



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3381521*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<i>2024-0621</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: INV_HOME; SRP Sub LLC		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 #	1022240110-000-07900 45 Lake Jackson 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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> 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

<b>Petition #</b>	2024-0621	Alternate Key: 3381521	Parcel ID: 10-22-24-0110-000-07900
<b>Petitioner Name</b>	RYAN, LLC	<b>Property Address</b>	45 LAKE JACKSON DR MASCOTTE
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
<b>Owner Name</b>	SRP SUB LLC	<b>Value from TRIM Notice</b>	<b>Value before Board Action Value presented by Prop Appr</b>
<b>1. Just Value, required</b>		\$ 226,460	\$ 226,460
<b>2. Assessed or classified use value, *if applicable</b>		\$ 195,220	\$ 195,220
<b>3. Exempt value, *enter "0" if none</b>		\$ -	
<b>4. Taxable Value, *required</b>		\$ 195,220	\$ 195,220
			195220

**Last Sale Date** 11/7/2018      **Price:** \$100       Arm's Length  Distressed      Book 5196 Page 2004

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3381521	3365283	3412184	2802847
<b>Address</b>	45 LAKE JACKSON DR MASCOTTE	9 BERRY DR MASCOTTE	18 LAKE JACKSON DR MASCOTTE	148 BARRY AVE MASCOTTE
<b>Proximity</b>		850 FEET	450 FEET	1060 FEET
<b>Sales Price</b>		\$230,000	\$255,000	\$202,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.20%	2.80%	2.00%
<b>Adjusted Sale</b>		\$202,860	\$223,890	\$175,740
<b>\$/SF FLA</b>	\$202.20 per SF	\$195.81 per SF	\$210.42 per SF	\$160.93 per SF
<b>Sale Date</b>		4/17/2023	5/31/2023	7/14/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,120	1,036	6300	1,064	4200	1,092	2100
<b>Year Built</b>	1992	1993		1992		1986	
<b>Constr. Type</b>	BLK	BLK		BLK		BLK	
<b>Condition</b>	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
<b>Baths</b>	2.0	2.0		2.0		1.0	5000
<b>Garage/Carport</b>	GARAGE	GARAGE		GARAGE		NONE	10000
<b>Porches</b>	OPF/OPU	OPF	1000	OPF/PAT		NONE	2000
<b>Pool</b>	Y	N	20000	N	20000	N	20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	SPF/SPU	NONE	4000	NONE	4000	NONE	4000
<b>Site Size</b>	.67 AC	.27 AC	19000	.23 AC	19000	.23 AC	19000
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	LAKE	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 24.8%	50300	Net Adj. 21.1%	47200	Net Adj. 35.3%	62100
		Gross Adj. 24.8%	50300	Gross Adj. 21.1%	47200	Gross Adj. 35.3%	62100
<b>Adj. Sales Price</b>	Market Value <b>\$226,460</b>	Adj Market Value	<b>\$253,160</b>	Adj Market Value	<b>\$271,090</b>	Adj Market Value	<b>\$237,840</b>
	Value per SF 202.20						

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.

Petitioners comps none are in same sub as subject, comp 1 is a low 2024 sale comp 2 justifies the subjects value.

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: R. Bryan Boone**

**DATE 11/7/2024**

2024-0621 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	2802847	148 BARRY AVE MASCOTTE	1060 FEET
2	1	3365283	9 BERRY DR MASCOTTE	850 FEET
3	2	3412184	18 LAKE JACKSON DR MASCOTTE	450 FEET
4	SUBJECT	4	45 LAKE JACKSON DR MASCOTTE	-
5				
6				
7				
8				

Alternate Key 3381521  
Parcel ID 10-22-24-0110-000-07900

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0621 Subject  
PRC Run: 11/7/2024 By

