



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 19/8711

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 #	<u>2024-0583</u>	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2018-3 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 #	0619260100-003-00A00 35605 Cedar Ln
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 checked="" type="checkbox"/> 5 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 # 2024-0583	Alternate Key: 1818711	Parcel ID: 06-19-26-0100-003-00A00
Petitioner Name ROBERT PEYTON, 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 35605 CEDAR LN LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-3 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 289,562	\$ 289,562
2. Assessed or classified use value, *if applicable	\$ 228,450	\$ 228,450
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 228,450	\$ 228,450

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

Last Sale Date 6/28/2018 **Price:** \$0 Arm's Length Distressed Book 5135 Page 1894

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1818711	1489946	1250579	3832860
Address	35605 CEDAR LN LEESBURG	35625 CEDAR LN LEESBURG	12346 BLUE HERON WAY LEESBURG	35611 QUAIL RUN LEESBURG
Proximity		SAME SUB	SAME SUB	SANE SUB
Sales Price		\$345,000	\$315,000	\$310,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	0.00%	4.00%
Adjusted Sale		\$308,430	\$267,750	\$275,900
\$/SF FLA	\$180.08 per SF	\$154.91 per SF	\$179.46 per SF	\$169.16 per SF
Sale Date		1/23/2023	1/12/2024	2/21/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input type="checkbox"/> Arm's Length <input checked="" 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	1,608	1,991	-19150	1,492	5800	1,631	-1150
Year Built	1977	1982		1979		2007	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	1.1	3	-10000	2	-3000	2.0	-3000
Garage/Carport	2CAR+LG STOR	2 CAR	5000	1 CAR	15000	2 CAR	5000
Porches	Y (VERY SMALL)	Y	-5000	Y	-5000	PATIO	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	N	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	DOCK	DOCK/OLD BHS		DOCK		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	CANAL	CANAL		CANAL		STREET	20000
		-Net Adj. 9.5%	-29150	Net Adj. 4.8%	12800	Net Adj. 7.6%	20850
		Gross Adj. 12.7%	39150	Gross Adj. 10.8%	28800	Gross Adj. 10.6%	29150
Adj. Sales Price	Market Value \$289,562	Adj Market Value	\$279,280	Adj Market Value	\$280,550	Adj Market Value	\$296,750
	Value per SF 180.08						

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.

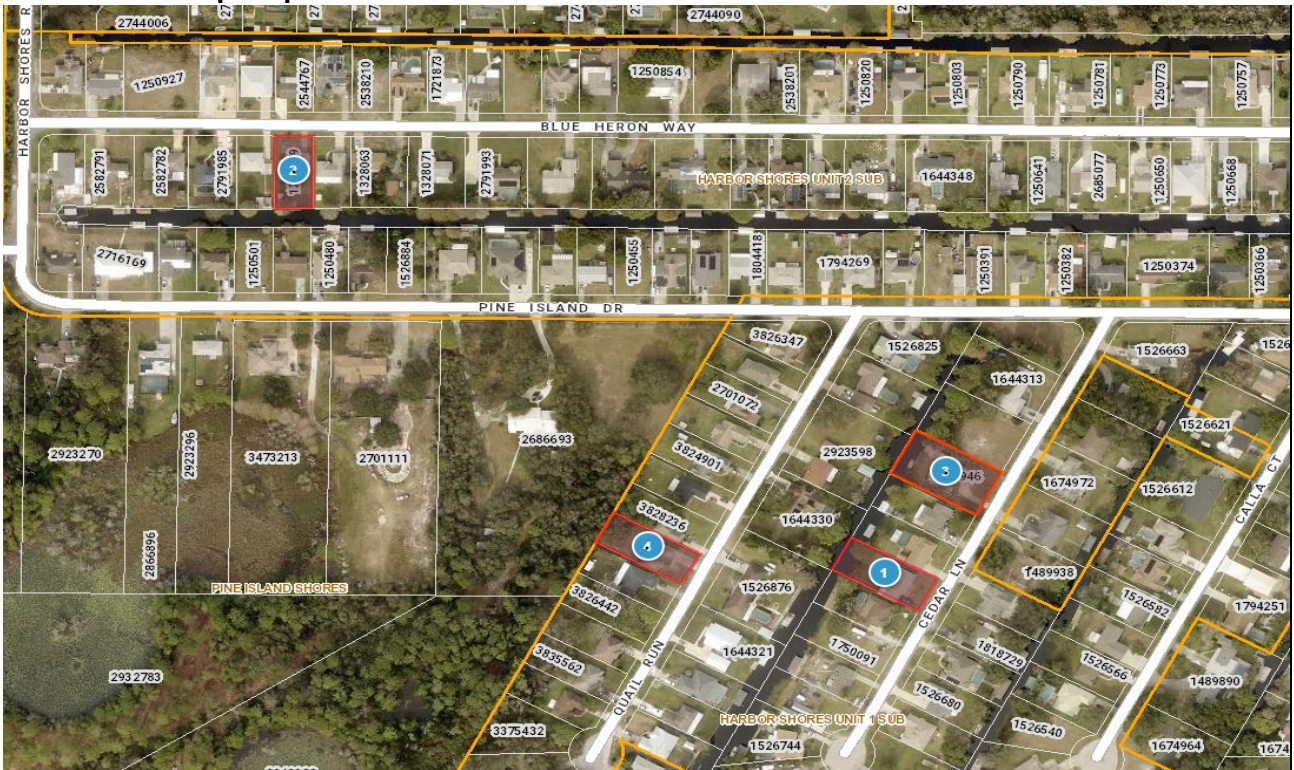
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: [REDACTED]

