

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes 384/760

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.

	COMPLETEDE	y Clerk of The VA	LUEADUUSTME	NT BOARD (N	/AB)
Petition # 2	024-0566	County Lake		ax year 2024	Date received 9, 12.24
		COMPLETEDBYT			
PART 1. Taxpa	yer Information/Wエ	TATION HOMES			
	NV_HOME; Progress Reside	ntial Exchange Borrower Llc		Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottso Scottsdale, AZ 8525		Parcel ID and physical address or TPP account #	03-22-25-020 186 Dakota A	
Phone 954-740-	-6240		Email	ResidentialAp	opeals@ryan.com
The standard way	y to receive information	is by US mail. If possible	e, I prefer to receiv	e information b	y 🗹 email 🗌 fax.
	s petition after the petition hat support my statement	on deadline. I have attac ent.	ched a statement c	f the reasons I	filed late and any
your evidence evidence. The	e to the value adjustment e VAB or special magisti	board clerk. Florida law a ate ruling will occur unde	allows the property a er the same statuto	appraiser to cros ry guidelines as	• • •
Commercial	_	lustrial and miscellaneou ricultural or classified use	Is_ High-water red Vacant lots and	-	listoric, commercial or nonprofit Business machinery, equipment
PART 2. Reaso	n for Petition	heck one. If more than	i one, file a separ	ate petition.	
Real property	value (check one) sification	ecrease 🗌 increase	Denial of exer	nption Select c	or enter type:
Property was r Tangible perso return required	parent reduction not substantially comple onal property value (You l by s.193.052. (s.194.0 es for catastrophic ever	u must have timely filed 34, F.S.))	(Include a date a□Qualifying impro	e-stamped cop evement (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
determinati 5 Enter the tir	on that they are substan ne (in minutes) you think		1(3)(e), (f), and (g ar case. Most heari), F.S.) ngs take 15 mir	rty appraiser's nutes. The VAB is not bound ne time needed for the entire
group.	es or I will not be availa	ble to attend on specific	dates. I have attac	hed a list of da	ites.
evidence directly appraiser's evide	to the property apprais ence. At the hearing, yo	u have the right to have	re the hearing and witnesses sworn.	make a writter	request for the property
of your property information reda	record card containing i	nformation relevant to the appraiser receives the	ne computation of	your 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.**

