



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3748328**

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>2024-0651</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; SRP Sub LLC a Delaware LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>1318240400-000-02100 5301 Grove Mnr</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 <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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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

<b>Petition #</b> 2024-0651	Alternate Key: 3748328	Parcel ID: 13-18-24-0400-000-02100	
<b>Petitioner Name</b> INV-HOME; SRP Sub LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 5301 GROVE MNR LADY LAKE	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> SRP Sub LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 369,682	\$ 369,682	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 303,280	\$ 303,280	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 303,280	\$ 303,280	

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

**Last Sale Date** 2/18/2018      **Price:** \$100       Arm's Length     Distressed    Book 5065 Page 658

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3748328	3748433	3748484	3790688
<b>Address</b>	5301 GROVE MNR LADY LAKE	5405 GROVE MNR LADY LAKE	5435 GROVE MNR LADY LAKE	39525 GROVE HEIGHTS LADY LAKE
<b>Proximity</b>				
<b>Sales Price</b>		\$410,000	\$368,000	\$399,900
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.40%	3.20%	3.20%
<b>Adjusted Sale</b>		\$350,140	\$324,576	\$352,712
<b>\$/SF FLA</b>	\$179.37 per SF	\$183.99 per SF	\$178.24 per SF	\$172.64 per SF
<b>Sale Date</b>		11/14/2023	4/1/2023	4/28/2023
<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>	2,061	1,903	7900	1,821	12000	2,043	900
<b>Year Built</b>	1998	1999		1999		2001	
<b>Constr. Type</b>	BRBLK Stucco	BRBLK Stucco		BRBLK Stucco		BRBLK Stucco	
<b>Condition</b>	VG	VG		VG		VG	
<b>Baths</b>	3.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	Garage 2.2	Garage 2.2		Garage 2.2		Garage 2.0	5000
<b>Porches</b>	SPF	SPF/OPF	-10000	OPF	-2000	OPF/OPF	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	EPA/EPA		10000		10000		10000
<b>Site Size</b>	LOT	LOT		LOT		LOT	
<b>Location</b>	NBHD	NBHD		NHBD		NBHD	
<b>View</b>	GOLF	GOLF		GOLF		GOLF	
		Net Adj. 2.3%	7900	Net Adj. 6.2%	20000	Net Adj. 4.5%	15900
		Gross Adj. 8.0%	27900	Gross Adj. 7.4%	24000	Gross Adj. 4.5%	15900
<b>Adj. Sales Price</b>	Market Value <b>\$369,682</b>	Adj Market Value	<b>\$358,040</b>	Adj Market Value	<b>\$344,576</b>	Adj Market Value	<b>\$368,612</b>
	Value per SF 179.37						

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.

