



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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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 # 2024-0630	Alternate Key: 3599489	Parcel ID: 11-22-24-1000-000-01400
Petitioner Name 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 4231 UNDERPASS RD MASCOTTE	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SRP SUB LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 244,266	\$ 244,266
2. Assessed or classified use value, *if applicable	\$ 182,530	\$ 182,530
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 182,530	\$ 182,530

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

Last Sale Date 5/18/2017 **Price:** \$100 Arm's Length Distressed Book 4962 Page 1625

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3599489	3782914	3599551	3861095
Address	4231 UNDERPASS RD MASCOTTE	5052 PINE NEEDLE DR MASCOTTE	4257 UNDERPASS RD MASCOTTE	2146 FICUS ST MASCOTTE
Proximity		.95 MILE	.20 MILE	.95 MILE
Sales Price		\$280,000	\$298,000	\$275,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	3.60%	3.60%
Adjusted Sale		\$239,120	\$264,028	\$243,650
\$/SF FLA	\$194.63 per SF	\$192.22 per SF	\$210.38 per SF	\$198.09 per SF
Sale Date		11/30/2023	3/24/2023	3/8/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,255	1,244	825	1,255	0	1,230	1875
Year Built	1994	2000		1994		2007	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		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
Adj. Sales Price	Market Value \$244,266	Adj Market Value	\$254,570	Adj Market Value	\$258,965	Adj Market Value	\$239,650
	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.

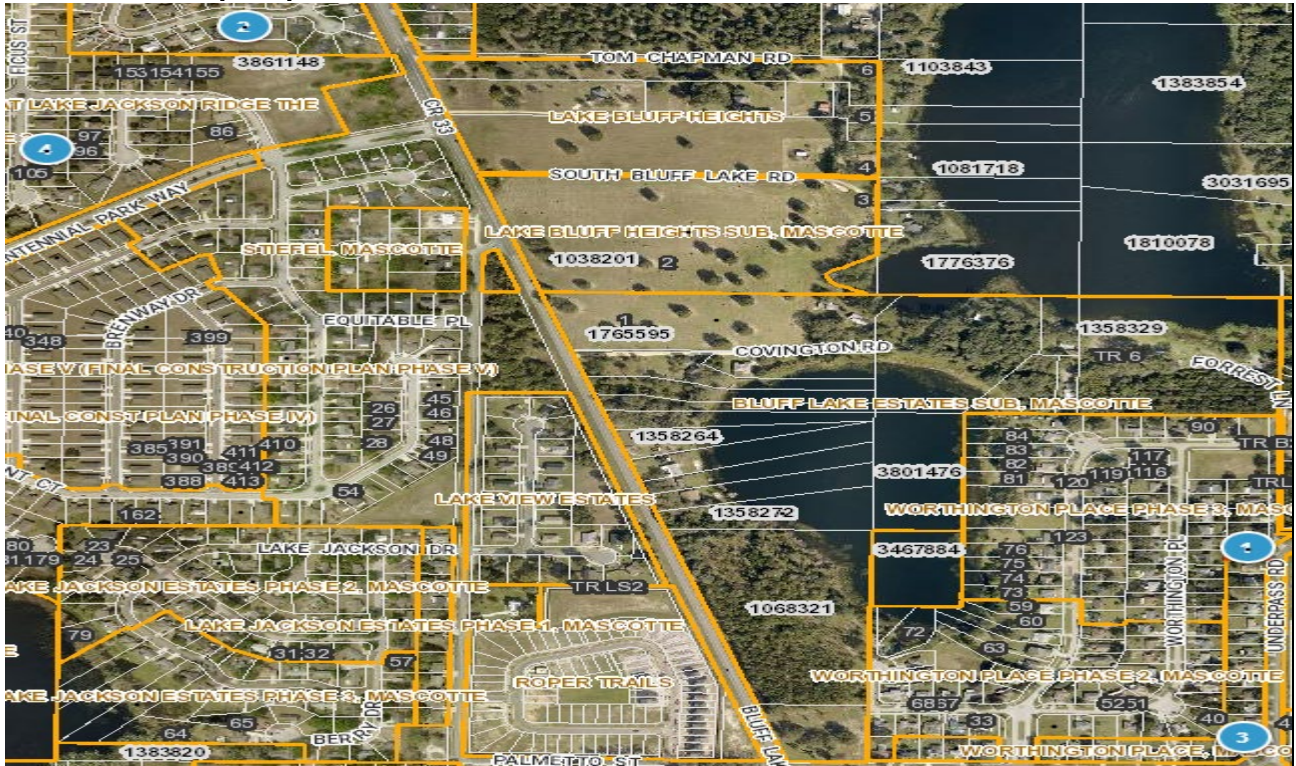
Petitioners comp 1 was a 2024 sale comp 3 a low sale for area with a -5000 reduction on comps all for bedrooms.