Card # 1 of 1

Current Owner		
SRP SUB LLC		
C/O INVITATION HOMES TAX DEPT		
1717 MAIN ST STE 2000		
DALLAS TX 75201		

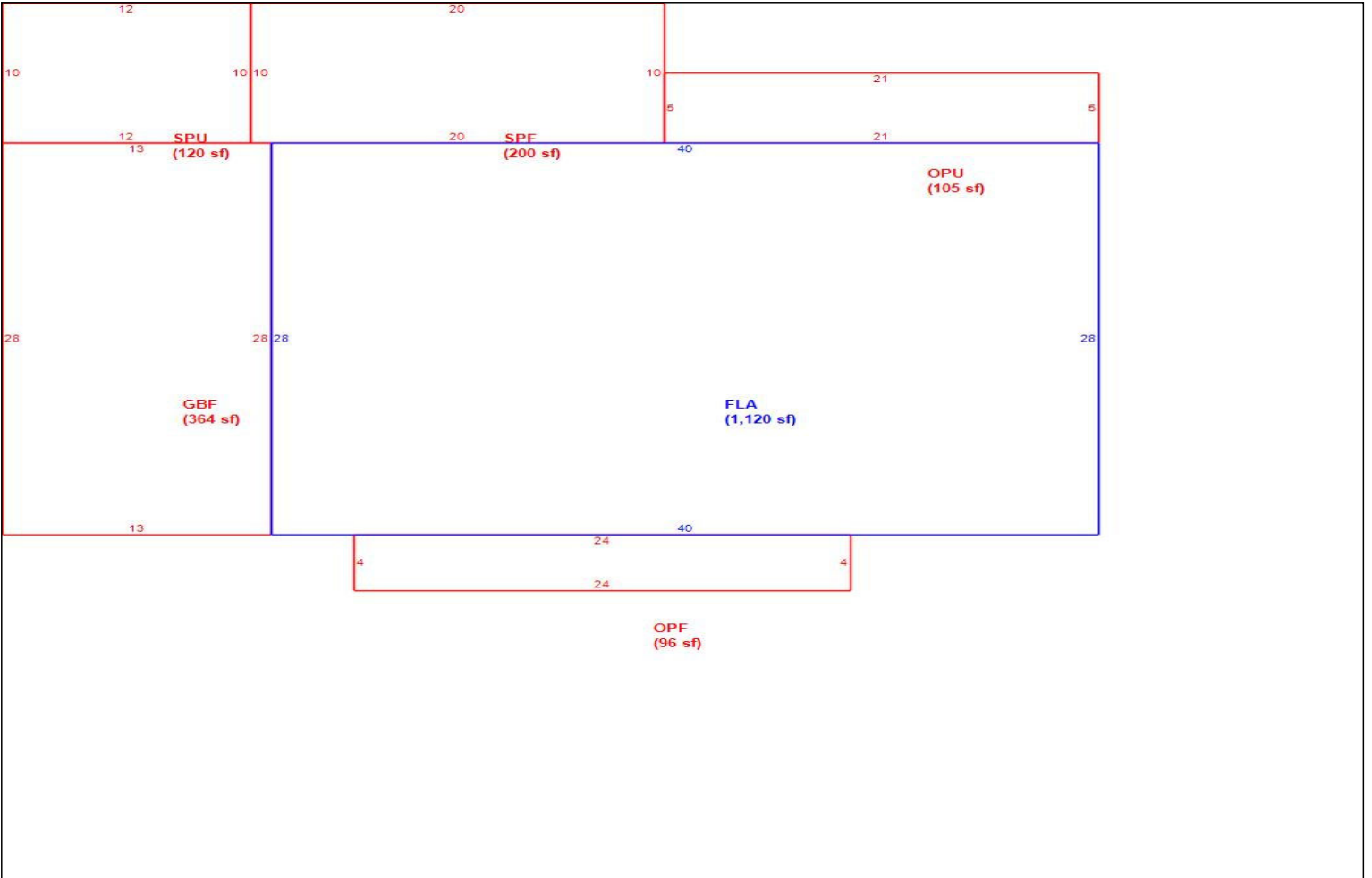
Property Location		
Site Address	45 LAKE JACKSON DR	
	MASCOTTE	FL 34753
Mill Group	00MA	NBHD 0527

