



**PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING**
Section 194.011, Florida Statutes *3461398*

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>2024-0628</i>	County Lake	Tax year 2024
			Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2018-2 IH Borrower LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	1119250200-000-02100 34008 Valencia Dr
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> 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 # 2024-0628	Alternate Key: 3461398	Parcel ID: 11-19-25-0200-000-02100	
Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 34008 VALENCIA DR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name 2018-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 317,028	\$ 317,028	
2. Assessed or classified use value, *if applicable	\$ 272,560	\$ 272,560	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 272,560	\$ 272,560	

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

Last Sale Date 5/8/2018 **Price:** \$100 Arm's Length Distressed Book 5107 Page 1533

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3461398	2697075	3439571	1435358
Address	34008 VALENCIA DR LEESBURG	33930 HIGHLAND RD LEESBURG	34021 PARK LN LEESBURG	9906 JACKSON RD LEESBURG
Proximity		SAME SUB	0.51 MILE	0.35 MILE
Sales Price		\$389,500	\$400,000	\$324,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	2.80%	1.60%
Adjusted Sale		\$335,749	\$351,200	\$280,584
\$/SF FLA	\$139.54 per SF	\$172.18 per SF	\$156.65 per SF	\$160.33 per SF
Sale Date		9/19/2023	5/1/2023	8/30/2023
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	2,272	1,950	16100	2,242	1500	1,750	26100
Year Built	1996	1991		1998		1976	20000
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 CAR	2 CAR		3 CAR	-10000	2 CAR + CRPT	-5000
Porches	Y	Y		Y (ENCL)	-5000	Y	
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	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		-Net Adj. 1.2%	-3900	-Net Adj. 3.8%	-13500	Net Adj. 14.6%	41100
		Gross Adj. 10.8%	36100	Gross Adj. 4.7%	16500	Gross Adj. 18.2%	51100
Adj. Sales Price	Market Value \$317,028 Value per SF 139.54	Adj Market Value \$331,849		Adj Market Value \$337,700		Adj Market Value \$321,684	

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.

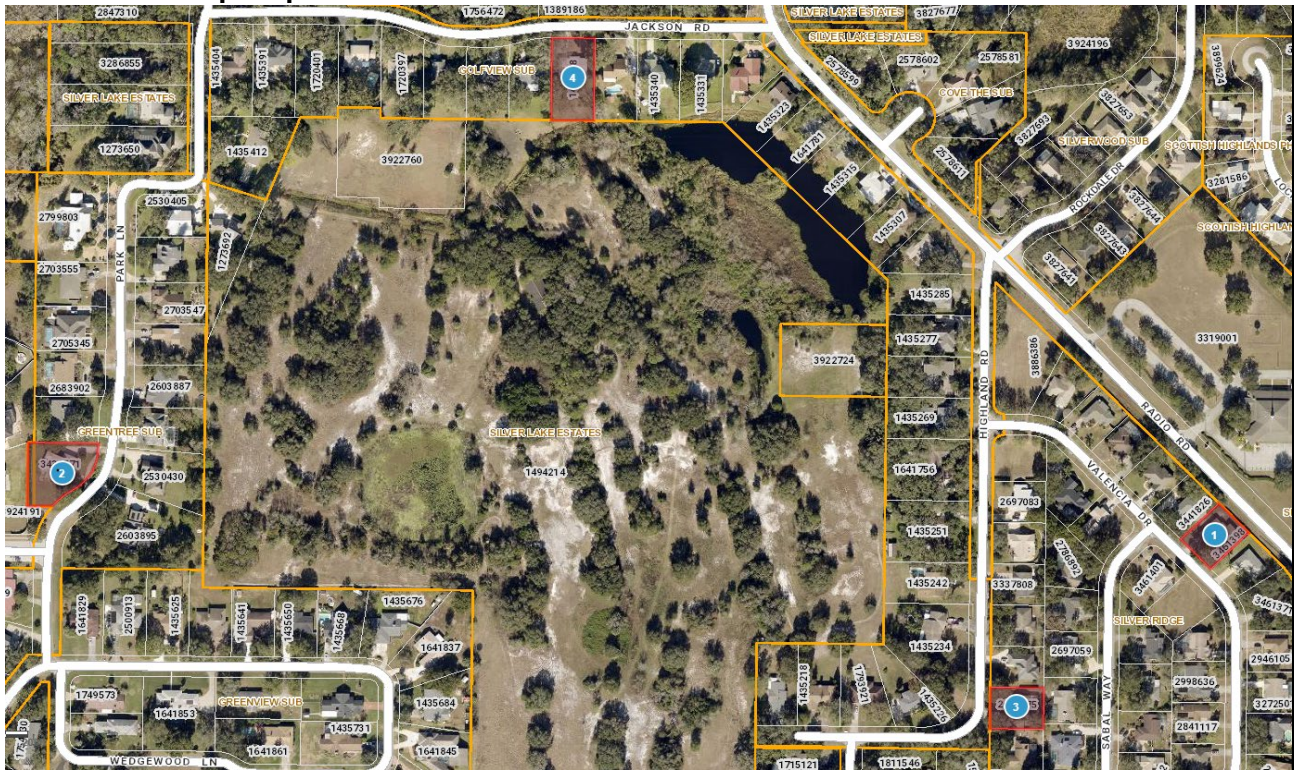
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: CHRISTOPHER QUANTE

