



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3861917*

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

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # <i>2024-0578</i>	County Lake	Tax year 2024	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer information			
Taxpayer name: INV_HOME; 2018-4 IH Borrower 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 #	0419240900-000-07301 602 Mary Sue St
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.)			
Type of Property <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			
PART 2: Reason for Petition 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. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(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

Petition # 2024-0578	Alternate Key: 3861917	Parcel ID: 04-19-24-0900-000-07301
Petitioner Name Ryan, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 602 MARY SUE ST FRUITLAND PARK	<input type="checkbox"/> Check if Multiple Parcels
Owner Name INV-HOME; 2018 IH Borrow LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 152,650	\$ 152,650
2. Assessed or classified use value, *if applicable	\$ 107,850	\$ 107,850
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 107,850	\$ 107,850

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

Last Sale Date 5/8/2009 **Price:** \$100,000 Arm's Length Distressed Book 3769 Page 192

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3861917	1520886	1433134	1287367
Address	602 MARY SUE ST FRUITLAND PARK	506 MARY SUE ST FRUITLAND PARK	706 JAMES AVE FRUITLAND PARK	506 COLLEGE AVE FRUITLAND PARK
Proximity				
Sales Price		\$250,000	\$245,000	\$299,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.80%	2.00%
Adjusted Sale		\$212,500	\$210,210	\$260,130
\$/SF FLA	\$138.27 per SF	\$145.75 per SF	\$150.15 per SF	\$192.83 per SF
Sale Date		12/22/2023	10/13/2023	7/7/2023
Terms of Sale		<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
Fla SF	1,104	1,458	-17700	1,400	-14800	1,349	-12250
Year Built	1971	1971		1971		1976	
Constr. Type	BLK	BLK		BLK		BR/BLK/STU	-10000
Condition	VG	VG		VG		VG	
Baths	1.1	1.1		1.1		2.0	-5000
Garage/Carport	NONE	CPF	-5000	NONE		GAR 3.0	-20000
Porches	OPF	OPF/SPU	-5000	OPU/SPF	-2500	OPF/SPU	-7500
Pool	N	N	0	N	0	Y	-20000
Fireplace	0	0	0	0	0	1	-2500
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size	LOT	LOT		LOT		LOT	
Location	NBHD	NBHD		NBHD		NBHD	
View	House	House		House		House	
		-Net Adj. 13.0%	-27700	-Net Adj. 8.2%	-17300	-Net Adj. 29.7%	-77250
		Gross Adj. 13.0%	27700	Gross Adj. 8.2%	17300	Gross Adj. 29.7%	77250
Adj. Sales Price	Market Value \$152,650	Adj Market Value	\$184,800	Adj Market Value	\$192,910	Adj Market Value	\$182,880
	Value per SF 138.27						

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.

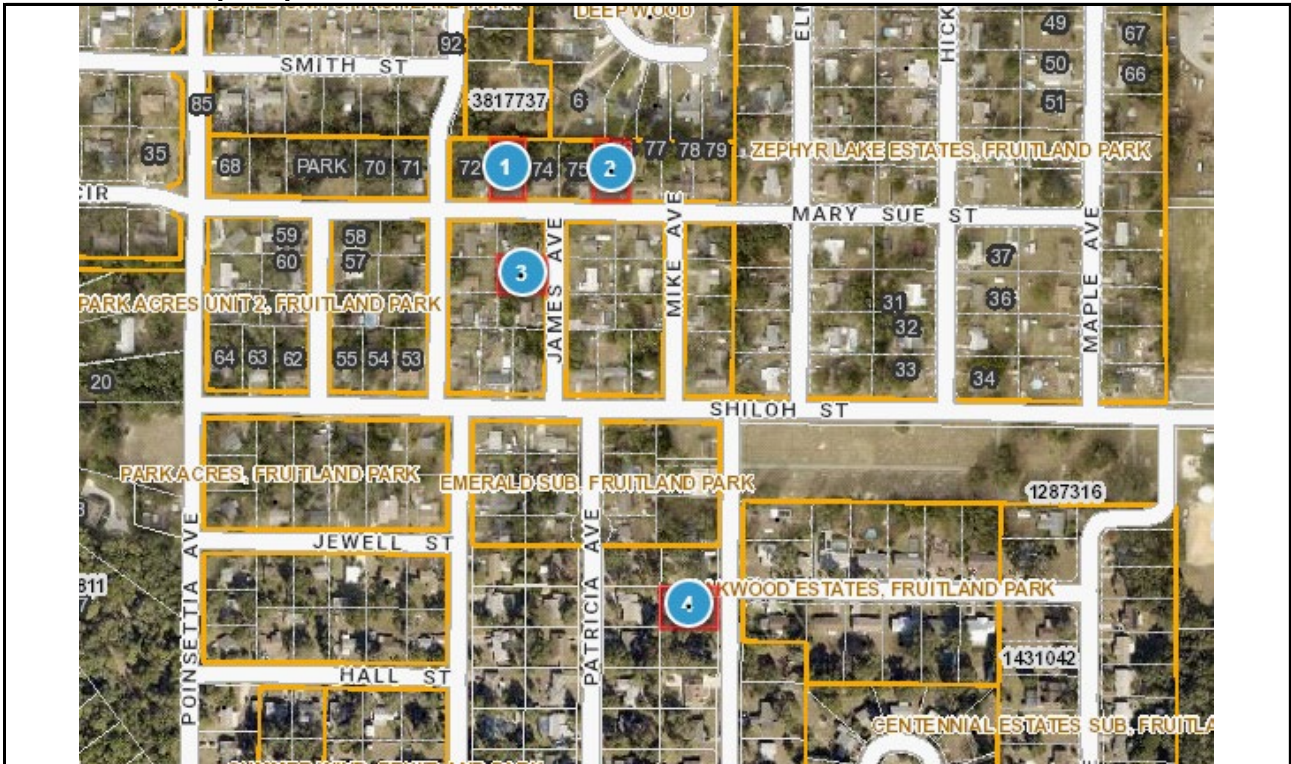
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: AFH

