



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3841822*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<i>2024-0571</i>	County	Lake
		Tax year	2024
		Date received	<i>9/12/24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: INV_HOME; THR Florida, LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	0322250200-000-10300 225 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 <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.155(5), F.S.) or change of ownership or control (s. 193.155(3), 193.155(4), or 193.155(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			

You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.

You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
  - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
  - the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0571	Alternate Key: 3841822	Parcel ID: 03-22-25-0200-000-10300
<b>Petitioner Name</b> Ryan, llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 225 PIMA TRL GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> THR florida lp	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
<b>1. Just Value, required</b>	\$ 298,322	\$ 298,322
<b>2. Assessed or classified use value, *if applicable</b>	\$ 256,700	\$ 256,700
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 256,700	\$ 256,700

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

**Last Sale Date** 5/30/2014      **Price:** \$5,966,800       Arm's Length  Distressed      Book 4487 Page 835

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3841822	3841855	3841844	3841748
<b>Address</b>	225 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>	\$166.47 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>	1,792	2,211	-20950	1,752	2000	1,942	-7500
<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. 11.5%	-40950	Net Adj. 0.7%	2000	-Net Adj. 2.4%	-7500
		Gross Adj. 11.5%	40950	Gross Adj. 0.7%	2000	Gross Adj. 2.4%	7500
<b>Adj. Sales Price</b>	Market Value <b>\$298,322</b>	Adj Market Value	<b>\$315,050</b>	Adj Market Value	<b>\$297,480</b>	Adj Market Value	<b>\$311,510</b>
	Value per SF 166.47						

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 12/10/2024**

2024-0571 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3841844	145 DAKOTA AVE GROVELAND	same sub
2	comp 1	3841855	167 DAKOTA AVE GROVELAND	same sub
3	comp 3	3841748	160 DAKOTA AVE GROVELAND	same sub
4	subject	3841822	225 PIMA TRL GROVELAND	-
5				
6				
7				
8				

Alternate Key 3841822  
Parcel ID 03-22-25-0200-000-10300

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

2024-0571 Subject  
PRC Run: 12/10/2024 By mshariff  
Card # 1 of 1

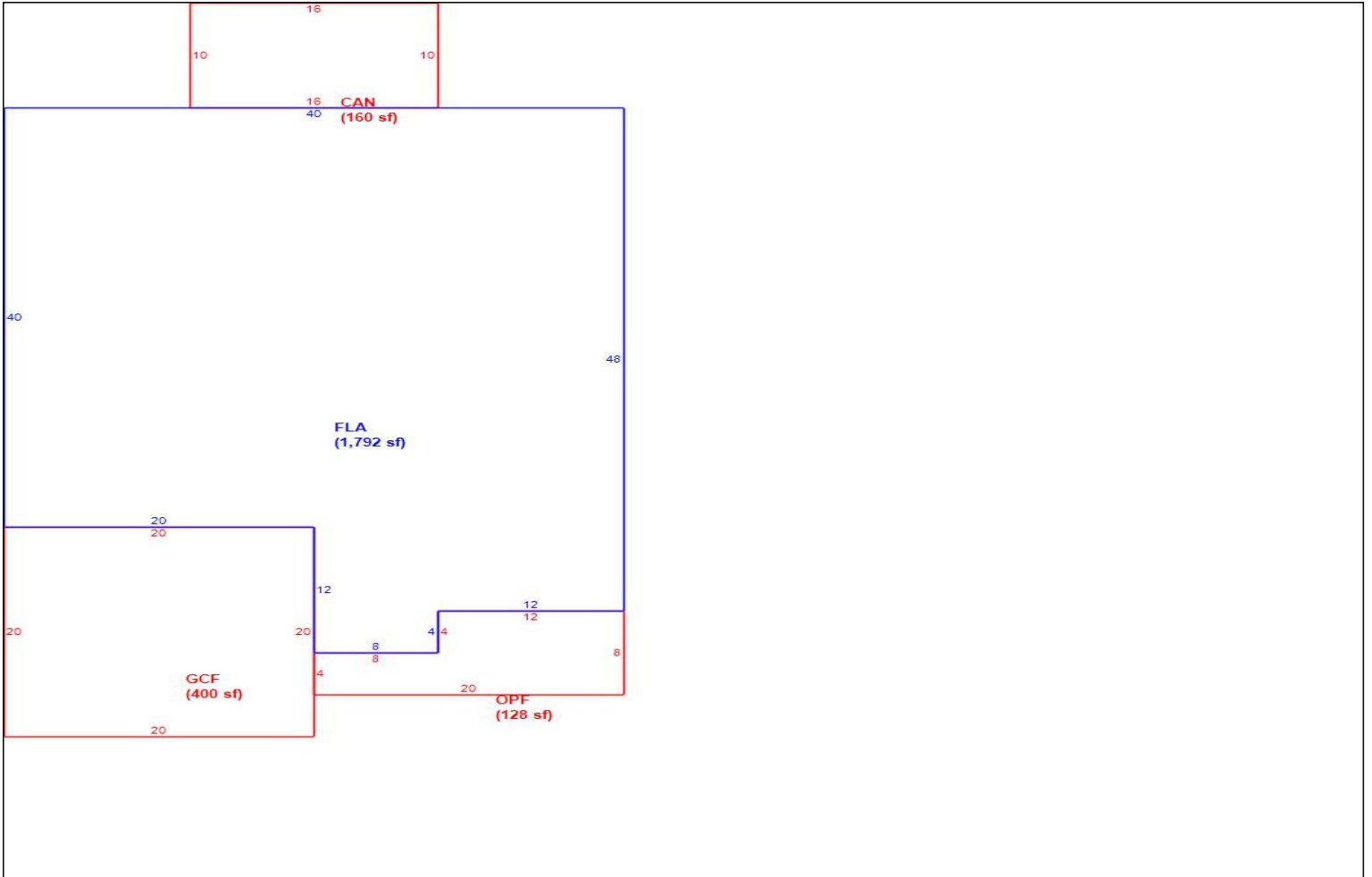
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location			
Site Address	225 PIMA TRL	FL	34736
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	01-24-201