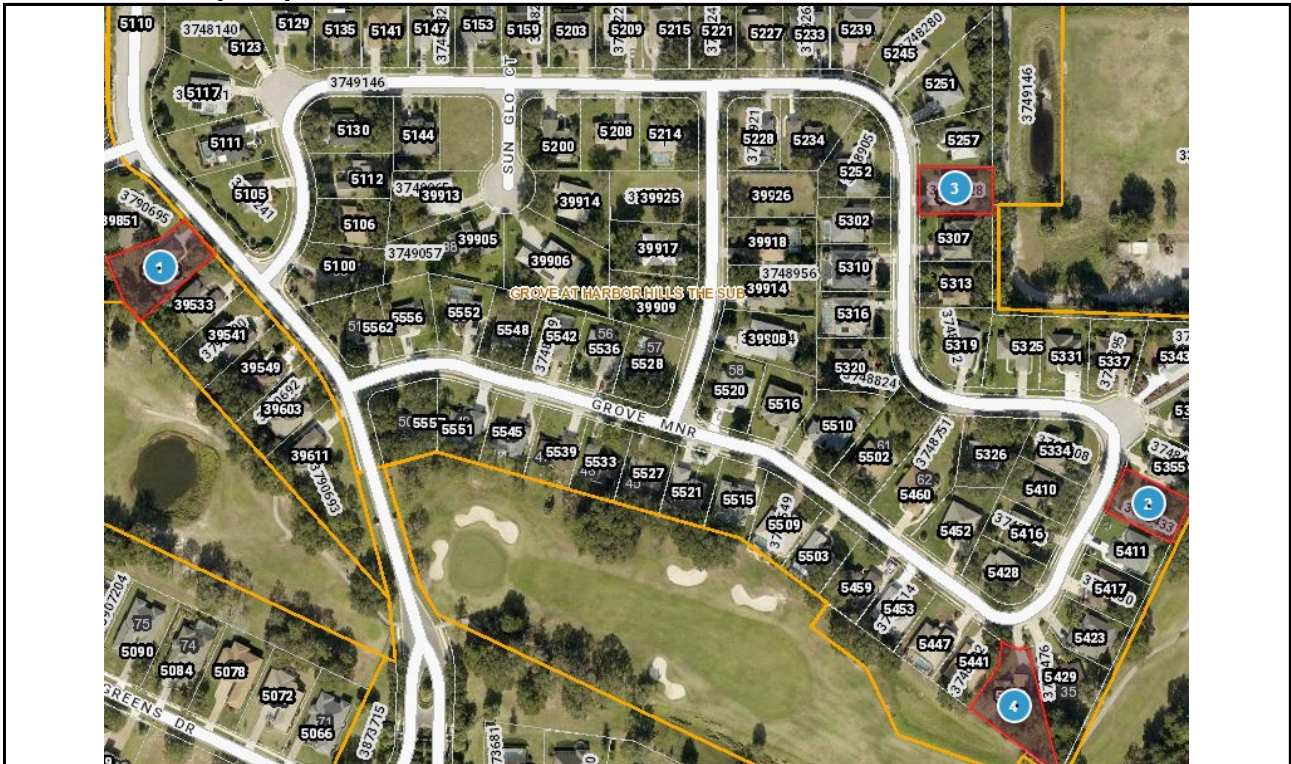
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:            AFH**

**DATE    11/25/2024**

**2024-0651 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3748328	5301 GROVE MNR LADY LAKE	-
2	COMP 1	3748433	5405 GROVE MNR LADY LAKE	0.1
3	COMP 2	3748484	5435 GROVE MNR LADY LAKE	0.2
4	COMP 3	3790688	39525 GROVE HEIGHTS LADY LAKE	0.4
5				
6				
7				
8				