DATE [REDACTED]

2024-0583 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	1818711	35605 CEDAR LN LEESBURG	-
2	COMP 2	1250579	12346 BLUE HERON WAY LEESBURG	SAME SUB
3	COMP 1	1489946	35625 CEDAR LN LEESBURG	SAME SUB
4	COMP 3	3832860	35611 QUAIL RUN LEESBURG	SANE SUB
5				
6				
7				
8				

Alternate Key 1818711
 Parcel ID 06-19-26-0100-003-00A00

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0583 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

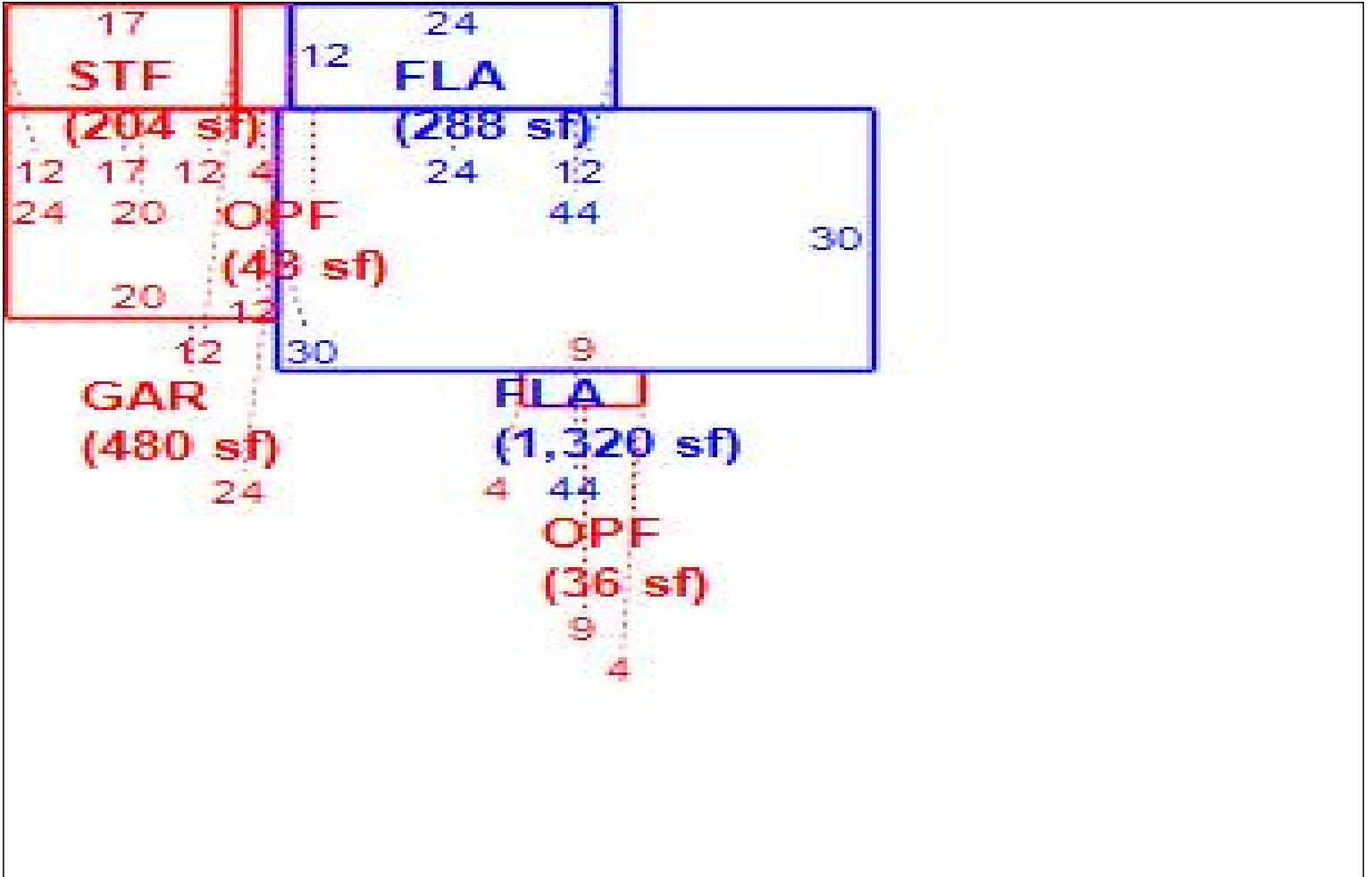
Current Owner
 2018-3 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 35605 CEDAR LN
 LEESBURG FL 34788
 Mill Group 0001 NBHD 5032
Property Use **Last Inspection**
 00100 SINGLE FAMILY TRF 11-16-202

