



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3812002*

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>2024-0588</i>	County	<i>Lake</i>
		Tax year	<i>2024</i>
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; 2013-1 IH Borrower LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>0719271805-000-12600 992 Vanderbilt Dr</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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"/> 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 # 2024-0588	Alternate Key: 3812002	Parcel ID: 07-19-27-1805-000-12600	
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 992 VANDERBILT DR EUSTIS	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name 2013-1 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 287,015	\$ 287,015	
2. Assessed or classified use value, *if applicable	\$ 249,350	\$ 249,350	
3. Exempt value, *enter "0" if none	\$ -	\$ -	
4. Taxable Value, *required	\$ 249,350	\$ 249,350	

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

Last Sale Date 11/6/2012 **Price:** \$98,500 Arm's Length Distressed Book 4238 Page 326

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3812002	3828360	3828369	3790709
Address	992 VANDERBILT DR EUSTIS	2151 SANDRIDGE CIR EUSTIS	2315 SANDRIDGE CIR EUSTIS	2509 GABLES DR EUSTIS
Proximity		0.52 Miles	0.53 Miles	1.08 Miles
Sales Price		\$383,000	\$326,000	\$340,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	1.60%	1.20%
Adjusted Sale		\$333,210	\$282,316	\$293,511
\$/SF FLA	\$154.73 per SF	\$177.81 per SF	\$175.57 per SF	\$175.97 per SF
Sale Date		7/14/2023	8/21/2023	9/21/2023
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	1,855	1,874	-950	1,608	12350	1,668	9350
Year Built	2003	2004	0	2005	0	2001	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 SPF	-20000	OPF	0	OPF SPF	-20000
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	PAT	-	4000	-	4000	-	4000
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. 11.1%	-36950	Net Adj. 5.8%	16350	-Net Adj. 2.3%	-6650
		Gross Adj. 13.5%	44950	Gross Adj. 5.8%	16350	Gross Adj. 11.4%	33350
Adj. Sales Price	Market Value \$287,015	Adj Market Value	\$296,260	Adj Market Value	\$298,666	Adj Market Value	\$286,861
	Value per SF 154.73						

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.

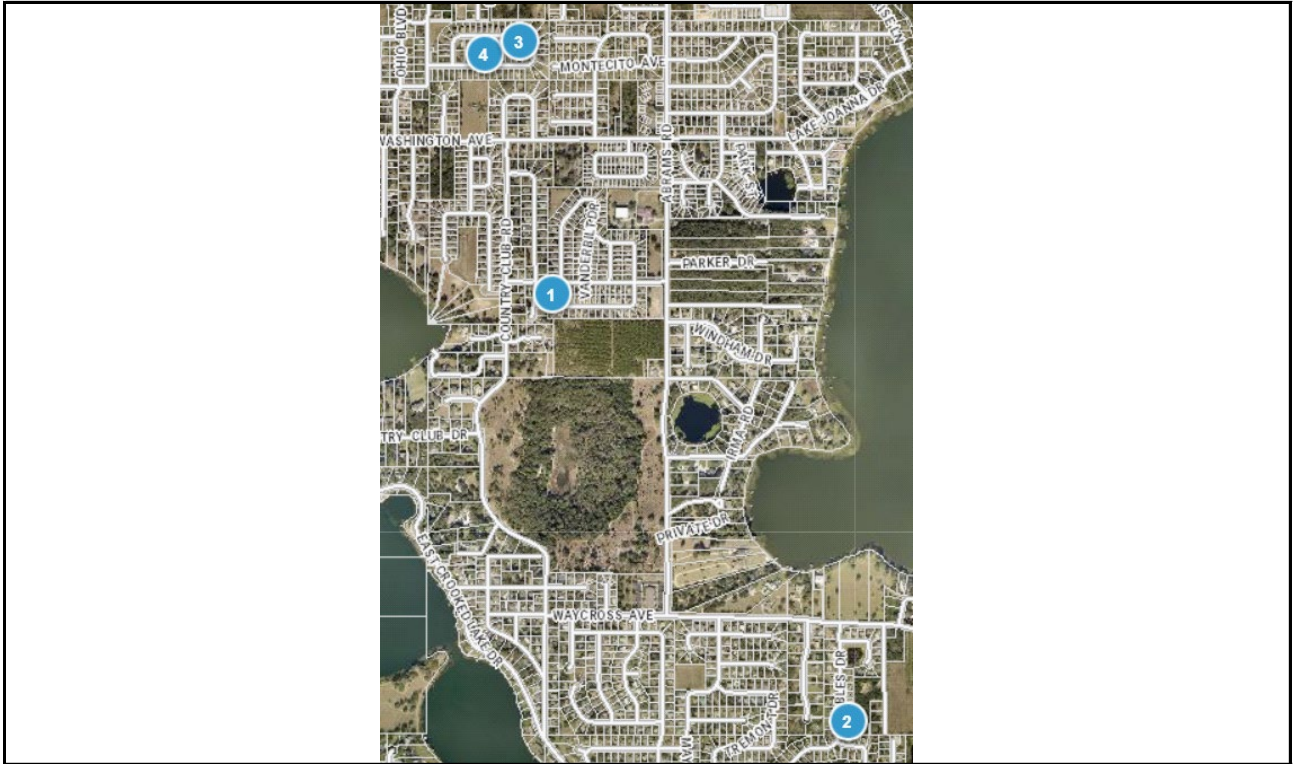
Ryan comp 4 adjusted sale \$ is higher than market

