



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3824705*

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

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

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

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	<i>2024-0638</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; THR Florida, 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 #	1219260100-000-00800 323 Hall St
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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0638	Alternate Key: 3824705	Parcel ID: 12-19-26-0100-000-00800	
Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 323 HALL ST EUSTIS	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name THE FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 282,765	\$ 282,765	
2. Assessed or classified use value, *if applicable	\$ 255,880	\$ 255,880	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 255,880	\$ 255,880	

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

Last Sale Date 4/28/2017 **Price:** \$100 Arm's Length Distressed Book 4937 Page 1720

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3824705	3828349	3828360	3828369
Address	323 HALL ST EUSTIS	2424 SANDRIDGE CIR EUSTIS	2151 SANDRIDGE CIR EUSTIS	2315 SANDRIDGE CIR EUSTIS
Proximity		0.13 MILE (SAME FLOORPLAN)	0.15 MILE	0.23 MILE
Sales Price		\$385,000	\$383,000	\$326,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.00%	1.60%
Adjusted Sale		\$338,030	\$333,210	\$282,316
\$/SF FLA	\$127.66 per SF	\$152.61 per SF	\$177.81 per SF	\$175.57 per SF
Sale Date		5/26/2023	7/14/2023	8/21/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,215	2,215	0	1,874	17050	1,608	30350
Year Built	2005	2005		2004		2005	
Constr. Type	BLOCK	BLOCK		BLOCK			
Condition	GOOD	GOOD		GOOD			
Baths	2.1	2.1		2.0	4000	2.0	4000
Garage/Carport	2 CAR	2 CAR		2 CAR			
Porches	LRG PATIO	LRG PATIO		Y		LRG PATIO	
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 0.0%	0	Net Adj. 0.3%	1050	Net Adj. 12.2%	34350
		Gross Adj. 0.0%	0	Gross Adj. 12.3%	41050	Gross Adj. 12.2%	34350
Adj. Sales Price	Market Value \$282,765	Adj Market Value	\$338,030	Adj Market Value	\$334,260	Adj Market Value	\$316,666
	Value per SF 127.66						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: CHRISTOPHER QUANTE

DATE 12/10/2024

Alternate Key 3824705
 Parcel ID 12-19-26-0100-000-00800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0638 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