DATE 11/26/2024

2024-0578 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3861917	602 MARY SUE ST FRUITLAND PARK	-
2	comp 1	1520886	506 MARY SUE ST FRUITLAND PARK	0
3	comp 2	1433134	706 JAMES AVE FRUITLAND PARK	0
4	comp 3	1287367	506 COLLEGE AVE FRUITLAND PARK	0
5				
6				
7				
8				

Alternate Key 3861917
Parcel ID 04-19-24-0900-000-07301

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0578 Subject
PRC Run: 12/16/2024 By

Card # 1 of 1

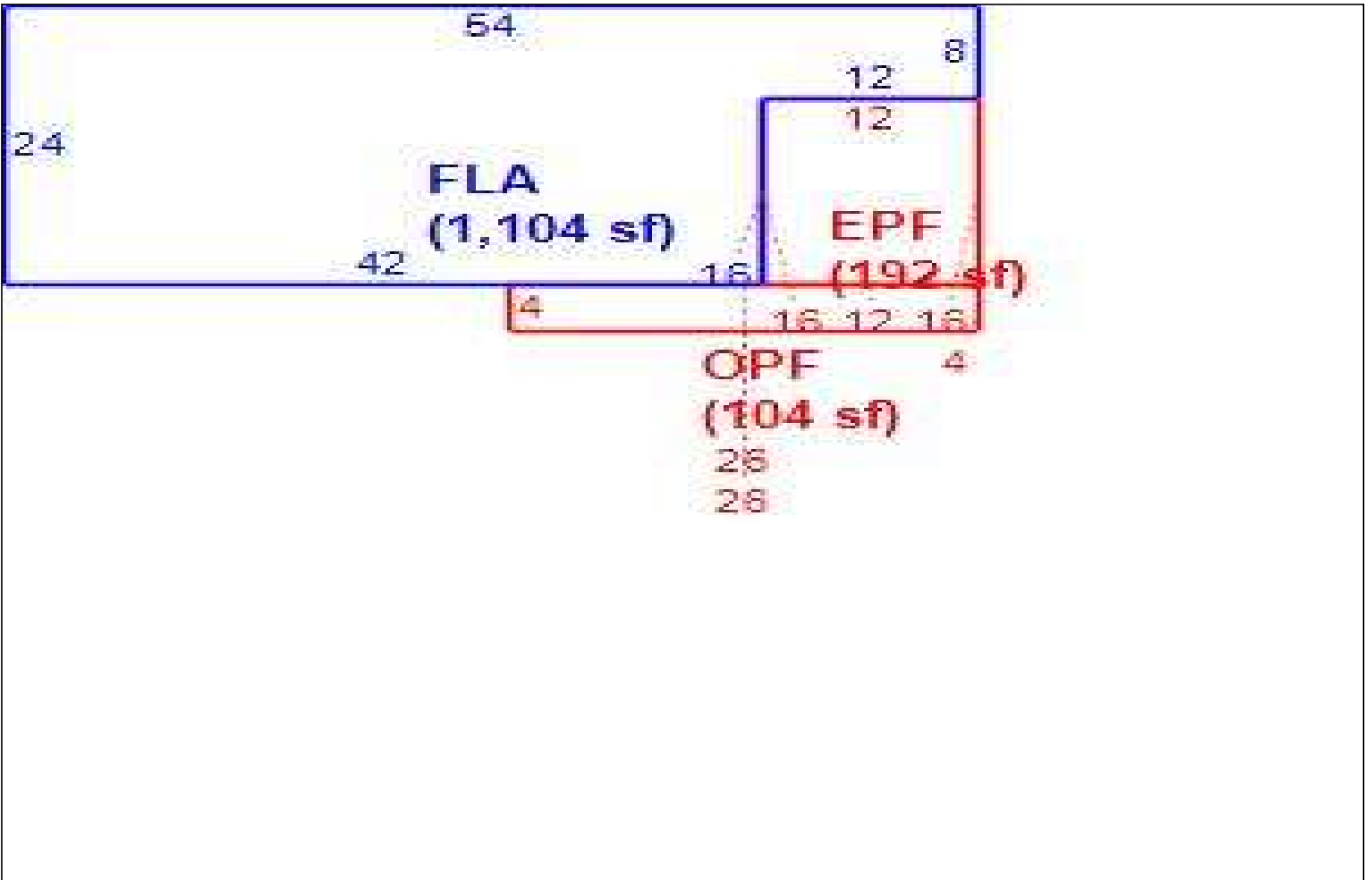
Current Owner		
2018-4 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address	602 MARY SUE ST FRUITLAND PARK FL 34731		
Mill Group	00F2	NBHD	0563
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	05-04-202