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

2024-058E Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3812002	992 VANDERBILT DR EUSTIS	-
2	Comp 3	3790709	2509 GABLES DR EUSTIS	1.08
3	Comp 2	3828369	2315 SANDRIDGE CIR EUSTIS	0.53
4	Comp 1	3828360	2151 SANDRIDGE CIR EUSTIS	0.52
5				
6				
7				
8				

Alternate Key 3812002
Parcel ID 07-19-27-1805-000-12600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0588 Subject
PRC Run: 12/11/2024 By

Card # 1 of 1

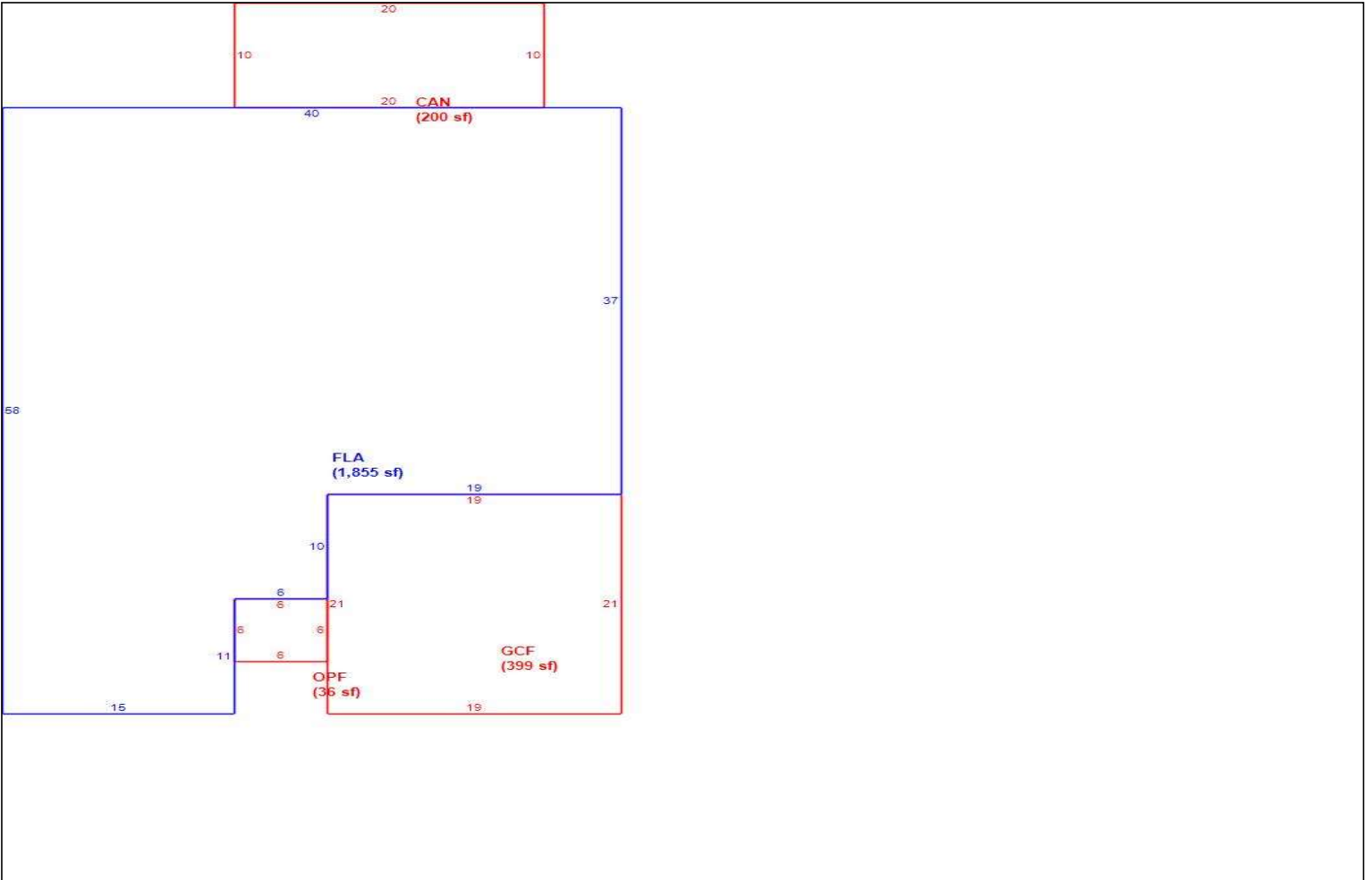
Current Owner		
2013-1 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 992 VANDERBILT DR		
EUSTIS	FL	32726
Mill Group 000E	NBHD	2352
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
REMINGTON CLUB PHASE II PB 47 PG 77-78 LOT 126 ORB 4409 PG 1488

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 205,686 Deprec Bldg Value 199,515 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	1,855	1,855	1855	2003						
GAR	GARAGE FINISH	0	399	0		Effective Area	1855	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	36	0		Base Rate	92.81	Quality Grade	645	Half Baths	0
PAT	PATIO UNCOVERED	0	200	0		Building RCN	205,686	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,855	2,490	1,855		Building RCNLD	199,515				

Alternate Key 3812002
 Parcel ID 07-19-27-1805-000-12600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0588 Subject
 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	
2004	03-00735	07-23-2003	01-07-2004	112,178	0000	SFR/3			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
	4409	1488	11-19-2013	WD	U	M	I	0				
	4238	0326	11-06-2012	CT	U	U	I	98,500				
	2477	0504	12-12-2003	WD	Q	Q	I	130,900				
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	
87,500	199,515	0	287,015	37665	249350	0.00	249350	287015	280,587	

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 3828360
Parcel ID 12-19-26-4800-000-04900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0588 Comp 1
PRC Run: 12/11/2024 By

