



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **344915**

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 #	2024-0637	County	Lake
		Tax year	2024
		Date received	9.12.24
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 #	1218240025-000-02800 5231 Sheas Cv
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 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 # 2024-0637	Alternate Key: 3441915	Parcel ID: 12-18-24-0025-000-02800
Petitioner Name Ryan, LLC C/O Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 5231 SHEAS COVE LADY LAKE	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-2 IH Borrower LP C/O Invitation Homes	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 303,561	\$ 303,561
2. Assessed or classified use value, *if applicable	\$ 265,450	\$ 265,450
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 265,450	\$ 265,450

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

Last Sale Date 5/9/2013 **Price:** \$145,000 Arm's Length Distressed **Book** 4336 **Page** 184

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3441915	3442032	1239176	1419875
Address	5231 SHEAS COVE LADY LAKE	5211 GREEN BRIAR DR LADY LAKE	39824 FRENCH RD LADY LAKE	3914 WENDY BLVD LADY LAKE
Proximity		0.49 Miles	0.88 Miles	2.07 Miles
Sales Price		\$425,000	\$390,000	\$397,800
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	2.80%	0.40%
Adjusted Sale		\$378,250	\$342,420	\$339,721
\$/SF FLA	\$168.65 per SF	\$177.00 per SF	\$180.51 per SF	\$215.01 per SF
Sale Date		2/27/2023	5/15/2023	11/16/2023
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	1,800	2,137	-16850	1,897	-4850	1,580	11000
Year Built	2000	1996	0	1979	0	1991	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	AV	EX	-15000	VG	-10000	EX	-15000
Baths	2.0	2.0	0	1.1	10000	2.0	0
Garage/Carport	Garage	-	30000	-	30000	Garage	0
Porches	OPF OPU	2 OPF	-10000	EPF	-20000	OPF SPF	-15000
Pool	N	Y	-20000	Y	-20000	N	0
Fireplace	0	0	0	1	-2500	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	-	SEN DGF	-35000	STF	-10000	2 UBF FCP	-12000
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		-Net Adj. 17.7%	-66850	-Net Adj. 8.0%	-27350	-Net Adj. 9.1%	-31000
		Gross Adj. 33.5%	126850	Gross Adj. 31.4%	107350	Gross Adj. 15.6%	53000
Adj. Sales Price	Market Value \$303,561 Value per SF 168.65	Adj Market Value \$311,400		Adj Market Value \$315,070		Adj Market Value \$308,721	

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.