DATE 12/10/2024

2024-0628 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3461398	3408 VALENCIA DR LEESBURG	-
2	COMP 2	3439571	34021 PARK LN LEESBURG	0.51 MILE
3	COMP 1	2697075	33930 HIGHLAND RD LEESBURG	SAME SUB
4	COMP 3	1435358	9906 JACKSON RD LEESBURG	0.35 MILE
5				
6				
7				
8				

Alternate Key 3461398
 Parcel ID 11-19-25-0200-000-02100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0628 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

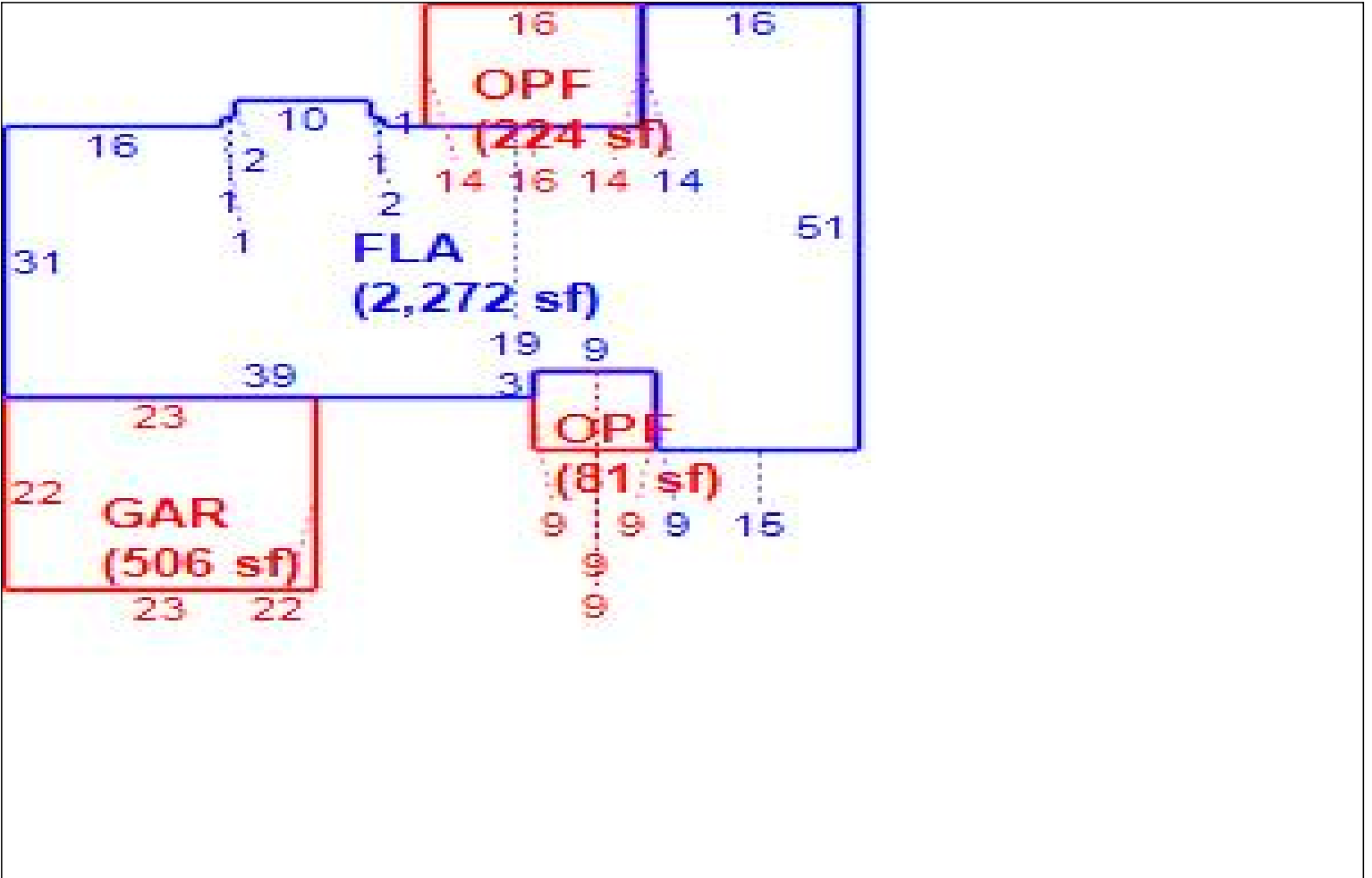
Current Owner
 2018-2 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 34008 VALENCIA DR
 LEESBURG FL 34788
 Mill Group 0001 NBHD 5145
Property Use **Last Inspection**
 00100 SINGLE FAMILY PJF 03-16-201

