

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3841751

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	QUERK OF THE VA	THE WOMESHITE	WITEOARD (R	(AB)
Petition # 202	24-0565	County Lake	· · · · · · · · · · · · · · · · · · ·	ax year <b>2024</b>	Date received 9, 12.24
		COMPLETED BY TO	HE PENDONIER		
PART 1. Taxpaye	er Information	146°			The
Taxpayer name: IN	V_HOME; 2018-2 IH Borrowe	r LP	Representative: R	yan, LLC c/o	Robert Peyton
Mailing address	Ryan, LLC	I- Dd 04- 050	Parcel ID and physical address	0322250200-	000-03200
for notices	16220 North Scottsda Scottsdale, AZ 85254	ie Ka, Ste 650	or TPP account #	166 Dakota A	Ave
Phone 954-740-6	240		Email	ResidentialA	opeals@ryan.com
The standard way	to receive information is	by US mail. If possible	e, I prefer to receive	e information b	oy 🗹 email 🗌 fax.
	petition after the petition at support my statemen		ched a statement of	f the reasons I	filed late and any
your evidence t		oard clerk. Florida law a	allows the property a	appraiser to cro	st submit duplicate copies of ss examine or object to your s if you were present.)
	Res. 1-4 units Indu			•	Historic, commercial or nonprofit
☐ Commercial [		ultural or classified use	☐ Vacant lots and a	acreage LIE	Business machinery, equipment
PART 2. Reason	for Petition Ch	eck one. If more thar	one, file a separa	ate petition.	
Real property	value (check one) <mark>.</mark> dec ification	rease 🗌 increase	Denial of exen	nption Select o	or enter type:
Tangible persor return required l	ot substantially complete	must have timely filed	(Include a date a _Qualifying impro	e-stamped cop vement (s. 193. control (s. 193.1	ption or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
Check here indetermination  Enter the time	f this is a joint petition. And that they are substantive (in minutes) you think y	ially similar. (s. 194.01 ou need to present you	1(3)(e), (f), and (g) ir case. Most hearin	), F.S.) ngs take 15 mir	rty appraiser's nutes. The VAB is not bound ne time needed for the entire
T .	s or I will not be available	e to attend on specific	dates. I have attac	hed a list of da	ites.
evidence directly t appraiser's eviden	ce. At the hearing, you	at least 15 days befo have the right to have	re the hearing and witnesses sworn.	make a writter	request for the property
of your property re information redact	cord card containing inf	ormation relevant to the appraiser receives the	ne computation of y	our current as	e property appraiser a copy sessment, with confidential d 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.