Legal Description
FRUITLAND PARK, PARK ACRES UNIT 2 LOT 73 PB 15 PG 11 ORB 5196 PG 2021

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	85	150		12,750.00 FD	420.00	1.0554	1.15	1.000	1.000	0	43,329
Total Acres		0.29		JV/Mkt		0		Total Adj JV/Mkt		43,329		
Classified Acres		0		Classified JV/Mkt		43,329		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 127,117 Deprec Bldg Value 109,321 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	192	0	1971	1104	93.73	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	1,104	1,104	1104				Quality Grade	640	Half Baths	1
OPF	OPEN PORCH FINISHE	0	104	0	127,117			Wall Type	02	Heat Type	6
TOTALS		1,104	1,400	1,104	Condition VG			Foundation	3	Fireplaces	0
					% Good 86.00			Roof Cover	3	Type AC	03
					Functional Obsol 0	109,321					
					Building RCNLD						

Alternate Key 3861917
 Parcel ID 04-19-24-0900-000-07301

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0578 Subject
 PRC Run: 12/16/2024 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	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2018131943	5196	2021	11-07-2018	WD	U	M	I	0				
	4641	1131	06-11-2015	WD	U	M	I	100				
	4354	1730	04-11-2013	CT	U	U	I	100				
	4318	1449	04-11-2013	CT	U	U	I	39,000				
	3769	0192	05-08-2009	WD	Q	Q	I	100,000				
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	
43,329	109,321	0	152,650	34020	118630	0.00	118630	152650	152,650	

Parcel Notes

3410/1423 DANA & JANET MARSHALL TO RICKY J KEENAN
 07 THIS PARCEL CREATED FROM AK1433347 BECAUSE 3410/1423 DEED LEGAL LESSED OUT MINERAL RIGHTS BLDG MOVED HERE FROM AK1433347

3769/192 RICKY J KEENAN AND DANA & JANET MARSHALL TO STANLEY K HITCHCOCK SINGLE
 09 AK1433347 COMBINED WITH THIS AK PER SK 051309

4318/1449 CT VS STANLEY K HITCHCOCK ET AL PROP SOLD TO COLFIN A1-FL 4 LLC
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 073013

4354/1730 AMENDED CT VS STANLEY K HITCHCOCK ET AL SOLD TO COLFIN AI-FL 4 LLC
 14VAB PETITION 2014-083 TJW 091614

14VAB PETITION 2014-083 WITHDRAWN NO CHANGE TJW 010615

4641/1131 COLFIN AI-FL 4 LLC TO CAH 2015-1 BORROWER LLC
 4641/1131 M SALE INCL OVER 25 PARCELS IN MULTI SUBS AND M&B

16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB 080516

18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218

5196/2021 2018-4 IH BORROWER LP AS SUCC BY MERGER WITH CAH 2015-1 BORROWER LLC AND CSH 2016-1 BORROWER LLC TO 2018-4 IH BORROWER LP

5196/2021 M SALE INCL 20 PARCELS IN MULTIPLE SUBS AND M&B

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 1520886
 Parcel ID 04-19-24-0900-000-07600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0578 Comp 1
 PRC Run: 12/16/2024 By

