



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3441397**

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

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

|   |                    |                      |                              |
|---|--------------------|----------------------|------------------------------|
| <b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b> |                    |                      |                              |
| Petition # <b>2024-0636</b>                                   | County <b>Lake</b> | Tax year <b>2024</b> | Date received <b>9.12.24</b> |

|                                    |  |  |  |
|------------------------------------|--|--|--|
| <b>COMPLETED BY THE PETITIONER</b> |  |  |  |
|------------------------------------|--|--|--|

|   |   |
|---|---|
| <b>PART 1. Taxpayer Information</b>   |   |
| Taxpayer name: <b>INV_HOME; THR Florida, LP</b>   | Representative: <b>Ryan, LLC c/o Robert Peyton</b>  |
| Mailing address for notices: <b>Ryan, LLC<br/>16220 North Scottsdale Rd, Ste 650<br/>Scottsdale, AZ 85254</b> | Parcel ID and physical address or TPP account #: <b>1218240025-000-01100<br/>40228 Sherydan Glenn</b> |
| Phone: <b>954-740-6240</b>  | Email: <b>ResidentialAppeals@ryan.com</b>   |

The standard way to receive information is by US mail. If possible, I prefer to receive information by  email  fax.

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.

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**  Res. 1-4 units  Industrial and miscellaneous  High-water recharge  Historic, commercial or nonprofit  
 Commercial  Res. 5+ units  Agricultural or classified use  Vacant lots and acreage  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  |   |

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.)

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.

My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.

You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.

You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
  - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
  - the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

|   |  |  |
|---|--|--|
| <b>Petition #</b> 2024-0636   | Alternate Key: 3441397                                 | Parcel ID: 12-18-24-0025-000-01100                     |
| <b>Petitioner Name</b> Ryan, LLC C/O Robert Peyton<br>The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent<br><input type="checkbox"/> Other, Explain: | <b>Property Address</b> 40228 SHERYDAN GLENN LADY LAKE | <input type="checkbox"/> Check if Multiple Parcels     |
| <b>Owner Name</b> THR Florida LP C/O Invitation Homes   | Value from TRIM Notice                                 | Value before Board Action Value presented by Prop Appr |
|   |  | Value after Board Action                               |
| <b>1. Just Value, required</b>  | \$ 305,263   | \$ 305,263   |
| <b>2. Assessed or classified use value, *if applicable</b>  | \$ 270,010   | \$ 270,010   |
| <b>3. Exempt value, *enter "0" if none</b>  | \$ -   |  |
| <b>4. Taxable Value, *required</b>  | \$ 270,010   | \$ 270,010   |

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

**Last Sale Date** 3/14/2013      **Price:** \$160,000       Arm's Length     Distressed    Book 4295 Page 2272

| ITEM                 | Subject                        | Comparable #1  | Comparable #2  | Comparable #3  |
|----------------------|--------------------------------|--|--|--|
| <b>AK#</b>           | 3441397                        | 3442032  | 1239176  | 1419875  |
| <b>Address</b>       | 40228 SHERYDAN GLENN LADY LAKE | 5211 GREEN BRIAR DR LADY LAKE  | 39824 FRENCH RD LADY LAKE  | 3914 WENDY BLVD LADY LAKE  |
| <b>Proximity</b>     |                                |  |  |  |
| <b>Sales Price</b>   |                                | \$425,000  | \$390,000  | \$397,800  |
| <b>Cost of Sale</b>  |                                | -15%   | -15%   | -15%   |
| <b>Time Adjust</b>   |                                | 4.00%  | 2.80%  | 0.40%  |
| <b>Adjusted Sale</b> |                                | \$378,250  | \$342,420  | \$339,721  |
| <b>\$/SF FLA</b>     | \$171.50 per SF                | \$177.00 per SF  | \$180.51 per SF  | \$215.01 per SF  |
| <b>Sale Date</b>     |                                | 2/27/2023  | 5/15/2023  | 11/16/2023   |
| <b>Terms of Sale</b> |                                | <input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed | <input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed | <input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed |

| Value Adj.              | Description                   | Description      | Adjustment       | Description      | Adjustment       | Description      | Adjustment       |
|-------------------------|-------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Fla SF</b>           | 1,780                         | 2,137            | -17850           | 1,897            | -5850            | 1,580            | 10000            |
| <b>Year Built</b>       | 2000                          | 1996             | 0                | 1979             | -10000           | 1991             | 0                |
| <b>Constr. Type</b>     | Block/Stucco                  | Block/Stucco     | 0                | Block/Stucco     | 0                | Block/Stucco     | 0                |
| <b>Condition</b>        | G                             | EX               | -10000           | VG               | -5000            | EX               | -10000           |
| <b>Baths</b>            | 2.0                           | 2.0              | 0                | 1.1              | 10000            | 2.0              | 0                |
| <b>Garage/Carport</b>   | Garage                        | -                | 30000            | -                | 30000            | Garage           | 0                |
| <b>Porches</b>          | OPF SPU                       | 2 OPF            | -10000           | EPF              | -15000           | OPF SPF          | -15000           |
| <b>Pool</b>             | N                             | Y                | -20000           | Y                | -20000           | N                | 0                |
| <b>Fireplace</b>        | 0                             | 0                | 0                | 1                | -2500            | 0                | 0                |
| <b>AC</b>               | Central                       | Central          | 0                | Central          | 0                | Central          | 0                |
| <b>Other Adds</b>       | -                             | SEN DGF          | -35000           | STF              | -10000           | 2 UBF FCP        | -12000           |
| <b>Site Size</b>        | Lot                           | Lot              | 0                | Lot              | 0                | Lot              | 0                |
| <b>Location</b>         | Sub                           | Sub              | 0                | Sub              | 0                | Sub              | 0                |
| <b>View</b>             | House                         | House            | 0                | House            | 0                | House            | 0                |
|                         |                               | -Net Adj. 16.6%  | -62850           | -Net Adj. 8.3%   | -28350           | -Net Adj. 7.9%   | -27000           |
|                         |                               | Gross Adj. 32.5% | 122850           | Gross Adj. 31.6% | 108350           | Gross Adj. 13.8% | 47000            |
| <b>Adj. Sales Price</b> | Market Value <b>\$305,263</b> | Adj Market Value | <b>\$315,400</b> | Adj Market Value | <b>\$314,070</b> | Adj Market Value | <b>\$312,721</b> |
|                         | Value per SF 171.50           |                  |                  |                  |                  |                  |                  |

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.

