



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3849969*

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>2024-0599</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; 2017-1 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>0723261501-000-17200 12828 Fish Ln</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 email fax.

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.

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 Res. 1-4 units Industrial and miscellaneous High-water recharge Historic, commercial or nonprofit
 Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machinery, equipment

PART 2. Reason for Petition Check one. If more than one, file a separate petition.

Real property value (check one) decrease increase Denial of exemption Select or enter type: _____

Denial of classification

Parent/grandparent reduction Denial for late filing of exemption or classification (Include a date-stamped copy of application.)

Property was not substantially complete on January 1

Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) 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.)

Refund of taxes for catastrophic event

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.)

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.

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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0599	Alternate Key: 3849969	Parcel ID: 07-23-26-1501-000-17200
Petitioner Name Ryan, llc c/o Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 12828 FISH LN CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2017-1 ih borrower lp	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 325,879	\$ 325,879
2. Assessed or classified use value, *if applicable	\$ 272,040	\$ 272,040
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 272,040	\$ 272,040

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

Last Sale Date 3/29/2014 **Price:** \$145,000 Arm's Length Distressed Book 4462 Page 1552

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3849969	3849909	3837009	3836969
Address	12828 FISH LN CLERMONT	11001 LEMAY DR CLERMONT	12909 OWASSO LN CLERMONT	11203 LEMAY DR CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$475,000	\$545,000	\$520,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	1.20%	1.60%
Adjusted Sale		\$413,250	\$469,790	\$450,320
\$/SF FLA	\$190.80 per SF	\$203.27 per SF	\$172.21 per SF	\$196.13 per SF
Sale Date		7/27/2023	9/26/2023	8/23/2023
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	1,708	2,033	-22750	2,728	-71400	2,296	-41160
Year Built	2009	2006		2006		2005	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		3.1	-15000	3.0	-10000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	148 sf	324 sf		326 sf		174 sf	
Pool	N	N	0	N	0	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		-Net Adj. 5.5%	-22750	-Net Adj. 18.4%	-86400	-Net Adj. 15.8%	FALSE
		Gross Adj. 5.5%	22750	Gross Adj. 18.4%	86400	Gross Adj. 15.8%	71160
Adj. Sales Price	Market Value \$325,879	Adj Market Value	\$390,500	Adj Market Value	\$383,390	Adj Market Value	\$450,320
	Value per SF 190.80						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

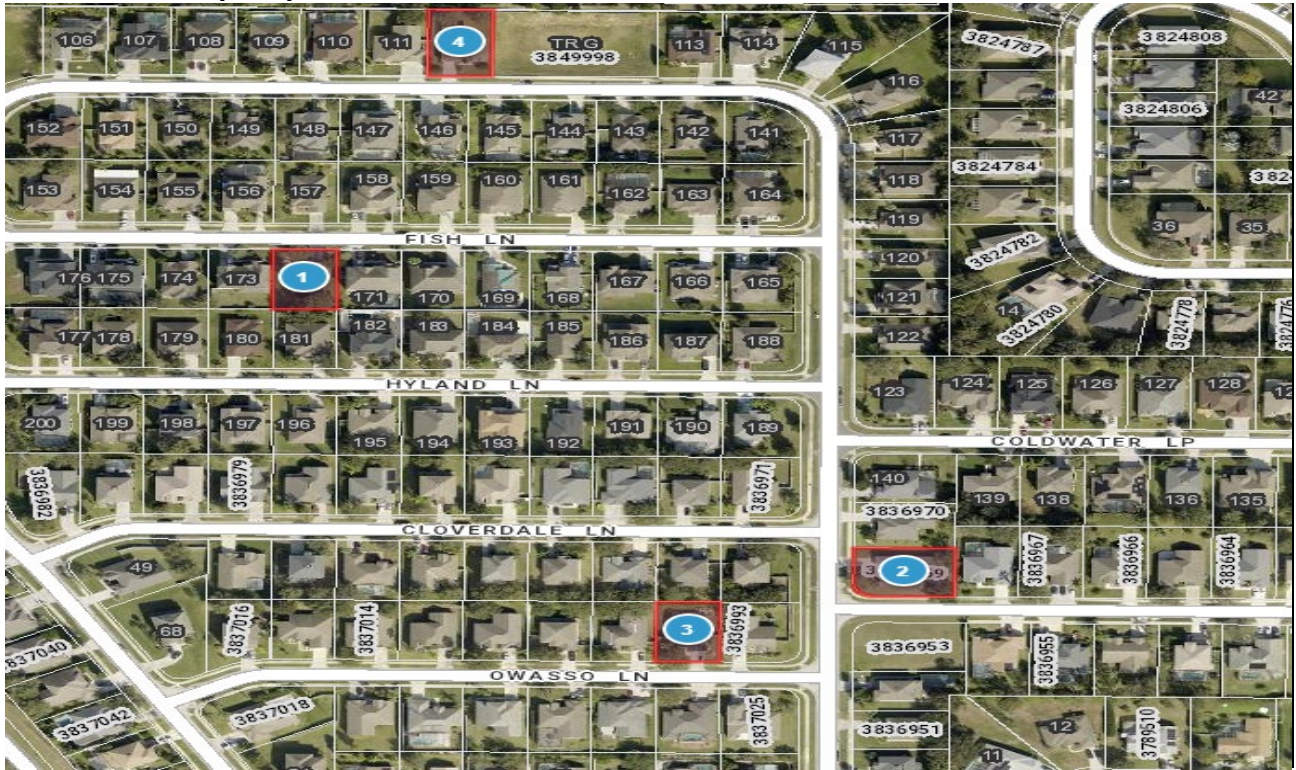
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: Mohamed Shariff

