



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3774895

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>2024-0586</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; 2018-2 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 #	0719271800-000-00100 1061 Vassar Dr
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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Parent/grandparent reduction <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"/> 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"/> 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"/> 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. 5			
<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 # 2024-0586	Alternate Key: 3774895	Parcel ID: 07-19-27-1800-000-00100	
Petitioner Name 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:	Property Address 1061 VASSAR DR EUSTIS	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name 2018-2 IH Borrower LP C/O Invitation Homes	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 262,675	\$ 262,675	
2. Assessed or classified use value, *if applicable	\$ 229,380	\$ 229,380	
3. Exempt value, *enter "0" if none	\$ -	\$ -	
4. Taxable Value, *required	\$ 229,380	\$ 229,380	

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

Last Sale Date 1/15/2014 **Price:** \$90,000 Arm's Length Distressed Book 4431 Page 1847

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3774895	3616359	3790709	3658248
Address	1061 VASSAR DR EUSTIS	875 COUNTRY CLUB RD EUSTIS	2509 GABLES DR EUSTIS	606 DOROTHY CIR EUSTIS
Proximity		0.30 Miles	1.03 Miles	0.96 Miles
Sales Price		\$315,000	\$340,500	\$280,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	1.20%	4.40%
Adjusted Sale		\$277,830	\$293,511	\$250,320
\$/SF FLA	\$166.36 per SF	\$159.40 per SF	\$175.97 per SF	\$223.90 per SF
Sale Date		4/17/2023	9/21/2023	1/4/2023
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	1,579	1,743	-8200	1,668	-4450	1,118	23050
Year Built	2000	1999	0	2001	0	2000	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX	EX	0	EX	0	G	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	Garage	Garage	0	Garage	0	Garage	0
Porches	OPF	OPF	0	OPF SPF	-20000	OPF SPU	-10000
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	-	PAT	-3000	-	-	-	-
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		-Net Adj. 4.0%	-11200	-Net Adj. 8.3%	-24450	Net Adj. 5.2%	13050
		Gross Adj. 4.0%	11200	Gross Adj. 8.3%	24450	Gross Adj. 13.2%	33050
Adj. Sales Price	Market Value \$262,675	Adj Market Value	\$266,630	Adj Market Value	\$269,061	Adj Market Value	\$263,370
	Value per SF 166.36						

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.

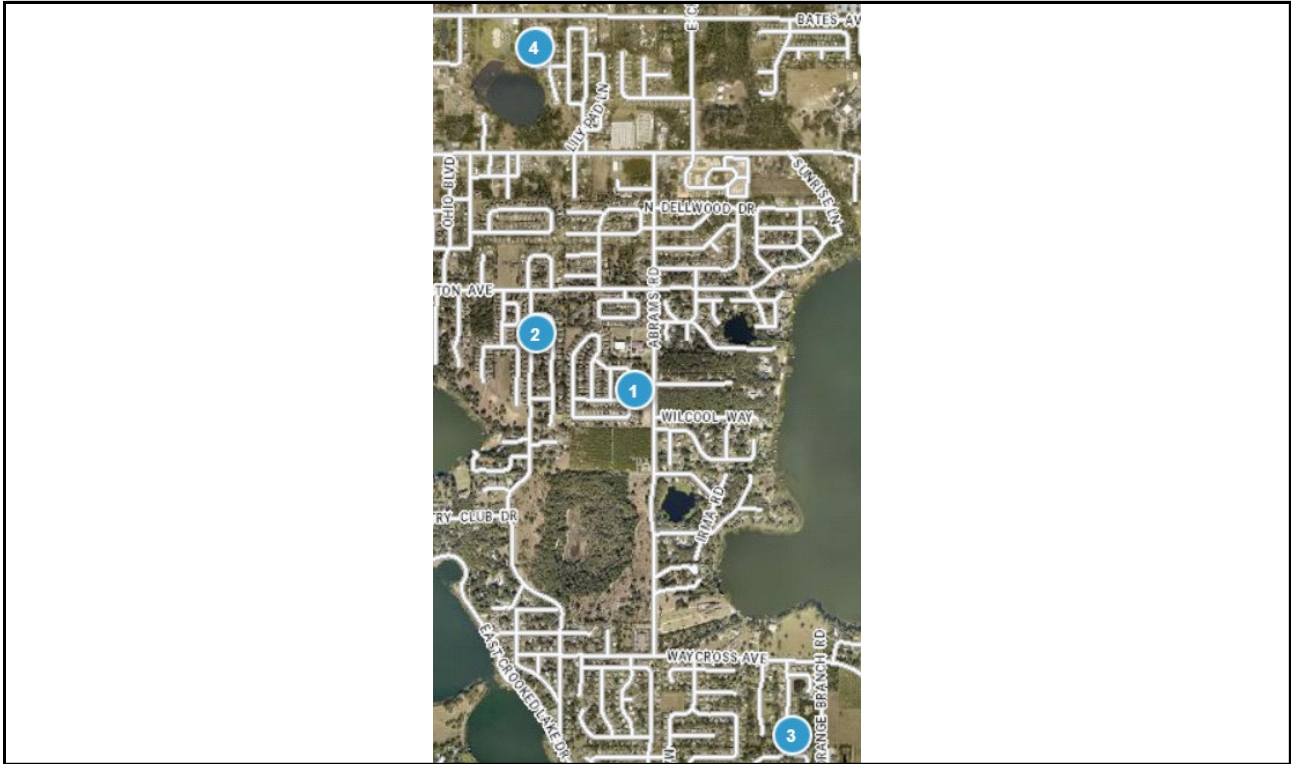
Ryan comp 3 has adjusted sales \$ higher than market and comp 4 is \$4,020 under market, Comps 1 & 2 are in the same sub and figures look good, market may be lowered----- Could not find any comps in the sub or surrounding subs---- their values look good