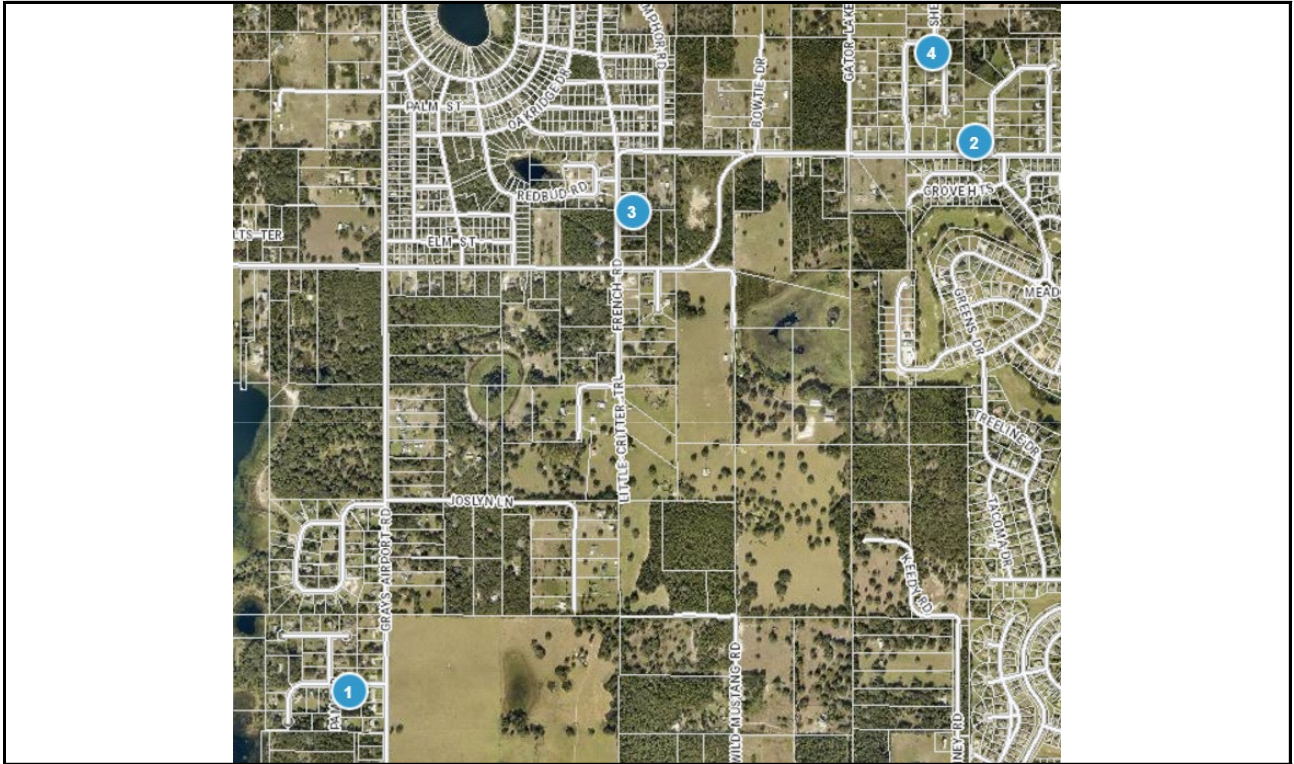
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Chris Jensen**

**DATE 11/21/2024**

2024-063€ Comp Map



| Bubble # | Comp #  | Alternate Key | Parcel Address                    | Distance from Subject(mi.) |
|----------|---------|---------------|-----------------------------------|----------------------------|
| 1        | Comp 3  | 1419875       | 3914 WENDY BLVD<br>LADY LAKE      | 0                          |
| 2        | Comp 1  | 3442032       | 5211 GREEN BRIAR DR<br>LADY LAKE  | 0                          |
| 3        | Comp 2  | 1239176       | 39824 FRENCH RD<br>LADY LAKE      | 0                          |
| 4        | Subject | 3441397       | 40228 SHERYDAN GLENN<br>LADY LAKE | -                          |
| 5        |         |               |                                   |                            |
| 6        |         |               |                                   |                            |
| 7        |         |               |                                   |                            |
| 8        |         |               |                                   |                            |
|          |         |               |                                   |                            |

Alternate Key 3441397  
 Parcel ID 12-18-24-0025-000-01100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0636 Subject  
 PRC Run: 12/17/2024 By