DATE 11/20/2024

2024-0599 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3837009	12909 OWASSO LN CLERMONT	same sub
2	comp 3	3836969	11203 LEMAY DR CLERMONT	same sub
3	subject	3849969	12828 FISH LN CLERMONT	same sub
4	comp 1	3849909	11001 LEMAY DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3849969
 Parcel ID 07-23-26-1501-000-17200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0599 Subject
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
2017-1 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

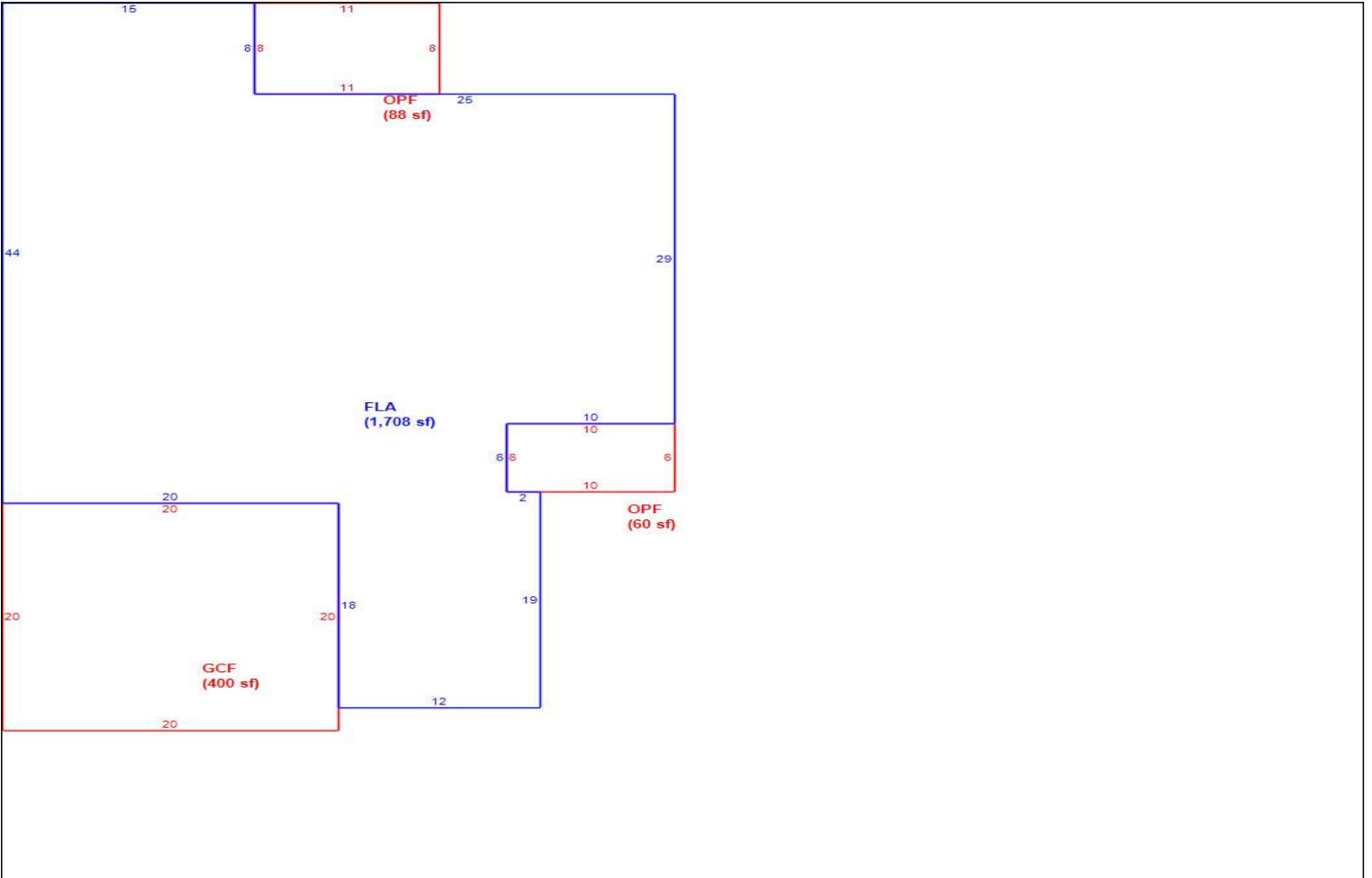
Property Location			
Site Address	12828 FISH LN		
	CLERMONT	FL	34711
Mill Group	0003	NBHD	0582

Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 01-01-202

Legal Description
 OVERLOOK AT LAKE LOUISA PHASE 2 PB 58 PG 31-34 LOT 172 ORB 4937 PG 1745

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 232,865 Deprec Bldg Value 225,879 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2009	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,708	1,708	1708	Effective Area	1708	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	Base Rate	112.42	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	148	0	Building RCN	232,865	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		1,708	2,256	1,708	Building RCNLD	225,879					

Alternate Key 3849969
 Parcel ID 07-23-26-1501-000-17200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0599 Subject
 PRC Run: 12/3/2024 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	
2010	2008120194	01-01-2009	02-05-2010	208,704	0001	SFR 12828 FISH LN	01-08-2010		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2017047079	4937	1745	04-28-2017	WD	U	M	I	100				
	4462	1552	03-29-2014	WD	Q	Q	I	145,000				
	3775	0277	05-15-2009	WD	Q	Q	I	175,000				
	3504	2165	09-05-2007	WD	U	M	V	1				
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	
100,000	225,879	0	325,879	53839	272040	0.00	272040	325879	318,712	

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 3849909
 Parcel ID 07-23-26-1501-000-11200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0599 Comp 1
 PRC Run: 12/3/2024 By

