

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3599489

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.

incorporated, by re	COMPLETED BY GL			A GENAGE SAVE	ν/Λ (-3)	
Petition#	024-0630	County Lake	answere am	Tax year 2024	Date received	12 211
Pelilion# AC	V	OMPLETED BY T	णिड जिस्तामगुरुरपाड	<u> </u>	Date received	7.1224
PART 1. Taxpaye		annuarina n		IN 3	ŞA	2.2
	V_HOME; SRP Sub LLC a Delawa	are LLC	Representative	: Ryan, LLC c/o	Robert Peyton	North Control
Mailing address	Ryan, LLC		Parcel ID and	• • • • • • • • • • • • • • • • • • • •	-	·
for notices	16220 North Scottsdale F Scottsdale, AZ 85254	Rd, Ste 650	physical address or TPP account #			
Phone 954-740-6	240		Email	ResidentialA	ppeals@ryan.c	om
	to receive information is by					fax.
	petition after the petition de at support my statement.	eadline. I have attac	ched a statemen	t of the reasons	I filed late and a	iny
your evidence t	the hearing but would like m to the value adjustment board VAB or special magistrate re	d clerk. Florida law a	allows the propert	y appraiser to cro	ss examine or ol	bject to your
1 7	✓ Res. 1-4 units Industri	al and miscellaneo	us⊡ High-water	-	Historic, commerci	•
Commercial [Res. 5+ units Agricultu	ral or classified use		nd acreage 🔲 l	Business machine	ry, equipment
PART 2. Reason	for Petition Chec	k one. If more than	n one, file a sep	arate petition.		
☐ Denial of class☐ Parent/grandpa	arent reduction		☐ Denial for la	cemption Select of	ption or classific	
Tangible persor	ot substantially complete or nal property value (You mus by s.193.052. (s.194.034, F s for catastrophic event	st have timely filed	a Qualifying imp	or control (s. 193.1	1555(5), F.S.) or	change of
determination	if this is a joint petition. Atta n that they are substantially	y similar. (s. 194.01	11(3)(e), (f), and	(g), F.S.)		
by the reques group.	e (in minutes) you think you sted time. For single joint pet	itions for multiple ur	nits, parcels, or a	ccounts, provide t	he time needed	
,— ,	s or I will not be available to	•				
evidence directly tappraiser's eviden	t to exchange evidence with to the property appraiser at nce. At the hearing, you hav	least 15 days befo ve the right to have	re the hearing a witnesses swor	nd make a writte n.	n request for the	e property
of your property re information redact	t, regardless of whether you ecord card containing inform ted. When the property app ou how to obtain it online.	nation relevant to t	he computation of	of your current as	ssessment, with	confidential

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.

PARTS. Taxpayer Signature		138 Mary 1990 1990 1990 1990 1990 1990 1990 199
Complete part 3 if you are representing yourself or if you are without attaching a completed power of attorney or authoriza Written authorization from the taxpayer is required for access collector.	tion for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of th petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sig Complete part 4 if you are the taxpayer's or an affiliated entit representatives.		wing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated en	ntity).
A Florida Bar licensed attorney (Florida Bar number).	
☐ A Florida real estate appraiser licensed under Chapter 47	75, Florida Statutes (license number 🖳	<u>RD6182</u>).
A Florida real estate broker licensed under Chapter 475,	Florida Statutes (license number).
\square A Florida certified public accountant licensed under Chap	ter 473, Florida Statutes (license numbe	эг).
I understand that written authorization from the taxpayer is re appraiser or tax collector.	quired for access to confidential informat	tion from the property
Under penalties of perjury, I certify that I have authorization t am the owner's authorized representative for purposes of filir under s. 194.011(3)(h), Florida Statutes, and that I have read	ng this petition and of becoming an agen	t for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not li	sted in part 4 above.	
☐ I am a compensated representative not acting as one of t AND (check one)	the licensed representatives or employed	es listed in part 4 above
☐ Attached is a power of attorney that conforms to the requtaxpayer's authorized signature OR ☐ the taxpayer's author		executed with the
☐ I am an uncompensated representative filing this petition	AND (check one)	
the taxpayer's authorization is attached OR the taxpa	yer's authorized signature is in part 3 of	this form.
I understand that written authorization from the taxpayer is reappraiser or tax collector.	equired for access to confidential informa	ation from the property
Under penalties of perjury, I declare that I am the owner's aubecoming an agent for service of process under s. 194.011() facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET **RESIDENTIAL**