Card # 1 of 1

**Current Owner**  
 THR FLORIDA LP  
 C/O INVITATION HOMES TAX DEPT  
 1717 MAIN ST STE 2000  
 DALLAS TX 75201

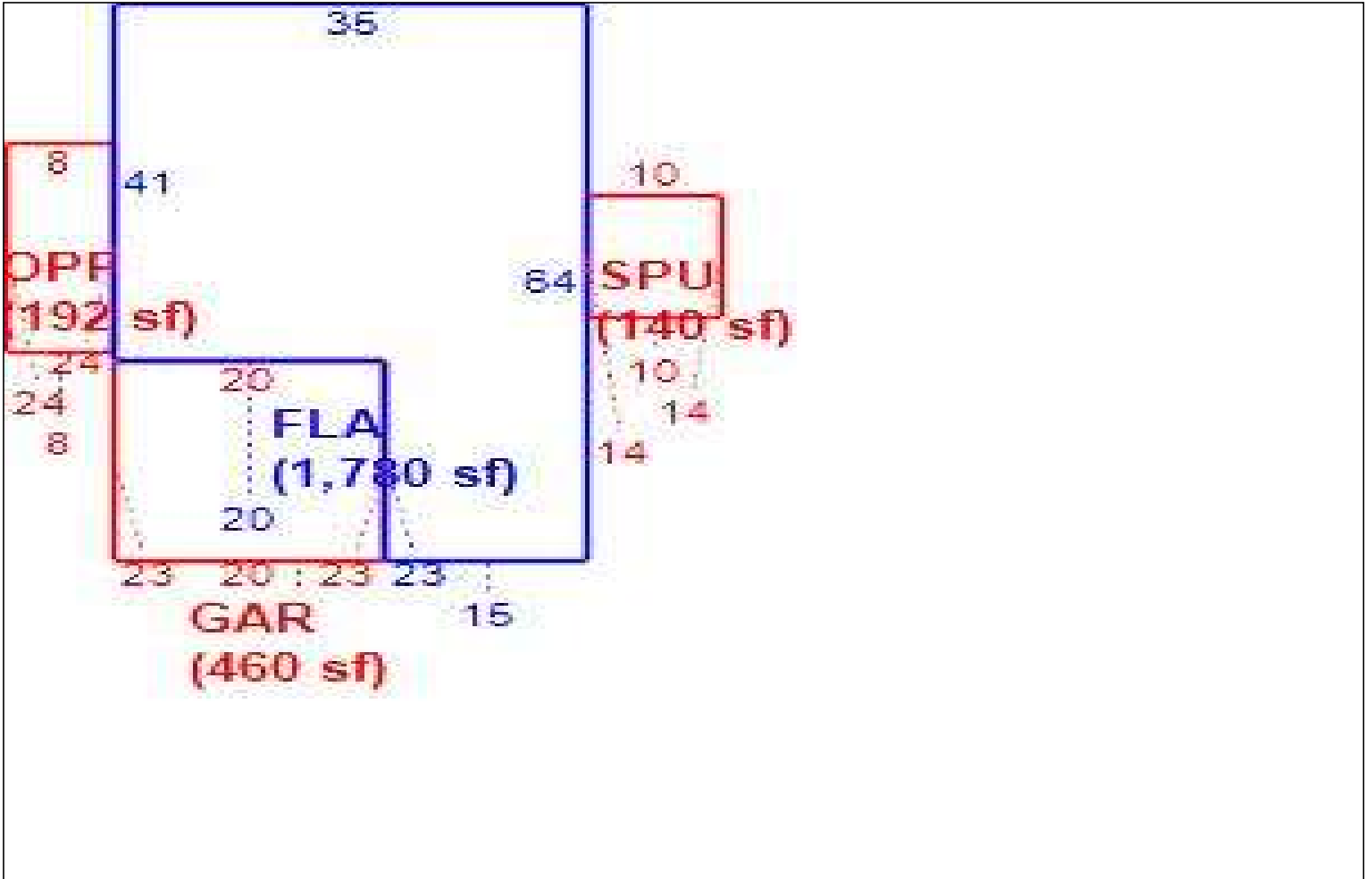
**Property Location**  
 Site Address 40228 SHERYDAN GLENN  
 LADY LAKE FL 32159  
 Mill Group 0001 NBHD 4526  
**Property Use** **Last Inspection**  
 00100 SINGLE FAMILY TRF 01-01-202

**Legal Description**  
 EDGE HILL ESTATES LOT 11 PB 31 PGS 92-94 ORB 4554 PG 555 ORB 5025 PG 1989

**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 | 47,500.00  | 0.0000       | 2.10                  | 1.000      | 1.000       | 0         | 99,750     |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 99,750      |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 99,750     |              | Classified Adj JV/Mkt |            | 0           |           |            |

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 223,384 Deprec Bldg Value 205,513 Multi Story 0



Alternate Key 3441397  
 Parcel ID 12-18-24-0025-000-01100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0636 Subject  
 PRC Run: 12/17/2024 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 |
|-----------|-----------|------------|------------|---------|------|--------------------------|-------------|---------|
| 2014      | SALE      | 01-01-2013 | 06-03-2014 | 1       | 0099 | CHECK VALUE              | 07-26-2013  |         |
| 2001      | 0010216   | 01-19-2000 | 05-02-2001 | 100,000 | 0000 | SFR/40228 SHERYDAN GLENN |             |         |
| 2001      | 00001     | 01-01-2000 | 05-02-2001 | 10      | 0000 | SFR/HX                   |             |         |

**Sales Information**

**Exemptions**

| Instrument No | Book/Page | Sale Date | Instr      | Q/U | Code | Vac/Imp | Sale Price | Code    | Description | Year | Amount |
|---------------|-----------|-----------|------------|-----|------|---------|------------|---------|-------------|------|--------|
| 2017120619    | 5025      | 1989      | 11-09-2017 | WD  | U    | M       | I          | 100     |             |      |        |
|               | 4554      | 0555      | 11-12-2014 | WD  | U    | M       | I          | 100     |             |      |        |
|               | 4295      | 2272      | 03-14-2013 | WD  | Q    | Q       | I          | 160,000 |             |      |        |
|               | 1890      | 1659      | 12-14-2000 | WD  | Q    | Q       | I          | 137,000 |             |      |        |
| 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 |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 99,750     | 205,513    | 0          | 305,263      | 8253         | 297010     | 0.00        | 297010     | 305263      | 305,263       |

**Parcel Notes**

1890/1659 JENNIFER R LACEY SINGLE  
 05 LOC FROM 180 FER 110104  
 05 UPDATE SUB EJP 052405  
 4295/2272 JENNIFER R LACEY TO THR FLORIDA LP  
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513  
 14FC SFR GOOD COND FLA1 FROM 1800SF GCF2 FROM 440SF HAS FOR RENT SIGN IN YARD JDB 072613  
 4554/555 THR FLORIDA LP TO 2014-3 IH BORROWER LP  
 4554/555 M SALE INCL 63 PARCELS MULTI SUBS  
 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 AK3798066 CB 080516  
 5025/1989 2017-2 IH BORROWER LP TO THR FLORIDA LP  
 5025/1989 M SALE INCL OVER 25 PARCELS IN MULTI SUBS  
 18 CERTIFICATE OF MERGER BT 2014-2 IH BORROWER LP AND 2014-3 IH BORROWER LP AND 2017-2 IH BORROWER LP SURVIVING  
 DELAWARE LP IS 2017-2 IH BORROWER LP RECD WITHIN ORB 5025/1989 CB 113017  
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418

