



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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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 I. 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

|  |  |  |
|--|--|--|
| <b>Petition #</b> 2024-0570  | Alternate Key: 3841805                         | Parcel ID: 03-22-25-0200-000-08600                     |
| <b>Petitioner Name</b> Ryan llc c/o Robret Peyton<br>The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent<br><input type="checkbox"/> Other, Explain: | <b>Property Address</b> 265 PIMA TRL GROVELAND | <input type="checkbox"/> Check if Multiple Parcels     |
| <b>Owner Name</b> 2017-1 IH Borrower Ip  | Value from TRIM Notice                         | Value before Board Action Value presented by Prop Appr |
| <b>1. Just Value, required</b>   | \$ 312,659                                     | \$ 312,659   |
| <b>2. Assessed or classified use value, *if applicable</b>   | \$ 265,680                                     | \$ 265,680   |
| <b>3. Exempt value, *enter "0" if none</b>   | \$ -   |  |
| <b>4. Taxable Value, *required</b>   | \$ 265,680                                     | \$ 265,680   |

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

**Last Sale Date** 3/5/2013      **Price:** \$113,000       Arm's Length  Distressed      Book 4295 Page 56

| ITEM                 | Subject                | Comparable #1  | Comparable #2  | Comparable #3  |
|----------------------|------------------------|--|--|--|
| <b>AK#</b>           | 3841805                | 3841855  | 3841844  | 3841748  |
| <b>Address</b>       | 265 PIMA TRL GROVELAND | 167 DAKOTA AVE GROVELAND   | 145 DAKOTA AVE GROVELAND   | 160 DAKOTA AVE GROVELAND   |
| <b>Proximity</b>     |                        | same sub   | same sub   | same sub   |
| <b>Sales Price</b>   |                        | \$400,000  | \$332,000  | \$365,000  |
| <b>Cost of Sale</b>  |                        | -15%   | -15%   | -15%   |
| <b>Time Adjust</b>   |                        | 4.00%  | 4.00%  | 2.40%  |
| <b>Adjusted Sale</b> |                        | \$356,000  | \$295,480  | \$319,010  |
| <b>\$/SF FLA</b>     | \$161.00 per SF        | \$161.01 per SF  | \$168.65 per SF  | \$164.27 per SF  |
| <b>Sale Date</b>     |                        | 2/15/2023  | 2/21/2023  | 6/12/2023  |
| <b>Terms of Sale</b> |                        | <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       |
|-------------------------|-------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Fla SF</b>           | 1,942                         | 2,211            | -13450           | 1,752            | 9500             | 1,942            | 0                |
| <b>Year Built</b>       | 2006                          | 2006             |                  | 2006             |                  | 2006             |                  |
| <b>Constr. Type</b>     | block/stucco                  | block/stucco     |                  | block/stucco     |                  | block/stucco     |                  |
| <b>Condition</b>        | good                          | good             |                  | good             |                  | good             |                  |
| <b>Baths</b>            | 2.0                           | 2.0              |                  | 2.0              |                  | 2.0              |                  |
| <b>Garage/Carport</b>   | 2 car                         | 2 car            |                  | 2 car            |                  | 2 car            |                  |
| <b>Porches</b>          | yes                           | yes              |                  | yes              |                  | yes              |                  |
| <b>Pool</b>             | N                             | Y                | -20000           | N                | 0                | N                | 0                |
| <b>Fireplace</b>        | 0                             | 0                | 0                | 0                | 0                | 0                | 0                |
| <b>AC</b>               | Central                       | Central          | 0                | Central          | 0                | Central          | 0                |
| <b>Other Adds</b>       | no                            | no               |                  | no               |                  | no               |                  |
| <b>Site Size</b>        | lot                           | lot              |                  | lot              |                  | lot              |                  |
| <b>Location</b>         | good                          | good             |                  | good             |                  | good             |                  |
| <b>View</b>             | good                          | good             |                  | good             |                  | good             |                  |
|                         |                               | -Net Adj. 9.4%   | -33450           | Net Adj. 3.2%    | 9500             | Net Adj. 0.0%    | 0                |
|                         |                               | Gross Adj. 9.4%  | 33450            | Gross Adj. 3.2%  | 9500             | Gross Adj. 0.0%  | 0                |
| <b>Adj. Sales Price</b> | Market Value <b>\$312,659</b> | Adj Market Value | <b>\$322,550</b> | Adj Market Value | <b>\$304,980</b> | Adj Market Value | <b>\$319,010</b> |
|                         | 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<br>GROVELAND   | -                          |
| 2        | comp 2  | 3841844       | 145 DAKOTA AVE<br>GROVELAND | same sub                   |
| 3        | comp 1  | 3841855       | 167 DAKOTA AVE<br>GROVELAND | same sub                   |
| 4        | comp 3  | 3841748       | 160 DAKOTA AVE<br>GROVELAND | same sub                   |
| 5        |         |               |                             |                            |
| 6        |         |               |                             |                            |
| 7        |         |               |                             |                            |
| 8        |         |               |                             |                            |
|          |         |               |                             |                            |