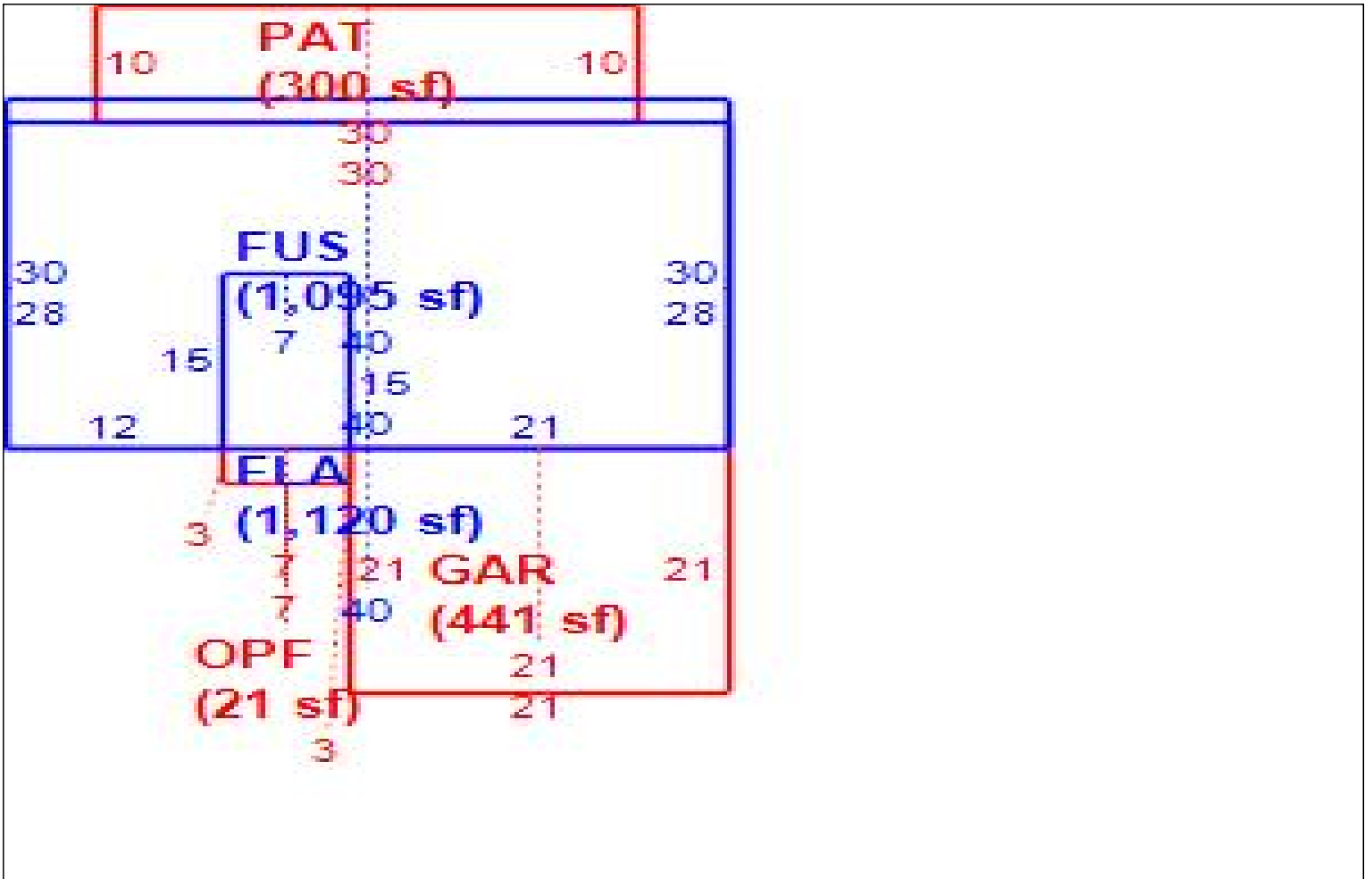
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location			
Site Address	323 HALL ST	FL	32726
Mill Group	000E	NBHD	0613
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
 BUCKEYE ADD LOT 8--LESS W 20 FT--PB 14 PG 21 ORB 4937 PG 1720

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	36,000.00	0.0000	1.25	0.900	1.000	0	40,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		40,500		
Classified Acres		0		Classified JV/Mkt		40,500		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 249,758 Deprec Bldg Value 242,265 Multi Story 1



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	1,120	1,120	1120	2005	2215	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,095	1,095	1095		93.60	Quality Grade	650	Half Baths	1
GAR	GARAGE FINISH	0	441	0	249,758		Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	21	0		97.00	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	300	0		0	Roof Cover	3	Type AC	03
TOTALS		2,215	2,977	2,215		242,265				

Alternate Key 3824705
 Parcel ID 12-19-26-0100-000-00800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0638 Subject
 PRC Run: 12/10/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	05-00919	05-27-2005	01-25-2006	153,387	0000	SFR 3/BR-323 HALL ST			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017047077	4937	1720	04-28-2017	WD	U	M	I	100			
	4487	0835	05-30-2014	WD	U	M	I	5,966,800			
	4279	0191	01-29-2013	CT	U	U	I	99,900			
	3029	1088	11-30-2005	WD	Q	Q	I	173,400			
	2815	0948	04-14-2005	WD	U	M	V	1			
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	
40,500	242,265	0	282,765	1305	281460	0.00	281460	282765	282,765	

