

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3841805

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.

Petition # 2024-0570 County Lake Tax year 2024 Date received 9-/6.244 Cell Cell Cell Partel ID and priscial address Solution 1 Solution 2 Mailing address Ryan, LLC Ryan, LLC Parcel ID and physical address Object and the period of the period		<u>COMPLETED BY QUERK OF THE VAL</u>	INE ADJUSIMEN	TEOARD	(AB)
PART 1. Taxpayer Information Representative: Ryan, LLC <i>clo</i> Robert Peyton Taxpayer name: INU_HOME; 2017.1 III Borrower LP Representative: Ryan, LLC <i>clo</i> Robert Peyton for notices Rsgresentative: Ryan, LLC Parcel ID and for notices 16220 North Scottsdale Rd, Ste 650 Parcel ID and for notices 954-740-6240 Email ResidentialAppeals@pryan.com The standard way to receive information is by US mail. If possible, I prefer to receive information by (f) email [f ax.] 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. 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 GP Res. 1-4 units[] Industrial and miscellaneous[] High-water recharge Hisloh: commercial or nonprofit Commercial Res. 5+ units Agricultural or classification Parent/grandparent reduction Denial of classification Denial of classification Parent/grandparent reduction Denial of rate filing of exemption or classification Include a date-stamped copy of application.) Preat Pro	Petition # 20			x year 2024	Date received 9./2-24
Taxpayer name: INV_HOME; 2017-1 IH Borrower LP Representative: Ryan, LLC of Robert Peyton Mailing address for notices Ryan, LLC hor Ryan, LLC physical address of TPP account # 0322250200-000-08600 265 Pima Trl 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 ☑ email ☐ fax. 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. 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. 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 guidelines as if you were present.) Type of PropertyI Res. 1-4 units] Industrial and miscellaneous High-water recharge Historic, commercialornonprofit Commercial Res. 5+ units] Agricultural or classified use Vacant lots and acreage Busines; machiney, equipment Parent/grandparent reduction		a and a second	HE PENNONIER		
Mailing address for notices Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254 parcel ID and physical address or TPP account # 0322250200-000-08600 265 Pima Trl 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 @ email [] fax. 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. I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.) Type of Property/ Res. 1-4 units] Industrial and miscellaneous High-water recharge Historic commercial ononprofit Commercial Res. 5+ units] Agricultural or classified use Vacant lots and acreage Business machiney, equipment PART2_Reason for Petition Check one. If more than one. file a separate petition. Email G classification Include a date-stamped copy of application.) Parent/grandparent reduction Denial for late filing of exemption or classification Include a date-stamped copy of application.) Parent/grandparent reduction Denial for late filing of exemption or classification Include a date-stamped copy of application.) Grangible personal property					
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	of your property reco information redacted	ord card containing information relevant to th d. When the property appraiser receives the	e computation of yo	our current as	sessment, with confidential