Card # 1 of 1

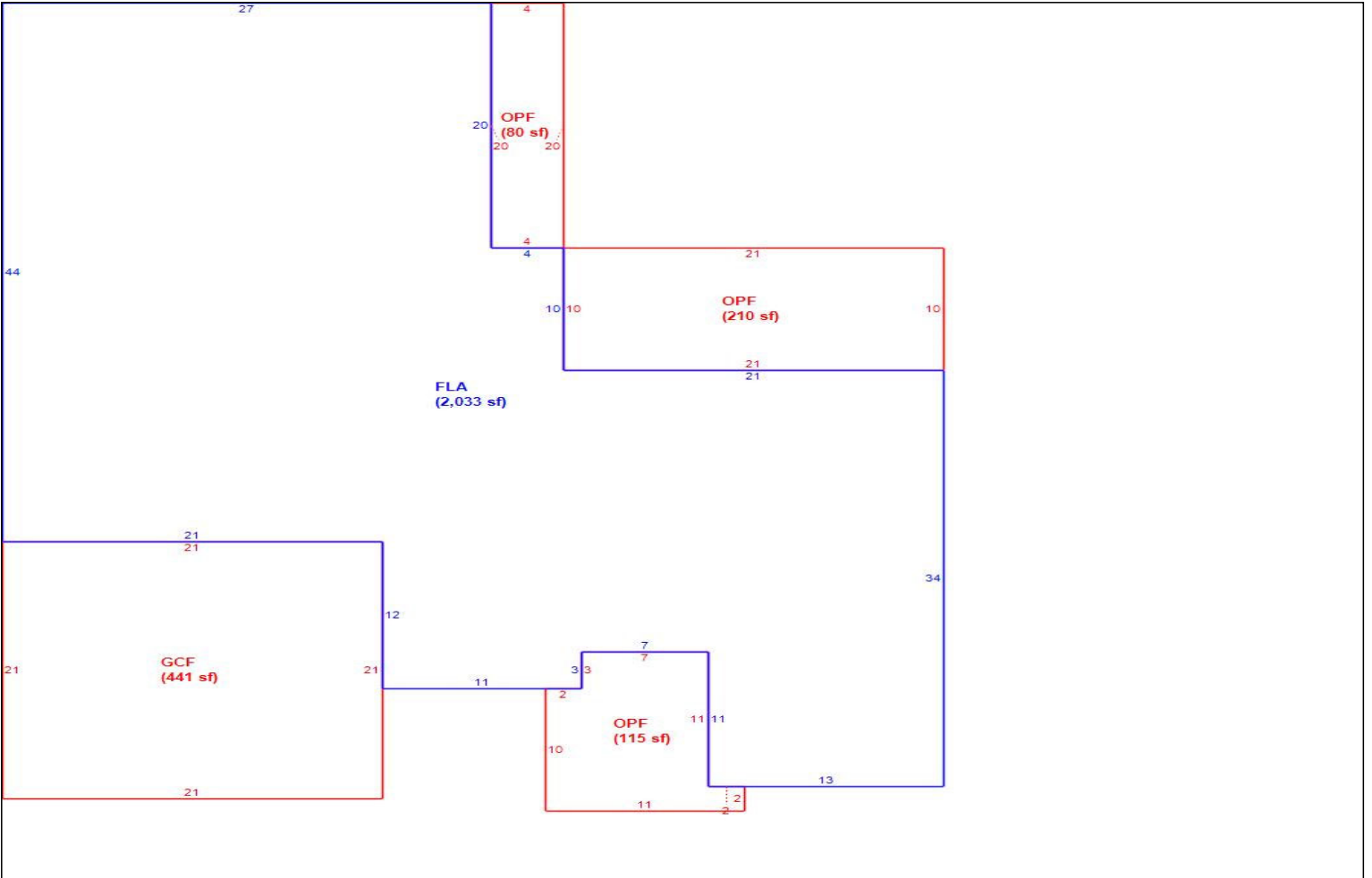
Current Owner		
LOCHE MILOUS & MAUDE		
11001 LEMAY DR		
CLERMONT	FL	34711

Property Location			
Site Address	11001 LEMAY DR		
	CLERMONT	FL	34711
Mill Group	0003	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
OVERLOOK AT LAKE LOUISA PHASE 2 PB 58 PG 31-34 LOT 112 ORB 6187 PG 391

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 272,030	Deprec Bldg Value 263,869	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,033	2,033	2033	Effective Area	2033	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	111.23	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	405	0	Building RCN	272,030	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	263,869	Roof Cover	3	Type AC	03
TOTALS		2,033	2,879	2,033						