Alternate Key 3841805  
 Parcel ID 03-22-25-0200-000-08600

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

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

Card # 1 of 1

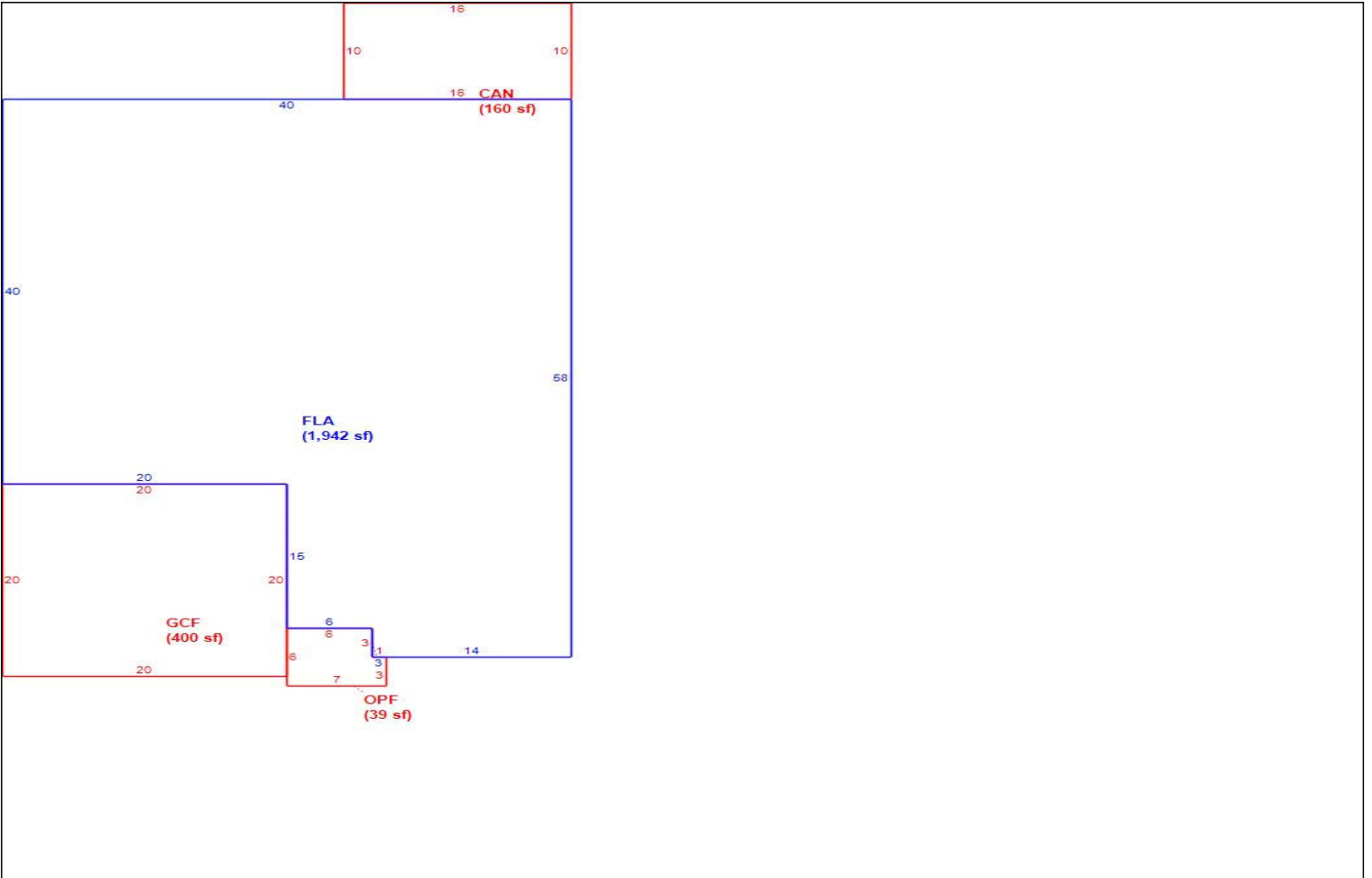
| Current Owner   |    |       |
|---|----|-------|
| 2017-1 IH BORROWER LP<br>C/O INVITATION HOMES TAX DEPT<br>1717 MAIN ST STE 2000 |    |       |
| DALLAS  | TX | 75201 |