PART 3. Taxpayer Signature	Roze Manue (Altra Cristin (Rest) - March	
Complete part 3 if you are representing yourself or if you without attaching a completed power of attorney or aut Written authorization from the taxpayer is required for a collector.	thorization for representation to this form.	
☐ I authorize the person I appoint in part 5 to have acc Under penalties of perjury, I declare that I am the owner petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professio	nal Signature	
Complete part 4 if you are the taxpayer's or an affiliate representatives.		wing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated er	ntity).
A Florida Bar licensed attorney (Florida Bar numbe	or).	
A Florida real estate appraiser licensed under Cha	pter 475, Florida Statutes (license number — F	<u>RD6182</u>).
A Florida real estate broker licensed under Chapte	r 475, Florida Statutes (license number).
A Florida certified public accountant licensed under	r Chapter 473, Florida Statutes (license numbe	er).
I understand that written authorization from the taxpaye appraiser or tax collector.	er is required for access to confidential informa	tion from the property
Under penalties of perjury, I certify that I have authoriz am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I hav	s of filing this petition and of becoming an ager	nt for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	9/10/2024 Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative	e not listed in part 4 above.	
I am a compensated representative not acting as c AND (check one)	•	es listed in part 4 above
Attached is a power of attorney that conforms to th taxpayer's authorized signature OR I the taxpayer's		executed with the
I am an uncompensated representative filing this p	etition 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 taxpay appraiser or tax collector.	ver is required for access to confidential inform	ation from the property
Under penalties of perjury, I declare that I am the own becoming an agent for service of process under s. 194 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA					
Petition #		2024-0566		Alternate K	ey: 3841760	Parcel II	D: 03-22-25-020	0-000-04200	
Petitioner Name	Ryan II	c c/o Robert	Peyton	Drepart	400 04		Check if Mu	Itiple Parcels	
The Petitioner is:	Taxpayer of Re	cord 🗹 Tax	payer's agent	Property Address		AKOTA AVE OVELAND			
Other, Explain:				Audress	One				
Owner Name	Invit	ation homes	7 lp	Value from	Value befo	re Board Action			
			1	TRIM Notice		nted by Prop Appr	· Value atter i	Board Action	
1. Just Value, rec	wired			\$ 395,84	41 \$	395,84	1		
2. Assessed or cl		lue *if annli	cable	\$ 395,84		395,84			
3. Exempt value,			cabic	\$ \$	- Ψ	000,04			
4. Taxable Value,				\$395,8₄	41 \$	395,84	1		
•	•	ty toxoble ve	luce School on	. ,			1		
*All values entered		ity taxable va	liues, School and	u otner taxing	authonity values	s may unler.			
Last Sale Date	2/21/2013	Prie	ce: \$16	1,500	Arm's Length	✓ Distressed	Book <u>4284</u> F	Page <u>1795</u>	
ITEM	Subje		Compara		Compar		Compara		
AK#	38417		3841		3841		38417	-	
Address	186 DAKO		167 DAKC		209 PIN		160 DAKO		
	GROVEL	AND	GROVE		GROVE		GROVE		
Proximity Sales Price			same		same		same \$365,0		
Cost of Sale			\$400, -15		\$342, -15		-159		
Time Adjust			4.00		2.4		2.40%		
Adjusted Sale			\$356,		\$298		\$319,0		
\$/SF FLA	\$141.42	oer SF	\$161.01		\$153.92		\$164.27		
Sale Date	* · · · · · ·		2/15/2		6/23/2		6/12/2		
Terms of Sale			Arm's Length	Distressed	Arm's Length	Distressed	✓ Arm's Length	Distressed	
			<u> </u>	_	<u> </u>				
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustmen	
Fla SF	2,799		2,211	29400	1,942	42850	1,942	42850	
Year Built	2007		2006		2006		2006		
Constr. Type	block/stucco		block/stucco		block/stucco		block/stucco		
Condition	good		good		good		good		
Baths	2.1		2.0		2.0		2.0		
Garage/Carport	2 car		2 car		2 car		2 car		
Porches	yes		yes		yes		yes		
Pool	N		Ý	-20000	N	0	N	0	
Fireplace	0		0	0	0	0	0	0	
ÂC	Central		Central	0	Central	0	Central	0	
Other Adds	no		no		no		no		
Site Size	lot		lot		lot		lot		
Location	good		good		good		good		
View	good		good		good		good		
			Net Adj. 2.6%	9400	Net Adj. 14.3%	42850	Net Adj. 13.4%	42850	
			Gross Adj. 13.9%	-	Gross Adj. 14.3%		Gross Adj. 13.4%		
	Market Value	¢205.044	,		-		-		
Adj. Sales Price	Market Value	\$395,841	Adj Market Value	\$365,400	Adj Market Value	\$341,758	Adj Market Value	\$361,860	
•	Value per SF	141.42							

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: Mohamed Shariff

DATE 12/9/2024

2024-056€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3841855	167 DAKOTA AVE	
1	comp i	5041055	GROVELAND	same sub
2	subject	3841760	186 DAKOTA AVE	
Z	Subject	5041700	GROVELAND	-
3	comp 3	3841748	160 DAKOTA AVE	
3	comp 5	5041740	GROVELAND	same sub
4	comp 2	3841829	209 PIMA TRL	
4	comp z	5041025	GROVELAND	same sub
5				
6				
7				
8				

			25-0200-0	00-04200	F	Roll Year	oerty Reco 2024 Sta		rd		PRC Run: 1	Card #	Ъу 1 of	1
INVITA	ATION H	HOMES T	n t Owner 7 LP		A	N				Site A	Address 186 [perty Loca DAKOTA AV		
		T STE 20								Mill G			FL BHD 449	34736
		1 31E 20									Property L		Last Insp	
DALLA			ТХ	75201						001	00 SINGL	E FAMILY	LPD 03-	-16-20
	Descri		STATES AT			00 52 50 1 0	T 42 ORB 617							
	Use	Front	Depth	Notes		Units	Unit	Depth	Loc	Shp	Phys	Class Val	Lar	
	Code 0100	0	0	Adj		1.00 LT	Price 35,000.00	Factor 0.0000	Factor 2.00	Factor 1.000	Factor 1.000	Class Val	Valu 0	ue 70,00
		Ū					00,000.00		2.00					10,00
		Total A		0.00	Cleasifi	JV/Mkt 0	000		Tota	l Adj JV/N	/kt			70,00
	Cia	ssified A	cres	0	Classine	ed JV/Mkt 70	Sketch		Classified	d Adj JV/N	ЛКЦ			
Bldg	1 Se	ec 1	of 1		Replac	ement Cost	335,919		Deprec Bl	dg Value	325,841	Mul	lti Story	1
5		FUS (957		47 FLA (1,842 sf)		<u>14</u> 14	45							
		21												
		21												
				12										
23		GCF (483	sf)	236	4 7 OPF (42 sf) 7		2							
		21												
				Sub Areas			Bu	ilding Va	aluation		C	onstructio	n Detail	
Code FLA		Descrij HED LIV		Living Are 1,842	Gross Are 1,842		Year Built Effective Area			2007 2799	Imp Type	R1	Bedrooms	4
-US	FINIS	HED ARI	EA UPPER	957	957	957	Base Rate			101.70	No Stories	1.00	Full Baths	2
gar Opf	OPEN		I FINISHE	0	483 42	U U	Building RCN			335,919	Quality Grac	le 670	Half Baths	5 1
SPF	SCRE	EN POR	CH FINIS	0	98	-	Condition % Good			EX 97.00	Wall Type	03	Heat Type	6
							Functional Ob	sol		0	Foundation	3	Fireplaces	0
			TOTALS	2,799	3,422	2,799	Building RCNL	D		325,841	Roof Cover	3	Type AC	03