PART3. Taxpayer Signature		<u> 1995年第四日(四日) 中央開催了一个</u>
Complete part 3 if you are representing yourself or if you are without attaching a completed power of attorney or authorized Written 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 t Under penalties of perjury, I declare that I am the owner of to petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional S	ignature	+ P   4   4   4   4   4   4   4   4   4
Complete part 4 if you are the taxpayer's or an affiliated ent representatives.		lowing licensed
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 4	175, 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 Cha	pter 473, Florida Statutes (license numb	oer).
I understand that written authorization from the taxpayer is reappraiser or tax collector.	equired for access to confidential inform	nation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of fil under s. 194.011(3)(h), Florida Statutes, and that I have rea	ing this petition and of becoming an age	ent for service of process
Robert I. Pento	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	listed in part 4 above.	
☐ I am a compensated representative not acting as one of AND (check one)	·	vees listed in part 4 above
☐ Attached is a power of attorney that conforms to the req taxpayer's authorized signature OR ☐ the taxpayer's authorized signature.		
I am an uncompensated representative filing this petition	n AND (check one)	
the taxpayer's authorization is attached OR  the taxpa	ayer's authorized signature is in part 3 c	of this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential infor	mation 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. 194.011 facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0565		Alternate K	ey: <b>3841751</b>	Parcel l	D: <b>03-22-25-020</b>	0-000-03200	
Petitioner Name		c/o Robert I	Pevton				Check if Mul	-	
The Petitioner is:	Taxpayer of Rec		payer's agent	Property		KOTA AVE	criccit ii i idi	apie i arceis	
Other, Explain:	ruxpuyer or rec	tora tax	sayer s agent	Address	GRO	VELAND			
	2010	0 III D		\	1				
Owner Name	2018-	2 IH Borrow	er ip	Value from		e Board Action ted by Prop App		Value after Board Action	
				TRIM Notic	- '	, , , , ,			
1. Just Value, req	uired			\$ 338,8	23 \$	338,82	23		
2. Assessed or cl	assified use val	ue, *if appli	cable	\$ 292,7	50 \$	292,75	50		
3. Exempt value,	*enter "0" if nor	ne		\$	-				
4. Taxable Value,	*required			\$ 292,7	50 \$	292,75	50		
*All values entered	should be count	ty taxable va	lues, School and	other taxing	authority values	may differ.			
Last Sale Date	6/28/2013	Pric	<b>:e:</b> \$144	,900	✓ Arm's Length	Distressed	Book <u>4348</u> P	ook <u>4348</u> Page <u>1935</u>	
ITEM	Subje	ct	Compara	ble #1	Compara	able #2	Compara	ble #3	
AK#	38417		38418		3841		38417		
Address	166 DAKOT	A AVE	167 DAKO	TA AVE	209 PIM	A TRL	160 DAKO	ΓΑ AVE	
Address	GROVELAND			_AND	GROVE	LAND	GROVEL	AND	
Proximity	Proximity			sub	same	sub	same s	sub	
Sales Price			\$400,0	00	\$342,	000	\$365,0	00	
Cost of Sale			-15%		-15		-15%		
Time Adjust			4.00		2.40		2.409		
Adjusted Sale			\$356,0		\$298,		\$319,0		
\$/SF FLA	\$155.14 p	er SF	\$161.01		\$153.92	•	\$164.27 <sub> </sub>		
Sale Date			2/15/20	023	6/23/2	2023	6/12/20	023	
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	2,184		2,211	-1350	1,942	12100	1,942	12100	
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	00000	yes	0	yes	0	
Pool	<u>N</u>		Y	-20000	N	0	N	0	
Fireplace AC	Control		0 Control	0	0 Central	0	0 Control	0	
Other Adds	Central		Central	0		0	Central	0	
	no lot		no lot		no lot	+	no lot		
Site Size					•				
Location	good		good		good		good		
View	good		good		good		good		
			-Net Adj. 6.0%	-21350	Net Adj. 4.0%	12100	Net Adj. 3.8%	12100	
			Gross Adj. 6.0%	21350	Gross Adj. 4.0%	12100	Gross Adj. 3.8%	12100	
	Market Value	\$338 823	Adi Market Value		Adi Market Value	\$311 008	Adi Market Value	\$221 110	

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.

Adj. Sales Price

Value per SF

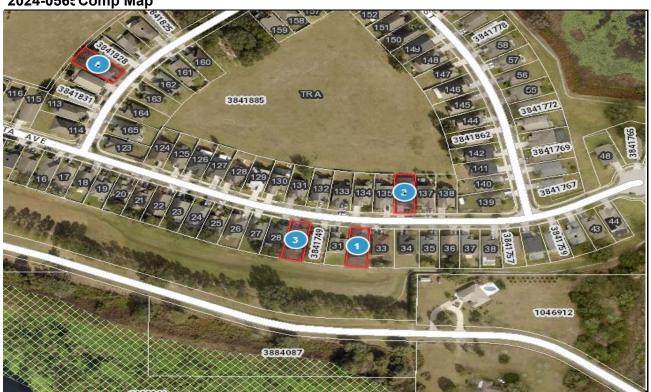
155.14

- 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: Mohamed Shariff DATE 12/9/2024

2024-0565 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3841751	166 DAKOTA AVE	,
•	- Gubjoot		GROVELAND	-
2	comp 1	3841855	167 DAKOTA AVE	
	comp i	3041033	GROVELAND	same sub
3		3841748	160 DAKOTA AVE	
3	comp 3	3041740	GROVELAND	same sub
4		2044020	209 PIMA TRL	
4	comp 2	3841829	GROVELAND	same sub
5				
6				
7				
8				