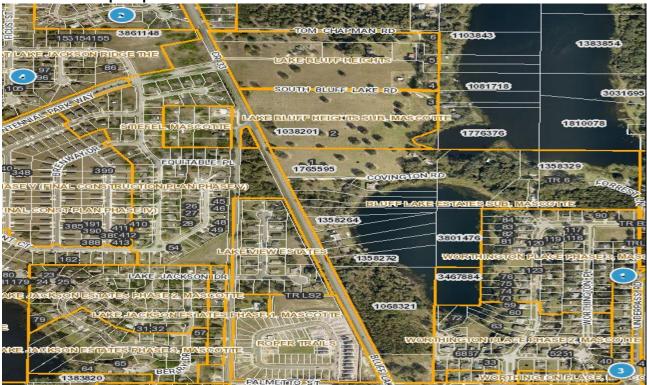
Petition #		2024-0630		Alternate Ke	ey: 3599489	Parcel I	D: 11-22-24-10	00-000-01400
Petitioner Name		RYAN, LLC					Check if Mu	ıltiple Parcels
The Petitioner is:	Taxpayer of Red	cord 🗸 Tax	payer's agent	Property		DERPASS RD SCOTTE		
Other, Explain:				Address	IVIA	COLLE		
Owner Name	SI	RP SUB LLO	2	Value from	Value befor	e Board Actio	n	
	<u> </u>	002 22		TRIM Notice		nted by Prop App	i valle alleri	Board Action
1. Just Value, rec	uired			\$ 244,26	66 \$	\$ 244,26		
2. Assessed or cl		ue. *if appli			·	182,53		
3. Exempt value,				\$	-			
4. Taxable Value,				\$ 182,53	30 \$	182,53	30	
-	*All values entered should be county taxable v						•	
				<u> </u>	-			
Last Sale Date	5/18/2017	Pric	ce:\$1	00	Arm's Length	✓ Distressed	Book <u>4962</u> I	Page 1625
ITEM	Subje	ct	Compara	able #1	Compar	able #2	Compara	able #3
AK#	35994		37829		3599		38610	
Address	4231 UNDER	PASS RD	5052 PINE N	EEDLE DR	4257 UNDE	RPASS RD	2146 FIC	US ST
Audress	MASCO	TTE	MASCO	OTTE	MASC	OTTE	MASCO	OTTE
Proximity			.95 M	ILE	.20 N		.95 M	
Sales Price			\$280,0	000	\$298,	000	\$275,0	000
Cost of Sale			-15 ^o		-15		-15 ^o	
Time Adjust			0.40	%	3.60)%	3.60	%
Adjusted Sale			\$239,	120	\$264,	028	\$243,6	350
\$/SF FLA	\$194.63 p	er SF	\$192.22	per SF	\$210.38	per SF	\$198.09	per SF
Sale Date			11/30/2	2023	3/24/2	2023	3/8/20	023
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	1,255		1,244	825	1,255	0	1,230	1875
Year Built	1994		2000		1994		2007	
Constr. Type	BLK/STUCCO		BLK/STUCCO		BLK/STUCCC)	BLK/STUCCO	
Condition	GOOD		GOOD		GOOD		GOOD	
Baths	2.0		2		2.0		2.0	
Garage/Carport	GARAGE		GARAGE		GARAGE		GARAGE	
Porches	OPF/PAT		OPF/PAT		OPF/PAT		OPF	2000
Pool	N		N	0	N	0	N	0
Fireplace	0		0	0	0	0	0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	NONE		NONE		NONE		NONE	
Site Size	.28 AC		.27 AC	14625	.30 AC	-5063	.25 AC	-7875
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	-	RESIDENTIAL	
View	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	-	RESIDENTIAL	
			Net Adj. 6.5%	15450	-Net Adj. 1.9%	-5063	-Net Adj. 1.6%	-4000
			Gross Adj. 6.5%	15450	Gross Adj. 1.9%	5063	Gross Adj. 4.8%	11750
Adi Calaa Drisa	Market Value	\$244,266	Adj Market Value	\$254,570	Adj Market Value	\$258,965	Adj Market Value	\$239,650
Adj. Sales Price	Value per SF	194.63						

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 comp 1 was a 2024 sale comp 3 a low sale for area with a -5000 reduction on comps all for bedrooms.
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 11/13/2024

2024-063(Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3599551	4257 Underpass Rd Mascotte	.20 mile
2	1	3782914	5052 Pine Needle Dr Mascotte	.95 mile
3	subject	3599489	4231 UNDERPASS RD MASCOTTE	-
4	3	3861095	Ficus St Mascotte	.95 mile
5				
6				
7				
8				