70,000

325.841

0

395.841

LCPA Property Record Card Roll Year 2024

Status: A

2024-0566 Subject PRC Run: 12/9/2024 Ъν

> Card # 1 of 1

		*01		scellaneous F t 10 records a		below			
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
		1			1			1	

				Build	ing Pern	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2008	915-06-10B	01-03-2007	06-21-2007	133,285	0000	SFR4/BR FOR 08	07-31-2007	
	915-06-10B	10-11-2006	01-03-2007	133,285	0000	SFR 4/BR 186 DAKOTA AVE		

			Sales Inform		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023087602	6179	1796	07-11-2023	WD	Q	05	I	3,069,300				
2021129909	5798	0823	04-14-2021	WD	U	11	I	0				
2017080626	4977	2314	07-26-2017	WD	U	M	I	100				
2016126036	4872	1359	12-06-2016	WD	U	M	I	100				
	4588	1117	02-03-2015	WD	U	M	I	100				
										Total		0.00
						Val	ue Summ	ary	_			
Land Value Bldg	g Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Prev	ious Valu

395841

0.00

395841

395841

385,207

0

Alternate Parcel ID	03-22-	25-0200-0	00-13600		CPA Pro Roll Year	perty Reco 2024 Sta	ord Ca tus: A	Ird		2024-(PRC Run: 12	Card #	1 of	1
		e nt Owner & SUZAN A		_					Site A	ddress 167 D	e rty Locat AKOTA AVE		
										GRO'	VELAND	FL	
167 DAKOTA	AAVE								Mill G	roup CHGF Property Us		BHD 449 Last Inspe	
GROVELAN	D	FL	34736						001		E FAMILY	PJF 01-2	
Legal Descr						OT 136 ORB 60							
and Lines													_
LL Use	Front	Depth	Notes		Units	Unit	Depth	Loc	Shp	Phys	Class Val	Lan	
# Code 1 0100	0	0	Adj		1.00 LT	Price 35,000.00	Factor 0.0000	Factor 2.00	Factor 1.000	Factor 1.000		Valu 0	ie 70,00
	Total A		0.001					Tata					70.0
Cla	Total A assified A		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 7	0,000			l Adj JV/N I Adj JV/N				70,0
Bldg 1 S	iec 1	of 1		Replac	ement Cost	Sketch 279,982		Deprec Bl	da Value	271 583	Mult	i Story (0
				16		210,002		Depice Di	ug value	211,000	Wat		0
			10	OPF (160 sf)	10								
				16									
		40	C										
_													
7													
					59								
		FLA (2,211	sfl										
		(2,211	31)										
	20												
	20												
2	GCF	1	9		-								
	440 sf)				7								
				7 7									
			13 S	PF	10								
	20		13 (2	209 sf)	15								
		8											
		10		20									
Code	Descri		Sub Areas	Gross Are	Eff Area	Bu Year Built	ilding V	aluation	2006		nstruction		_
		ING AREA	2,211	2,211		Effective Area			2006	Imp Type	R1	Bedrooms	3
GAR GAR	AGE FINI	SH	2,211	440		Base Rate			106.12	No Stories	1.00	Full Baths	2
OPF OPE	N PORCH	I FINISHE	0	160	0	Base Rate Building RCN			279,982	Quality Grade	€ 670	Half Baths	0
SPF SCR	EEN POR	RCH FINIS	0	209	0	Condition			279,962 EX				
						% Good			97.00	Wall Type	03	Heat Type	6
						Functional Ob	sol		97.00 0	Foundation	3	Fireplaces	0
		TOTALS	2 211	3,020	2,211				-			•	
		TUTALS	2,211	3,020	2,211	Building RCNI	ט.		271,583	Roof Cover	3	Type AC	0