Alternate Key 3748328  
 Parcel ID 13-18-24-0400-000-02100

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

2024-0651 Subject  
 PRC Run: 12/17/2024 By

Card # 1 of 1

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

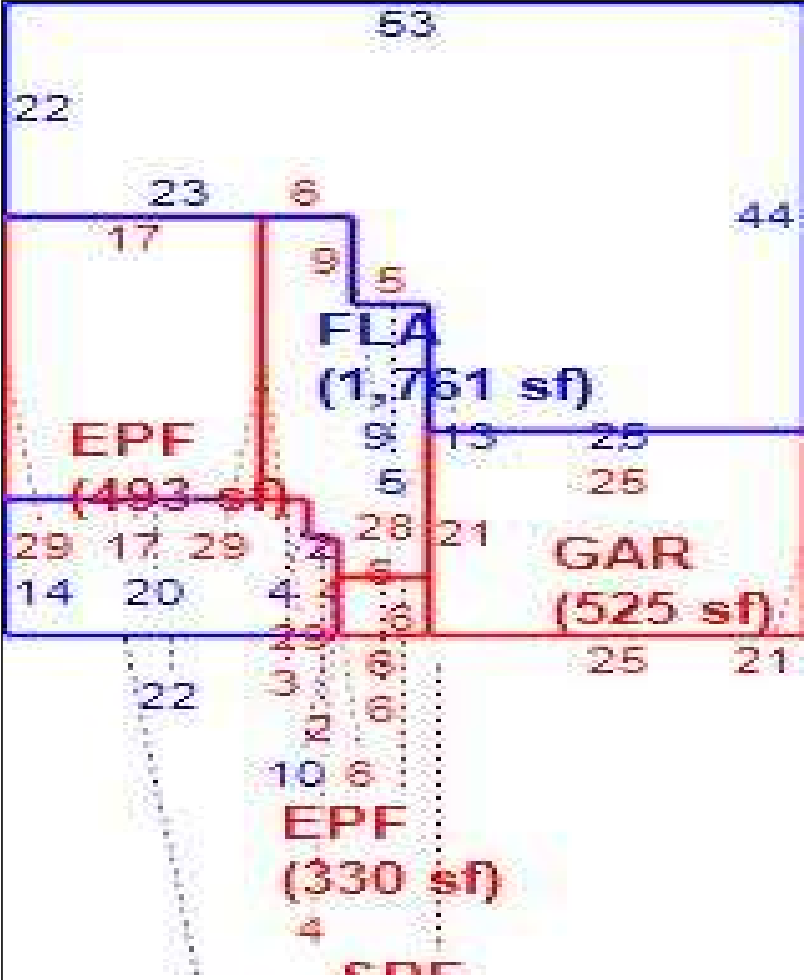
Property Location			
Site Address	5301 GROVE MNR		
	LADY LAKE	FL	32159
Mill Group	0001	NBHD	5140

Property Use	Last Inspection
00100 SINGLE FAMILY	TRF 01-01-202

**Legal Description**  
 THE GROVE AT HARBOR HILLS SUB LOT 21 PB 37 PGS 40-42 ORB 5065 PG 658

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	1.50	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 319,260 Deprec Bldg Value 309,682 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	823	0	1998	2061	118.85	319,260	EX	97.00	0	309,682	No Stories	1.00	Full Baths	3
FLA	FINISHED LIVING AREA	2,061	2,061	2061									Quality Grade	685	Half Baths	0
GAR	GARAGE FINISH	0	525	0									Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	36	0									Foundation	3	Fireplaces	0
TOTALS		2,061	3,445	2,061									Roof Cover	3	Type AC	03

Alternate Key 3748328  
 Parcel ID 13-18-24-0400-000-02100

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

2024-0651 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	2013080379	08-27-2013	10-25-2013	8,815	0002	REROOF	10-25-2013		
2003	2002110232	11-08-2002	02-10-2003	2,339	0000	SCRN RM TO ACRYLIC			
2003	2002010905	01-30-2002	02-10-2003	12,000	0000	CONV LANAI INTO 29X19 ?			
1999	9841813	05-01-1998	10-13-1998	112,242	0000	SFR/5301 GROVE MANOR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2018016011	5065	0658	02-08-2018	WD	U	M	I	100				
	4500	1402	06-30-2014	WD	U	M	I	100				
	4354	1840	04-16-2013	CT	U	U	I	100				
	4316	0558	04-16-2013	CT	U	U	I	149,000				
	2772	1102	01-31-2005	WD	Q	Q	I	220,000				
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	
60,000	309,682	0	369,682	36082	333600	0.00	333600	369682	369,682	