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: Chris Jensen

DATE 11/18/2024

2024-058€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3774895	1061 VASSAR DR EUSTIS	-
2	Comp 1	3616359	875 COUNTRY CLUB RD EUSTIS	0.3
3	Comp 2	3790709	2509 GABLES DR EUSTIS	1.03
4	Comp 3	3658248	606 DOROTHY CIR EUSTIS	0.96
5				
6				
7				
8				

Alternate Key 3774895
 Parcel ID 07-19-27-1800-000-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0586 Subject
 PRC Run: 12/11/2024 By

Card # 1 of 1

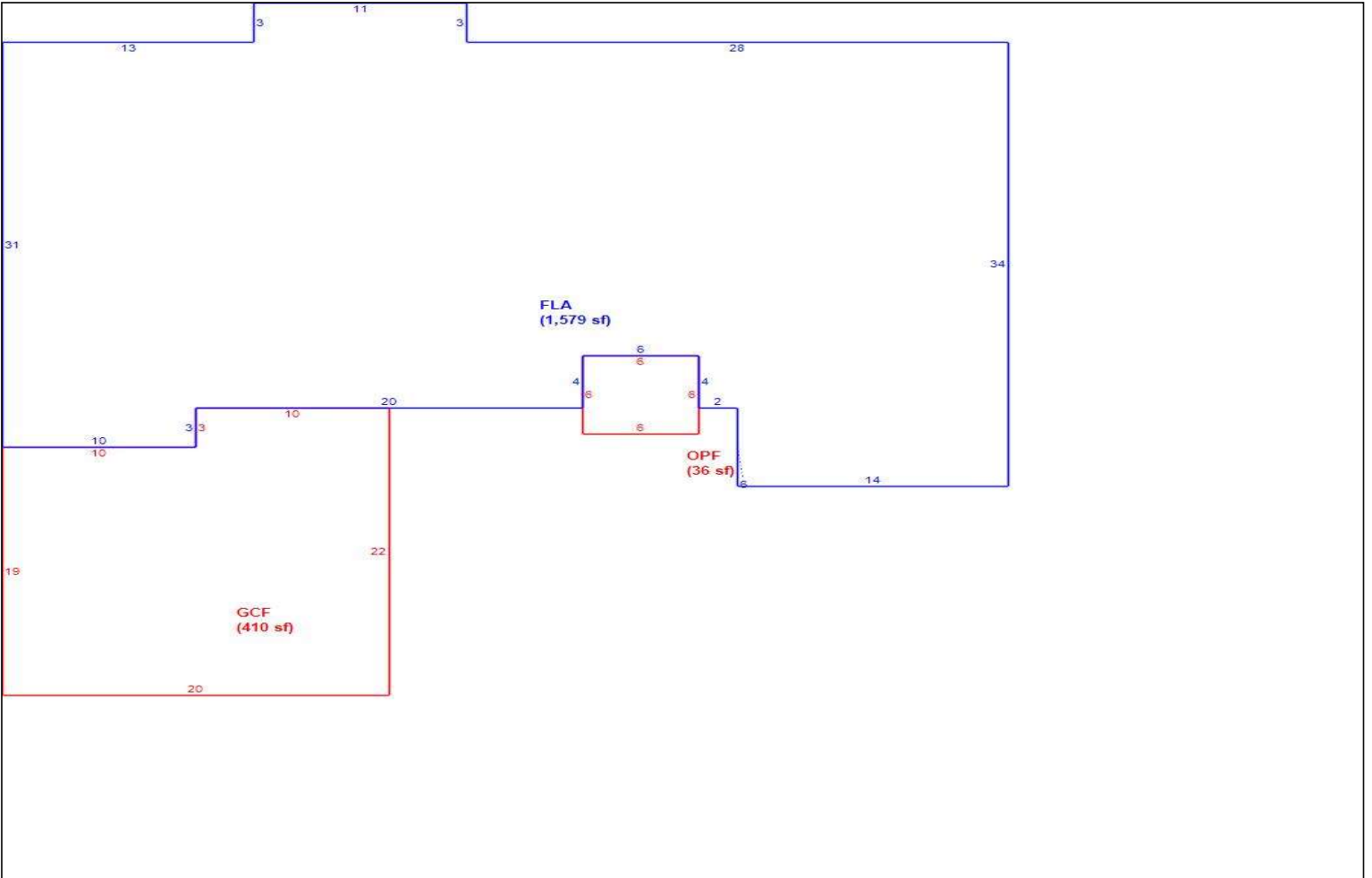
Current Owner		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 1061 VASSAR DR			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	2352
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
EUSTIS, REMINGTON CLUB SUB LOT 1 PB 39 PGS 25-26 ORB 4614 PG 732 ORB 4649 PG 2339 ORB 5107 PG 1533