Alternate Key 3849909
 Parcel ID 07-23-26-1501-000-11200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0599 Comp 1
 PRC Run: 12/3/2024 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	
2007	2006051508	07-10-2006	02-22-2007	238,822	0000	SFR 11001 LEMAY DR	02-22-2007		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023093326	6187	0391	07-27-2023	WD	Q	01	I	475,000				
	3384	0035	02-28-2007	WD	Q	Q	I	340,000				
	3151	1349	04-28-2006	WD	U	M	V	1				
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	
100,000	263,869	0	363,869	0	363869	0.00	363869	363869	355,449	

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Alternate Key 3837009
Parcel ID 07-23-26-1500-000-06000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0599 Comp 2
PRC Run: 12/3/2024 By

Card # 1 of 1

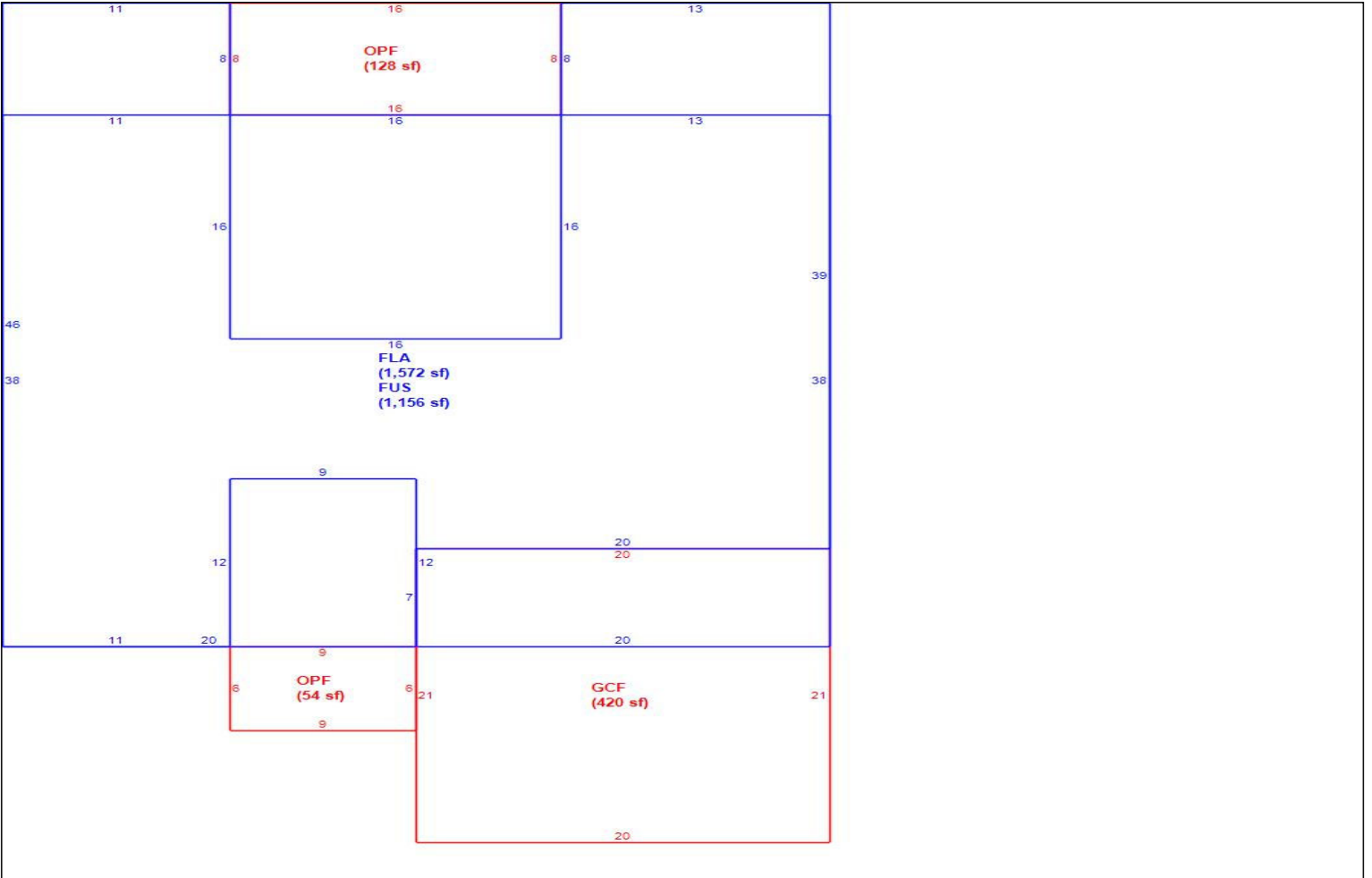
Current Owner		
LIVELLI KEVIN A & SUSAN L		
12909 OWASSO LN		
CLERMONT	FL	34711