**Legal Description**  
CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 103 ORB 5428 PG 379

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 235,383 Deprec Bldg Value 228,322 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	1,792	1,792	1792	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.98	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	128	0	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,792	2,480	1,792	0	Roof Cover	3	Type AC	03

Alternate Key 3841822  
 Parcel ID 03-22-25-0200-000-10300

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

2024-0571 Subject  
 PRC Run: 12/10/2024 By mshariff  
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	016-06-01B	01-01-2006	08-01-2006	84,394	0000	SFR 3/BR 225 PIMA TRL	08-01-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2020023993	5428	0379	01-17-2020	WD	U	11	I	100				
2017098521	4999	2468	09-06-2017	WD	U	M	I	100				
	4487	0835	05-30-2014	WD	U	M	I	5,966,800				
	4295	0019	03-05-2013	CT	U	U	I	107,000				
	3185	1049	04-27-2006	WD	Q	Q	I	266,500				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	228,322	0	298,322	41622	256700	0.00	256700	298322	291,040	

\*\*\*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

2024-0571 Comp 1  
PRC Run: 12/10/2024 By

Card # 1 of 1

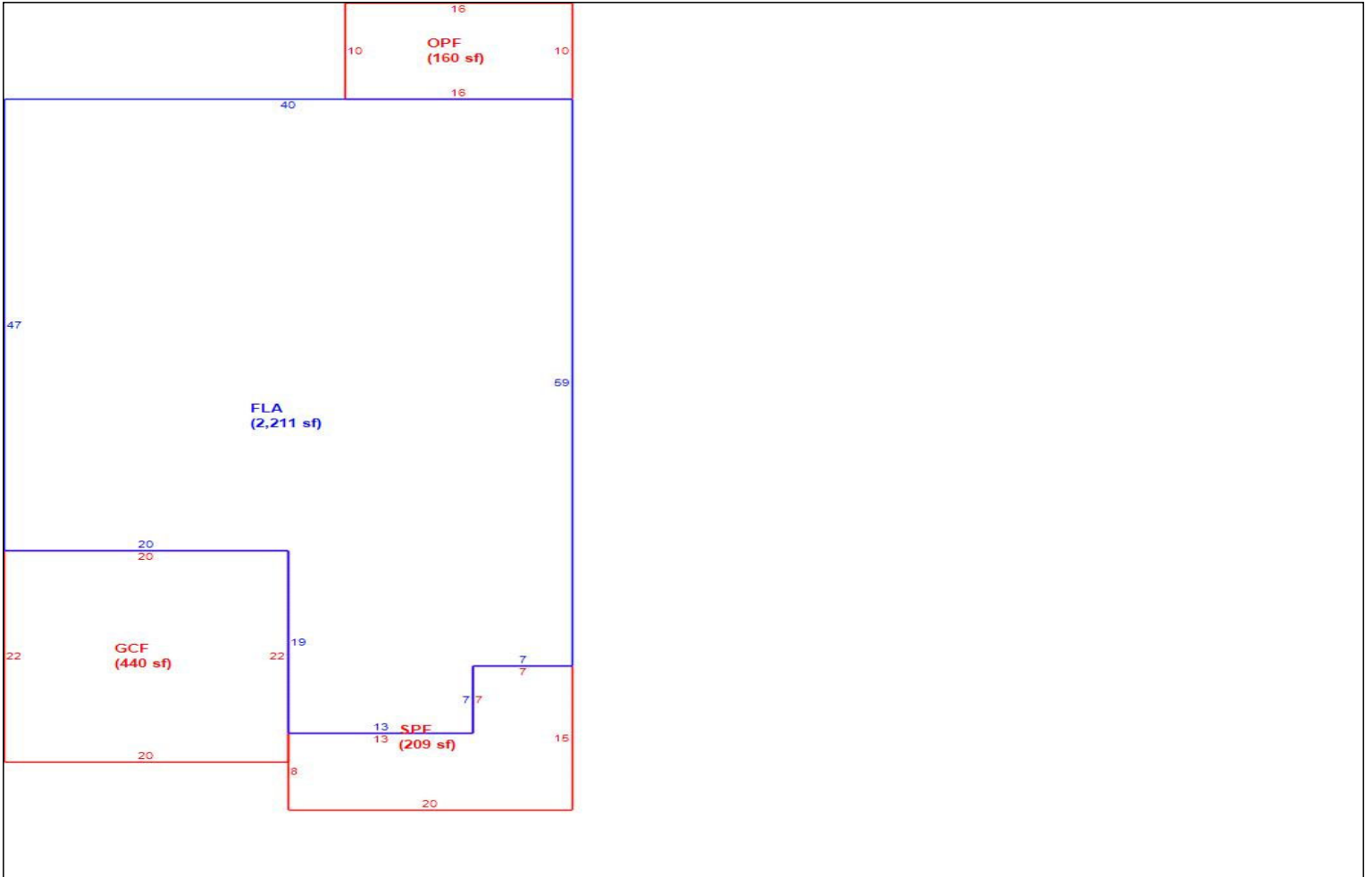
Current Owner		
CHMURA DOUGLAS & SUZAN A		
167 DAKOTA AVE		
GROVELAND	FL	34736

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		Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,211	2,211	2211	2006	2211	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0		106.12	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	160	0		279,982	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	209	0		EX	Foundation	3	Fireplaces	0
		% Good				97.00	Functional Obsol			0
		Condition				0	Building RCNLD	271,583	Roof Cover	3
		Functional Obsol				0			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

2024-0571 Comp 1  
PRC Run: 12/10/2024 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
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

<b>Building Permits</b>									
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		

<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
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					
<b>Total</b>												<b>356,304.00</b>

<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	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