Alternate Key 3599489 Parcel ID 11-22-24-1000-000-01400

C/O INVITATION HOMES TAX DEPT

Current Owner

01400

LCPA Property Record Card Roll Year 2024 Status: A 2024-0630 Subject PRC Run: 11/13/2024 By bboone

Card # 1 of 1

Property Location

Site Address 4231 UNDERPASS RD

MASCOTTE FL 34753

Mill Group 00MA NBHD 3349

Property Use Last Inspection

00100 SINGLE FAMILY PJF 04-05-202

DALLAS

1717 MAIN ST STE 2000

SRP SUB LLC

TX 75201

Legal Description

MASCOTTE, WORTHINGTON PLACE SUB LOT 14 PB 35 PG 43 ORB 4962 PG 1625

Lan	Land Lines												
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 10111	Ворин	Adj	O mile		Price	Factor	Factor	Factor	Factor	Olado Val	Value
1	0100	0	0		1.00 LT	4	5,000.00	0.0000	1.25	1.060	1.000	0	59,625
		Total A	cres	0.00	JV/Mkt	10		1	Tota	l I Adi JV/Mk	rtl		59,625
Classified Acres 0.00 Classified JV/Mkt 5				-				Adj JV/Mk			0		

| Sketch | | Sketch | | Sketch | | Sketch | | Sketch | | Sketch | | Sketch | | Sketch | | Sketch | | Sketch | | Sketch | | Sketch | | Sketch | Sket

	Building S	Sub Areas			Building Valuation	1	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,255	1,255	1255	Effective Area	1255			E " B "	_
GAR	GARAGE FINISH	0	462	0	Base Rate	124.94	No Stories	1.00	Full Baths	2
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	50 240	0	Building RCN	200,697	Quality Grade	685	Half Baths	0
	TAME ON OUT THE	Ü	210	Ŭ	Condition	VG	Wall Type	03	Heat Type	6
					% Good	92.00		00	,,	Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,255	2,007	1,255	Building RCNLD	184,641	Roof Cover	3	Type AC	03

Alternate Key 3599489 Parcel ID 11-22-24-1000-000-01400

LCPA Property Record Card Roll Year 2024 Status: A

2024-0630 Subject PRC Run: 11/13/2024 By bboone

Card# of 1 Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Description Туре Apr Value **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date CHECK VALUE SALE 01-01-2007 02-11-2008 0000 2008 Sales Information Exemptions Q/U Code Instrument No Book/Page Sale Date Instr Vac/Imp Sale Price Code Description Year Amount 2017067978 4962 1625 05-18-2017 100 4360 0565 02-26-2013 U 100 CT U 4292 1763 02-26-2013 CT U U 65,000 165,000 12-31-2007 WD Q 3563 0321 Q 2862 0715 05-18-2005 WD U U 104,000 0.00 Total 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
59 625	184 641	0	244 266	61736	182530	0.00	182530	244266	238 724

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Alternate Key 3782914 Parcel ID 03-22-24-0305-000-00900

Current Owner

FL

LCPA Property Record Card Roll Year 2024 Status: A

2024-0630 Comp 1 PRC Run: 11/13/2024 By

Card # 1 of 2

Property Location

Site Address 5052 PINE NEEDLE DR

MASCOTTE FL 34753

00MA NBHD 3349 Mill Group

Property Use Last Inspection 00100 SINGLE FAMILY RBB 05-09-202

5052 PINE NEEDLE DR

34753

Legal Description

PENG CINDY H

MASCOTTE

MASCOTTE, CARDINAL PINES ESTATES PHASE 2 SUB LOT 9 PB 41 PGS 15-16 ORB 6250 PG 1899

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 10111	Берит	Adj	Office	Price	Factor	Factor	Factor	Factor	Olass vai	Value
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
		Total A		0.00	JV/Mkt 0				l Adj JV/Mk			45,000
	Classified Acres 0 Classified JV/Mkt 45,000 Classified Adj JV/Mkt 0											
						Sketch						

Bldg 1 1 of 2 Replacement Cost 176,260 Deprec Bldg Value 170,972 Multi Story 0 Sec CAN Sect(2) (192 sf) FLA (1,244 sf) GCF (324 sf) OPF (32 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,244	1,244	1244	Effective Area	1244				
GAR	GARAGE FINISH	0	324	0	Base Rate	113.32	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN	176,260	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	,,	00	71	Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,244	1,600	1,244	Building RCNLD	170,972	Roof Cover	3	Type AC	03