Parcel Notes

04 PARCEL NO UPDATED FROM 121926010000000800 ANNEXED TO CITY OF EUSTIS
 04 2479/2218 ORD NO 03 96 ANNEXED TO CITY OF EUSTIS SC 052104
 05 LOC FROM 80 FER 050605
 06 LOC FROM 100 FER 120305
 06FC SFR FOR RENT FLA2 OVER FLA1 MB 012506
 10 AREA UPDATE QG FROM 565 LOC FROM 190 RBB 032710
 4279/191 CT VS LAKRAJ & TARAMATTIE BASANT SOLD 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
 4487/835 THR FLORIDA LP TO 2014-1 1H BORROWER LP
 4487/835 M SALE INCL OVER 25 PARCELS IN MULT SUBS
 14VAB PETITION 2014-220 TJW 091714
 14VAB PETITION 2014-220 WITHDRAWN NO CHANGE TJW 010615
 16 UPDATE BLDG SECTION PER FUS CLEANUP TJW 082815
 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 AK2987979 CB 080516
 4937/1720 2014-1 1H BORROWER LP TO THR FLORIDA LP
 4937/1720 M SALE INCL OVER 25 PARCELS IN MULTIPLE SUBS
 17VAB PETITION 2017-121 TJW 092617
 17VAB PETITION 2017-121 WITHDRAWN NO CHANGE TJW 111417
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 19 RENUMBER SUB FROM 12 19 26 0400 TO 12 19 26 0100 DUE TO 2019 RULE CHANGE SUBS WILL HAVE SAME SUB PCL NUMBER NO MATTER JURISDICTION DW 051019
 20VAB PETITION 2020-193 TJW 091720
 20VAB PETITION 2020-193 WITHDRAWN WITH REDUCTION OF 40012 FOR A NEW JUST VALUE OF 177901 TJW 103020

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Alternate Key 3828349
 Parcel ID 12-19-26-4800-000-03900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0638 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

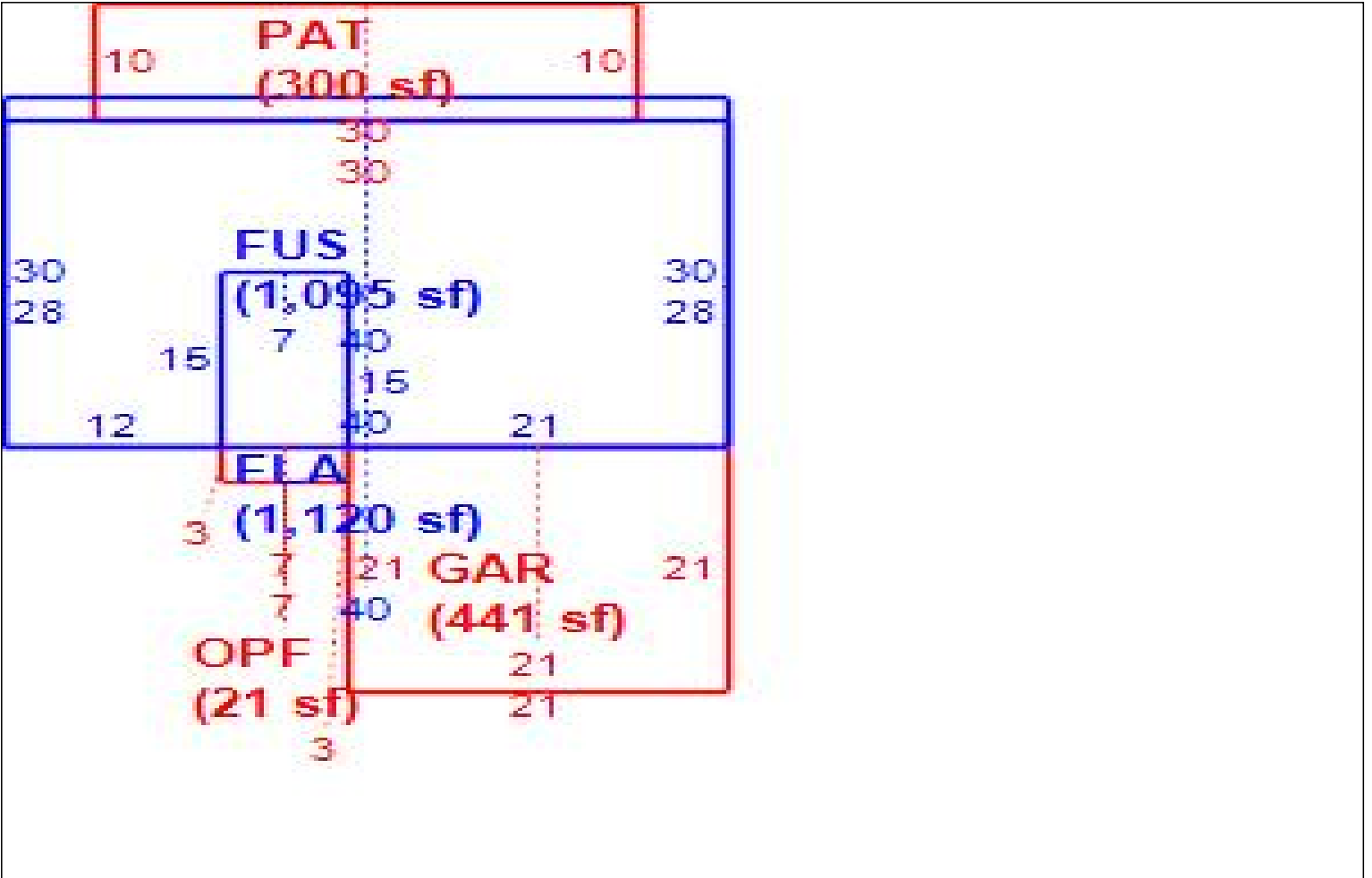
Current Owner		
YACAVONE MICHAEL W		
2424 SANDRIDGE CIR		
EUSTIS	FL	32726