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	70,000.00	0.0000	1.25	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500		
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 180,593	Deprec Bldg Value 175,175	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,579	1,579	1579	2000	1579	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	410	0		93.68	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0		180,593	Condition	EX	Heat Type	6
						97.00	% Good	97.00	Foundation	3
						0	Functional Obsol	0	Fireplaces	0
TOTALS		1,579	2,025	1,579		175,175	Building RCNLD	175,175	Roof Cover	3
									Type AC	03

Alternate Key 3774895
 Parcel ID 07-19-27-1800-000-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0586 Subject
 PRC Run: 12/11/2024 By

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	
2001 2000	0001 9900721	04-18-2000 10-08-1999	10-18-2000 04-18-2000	10 88,140	0000 0000	3/SFR/1061 VASSAR DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2018054192	5107	1533	05-08-2018	WD	U	M	I	100				
	4649	2339	07-01-2015	MI	U	M	I	100				
	4614	0732	04-10-2015	WD	U	M	I	100				
	4431	1847	01-15-2014	WD	U	U	I	90,000				
	1839	0529	07-05-2000	WD	Q	Q	I	116,800				
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	
87,500	175,175	0	262,675	33295	229380	0.00	229380	262675	257,168	

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 3616359
Parcel ID 12-19-26-0620-000-00200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0586 Comp 1
PRC Run: 12/11/2024 By