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 y without attaching a completed power of attorney or au Written authorization from the taxpayer is required for collector.	you are authorizing a representative listed in p uthorization for representation to this form.	
☐ I authorize the person I appoint in part 5 to have ad Under penalties of perjury, I declare that I am the owr petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Profession	onal Signature	
Complete part 4 if you are the taxpayer's or an affiliat 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 numb	er).	
A Florida real estate appraiser licensed under Ch	apter 475, Florida Statutes (license number –	RD6182).
A Florida real estate broker licensed under Chapt).
A Florida certified public accountant licensed under	er Chapter 473, Florida Statutes (license numl	ber).
I understand that written authorization from the taxpay appraiser or tax collector.	ver is required for access to confidential inform	nation from the property
Under penalties of perjury, I certify that I have authoriam the owner's authorized representative for purpose under s. 194.011(3)(h), Florida Statutes, and that I ha		ent for service of process
am the owner's authorized representative for purpose under s. 194.011(3)(h), Florida Statutes, and that I ha	es of filing this petition and of becoming an aga ave read this petition and the facts stated in it	ent for service of process are true.
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LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L			
Petition #		2024-0570		Alternate K	ey: 3841805	Parcel I	D: 03-22-25-020	00-000-08600
Petitioner Name	Ryan II	c c/o Robret	Peyton	Droporty	005		Check if Mu	Itiple Parcels
The Petitioner is:	Taxpayer of Re	cord 🗸 Tax	payer's agent	Property Address		PIMA TRL OVELAND		
Other, Explain:				Address	GRU	VELAND		
Owner Name	2017	-1 IH Borrow	/er.lp	Value from	Value befo	re Board Actio	n	
				TRIM Notice	Value bole	nted by Prop Appr		Board Action
1. Just Value, req	wirod			\$ 312,6		312,65		
		lue *if enali	aabla					
2. Assessed or cl			cable	\$ 265,68	80 \$	265,68	0	
3. Exempt value,		ne		\$	-		-	
4. Taxable Value,	•			\$ 265,68		265,68	0	
*All values entered	d should be cour	nty taxable va	lues, School an	d other taxing	authority value	s may differ.		
Last Sale Date	3/5/2013	Pric	ce: \$11	3,000	Arm's Length	✓ Distressed	Book <u>4295</u> I	Page <u>56</u>
ITEM	Subje	ect	Compar	able #1	Compar	able #2	Compara	able #3
AK#	38418		3841		3841		3841	
Address	265 PIM/	A TRL	167 DAKC	DTA AVE	145 DAK(DTA AVE	160 DAKO	TA AVE
Address	GROVE	LAND	GROVE	LAND	GROVE	ELAND	GROVE	LAND
Proximity			same	sub	same	sub	same	sub
Sales Price			\$400,	000	\$332	000	\$365,0	000
Cost of Sale			-15	%	-15	%	-15	%
Time Adjust			4.00)%	4.0	0%	2.40	%
Adjusted Sale			\$356,	000	\$295	480	\$319,0	010
\$/SF FLA	\$161.00	per SF	\$161.01	per SF	\$168.65	per SF	\$164.27	per SF
Sale Date			2/15/2	2023	2/21/	2023	6/12/2	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	1,942		2,211	-13450	1,752	9500	1,942	0
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		Y	-20000	N	0	Ν	0
Fireplace	0		0	0	0	0	0	0
AC	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. 9.4%	-33450	Net Adj. 3.2%	9500	Net Adj. 0.0%	0
			Gross Adj. 9.4%		Gross Adj. 3.2%		Gross Adj. 0.0%	0
	MarketValue	¢240.050	,		-		,	
Adj. Sales Price	Market Value	\$312,659	Adj Market Value	\$322,550	Adj Market Value	\$304,980	Adj Market Value	\$319,010
•	Value per SF	161.00						

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

2024-0570 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3841805	265 PIMA TRL	
I	Subject	3041005	GROVELAND	-
2	comp 2	3841844	145 DAKOTA AVE	
2	comp z	3041044	GROVELAND	same sub
3	comp 1	3841855	167 DAKOTA AVE	
5	comp i	0041000	GROVELAND	same sub
4	comp 3	3841748	160 DAKOTA AVE	
4	comp 5	5041740	GROVELAND	same sub
5				
6				
7				
8				

Alternate	Kev 38	841805		LC		perty Reco	ord Ca	rd		2024-0 PRC Run: 12)570 Si 2/9/2024	ubject ^{By}	
			-000-08600		oll Year	-	tus: A				Card #	1 of	1
		ent Owner	•								erty Loca	tion	
2017-1 IH B C/O INVITA			DEPT						Site A	ddress 265 Pl GRO	VELAND	FL	34736
1717 MAIN	ST STE 20	000							Mill G	•		IBHD 449	
DALLAS		тх	75201						001	Property Us	E FAMILY	PJF 01-	
Legal Desci	rintion								001				24-201
		STATES A	T CHERRY LA	KE PB 56 P	G 53-59 LO	T 86 ORB 499	9 PG 246	38					
Land Lines	Front	Depth	Notes	I	Jnits	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	ie 70,000
1 0100	0	0			1.00	33,000.00	0.0000	2.00	1.000	1.000		0	10,000
	Total A		0.00		JV/Mkt 0			Tota	I Adj JV/N	1kt			70,000
C	assified A	cres	0	Classifie	d JV/Mkt[70	Sketch		Classified	d Adj JV/N	ikt			0
Bldg 1 S	Sec 1	of 1		Replace	ment Cost	250,164		Deprec Bl	dg Value	242,659	Mu	Iti Story	0
				16									
			10		10								
				16 CAN									
		14	40	(160	sf)								
40													
					58								
			FLA										
			(1,942 sf)										
	20		_										
	20												
			15										
20		20											
	GCF		6										
) sf)	6 3 1	14									
2	20	2	7 3										
			OPF (39 sf)										
Code	Descri		g Sub Areas	Gross Are	Eff Area	Bu Year Built	ilding Va	aluation	2006	Co Imp Type	onstructio	n Detail Bedrooms	
		/ING AREA		1,942	1942	Effective Area			2008 1942		R1		3
GAR GAF	RAGE FINI	ISH	0	400	0	Base Rate			108.57	No Stories	1.00	Full Baths	2
	N PORCH	H FINISHE	0	39 160	0	Building RCN			250,164	Quality Grade	€ 670	Half Baths	0
				100	U	Condition			EX	Wall Type	03	Heat Type	6
						% Good			97.00				
						Functional Ob	sol		0	Foundation	3	Fireplaces	0
		TOTAL	.S 1,942	2,541	1,942	Building RCNI	D		242,659	Roof Cover	3	Type AC	03