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

2024-0630 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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0630 Subject
 PRC Run: 11/13/2024 By bboone
 Card # 1 of 1

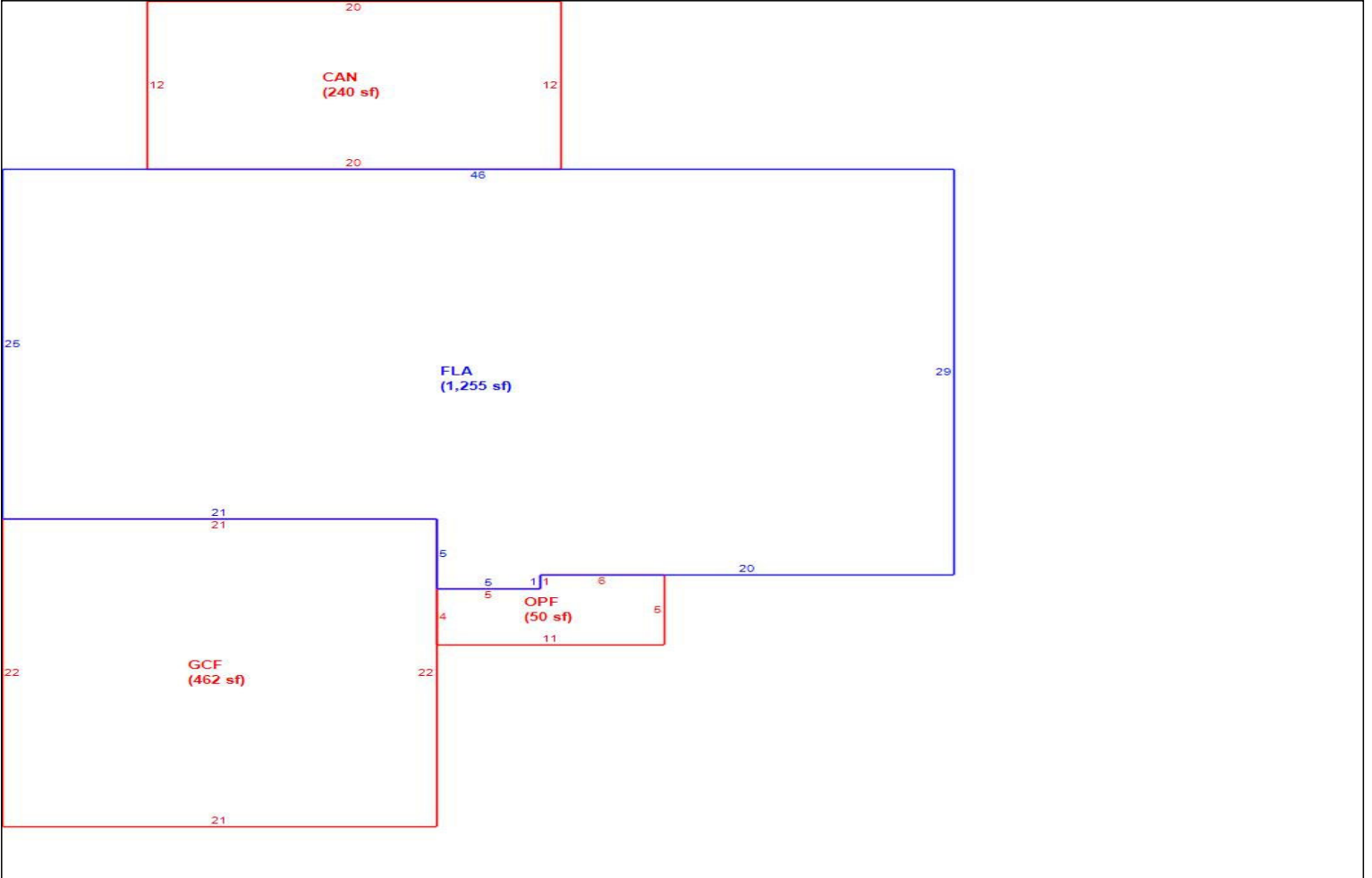
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	4231 UNDERPASS RD	
	MASCOTTE	FL 34753
Mill Group	00MA	NBHD 3349
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 04-05-202