Card # 1 of 1

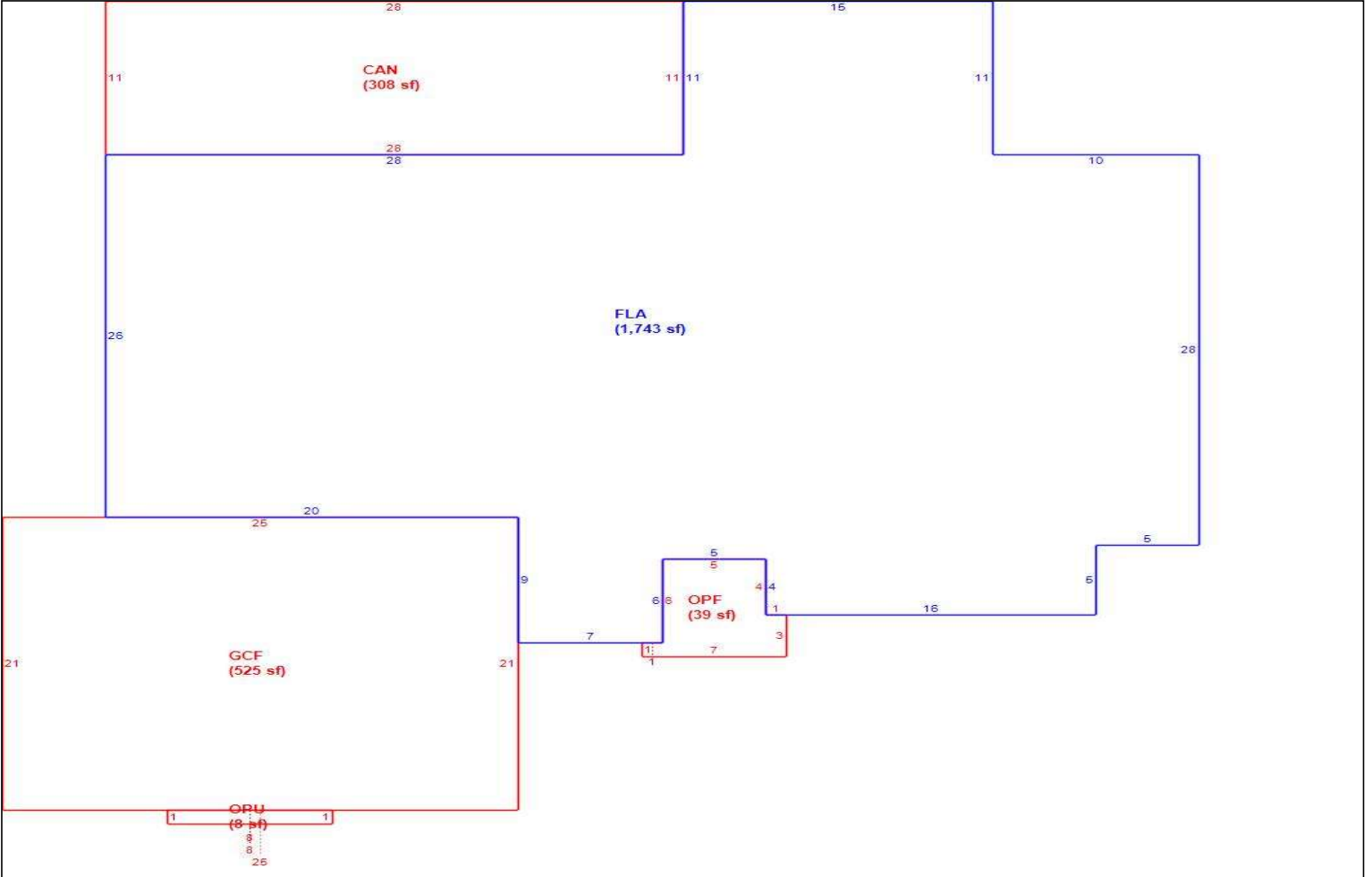
Current Owner		
CALDWELL RENE		
875 COUNTRY CLUB RD		
EUSTIS	FL	32726

Property Location		
Site Address 875 COUNTRY CLUB RD		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, COUNTRY CLUB HILLS EAST PHASE 1 SUB LOT 2 PB 35 PGS 59-60 ORB 6128 PG 670

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	36,000.00	0.0000	1.84	1.000	1.000	0	66,240
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,240		
Classified Acres		0		Classified JV/Mkt		66,240		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 248,208
		Deprec Bldg Value	240,762
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,743	1,743	1743	1999	1743	No Stories	1.00	3
GAR	GARAGE FINISH	0	525	0	Base Rate	116.33	Quality Grade	680	2
OPF	OPEN PORCH FINISHE	0	39	0	Building RCN	248,208	Wall Type	03	0
OPU	OPEN PORCH UNFINIS	0	8	0	Condition	EX	Foundation	3	6
PAT	PATIO UNCOVERED	0	308	0	% Good	97.00	Roof Cover	3	0
TOTALS		1,743	2,623	1,743	Functional Obsol	0	Type AC	03	
					Building RCNLD	240,762			

Alternate Key 3616359
 Parcel ID 12-19-26-0620-000-00200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0586 Comp 1
 PRC Run: 12/11/2024 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
SEN2	SCREEN ENCLOSED STRUCTURE	620.00	SF	3.50	2004	2004	2170.00	52.50	1,139