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

Legal Description
LAKE JACKSON ESTATES UNIT 2 LOT 79 PB 30 PGS 31-32 ORB 5196 PG 2004

LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0103	0	0		1.00 LT	30,000.00	0.0000	2.00	1.150	1.000	0	69,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		69,000		
Classified Acres		0		Classified JV/Mkt		69,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 159,489
		Deprec Bldg Value	145,135
		Multi Story	0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1992	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,120	1,120	1120	Effective Area	1120	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	364	0	Base Rate	107.07	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	96	0	Building RCN	159,489	Condition	G	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	105	0	% Good	91.00	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	200	0	Functional Obsol	0	Roof Cover	3	Type AC	03
SPU	SCREEN PORCH UNFIN	0	120	0	Building RCNLD	145,135				
TOTALS		1,120	2,005	1,120						

Alternate Key 3381521  
Parcel ID 10-22-24-0110-000-07900

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0621 Subject  
PRC Run: 11/7/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	288.00	SF	35.00	1996	1996	10080.00	85.00	8,568
PLD2	POOL/COOL DECK	432.00	SF	5.38	1996	1996	2324.00	70.00	1,627
SEN2	SCREEN ENCLOSED STRUCTURE	1521.00	SF	3.50	1996	1996	5324.00	40.00	2,130

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	03-17-2006	1	0000	CHECK VALUES			
1997	96 179	08-01-1996	12-01-1996	4,000	0000	20X36 SEN			
1997	96 153	05-01-1996	12-01-1996	13,934	0000	288 SF SWIM'N PUL			
1994	2718	06-01-1993	12-01-1993	1,100	0000	DOC 45 LAKE JACKSON DR			
1993	2533	03-01-1992	12-01-1992	40,957	0000	SFR (45 LAKE JACKSON DR)			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018131942	5196	2004	11-07-2018	WD	U	M	I	100			
	4641	1131	06-11-2015	WD	U	M	I	100			
	4360	0564	02-13-2013	CT	U	U	I	100			
	4285	1420	02-13-2013	CT	U	U	I	56,000			
	2996	1121	10-28-2005	WD	Q	Q	I	191,000			
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	
69,000	145,135	12,325	226,460	31240	195220	0.00	195220	226460	200,409	

\*\*\*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 3365283  
 Parcel ID 10-22-24-0110-000-05500

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0621 Comp 1  
 PRC Run: 11/7/2024 By

