

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes 38/8 788

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.

			PLEASE OF THE VAL	THE WILD THE STATE OF THE STATE	ECARD (N	(AB) :
Petition# 202	34-	0622	County Lake	Taxy	ear 2024	Date received 9.12.24
		(SOMBRELED EX II			
PART 1. Taxpaye	r Inforr	nation				
Taxpayer name: INV	_HOME;	SRP Sub LLC a Dela	ware LLC	Representative: Rya	n, LLC c/o	Robert Peyton
Mailing address for notices		LLC North Scottsdale sdale, AZ 85254	Rd, Ste 650	priysical addiess	22240300-0 4 Carol St	000-00801
Phone 954-740-6 2	240			Email Re	sidentialAp	peals@ryan.com
The standard way t	o recei	e information is b	y US mail. If possible	e, I prefer to receive in	nformation b	y 🗹 email 🗌 fax.
		after the petition of ort my statement.	deadline. I have attac	hed a statement of th	e reasons I	filed late and any
your evidence to evidence. The	the va /AB or	ue adjustment boa special magistrate	ard clerk. Florida law a ruling will occur unde	llows the property app or the same statutory g	raiser to cros juidelines as	
Type of Property Commercial				ıs⊡ High-water recha □ Vacant lots and acre		distoric, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Pet	tion Che	ck one. If more than	one, file a separate	petition.	
	fication rent red t substa al prope y s.193	luction antially complete of erty value (You m .052. (s.194.034,	on January 1 ust have timely filed	(Include a date-st a _Qualifying improven	ng of exemptamped copyment (s. 193.1	otion or classification
determination Enter the time by the reques group.	that the (in min	ey are substantia utes) you think yo . For single joint p	lly similar. (s. 194.01 u need to present you etitions for multiple un		.S.) take 15 min ts, provide th	nutes. The VAB is not bound ne time needed for the entire
evidence directly to appraiser's evidency You have the right of your property re	the proce. At the regard cord call which the cord call call call call call call call cal	operty appraiser a ne hearing, you ha less of whether y rd containing info en the property ap	at least 15 days befor ave the right to have ou initiate the eviden rmation relevant to th	witnesses sworn. ce exchange, to rece le computation of you	ike a written ive from the r current as	ou must submit your request for the property property appraiser a copy sessment, with confidential d the property record card

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 without attaching a completed power of attorney or authoriz Written authorization from the taxpayer is required for acce collector.	re authorizing a representative listed in p zation for representation to this form.	, ,
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional S Complete part 4 if you are the taxpayer's or an affiliated en representatives.		lowing licensed
I am (check any box that applies):	(have aver as as affiliated	
An employee of	(taxpayer or an affiliated o	entity).
A Florida Bar licensed attorney (Florida Bar number).	DDC400
A Florida real estate appraiser licensed under Chapter	475, Florida Statutes (license number –	<u>KD6182</u>).
A Florida real estate broker licensed under Chapter 47	5, Florida Statutes (license number).
☐ A Florida certified public accountant licensed under Cha	apter 473, Florida Statutes (license numb	oer).
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential inform	ation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of funder s. 194.011(3)(h), Florida Statutes, and that I have re	iling this petition and of becoming an age	ent for service of process
Robert I. Paylo	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		The state of the s
Complete part 5 if you are an authorized representative not	. I I I I I I I I I I I I I I I I I I I	governos de la companya de la compa
☐ I am a compensated representative not acting as one c AND (check one)	·	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR ☐ the taxpayer's auth		., executed with the
I am an uncompensated representative filing this petition	on AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxp	payer's authorized signature is in part 3 c	of this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential inform	mation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.		
Signature, representative	Print name	Date
		· · · · · · · · · · · · · · · · · · ·

