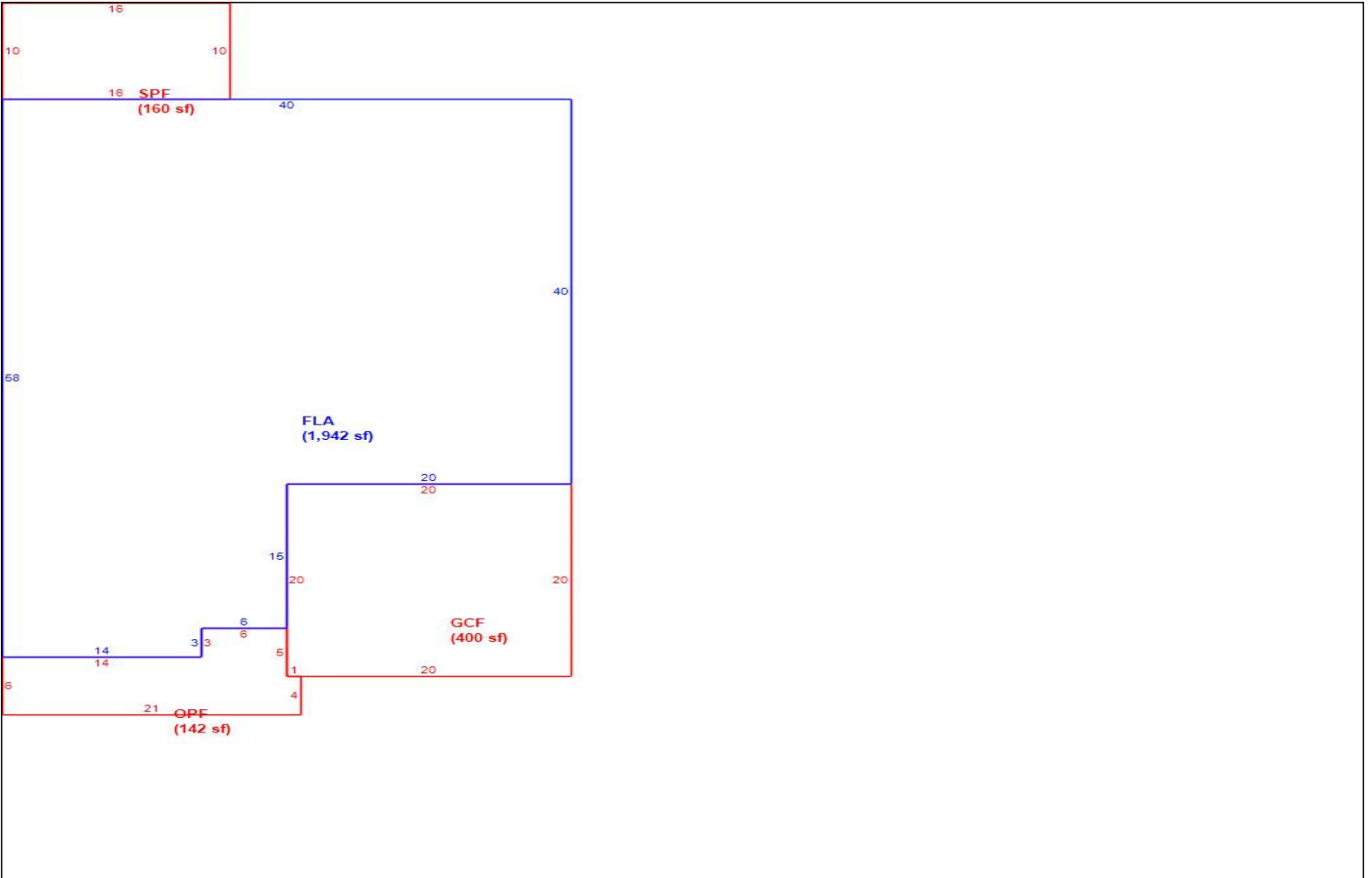
Property Location			
Site Address	116 DAKOTA AVE		
	GROVELAND	FL	34736
Mill Group	CHGR	NBHD	4492

Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 01-24-201

Legal Description
 CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 7 ORB 5135 PG 1894

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 253,556 Deprec Bldg Value 245,949 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	3
FLA	FINISHED LIVING AREA	1,942	1,942	1942	Effective Area	1942	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	108.57	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	142	0	Building RCN	253,556	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		1,942	2,644	1,942	Building RCNLD	245,949	Roof Cover	3	Type AC	03