Card # 1 of 1

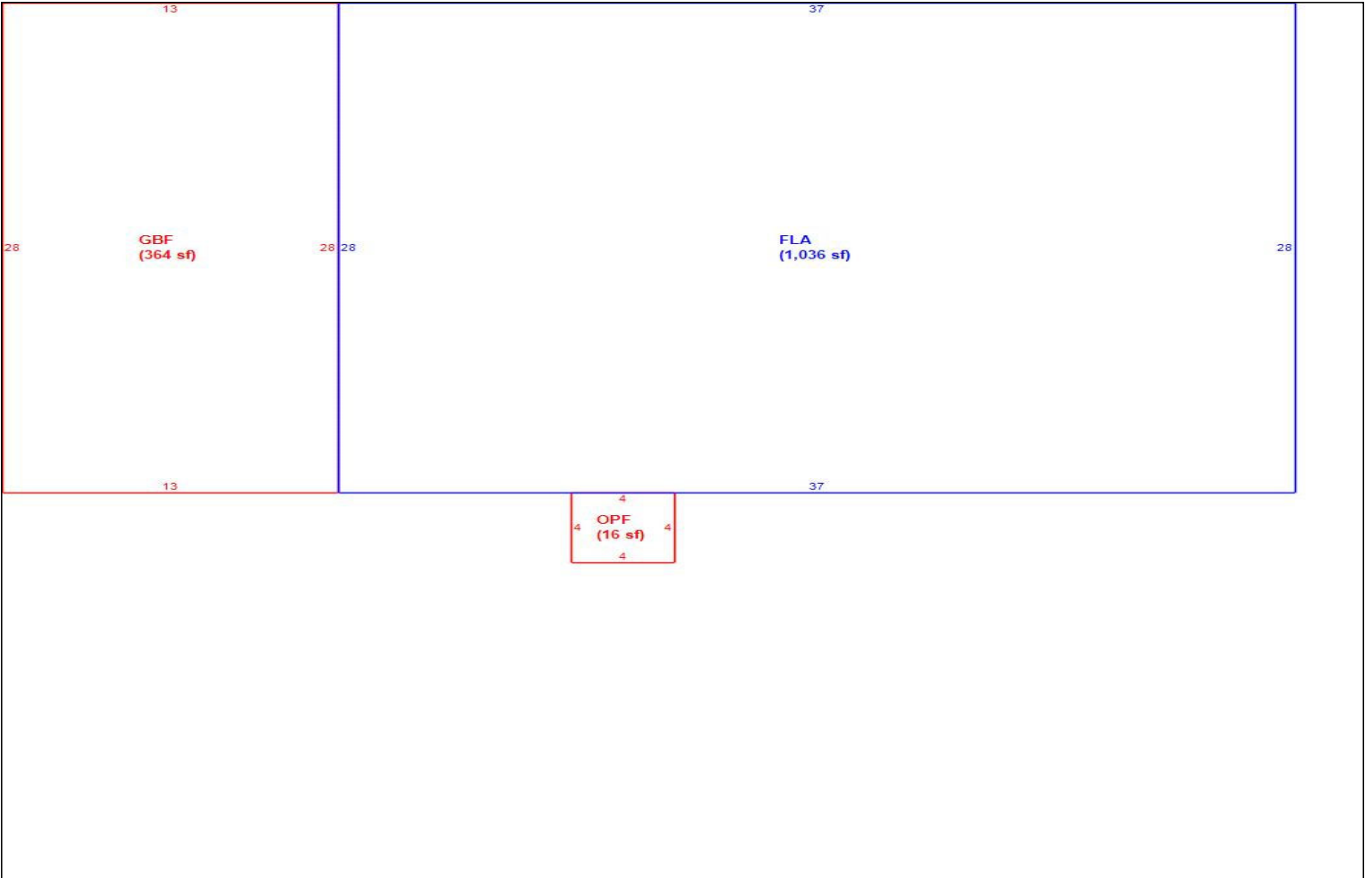
Current Owner			
LEE VICTORIA			
9 BERRY DR			
MASCOTTE	FL	34753	

Property Location			
Site Address 9 BERRY DR			
MASCOTTE		FL 34753	
Mill Group	00MA	NBHD	0527
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
MASCOTTE, LAKE JACKSON ESTATES PHASE TWO LOT 55 PB 30 PGS 31-32 ORB 6126 PG 968

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	LOT 55	1.00 LT	25,000.00	0.0000	2.00	1.000	1.000	0	50,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		50,000		
Classified Acres		0		Classified JV/Mkt		50,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 144,602
Deprec Bldg Value 131,588		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	1,036	1,036	1036	1993	1036	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	364	0	Base Rate	107.14	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0	Building RCN	144,602	Condition	G	Heat Type	6
				% Good		91.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		1,036	1,416	1,036	Building RCNLD	131,588				



Alternate Key 3365283  
 Parcel ID 10-22-24-0110-000-05500

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0621 Comp 1  
 PRC Run: 11/7/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	SALECV	01-01-2013	05-28-2014	1	0098	AVG N STANDARD	05-28-2014		
2014	SALE	01-01-2013	05-28-2014	1	0099	CHECK VALUE	05-28-2014		
1993	2602	09-01-1992	12-01-1993	1	0000	SFR 1334 SF U/C 93			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023044207	6126	0968	04-17-2023	WD	Q	01	I	230,000				
	4335	1418	05-31-2013	WD	Q	Q	I	60,000				
	1818	2338	04-28-2000	WD	Q	Q	I	64,900				
	1804	0879	03-03-2000	CT	U	U	I	41,800				
	1185	0926	09-01-1992	WD	Q	Q	V	8,500				
<b>Total</b>											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
50,000	131,588	0	181,588	0	181588	0.00	181588	181588	158,202	