| Property Location |               |                 |           |
|-------------------|---------------|-----------------|-----------|
| Site Address      | 265 PIMA TRL  | 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 86 ORB 4999 PG 2468

| Land Lines       |          |       |       |                   |         |            |              |                       |            |             |           |            |
|------------------|----------|-------|-------|-------------------|---------|------------|--------------|-----------------------|------------|-------------|-----------|------------|
| LL #             | Use Code | Front | Depth | Notes Adj         | Units   | Unit Price | Depth Factor | Loc Factor            | Shp Factor | Phys Factor | Class Val | Land Value |
| 1                | 0100     | 0     | 0     |                   | 1.00 LT | 35,000.00  | 0.0000       | 2.00                  | 1.000      | 1.000       | 0         | 70,000     |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 70,000      |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 70,000     |              | Classified Adj JV/Mkt |            | 0           |           |            |

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 250,164 Deprec Bldg Value 242,659 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     | 1942               | 2006       | 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                  | EX         | Wall Type           | 03   | Heat Type  | 6  |
| PAT                | PATIO UNCOVERED      | 0          | 160       | 0                  | 97.00      | Foundation          | 3    | Fireplaces | 0  |
| TOTALS             |                      | 1,942      | 2,541     | 1,942              | 0          | Roof Cover          | 3    | Type AC    | 03 |

Alternate Key 3841805  
 Parcel ID 03-22-25-0200-000-08600

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

2024-0570 Subject  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

| <b>Miscellaneous Features</b>                         |             |       |      |            |          |           |     |       |           |
|---|-------------|-------|------|------------|----------|-----------|-----|-------|-----------|
| <i>*Only the first 10 records are reflected below</i> |             |       |      |            |          |           |     |       |           |
| Code  | Description | Units | Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value |
|   |             |       |      |            |          |           |     |       |           |

| <b>Building Permits</b> |            |            |            |        |      |                       |             |         |  |
|-------------------------|------------|------------|------------|--------|------|-----------------------|-------------|---------|--|
| Roll Year               | Permit ID  | Issue Date | Comp Date  | Amount | Type | 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  |         |  |

| <b>Sales Information</b> |           |           |            |     |      |         |            | <b>Exemptions</b> |             |      |        |
|--------------------------|-----------|-----------|------------|-----|------|---------|------------|-------------------|-------------|------|--------|
| Instrument No            | Book/Page | Sale Date | Instr      | Q/U | Code | Vac/Imp | Sale Price | Code              | Description | Year | Amount |
| 2017098521               | 4999      | 2468      | 09-06-2017 | WD  | U    | M       | 100        |                   |             |      |        |
|                          | 4487      | 0835      | 05-30-2014 | WD  | U    | M       | 5,966,800  |                   |             |      |        |
|                          | 4295      | 0056      | 03-05-2013 | CT  | U    | U       | 113,000    |                   |             |      |        |
|                          | 3207      | 2432      | 06-02-2006 | WD  | Q    | Q       | 271,000    |                   |             |      |        |
| <b>Total</b>             |           |           |            |     |      |         |            |                   |             |      | 0.00   |

| <b>Value Summary</b> |            |            |              |              |            |             |            |             |               |  |
|----------------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|--|
| 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               | 242,659    | 0          | 312,659      | 46979        | 265680     | 0.00        | 265680     | 312659      | 304,793       |  |