Property Location		
Site Address 2424 SANDRIDGE CIR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 QUAIL HOLLOW PB 52 PG 48-49 LOT 39 ORB 6157 PG 1020

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	36,000.00	0.0000	1.25	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 1 Replacement Cost 258,053 Deprec Bldg Value 250,311 Multi Story 1



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	1,120	1,120	1120	2005	2215	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,095	1,095	1095		96.72	Quality Grade	655	Half Baths	1
GAR	GARAGE FINISH	0	441	0		258,053	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	21	0		EX	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	300	0		97.00	Roof Cover	3	Type AC	03
TOTALS		2,215	2,977	2,215		0				
					Building RCNLD	250,311				

Alternate Key 3828349
 Parcel ID 12-19-26-4800-000-03900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0638 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023 2006	DENY51 04-01553	01-01-2022 01-01-2005	01-01-2024 01-26-2006	1 121,751	0030 0000	P1 SFR 3/BR-2424 SANDRIDGE CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023068983	6157 1020	05-26-2023	WD	Q	01	I	385,000	039	HOMESTEAD	2024	25000	
2021101505	5757 2381	07-20-2021	WD	Q	01	I	210,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	3342 0066	12-28-2006	QC	U	U	I	0					
	2960 0003	09-16-2005	WD	Q	Q	I	169,800					
	2757 1865	02-08-2005	WD	U	M	V	1					
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	250,311	0	295,311	0	295311	50,000.00	245311	270311	295,311	

Parcel Notes

06FC FLA2 OVER FLA1 MB 012606
 3342/66 JAMES R WALDIE IV SINGLE
 16 UPDATE BLDG SECTION PER FUS CLEANUP TJW 082815
 5757/2381 JAMES R IV & TAMMY M WALDIE TO SKYLAR BERNHARDT MARRIED
 21X COURTESY HX CARD SENT 092021
 22 MLS SALE SEEMS LOW FOR AREA NO LISTING FOUND JDB 092421
 23CC EFILE HX PORT APP NT 120822
 23X DENY PORT NO HX IN PAST 3 YRS KCH 040623
 23CC CERTIFIED DENIAL MAILED TO 2424 SANDRIDGE CIR EUSTIS FL 32726 RETURNED NOT DELIVERABLE AS ADDRESSED ACS 071023
 6157/1020 SKYLAR & SATCH BERNHARDT TO MICHAEL WYATT YACAVONE UNMARRIED
 24CC EFILE HX APP CP 030124