Card # 1 of 1

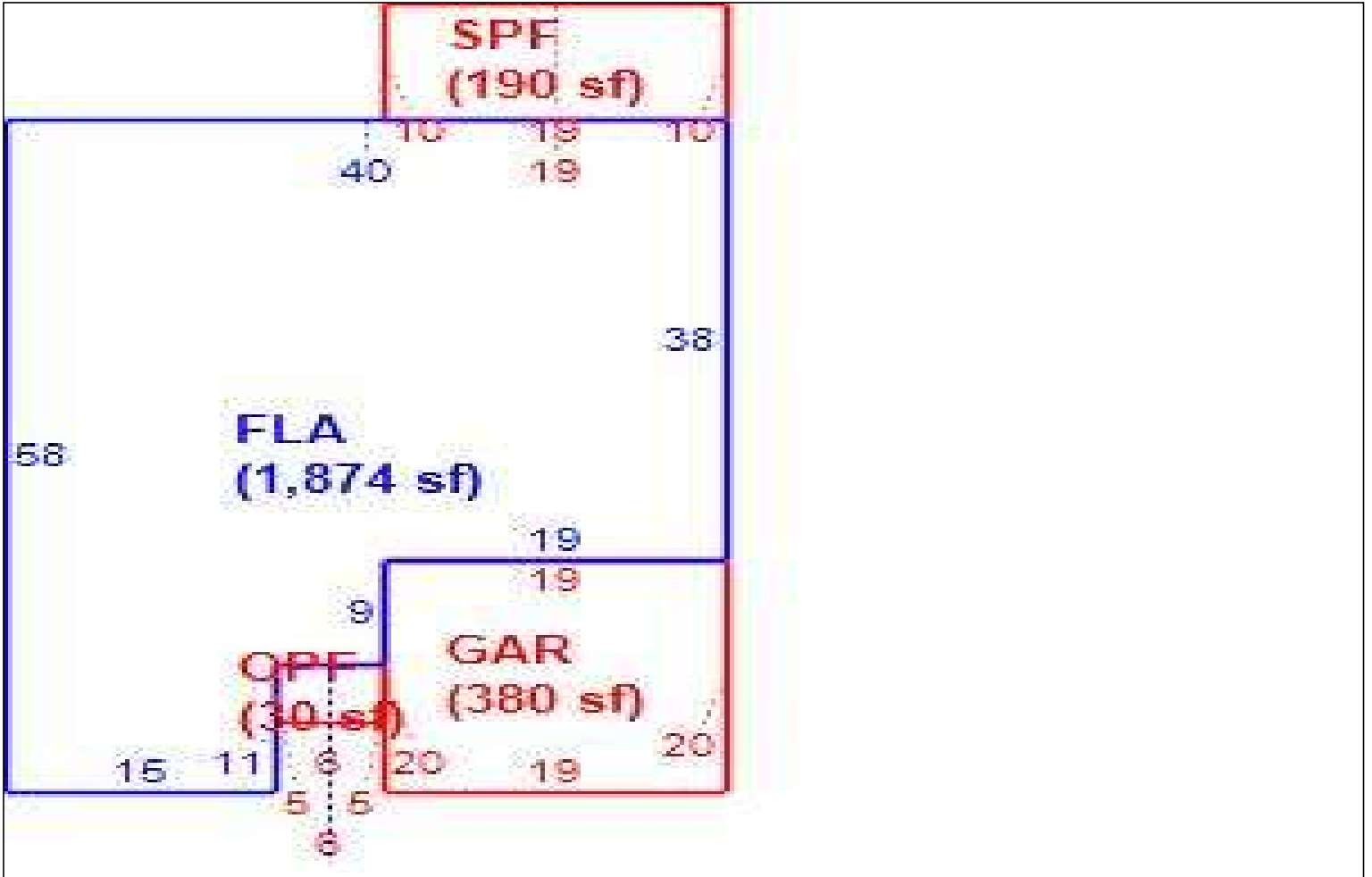
Current Owner		
PRUITT CARLA		
2151 SANDRIDGE CIR		
EUSTIS	FL	32726

Property Location		
Site Address 2151 SANDRIDGE CIR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
QUAIL HOLLOW PB 52 PG 48-49 LOT 49 ORB 6180 PG 1025