Legal Description
 SILVER RIDGE SUB LOT 21 PB 26 PGS 39-40 ORB 4614 PG 732 ORB 4649 PG 2339 ORB 5107 PG 1533

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	36,000.00	0.0000	1.80	1.000	1.000	0	64,800	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,800			
Classified Acres		0		Classified JV/Mkt		64,800		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 260,029 Deprec Bldg Value 252,228 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	2,272	2,272	2272	1996	2272	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	506	0	Base Rate	96.16	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	305	0	Building RCN	260,029	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		2,272	3,083	2,272	Building RCNLD	252,228				

Alternate Key 3461398
Parcel ID 11-19-25-0200-000-02100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0628 Subject
PRC Run: 12/10/2024 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	
1997	6060186	06-01-1996	12-01-1996	121,500	0000	SFR,34008 VALENCIA DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107 1533	05-08-2018	WD	U	M	I	100				
	4649 2339	07-01-2015	MI	U	M	I	100				
	4614 0732	04-10-2015	WD	U	M	I	100				
	4300 0014	03-13-2013	CT	U	U	I	146,000				
	1816 1428	04-14-2000	WD	Q	Q	I	130,500				
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	
64,800	252,228	0	317,028	17218	299810	0.00	299810	317028	317,028	

Parcel Notes

1721/2380 PROP TO SANDRA THOMAS AND DAVID CONNELLY ONLY
 1816/1428 DAVID L CONNELLY SINGLE SANDRA THOMAS SINGLE TO TIMOTHY P & JACQUELINE D WAINSCOTT HW
 04 QG FROM 550 JWP 020604
 05 LOC FROM 100 FER 050905
 10 RENUMBER SUB OLD NBR 11 19 25 0075 FALLS INTO THE SCOTTISH HIGHLAND SUBS CAUSES PROBLEMS WITH MASS CHGS DW 051310
 12X TIMOTHY WAINSCOTT ADDR 131 S LAKE DR LEESBURG PER ADDR CARD SENT LETTER 073012 KM
 12X TIMOTHY WAINSCOTT MOVED 040112 PROPERTY IS IN FORECLOSURE PER LETTER DTD 080612 CMD 080712
 4300/14 CT VS TIMOTHY P & JACQUELINE D WAINSCOTT PROP SOLD TO IH2 PROPERTY FLORIDA LP
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 4614/732 IH2 PROPERTY FLORIDA LP TO 2015-2 IH BORROWER LP
 4614/732 M SALE INCL OVER 25 PARCELS MULTI SUBS AND M&B
 4649/2339 CORRECTIVE DEED FOR 4614/732 TO CORRECT GRANTEE NAME SB 2015-2 IH2 BORROWER LP
 4649/2339 M SALE INCL OVER 25 PARCELS MULTI SUBS AND M&B
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO
 SCANNED TO AK1818893 CB 080516
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 5107/1533 2018-2 IH BORROWER LP SUCC BY MERGER WITH 2015-1 IH2 BORROWER LP AND 2015-2 IH2 BORROWER LP TO 2018-2 1H
 BORROWER LP
 5107/1533 M SALE INCL OVER 25 LOTS IN VARIOUS SUBS

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 2697075
Parcel ID 11-19-25-0200-000-05700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0628 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
MOSELEY UTE R & TERRY J		
33930 HIGHLAND RD		
LEESBURG	FL	34788

Property Location			
Site Address 33930 HIGHLAND RD			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5145
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-04-202