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Alternate Key 3828360
 Parcel ID 12-19-26-4800-000-04900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0638 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

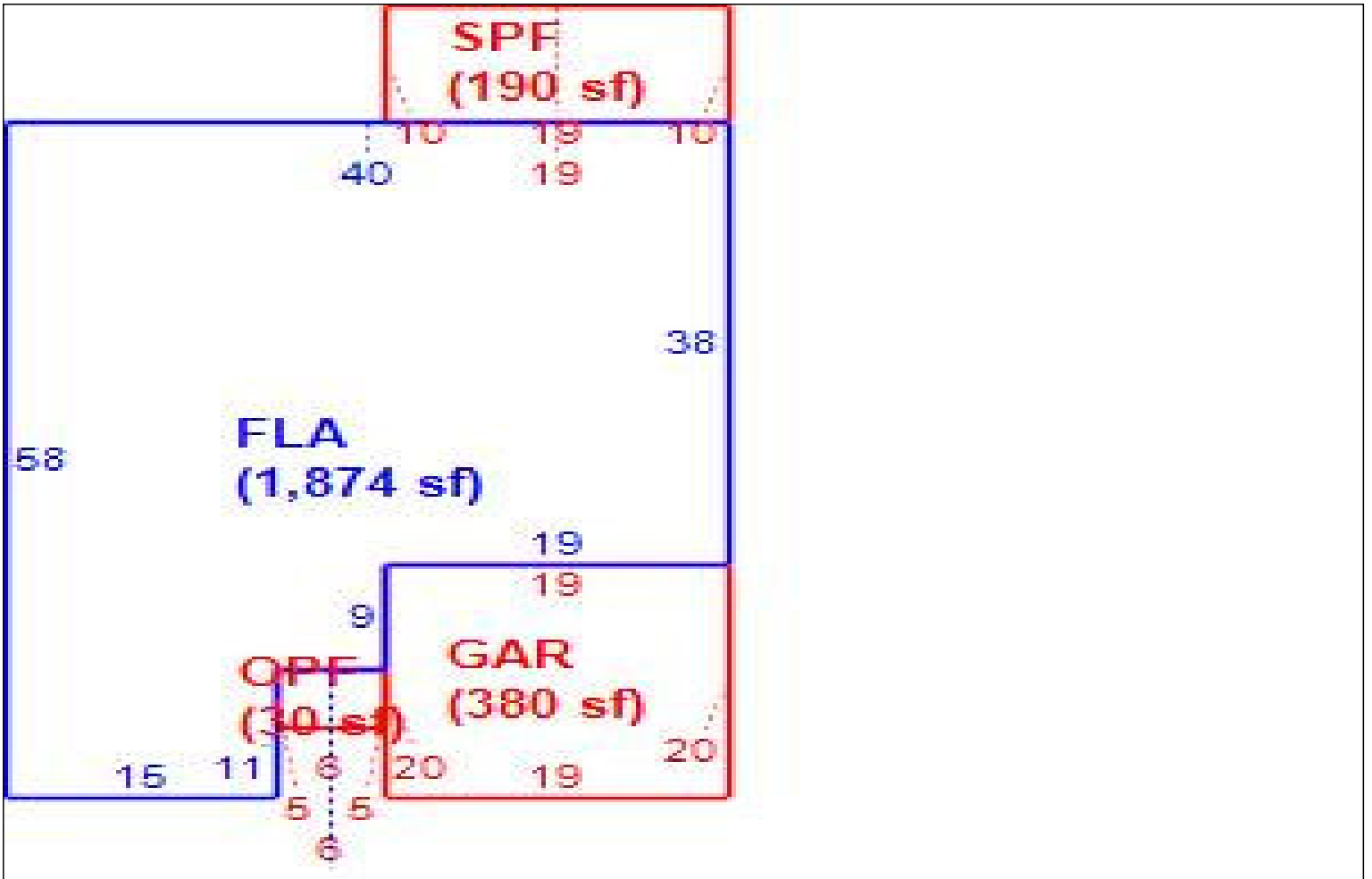
Current Owner		
PRUITT CARLA		
2151 SANDRIDGE CIR		
EUSTIS	FL	32726