Alternate Key 3782914 Parcel ID 03-22-24-0305-000-00900

LCPA Property Record Card Roll Year 2024 Status: A

2024-0630 Comp 1 PRC Run: 11/13/2024 By

Card # 2 of 2

		IN.	Uli Teal	2024 36	atus. A								
	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2022 2021	121-21-03 SALE	03-02-2021 01-01-2020	05-09-2022 04-22-2021	12,334 1	0099	REPL WINDOWS CHECK VALUE	04-22-2021	
2001	0010200	01-19-2000	01-31-2001	58,290	0000	SFR/5052 PINE NEEDLE DR		

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023146786	6250	1899	11-30-2023	WD	Q	01	1	280,000	039	HOMESTEAD	2024	25000
2021011178	5628	1897	12-29-2020	WD	Q	03	1	228,300	059	ADDITIONAL HOMESTEAD	2024	25000
2020089630	5525	0826	08-06-2020	WD	Q	03	- 1	108,800				
	3829	0257	10-05-2009	WD	Q	Q	- 1	72,214				
	3754	1354	03-06-2009	WD	U	U	I	65,000				
										Total		50,000.00
	Value Summary											

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
45.000	174.170	0	219.170	0	219170	50.000.00	169170	194170	213.903

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Alternate Key 3599551 Parcel ID 11-22-24-1000-000-02700

LCPA Property Record Card Roll Year 2024 Status: A

2024-0630 Comp 2 PRC Run: 11/13/2024 By

Card # 1 of

Property Location

Site Address 4257 UNDERPASS RD

MASCOTTE FL 34753

NBHD Mill Group 00MA 3349

Property Use Last Inspection 00100 SINGLE FAMILY PJF 04-05-202

Current Owner CORIANO BRENDAN A & CASSANDRA L

4257 UNDERPASS RD

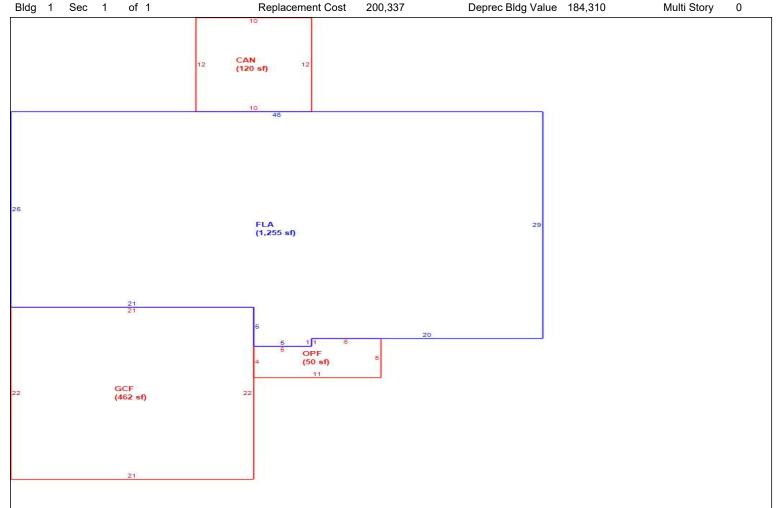
MASCOTTE FL 34753

Legal Description

MASCOTTE, WORTHINGTON PLACE SUB LOT 27 PB 35 PG 43 ORB 6113 PG 1306

Lan	d 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		45,000.00	0.0000	1.25	1.150	1.000	0	64,688
	Total Acres 0.00 JV				JV/M	lkt 0			Tota	l Adj JV/MI	kt		64,688
	Classified Acres 0			0	Classified JV/M	lkt 64	4,688 Classified Adj JV/Mkt					0	

Sketch



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	1994	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,255	1,255	1255	Effective Area	1255				
GAR	GARAGE FINISH	0	462		Base Rate	124.94	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	50	0	Building RCN	200.337	Quality Grade	685	Half Baths	0
PAT	PATIO UNCOVERED	0	120	0		,	Gaam, Grade	000	240	١
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	92.00				
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,255	1,887	1,255	Building RCNLD	184,310	Roof Cover	3	Type AC	03