\*\*\*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

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

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

Card # 1 of 1

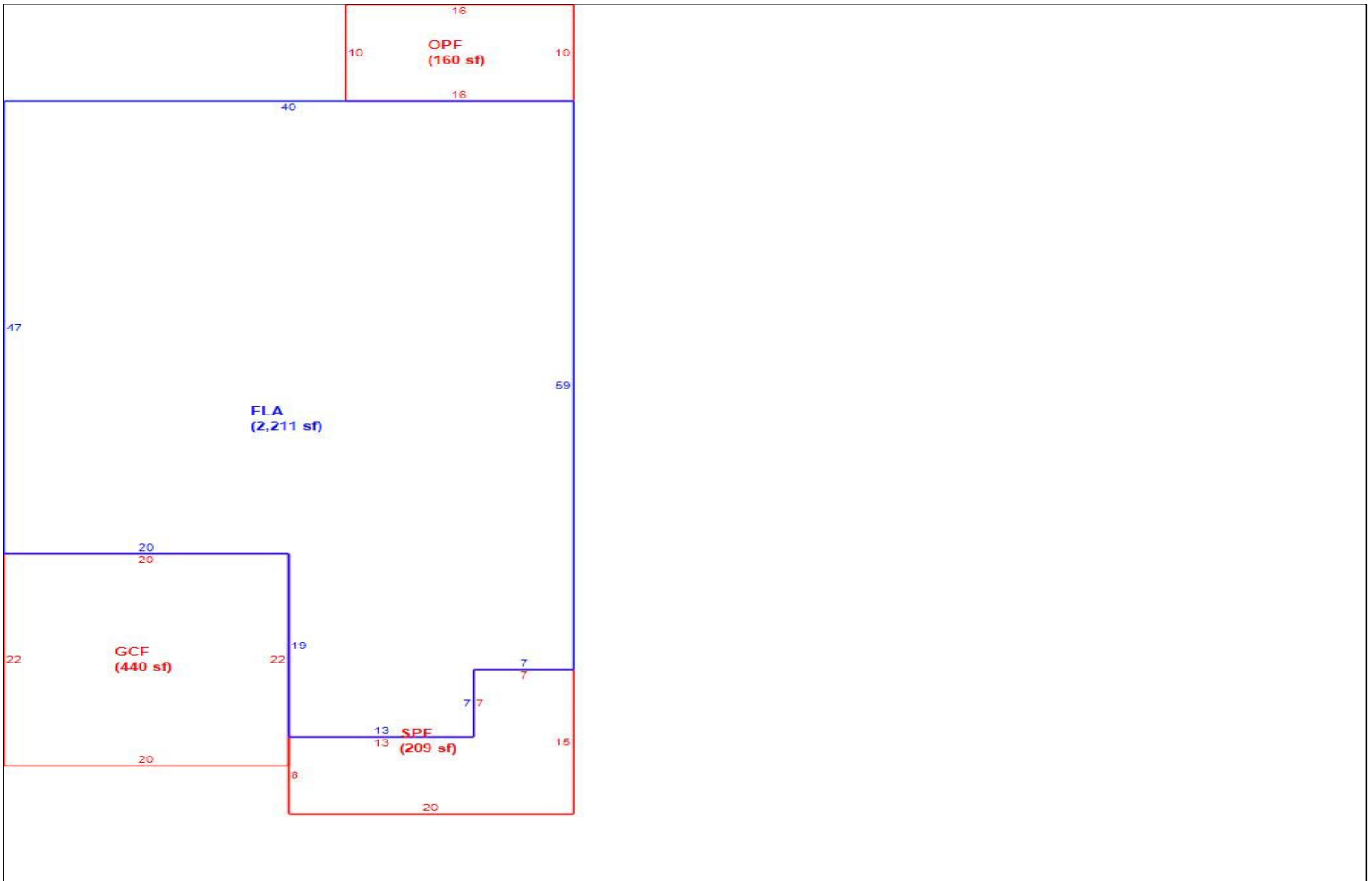
| Current Owner            |    |       |
|--------------------------|----|-------|
| CHMURA DOUGLAS & SUZAN A |    |       |
| 167 DAKOTA AVE           |    |       |
| GROVELAND                | FL | 34736 |

| Property Location           |               |                 |           |
|-----------------------------|---------------|-----------------|-----------|
| Site Address 167 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 136 ORB 6095 PG 293

| 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 279,982 Deprec Bldg Value 271,583 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 | 2,211      | 2,211     | 2211     | Effective Area     | 2211             | No Stories          | 1.00 | Full Baths | 2  |
| GAR                | GARAGE FINISH        | 0          | 440       | 0        | Base Rate          | 106.12           | Quality Grade       | 670  | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 160       | 0        | Building RCN       | 279,982          | Wall Type           | 03   | Heat Type  | 6  |
| SPF                | SCREEN PORCH FINIS   | 0          | 209       | 0        | Condition          | EX               | Foundation          | 3    | Fireplaces | 0  |
|                    |                      | % Good     |           |          | 97.00              | Functional Obsol |                     |      |            |    |
|                    |                      | 0          |           |          | Building RCNLD     | 271,583          | Roof Cover          | 3    | Type AC    | 03 |
| TOTALS             |                      | 2,211      | 3,020     | 2,211    |                    |                  |                     |      |            |    |