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	1.25	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 244,982 Deprec Bldg Value 237,633 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,874	1,874	1874	Effective Area	1874	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	108.76	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	244,982	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	190	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,874	2,474	1,874	Building RCNLD	237,633				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	220.00	SF	35.00	2005	2005	7700.00	85.00	6,545
PLD2	POOL/COOL DECK	481.00	SF	5.38	2005	2005	2588.00	70.00	1,812
SEN2	SCREEN ENCLOSED STRUCTURE	1397.00	SF	3.50	2005	2005	4890.00	55.00	2,690

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	DENY39	01-01-2021	07-27-2022	1	0030	R1			
2018	SALE	01-01-2017	05-31-2018	1	0099	CHECK VALUE	02-16-2018		
2006	20051577	09-15-2005	07-18-2005	4,400	0000	POOL SEN			
2006	05-00263	02-18-2005	07-18-2005	28,000	0000	POOL & DECK			
2005	04-00898	08-09-2004	12-29-2004	129,375	0000	SFR 4/BR-2151 SANDRIDGE CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023088248	6180 1025	07-14-2023	WD	Q	01	I	383,000	039	HOMESTEAD	2024	25000
2021018782	5640 1287	02-02-2021	WD	Q	01	I	248,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017053396	4945 1052	05-11-2017	WD	Q	Q	I	180,000				
	4723 0460	12-21-2015	WD	Q	Q	I	170,000				
	4030 1745	05-02-2011	WD	U	U	I	119,900				
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	
45,000	237,633	11,047	293,680	0	293680	50,000.00	243680	268680	286,187	

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Alternate Key 3828369
Parcel ID 12-19-26-4800-000-05800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0588 Comp 2
PRC Run: 12/11/2024 By

Card # 1 of 1

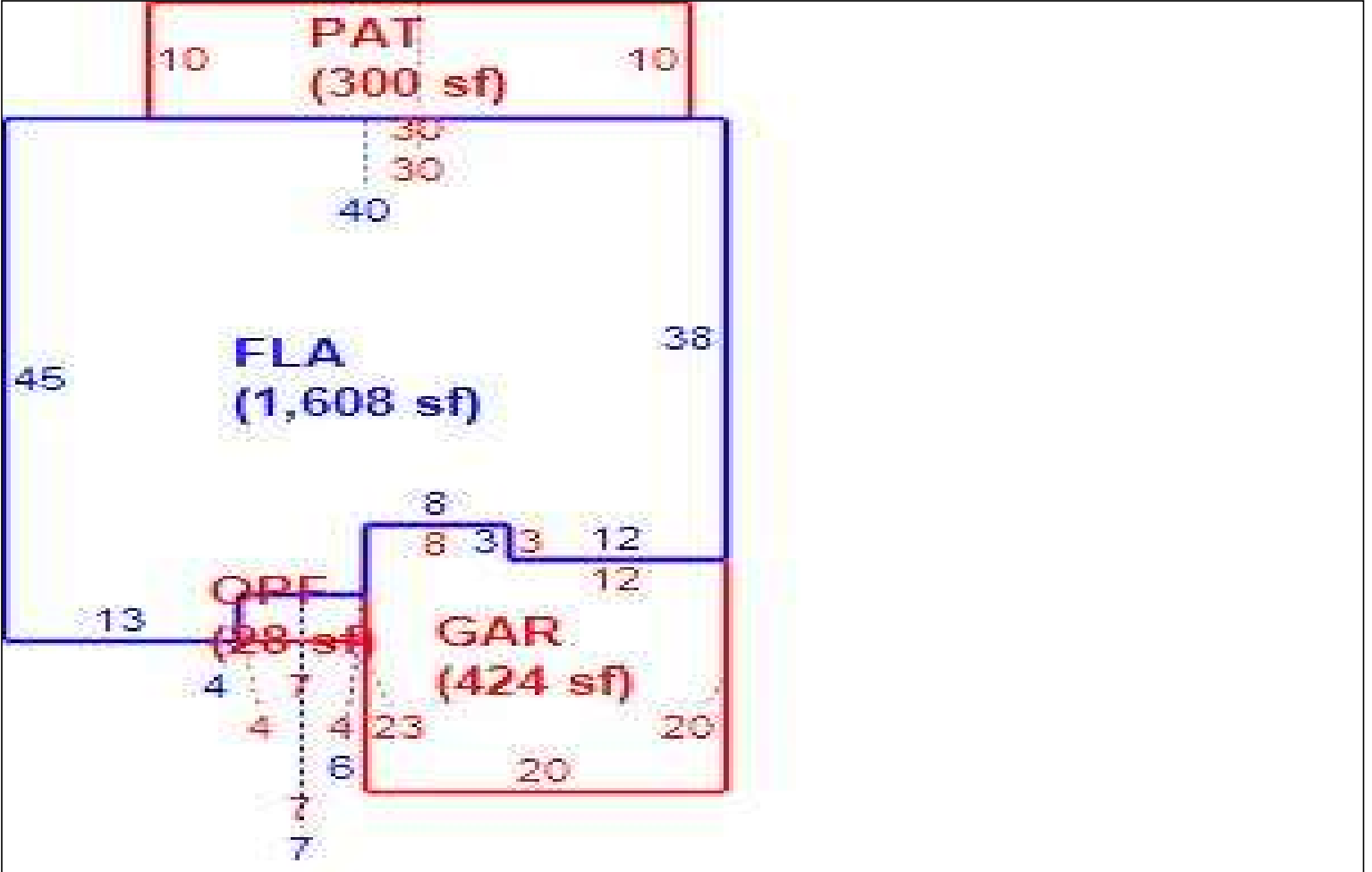
Current Owner		
NUNN JIMMIE SR		
2315 SANDRIDGE CIR		
EUSTIS	FL	32726