Legal Description
 HARBOR SHORES UNIT ONE LOT A BLK 3 PB 15 PG 32 ORB 5135 PG 1894

LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0102	0	0		1.00 LT	68,000.00	0.0000	1.14	1.000	1.000	0	77,520
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,520		
Classified Acres		0		Classified JV/Mkt		77,520		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 231,817 Deprec Bldg Value 210,953 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	1,608	1,608	1608	1977	No Stories	1.00	Full Baths	1	
GAR	GARAGE FINISH	0	480	0	116.73	Quality Grade	680	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	84	0	231,817	Wall Type	02	Heat Type	6	
STF	STORAGE ROOM FINIS	0	204	0	EX	Foundation	3	Fireplaces	0	
TOTALS		1,608	2,376	1,608	91.00	Roof Cover	3	Type AC	03	
					Functional Obsol	0				
					Building RCNLD	210,953				

Alternate Key 1818711
 Parcel ID 06-19-26-0100-003-00A00

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0583 Subject
 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
DOC1	BOAT DOCK	128.00	SF	10.63	1984	1984	1361.00	50.00	681
DEC2	DECK - WOOD	176.00	SF	4.63	1999	1999	815.00	50.00	408

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	2013080549	08-28-2013	05-05-2014	7,800	0002	REROOF	04-23-2014		
2012	2011090384	09-29-2011	02-06-2012	7,324	0002	REPL 5 WINDOWS	02-06-2012		
2010	2009060042	07-22-2009	04-27-2010	7,500	0002	REPL 1 DOOR	04-27-2010		
1990	58190	03-01-1989	12-01-1989	3,876	0000	UTILITY ROOM 12X17			
1988	37368	03-01-1987	12-01-1987	4,600	0000	FLA RM ON EX SLAB			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018078381	5135	1894	06-28-2018	WD	U	M	I				
	4646	1567	06-25-2015	WD	U	M	I				
	4357	1551	07-12-2013	GD	U	U	I				70,000
	4298	0044	03-22-2013	QC	U	U	I				100
	0710	2066	09-01-1980	WD	U	U	I				62,900
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	
77,520	210,953	1,089	289,562	38272	251290	0.00	251290	289562	289,562	

Parcel Notes

85 ADD UBU CHGD LAND USE CODE MB 120485
 87 CHANGE CAN2 TO EPB MB 011288
 89 ADD SBU5 OPU4 AND ADD CORRECT SIZE OF EPB MB 010390
 89 NBHD CHGD FROM 2035
 97TRIM RAISE QG 1 STEP ADD SAU 06 AND OPU 07 NPA ADDDOC AND DELETE UBU OWNER CALLED AND WANTED REAPPRAISAL MB 091097
 00 LAND TO LT QG FROM 375 FD 0500
 LOC FROM 125 FER 121400
 05 QG FROM 450 FER 042605
 06 LOC FROM 100 MB 060206
 10FC DELETE 1985 UBU 120SF DELETE SAU6 AND OPU7 OPU7 IS FALLING APART WOOD DECK ON REAR OF HOUSE ADD OPF NPA EAG FROM 2 JNH 042710
 12FC NEW WINDOWS ON SFR NO OTHER CHGS QG FROM 535 JNH 020612
 13X WILBUR GRADIN HX CARD RETURNED WITH ADDR CHANGED TO BOX RESENT CARD KM 021413
 4298/44 WILBUR R & MAXINE GRADIN TO MAXINE GRADIN MARRIED
 4357/1551 MARGARET A MC CLINTOCK AND AMANDA A RITTER CO GUARDIANS OF WILBUR R & MAXINE GRADIN TO IH2 PROPERTY FLORIDA LP
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 14FC EAG FROM 3 EPB2 TO FLA SCU5 TO SAU OPF4 FROM 3X12 ADD DEC NPA DOC IS COMPLETELY OVERGROWN AND UNACCESSIBLE SFR HAS NEW ROOF WINDOWS IN VERY GOOD COND TJW 050514
 14VAB PETITION 2014-155 TJW 091714
 14VAB PETITION 2014-155 DENIED TJW 021415
 4646/1567 IH2 PROPERTY FLORIDA LP TO 2015-3 IH2 BORROWER LP
 4646/1567 M SALE INCL MULTIPLE PARCLES IN MULTI SUBS AND M&B
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO