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

| Miscellaneous Features                         |                             |         |      |            |          |           |          |       |           |
|--|-----------------------------|---------|------|------------|----------|-----------|----------|-------|-----------|
| *Only the first 10 records are reflected below |                             |         |      |            |          |           |          |       |           |
| Code   | Description                 | Units   | Type | 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     |

| Building Permits |              |            |            |         |      |                         |             |         |  |
|------------------|--------------|------------|------------|---------|------|-------------------------|-------------|---------|--|
| Roll Year        | Permit ID    | Issue Date | Comp Date  | Amount  | Type | Description             | Review Date | CO Date |  |
| 2012             | 480-11-11BP  | 11-11-2011 | 04-10-2012 | 2,610   | 0003 | PLH                     | 04-10-2012  |         |  |
| 2012             | 487-11-12B   | 08-18-2011 | 04-10-2012 | 4,022   | 0003 | SEN                     | 04-10-2012  |         |  |
| 2012             | 318-11-08BEP | 08-04-2011 | 12-06-2011 | 22,000  | 0003 | POOL                    | 12-06-2011  |         |  |
| 2007             | 620-06-07B   | 06-30-2006 | 01-05-2007 | 104,861 | 0000 | SFR 3/BR 167 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     |  |
| 2023019021        | 6095 0293 | 02-15-2023 | WD    | Q   | 01   | I       | 400,000    | 024  | DISABILITY VETERAN TOT | 2024 | 306304     |  |
| 2022101558        | 5998 0622 | 07-21-2022 | WD    | U   | 37   | I       | 394,000    | 039  | HOMESTEAD              | 2024 | 25000      |  |
|                   | 3877 0641 | 02-19-2010 | WD    | U   | U    | I       | 110,000    | 059  | ADDITIONAL HOMESTEAD   | 2024 | 25000      |  |
|                   | 3853 0125 | 12-15-2009 | CT    | U   | U    | I       | 0          |      |                        |      |            |  |
|                   | 3329 2087 | 11-10-2006 | WD    | Q   | Q    | I       | 286,400    |      |                        |      |            |  |
| Total             |           |            |       |     |      |         |            |      |                        |      | 356,304.00 |  |

| 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        | 271,583    | 14,721     | 356,304      | 0            | 356304     | 356,304.00  | 0          | 0           | 347,744       |  |