Property Location		
Site Address 2151 SANDRIDGE CIR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 QUAIL HOLLOW PB 52 PG 48-49 LOT 49 ORB 6180 PG 1025

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	36,000.00	0.0000	1.25	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 1 Replacement Cost 244,982 Deprec Bldg Value 237,633 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,874	1,874	1874	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	108.76	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	244,982	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	190	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,874	2,474	1,874	97.00	Roof Cover	3	Type AC	03
					0				
					237,633				

Alternate Key 3828360
Parcel ID 12-19-26-4800-000-04900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0638 Comp 2
PRC Run: 12/10/2024 By
Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	220.00	SF	35.00	2005	2005	7700.00	85.00	6,545
PLD2	POOL/COOL DECK	481.00	SF	5.38	2005	2005	2588.00	70.00	1,812
SEN2	SCREEN ENCLOSED STRUCTURE	1397.00	SF	3.50	2005	2005	4890.00	52.50	2,567

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	DENY39	01-01-2021	07-27-2022	1	0030	R1			
2018	SALE	01-01-2017	05-31-2018	1	0099	CHECK VALUE	02-16-2018		
2006	20051577	09-15-2005	07-18-2005	4,400	0000	POOL SEN			
2006	05-00263	02-18-2005	07-18-2005	28,000	0000	POOL & DECK			
2005	04-00898	08-09-2004	12-29-2004	129,375	0000	SFR 4/BR-2151 SANDRIDGE CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023088248	6180 1025	07-14-2023	WD	Q	01	I	383,000	039	HOMESTEAD	2024	25000
2021018782	5640 1287	02-02-2021	WD	Q	01	I	248,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017053396	4945 1052	05-11-2017	WD	Q	Q	I	180,000				
	4723 0460	12-21-2015	WD	Q	Q	I	170,000				
	4030 1745	05-02-2011	WD	U	U	I	119,900				
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	237,633	10,924	293,557	0	293557	50,000.00	243557	268557	293,680	

Parcel Notes

2734/1445 ALANE K SQUIBB SINGLE
06FC CAN2 TO OPF ADD MISC MB 071805
06FC QG FROM 565 MB 071405
11X ALANE K SQUIBB RENEWAL CARD RETURNED 343 W CHARLOTTE AVE EUSTIS 32726
4022/114 CT VS ALANE K SQUIBB PROP SOLD TO JPMORGAN CHASE BANK NA
4030/1744 JP MORGAN CHASE BANK NA TO FEDERAL HOME LOAN MTG CORP
4030/1745 FEDERAL HOME LOAN MTG CORP TO ROBERT G SR & JOY MARIE RUDEAU HW
11X ROBERT & JOY RUDEAU GRANTED 2012 HX
15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
16CC DENNIS BLACKMAN SUBMITTED APP FOR HX WX WILL MAIL DC NT 122315
4723/460 ROBERT G SR & JOY M RUDEAU TO DENNIS D BLACKMAN SINGLE
16CC RECEIVED DC DB 012716
4945/1052 DENNIS D BLACKMAN TO PAUL MICHAEL MERINGOLO & DALLAS DANIELS HW
17X COURTESY HX CARD SENT 062117
18 MLS G4839262 SFR IN GOOD COND TJW 081817
18X COURTESY HX CARD SENT 122617
18FCL SFR IN GOOD COND OPF2 TO SPF RBB 021618
18 MAILING ADDR CHGD PER NCOA INFO DW 080218
19TR FORWARD TIME EXPIRED 17920 BEACH ST UMATILLA FL 32784 8679
5640/1287 PAUL MICHAEL & DALLAS A MERINGOLO FKA DALLAS ARLENE DANIELS TO RAYSHHELL & DWAYNE EDMON LONG HW
21X COURTESY HX CARD SENT 031921
22CC EFILE HX APP NT 020822
22X DENY HX PENDING SECOND PROOF FL RES BOTH OTHERS ONLY SUBMITTED FL DL DB 032922
22CC EFILE HX APP NT 072622