Legal Description

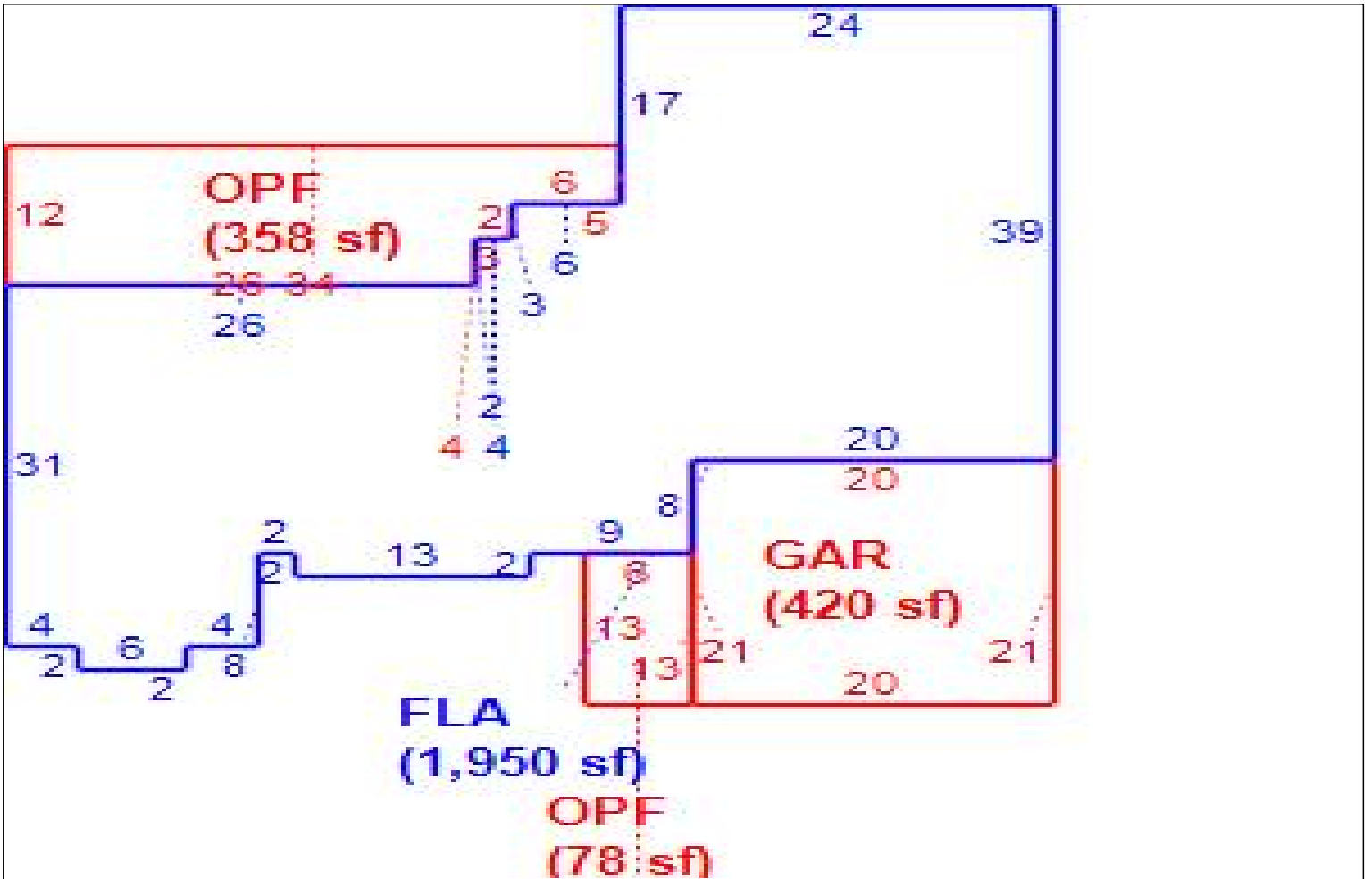
SILVER RIDGE SUB LOT 57 PB 26 PGS 39-40 ORB 6215 PG 2185

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	1.80	1.000	1.000	0	64,800
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,800		
Classified Acres		0		Classified JV/Mkt		64,800		Classified Adj JV/Mkt		0		

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 240,871 Deprec Bldg Value 233,645 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,950	1,950	1950	1991	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	102.17	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	436	0	240,871	Wall Type	03	Heat Type	6
						Foundation	3	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	233,645	Type AC	03
TOTALS		1,950	2,806	1,950					

Alternate Key 2697075
 Parcel ID 11-19-25-0200-000-05700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0628 Comp 1
 PRC Run: 12/10/2024 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
POL4	SWIMMING POOL - RESIDENTIAL	300.00	SF	52.50	1990	1990	15750.00	85.00	13,388
PLD3	POOL/COOL DECK	492.00	SF	7.33	1990	1990	3606.00	70.00	2,524
SEN3	SCREEN ENCLOSED STRUCTURE	1632.00	SF	5.50	1990	1990	8976.00	40.00	3,590