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

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

2024-0570 Comp 2  
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 |

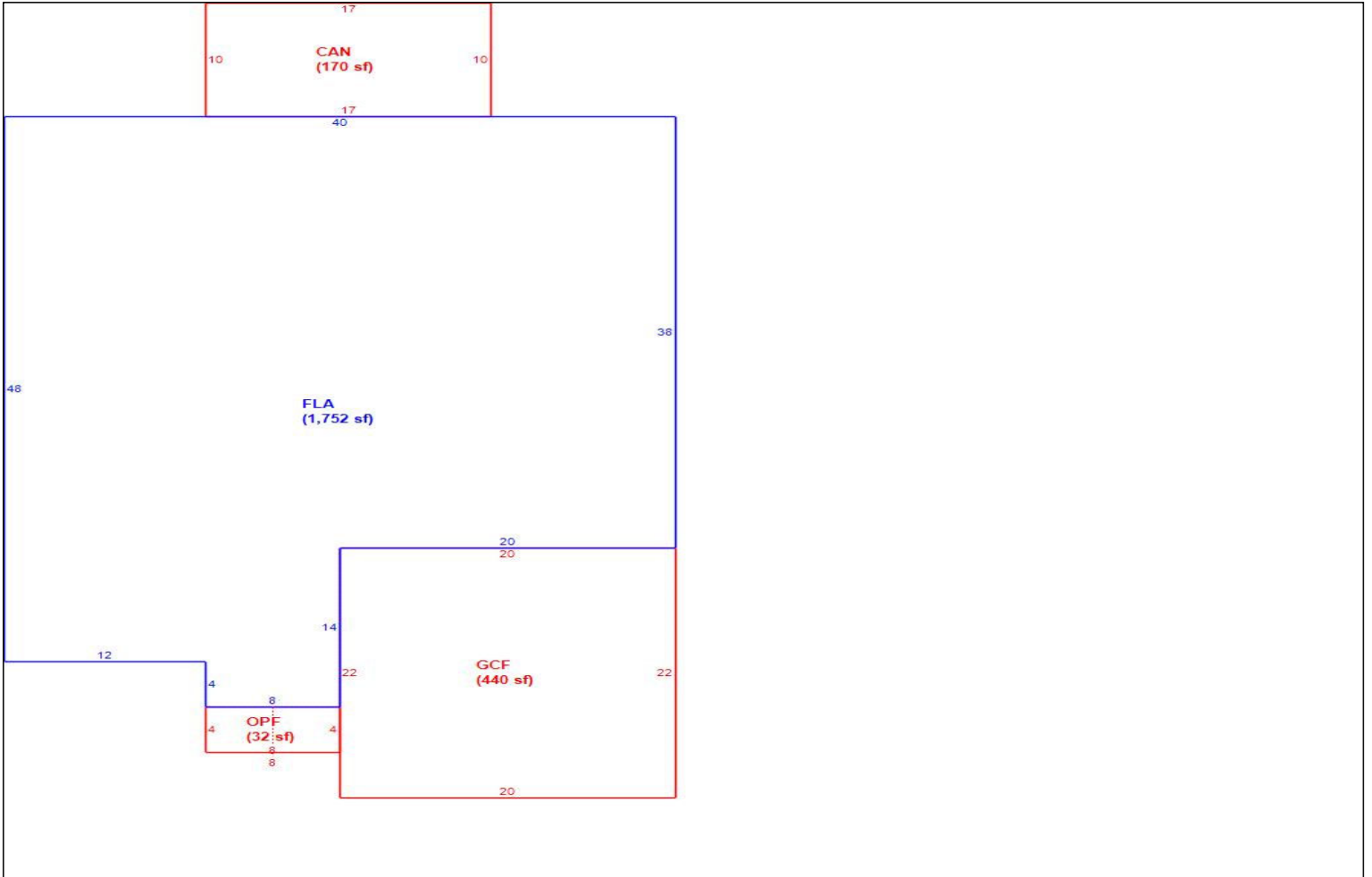
| Property Location |                |      |       |
|-------------------|----------------|------|-------|
| Site Address      | 145 DAKOTA AVE |      |       |
|                   | GROVELAND      | FL   | 34736 |
| Mill Group        | CHGR           | NBHD | 4492  |

| 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

| 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               | Roof Cover    | 3    | Type AC    | 03 |
|                    |                      |            |           |                    | Functional Obsol | 0                   |               |      |            |    |
| TOTALS             |                      | 1,752      | 2,394     | 1,752              | Building RCNLD   | 224,101             |               |      |            |    |

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

**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   | 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       |  |