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 1489946
 Parcel ID 06-19-26-0400-003-02100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0583 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

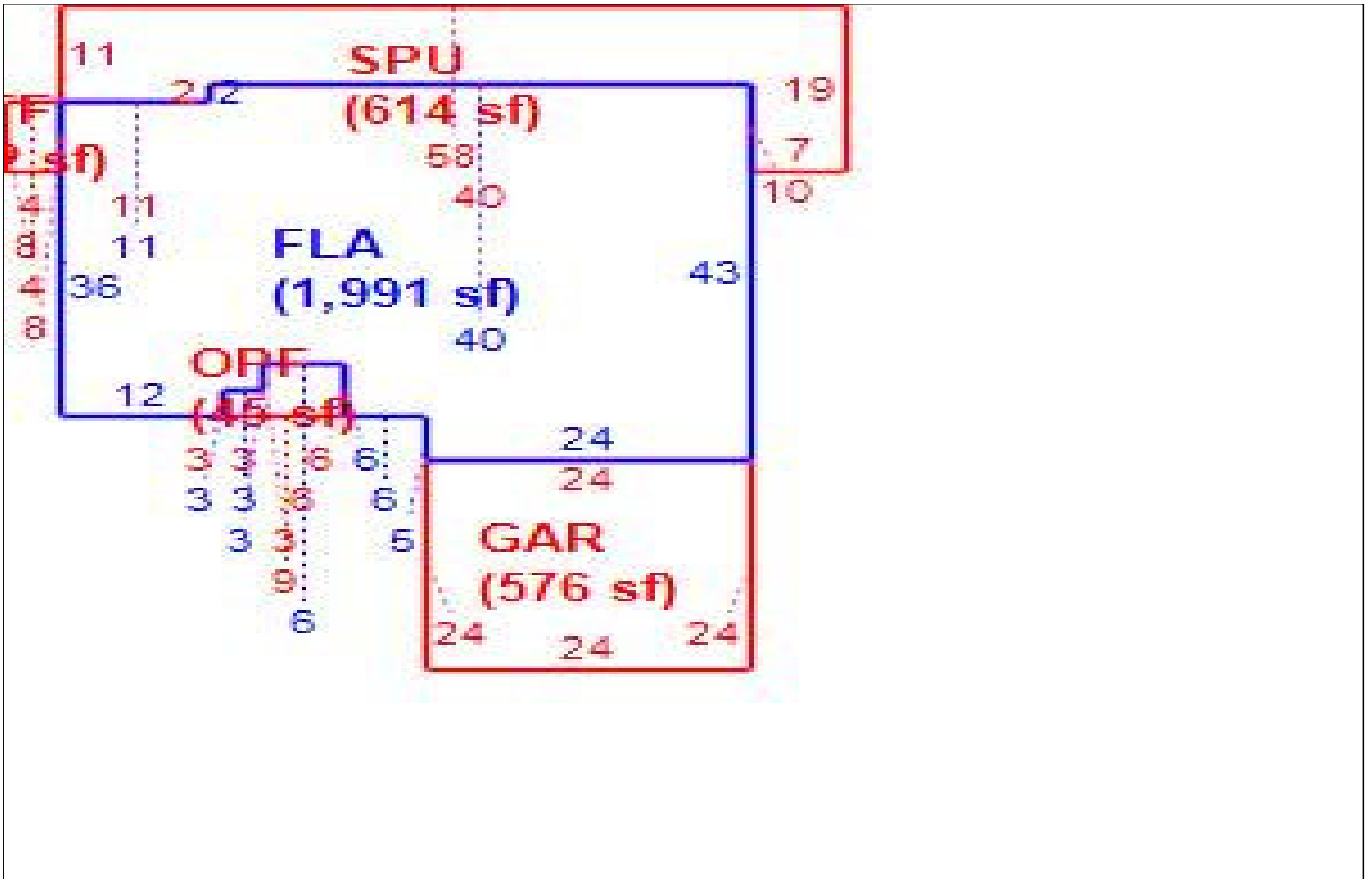
Current Owner		
MOHR ANDREW R AND DEANNA L DOMENI		
35625 CEDAR LN		
LEESBURG	FL	34788

Property Location			
Site Address	35625 CEDAR LN		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	5032
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-16-202