70,000

242.659

0

312,659

LCPA Property Record Card Roll Year 2024 Status: A

2024-0570 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

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

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2007	099-06-02B	01-11-2006	08-01-2006	87,820	0000	SFR 3/BR 265 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
2017098521	4999 4487 4295 3207	2468 0835 0056 2432	09-06-2017 05-30-2014 03-05-2013 06-02-2006	WD WD CT WD	U U U Q	M M U Q		100 5,966,800 113,000 271,000				
										Total		0.00
						Val	ue Summ	ary				
Land Value Blo	lg Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex Ai	mt Co Tax Val Sch Tax	Val Prev	vious Valu

265680

0.00

265680

312659

304,793

46979

	Key 38		000-13600			erty Reco		rd		2024-0 PRC Run: 12	2/9/2024 Card #	By 1 of	1
		ent Owner	000-13000	Ro	ll Year 2	024 Stat	us: A			Prop	erty Locat		1
CHMURA		& SUZAN A	١						Site A	ddress 167 D	AKOTA AVE	E	
167 DAKO	TA AVE								Mill G	roup CHGR		FL 3 3HD 449	2
GROVELA	ND	FL	34736						001	Property Us 00 SINGLE	E FAMILY	Last Inspe PJF 01-2	
.egal Desc	cription												
CHERRYR	IDGE AT E	STATES AT	CHERRY LAK	E PB 56 PG	3 53-59 LOT	136 ORB 609	95 PG 29	93					
and Lines	s		Notos			Unit	Donth		Shn	Dhuo			d
LL Use # Code	Front	Depth	Notes Adj		nits	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Lane Valu	
1 0100	0	0			1.00 LT	35,000.00	0.0000	2.00	1.000	1.000		0	70,00
	Total A		0.00		JV/Mkt 0				Adj JV/N				70,00
(Classified A	cres	0	Classified	JV/Mkt 70,	,000 Sketch		Classified	Adj JV/N	lkt			
Bldg 1	Sec 1	of 1		Replacer	nent Cost	279,982		Deprec Bl	dg Value	271,583	Mult	i Story (0
7		40 FLA (2,211		16	59								
2	20 20 GCF (440 sf)	22	13 SPJ 13 (20: 3	7 7 = 3 s1) 20	15								
Code FLA FIN	Descri IISHED LIV	ption	Sub Areas Living Are C 2,211	Gross Are 2,211		<i>Bu</i> Year Built Effective Area	ilding Va	aluation	2006	Co Imp Type	nstruction R1	Detail Bedrooms	3
GAR GA	RAGE FINI	SH	0	440 160	0	Base Rate			106.12	No Stories	1.00	Full Baths	2
	REEN POR		0	209	ŏ	Building RCN			279,982 EV	Quality Grade	e 670	Half Baths	0
						Condition % Good			EX 97.00	Wall Type	03	Heat Type	6
						Functional Ob	sol		0	Foundation	3	Fireplaces	0
			6 2,211 3	,020 2						•			