Alternate Key 3442032  
 Parcel ID 12-18-24-0500-000-00100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0636 Comp 1  
 PRC Run: 12/17/2024 By

Card # 1 of 1

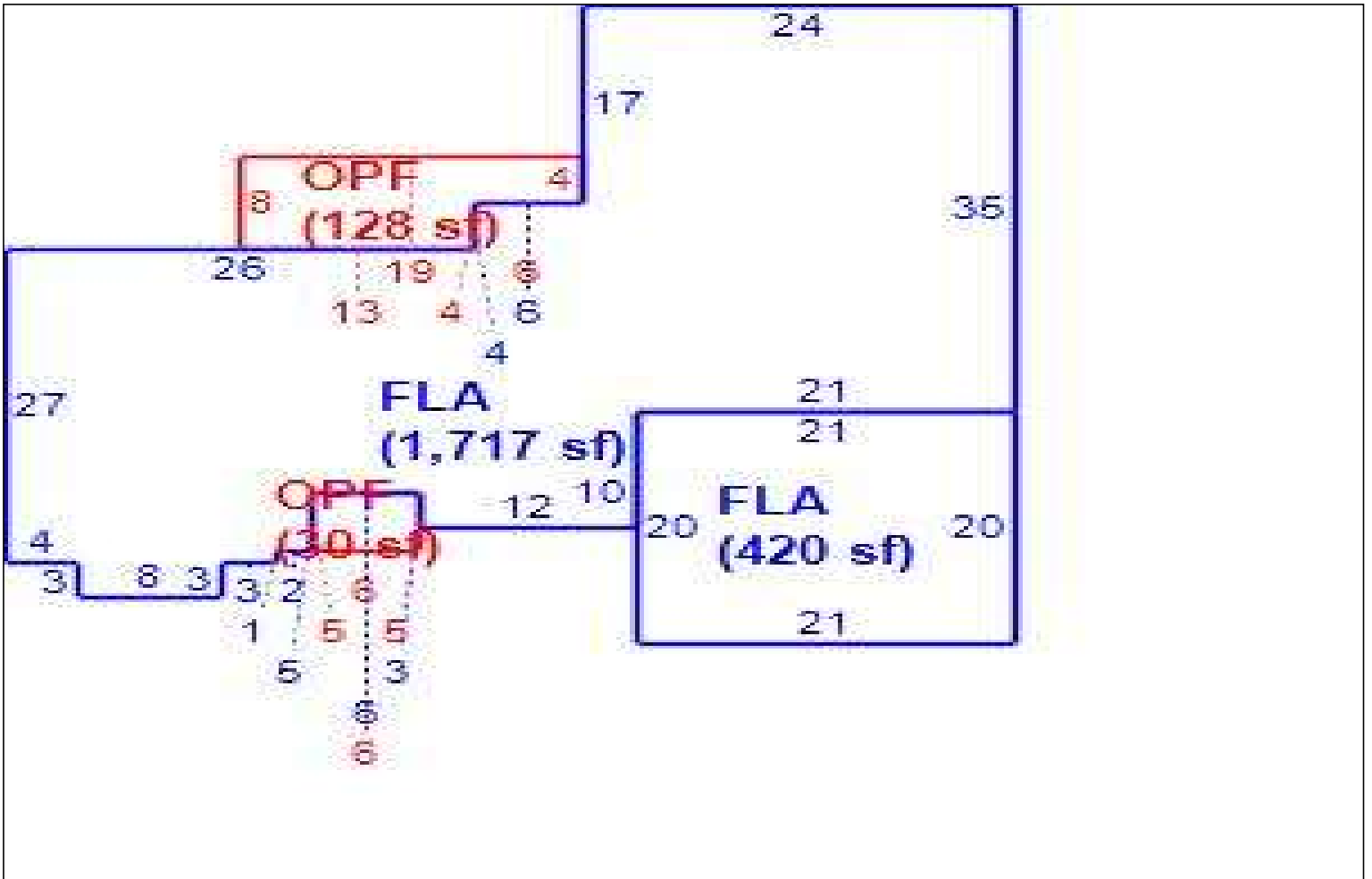
| Current Owner    |    |       |
|------------------|----|-------|
| PARKER GARY L    |    |       |
| 5211 GREEN BRIAR |    |       |
| LADY LAKE        | FL | 32159 |

| Property Location                |               |                 |
|----------------------------------|---------------|-----------------|
| Site Address 5211 GREEN BRIAR DR |               |                 |
| LADY LAKE FL 32159               |               |                 |
| Mill Group 0001                  | NBHD 4526     |                 |
| Property Use                     |               | Last Inspection |
| 00100                            | SINGLE FAMILY | TRF 01-01-202   |

**Legal Description**  
 FAIRVIEW ESTATES LOT 1 PB 32 PGS 25-26 ORB 6101 PG 1385

| 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           | 47,500.00  | 0.0000       | 2.10       | 1.000                 | 1.000       | 0         | 99,750     |  |  |
| Total Acres      |          |       |       | 0.00      | JV/Mkt            |            |              | 0          | Total Adj JV/Mkt      |             |           | 99,750     |  |  |
| Classified Acres |          |       |       | 0         | Classified JV/Mkt |            |              | 99,750     | Classified Adj JV/Mkt |             |           | 0          |  |  |

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 235,904 Deprec Bldg Value 228,827 Multi Story 0