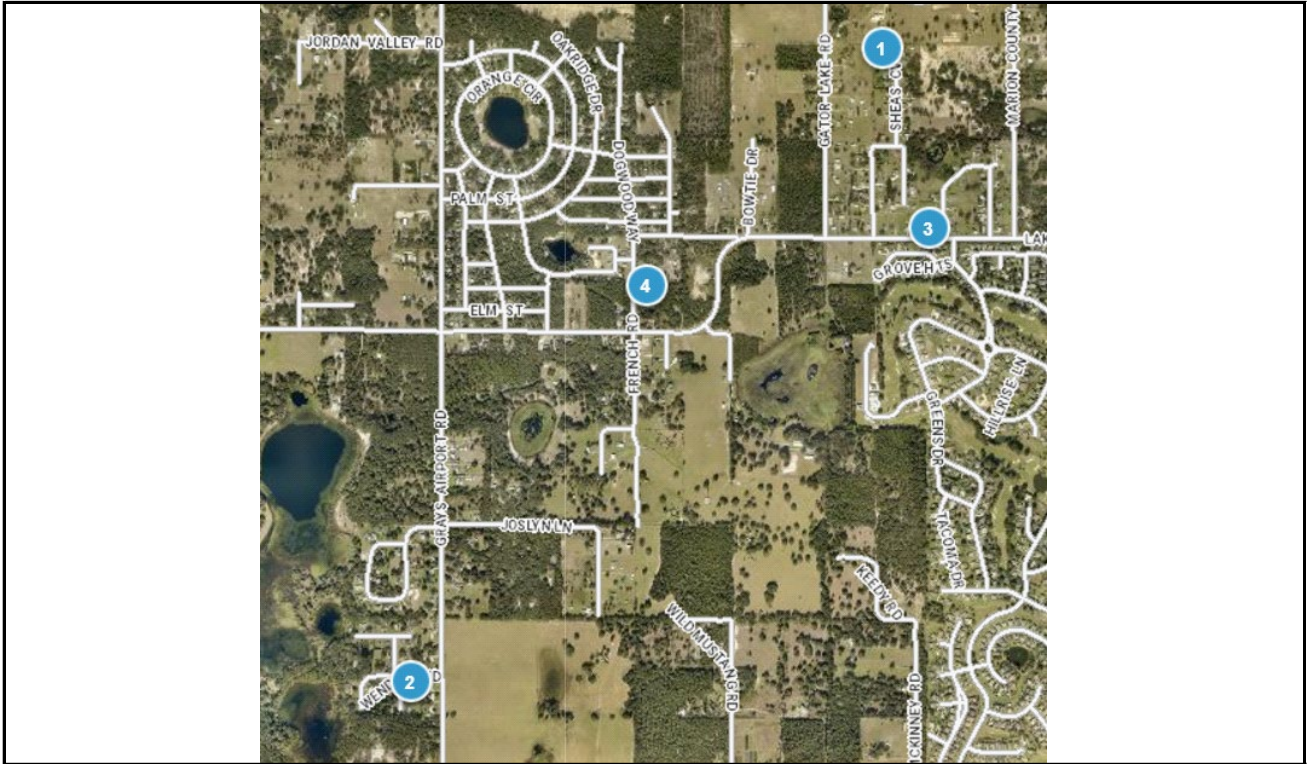
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0637 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3441915	5231 SHEAS COVE LADY LAKE	-
2	Comp 3	1419875	3914 WENDY BLVD LADY LAKE	2.07
3	Comp 1	3442032	5211 GREEN BRIAR DR LADY LAKE	0.49
4	Comp 2	1239176	39824 FRENCH RD LADY LAKE	0.88
5				
6				
7				
8				

Alternate Key 3441915
 Parcel ID 12-18-24-0025-000-02800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0637 Subject
 PRC Run: 12/17/2024 By

Card # 1 of 1

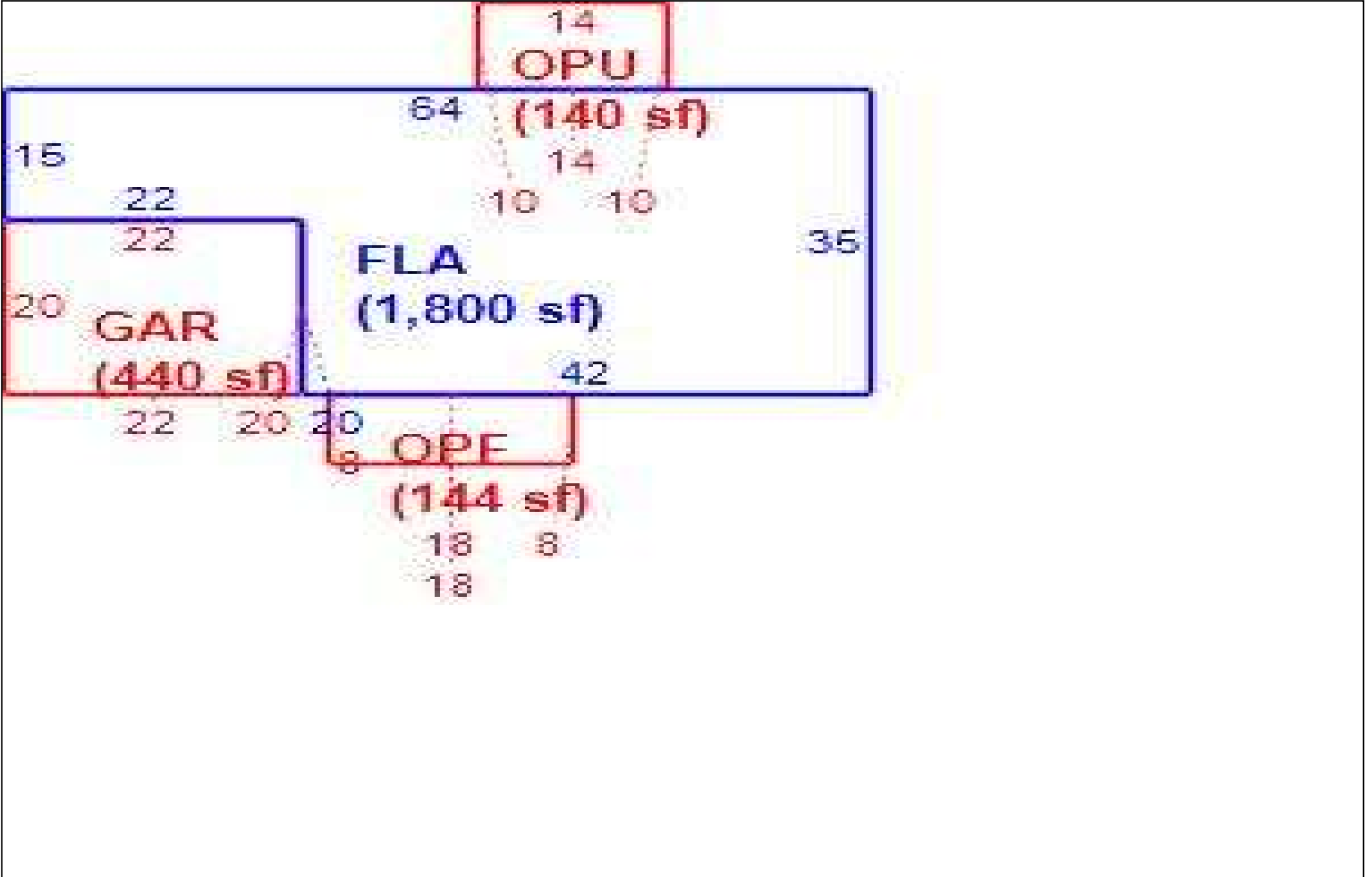
Current Owner
 2018-2 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 5231 SHEAS COVE
 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 28 PB 31 PGS 92-94 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	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 223,968 Deprec Bldg Value 203,811 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	1,800	1,800	1800	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	102.54	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	144	0	223,968	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	140	0	AV	Foundation	3	Fireplaces	0
TOTALS		1,800	2,524	1,800	91.00	Roof Cover	3	Type AC	03
					Functional Obsol	0			
					Building RCNLD	203,811			