2024-0571 Comp 2  
 PRC Run: 12/10/2024 By

Card # 1 of 1

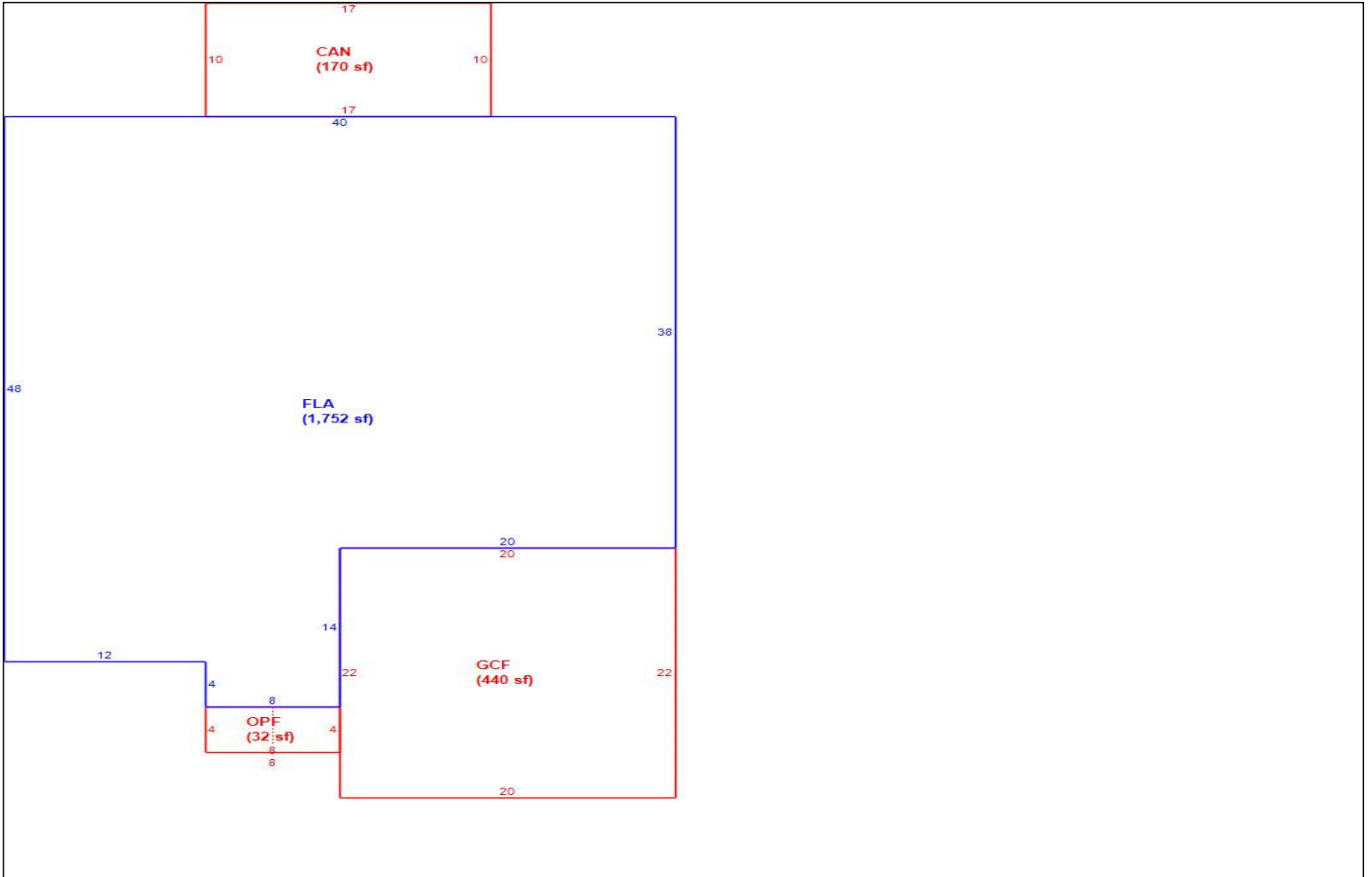
Current Owner		
RUBEN STEPHANIE D AND NATALIE N AUS		
145 DAKOTA AVE		
GROVELAND	FL	34736

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

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

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

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 231,032
Deprec Bldg Value 224,101		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,752	1,752	1752	Effective Area	1752	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	109.09	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN	231,032	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	170	0	Condition	EX	Foundation	3	Fireplaces	0
				% Good		97.00				
				Functional Obsol		0	Roof Cover	3	Type AC	03
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

2024-0571 Comp 2  
 PRC Run: 12/10/2024 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	

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

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

2024-0571 Comp 3  
 PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
MALYS MARK D		
160 DAKOTA AVE		
GROVELAND	FL	34736