Alternate Key 3442032  
 Parcel ID 12-18-24-0500-000-00100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0636 Comp 1  
 PRC Run: 12/17/2024 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 |
| SEN2   | SCREEN ENCLOSED STRUCTURE   | 1424.00 | SF   | 3.50       | 1998     | 1998      | 4984.00  | 40.00 | 1,994     |
| POL2   | SWIMMING POOL - RESIDENTIAL | 180.00  | SF   | 35.00      | 1998     | 1998      | 6300.00  | 85.00 | 5,355     |
| PLD2   | POOL/COOL DECK              | 518.00  | SF   | 5.38       | 1998     | 1998      | 2787.00  | 70.00 | 1,951     |
| HTB3   | HOT TUB/SPA                 | 1.00    | UT   | 7000.00    | 1998     | 1998      | 7000.00  | 50.00 | 3,500     |
| DGF3   | DETACHED GARAGE             | 576.00  | SF   | 30.00      | 2006     | 2006      | 17280.00 | 64.00 | 11,059    |

| Building Permits |            |            |            |        |      |                        |             |         |  |
|------------------|------------|------------|------------|--------|------|------------------------|-------------|---------|--|
| Roll Year        | Permit ID  | Issue Date | Comp Date  | Amount | Type | Description            | Review Date | CO Date |  |
| 2011             | SUBS       | 01-01-2010 | 03-21-2011 | 1      | 0008 | REWORK SUB             | 03-21-2011  |         |  |
| 2007             | 2006020321 | 06-07-2006 | 05-23-2007 | 35,000 | 0000 | DGF 24X24              | 05-23-2007  |         |  |
| 2000             | 1          | 01-01-1999 | 03-01-2000 | 1      | 0000 | CHECK VALUES           |             |         |  |
| 1999             | 8041686    | 04-01-1998 | 10-07-1998 | 3,205  | 0000 | 32X24 SEN              |             |         |  |
| 1999             | 9820961    | 02-01-1998 | 10-07-1998 | 10,000 | 0000 | 10X22 POOL & SPA       |             |         |  |
| 1997             | 6040453    | 04-01-1996 | 12-01-1996 | 93,500 | 0000 | SFR,5211 GREENBRIAR DR |             |         |  |

| Sales Information |           |            |       |     |      |         |            | Exemptions |             |      |        |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No     | Book/Page | Sale Date  | Instr | Q/U | Code | Vac/Imp | Sale Price | Code       | Description | Year | Amount |
| 2023024156        | 6101 1385 | 02-27-2023 | WD    | Q   | 01   | I       | 425,000    |            |             |      |        |
| 2018051975        | 5105 0368 | 04-25-2018 | WD    | Q   | Q    | I       | 285,000    |            |             |      |        |
| 2018032245        | 5082 2180 | 03-12-2018 | PO    | U   | U    | I       | 0          |            |             |      |        |
|                   | 2824 1021 | 05-02-2005 | WD    | Q   | Q    | I       | 225,000    |            |             |      |        |
|                   | 2743 2287 | 01-19-2005 | PO    | U   | U    | I       | 0          |            |             |      |        |
| <b>Total</b>      |           |            |       |     |      |         |            |            |             |      | 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 |  |
| 99,750        | 228,827    | 23,859     | 352,436      | 0            | 352436     | 0.00        | 352436     | 352436      | 352,782       |  |

**Parcel Notes**

99FC ADD POL MISC DELETE CAN4 EJB 100698  
 1767/1792 JEFFREY C & SHARON SMITH TO JAMES C SISAK MARRIED  
 00FC NO PHYS CHG QG FROM 575 EJB 030100  
 01X JAMES CHARLES SISAK DECEASED 092901 FL DEATH LIST  
 01X WIDOW DEBORAH J SASAK IMPLIED LE  
 02 LOC FROM 205 FER 040502  
 04 QG FROM 600 EJB 022604  
 05 LOC FROM 200 FER 110104  
 2743/2287 ORDER OF SUMM ADMIN FOR EST OF JAMES C SISAK PROP TO DEBORAH J WILLIAMS LE REM MARTHA L MARCOLINI AND LESLIE A WHITE AND JOHN R SISAK AND PAUL D SISAK AND KATHRYN D RICHARDSON AND MARK R SISAK AND RACHEL J SISAK-SCHULTHEIS TIC  
 2748/719 THRU 731 REM LISTED ABOVE ALL DEED TO DEBORAH J WILLIAMS  
 2824/1021 DEBORAH J WILLIAMS TO DIANE R BAVA MARRIED AND HELEN L ROEX SINIGLE TIC  
 07FC ADD DGF EJE 052307  
 09X HELEN LORRAINE ROEX 88 DECEASED 120308 FL DEATH LIST  
 11FC GOOD COND EJE 032111  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 18 OWNER CALLED AND SAID GBF3 WAS CONVERTED TO FLA IN 2006 WHEN THEY BUILT DGF AND IN WAS DONE WITH THE SAME DGF PERMIT HOWEVER WE DIDNT PICK IT UP ON THE 09 OR 11 FC GCF3 TO FLA RGH 022618  
 5082/2180 ORDER DET HX FOR EST OF HELEN L ROEX HER 1/2INT TO DIANE R BAVA  
 5105/364 HELEN LORRAINE ROEX 88 DECEASED 120308 DC  
 5105/368 DIANE R & JOSEPH BAVA TO JAMES D PETERSON & BRIDGET JOHN HW  
 18X COURTESY HX CARD SENT 062118  
 19X COURTESY HX CARD SENT 010219  
 21X DIANE R BAVA MOVED APPLIED FOR HX & PORT IN DUVAL CO DB 060121

Alternate Key 1239176  
 Parcel ID 14-18-24-0001-000-00504

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0636 Comp 2  
 PRC Run: 12/17/2024 By