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Alternate Key 3828369
 Parcel ID 12-19-26-4800-000-05800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0638 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

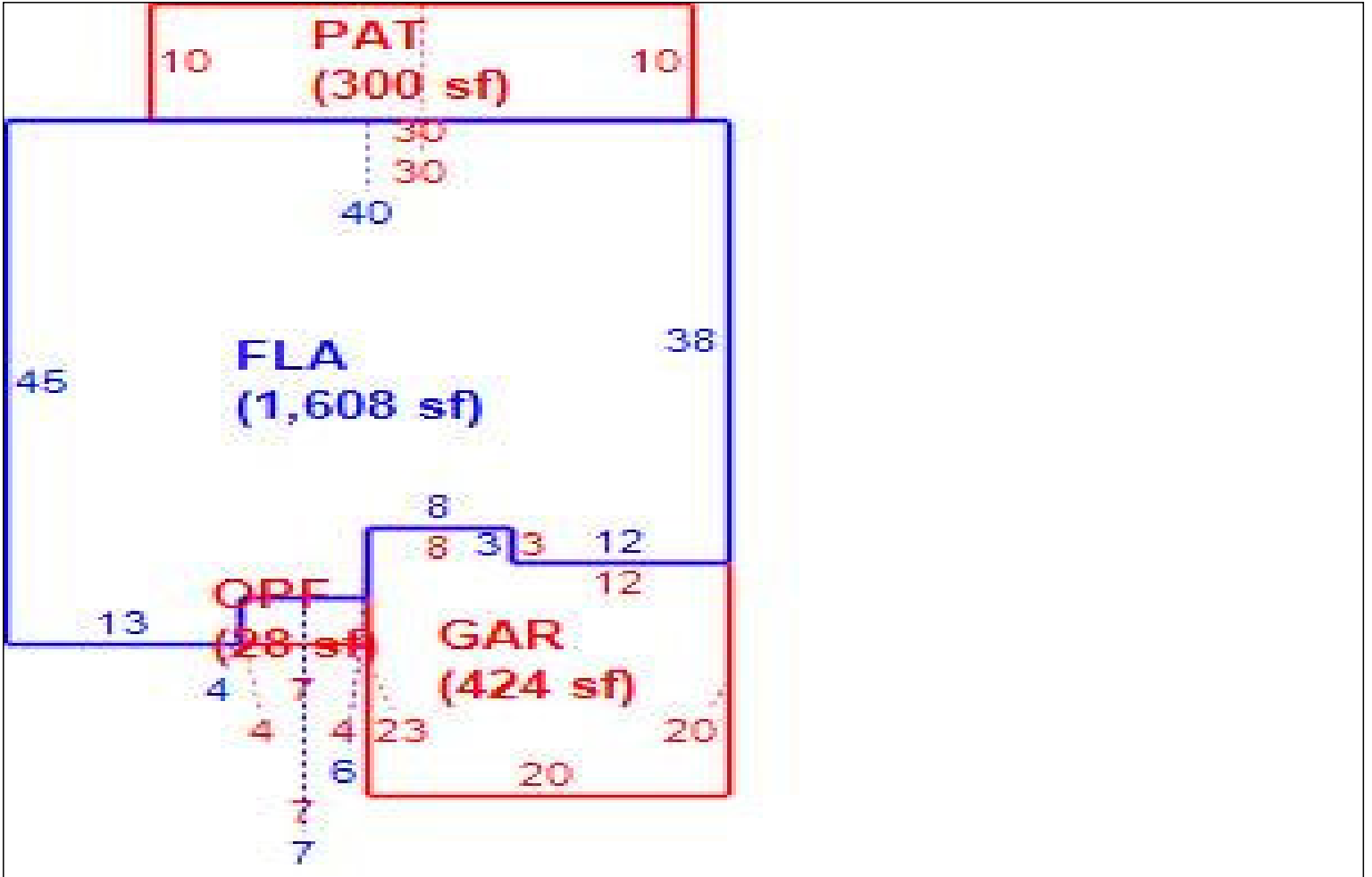
Current Owner		
NUNN JIMMIE SR		
2315 SANDRIDGE CIR		
EUSTIS	FL	32726