Card # 1 of 1

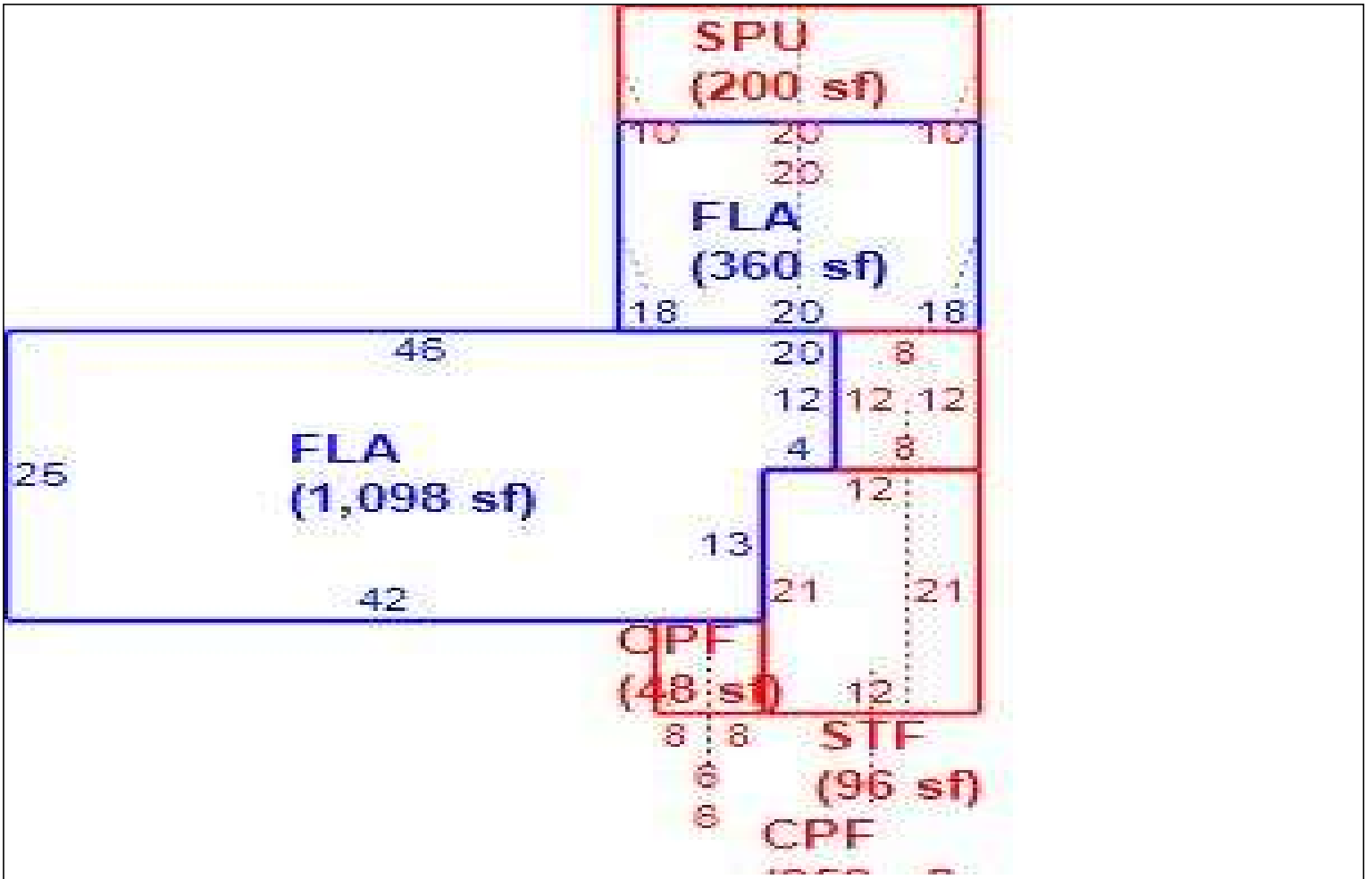
Current Owner			
DE JESUS DAVILA MIGUEL & MARIA CRISTI			
506 MARY SUE ST			
FRUITLAND PARK	FL	34731	

Property Location			
Site Address 506 MARY SUE ST			
FRUITLAND PARK FL 34731			
Mill Group	00F2	NBHD	0563
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	05-04-202

Legal Description
FRUITLAND PARK, PARK ACRES UNIT 2 LOT 76 PB 15 PG 11 ORB 6264 PG 463

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	85	150		12,750.00 FD	420.00	1.0554	1.15	1.000	1.000	0	43,329
Total Acres		0.29		JV/Mkt		0		Total Adj JV/Mkt		43,329		
Classified Acres		0		Classified JV/Mkt		43,329		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 160,048 Deprec Bldg Value 137,641 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
CPF	CARPORT FINISHED	0	252	0	1971	1458	92.08	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	1,458	1,458	1,458				Quality Grade	640	Half Baths	1
OPF	OPEN PORCH FINISHE	0	48	0				Wall Type	02	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	200	0				Foundation	3	Fireplaces	0
STF	STORAGE ROOM FINIS	0	96	0				Roof Cover	3	Type AC	03
TOTALS		1,458	2,054	1,458							

Alternate Key 1520886
Parcel ID 04-19-24-0900-000-07600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0578 Comp 1
PRC Run: 12/16/2024 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
UBU1	UTILITY BLDG UNFINISHED	190.00	SF	4.00	1972	1972	760.00	40.00	304
UBU2	UTILITY BLDG UNFINISHED	64.00	SF	6.25	2012	2012	400.00	40.00	160