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0622		Alternate Ke	ey: 3818788	Parcel I	D: 10-22-24-03 0	0-000-00801	
Petitioner Name		RYAN, LLC		D	244.0		Check if Mu	Itiple Parcels	
The Petitioner is:	Taxpayer of Rec	ord 🗸 Taxı	payer's agent	Property		AROL ST SCOTTE			
Other, Explain:				Address	IVIAS	COLIE			
Owner Name	SI	RP SUB LLO		Value from	Value befor	e Board Actio	n v		
				TRIM Notice		Value presented by Prop App		Board Action	
1. Just Value, red	uired			\$ 239,02	24 \$	\$ 239,02			
2. Assessed or cl		ue, *if appli	cable	\$ 181,04	40 \$				
3. Exempt value,	*enter "0" if nor	ie		\$	-				
4. Taxable Value,	*required			\$ 181,04	40 \$	181,04	10		
*All values entered	d should be count	y taxable va	lues, School and	dother taxing	authority values	may differ.			
Last Sale Date	5/18/2017	Pric	ce: \$1	00	Arm's Length	/ Distressed	Book <u>4962</u> F	Page <u>1625</u>	
ITEM	Subje	ct	Compara	ıble #1	Compara	able #2	Comparable #3		
AK#	381878	38	35903	376	3805		3811272		
Address	314 CARC		11 HIGHV		214 AYRS		217 ASHL		
	MASCO	TTE	MASCO		MASCO		MASCO		
Proximity			.22 M		.10 M \$282,0		.27 M		
Sales Price Cost of Sale			\$260,0 -15°		\$282,0 -15°		\$270,0 -15%		
Time Adjust			1.60		2.00		0.80		
Adjusted Sale			\$225,1		\$245,3		\$231,6		
\$/SF FLA	\$201.20 p	er SF	\$196.65		\$218.47		\$206.29		
Sale Date	Ф 201120 р	<u> </u>	8/23/2	•	7/17/2		10/5/2		
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,188		1,145	2150	1,123	3250	1,123	3250	
Year Built	2003		2000		2002		2002		
Constr. Type	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		
Condition	GOOD		GOOD		GOOD		GOOD		
Baths	2.0		2.0		2.0		2.0	+	
Garage/Carport	GARAGE		GARAGE	2000	GARAGE	2000	GARAGE	2000	
Porches Pool	OPF/SPU N		OPF N	3000	OPF/PAT N	2000	OPF/EPA N	-2000 0	
Fireplace	0		0	0	0	0	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds	NONE		NONE		NONE	Ť	NONE		
Site Size	.40 AC		.30 AC		.24 AC		.24 AC		
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		
View	LAKE		RESIDENTIAL	21250	RESIDENTIAL	21250	RESIDENTIAL	21250	
			Net Adj. 11.7%	26400	Net Adj. 10.8%	26500	Net Adj. 9.7%	22500	
			Gross Adj. 11.7%	26400	Gross Adj. 10.8%	26500	Gross Adj. 11.4%	26500	
	Market Value	\$239,024	Adj Market Value	\$251,560	Adj Market Value	\$271,840	Adj Market Value	\$254,160	
Adj. Sales Price	Value per SF	201.20		·				·	

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 are all from a sub near the subje	ect with no adjustments done to make them like the subject lakefront parcel.
Rased upon the facts presented herein, it is the Pro-	operty Appraiser's opinion that the Market Value placed upon this property is
considered to be fair and just as of January 1st. The	ne Income, Market, and Cost approaches to value have been considered in the tof the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and
DEPUTY: R. Bryan Boone	DATE 11/13/2024

2024-0622 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	1	3590376	11 Highview Ct. Mascotte	.22 mile
2	3	3811272	217 Ashley Rd. Mascotte	.27 mile
3	subject	3818788	314 CAROL ST MASCOTTE	-
4	2	3805258	214 Ayrshire PI Mascotte	.10 mile
5				
6				
7				
8				

Alternate Key 3818788 Parcel ID 10-22-24-0300-000-00801

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0622 Subject PRC Run: 11/13/2024 By

Card # 1 of 1

Property Location

Site Address 314 CAROL ST

MASCOTTE FL 34753

Mill Group 00MA NBHD 0525

Property Use Last Inspection

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

Current Owner

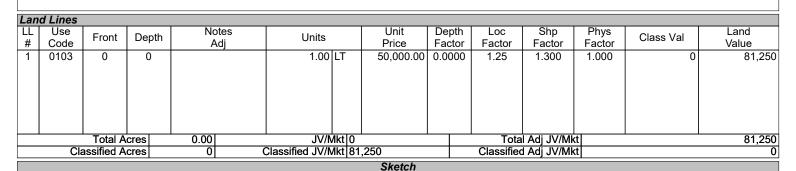
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