### Alternate Key 3841751

Parcel ID 03-22-25-0200-000-03200

Current Owner

2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

**DALLAS** 75201 TX

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

2024-0565 Subject PRC Run: 12/9/2024 By

Card # of

**Property Location** 

Site Address 166 DAKOTA AVE

GROVELAND FL 34736

Mill Group **NBHD** CHGR 4492 Property Use

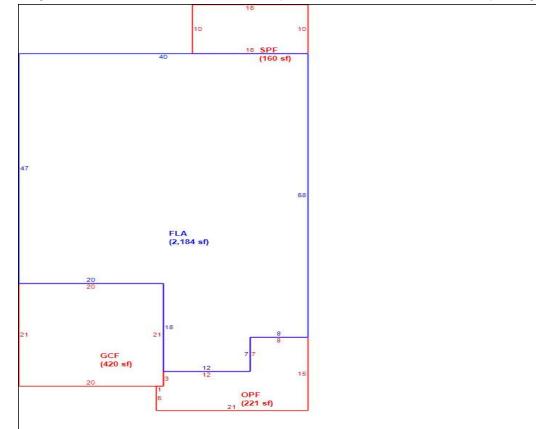
Last Inspection 00100 SINGLE FAMILY LPD 03-16-201

Legal Description

CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 32 ORB 4614 PG 732 ORB 4649 PG 2339 ORB 5107 PG 1533

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIORE	Debiii	Adj	Units	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
		Total A	cres	0.00	JV/Mkt 0			Tota	⊥ al Adj JV/Mk	+1		70,000
				0.00								70,000
	Cla	assified A	cres	0	Classified JV/Mkt 70	,000		Classifie	d Adj JV/Mk	t		0
	Sketch											

Bldg 1 1 of 1 Replacement Cost 277,137 Deprec Bldg Value 268,823 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,184	2,184	2184	Effective Area	2184			- " D "	
GAR	GARAGE FINISH	0	420	0	Base Rate	106.42	No Stories	1.00	Full Baths	2
OPF SPF	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	221 160	0	Building RCN	277,137	Quality Grade	670	Half Baths	0
0. 1	CONCERT CHOIT INC		100	J	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	,,	00	,,	Ĭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,184	2,985	2,184	Building RCNLD	268,823	Roof Cover	3	Type AC	03

Alternate Key 3841751 Parcel ID 03-22-25-0200-000-03200

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

2024-0565 Subject PRC Run: 12/9/2024 By

Card# of 1

Miscellaneous Features \*Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Description Type Apr Value **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date 02-13-2014 CHECK VALUE SALE 01-01-2013 0099 02-13-2014 2014 143-06-02B 07-28-2006 01-16-2006 96,479 0000 SFR 3/BR 166 DAKOTA AVE 07-28-2006 2007 Salas Information

			Sales Illiorill			Exemplions						
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107 4649 4614 4348 4348	1533 2339 0732 1935 1934	05-08-2018 07-01-2015 04-10-2015 06-28-2013 06-19-2013	WD MI WD WD WD	UUUQU	М М Q U		100 100 100 144,900 0				
										Total		0.00
	Value Summary											

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	268,823	0	338,823	46073	292750	0.00	292750	338823	330,151	

<sup>\*\*\*</sup>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 3841855 Parcel ID 03-22-25-0200-000-13600

CHMURA DOUGLAS & SUZAN A

Current Owner

 $\mathsf{FL}$ 

34736

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

2024-0565 Comp 1 PRC Run: 12/9/2024 By

Card # of

**Property Location** 

Site Address 167 DAKOTA AVE

GROVELAND FL 34736

Mill Group NBHD CHGR 4492 Property Use Last Inspection

SINGLE FAMILY 00100 PJF 01-24-201

Legal Description

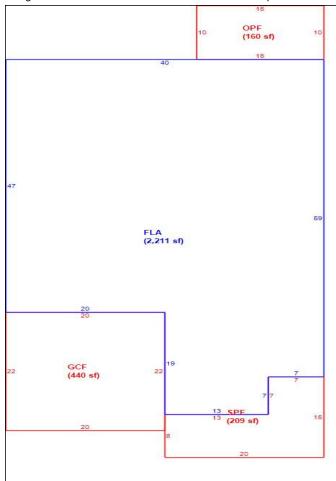
**GROVELAND** 

167 DAKOTA AVE

CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 136 ORB 6095 PG 293

Lan	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						)		Tota	Adj JV/MI	ct		70,000	
	Classified Acres 0 Classified JV/Mkt 70,000 Classified Adj JV/Mkt 0												