Property Location		
Site Address 2315 SANDRIDGE CIR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
QUAIL HOLLOW PB 52 PG 48-49 LOT 58 ORB 6201 PG 1583

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	1.25	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 215,577 Deprec Bldg Value 209,110 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail						
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3		
FLA	FINISHED LIVING AREA	1,608	1,608	1608	Effective Area	1608	No Stories	1.00	Full Baths	2		
GAR	GARAGE FINISH	0	424	0	Base Rate	109.48	Quality Grade	670	Half Baths	0		
OPF	OPEN PORCH FINISHE	0	28	0	Building RCN	215,577	Wall Type	03	Heat Type	6		
PAT	PATIO UNCOVERED	0	300	0	Condition	EX	Foundation	3	Fireplaces	0		
TOTALS					% Good	97.00	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	209,110						

Alternate Key 3828369
 Parcel ID 12-19-26-4800-000-05800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0588 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	
2007	MIKE	12-31-2006	02-27-2007	1	0000	SEE NOTES	02-27-2007		
2007	SALE	01-01-2006	02-13-2007	1	0000	CHECK VALUES	02-13-2007		
2006	04-01293	01-01-2005	07-18-2005	112,125	0000	SFR 3BD 2315 SANDRIDGE CIR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023105517	6201	1583	08-21-2023	WD	Q	01	I	326,000	003	DISABILITY VETERAN	2024	5000
	4604	0341	03-12-2015	WD	U	U	I	119,500	039	HOMESTEAD	2024	25000
	4437	0131	01-23-2014	CT	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	3182	2354	06-05-2006	WD	Q	Q	I	234,900				
	2856	2381	06-03-2005	WD	Q	Q	I	143,000				
Total											55,000.00	

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	
45,000	209,110	0	254,110	0	254110	55,000.00	199110	224110	247,533	

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0588 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

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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