DALLAS

TX 75201

Legal Description

MASCOTTE, SITTLER'S SHORES SUB BEG AT SW COR OF LOT 8, RUN S 64-51-00 E 214 FT TO SHORES OF LAKE JACKSON & PT A, RETURN TO POB, RUN N 29-40-00 E ALONG E'LY R/W LINE OF CAROL ST A DIST OF 83.33 FT, S 60-23-12 E 213.24 FT TO SHORES OF LAKE JACKSON, S'LY ALONG SAID SHORES LINE OF LAKE 66.68 FT TO PT A BEING PART OF LOT 8 PB 13 PG 28 ORB 4962 PG 1625



1 171,493 Deprec Bldg Value 157,774 0 Bldg 1 Sec of 1 Replacement Cost Multi Story 10 SPU GCF (299 sf) FLA (1,188 sf) (12 sf)

	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,188	1,188	1188	Effective Area	1188			- " D "	
GAR	GARAGE FINISH	0	299	0	Base Rate	113.52	No Stories	1.00	Full Baths	2
OPF SPU	OPEN PORCH FINISHE SCREEN PORCH UNFIN	0	12 240	0	Building RCN	171,493	Quality Grade	670	Half Baths	0
0.0	CONCERT CHOIT ON IN		240		Condition	G	Wall Type	03	Heat Type	6
					% Good	92.00	,,	00	,,	١ ٠
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,188	1,739	1,188	Building RCNLD	157,774	Roof Cover	3	Type AC	03

Alternate Key 3818788 Parcel ID 10-22-24-0300-000-00801

81,250

157,774

239,024

57984

181040

0.00

181040

239024

234,252

LCPA Property Record Card Roll Year 2024 Status: A

2024-0622 Subject PRC Run: 11/13/2024 By

Card # 1 of 1

Code Description Units Type Unit Price Year Bit Effect Yr RCN %Good Apr Value
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
Suilding Permits
Roll Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO Date 2017 ITREVIEW 01-01-2016 10-27-2016 1 0020 DESKTOP REVIEW *SEE NOTES
Roll Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO Date 2017 ITREVIEW 01-01-2016 10-27-2016 1 0020 DESKTOP REVIEW *SEE NOTES
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Roll Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO Date 2017 ITREVIEW 01-01-2016 10-27-2016 1 0020 DESKTOP REVIEW *SEE NOTES
Sales Information Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount
2017067978 4962 1625 05-18-2017 WD U M I 100
4360 0487 04-10-2013 CT U U I 100
4313 1893 04-10-2013 CT U U I 73,000
3444 2106 05-24-2007 PO U U I 0
2372 0297 06-04-2003 WD Q Q I 99,900
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

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Alternate Key 3590376 Parcel ID 15-22-24-0650-000-00600

Current Owner

FL

34753

LCPA Property Record Card Roll Year 2024 Status: A

2024-0622 Comp 1 PRC Run: 11/13/2024 By

Card # 1 of

Property Location

Site Address 11 HIGHVIEW CT

MASCOTTE FL 34753 NBHD

0526 Mill Group 0MA1 Property Use Last Inspection

00100 SINGLE FAMILY PJF 04-19-202

Legal Description

11 HIGHVIEW CT

MASCOTTE

COTTO DIAZ VICTOR L

MASCOTTE, HIGHVIEW POINTE SUB LOT 6 PB 35 PG 39 ORB 3760 PG 348 ORB 6203 PG 181

Lan	Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	S Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 [Т	60,000.00	0.0000	1.00	1.000	1.000	0	60,000
Total Acres 0.00 JV/Mkt 0							'			l Adj JV/Mk			60,000
	Cla	assified A	cres	0	Classified JV/M	kt 60,0	00		Classified	d Adj JV/Mk	t		0

Sketch

Bldg 1 1 of 1 Replacement Cost 165,544 Deprec Bldg Value 157,267 Multi Story 0 Sec GCF (338 sf) FLA (1,145 sf) OPF (27 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail					
Code	Description	Living Are	Gross Are		Year Built	2000	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,145	, -	1145	Effective Area	1145	No Charina	4.00	Cull Datha		
GAR	GARAGE FINISH	0	338	0	Base Rate	113.67	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	27	0	Building RCN	165,544	Quality Grade	670	Half Baths	0	
					Condition	VG	Wall Type	03	Heat Type	6	
					% Good	95.00	"	00		ı ı	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,145	1,510	1,145	Building RCNLD	157 267	Roof Cover	3	Type AC	03	