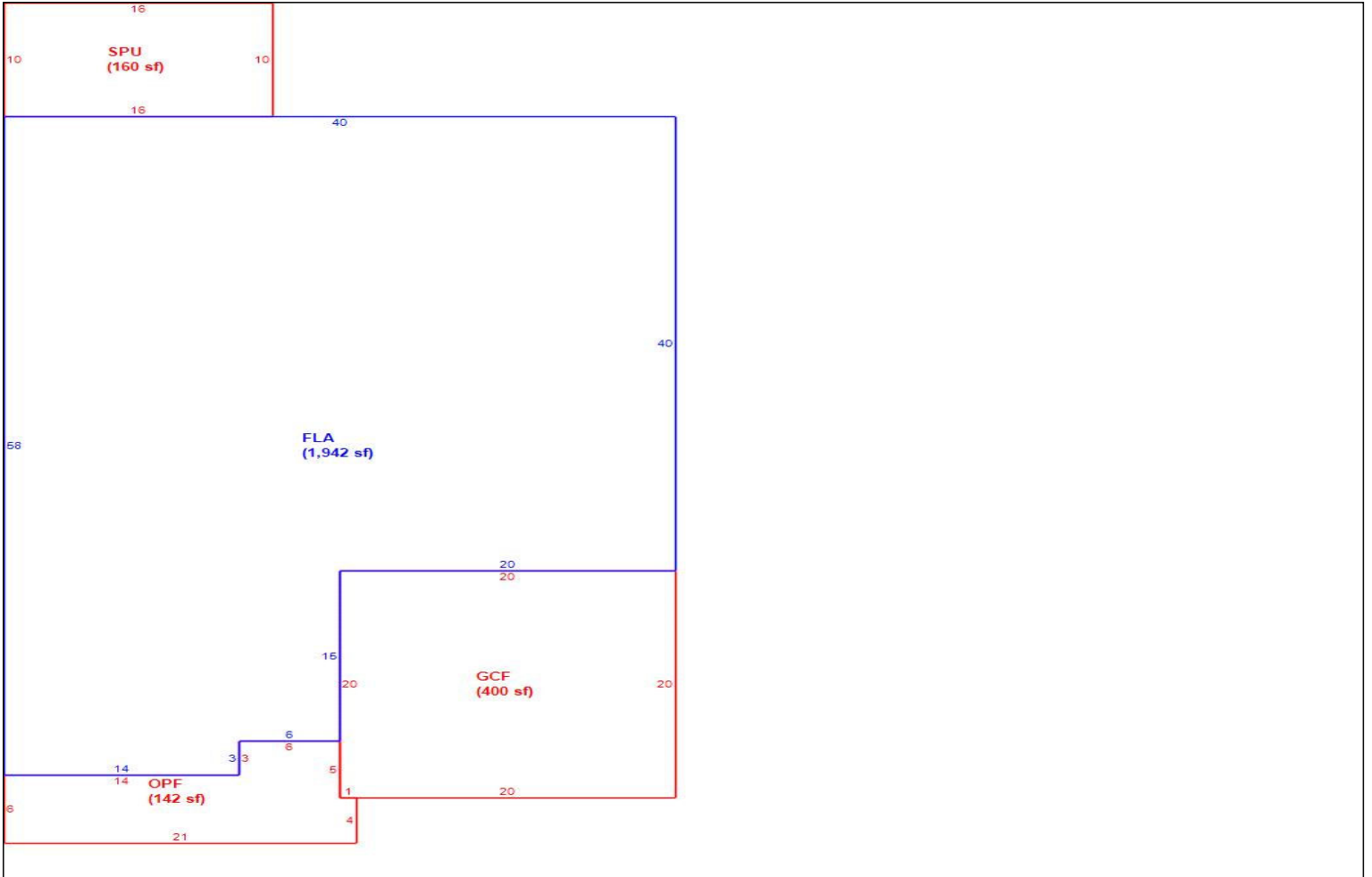
Property Location			
Site Address	160 DAKOTA AVE		
	GROVELAND	FL	34736
Mill Group	CHGR	NBHD	4492

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		
TOTALS		1,942	2,644	1,942	Building RCNLD	244,938	Roof Cover	3	Type AC	03

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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 DAKTOA AVE	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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