Sketch Bldg 1 1 of 1 Replacement Cost 279,982 Deprec Bldg Value 271,583 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,211	2,211	2211	Effective Area	2211				
GAR	GARAGE FINISH	0	440		Base Rate	106.12	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	160	0	Building RCN	279.982	Quality Grade	670	Half Baths	0
SPF	SCREEN PORCH FINIS	0	209	0		- ,	Quality Grade	070	rian batris	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	<b>'</b> '	00	,,	•
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,211	3,020	2,211	Building RCNLD	271,583	Roof Cover	3	Type AC	03

Alternate Key 3841855 Parcel ID 03-22-25-0200-000-13600

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

2024-0565 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

	Ton Ton 2021 Ottation A											
	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
POL2	SWIMMING POOL - RESIDENTIAL	315.00	SF	35.00	2011	2011	11025.00	85.00	9,371			
PLD2	POOL/COOL DECK	640.00	SF	5.38	2011	2011	3443.00	70.00	2,410			
SEN2	SCREEN ENCLOSED STRUCTURE	1200.00	SF	3.50	2011	2011	4200.00	70.00	2,940			

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2012 2012 2012 2012 2007	480-11-11BP 487-11-12B 318-11-08BEP 620-06-07B	11-11-2011 08-18-2011 08-04-2011 06-30-2006	04-10-2012 04-10-2012 12-06-2011 01-05-2007	2,610 4,022 22,000 104,861	0003 0003 0003	PLH SEN POOL SFR 3/BR 167 DAKOTA AVE	04-10-2012 04-10-2012 12-06-2011 01-05-2007	CO Date

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023019021 2022101558	6095 5998 3877 3853 3329	0293 0622 0641 0125 2087	02-15-2023 07-21-2022 02-19-2010 12-15-2009 11-10-2006	WD WD WD CT WD	QUUUQ	01 37 U U Q	 	400,000 394,000 110,000 0 286,400	024 039 059	DISABILITY VETERAN TOT HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	25000
							ua Summ			Total	3	356,304.00

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	271 583	14 721	356 304	0	356304	356 304 00	0	0	347 744

<sup>\*\*\*</sup>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 3841829 Parcel ID 03-22-25-0200-000-11000

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

2024-0565 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of

**Property Location** 

Site Address 209 PIMA TRL

GROVELAND FL 34736

Mill Group **NBHD** CHGR 4492

Property Use Last Inspection 00100 SINGLE FAMILY DN 01-31-201

Current Owner PRIEBE JOHN A III & PAIGE A

209 PIMA TRL

**GROVELAND**  $\mathsf{FL}$ 34736

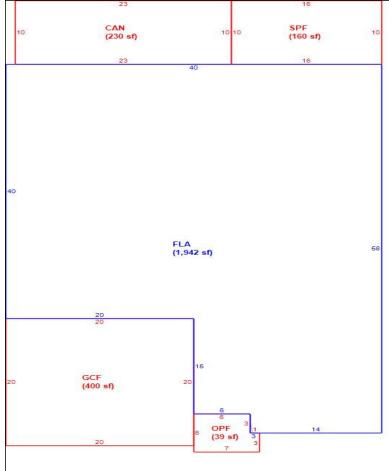
Legal Description

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

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
	Total Acres 0.00 JV/Mkt				0	<u> </u>	Tota	il Adj JV/MI	ct	l l	70,000	
Classified Acres 0 Classified JV/Mkt				70,000		Classifie	d Adj JV/MI	ct		0		

Bldg 1 1 of 1 Replacement Cost 252,985 Deprec Bldg Value 245,395 Multi Story 0 Sec

Sketch



	Building S	Sub Areas			Building Valuation		Cons	structio	n 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	l			-
_	GARAGE FINISH	0	400	0	Base Rate	108.57	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	39	0	Building RCN	252,985	Quality Grade	670	Half Baths	0
	PATIO UNCOVERED	0	230	0	o o	,	Quality Oraco	070	riaii Batilo	١
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	''		,,	Ĭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,942	2,771	1,942	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

 $\underset{\mathsf{PRC \, Run:}}{2024\text{-}0565} \, \underset{\mathsf{12/9/2024}}{\mathsf{Comp}} \, 2$ 