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	2012-05-56B	05-01-2012	10-22-2012	1,900	0003	SHED			
2012	2011-08-140B	08-25-2011	03-30-2012	1,200	0002	RMV ADDED WALLS IN CARPORT	03-30-2012		
1991	90-50	04-01-1990	12-01-1990	1,400	0000	REROOF			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023157387	6264	0463	12-22-2023	WD	Q	01	I	250,000	039	HOMESTEAD	2024	25000
	4104	1530	12-14-2011	WD	U	U	I	53,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3705	2328	11-17-2008	WD	U	U	I	100				
	0521	0148	08-10-1973	WD	U	U	I	0				
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	
43,329	137,641	464	181,434	0	181434	50,000.00	131434	156434	181,454	

Parcel Notes

521/148 HUD TO RICHARD S & MARGARET D MC CUEN HW
 88 NBHD CHGD FROM 3714
 90 ADD SPU06 PAP 32291
 98X RICHARD SPALDING MC CUEN DECEASED 11197 DC
 02 EAG FROM 3 EJB 061102
 03 UPDATE SUB EJB 051503
 3705/2328 MARGARET D MC CUEN LE REM MAUREEN S TAMBASCO AND DOUGLAS R MC CUEN JTWROS
 11X MARGARET D MC CUEN 86 DECEASED 080611 FL DEATH LIST
 4104/1530 MAUREEN S TAMBASCO AND DOUGLAS R MC CUEN TO LAMBERTO & DAWN KAY ORTEGA HW
 12X LAMBERTO & DAWN ORTEGA APP FOR HX ALL CREDENTIALS HAVE DATE AFTER 010112 SENT LETTER REQUESTING AFR CMD 031512
 4139/2431 LK CO AFFIDAVIT OF FL RESIDENT FOR DAWN & LAMBERTO ORTEGA 122911
 12FC NEW WINDOWS CHG EPB3 TO CPF3 JSB 033012
 13FC ADD UBU TO MISC JSB 102212
 6264/463 LAMBERTO & DAWN KAY ORTEGA TO MIGUEL DE JESUS DAVILA & MARIA CRISTINA DE JESUS HW
 24CC SUBMITTED HX APP ACS 021424

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Alternate Key 1433134
Parcel ID 04-19-24-0900-000-04200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0578 Comp 2
PRC Run: 12/16/2024 By

Card # 1 of 1

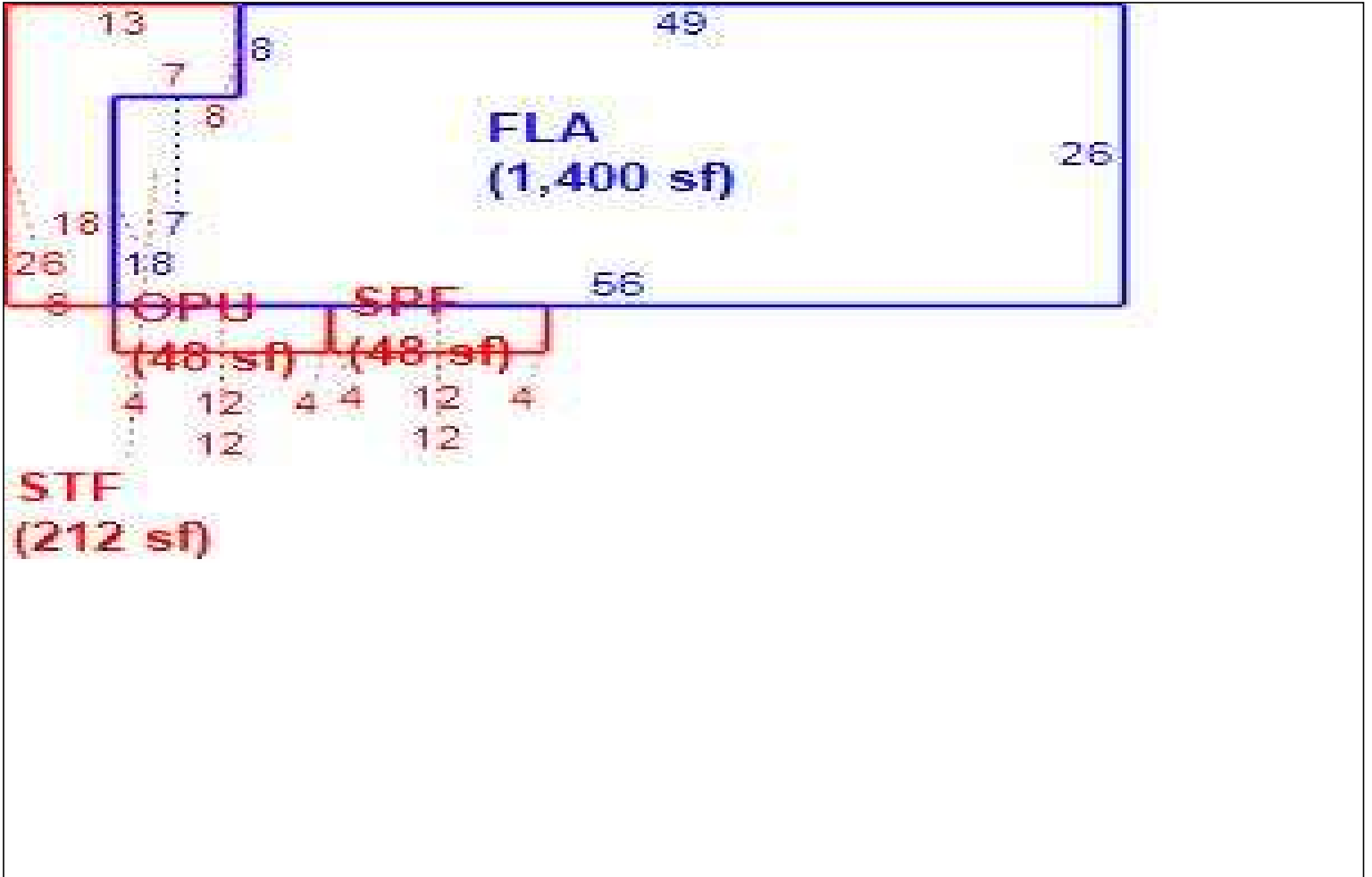
Current Owner		
EQUITY TRUST COMPANY CUSTODIAN		
23447 SERENE MEADOW DR S		
BOCA RATON	FL	33428