Alternate Key 3590376 Parcel ID 15-22-24-0650-000-00600

LCPA Property Record Card Roll Year 2024 Status: A

2024-0622 Comp 1 PRC Run: 11/13/2024 By

Card # 1 of 1

	Non real 2024 Status. A												
	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
UBF3	UTILITY BLDG FINISHED	128.00	SF	10.50	2005	2005	1344.00	60.00	806				
	•	<u>' </u>											

Building Permits Oll Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO Date												
Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date					
SALE 9920899	01-01-2005 01-01-2000	03-24-2006 03-01-2001	1 55,080									
	SALE	SALE 01-01-2005	SALE 01-01-2005 03-24-2006	Permit ID	Permit ID	Permit ID	Permit ID					

			Sales Inform	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023106667	6203	0181	08-23-2023	WD	Q	01	ı	260,000	039	HOMESTEAD	2024	
2021058561	5697	1688	03-29-2021	WD	U	11	ı	0	059	ADDITIONAL HOMESTEAD	2024	25000
2016063736	4795	2379	06-13-2016	WD	U	U	1	30,000				
	3760	0348	03-20-2009	WD	U	U	I	70,000				
	3706	2315	12-02-2008	CT	U	U	ı	100				
										Total		50,000.00
						Val	ua Summ	arv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
60 000	157 267	806	218 073	0	218073	50 000 00	168073	193073	213 324

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Alternate Key 3805258

Parcel ID 10-22-24-0055-000-07800

Current Owner

STEADWELL CHAUNCEY R & LEILA J

2550 CITRUS TOWER BLVD

CLERMONT FL 34711 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0622 Comp 2 PRC Run: 11/13/2024 By

Card # of 1

Property Location

Site Address 214 AYRSHIRE PL

MASCOTTE FL 34753

NBHD Mill Group 00MA 0526 Property Use Last Inspection

00100 SINGLE FAMILY PJF 03-24-202

Legal Description

COURTNEY PARK PHASE II PB 45 PG 52-53 LOT 78 ORB 6181 PG 278

La	Land Lines														
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value			
1	0100	0	0		1.00 LT	60,000.00	0.0000	1.00	1.000	1.000	0	60,000			
	Cla	Total A assified A		0.00	UV/Mkt Classified JV/Mkt C				 il Adj JV/Mi d Adj JV/Mi			60,000 0			
						21 1 1					<u></u>	<u></u>			

Sketch Bldg 1 Sec 1 of 1 Replacement Cost 165,705 Deprec Bldg Value 157,420 Multi Story 0

47 FLA 21 25 (1,123 sf) 13 34 20

	Building S	Sub Areas			Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,123	1,123	1123	Effective Area	1123			- " - "		
-	GARAGE FINISH	0	420	0	Base Rate	113.75	No Stories	1.00	Full Baths	2	
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	36 120	0	Building RCN	165,705	Quality Grade	670	Half Baths	0	
	TATIO ONGOVERED		120	O	Condition	VG	Wall Type	03	Heat Type	6	
					% Good	95.00		00		۱	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,123	1,699	1,123	Building RCNLD	157,420	Roof Cover	3	Type AC	03	

Alternate Key 3805258

Parcel ID 10-22-24-0055-000-07800

60,000

157,420

217,420

LCPA Property Record Card Roll Year 2024 Status: A

 $\underset{\mathsf{PRC \, Run:}}{2024\text{-}0622} \underset{\mathsf{11/13/2024}}{\mathsf{Comp}} \ 2$

Parcel I	ID 10-22	-24-005	55-000-0	07800		Rol	II Yea	r 202	24 Sta	atus: A			Card #	1	of 1
						*Only			laneous F records a	eatures are reflected b	pelow				
Code		Descrip	otion		Un		Туре		nit Price	Year Blt	Effect Yr	RCN	%Good	ı Aı	or Value
								Rui	ilding Per	mite					
Roll Yea	ar Permi	t ID	Issue Da	ate	Comp [Date	An	nount	Type		Descrip	tion	Review [Date	CO Date
2003	064-02-0		04-29-20		12-12-2			78,20		SFR/214 AYF			1		
					Inform	ation							emptions		
	ıment No	Bool	k/Page	+	Date	Instr	Q/U		Vac/Imp	Sale Price	Code	Description	on	Year	Amount
	3088827 2155384	6181 6060 3938 3877 3394	0278 2032 1841 1327 1920	11-28 08-10 02-16	7-2023 3-2022 0-2010 6-2010 2-2007	WD QC WD CT QC	Q U U U U	01 11 U U U		282,000 100 52,000 100 0					
													Total		0.00
								Va	lue Sumn	nary	-				
Land Va	alue Bld	g Value	Misc	Value	Mark	et Valu	e D	eferred	Amt A	ssd Value	Cnty Ex Ar	nt Co Tax Val	Sch Tax	Val Pre	vious Valu