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

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	45,000.00	0.0000	1.25	1.060	1.000	0	59,625
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		59,625		
Classified Acres		0		Classified JV/Mkt		59,625		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 200,697
		Deprec Bldg Value 184,641	Multi Story 0



Building Sub Areas				Building Valuation			Construction 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	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	Base Rate	124.94	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	50	0	Building RCN	200,697	Condition	VG	Wall Type	03
PAT	PATIO UNCOVERED	0	240	0	% Good	92.00	Foundation	3	Fireplaces	0
TOTALS		1,255	2,007	1,255	Functional Obsol	0	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 # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008	SALE	01-01-2007	02-11-2008	1	0000	CHECK VALUE			

Sales Information								Exemptions			
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	0565	02-26-2013	CT	U	U	I	100			
	4292	1763	02-26-2013	CT	U	U	I	65,000			
	3563	0321	12-31-2007	WD	Q	Q	I	165,000			
	2862	0715	05-18-2005	WD	U	U	I	104,000			
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	
59,625	184,641	0	244,266	61736	182530	0.00	182530	244266	238,724	

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 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 # 1 of 2

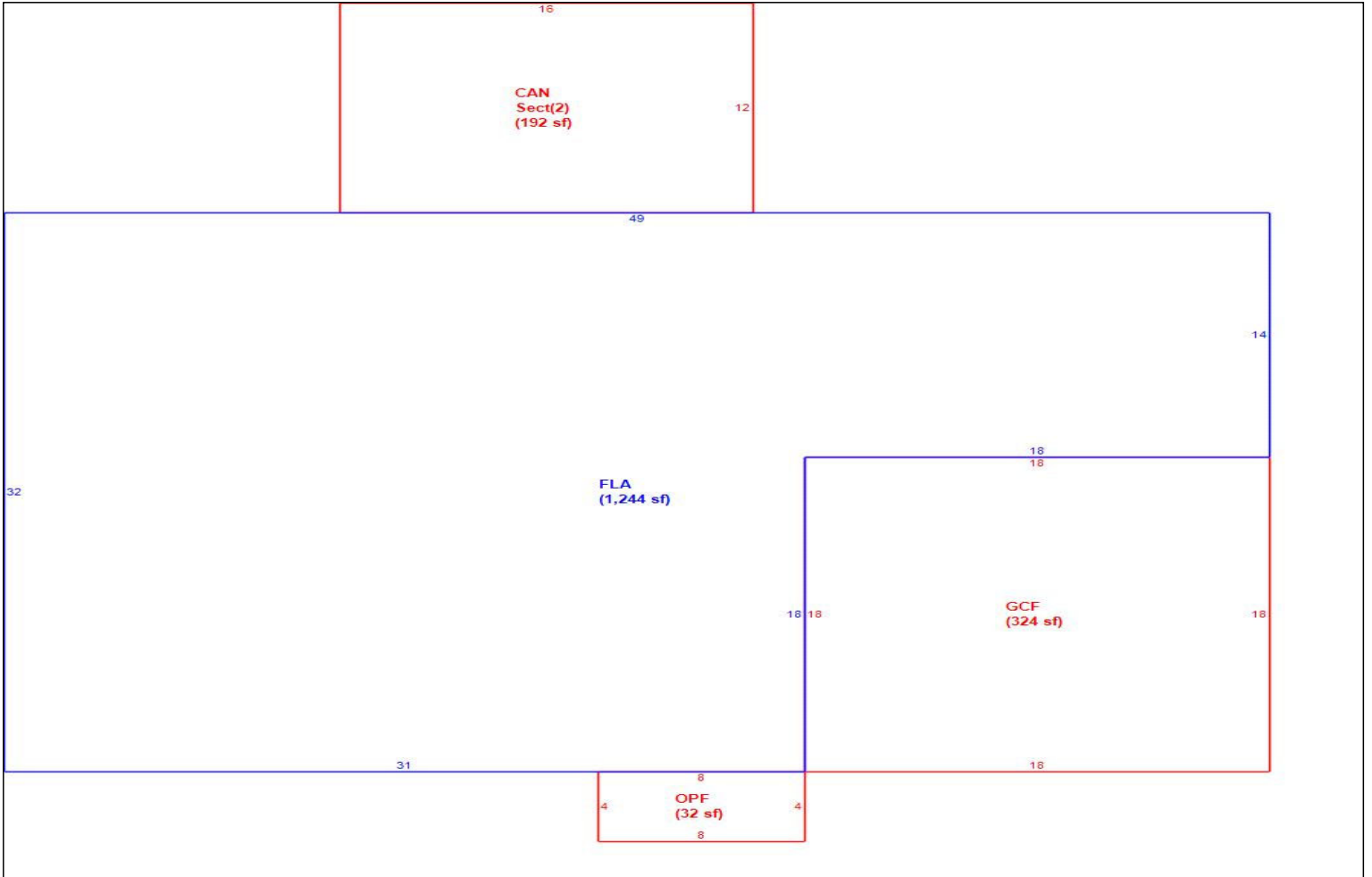
Current Owner		
PENG CINDY H		
5052 PINE NEEDLE DR		
MASCOTTE	FL	34753