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

70,000

271,583

14.721

356.304

LCPA Property Record Card Roll Year 2024 Status: A

2024-0566 Comp 1 PRC Run: 12/9/2024 By

Card #

1

of 1

Faicei	ID 03-22-	20-02	00-000-	13000		RO	li rea	r 202	4 Sta	atus: A			Calu #		
							Ι	Niscell	aneous F	eatures					
						*Only	/ the fi	rst 10	records a	re reflected	below				
Code		Descri	ption		Un	its	Туре	Ur	nit Price	Year Blt	Effect Y	r RCN	%G00	d Ap	or Value
POL2	SWIMMING POOL/COOL SCREEN EN	POOL · DECK	RESIDE		31 64	5.00 0.00 0.00	S	iF iF iF	35.00 5.38 3.50	2011 2011 2011 2011	2011 2011 2011 2011	11025.0 3443.0 4200.0	0 85.00 0 70.00		9,371 2,410 2,940
Roll Yea	100 11 11		Issue Da		Comp [4-10-2		Am	Bui ount 2,61	Iding Per	mits	Descri	ption	Review		CO Date
2012 2012 2012 2007	480-11-12 318-11-02 620-06-0	2B 3BEP	08-18-20 08-04-20 06-30-20	011 0 011 1	4-10-2 4-10-2 2-06-2 1-05-2	012		2,01 4,02 22,00 104,86	2 0003 0 0003	SEN POOL SFR 3/BR 1	67 DAKO	TA AVE	04-10-2 04-10-2 12-06-2 01-05-2	2012 2011	
				Sales I	nform	ation						Exe	nptions		
Instru	ument No	Boo	k/Page	Sale [Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
	3019021 2101558	6095 5998	0293	02-15-	2023	WD WD	QU	01 37		400,00		DISABILITY VETE HOMESTE	RAN TOT	2024 2024	

matument No	DOOK	n age	Oale Date	mou	Q/U	oouc	vao/imp	Oale Thee	oouc	Description	i cai	
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 CT WD	Q U U U Q	01 37 U Q		400,000 394,000 110,000 0 286,400	024 039 059	DISABILITY VETERAN TOT HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	306304 25000 25000
										Total	3	56,304.00
						Val	ue Summ	ary				
Land Value Bldg	g Value	Misc	Value Mark	et Value	e De	eferred	Amt As	ssd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Previ	ous Valu

356304

356,304.00

0

0

347,744

0

				00-11000		CPA Prop coll Year	perty Reco 2024 Stat	ord Ca sus: A	Ird		2024-0: PRC Run: 12	566 Cor /9/2024 Card # erty Location	1 of	1
PRI	EBE JOH	HN A III &			-					Site A	ddress 209 PI	MA TRL	011	
209	PIMA TR	RL								Mill G	roup CHGR		FL 3 HD 4492	2
GRO	OVELAN	D	FL	34736						001	Property Us	E FAMILY	Last Inspe DN 01-3	
	al Descr									001				51-20
CHE	RRYRI		STATES AT	CHERRY LA	KE PB 56 F	PG 53-59 LO	T 110 ORB 61	80 PG 10)97					
Land	d Lines Use	Frant	Dawth	Notes		Linite	Unit	Depth	Loc	Shp	Phys		Land	b
#	Code	Front	Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Value	е
1	0100	0	0			1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0		70,00
	CI	Total A assified A		0.00	Clossific	JV/Mkt 0 ed JV/Mkt 70	000		Tota Classified	l Adj JV/N			7	70,00
		assilleu A	cies	U	Classifie		Sketch		Classified					
Bldg	j 1 S	Sec 1	of 1		Replace	ement Cost	252,985		Deprec Bl	dg Value	245,395	Multi	Story 0)
10			AN 30 sf)	10 1	o	SPF (160 sf)	10							
		1	23	40		16								
ю				FLA (1,942 sf)			58							
-		20 20												
		GCF		15										
20		(400 sf)		20										
				6 6 6 OPF (39 sf	3	14								
		20		- 7	3									
Cod	le	Descri		Sub Areas	Gross Are	Eff Area	Bu Year Built	ilding Va	aluation	2006	Col Imp Type	nstruction	Detail Bedrooms	0
FLA	FINI	SHED LIV	ING AREA	1,942	1,942	1942	Effective Area			1942				3
GAR OPF	OPE		I FINISHE	0	400 39	0 0	Base Rate			108.57	No Stories		Full Baths Half Baths	2
PAT SPF	PATI	O UNCO\		0	230 160	0	Building RCN Condition			252,985 EX	Quality Grade			0
. 1					100	0	% Good			97.00	Wall Type		Heat Type	6
			TOTALO	1,942	2,771	1.042	Functional Ob			0	Foundation		Fireplaces	0
			TOTALS	1,342	ح , <i>ו</i> ו	1,942	Building RCNL 10	.U		245,395	Roof Cover	3	Туре АС	03