217420

0.00

217420

217420

212,748

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Alternate Key 3811272 Parcel ID 10-22-24-0060-000-14200

LCPA Property Record Card Roll Year 2024 Status: A

2024-0622 Comp 3 PRC Run: 11/13/2024 By

Card # of

Property Location

Site Address 217 ASHLEY RD

00100

MASCOTTE FL 34753

RBB 04-23-202

00MA NBHD 0526 Mill Group Property Use Last Inspection

SINGLE FAMILY

Current Owner

MILES REGINALD S III

217 ASHLEY RD

MASCOTTE

FL 34753

Legal Description

COURTNEY PARK PHASE III PB 47 PG 9-10 LOT 142 ORB 6237 PG 2152

Lan	d Lines																	
LL	Use	Front	Depth	Note		Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land				
#	Code	1 TOTAL	Вори	Ad	lj	Onito	00		Pi		Price Fa		Factor	Factor	Factor	Factor	Oldoo vai	Value
1	0100	0	0			1.00 LT		60,000.00	0.0000	1.00	1.000	1.000	0	60,000				
Total Acres 0.00 JV/Mkt								1			il Adj JV/Mk		1	60,000				
Classified Acres 0 Classified JV/M							1kt 60	,000		Classified	d Adj JV/Mk	ct		0				

Sketch Bldg 1 1 of 1 174,550 Deprec Bldg Value 169,314 Multi Story 0 Sec Replacement Cost EPA (378 sf) FLA (1,123 sf) OPF (32 sf) GCF (420 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
	ENCLOSED PORCH FIN	0	378	-	Effective Area	1123	No Charica	4.00	Full Baths	•
	FINISHED LIVING AREA	1,123	1,123	1123	Base Rate	113.75	No Stories	1.00	ruii baliis	2
	GARAGE FINISH OPEN PORCH FINISHE	0	420 32	0	Building RCN	174,550	Quality Grade	670	Half Baths	0
	or Erri ortorri iitiorie	Ŭ	02	Ŭ	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		O
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,123	1,953	1,123	Building RCNLD	169,314	Roof Cover	3	Type AC	03

Alternate Key 3811272 Parcel ID 10-22-24-0060-000-14200

LCPA Property Record Card Roll Year 2024 Status: A

2024-0622 Comp 3 PRC Run: 11/13/2024 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					
UBF3	UTILITY BLDG FINISHED	140.00	SF	10.50	2018	2018	1470.00	87.50	1,286					
		1 1						I						

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date						
2021 S 2019 3 2019 0 2018 S	SALE 358-18-07BE 069-18-02BR SALE 0850205B	01-01-2020 07-16-2018 02-05-2018 01-01-2017 05-06-2002	05-11-2021 04-12-2019 04-12-2019 04-20-2018 01-03-2003	1 32,000 3,800 1 88,300	0099 0002 0003 0099	CHECK VALUE SUNROOM SHED CHECK VALUE SFR 217 ASHLEY RD	04-23-2021 04-12-2019 04-12-2019 04-20-2018							

			Sales Inform		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023135849	6237	2152	10-05-2023	WD	Q	01	1	270,000	039	HOMESTEAD	2024	25000
2020052495	5469	0473	05-05-2020	WD	Q	03	1	200,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017117538	5022	0525	11-03-2017	WD	Q	Q	1	153,000				
2017064110	4958	0803	06-01-2017	WD	U	U	1	110,100				
2017010891	4896	0177	01-17-2017	CT	U	U	I	100				
Total Total												50,000.00
						Val	uo Summ	arv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
60 000	169.314	1 286	230 600	0	230600	50 000 00	180600	205600	225 866

^{***}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.***