Property Location			
Site Address 706 JAMES AVE			
FRUITLAND PARK FL 34731			
Mill Group	00F2	NBHD	0563
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	04-28-202

Legal Description
FRUITLAND PARK, PARK ACRES UNIT 2 LOT 42 PB 15 PG 11 ORB 6228 PG 309

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	88	120		10,560.00 FD	420.00	0.9692	1.15	1.000	1.000	0	41,195	
Total Acres		0.24		JV/Mkt		0		Total Adj JV/Mkt		41,195			
Classified Acres		0		Classified JV/Mkt		41,195		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 153,563 Deprec Bldg Value 148,956 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	1,400	1,400	1400	1971	No Stories	1.00	Full Baths	1
OPU	OPEN PORCH UNFINIS	0	48	0	92.85	Quality Grade	640	Half Baths	1
SPF	SCREEN PORCH FINIS	0	48	0	153,563	Wall Type	02	Heat Type	6
STF	STORAGE ROOM FINIS	0	212	0	EX	Foundation	2	Fireplaces	0
TOTALS		1,400	1,708	1,400	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	148,956			

Alternate Key 1433134
Parcel ID 04-19-24-0900-000-04200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0578 Comp 2
PRC Run: 12/16/2024 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
DGF1	DETACHED GARAGE	540.00	SF	15.00	1977	1977	8100.00	60.00	4,860

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023127862	6228 0309	10-13-2023	WD	Q	01	I	245,000					
2016055573	4786 0423	05-26-2016	WD	Q	Q	I	137,000					
	4716 2329	11-11-2015	WD	U	U	I	47,000					
	4672 1796	08-07-2015	WD	U	U	I	100					
	4657 0839	07-15-2015	CT	U	U	I	6,000					
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	
41,195	148,956	4,860	195,011	0	195011	0.00	195011	195011	195,011	

Parcel Notes

88 NBHD CHANGED FROM 3714
 94X MARTHA JANE FAHS 60 DECEASED 032194 NEWS
 03 UPDATE SUB EJB 051503
 13X DAVID SHEFFIELD REMOVE HX PER RENEWAL CARD KM 052313
 4657/839 CT VS DAVID LEE SHEFFIELD PROP SOLD TO WELLS FARGO BANK NA
 4672/1796 WELLS FARGO BANK NA TO SECRETARY OF VA
 4716/2329 SEC OF VA TO GLOBAL PROPERTY INVESTMENT GROUP LLC
 4786/423 GLOBAL PROPERTY INVESTMENT GROUP LLC TO DYLAN J BROWN SINGLE AND CAREY LEE MURRAY SINGLE ONLY
 16X COURTESY HX CARD SENT 062016
 17X COURTESY HX CARD SENT 122216
 17IT PER LISTING SCANNED OVER 50000 IN RENOVATIONS HOME IS COMPLETELY REDONE ADDED PERMIT TO CK IMPS TO REAR OF SFR
 EAG FROM 3 COND FROM 2 QG FROM 400 ADD A/C ADT 030117
 18X HX RECEIPT RETURNED NOT DELIVERABLE AS ADDRESSED DL & VOTER OKAY FOR CAREY MURRAY DL SHOWS NEW ADDR FOR DYLAN
 BROWN SEND OUT LTR TO DYLAN BROWN & REDUCE HX TO 50% & CORRECT SS# FOR CAREY MURRAY RRB 032018
 21X RECEIVED COPY OF MARRIAGE LIC AND REQUEST TO CHANGE CAREY MURRAYS NAME UPDATE SS SCREEN SENT TO TRA LD 031521
 21 CAREY LEE MURRAY MARRIED MATTHEW MICHAEL SIMONDS ON 010921 PER ML JLB 031521
 18DS RESEARCH RETURNED MAIL AND QUERIED 590230844 IN ERROR RRB 032018
 18DS RESEARCH RETURNED MAIL RRB 032018
 23TR VACANT 706 JAMES AVE FRUITLAND PARK FL 34731 ACS 090523
 6228/309 DYLAN J BROWN AND CAREY LEE SIMONDS TO EQUITY TRUST COMPANY CUSTODIAN FBO SUZAN BARAM IRA