Alternate Key 3841726
 Parcel ID 03-22-25-0200-000-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0563 Subject
 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	
2007	066-06-01B	01-01-2006	07-27-2006	86,430	0000	SFR 3/BR 116 DAKOTA AVE	07-27-2006		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018078381	5135 1894	06-28-2018	WD	U	M	I	0				
	4646 1567	06-25-2015	WD	U	M	I	100				
	4444 1517	02-14-2014	WD	U	U	I	135,900				
	3529 1447	10-19-2007	WD	Q	Q	I	199,300				
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	245,949	0	315,949	43549	272400	0.00	272400	315949	308,084	

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 3841729
 Parcel ID 03-22-25-0200-000-01000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0563 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

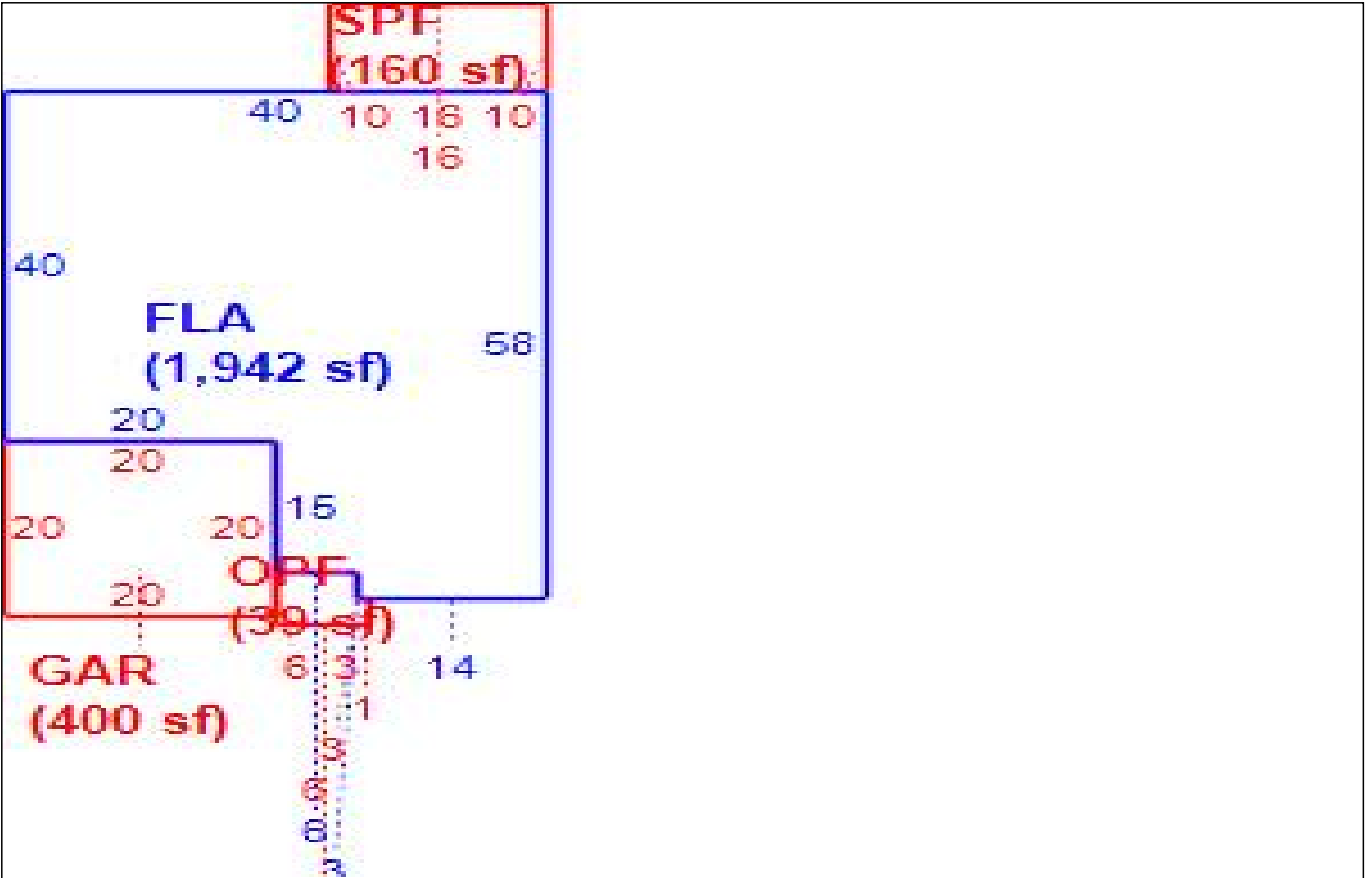
Current Owner			
NGUYEN MINH ET AL			
122 DAKOTA AVE			
GROVELAND	FL	34736	