Card # 1 of 1

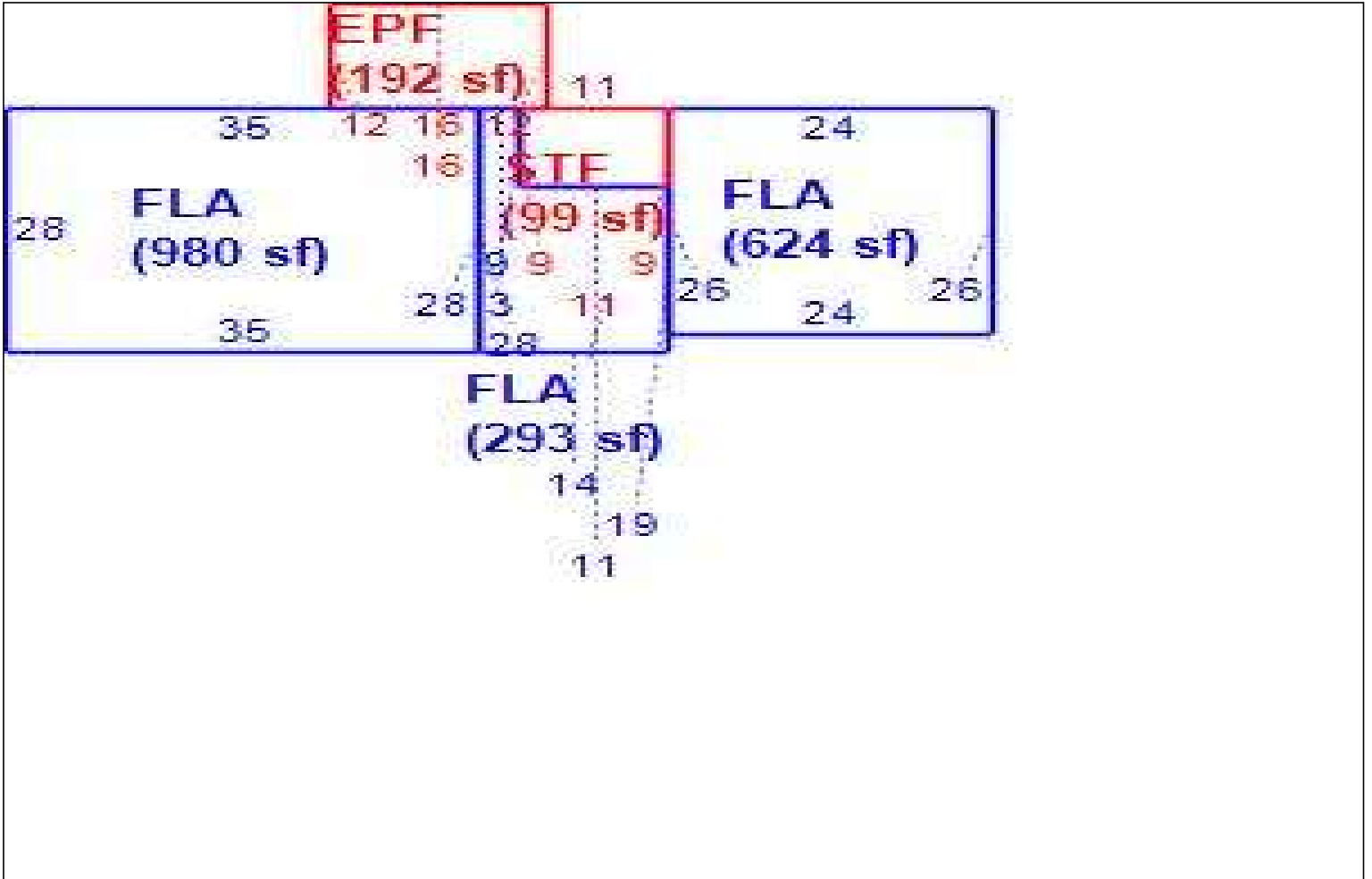
| Current Owner           |    |       |
|-------------------------|----|-------|
| PATES MICHAEL & CHANTEL |    |       |
| 39824 FRENCH RD         |    |       |
| LADY LAKE               | FL | 32159 |

| Property Location            |               |                 |           |
|------------------------------|---------------|-----------------|-----------|
| Site Address 39824 FRENCH RD |               |                 |           |
| LADY LAKE FL 32159           |               |                 |           |
| Mill Group                   | 0001          | NBHD            | 5006      |
| Property Use                 |               | Last Inspection |           |
| 00100                        | SINGLE FAMILY | TRF             | 01-01-202 |

**Legal Description**  
 W 331 FT OF N 165 FT OF S 695 FT OF W 1/2 OF NW 1/4 OF NE 1/4--LESS RD-- ORB 6143 PG 98

| 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 | 56,000.00  | 0.0000       | 0.65                  | 1.000      | 1.000       | 0         | 36,400     |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 36,400      |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 36,400     |              | Classified Adj JV/Mkt |            | 0           |           |            |

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 210,864 Deprec Bldg Value 193,995 Multi Story 0



Alternate Key 1239176  
 Parcel ID 14-18-24-0001-000-00504

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0636 Comp 2  
 PRC Run: 12/17/2024 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 |
| POL3   | SWIMMING POOL - RESIDENTIAL | 744.00  | SF   | 46.00      | 2014     | 2014      | 34224.00 | 85.00 | 29,090    |
| POL2   | SWIMMING POOL - RESIDENTIAL | 1463.00 | SF   | 35.00      | 2014     | 2014      | 51205.00 | 85.00 | 43,524    |

| Building Permits |            |            |            |        |      |                |             |         |  |
|------------------|------------|------------|------------|--------|------|----------------|-------------|---------|--|
| Roll Year        | Permit ID  | Issue Date | Comp Date  | Amount | Type | Description    | Review Date | CO Date |  |
| 2015             | 2014120238 | 12-10-2014 | 04-01-2015 | 8,000  | 0002 | REROOF SHINGLE | 04-01-2015  |         |  |
| 1995             | 00560      | 02-01-1994 | 12-01-1994 | 2,280  | 0000 | REROOF/CKIMP'S |             |         |  |

| Sales Information |           |           |            |     |      |         |            | Exemptions |             |      |        |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No     | Book/Page | Sale Date | Instr      | Q/U | Code | Vac/Imp | Sale Price | Code       | Description | Year | Amount |
| 2023057798        | 6143      | 0098      | 05-15-2023 | WD  | Q    | 01      | I          | 390,000    |             |      |        |
| 2017024621        | 4911      | 1663      | 02-27-2017 | WD  | Q    | Q       | I          | 215,000    |             |      |        |
| 2016016568        | 4741      | 1591      | 01-27-2016 | QC  | U    | U       | I          | 100        |             |      |        |
|                   | 3504      | 0807      | 08-14-2007 | QC  | U    | U       | I          | 0          |             |      |        |
|                   | 3439      | 1472      | 03-20-2007 | WD  | U    | U       | I          | 0          |             |      |        |
| <b>Total</b>      |           |           |            |     |      |         |            |            |             |      | 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 |  |
| 36,400        | 193,995    | 72,614     | 303,009      | 0            | 303009     | 0.00        | 303009     | 303009      | 303,009       |  |