Property Location		
Site Address 5052 PINE NEEDLE DR		
MASCOTTE FL 34753		
Mill Group	00MA	NBHD 3349
Property Use		Last Inspection
00100	SINGLE FAMILY	RBB 05-09-202

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

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 2	Replacement Cost 176,260 Deprec Bldg Value 170,972 Multi Story 0



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

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

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	
2022	121-21-03	03-02-2021	05-09-2022	12,334	0002	REPL WINDOWS			
2021	SALE	01-01-2020	04-22-2021	1	0099	CHECK VALUE	04-22-2021		
2001	0010200	01-19-2000	01-31-2001	58,290	0000	SFR/5052 PINE NEEDLE DR			

Sales Information								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	I	280,000	039	HOMESTEAD	2024	25000
2021011178	5628 1897	12-29-2020	WD	Q	03	I	228,300	059	ADDITIONAL HOMESTEAD	2024	25000
2020089630	5525 0826	08-06-2020	WD	Q	03	I	108,800				
	3829 0257	10-05-2009	WD	Q	Q	I	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 1

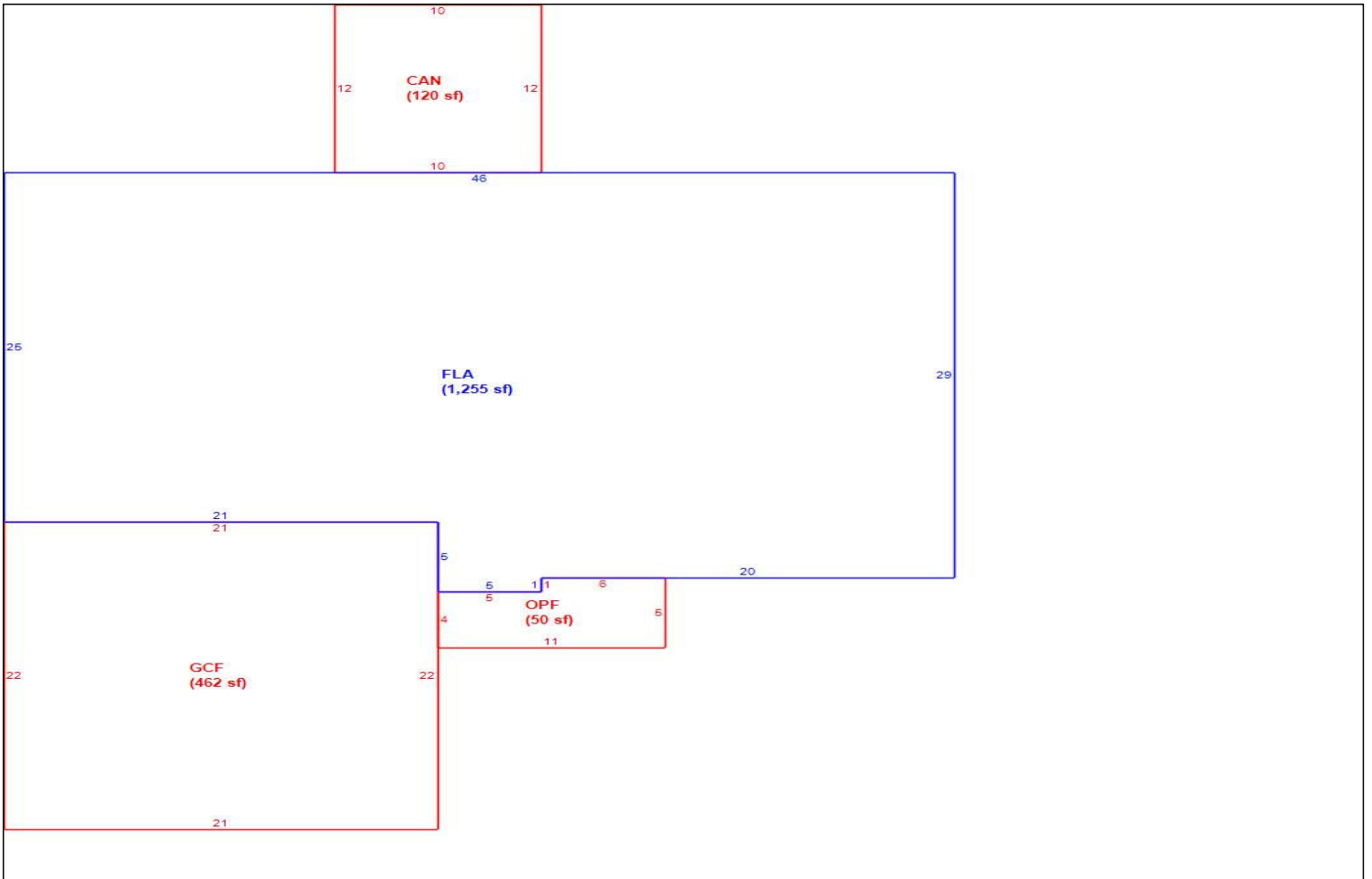
Current Owner		
CORIANO BRENDAN A & CASSANDRA L		
4257 UNDERPASS RD		
MASCOTTE	FL	34753

Property Location		
Site Address 4257 UNDERPASS RD		
MASCOTTE FL 34753		
Mill Group	00MA	NBHD 3349
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 04-05-202

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

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	45,000.00	0.0000	1.25	1.150	1.000	0	64,688
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,688		
Classified Acres		0		Classified JV/Mkt		64,688		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 200,337 Deprec Bldg Value 184,310 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	1,255	1,255	1255	1994	1255	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0		124.94	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	50	0		200,337	Condition	VG	Heat Type	6
PAT	PATIO UNCOVERED	0	120	0		0	% Good	92.00	Foundation	3
						0	Functional Obsol		Fireplaces	0
TOTALS		1,255	1,887	1,255		184,310	Building RCNLD	184,310	Roof Cover	3
									Type AC	03

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 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023033832	6113	1306	03-24-2023	WD	Q	01	I	298,000	039	HOMESTEAD	2024	25000
	2263	1527	02-05-2003	WD	Q	Q	I	85,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1318	0545	08-01-1994	WD	Q	Q	I	67,600				
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	
64,688	184,310	0	248,998	0	248998	50,000.00	198998	223998	243,456	

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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