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

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

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

Card # 1 of 1

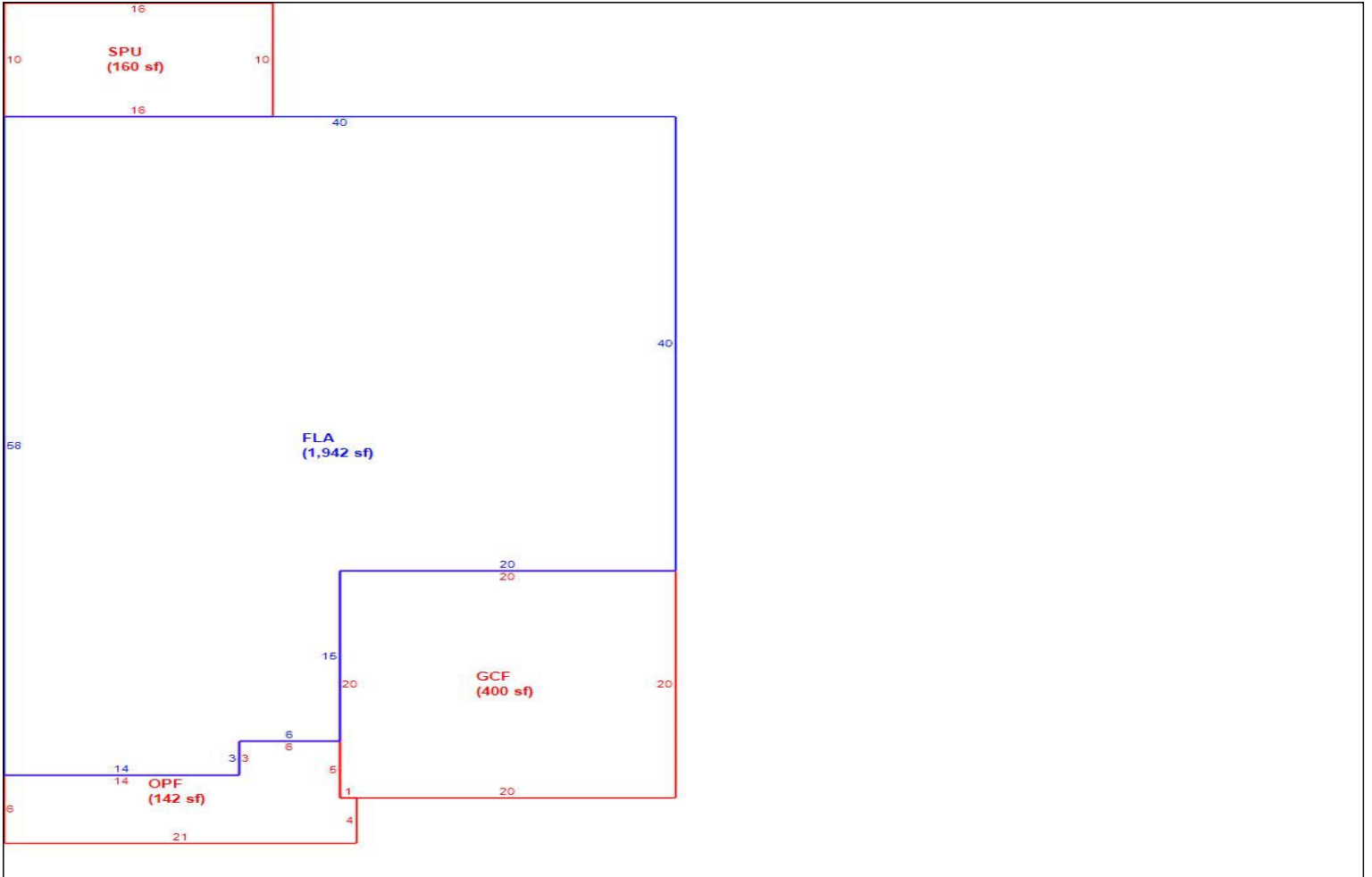
| Current Owner  |    |       |
|----------------|----|-------|
| MALYS MARK D   |    |       |
| 160 DAKOTA AVE |    |       |
| GROVELAND      | FL | 34736 |

| Property Location           |               |                 |           |
|-----------------------------|---------------|-----------------|-----------|
| Site Address 160 DAKOTA AVE |               |                 |           |
| GROVELAND                   |               | FL 34736        |           |
| Mill Group                  | CHGR          | NBHD            | 4492      |
| Property Use                |               | Last Inspection |           |
| 00100                       | SINGLE FAMILY | MHS             | 02-05-202 |

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

| 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 252,513 |
|        |       | Deprec Bldg Value | 244,938                  |
|        |       | 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     | 252,513             | Wall Type     | 03   | Heat Type  | 6  |
| SPU                | SCREEN PORCH UNFIN   | 0          | 160       | 0                  | Condition        | EX                  | Foundation    | 3    | Fireplaces | 0  |
|                    |                      | % Good     | 97.00     |                    | Functional Obsol | 0                   | Roof Cover    | 3    | Type AC    | 03 |
| TOTALS             |                      | 1,942      | 2,644     | 1,942              | Building RCNLD   | 244,938             |               |      |            |    |

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

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

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   | 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 |  |
| 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 DAKTOAAVE | 07-28-2006  |         |  |

| 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      | 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             |           |           |            |     |      |         |            |         |            |                      | 50,000.00 |        |

| 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        | 244,938    | 0          | 314,938      | 0            | 314938     | 50,000.00   | 264938     | 289938      | 307,073       |  |

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