Alternate Key 3441915
Parcel ID 12-18-24-0025-000-02800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0637 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	
2005	2004030907	03-16-2004	11-30-2004	1,659	0000	SHED DCA 10X12			
2001	0010225	02-14-2000	05-02-2001	100,000	0000	SFR/5231 SHEAS COVE			

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				
	4336	0184	05-09-2013	WD	U	U	I	145,000				
	4307	0351	03-06-2013	CT	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	
99,750	203,811	0	303,561	11571	291990	0.00	291990	303561	303,561	

Parcel Notes

05 LOC FROM 180 FER 110104
 05FC PORTABLE SHED WAS NOT ASSESSED EJB 113004
 05 UPDATE SUB EJB 052405
 11X KEVIN & JANICE SULKEY RENEWAL CARD RETURNED 250 NW 11TH ST CEDAREDDGE CO 81413
 11X DENY
 4307/350 CT VS KEVIN J & JANICE L SULKEY PROP SOLD TO BANK OF AMERICA NA
 4307/351 AMENDED CT VS KEVIN J & JANICE L SULKEY DEED DOESNT STATE ORB/PG OR WHAT IT IS AMENDING SB 4307/350 TO CORRECT GRANTEE TO FEDERAL NATL MTG ASSN
 4336/184 FEDERAL NATL MTG ASSN 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 3442032
 Parcel ID 12-18-24-0500-000-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0637 Comp 1
 PRC Run: 12/17/2024 By