Legal Description
PINE ISLAND SHORES LOT 21 BLK 3 PB 14 PG 3 ORB 6079 PG 1065

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	0102	0	0		1.00 LT	68,000.00	0.0000	1.14	1.000	1.000	0	77,520
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,520		
Classified Acres		0		Classified JV/Mkt		77,520		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	288,854		Deprec Bldg Value 280,188
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	1,991	1,991	1,991	1982	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	576	0	115.61	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	45	0	288,854	Wall Type	02	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	614	0	EX	Foundation	3	Fireplaces	0
STF	STORAGE ROOM FINIS	0	32	0	97.00	Roof Cover	3	Type AC	03
TOTALS		1,991	3,258	1,991	0	Building RCNLD	280,188		

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
BHS2	BOAT HOUSE	480.00	SF	25.50	1982	1982	12240.00	60.00	7,344
DOC1	BOAT DOCK	350.00	SF	10.63	1997	1997	3721.00	50.00	1,861

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	SALE	01-01-2017	04-27-2018	1	0099	CHECK VALUE	04-27-2018		
2013	2012050361	05-18-2012	11-29-2012	11,000	0002	REMODEL KITCHEN	11-30-2012		
2001	1	01-01-2000	02-23-2001	1	0000	CHECK VALUES			
1998	9770661	07-01-1997	12-01-1997	2,416	0000	VINYL SIDING			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023004830	6079 1065	01-23-2023	WD	Q	01	I	345,000	039	HOMESTEAD	2024	25000
2017011329	4896 1582	01-26-2017	WD	Q	Q	I	232,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4162 0724	05-15-2012	QC	U	U	I	100				
	4148 0114	04-05-2012	WD	U	U	I	85,000				
	4133 1569	02-28-2012	QC	U	U	I	100				
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	
77,520	280,188	9,205	366,913	0	366913	50,000.00	316913	341913	366,913	

Parcel Notes

89 NBHD CHANGED FROM 2035
 98FC CHANGE UCP TO BHS & ADD DOC NPA LOWER EAG MB 030398
 1690/885 FRANCIS O FACKLER AND PEARL KWASCLGROH JTWROS
 00FC QG FROM 400 MB 080299
 00 LAND TO LT 0500 FD
 01FC VALUE OK NO ADDS AREA TO LEFT OF SFR IS NOT ROOFED & USED AS GARDEN AREA MB 022301 MB
 06 LOC FROM 115 MB 060206
 08X ADDRESS CHANGED TO 302 S JESSAMINE AVE SANFORD 32771 1707 PER LIST LETTER SENT 073008
 10TR KEYED FORWARDING ADDR OF 180 SEMINOLE AVE ORMOND BEACH FL 32176 8127
 3995/1972 CT VS SAMUEL & JOANN SCHURMANN PROP SOLD TO QUANTUM SERVICING CORP
 4042/2183 AMENDED CT VS SAMUEL & JOANN SCHURMANN DOESNT SAY WHAT ORB/PG OR WHAT IT IS CORRECTING HOWEVER SOLD TO IS DIFFERENT SB SMOFA LLC
 4133/1569 SMOFA LLC TO 50 BY 50 REO III LLC
 4148/114 50 BY 50 REO III LLC TO ONION QUEST LLC
 4162/724 ONION QUEST LLC TO PAM DZCZBLEWSKI
 13FC NO EXT CHGS SPF2 TO SPU LOW SALE THERE ARE SALES ON BLUE HERON WAY AND PINE ISLAND DR SELLING IN THE 120S FOR 1700SF AND LESS SEE AKS 1250480 1250382 1721814 2582791 JNH 112912
 16IT QG FORM 500 SAD 052016
 17 MAILING ADDR CHGD PER HX RECEIPT RETURNED BY POST OFFICE HX OUT 2017 LTR RRB 020317
 4896/1582 PAM SZCZBLEWSKI TO STEVEN G & KRISTY E POE HW
 17X COURTESY HX CARD SENT 022117
 18 MLS G4834215 SFR HAS BEEN REMODELED KITCHEN BATHROOS TJW 070717
 18 BEDS FROM 4 EAG FROM 2 TJW 070717
 18X COURTESY HX CARD SENT 122617

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Alternate Key 1250579
 Parcel ID 06-19-26-0200-005-04600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0583 Comp 2
 PRC Run: 12/10/2024 By CTQUANTE
 Card # 1 of 1