Property Location			
Site Address 12909 OWASSO LN			
CLERMONT FL 34711			
Mill Group	0003	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
OVERLOOK AT LAKE LOUISA PHASE I PB 54 PG 25-30 LOT 60 ORB 6222 PG 1683

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 342,372 Deprec Bldg Value 332,101 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,572	1,572	1572	Effective Area	2728	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,156	1,156	1156	Base Rate	105.00	Quality Grade	675	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	342,372	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	182	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		2,728	3,330	2,728	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	332,101	Type AC	03		

Alternate Key 3837009
 Parcel ID 07-23-26-1500-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0599 Comp 2
 PRC Run: 12/3/2024 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	
2024	DENY48	01-01-2023		1	0030	F1			
2023	2022100231	10-06-2022	04-10-2023	9,345	0002	REPL WINDOWS 12	04-10-2023		
2007	2005080184	01-01-2006	07-17-2006	146,916	0000	SFR FOR 07	07-17-2006		
2006	2005080184	09-13-2005	12-27-2005	146,916	0000	SFR 12909 OWASSO LN			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023123088	6222	1683	09-26-2023	WD	Q	01	I	545,000	039	HOMESTEAD	2024	25000
2020095856	5531	0944	08-27-2020	WD	Q	01	I	325,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3129	0096	03-31-2006	WD	Q	Q	I	365,400				
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	
100,000	332,101	0	432,101	0	432101	50,000.00	382101	407101	421,432	

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Alternate Key 3836969
 Parcel ID 07-23-26-1500-000-03500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0599 Comp 3
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
HARRIS ALLENE C & GREGORY K		
10121 225TH AVE CT E		
BUCKLEY	WA	98321