Alternate Key 3599551 Parcel ID 11-22-24-1000-000-02700

64,688

184,310

248.998

LCPA Property Record Card Roll Year 2024 Status: A

2024-0630 Comp 2 PRC Run: 11/13/2024 By

Card # 1 of 1

Parcerib	11-22	-24-100	0-000-0	JZ100		Ro	II Yea	r 202	24 Sta	itus: A			Caru #	1 (ו וע
						*Only			laneous F records a	eatures re reflected b	elow				
Code		Descrip	tion		Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	Apr	Value
		2000p			+		. , , , ,						7,0000	7 45.	7 41.41
									ilding Peri	mits					
Roll Year	Permi	t ID	Issue Da	ate	Comp [Date	Am	ount	Туре		Descri	ption	Review D	oate C	O Date
					Inform				T				nptions		
Instrum		-	/Page	_	Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
20230	33832	6113	1306		-2023	WD	Q	01	- 1	298,000	039	HOMESTEA		2024	25000
		2263	1527		-2003	WD	Q	Q	!	85,000	059	ADDITIONAL HOMESTEAD		2024	25000
		1318	0545	08-01	-1994	WD	Q	Q	l I	67,600					
													Total		50,000.00
								Va	lue Summ	ary					
Land Valu	io Dia	a Value	Mics	Value	Mort	et Valu	. D	forro-l	A mat A	and Value	>=====================================	mt Co Tax Val	Cab Tav	Val Prev	ious Malii
Land Vall	ue Blo	g Value	IVIISC	Value	iviark	ei valu	e D6	eferred	AIIIL AS	ssd Value (Cnty Ex A	iiii Co rax vai	SUITAX	vai Piev	ous valu

248998

50,000.00

198998

223998

243,456

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Alternate Key 3861095 Parcel ID 10-22-24-0011-000-10300

Current Owner

12410 SULLIVAN RD

CLERMONT FL 34715

WILLET BRANDI & ROBERT LIFE ESTATE

LCPA Property Record Card Roll Year 2024 Status: A

2024-0630 Comp 3 PRC Run: 11/13/2024 By

Card # of

Property Location

Site Address 2146 FICUS ST

MASCOTTE FL 34753

NBHD Mill Group 00MA 3349

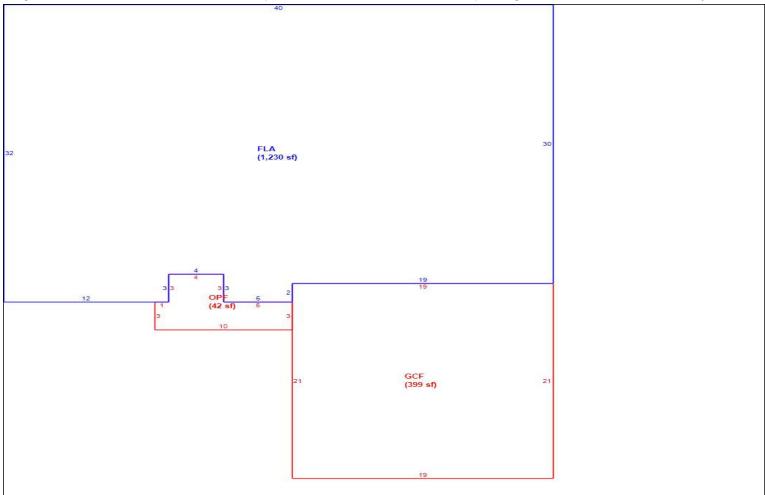
Property Use Last Inspection 00100 SINGLE FAMILY PJF 03-22-202

Legal Description

THE GARDENS AT LAKE JACKSON RIDGE PB 60 PG 98-99 LOT 103 ORB 6106 PG 1359 ORB 6351 PG 753

Lan	and Lines														
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land			
#	Code	FIORE	Debiii	Adj	Units	Price	Factor	Factor	Factor	Factor	Class val	Value			
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.50	1.000	1.000	0	67,500			
		Total A	cres	0.00	JV/Mkt 0			Tota	al Adj JV/Mk	tl		67,500			
	Cla	assified A		0.00	Classified JV/Mkt 67						01,000				
						Sketch									

Bldg 1 1 of 1 Replacement Cost 188,497 Deprec Bldg Value 182,842 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuati	ion	Cons	structio	ruction Detail		
Code	Description	Living Are	Gross Are		Year Built	2007	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,230	,	1230	Effective Area	1230			E. II D. H.		
GAR	GARAGE FINISH	0	399	0	Base Rate	120.87	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	42	0	Building RCN	188,497	Quality Grade	680	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	Trail Typo	03	riodi Typo	١	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,230	1,671	1,230	Building RCNLD	182 842	Roof Cover	3	Type AC	03	

Alternate Key 3861095 Parcel ID 10-22-24-0011-000-10300

LCPA Property Record Card Roll Year 2024 Status: A

2024-0630 Comp 3 PRC Run: 11/13/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Type Apr Value Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 2024071151 6351 0753 06-13-2024 U LE 11 100 2023028266 03-08-2023 WD 275,000 6106 1359 Q 01 4126 1381 02-07-2012 WD U U 57,100 Q 3551 2482 12-05-2007 WD Q 1 154,200 0.00 Total 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
67.500	182,842	0	250.342	0	250342	0.00	250342	250342	244.789

^{***}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.***