Card # 1 of 1

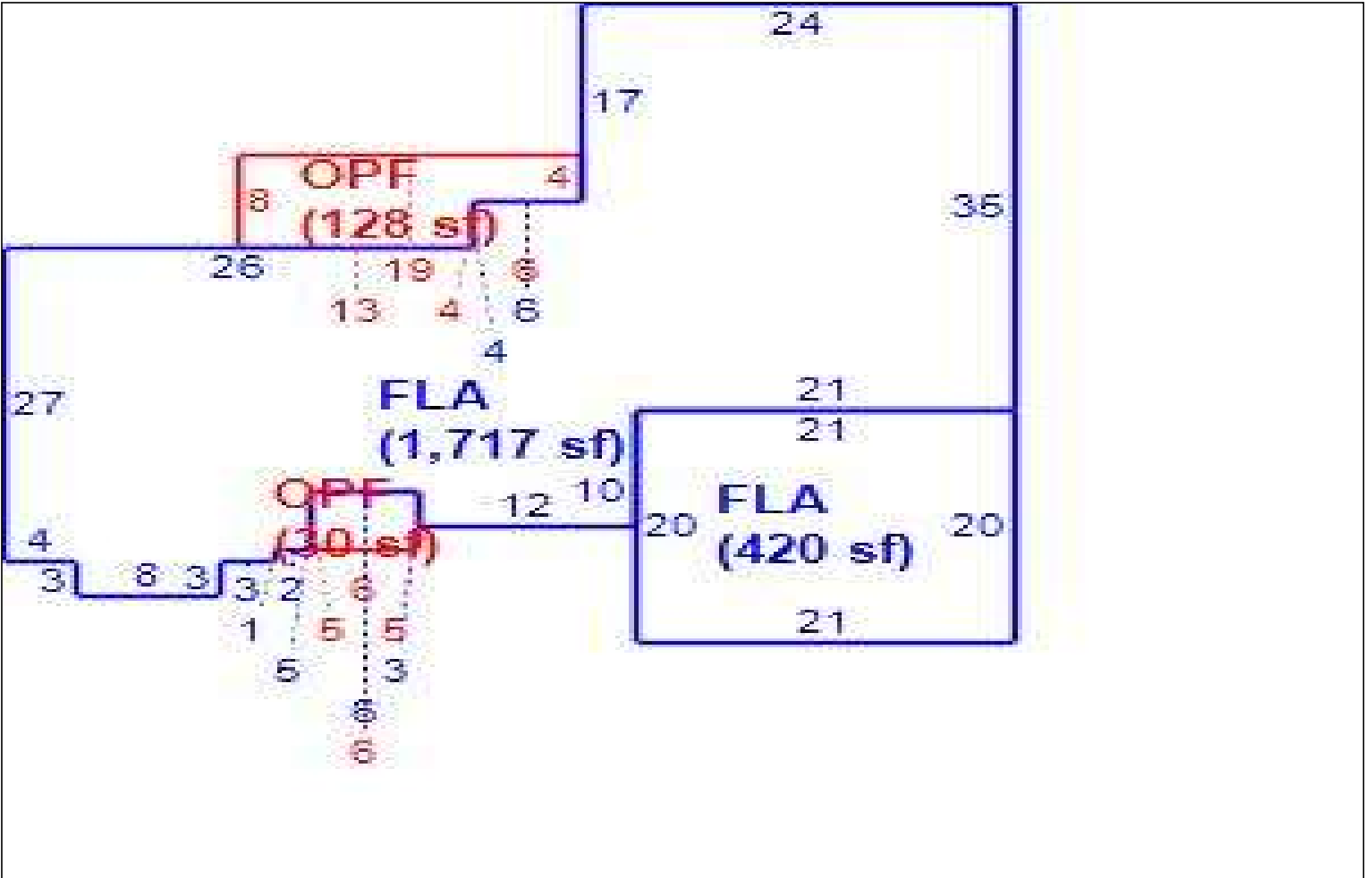
Current Owner		
PARKER GARY L		
5211 GREEN BRIAR		
LADY LAKE	FL	32159

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



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	2,137	2,137	2137	1996	2137	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	158	0	Base Rate	97.49	Quality Grade	655	Half Baths	0
TOTALS					Building RCN	235,904	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	228,827				

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				
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	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

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0637 Comp 2
PRC Run: 12/17/2024 By