**Parcel Notes**

03 LOC FROM 70 FER 110502  
 03FC OPF3 TO SPF OPF4 TO EPA SPU6 TO EPA EJB 021003  
 2772/1102 BRUCE D & TRENDIA J COLLINS TO MICHAEL E & CAROLE S MATHEWS HW  
 05 LOC FROM 85 FER 030905  
 05 QG FROM 575 FER 041505  
 4316/558 CT VS MICHAEL E & CAROLE S MATHEWS PROP SOLD TO COLFIN A1-FL 4 LLC  
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 072913  
 4354/1840 AMENDED CT VS MICHAEL MATTHEWS ET AL SOLD TO COLFIN AI-FL 4 LLC  
 14FC SFR GOOD COND HAS NEW ROOF SPF3 FROM 54SF EPA4 FROM 312SF JDB 102513  
 4500/1402 COLFIN AI-FL 4 LLC TO CAH 2014-2 BORROWER LLC  
 4500/492 M SALE INCL OVER PARCELS MUTLI SUB AND M&B  
 14VAB PETITION 2014-087 TJW 091614  
 14VAB PETITION 2014-087 WITHDRAWN NO CHANGE TJW 010615  
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB 080416  
 17VAB PETITION 2017-144 TJW 092617  
 17VAB PETITION 2017-144 PETITION DENIED TJW 120517  
 5065/658 2018-1 IH BORROWER LP AS SUCC BY MERGER WITH CAH 2014-1 BORROWER LLC AND CAH 2014-2 BORROWER LLC TO SRP SUB LLC  
 5065/658 M SALE INCL 85 PARCELS MULTI SUBS  
 18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218  
 20VAB PETITION 2020-067 TJW 091620  
 20VAB PETITION 2020-067 WITHDRAWN NO CHANGE TJW 111620  
 21VAB PETITION 2021-089 TJW 091521

\*\*\*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 3748433  
 Parcel ID 13-18-24-0400-000-03100

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

2024-0651 Comp 1  
 PRC Run: 12/17/2024 By

Card # 1 of 1

Current Owner		
GOLDSTEIN TROY M		
5405 GROVE MNR		
LADY LAKE	FL	32159

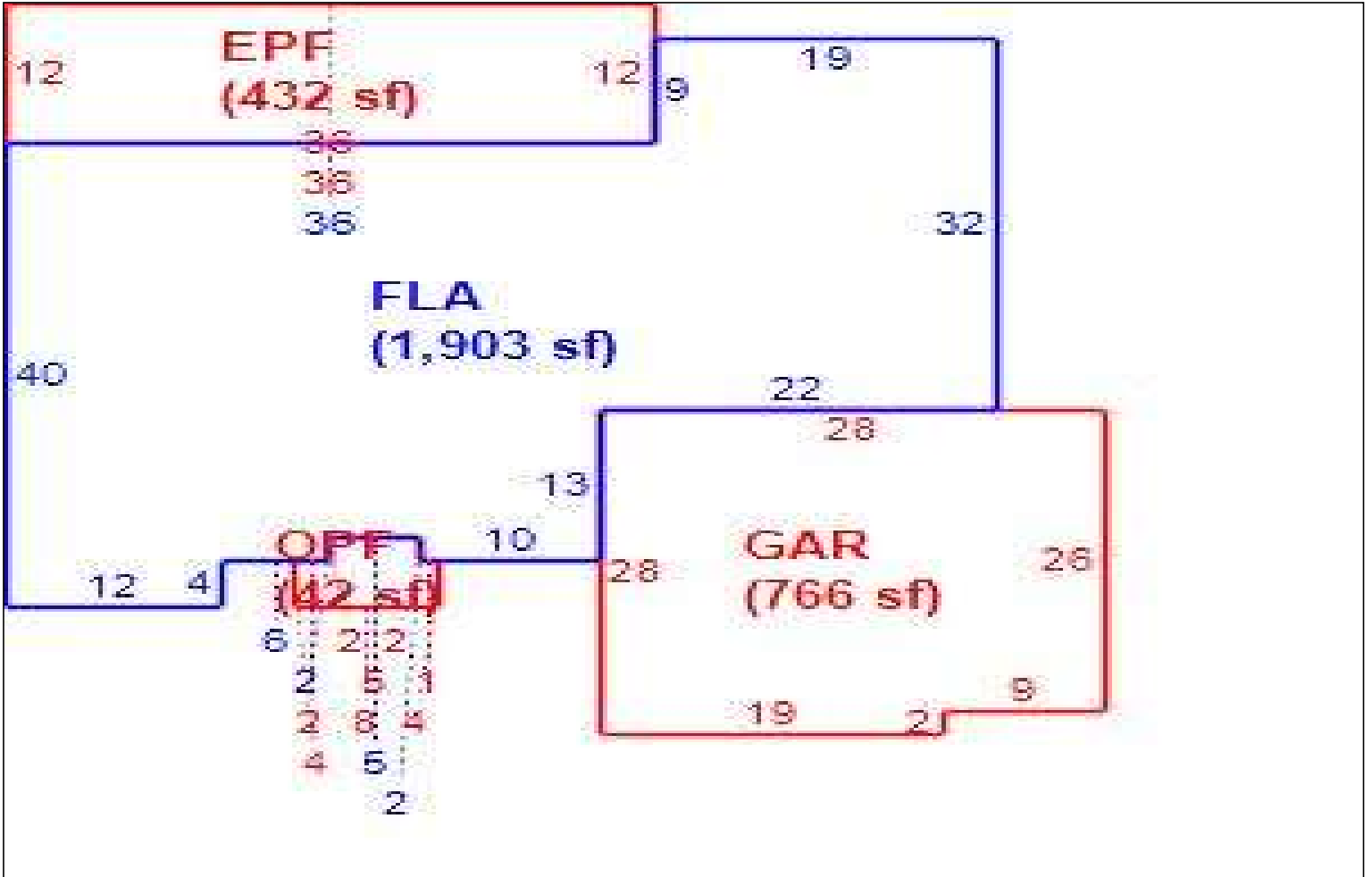
Property Location			
Site Address	5405 GROVE MNR		
	LADY LAKE	FL	32159
Mill Group	0001	NBHD	5140