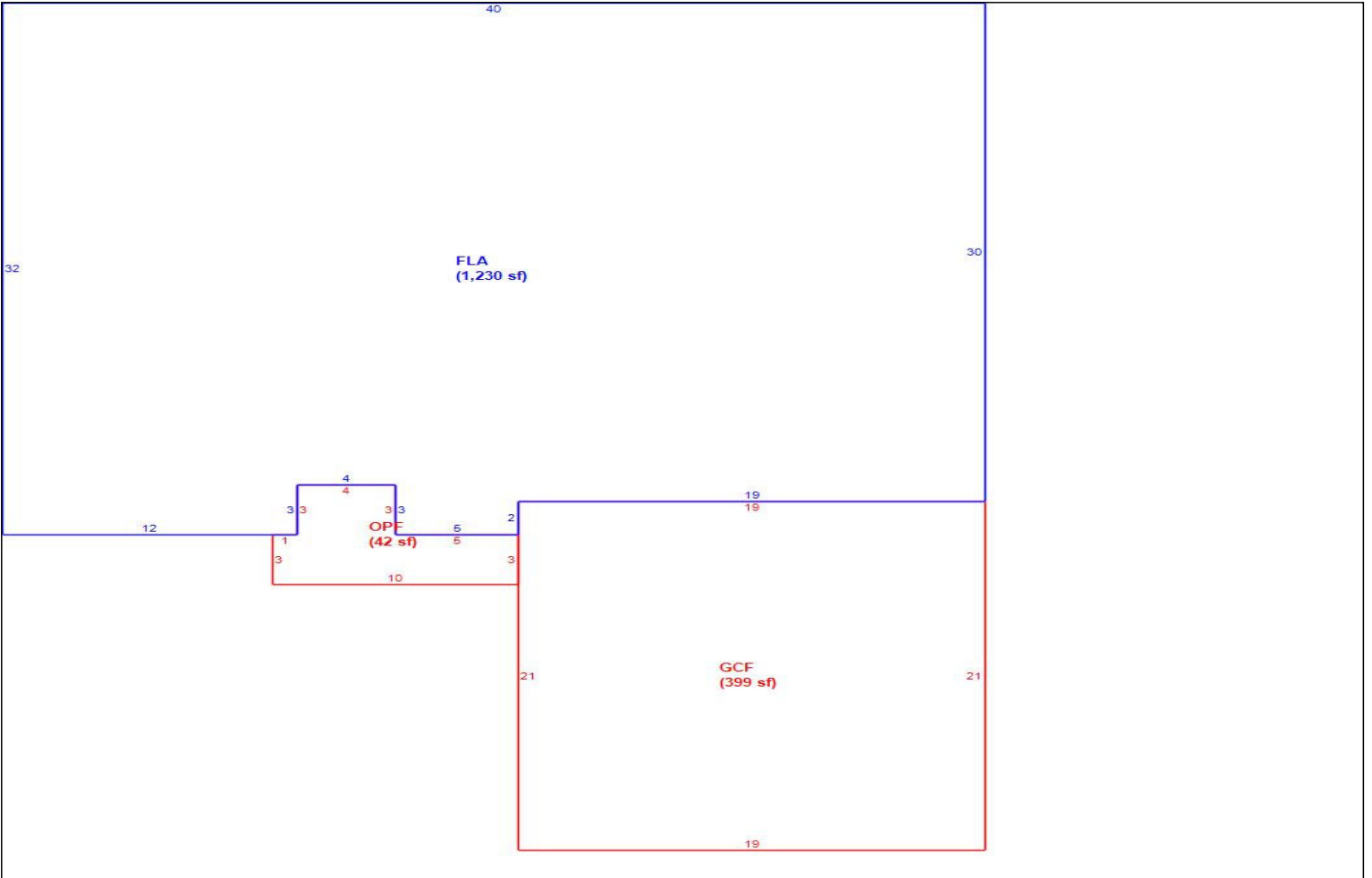
Current Owner		
WILLET BRANDI & ROBERT LIFE ESTATE		
12410 SULLIVAN RD		
CLERMONT	FL	34715

Property Location			
Site Address 2146 FICUS ST			
MASCOTTE		FL 34753	
Mill Group 00MA	NBHD 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

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	45,000.00	0.0000	1.50	1.000	1.000	0	67,500
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		67,500				
Classified Acres		0		Classified JV/Mkt 67,500		Classified Adj JV/Mkt		0				

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



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2007	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,230	1,230	1230	Effective Area	1230	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	399	0	Base Rate	120.87	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	42	0	Building RCN	188,497	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,230	1,671	1,230	Building RCNLD	182,842					

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									
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	

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	LE	U	11	I	100				
2023028266	6106	1359	03-08-2023	WD	Q	01	I	275,000				
	4126	1381	02-07-2012	WD	U	U	I	57,100				
	3551	2482	12-05-2007	WD	Q	Q	I	154,200				
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	
67,500	182,842	0	250,342	0	250342	0.00	250342	250342	244,789	

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