Card # 1 of 1

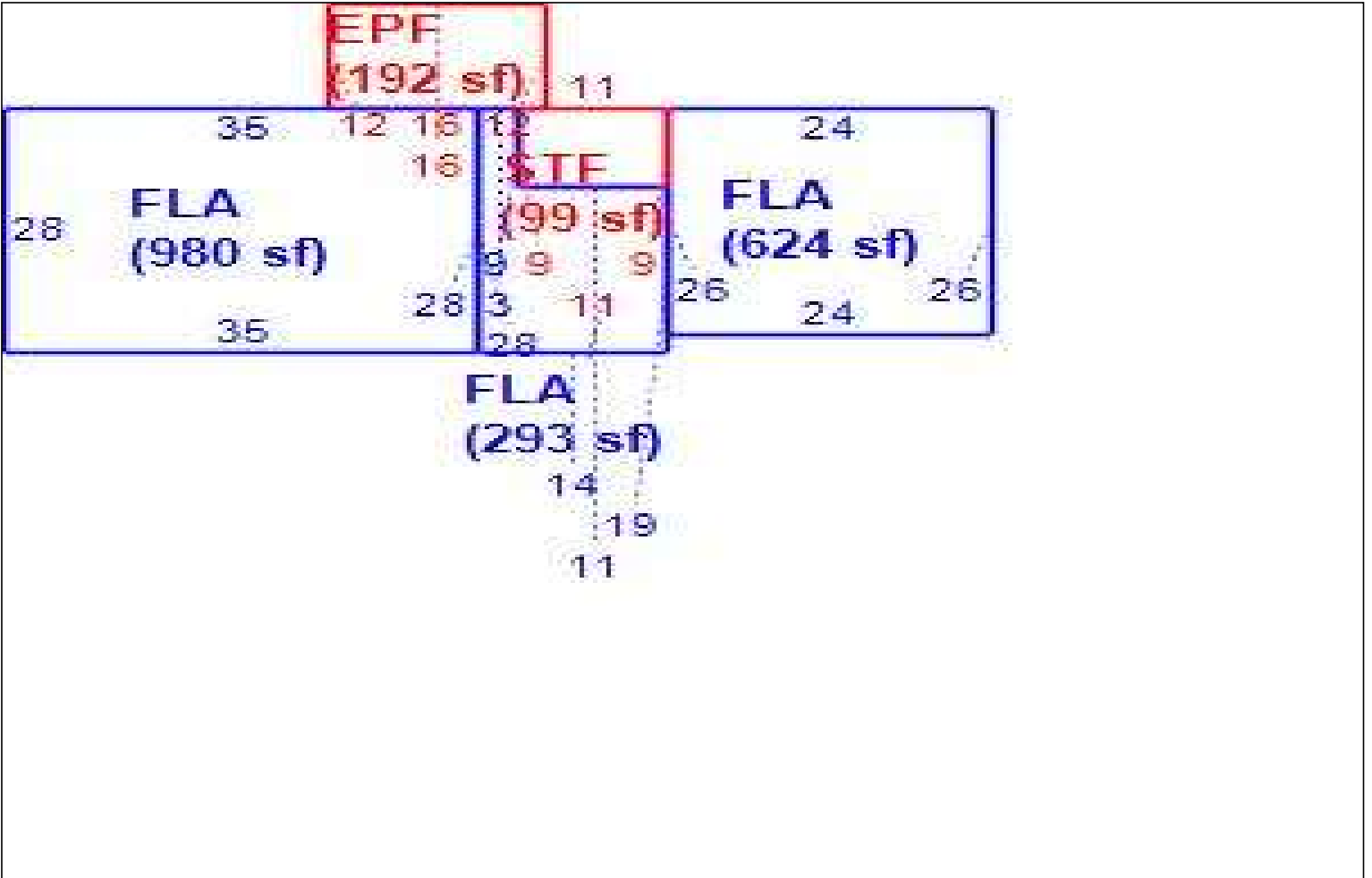
Current Owner		
PATES MICHAEL & CHANTEL		
39824 FRENCH RD		
LADY LAKE	FL	32159

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



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	192	0	1979	1979	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	1,897	1,897	1,897	95.90	1897	Quality Grade	650	Half Baths	1
STF	STORAGE ROOM FINIS	0	99	0	210,864	99	Wall Type	03	Heat Type	6
TOTALS		1,897	2,188	1,897	EX	92.00	Foundation	3	Fireplaces	1
					0	0	Roof Cover	2	Type AC	03
					Building RCNLD	193,995				

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0637 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			
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	
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

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0637 Comp 3
PRC Run: 12/17/2024 By