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2009	2008040495	04-22-2008	04-22-2009	9,100	0000	REROOF W/SHINGLES	04-22-2009		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023117343	6215 2185	09-19-2023	WD	Q	01	I	389,500				
2019071588	5300 1830	06-25-2019	WD	Q	Q	I	259,900				
2017081732	4979 0355	07-24-2017	WD	U	U	I	195,000				
2017021891	4908 0818	02-24-2017	PO	U	U	I	0				
	1118 1929	07-01-1991	WD	Q	Q	V	23,000				
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	
64,800	233,645	19,502	317,947	0	317947	0.00	317947	317947	317,947	

Parcel Notes

89 NBHD CHANGED FROM 3141
 97FC NO CHANGE RS 112696
 02 QG FROM 500 FER 040102
 02 LESTER G ACKERMAN AGE 76 DECEASED 092502 NEWS
 03 QG FROM 535 FER 011303
 04 QG FROM 550 JWP 020604
 05 LOC FROM 100 FER 050905
 07X LESTER GEORGE ACKERMAN 76 DECEASED 092502 DC
 09FC CORRECT SKETCH FLA1SF FROM 1838 OPF3 FROM 12X34 OLD SKETCH SCANNED 3FIX FROM 2 4 FIX FROM 0 XFIX FROM 0 TJW 042209
 10 RENUMBER SUB OLD NBR 11 19 25 0075 FALLS INTO THE SCOTTISH HIGHLAND SUBS CAUSES PROBLEMS WITH MASS CHGS DW 051310
 17 AUDREY ELEANOR ACKERMAN 90 DECEASED 121016 STATE DEATH LIST FILE 2016188788 SHH 011917
 17X REMOVED HX DUE TO OWNER BEING DECEASED DB 020217
 4908/818 ORDER DET HX FOR EST OF AUDREY ELEANOR ACKERMAN PROP TO JANNE D ACKERMAN
 4979/355 JANNE D ACKERMAN TO DONNA J & DOUGLAS A BERT HW
 17X COURTESY HX CARD SENT 092117
 5300/1830 DOUGLAS A & DONNA J BERT TO DAVID & DIANNA FLANNERY HW
 20 MLS SFR GOOD COND LISTING STATES 1950 SF RER 120519
 6215/2185 DAVID II & DIANA AKA DIANNA FLANNERY TO UTE R & TERRY J MOSELEY HW

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Alternate Key 3439571
Parcel ID 10-19-25-0100-000-01600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0628 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

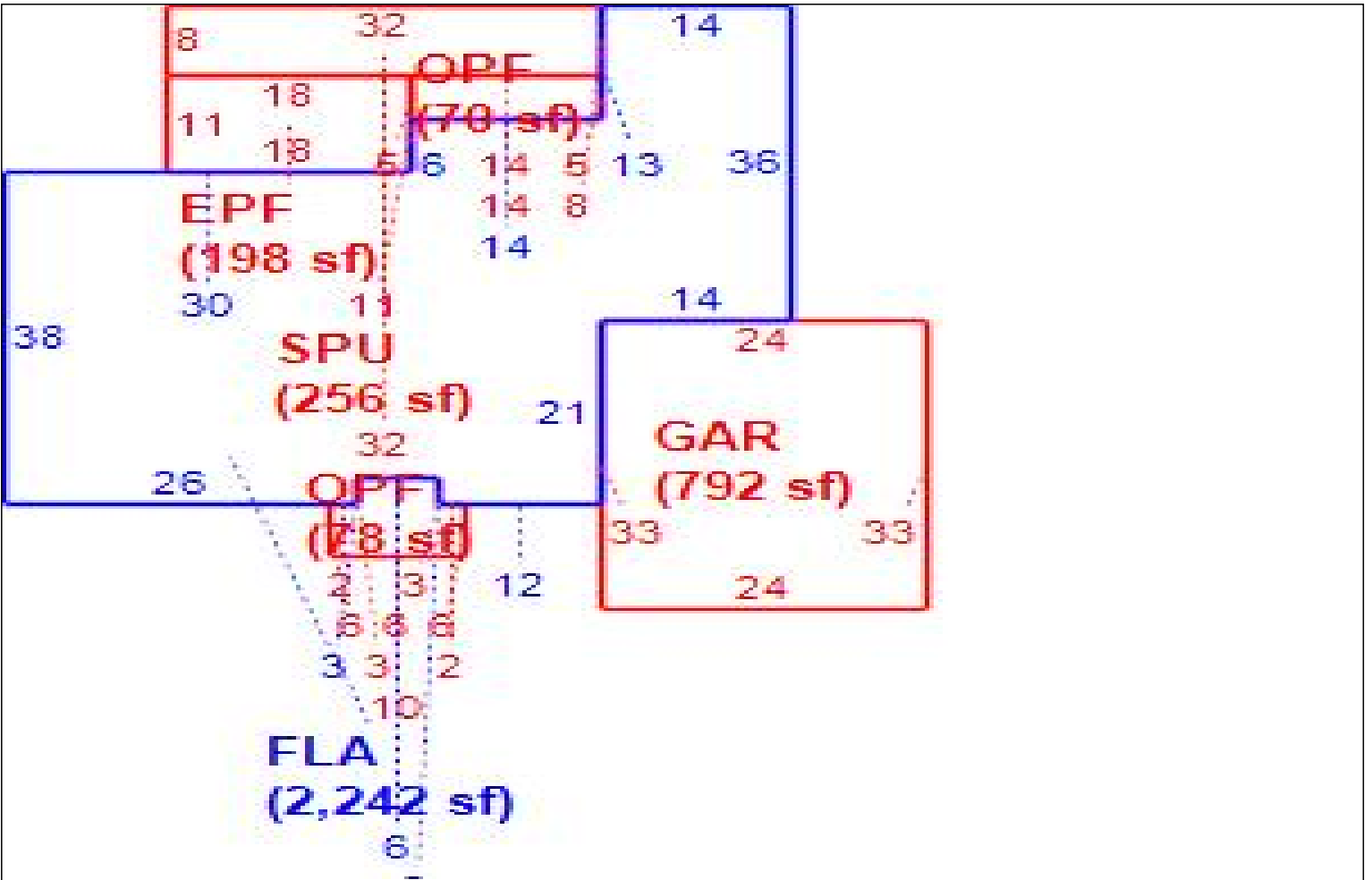
Current Owner		
FRAKER MICHAEL R & CYNTHIA H		
34021 PARK LN		
LEESBURG	FL	34788