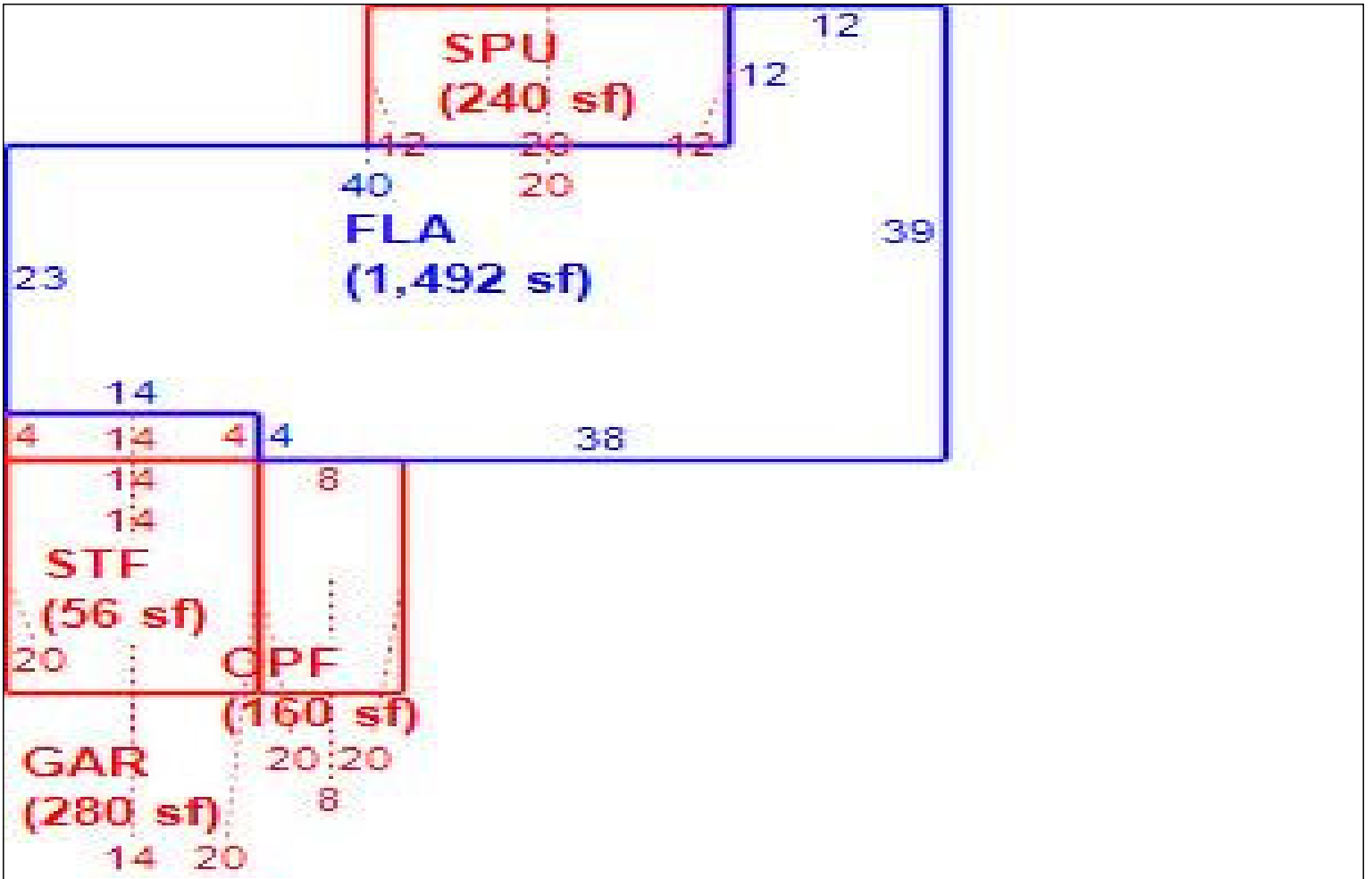
Current Owner		
BATES DAVID & CYNTHIA LIFE ESTATE		
30513 BRAE BURN ST		
MOUNT PLYMOUT	FL	32776

Property Location		
Site Address 12346 BLUE HERON WAY		
LEESBURG FL 34788		
Mill Group	0001	NBHD 5032
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 11-16-202

Legal Description
 HARBOR SHORES UNIT 2 LOT 46, BLK 5 PB 17 PG 8 ORB 6273 PG 45 ORB 6337 PG 1639

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	0102	0	0		1.00 LT	68,000.00	0.0000	1.14	1.000	1.000	0	77,520
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,520		
Classified Acres		0		Classified JV/Mkt		77,520		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 205,668 Deprec Bldg Value 189,215 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,492	1,492	1492	1979	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	280	0	111.25	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	160	0	205,668	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	240	0	EX	Foundation	3	Fireplaces	0
STF	STORAGE ROOM FINIS	0	56	0	92.00	Roof Cover	3	Type AC	03
TOTALS		1,492	2,228	1,492	0				
					Functional Obsol	0			
					Building RCNLD	189,215			

Alternate Key 1250579
 Parcel ID 06-19-26-0200-005-04600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0583 Comp 2
 PRC Run: 12/10/2024 By CTQUANTE
 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	
2025 2011	2024040658 VALU	05-03-2024 01-01-2010	11-29-2010	15,000 1	0003 0008	REPL DOCK CK VALU FOR OWNER C NOTE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024060707	6337	1639	05-15-2024	LE	U	11	I	100				
2024007445	6273	0045	01-12-2024	WD	U	19	I	315,000				
2024004434	6269	1926	01-09-2024	PO	U	11	I	0				
	0656	1976	01-01-1978	MI	Q	Q	V	5,000				
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	
77,520	189,215	0	266,735	0	266735	0.00	266735	266735	266,735	