Property Location			
Site Address 122 DAKOTA AVE			
GROVELAND FL 34736			
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-16-201

Legal Description
 CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 10 ORB 6132 PG 488

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 252,295 Deprec Bldg Value 244,726 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
FLA	FINISHED LIVING AREA	1,942	1,942	1,942	2006	1942	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		108.57	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	39	0		252,295	Condition	EX	Wall Type	03
SPF	SCREEN PORCH FINIS	0	160	0		0	% Good	97.00	Foundation	3
						0	Functional Obsol		Roof Cover	3
	TOTALS	1,942	2,541	1,942		244,726	Building RCNLD		Type AC	03

Alternate Key 3841729
 Parcel ID 03-22-25-0200-000-01000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0563 Comp 1
 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	
2016 2007	SALE 065-06-01B	01-01-2015 01-01-2006	02-18-2016 07-28-2006	1 87,820	0099 0000	CHECK VALUE SFR 3/BR 122 DAKOTA AVE	02-18-2016 07-28-2006		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023048971	6132	0488	04-13-2023	WD	Q	01	I	320,000	039	HOMESTEAD	2024	25000
	4615	0811	04-17-2015	WD	Q	Q	I	174,900	059	ADDITIONAL HOMESTEAD	2024	25000
	3841	1481	10-30-2009	TR	U	U	I	101,000				
	3262	2270	09-12-2006	WD	U	U	I	0				
	3237	0968	07-28-2006	WD	Q	Q	I	294,000				
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	244,726	0	314,726	0	189956	50,000.00	139956	164956	306,861	

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Alternate Key 3841829
Parcel ID 03-22-25-0200-000-11000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0563 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

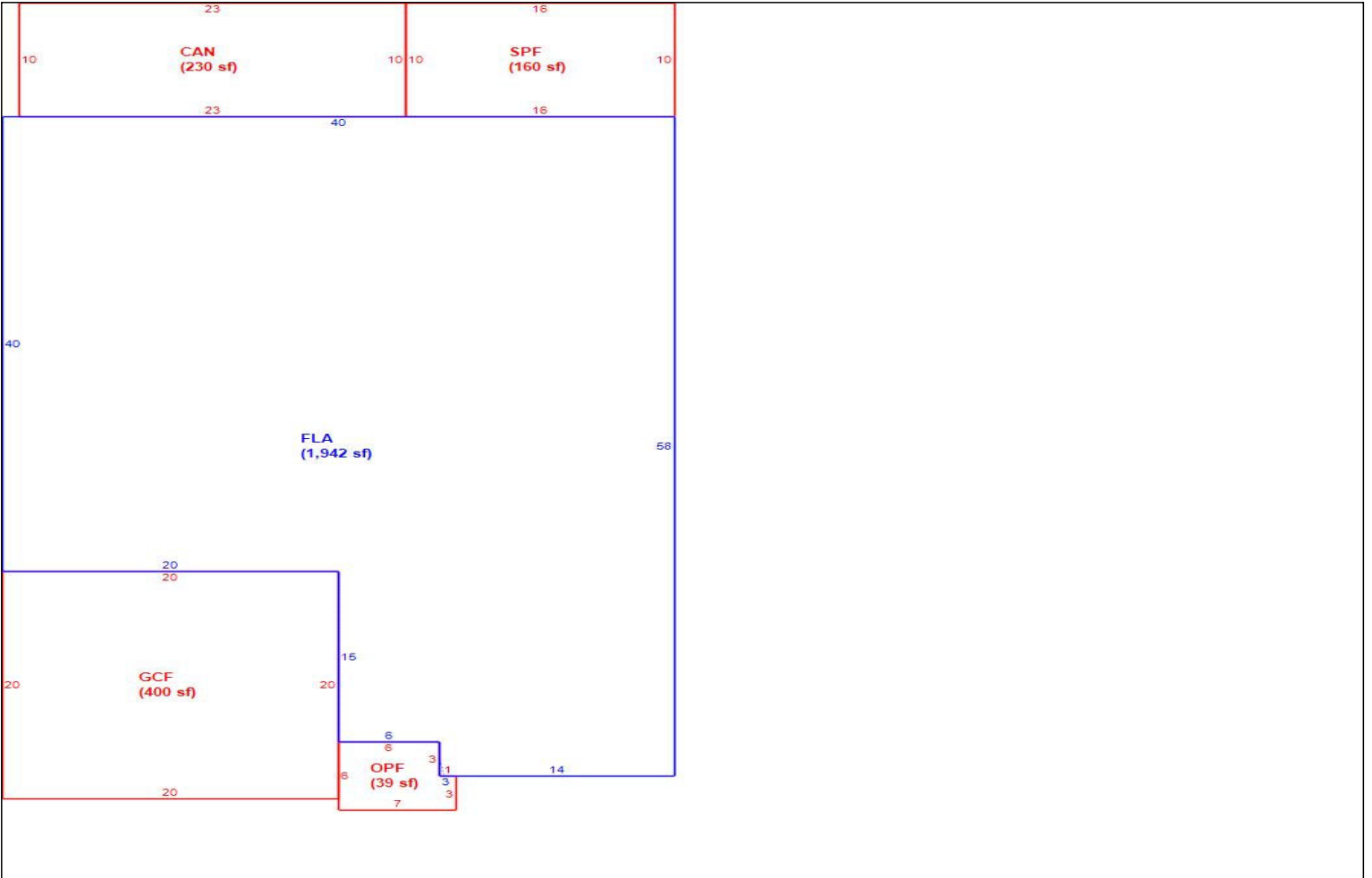
Current Owner		
PRIEBE JOHN A III & PAIGE A		
209 PIMA TRL		
GROVELAND	FL	34736