Property Location			
Site Address	34021 PARK LN		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	5145
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	03-16-201

Legal Description
GREEN TREE SUB BEG AT NW COR OF LOT 16, RUN N 89-50-21 E ALONG N LINE OF SAID LOT 16 A DIST OF 149.23 FT TO A POINT ON W R/W LINE OF PARK LN, SAID R/W BEING 66 FT IN WIDTH, THENCE S 0-48-10 W ALONG SAID W R/W LINE OF PARK LN A DIST OF 15.58 FT TO THE BEG OF A CURVE CONCAVE NW'LY & HAVING A RADIUS OF 117 FT, THENCE S'LY & SW'LY ALONG THE ARC OF SAID CURVE & SAID W'LY R/W LINE THRU A CENTRAL ANGLE OF 58-35-44, AN ARC LENGTH OF 119.65 FT, SAID POINT BEING AT THE END OF SAID CURVE & BEG OF A CURVE CONCAVE SE'LY & HAVING A RADIUS OF 183 FT, THENCE SW'LY ALONG THE ARC OF SAID CURVE & SAID W'LY R/W LINE OF PARK LN

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	3.00	0.900	1.000	0	97,200	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		97,200			
Classified Acres		0		Classified JV/Mkt		97,200		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 269,536 Deprec Bldg Value 261,450 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	198	0	1998	2242	96.46	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	2,242	2,242	2,242	269,536	EX	97.00	Quality Grade	655	Half Baths	0
GAR	GARAGE FINISH	0	792	0	0	0	0	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	148	0	0	0	0	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	256	0	0	0	0	Roof Cover	3	Type AC	03
TOTALS		2,242	3,636	2,242	261,450						

Alternate Key 3439571
 Parcel ID 10-19-25-0100-000-01600

LCPA Property Record Card
 Roll Year 2025 Status: A

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 PRC Run: 12/10/2024 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	2006040937	05-24-2006	04-26-2007	7,500	0000	CONVERT LANAI & DOOR TO ACRYLIC			
2001	0091129	09-28-2000	03-21-2001	960	0000	RENEW 9870105			
1999	9870105	07-29-1998	12-01-1998	960	0000	SEN			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023053647	6137 2426	05-01-2023	WD	Q	01	I	400,000	039	HOMESTEAD	2024	25000	
2018047513	5099 2488	04-20-2018	WD	Q	Q	I	270,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2016107790	4850 0282	10-14-2016	WD	Q	Q	I	242,500					
	1583 2151	01-20-1998	WD	Q	Q	V	33,500					
	1583 2148	01-20-1998	WD	U	U	V	0					
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	
97,200	261,450	0	358,650	0	358650	50,000.00	308650	333650	358,650	