**Parcel Notes**

88 NBHD CHANGED FROM 3193  
 94 RAISE QG FROM 200 PAP 010995  
 1593/669 DENNIS W & REGINA MAE MORO TO WAYNE J MORO  
 00FC LOC FROM 1.00 QG FROM 375 EJP 052200  
 1998/1405 WAYNE J & TINA MORO TO WAYNE J MORO SINGLE  
 2570/926 WAYNE J MORO TO DAVE D COMPTON OR CARL D COMPTON JTWROS  
 3439/1472 TO CORRECT LEGAL DESC IN 1593/669 WHICH HAS NOTHING TO DO WITH THESE PEOPLE THEY TOOK TITLE BY 2570/925 FROM WAYNE PER BC  
 3504/807 CARL D COMPTON QCS TO DAVE D & KIMBERLY COMPTON HW  
 09 NBHD ROM 551 LAND FROM FF LOC FROM 75 QG FROM 425 FD 121108  
 11 LOC FROM 50 FD 120110  
 15FCL NOT ABLE TO GET IN PRIVACY FENCE UPDATED FROM GIS AND GOOGLE EARTH SFR AVG COND EPC2 AND GCF4 TO FLA NEW ROOF COVER FROM 3 ADD BDS AND MISC JDB 040115  
 4741/1591 KIMBERLY COMPTON TO DAVE D COMPTON PURSUANT TO MARITAL AGMT  
 16X REMOVED EX SPOUSE FROM TITLE DO NOT SEND POSTCARD DOES NOT NEED TO REFILE  
 16 QG FROM 400 JDB 021916  
 4911/1663 DAVE D COMPTON TO NICOLE MARGUERITE BYNUM  
 18X COURTESY HX CARD SENT 102317  
 19IT CK IMPS 12X34 REAR ADD PJF 041119  
 21TR VACANT 39824 FRENCH RD LADY LAKE FL 32159 3510 INFO SCANNED AS 091321  
 22TR NO SUCH NUMBER 39824 FRENCH RD LADY LAKE FL 32159 INFO SCANNED KCH 090122  
 6143/98 NICOLE MARGUERITE BYNUM TO MICHAEL & CHANTEL PATES HW

Alternate Key 1419875  
 Parcel ID 22-18-24-0100-000-00300

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0636 Comp 3  
 PRC Run: 12/17/2024 By

Card # 1 of 1

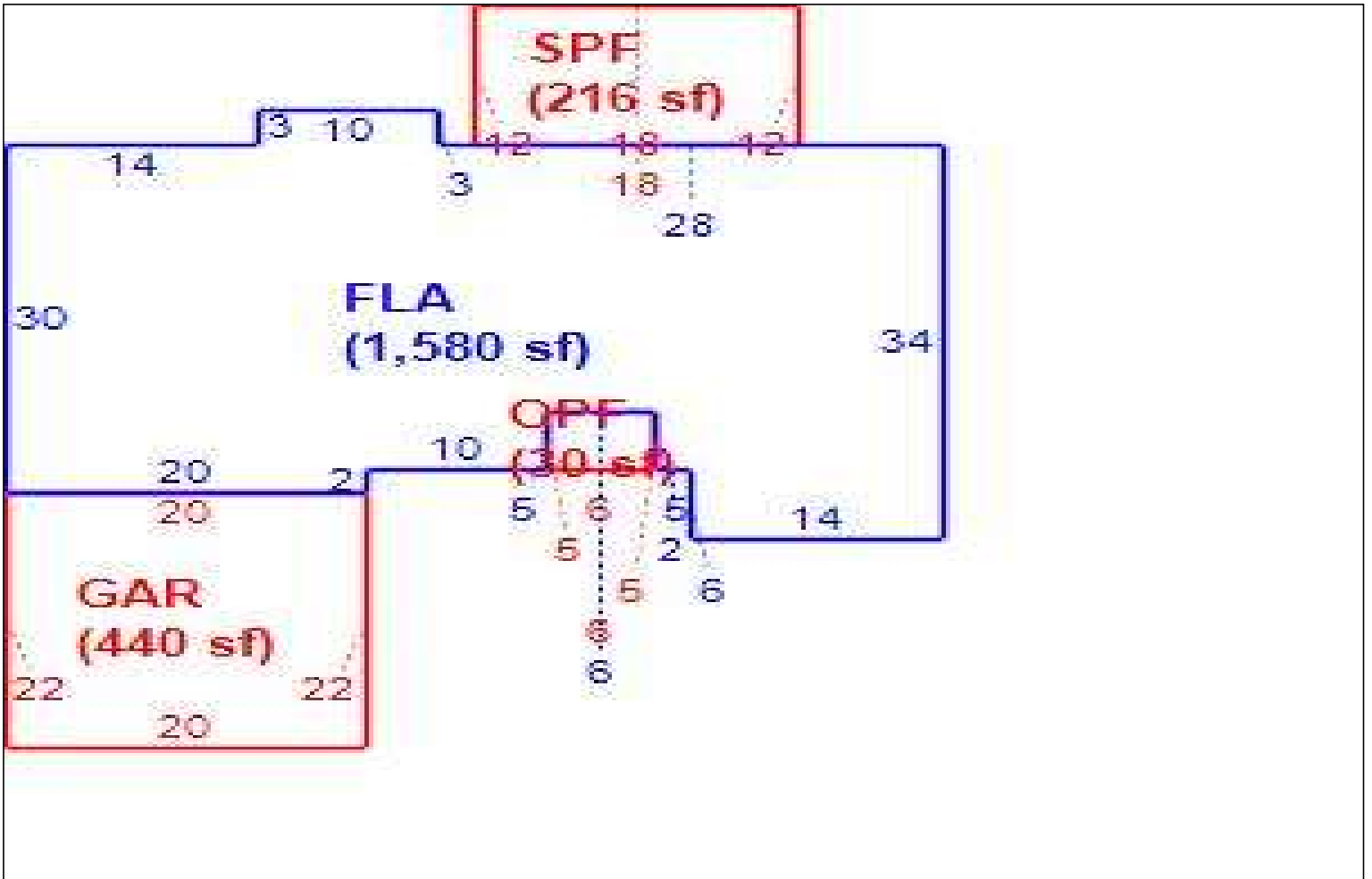
| Current Owner                  |    |       |
|--------------------------------|----|-------|
| NEAL JAMES F & HSIU-TING HUANG |    |       |
| 3914 WENDY BLVD                |    |       |
| LADY LAKE                      | FL | 32159 |