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Alternate Key 1287367
 Parcel ID 04-19-24-0003-000-07100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0578 Comp 3
 PRC Run: 12/16/2024 By

Card # 1 of 1

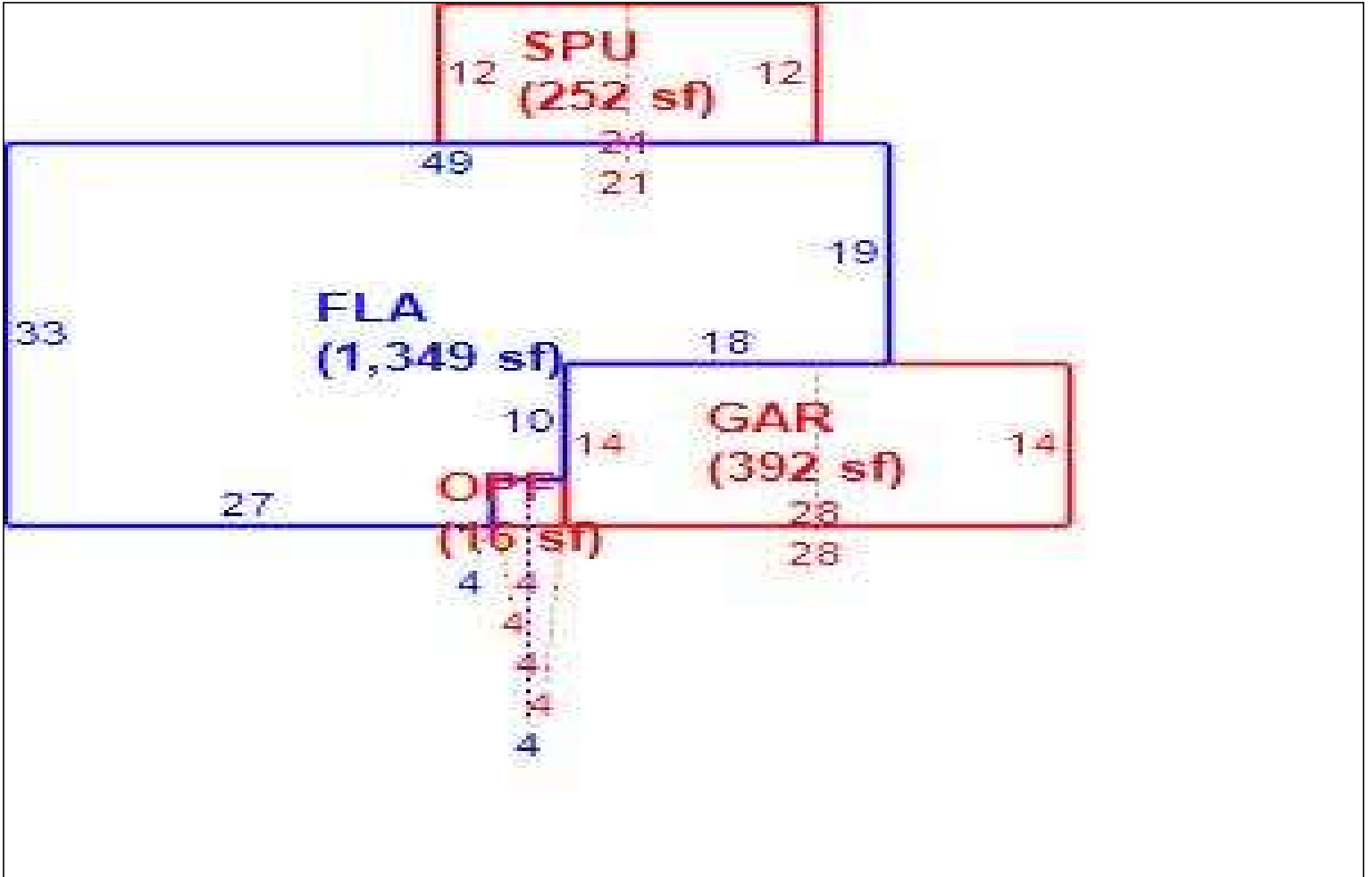
Current Owner		
GARCIA OMAR A & VIVIANA ORTIZ FIGUER		
506 COLLEGE AVE		
FRUITLAND PARK	FL	34731