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	04-00580	06-03-2004	03-03-2005	2,400	0000	SEN/EXIST SLAB-875 COUNTRY CLUB			
2000	9800592	04-06-1999	04-10-2000	102,000	0000	SFR U/C '99			
1999	9800592	10-01-1998	12-01-1998	102,000	0000	SFR/875 COUNTRY CLUB DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023045642	6128	0670	04-17-2023	WD	Q	01	I	315,000	039	HOMESTEAD	2024	25000
	2964	2409	09-14-2005	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	1642	1589	04-08-1998	WD	Q	Q	V	19,500				
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	
66,240	240,762	1,139	308,141	0	283941	50,000.00	233941	258941	300,621	

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Alternate Key 3790709
Parcel ID 19-19-27-0021-000-31200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0586 Comp 2
PRC Run: 12/11/2024 By

Card # 1 of 1

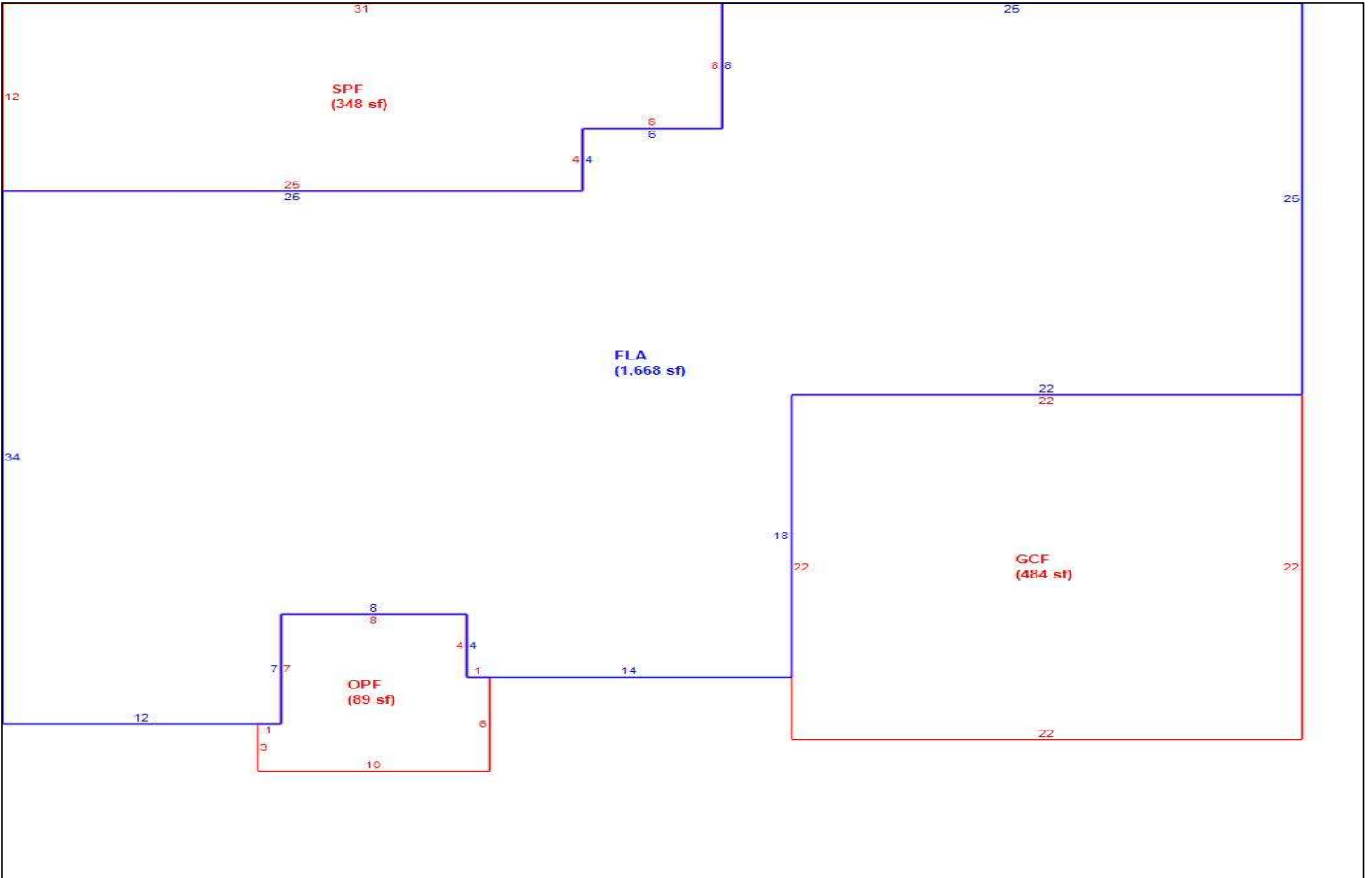
Current Owner		
CROUSE SUZETTE M		
2509 GABLES DR		
EUSTIS	FL	32726