Card # 1 of 1

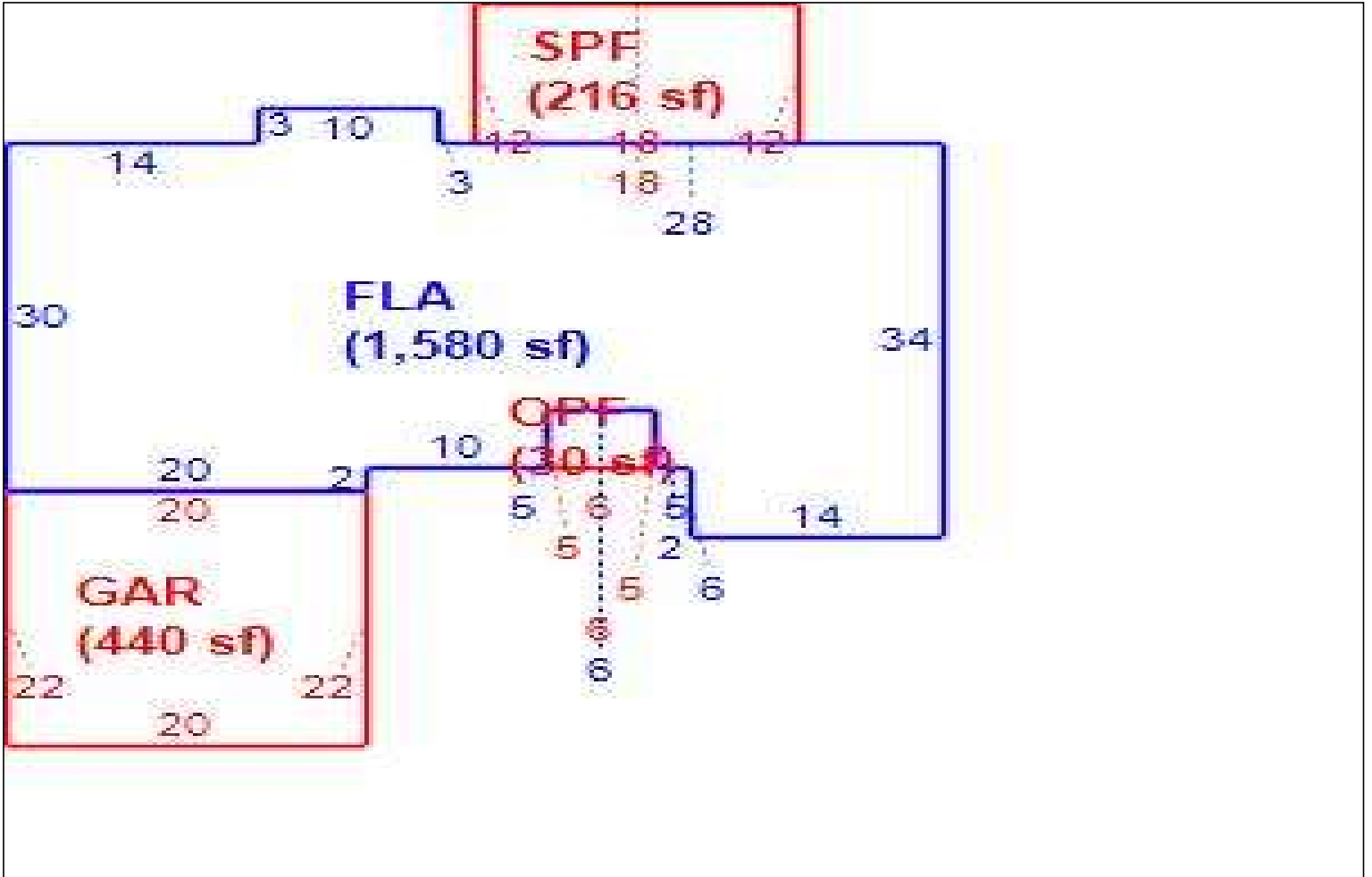
Current Owner		
NEAL JAMES F & HSIU-TING HUANG		
3914 WENDY BLVD		
LADY LAKE	FL	32159

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	



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	1,580	1,580	1580	1991	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Effective Area	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Base Rate	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	216	0	Building RCN	Foundation	3	Fireplaces	0
TOTALS		1,580	2,266	1,580	203,348	Roof Cover	3	Type AC	03
					Condition				
					% Good				
					Functional Obsol				
					Building RCNLD				

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0637 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				
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	
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

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.