Parcel Notes

1314/2409 JACK N & ROSEMARY P PURDUM TTEES OF THE JACK N PURDUM FAMILY TR DTD 070684
 01FC NO CHANGE KH 032101
 02 LOC FROM 85 FER 032002
 03 SHP FROM 90 FER 011403
 06 LOC FROM 90 QG FROM 575 TJW 060606
 07FC OPF5 TO EPA ADD OPF QG FROM 635 JMK 042607
 3951/2223 JOSEPH PETER PESCE 78 DECEASED 082610 FL DEATH LIST
 17 AK3809626 COMBINED WITH THIS AK AS PER SK 102416
 4850/282 GWEN H PESCE TO FREDERICK EDMUND & SUSAN LYNN STEWART HW
 17CC HX PORT APP SUBMITTED DOES NOT OWN ANY OTHER PROP DB 113016
 17X COURTESY HX CARD SENT 012017
 5099/2488 FREDERICK EDMUND & SUSAN LYNN STEWART TO BETTY M KEES MARRIED
 18X COURTESY HX CARD SENT 052118
 19X COURTESY HX CARD SENT 010219
 21X WX PENDING DC JRF 031721
 6137/2426 BETTY M KEES TO MICHAEL R & CYNTHIA H FRAKER HW
 24CC EFILE HX APP CP 102623

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Alternate Key 1435358
Parcel ID 14-19-25-0200-000-02500

LCPA Property Record Card
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2024-0628 Comp 3
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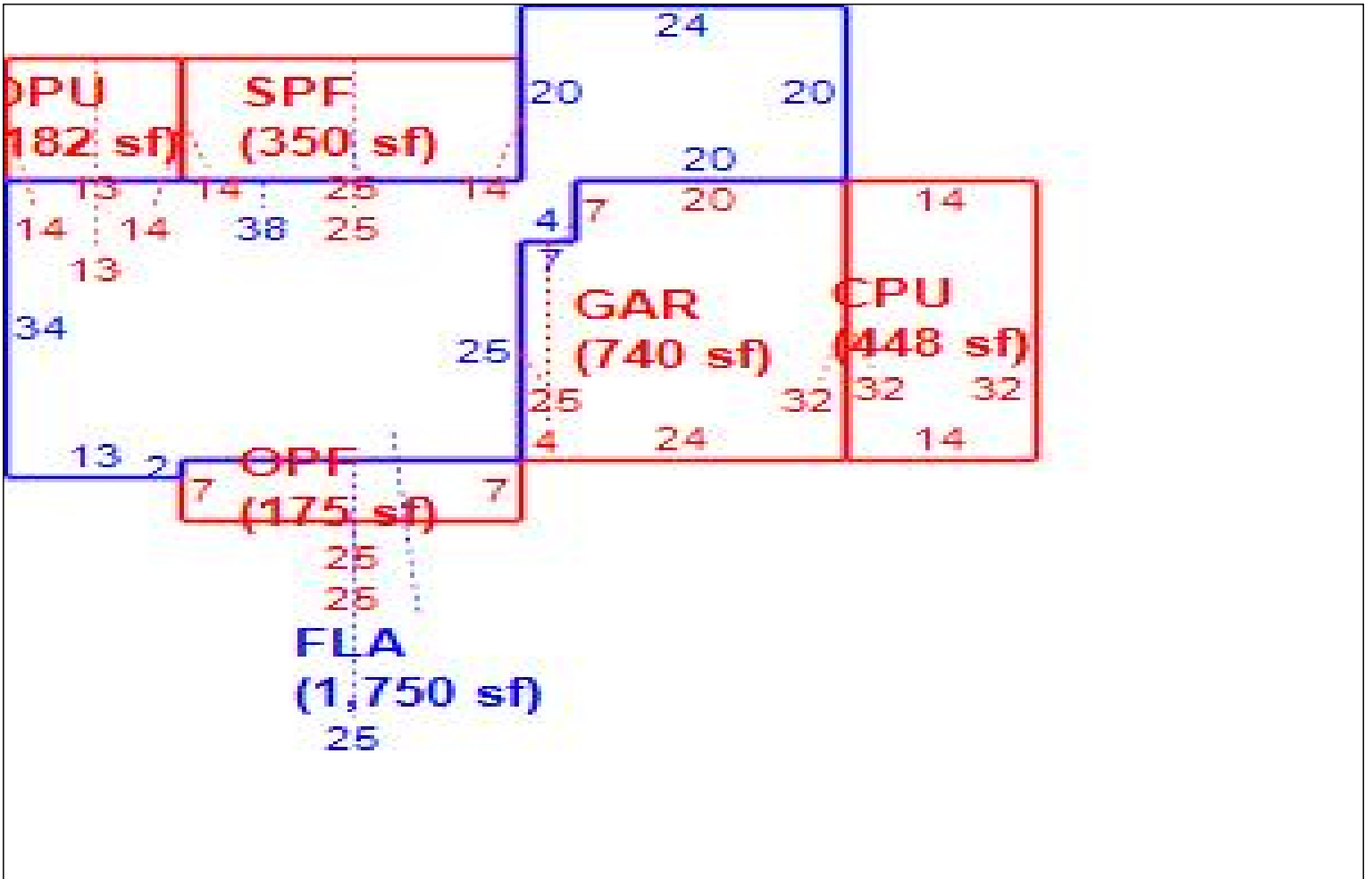
Current Owner		
ROMERO HANCEL A AND CARLA M PEREZ		
9906 JACKSON RD		
LEESBURG	FL	34788