Property Location			
Site Address 2509 GABLES DR			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	4550
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
EUSTIS, 44 GABLES PHASE III SUB LOT 312, BEING IN 18-19-27 PB 42 PGS 98-99 ORB 6219 PG 2080

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	48,000.00	0.0000	1.75	1.000	1.000	0	84,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		84,000		
Classified Acres		0		Classified JV/Mkt		84,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 235,835 Deprec Bldg Value 228,760 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	1,668	1,668	1668	Effective Area	1668	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	484	0	Base Rate	112.53	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	89	0	Building RCN	235,835	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	348	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,668	2,589	1,668	Building RCNLD	228,760				

Alternate Key 3790709
 Parcel ID 19-19-27-0021-000-31200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0586 Comp 2
 PRC Run: 12/11/2024 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	
2005 2002	SALE 0100091	01-01-2004 02-02-2001	01-20-2005 05-23-2002	1 114,142	0000 0000	CHECK VALUE SFR/3-2509 GABLES DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023120816	6219	2080	09-21-2023	WD	Q	01	I	340,500	039	HOMESTEAD	2024	25000
	2659	1169	09-01-2004	WD	Q	Q	I	185,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1960	1060	06-12-2001	WD	Q	Q	I	133,800				
	1905	1223	02-02-2001	WD	U	M	V	1				
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	
84,000	228,760	0	312,760	0	167420	50,000.00	117420	142420	305,760	

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Alternate Key 3658248
Parcel ID 07-19-27-0470-000-10700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0586 Comp 3
PRC Run: 12/11/2024 By