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

LCPA Property Record Card Roll Year 2024 Status: A

2024-0570 Comp 1 PRC Run: 12/9/2024 By

Card #

1

of 1

			00-000-	10000		RO	ii tea	r 202	4 518	itus: A			ouru //	•	
							-		laneous F						
						*Only	y the fi			re reflected					
Code		Descri			Uni		Туре	-	nit Price	Year Blt	Effect Y	-	%G00		or Value
POL2	SWIMMING			NTIAL	-	5.00		SF	35.00	2011	2011	11025.00			9,371
PLD2	POOL/COOL					0.00		SF	5.38	2011	2011	3443.00			2,410
SEN2	SCREEN EN	ICLOSE	DSIRU	JURE	120	0.00	5	SF	3.50	2011	2011	4200.00	70.00		2,940
	1			I	I			Dui	Iding Per	mito					
Roll Ye	ar Permit		Issue Da	ate Co	omp D	ate	Am	ount	Type		Descri	otion	Review	Date	CO Date
2012			11-11-20	-	4-10-20	÷	7.41	2.61		I IPLH	Beson		04-10-2		OO Duio
2012	10-11-11		08-18-20		4-10-20	-		4,02		SEN			04-10-2		
2012	318-11-08		08-04-20	011 12	2-06-2	011		22,00		POOL			12-06-2		
2007	620-06-0	7B	06-30-20	006 01	1-05-20	007		104,86	61 0000	SFR 3/BR 1	67 DAKOT	AVE	01-05-2	007	
				0-1 1		- 4:						_			
Incto	umont No	- De -	k/Dogo	Sales In				Code	Veeller	Solo Drice	Code		nptions	Vagr	Amount
	ument No	1	k/Page	Sale D		Instr	Q/U		Vac/Imp		Code 024	Description		Year 202	Amount 4 306304
-	3019021	6095		02-15-2		WD	Q	01		400,000				202	
202	2101558	5998	0622	07-21-2	2022	WD	U	37		394,000	0.59			202	+ 23000

202301902 202210155		0293 0622 0641 0125 2087	02-15-2023 07-21-2022 02-19-2010 12-15-2009 11-10-2006	WD WD CT WD	0 U U U U Q	01 37 U U Q		400,00 394,00 110,00 286,40	00 039 00 059 0		HOMESTEA DDITIONAL HOM	٩D	202 202 202	4 25000	
												Total		356,304.00	
						Val	ue Sun	nmary							
Land Value	Bldg Value	Misc \	Value Mark	et Value	Def	ferred	Amt	Assd Value	Cnty Ex	Amt	Co Tax Val	Sch Tax	Val Pre	vious Valu	
70,000	271,583	14,7	721 35	6,304		0		356304	356,304	4.00	0	0		347,744	

Alter	rnate I	Key 38	841844		LCPA	Prop	erty Reco	ord Ca	rd		2024-(PRC Run: 1	0570 Co	omp 2	
		03-22-2	25-0200-	000-12500		Year 2						Card #		1
RUBE	=N STE		n t Owner D AND NAT	TALIE N AUS	A					Site A	ddress 145 D	perty Loca AKOTA AV		
										Mill O				34736
	DAKOTA									Mill G	roup CHGI Property U		IBHD 449 Last Insp	
GRO	VELAN	D	FL	34736						001	00 SINGL	E FAMILY	PJF 01-	24-201
	Descr			T CHERRY LAKI		501.07		7 00 40						
LL	Lines Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Lar	nd
	Code 0100	0	0	Adj		, 0 LT	Price 35,000.00	Factor 0.0000	Factor 2.00	Factor 1.000	Factor 1.000		vait	ue 70,000
	Cla	Total A		0.00	JV Classified JV	/Mkt 0 /Mkt 70	000		Tota Classified	I Adj JV/M I Adi JV/M				70,000 0
						•	Sketch				•			
Bldg	1 S	ec 1	of 1	17	Replacemen	t Cost	231,032		Deprec Bl	dg Value	224,101	Mu	Iti Story	0
			10	CAN										
			10	(170 sf)	10									
				17 40										
46				FLA (1,752 sf)			38							
					20 20		_							
	12		4 4 OPF (32 sf 8 8	14 22	GCF (440 sf) 20		22							
Code		Descrip	otion				Year Built	ilding Va	aluation	2006	Co Imp Type	onstructio R1	n Detail Bedrooms	3
FLA GAR	GAR	AGE FINI		0	1,752 440	0	Effective Area Base Rate			1752 109.09	No Stories	1.00	Full Baths	2
opf Pat		N PORCH O UNCOV	I FINISHE /ERED	0	32 170	0 0 E	Building RCN			231,032	Quality Grad	e 670	Half Baths	0
							Condition % Good			EX 97.00	Wall Type	03	Heat Type	6
							Functional Ob	sol		97.00 0	Foundation	3	Fireplaces	0
			TOTALS	S 1,752 2	,394 1,75	<u> </u>	Building RCNL	-		224,101	Roof Cover	3	Type AC	03