Property Location			
Site Address 506 COLLEGE AVE			
FRUITLAND PARK FL 34731			
Mill Group	00F2	NBHD	0563
Property Use		Last Inspection	
00100	SINGLE FAMILY	SAD	01-01-202

Legal Description
 FROM SE COR OF NE 1/4 OF SE 1/4 OF NE 1/4 OF SW 1/4 RUN W 30 FT, N 464.18 FT FOR POB, RUN N 100 FT, W 141.1 FT, S 100 FT, E 141.1 FT TO POB ORB 6175 PG 2342

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	100	141		14,100.00 FD	420.00	1.0305	1.15	1.000	1.000	0	49,773
Total Acres		0.32		JV/Mkt		0		Total Adj JV/Mkt		49,773		
Classified Acres		0		Classified JV/Mkt		49,773		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 170,888 Deprec Bldg Value 146,964 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	1,349	1,349	1349	1976	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	392	0	99.65	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0	170,888	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	252	0	VG	Foundation	3	Fireplaces	1
TOTALS		1,349	2,009	1,349	86.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					146,964				

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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
UBU2	UTILITY BLDG UNFINISHED	288.00	SF	6.25	1999	1999	1800.00	40.00	720
UCP2	CARPORT/POLE SHED UNFINISHE	240.00	SF	5.25	2011	2011	1260.00	67.50	851
UBU2	UTILITY BLDG UNFINISHED	160.00	SF	6.25	1999	1999	1000.00	40.00	400
POL2	SWIMMING POOL - RESIDENTIAL	364.00	SF	35.00	2011	2011	12740.00	85.00	10,829
PLD2	POOL/COOL DECK	522.00	SF	5.38	2011	2011	2808.00	70.00	1,966
UBF3	UTILITY BLDG FINISHED	160.00	SF	10.50	2020	2020	1680.00	90.00	1,512

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	20-0774	09-14-2020	03-05-2021	5,146	0003	SHED	03-05-2021		
2018	BD17-1271	08-30-2017	05-18-2018	5,619	0002	REPL WINDOWS 12	05-21-2018		
2013	2012-08-125B	08-22-2012	02-27-2013	5,175	0002	REROOF	02-28-2013		
2012	2011-12-181B	11-30-2011	03-29-2012	26,406	0003	POL	03-29-2012		
2005	200406-118	06-25-2004	02-07-2005	1,500	0000	ADD ON EXISTING SLAB			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023084504	6175	2342	07-07-2023	WD	Q	01	I	299,000			
	2294	0713	04-02-2003	WD	U	U	I	60,000			
	2294	0719	03-24-2003	WD	U	U	I	0			
	2294	0716	03-24-2003	WD	U	U	I	0			
	1114	0103	06-01-1991	WD	Q	Q	I	59,900			
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	
49,773	146,964	16,278	213,015	0	213015	0.00	213015	213015	213,088	

Parcel Notes

88 NBHD CHANGED FROM 3236
 02 CECIL RUSSELL WEBB AGE87 DECEASED 122702 NEWS
 03 ROBERTA S WEBB DECEASED 122598 PER ATT SEWELL
 2294/0713 0716 0719 TO TIMOTHY W & PATRICIA M SMITH HW
 05FC CAN4 TO SPU ADD UBU NPA EJP 020705
 08 LOC FROM 145 EAG FROM 1 COND FROM 3 FD 120707
 12 NBHD FROM 568 LOC FROM 178 FD 021312
 12FC CHG SPF4 TO SPU4 QG FROM 350 ADD UCP UBU POL AND PLD TO MISC JSB 032912
 13FCL NEW ROOF NO OTHER CHGS JNH 022713
 13IT QG FROM 500 MHS 041613
 18IT SKETCH OK NEW WINDOWS JDB 051818
 20CC SUBMITTED SOS APP WILL SUBMIT 2019 TAX RETURN NT 022420
 20CC RECEIVED 2019 INCOME KCH 030420
 21IT SFR GOOD COND NEW SHED INSTALLED CO 111720 SAD 030521
 18DS HX REVIEW & CORR SS# RRB 081718
 6175/2342 TIMOTHY W SMITH & PATRICIA M SMITH AKA PATRICIA M COPE-SMITH TO OMAR ALEXIS GARCIA & VIVIANA ORTIZ FIGUEROA HW

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