Property Use	Last Inspection
00100 SINGLE FAMILY	TRF 01-01-202

**Legal Description**  
 THE GROVE AT HARBOR HILLS SUB LOT 31 PB 37 PGS 40-42 ORB 6245 PG 194

LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0138	0	0		1.00 LT	55,000.00	0.0000	1.50	1.000	1.000	0	82,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		82,500		
Classified Acres		0		Classified JV/Mkt		82,500		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 293,127 Deprec Bldg Value 284,333 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	432	0	Effective Area	1903	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,903	1,903	1903	Base Rate	119.87	Quality Grade	685	Half Baths	0
GAR	GARAGE FINISH	0	766	0	Building RCN	293,127	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	42	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,903	3,143	1,903	Building RCNLD	284,333				



Alternate Key 3748433  
 Parcel ID 13-18-24-0400-000-03100

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

2024-0651 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	2001090208	09-11-2001	03-18-2002	3,550	0000	SCRN RM TO GLASS			
2000	9951632	06-23-1999	12-01-1999	124,000	0000	SFR/5405 GROVE MANOR DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023142025	6245 0194	11-14-2023	WD	Q	01	I	410,000	039	HOMESTEAD	2024	25000	
2021077954	5724 0745	05-26-2021	WD	Q	01	I	319,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2019032075	5253 0345	03-09-2019	QC	U	U	I	100					
2019005016	5223 0472	01-03-2019	QC	U	U	I	100					
	1635 1533	07-31-1998	WD	Q	Q	V	51,800					
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	
82,500	284,333	0	366,833	0	366833	50,000.00	316833	341833	366,833	