\*\*\*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 3412184  
Parcel ID 10-22-24-0110-000-04100

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0621 Comp 2  
PRC Run: 11/7/2024 By

Card # 1 of 1

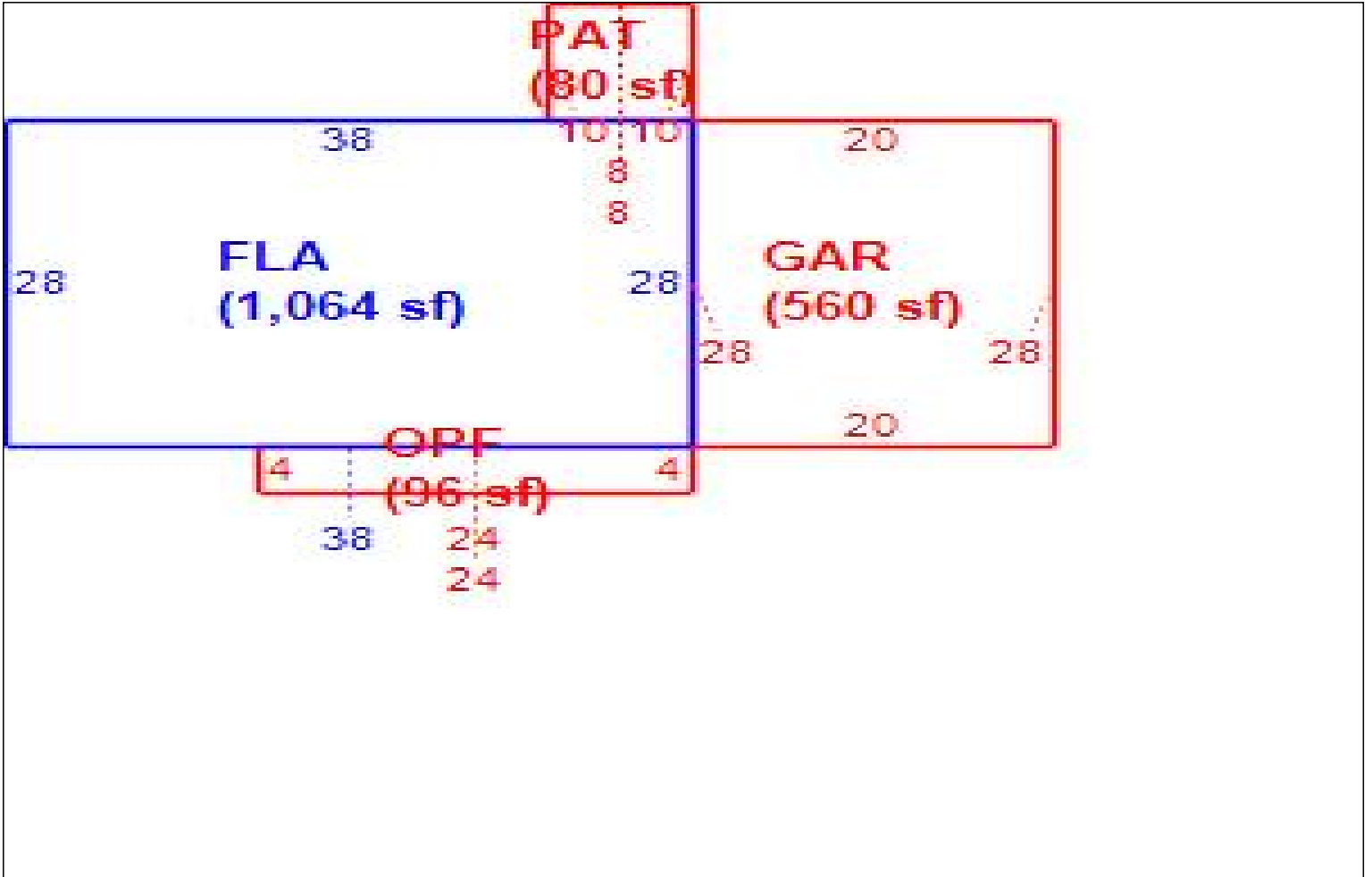
Current Owner		
SINGH DARSHANIE & VIJAY		
18 LAKE JACKSON DR		
MASCOTTE	FL	34753