70,000

245,395

0

315,395

LCPA Property Record Card

Status: A

Roll Year 2024

2024-0566 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	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			

	Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	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 Informa	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		01 Q U U		342,000 205,000 160,000 116,500 100	003 039 059	DISABILITY VETERAN HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	25000		
							0		Total 55,000.00					
Land Value Bldd	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													

315395

55,000.00

260395

285395

307,531

0

		Key 38 03-22-		00-02900	LCPA Pr Roll Year	operty Rec	ord Ca tus: A		PRC Run: 12	2/9/2024 Card #	By 1 of	1	
ų,			ent Owner			2024 318	ius. A	Property Location					
MAL	_YS MAF	rk d							Site A	Address 160 D/ GRO	AKOTA AVE √ELAND	FL 3	3473
160	DAKOTA	A AVE							Mill G	Froup CHGR	R NE	BHD 4492	2
GRO	OVELAN	D	FL	34736					001	Property Us 00 SINGLE	E FAMILY	Last Inspe MHS 02-0	
Lega	al Descr	ription											
CHE	ERRYRIE	DGE AT E	STATES AT	CHERRY LA	KE PB 56 PG 53-59 L	OT 29							
LL	d Lines Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
# 1	Code 0100	0	0	Adj	1.00 LT	Price 35,000.00	Factor 0.0000	Factor 2.00	Factor 1.000	Factor 1.000		Valu	e 70,00
													,
		Total A		0.00	JV/Mkt				 II Adj JV/N			1	70,00
		assified A	cres	0	Classified JV/Mkt	70,000 Sketch		Classifie	d Adj JV/N	/kt			
Bldg	g 1 S	Sec 1	of 1		Replacement Cos			Deprec B	ldg Value	244,938	Multi	i Story C)
0		PU 160 sf)	10										
		16		40									
						40							
58				FLA (1,942 sf)									
				(1,542 51)									
					-								
					20 20								
				15	2.25								
				20	GCF (400 sf)	20							
			6										
_		14 14 OPF	33	5									
		(142 st)	1	20								
5		21		4									
5			Building	Sub Areas		B	uilding V	aluation			onstruction	Dotail	_
				Jub Aleas	Gross Are Eff Area	Year Built			2006	Imp Type		Bedrooms	3
Coc		Descri							1942	1			
-LA	FINIS		ING AREA	1,942 0	1,942 194 400		3			No Stories	1.00	Full Baths	
FLA GAR OPF	FINIS GAR OPE	Shed Liv Age fini N Porch	ING AREA SH I FINISHE	1,942 0 0	400 142	Base Rate			108.57			Full Baths Half Baths	2
FLA GAR OPF	FINIS GAR OPE	Shed Liv Age fini N Porch	ING AREA SH	1,942 0	400					Quality Grade	670	Half Baths	2 0
=LA GAR	FINIS GAR OPE	Shed Liv Age fini N Porch	ING AREA SH I FINISHE	1,942 0 0	400 142	0 Base Rate 0 Building RCN			108.57 252,513		e 670 03		2

70,000

244,938

0

314,938

LCPA Property Record Card

Status: A

Roll Year 2024

2024-0566 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value												
				Building Per	mite	1		1					

	Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date				
2020	SALE	01-01-2019	02-05-2020	1	0099	CHECK VALUE	02-06-2020					
2018	360-04-17Z	03-14-2017	09-30-2017	550	0003	SHED 7X7	09-29-2017					
2007	117-06-02B	01-16-2006	07-28-2006	86,430	0000	SFR 3/BR 160 DAKTOA AVE	07-28-2006					

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023076370 2021042661 2020146222 2020065990 2019056542	6166 5674 5609 5489 5282	0292 2253 1799 1553 1110	06-12-2023 03-20-2021 12-18-2020 06-08-2020 05-16-2019	WD QC WD QC WD		01 11 01 11 Q		365,000 0 258,000 100 227,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
									Total 50,000.0			
	Value Summary											
Land Value Bldg	y Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Previ	ous Valu

314938

50,000.00

264938

289938

307,073

0