Property Location			
Site Address 9906 JACKSON RD			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5145
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-27-202

Legal Description
GOLFVIEW LOT 25 PB 16 PG 49 ORB 6209 PG 1038 ORB 6213 PG 892

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	1.95	1.000	1.000	0	70,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,200		
Classified Acres		0		Classified JV/Mkt		70,200		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 258,028
Deprec Bldg Value 250,287		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1976	Imp Type	R1	Bedrooms	3
CPU	CARPOR/PORLE SHED	0	448	0	Effective Area	1750	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,750	1,750	1750	Base Rate	112.29	Quality Grade	675	Half Baths	0
GAR	GARAGE FINISH	0	740	0	Building RCN	258,028	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	175	0	Condition	VG	Foundation	3	Fireplaces	0
OPU	OPEN PORCH UNFINIS	0	182	0	% Good	97.00	Roof Cover	3	Type AC	03
SPF	SCREEN PORCH FINIS	0	350	0	Functional Obsol	0				
TOTALS		1,750	3,645	1,750	Building RCNLD	250,287				

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 Parcel ID 14-19-25-0200-000-02500

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2024-0628 Comp 3
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 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	
2015	2014060624	06-26-2014	05-13-2015	9,850	0002	REROOF	05-13-2015		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023115315	6213	0892	09-18-2023	WD	U	11	I	0				
2023111865	6209	1038	08-30-2023	WD	Q	01	I	324,000				
2016012978	4737	2176	01-21-2016	WD	U	U	I	100				
2016012977	4737	2174	01-21-2016	WD	U	U	I	100				
	3471	0120	07-03-2007	QC	U	U	I	0				
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	
70,200	250,287	0	320,487	0	320487	0.00	320487	320487	320,487	

Parcel Notes

89 NBHD CHANGED FROM 4420
 93 RAISE QG FROM 350 EAG FROM 2 RS 072094
 97FC QG FROM 400 RS 011097
 01 QG FROM 425 FER 050101
 02 QG FROM 450 FER 032002
 04FC LAND FROM 0100 UNIT FROM FF LOC FROM 100 ADD CPU05 NPA EJB 081103
 05 LOC FROM 80 FER 021605
 07 NBHD FROM 5029 LAND FROM 0138 LOC FROM 100 PHY FROM 120 FD 011907
 3471/120 FRANK J JR & CLAIRE B CIPRIS TO FRANK J CIPRIS JR TTEE OF THE CLAIRE B CIPRIS REVC TR DTD 062507 SUCC MICHAEL J CIPRIS APPROVED EEH
 07X CLAIRE BODLEY CIPRIS 67 DECEASED 121107 DC
 15FC SFR HAS NEW SHINGLE ROOF ADD OPU6 MHS 051315
 4737/2174 FRANK J CIPRIS JR TTEE OF THE CLAIRE B CIPRIS REVC TRS DTD 062507 TO FRANK J CIPRIS JR
 4737/2176 FRANK J JR & ELAINE C CIPRIS TO FRANK J CIPRIS JR TTEE OF THE FRANK J CIPRIS JR FAMILY TRS DTD 012116
 4737/2176 TRUST NAME SPELLED EXACTLY AS ON DEED DW 021516
 16CC RECD HX APP DB 040816
 6209/1038 FRANK J CIPRIS JR INDIV AND AS TTEE TO HANCEL A ROMERO SINGLE AND CARLA MARIE PEREZ NUNEZ SINGLE JT
 6213/892 HANCEL A ROMERO AND CARLA MARIE PEREZ NUNEZ JTWROS ENHANCED LE REM JOSEPH ROMERO 50PCT SINGLE AND WADDIE BLANCO 25PCT SINGLE AND MELANIE BLANCO 25PCT SINGLE JTWROS
 24CC EFILE HX APP CP 082724

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