70,000

224,101

0

294,101

LCPA Property Record Card Roll Year 2024 Status: A

2024-0570 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below											
Code												
		1				I	1					

	Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	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 Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023020983 2022021592	6097 5897 3773 3736 3320	1099 0676 1490 1570 1550	02-21-2023 02-14-2022 04-30-2009 02-12-2009 11-28-2006	WD CT WD CT WD	Q U U U U Q	01 11 U Q		332,000 195,100 91,000 0 258,500	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
										Total		50,000.00
	Value Summary											
Land Value Blo	lg Value											

194471

50,000.00

144471

169471

286,982

0

		Key 38 03-22-		000-02900	LCPA Pro Roll Year	operty Rec	ord Ca itus: A	Ird		PRC Run: 12	2/9/2024 Card #	By 1 of	1
-		Curre	ent Owner			2024 318	itus. A			erty Locat	tion		
MAL	YS MAF	RK D							Site A	ddress 160 D، GRO	AKOTA AVE VELAND	E FL	3473
160	DAKOT	AAVE							Mill G	Froup CHGR	R NI	BHD 449	92
GRO	OVELAN	D	FL	34736					001	Property Us 00 SINGLE	E FAMILY	Last Insp MHS 02-	
	al Descr												
CHE	ERRYRIL	JGE AT E	STATES AT	CHERRY LAP	KE PB 56 PG 53-59 L	01 29							
	d Lines		Γ	Natas	1	L Linit	Dewth		Cha	Dhue			1
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Factor	Class Val	Lan Valu	ue
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000		0	70,00
	Cla	Total A assified A		0.00	JV/Mkt Classified JV/Mkt				al Adj JV/N d Adj JV/N				70,00
Dida	. 1 0	`aa 1	of 1		Depleasment Cos	Sketch		Depres		244,938	N 4 · · · I	ti Ston (0
ыаб	g 1 S	Sec 1			Replacement Cos	t 252,513		Deprec B	lug value	244,930	IVIUI	ti Story	0
0		PU	10										
	(1	160 sf)											
-		16		40									
						40							
8				FLA (1,942 sf)									
					20								
					20								
				15	GCF								
				20	(400 sf)	20							
			6										
_	2	4 OPF	33	5									
		(142 st	0	4	20								
		21											
			Building	Sub Areas		B	uilding V	aluation		Co	onstructior	n Detail	
Coc -LA				Living Are		Year Built			2006	Imp Type	R1	Bedrooms	3
-LA	GAR	AGE FINI	SH	1,942 0	400		a		1942 108.57	No Stories	1.00	Full Baths	2
GAR		N PORCH	I FINISHE	0	142 0	1			252,513	Quality Grade	e 670	Half Baths	
GAR OPF				-	1601	Building RCN			252,515	Quality Orauc	010	Tiali Datiis	; 0
GAR			CH UNFIN	0	160	Condition			EX	Wall Type	03	Heat Type	Ŭ
GAR OPF				-	160	-			-	-			6

70,000

244,938

0

314,938

LCPA Property Record Card

Status: A

Roll Year 2024

2024-0570 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

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

	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	6166	0292	06-12-2023	WD	Q	01	I	365,000	039	HOMESTEAD	2024	25000
2021042661	5674	2253	03-20-2021	QC	U	11	I	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	I	100				
2019056542	5282	1110	05-16-2019	WD	Q	Q	I	227,000				
									Total 50,000.0			
Value Summary												
Land Value Bldg												

314938

50,000.00

264938

289938

307,073

0