Property Location		
Site Address 18 LAKE JACKSON DR		
MASCOTTE FL 34753		
Mill Group	00MA	NBHD 0527
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
MASCOTTE, LAKE JACKSON ESTATES PHASE TWO LOT 41 PB 30 PGS 31-32 ORB 6173 PG 1001

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	25,000.00	0.0000	2.00	1.000	1.000	0	50,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		50,000		
Classified Acres		0		Classified JV/Mkt		50,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 153,648
Deprec Bldg Value 141,356		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	3
FLA	FINISHED LIVING AREA	1,064	1,064	1064	1992	1064	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	560	0	107.14	153,648	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	96	0	G	92.00	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	80	0	0	0	Foundation	2	Fireplaces	0
TOTALS		1,064	1,800	1,064	Building RCNLD	141,356	Roof Cover	3	Type AC	03

Alternate Key 3412184  
 Parcel ID 10-22-24-0110-000-04100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0621 Comp 2  
 PRC Run: 11/7/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011 2005	LAND SALE	01-01-2010 01-01-2004	05-04-2011 11-18-2004		1 1	0008 0000	CK LOC AND QG SEE OTHERS IN SUB CHECK VALUE	01-05-2011	

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023082375	6173	1001	05-31-2023	WD	Q	01	I	255,000				
2022040970	5923	0053	03-16-2022	WD	Q	01	I	242,500				
	2611	0257	06-21-2004	WD	Q	Q	I	95,000				
	1631	0655	07-24-1998	WD	Q	Q	I	59,000				
	1189	1338	09-01-1992	WD	Q	Q	I	54,900				
<b>Total</b>												0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
50,000	141,356	0	191,356	0	191356	0.00	191356	191356	166,329	

\*\*\*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 2802847  
 Parcel ID 15-22-24-0300-00E-00401

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0621 Comp 3  
 PRC Run: 11/7/2024 By