Property Location		
Site Address 2315 SANDRIDGE CIR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 QUAIL HOLLOW PB 52 PG 48-49 LOT 58 ORB 6201 PG 1583

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	36,000.00	0.0000	1.25	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 1 Replacement Cost 215,577 Deprec Bldg Value 209,110 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	1,608	1,608	1608	2005					
GAR	GARAGE FINISH	0	424	0	Effective Area	1608	No Stories	1.00	Full Baths 2	
OPF	OPEN PORCH FINISHE	0	28	0	Base Rate	109.48	Quality Grade	670	Half Baths 0	
PAT	PATIO UNCOVERED	0	300	0	Building RCN	215,577	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	209,110			
TOTALS		1,608	2,360	1,608						

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	MIKE	12-31-2006	02-27-2007	1	0000	SEE NOTES	02-27-2007		
2007	SALE	01-01-2006	02-13-2007	1	0000	CHECK VALUES	02-13-2007		
2006	04-01293	01-01-2005	07-18-2005	112,125	0000	SFR 3BD 2315 SANDRIDGE CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023105517	6201	1583	08-21-2023	WD	Q	01	I	326,000	003	DISABILITY VETERAN	2024	5000
	4604	0341	03-12-2015	WD	U	U	I	119,500	039	HOMESTEAD	2024	25000
	4437	0131	01-23-2014	CT	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	3182	2354	06-05-2006	WD	Q	Q	I	234,900				
	2856	2381	06-03-2005	WD	Q	Q	I	143,000				
Total											55,000.00	

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	209,110	0	254,110	0	254110	55,000.00	199110	224110	254,110	

Parcel Notes

3182/2354 JOSEPH & COURTNEY TUCKER TO MICHELLE GAUTHIER NKA MICHELLE HERRON & SHANE HERRON WH
 07 U SALE BASED ON SALES IN MAY MB 022707
 07FC NO ADDS MB 021307
 09 QG FROM 660 TO EQUALIZE DLS 032709
 4437/131 CT VS MICHELLE & SHANE HERRON ET AL SOLD TO FEDERAL NATL MTG ASSN
 4604/341 FEDERAL NATL MTG ASSN TO DENELI HOLDINGS LLC
 20 MAILING ADDR CHGD FROM 505 DORA AVE TAVARES FL 32778 INFO SCANNED KCH 102020
 22TR NOT DELIVERABLE AS ADDRESSED 1212 KELLOGG DR TAVARES FL 32778
 6201/1583 DENELI HOLDINGS LLC TO JIMMIE NUNN SR SINGLE
 24CC SUBMITTED HX VADX APP WILL SUBMIT VA LETTER ACS 011224
 24CC SUBMITTED VA LTR NT 032224
 24CC SUBMITTED TVADX APP WILL SUBMIT VA LTR NT 032224
 24TR ATTEMPTED NOT KNOWN 2315 SANDRIDGE CIR EUSTIS FL 32726 ACS 091724

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