**Parcel Notes**

99 CORRECTED SPELLING OF LAST NAME PER OWNER 010899  
 02FC SPF04 TO EPA EJB 031802  
 02TRIM VALUE OK OWNER MAY FILE PETITION IF HE CALLS BACK SEE ERIC EJB 090402  
 03 LOC FROM 80 FER 110502  
 05 LOC FROM 85 FER 021005  
 05 QG FROM 575 FER 041505  
 5223/472 ROGER G & RUTH B WENDELKEN ENHANCED LE REM THE ROGER G & RUTH B WENDELKEN REVC LIV TRS DTD 010319  
 5223/472 DEED LEGAL IN ERROR LOT 11 SB LOT 31 PID ON DEED IS FOR THIS AK  
 5253/345 CORRECTIVE DEED FOR 5223/472 TO CORRECT LEGAL  
 20 ROGER GEORGE WENDELKEN 82 DECEASED 041420 STATE DEATH LIST FILE 2020063363 KD  
 20CC RECEIVED HX WX APP WITH DC KCH 072020  
 20X APPROVED RUTH FOR WX PREFILED FOR 2021 LD 081220  
 5724/745 RUTH B WENDELKEN INDIV AND AS TTEE TO JO ANN PORTELL SINGLE  
 21X COURTESY HX CARD SENT 072021  
 6245/194 JO ANN PORTELL TO TROY MARC GOLDSTEIN SINGLE  
 24CC EFILE HX APP CP 031324

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Alternate Key 3748484  
Parcel ID 13-18-24-0400-000-03600

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

2024-0651 Comp 2  
PRC Run: 12/17/2024 By

Card # 1 of 1

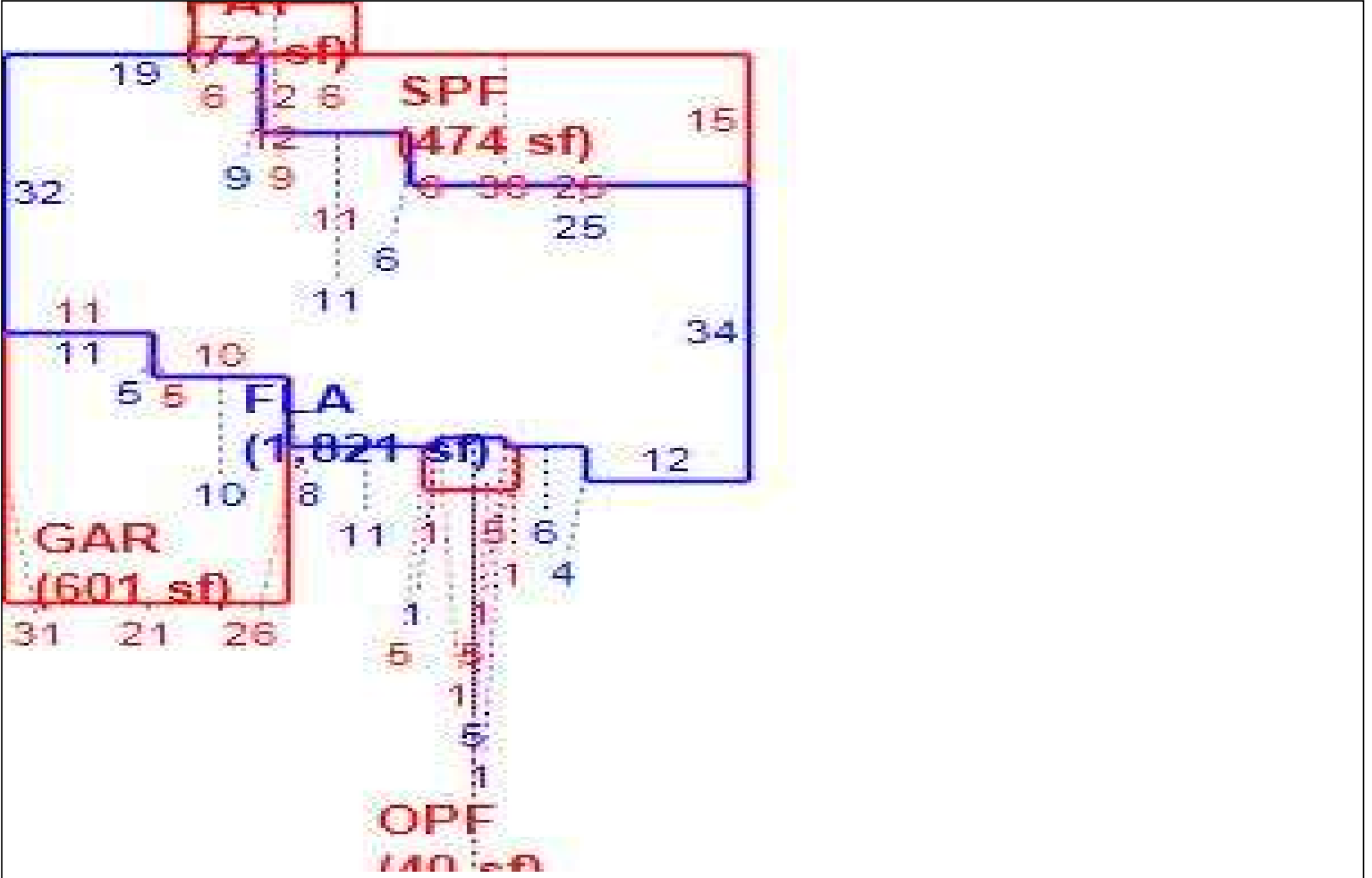
Current Owner		
THOMPSON DANIEL & AMY GONZALEZ		
5435 GROVE MNR		
LADY LAKE	FL	32159