Parcel Notes

89 NBHD CHGD FROM 2035
 00 LAND TO LT QG FROM 350 FD 050100
 00 LOC FROM 122 FER 121500
 05 QG FROM 425 FER 042605
 06 LOC FROM 120 MB 060206
 08TRIM CORRECTION PHYS FROM 100 CANAL HAS SOME WATER BUT IS NOT USABLE DLS 090408
 10BILL OWNERS CAME IN AND WOULD LIKE VALU CK FOR 2011 ALSO SEE ABOVE NOTE AND CK CANAL TO SEE IF IT IS USABLE SOME
 CANALS IN THIS AREA WERE DREDGED IN 09 DLS 110910
 11FC SPU2 TO EPU SPF3 TO SCF THERE IS A LOW COST UNSTABLE DOC 120SF AND 128SF UBU ON PROP EAG FROM 1 QG FROM 640 CANAL
 IS FILLED WITH WATER NO PROBLEMS THAT I COULD SEE WITH GETTING TO CHAIN JNH 112910
 18DS HX REVIEW RRB 080118
 AK 1250579 22CC RECEIVED REQUEST TO REMOVE SOS APP CS 062922

AK 1250579 22CC SUBMITTED WX APP WITH DC 063022

AK 1250579 22CC SUBMITTED ADDRESS CHG REQUEST WITH POA DOCUMENTS APPOINTING RICHARD BELL AS POA CS 063022

22 MAILING ADDR CHGD FROM PO BOX 350066 GRAND ISLAND FL 32735 INFO SCANNED ALSO SCANNED IN POA GIVING RICHARD I BELL
 AUTHORIZATION CS 071922
 23X WX APPROVED FOR ELIZABETH INFO SCANNED AS 121422
 6274/2270 ELIZABETH LENA BELL 86 DECEASED 101723 DC
 6269/1926 ORDER OF SUMM ADMIN AND DET HX FOR EST OF ELIZABETH L BELL PROP TO RICHARD IRWIN BELL AND KAREN D WOODIE ONLY
 6273/45 RICHARD IRWIN BELL AND KAREN D WOODIE TO DAVID & CYNTHIA BATES HW
 6337/1639 DAVID & CYNTHIA BATES ENHANCED LE REM JACLYN WILLSON MARRIED AND GREGORY BATES ONLY

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 3832860
 Parcel ID 06-19-26-0100-004-02100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0583 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

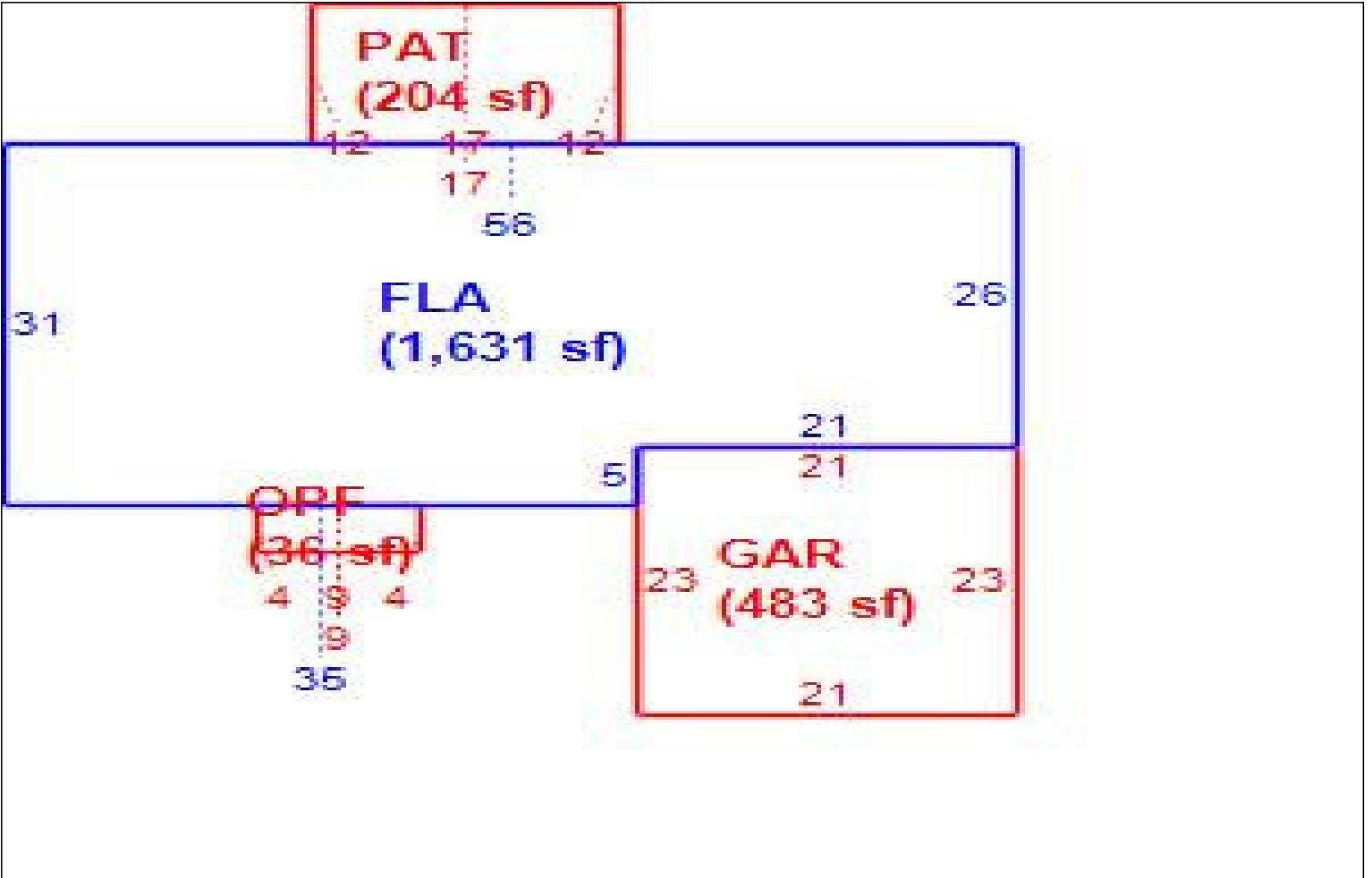
Current Owner		
SIEREN PERRY		
1135 210TH ST		
KEOTA	IA	52248