| Property Location            |               |                 |           |
|------------------------------|---------------|-----------------|-----------|
| Site Address 3914 WENDY BLVD |               |                 |           |
| LADY LAKE FL 32159           |               |                 |           |
| Mill Group                   | 0001          | NBHD            | 5010      |
| Property Use                 |               | Last Inspection |           |
| 00100                        | SINGLE FAMILY | PJF             | 03-16-201 |

**Legal Description**  
 EAST LAKEVIEW ESTATES LOT 3 PB 23 PGS 39-40 ORB 6245 PG 365

| Land Lines       |          |       |       |                   |         |            |              |                       |            |             |           |            |
|------------------|----------|-------|-------|-------------------|---------|------------|--------------|-----------------------|------------|-------------|-----------|------------|
| LL               | Use Code | Front | Depth | Notes Adj         | Units   | Unit Price | Depth Factor | Loc Factor            | Shp Factor | Phys Factor | Class Val | Land Value |
| 1                | 0100     | 0     | 0     |                   | 1.00 LT | 40,000.00  | 0.0000       | 1.20                  | 1.000      | 1.000       | 0         | 48,000     |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 48,000      |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 48,000     |              | Classified Adj JV/Mkt |            | 0           |           |            |

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 203,348 Deprec Bldg Value 197,248 Multi Story 0



Alternate Key 1419875  
Parcel ID 22-18-24-0100-000-00300

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0636 Comp 3  
PRC Run: 12/17/2024 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 |
| UBF4   | UTILITY BLDG FINISHED | 120.00 | SF   | 14.50      | 2000     | 2000      | 1740.00 | 60.00 | 1,044     |
| UBF4   | UTILITY BLDG FINISHED | 120.00 | SF   | 14.50      | 2000     | 2000      | 1740.00 | 60.00 | 1,044     |
| FCP4   | CARPORT - FINISHED    | 360.00 | SF   | 14.90      | 2000     | 2000      | 5364.00 | 50.00 | 2,682     |

| Building Permits |           |            |            |        |      |             |             |            |  |
|------------------|-----------|------------|------------|--------|------|-------------|-------------|------------|--|
| Roll Year        | Permit ID | Issue Date | Comp Date  | Amount | Type | Description | Review Date | CO Date    |  |
| 2020             | SALE      | 01-01-2019 | 05-08-2020 |        | 1    | 0099        | CHECK VALUE | 05-08-2020 |  |
| 2001             | 1         | 01-01-2000 | 01-24-2001 |        | 1    | 0000        | CK VALUES   |            |  |

| Sales Information |           |           |            |     |      |         |            | Exemptions |             |                      |           |       |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|-------------|----------------------|-----------|-------|
| Instrument No     | Book/Page | Sale Date | Instr      | Q/U | Code | Vac/Imp | Sale Price | Code       | Description | Year                 | Amount    |       |
| 2023142069        | 6245      | 0365      | 11-16-2023 | WD  | Q    | 01      | I          | 397,800    | 039         | HOMESTEAD            | 2025      | 25000 |
| 2020011556        | 5413      | 0565      | 12-20-2019 | WD  | U    | U       | I          | 100        | 059         | ADDITIONAL HOMESTEAD | 2025      | 25000 |
| 2019012111        | 5230      | 0879      | 01-29-2019 | WD  | Q    | Q       | I          | 240,000    |             |                      |           |       |
|                   | 2153      | 0228      | 06-25-2002 | WD  | U    | U       | I          | 0          |             |                      |           |       |
|                   | 1860      | 0836      | 07-31-2000 | WD  | U    | U       | I          | 0          |             |                      |           |       |
| <b>Total</b>      |           |           |            |     |      |         |            |            |             |                      | 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 |  |
| 48,000        | 197,248    | 4,770      | 250,018      | 0            | 250018     | 50,000.00   | 200018     | 225018      | 250,018       |  |

**Parcel Notes**

89 NBHD CHANGED FROM 1067  
 1848/176 PHILLIP A & DONNA WILLMAN TO JOHN D & LOU BAILEY WOOD HW  
 1848/176 DEED HAS LOT 9 S/B LOT 3  
 1860/836 CORR DEED FOR 1848/176 TO CORRECT LOT NUMBER  
 01FC ADD UBU'S AND FCP QG FROM 425 012401 LFC  
 2153/228 JOHN D & SANDRA LOU WOOD AKA LOU BAILEY WOOD TO SANDRA LOU WOOD TTEE OF THE WOOD TRUST DTD 062502 THE GRANTORS HAVE NOT LESS THAN A BENEFICIAL INTEREST FOR LIFE  
 05 UPDATE SUB EJB 020305  
 17 FF TO LT LOC 100 JDB 091216  
 5230/879 SANDRA LOU WOOD INDIV AND AS TTEE TO MEGAN D & GREGORY J SCHLAFF-WHITFIELD HW  
 19X COURTESY HX CARD SENT 022119  
 19X SUBMIT HX AND PORT APP LD 072419  
 5413/565 GREGORY J SCHLAFF-WHITFIELD & MEGAN D WHITFIELD TTEES OF THE MEGAN AND GREGORY WHITFIELD FAMILY TRUST DTD 122019  
 6245/365 GREGORY J SCHLAFF-WHITFIELD & MEGAN D WHITFIELD INDIV AND AS TTEES TO JAMES F NEAL & HSIU-TING HUANG HW  
 25CC EFILE HX PORT APP CP 111924