Property Location			
Site Address	209 PIMA TRL		
	GROVELAND	FL	34736
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	DN	01-31-201

Legal Description
CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 110 ORB 6180 PG 1097

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 252,985 Deprec Bldg Value 245,395 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	1,942	1,942	1,942	2006	2006	R1		Bedrooms	3
GAR	GARAGE FINISH	0	400	0		1942	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	39	0		108.57	Quality Grade	670	Half Baths	0
PAT	PATIO UNCOVERED	0	230	0		252,985	Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	160	0		97.00	% Good	97.00	Foundation	3
						0	Functional Obsol	0	Fireplaces	0
TOTALS		1,942	2,771	1,942		245,395	Building RCNLD	245,395	Roof Cover	3
									Type AC	03

Alternate Key 3841829
 Parcel ID 03-22-25-0200-000-11000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0563 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	
2018	SALE	01-01-2017	01-31-2018	1	0099	CHECK VALUE	01-31-2018		
2015	SALE	01-01-2014	10-20-2014	1	0099	CHECK VALUE	10-20-2014		
2007	017-06-01B	01-01-2006	08-01-2006	87,820	0000	SFR 3/BR 209 PIMA TRL	08-01-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023088259	6180 1097	06-23-2023	WD	Q	01	I	342,000	003	DISABILITY VETERAN	2024	5000	
2017040690	4930 0365	04-13-2017	WD	Q	Q	I	205,000	039	HOMESTEAD	2024	25000	
	4521 1867	08-27-2014	WD	Q	Q	I	160,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	3935 1084	07-29-2010	WD	U	U	I	116,500					
	3912 1487	04-27-2010	CT	U	U	I	100					
Total											55,000.00	

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	245,395	0	315,395	0	315395	55,000.00	260395	285395	307,531	

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Alternate Key 3841844
Parcel ID 03-22-25-0200-000-12500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0563 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