Card # 1 of 1

			*On	Miscellar ly the first 10 re			below			
Code	Descr	ription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Build	ing Peri	mits				
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description		Review Date	e CO Date
2018 2015 2007	SALE SALE 017-06-01B	01-01-2017 01-01-2014 01-01-2006	01-31-2018 10-20-2014 08-01-2006	1 1 87,820	0099 0099 0000	CHECK VAI CHECK VAI SFR 3/BR 2			01-31-2018 10-20-2014 08-01-2006	

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

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 3841748 Parcel ID 03-22-25-0200-000-02900

LCPA Property Record Card Roll Year 2024 Status: A 2024-0565 Comp 3 PRC Run: 12/9/2024 By mshariff

Card # 1 of 1

Property Location

Site Address 160 DAKOTA AVE

GROVELAND FL 34736

Mill Group CHGR NBHD 4492

Property Use Last Inspection

GROVELAND

Property Use Last Inspection
00100 SINGLE FAMILY MHS 02-05-202

Current Owner

MALYS MARK D

160 DAKOTA AVE

FL

Legal Description

**GROVELAND** 

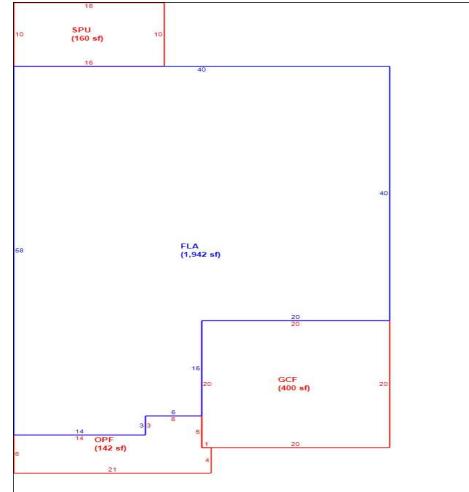
CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 29

34736

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres 0.00 JV/Mkt					<u> </u>	Tota	l Adj JV/Mk	ct		70,000		
Classified Acres 0 Classified JV/Mkt				70,000		Classifie	d Adj JV/Mk	ct		0		

 Sketch

 Bldg 1 Sec 1 of 1
 Replacement Cost 252,513
 Deprec Bldg Value 244,938
 Multi Story 0



	Building S				Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	1,942	1,942	1942	Effective Area	1942	l			
GAR	GARAGE FINISH	0	400	0	Base Rate	108.57	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	142	0	Building RCN	252,513	Quality Grade	670	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	160	0	Condition	EX		010		ı l
							Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	
					Functional Obsol	0	1 oundation	3	i irepiaces	0
	TOTALS	1,942	2,644	1,942	Building RCNLD	244,938	Roof Cover	3	Type AC	03

Alternate Key 3841748 Parcel ID 03-22-25-0200-000-02900

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

2024-0565 Comp 3 PRC Run: 12/9/2024 By mshariff

Card # 1 of 1

	Tom Tou. 2021 Outdoor 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				
	·												
		1	I	I	I	I		1					

				Build	ing Peri	mits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2020 2018 2007	Permit ID   SALE   360-04-17Z   117-06-02B	01-01-2019 03-14-2017 01-16-2006	Comp Date 02-05-2020 09-30-2017 07-28-2006	Amount 1 550 86,430	0099 0003	Description  CHECK VALUE SHED 7X7  SFR 3/BR 160 DAKTOA AVE	Review Date 02-06-2020 09-29-2017 07-28-2006	CO Date

Sales Information								Exemptions				
Instrument No	Book/	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023076370	6166	0292	06-12-2023	WD	Q	01	ı	365,000	039	HOMESTEAD	2024	
2021042661	5674	2253	03-20-2021	QC	U	11	ı	0	059	ADDITIONAL HOMESTEAD	2024	25000
2020146222	5609	1799	12-18-2020	WD	Q	01	I	258,000				
2020065990	5489	1553	06-08-2020	QC	U	11	1	100				
2019056542	5282	1110	05-16-2019	WD	Q	Q	I	227,000				
										Total		50,000.00
							uo Summ			Total		50,000.00

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	244 938	0	314 938	0	314938	50.000.00	264938	289938	307 073

<sup>\*\*\*</sup>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.\*\*\*