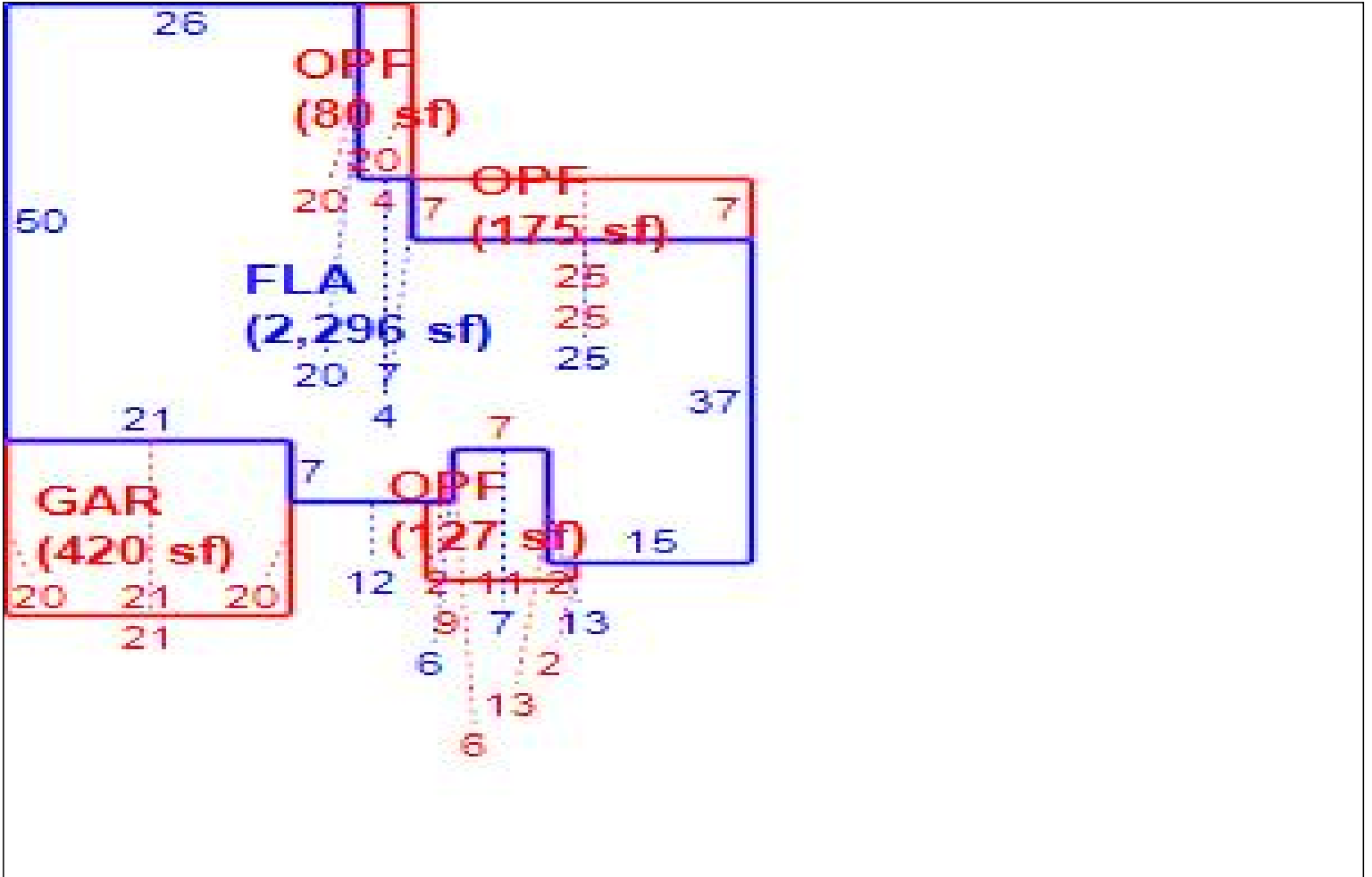
Property Location			
Site Address	11203 LEMAY DR		
	CLERMONT	FL	34711
Mill Group	0003	NBHD	0582

Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 01-01-202

Legal Description
 OVERLOOK AT LAKE LOUISA PHASE I PB 54 PG 25-30 LOT 35 ORB 6208 PG 92

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 299,181
		Deprec Bldg Value	290,206
		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	4
FLA	FINISHED LIVING AREA	2,296	2,296	2296	Effective Area	2296	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0	Base Rate	108.30	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	382	0	Building RCN	299,181	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		2,296	3,098	2,296	Building RCNLD	290,206				

Alternate Key 3836969
Parcel ID 07-23-26-1500-000-03500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0599 Comp 3
PRC Run: 12/3/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	391.00	SF	35.00	2005	2005	13685.00	85.00	11,632
PLD2	POOL/COOL DECK	399.00	SF	5.38	2005	2005	2147.00	70.00	1,503
SEN2	SCREEN ENCLOSED STRUCTURE	1411.00	SF	3.50	2005	2005	4939.00	55.00	2,716

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005071277	08-01-2005	02-10-2006	2,200	0000	SEN 25X30			
2006	2005070056	07-08-2005	02-10-2006	34,405	0000	15X30 POOL			
2006	2005051909	06-06-2005	02-10-2006	136,136	0000	SFR 11203 LEMAY DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023110708	6208	0092	08-23-2023	WD	Q	01	I	520,000				
2022141089	6044	0656	10-26-2022	TR	U	11	I	100				
	3764	2448	04-23-2009	WD	U	U	I	195,000				
	3061	0767	01-10-2006	WD	Q	Q	I	380,100				
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	
100,000	290,206	15,851	406,057	0	406057	0.00	406057	406057	396,889	

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