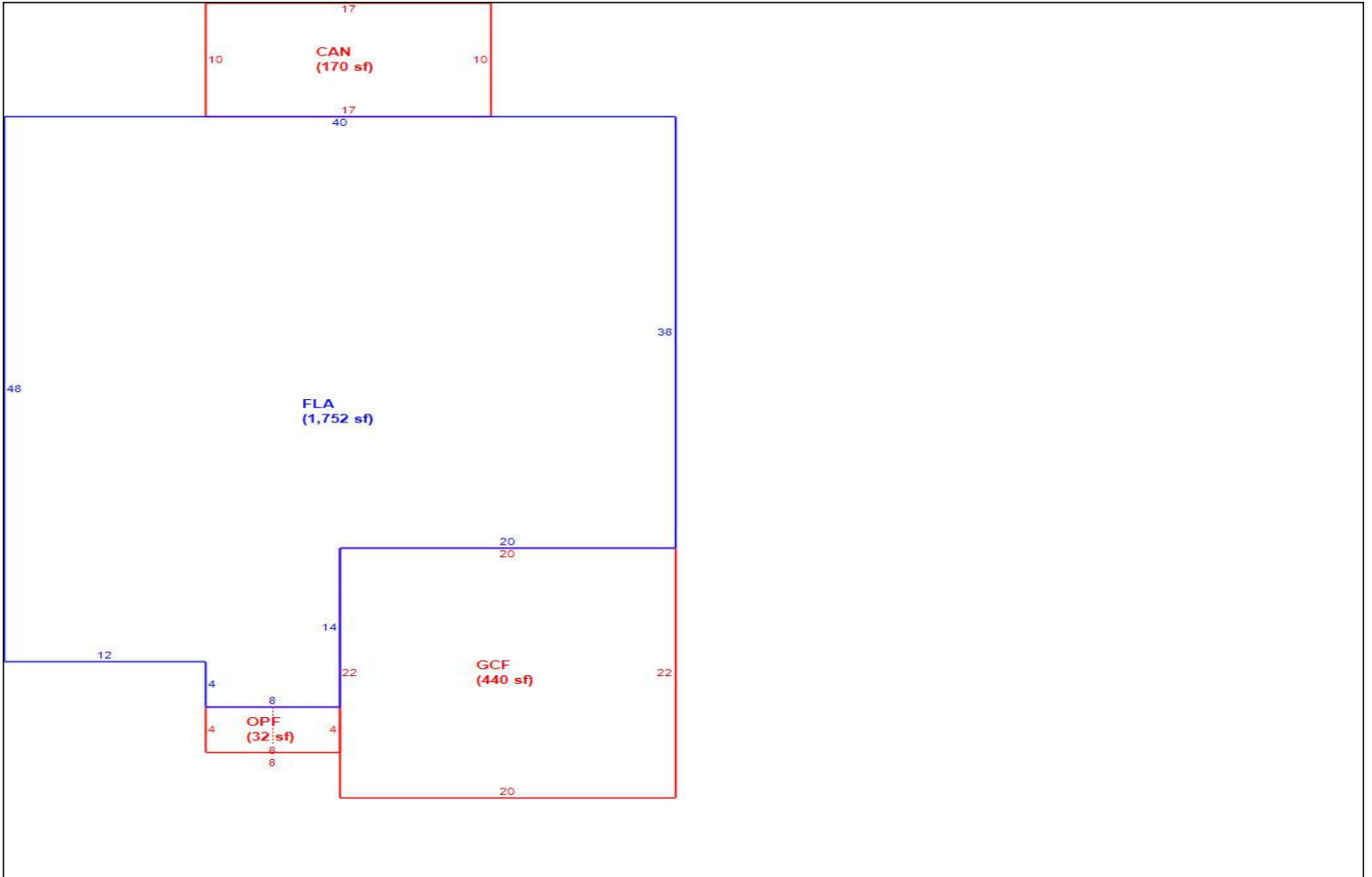
Current Owner		
RUBEN STEPHANIE D AND NATALIE N AUS		
145 DAKOTA AVE		
GROVELAND	FL	34736

Property Location			
Site Address	145 DAKOTA AVE		
	GROVELAND	FL	34736
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 125 ORB 6097 PG 1099

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 231,032
Deprec Bldg Value 224,101		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	3
FLA	FINISHED LIVING AREA	1,752	1,752	1752	Effective Area	1752	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	109.09	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN	231,032	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	170	0	Condition	EX	Foundation	3	Fireplaces	0
				% Good		97.00	Functional Obsol	0	Roof Cover	3
				Building RCNLD		224,101	Roof Cover	3	Type AC	03
TOTALS		1,752	2,394	1,752						

Alternate Key 3841844
 Parcel ID 03-22-25-0200-000-12500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0563 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	
2007	686-06-08B	08-07-2006	01-05-2007	90,203	0000	SFR 3/BR 145 DAKOTA AVE	01-05-2007		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023020983	6097	1099	02-21-2023	WD	Q	01	I	332,000	039	HOMESTEAD	2024	25000
2022021592	5897	0676	02-14-2022	CT	U	11	I	195,100	059	ADDITIONAL HOMESTEAD	2024	25000
	3773	1490	04-30-2009	WD	U	U	I	91,000				
	3736	1570	02-12-2009	CT	U	U	I	0				
	3320	1550	11-28-2006	WD	Q	Q	I	258,500				
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	
70,000	224,101	0	294,101	0	194471	50,000.00	144471	169471	286,982	

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