Card # 1 of 1

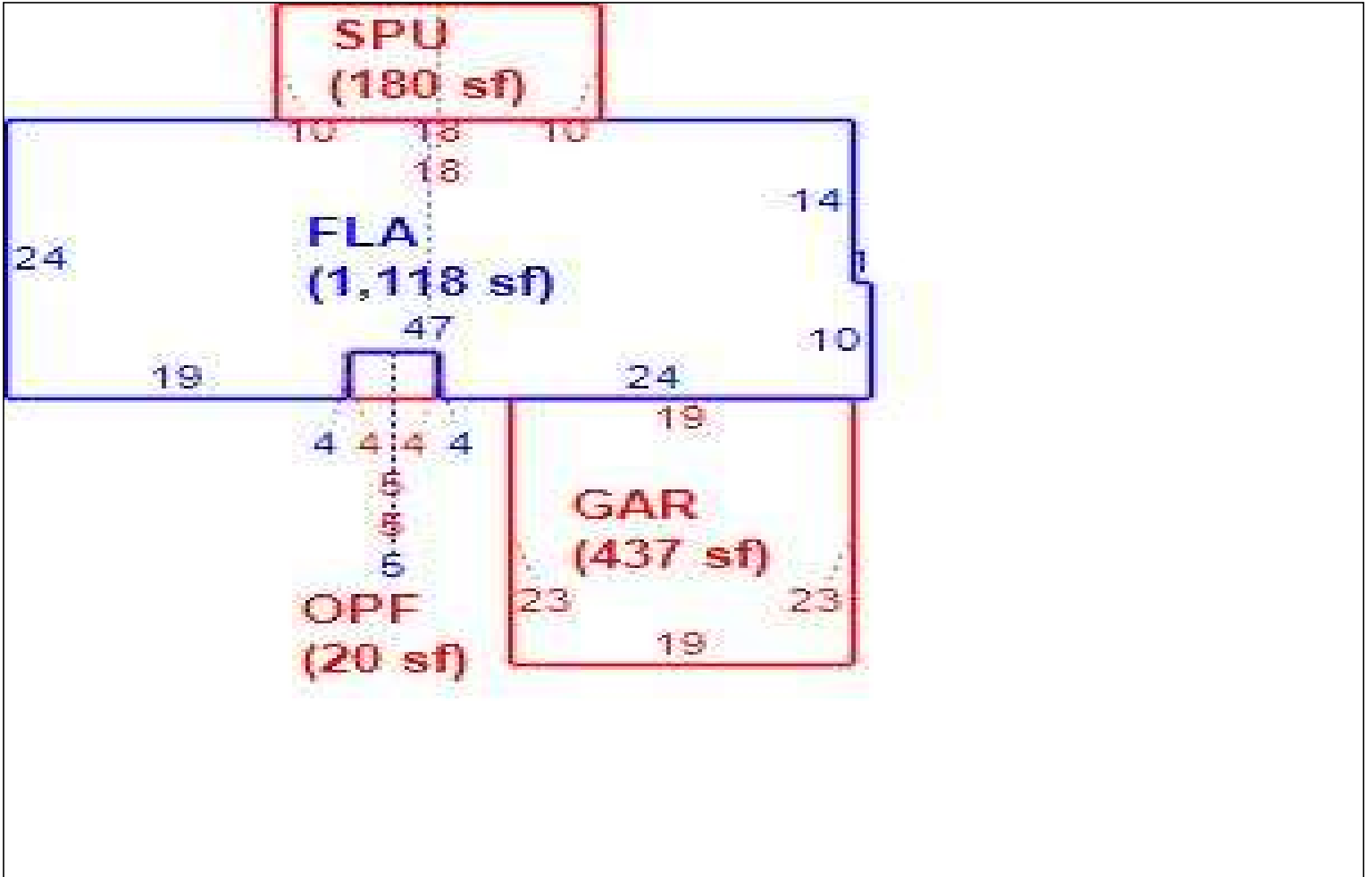
Current Owner		
LINCOLN ARTHUR C & VICKI C		
606 DOROTHY CIR		
EUSTIS	FL	32726

Property Location			
Site Address 606 DOROTHY CIR			
EUSTIS		FL 32726	
Mill Group	00E1	NBHD	2352
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
EUSTIS, CRICKET LAKE VILLAGE 4TH ADD SUB LOT 107 PB 36 PG 26 ORB 6075 PG 2308

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	70,000.00	0.0000	1.00	0.900	1.000	0	63,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		63,000		
Classified Acres		0		Classified JV/Mkt		63,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 166,795 Deprec Bldg Value 151,783 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	1,118	1,118	1118	2000	1118	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	437	0		113.76	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	20	0		166,795	Wall Type	02	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	180	0		0	Foundation	3	Fireplaces	0	
TOTALS		1,118	1,755	1,118		151,783	Roof Cover	3	Type AC	03	

Alternate Key 3658248
 Parcel ID 07-19-27-0470-000-10700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0586 Comp 3
 PRC Run: 12/11/2024 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
UBU3	UTILITY BLDG UNFINISHED	96.00	SF	7.50	2015	2015	720.00	60.00	432

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-00562	04-06-2023	05-29-2024	4,400	0002	SCRN ENCL	05-29-2024		
2016	14-1594	01-01-2015	04-27-2016	1	0003	SHED & 2 CONC SLABS	04-29-2016		
2015	14-01594	12-03-2014	03-11-2015	1	0003	SHED & 2 CONC SLABS			
2009	2008649	09-09-2008	02-23-2009	2,000	0000	SHED			
2007	SALE	01-01-2006	03-08-2007	1	0000	CHECK VALUES			
2001	0000041	01-20-2000	10-30-2000	67,371	0000	SFR/606 DOROTHY CR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023001649	6075	2308	01-04-2023	WD	Q	01	I	280,000	039	HOMESTEAD	2024	25000
2019015295	5233	2478	02-01-2019	WD	Q	Q	I	139,900	059	ADDITIONAL HOMESTEAD	2024	25000
	4553	1246	11-07-2014	WD	U	U	I	77,900				
	4484	1661	05-22-2014	CT	U	U	I	0				
	3090	1795	02-17-2006	WD	Q	Q	I	165,000				
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	
63,000	151,783	432	215,215	0	215215	50,000.00	165215	190215	209,696	

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