Card # 1 of 1

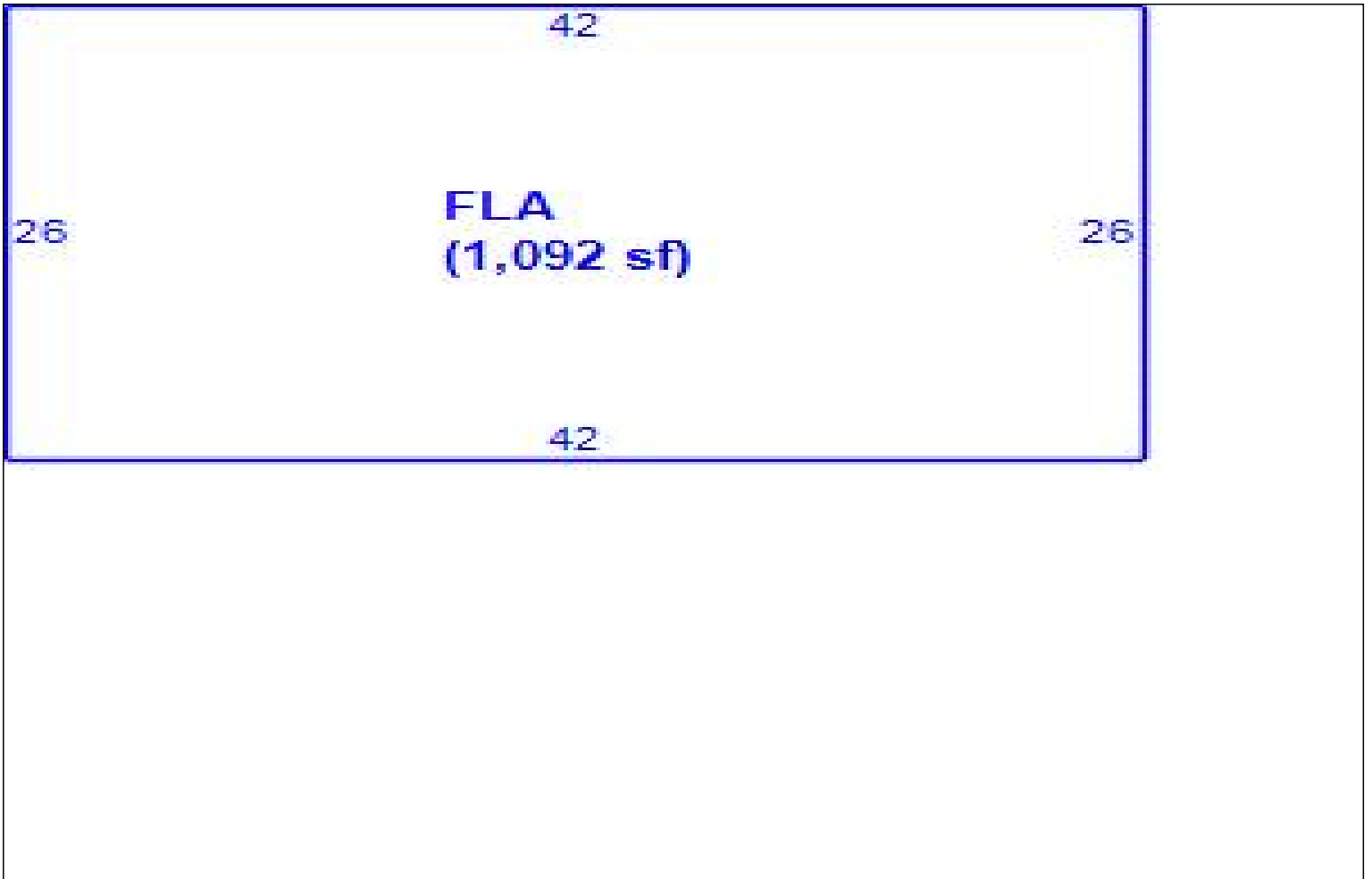
Current Owner		
BARAJAS ABEL & MARISELA		
148 BARRY AVE		
MASCOTTE	FL	34753

Property Location			
Site Address	148 BARRY AVE		
	MASCOTTE	FL	34753
Mill Group	OMA1	NBHD	0525
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-19-202

Legal Description
MASCOTT, MAY'S SUB LOT 4, BLK E--LESS N 100 FT-- PB 5 PG 37 ORB 6177 PG 2307

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	40,000.00	0.0000	1.25	1.000	1.000	0	50,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		50,000		
Classified Acres		0		Classified JV/Mkt		50,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 123,712
Deprec Bldg Value 112,578		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,092	1,092	1092	1986	1092	100.44	VG	91.00	0	No Stories	1.00	Full Baths 1
					123,712						Quality Grade	650	Half Baths 0
											Wall Type	03	Heat Type 4
											Foundation	3	Fireplaces 0
											Roof Cover	3	Type AC 03
TOTALS		1,092	1,092	1,092	112,578								

Alternate Key 2802847  
 Parcel ID 15-22-24-0300-00E-00401

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0621 Comp 3  
 PRC Run: 11/7/2024 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	
2017	SALE	01-01-2016	04-24-2017	1	0099	CHECK VALUE	04-25-2017		
2007	SALE	01-01-2006	03-09-2007	1	0000	CHECK VALUES	03-09-2007		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023086248	6177	2307	07-14-2023	WD	Q	01	1	202,000	039	HOMESTEAD	2024	25000
2016133348	4881	2310	12-15-2016	WD	Q	Q	1	20,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4446	1157	03-20-2014	WD	U	U	1	100				
	4331	0950	05-03-2013	WD	U	U	1	38,000				
	4329	0929	04-13-2012	QC	U	U	1	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	
50,000	112,578	0	162,578	0	162578	50,000.00	112578	137578	133,366	

\*\*\*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.\*\*\*