Property Location			
Site Address	35611 QUAIL RUN		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	5032
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	11-16-202

Legal Description
 HARBOR SHORES UNIT 1 LOT 21 BLK 4 & ABANDONED CANAL R/W LYING W/LY OF SAID LOT PB 15 PGS 32-32A ORB 6096 PG 833

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	60,000.00	0.0000	1.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 233,864 Deprec Bldg Value 226,848 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	1,631	1,631	1631	2007					
GAR	GARAGE FINISH	0	483	0		No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	36	0		Quality Grade	680	Half Baths	0	
PAT	PATIO UNCOVERED	0	204	0		Wall Type	03	Heat Type	6	
TOTALS		1,631	2,354	1,631		Foundation	3	Fireplaces	0	
					Building RCNLD	226,848	Roof Cover	3	Type AC	03

Alternate Key 3832860
 Parcel ID 06-19-26-0100-004-02100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0583 Comp 3
 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	
2014 2008	SALE 2006110197	01-01-2013 01-16-2007	05-05-2014 07-12-2007	1 185,932	0099 0000	CHECK VALUE SFR 35611 QUAIL RUN	05-05-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023020144	6096	0833	02-21-2023	WD	Q	01	I	310,000				
	4305	1608	04-04-2013	LE	Q	Q	I	123,000				
	3290	0845	07-15-2006	WD	Q	Q	V	30,000				
	3206	0655	07-07-2006	WD	U	U	V	0				
	2940	1134	09-01-2005	WD	Q	Q	V	25,000				
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	
60,000	226,848	0	286,848	0	286848	0.00	286848	286848	286,848	

Parcel Notes

2686/0225 JAMES E SHIRLEY TO CGC KILFOYLE INC
 2686/2227 GAY S PASSMORE TO CGC KILFOYLE INC
 05 LOC FROM 50 FER 020805
 2940/1134 MICHAEL PRYSMONT
 3206/655 CORRECTIVE DEED FOR 2940/1134 TO CORRECT LEGAL
 06TR NOT DELIVERABLE AS ADDRESSED 9737 CRENSHAW CIR CLERMONT 34711
 3290/845 TAMMY SHOOK UNMARRIED
 07 LOC FROM 85 VALUE UPDATED MB 020207
 11X TAMMY SHOOK RENEWAL CARD RETURNED 200 MARILYN AVE HOWEY 34737
 11X DENY
 4305/1608 TAMMY SHOOK TO BONNIE E TAYLOR UNMARRIED ENHANCED LE REM ANTHONY D TAYLOR NO ADDR FOR GRANTEE SEND MAIL TO PREPARER
 14X BONNIE TAYLOR FILED PORTABILITY FROM MARION COUNTY KM 112113
 14FC QG FROM 565 SFR IN EXCELLENT COND TJW 050514
 6096/833 BONNIE E TAYLOR TO PERRY SIEREN SINGLE

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