Property Location			
Site Address 5435 GROVE MNR			
LADY LAKE FL 32159			
Mill Group	0001	NBHD	5140
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description												
THE GROVE AT HARBOR HILLS SUB LOT 36 PB 37 PGS 40-42 ORB 6122 PG 2136												

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	0138	0	0		1.00 LT	55,000.00	0.0000	1.50	1.100	1.000	0	90,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		90,750		
Classified Acres		0		Classified JV/Mkt		90,750		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 275,837	Deprec Bldg Value 267,562	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,821	1,821	1821	1999	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	601	0	Base Rate	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	72	0	% Good	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	474	0	Functional Obsol	Roof Cover	3	Type AC	03
TOTALS		1,821	3,008	1,821	Building RCNLD				

Alternate Key 3748484  
 Parcel ID 13-18-24-0400-000-03600

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

2024-0651 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

**Building Permits**

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2000	9904029	04-23-1999	12-01-1999	112,000	0000	SFR/5435 GROVE MANOR		

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023041316	6122	2136	04-01-2023	WD	Q	01	I	368,000			
	1763	1261	10-27-1999	QC	U	U	I	0			
	1739	2333	07-30-1999	WD	Q	Q	I	184,000			
	1739	2332	07-30-1999	QC	U	U	I	0			
	1524	1653	06-01-1997	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
90,750	267,562	0	358,312	0	358312	0.00	358312	358312	358,312

**Parcel Notes**

1763/1261 JOSEPH W & AUDREY J TAYLOR TO JOSEPH W TAYLOR & AUDREY J TAYLOR TTEES OF THE TAYLOR TR APPROVED LE FOR HX EEH  
 01 LOC FROM .80 FER 030701  
 03X VADX BELONGS TO JOSEPH TAYLOR  
 05 LOC FROM 95 FER 021105  
 05 QG FROM 600 FER 041505  
 19 THIS LOT IS SUPERIOR TO OTHER LOTS ON GOLF COURSE ADDED SHP SAD 052019  
 6122/2130 AUDREY JEAN TAYLOR 87 DECEASED 072422 DC  
 6122/2136 JOSEPH W TAYLOR INDIV AND AS TTEE TO DANIEL THOMPSON & AMY GONZALEZ 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 3790688  
 Parcel ID 13-18-24-0520-00C-01400

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

2024-0651 Comp 3  
 PRC Run: 12/17/2024 By

Card # 1 of 1

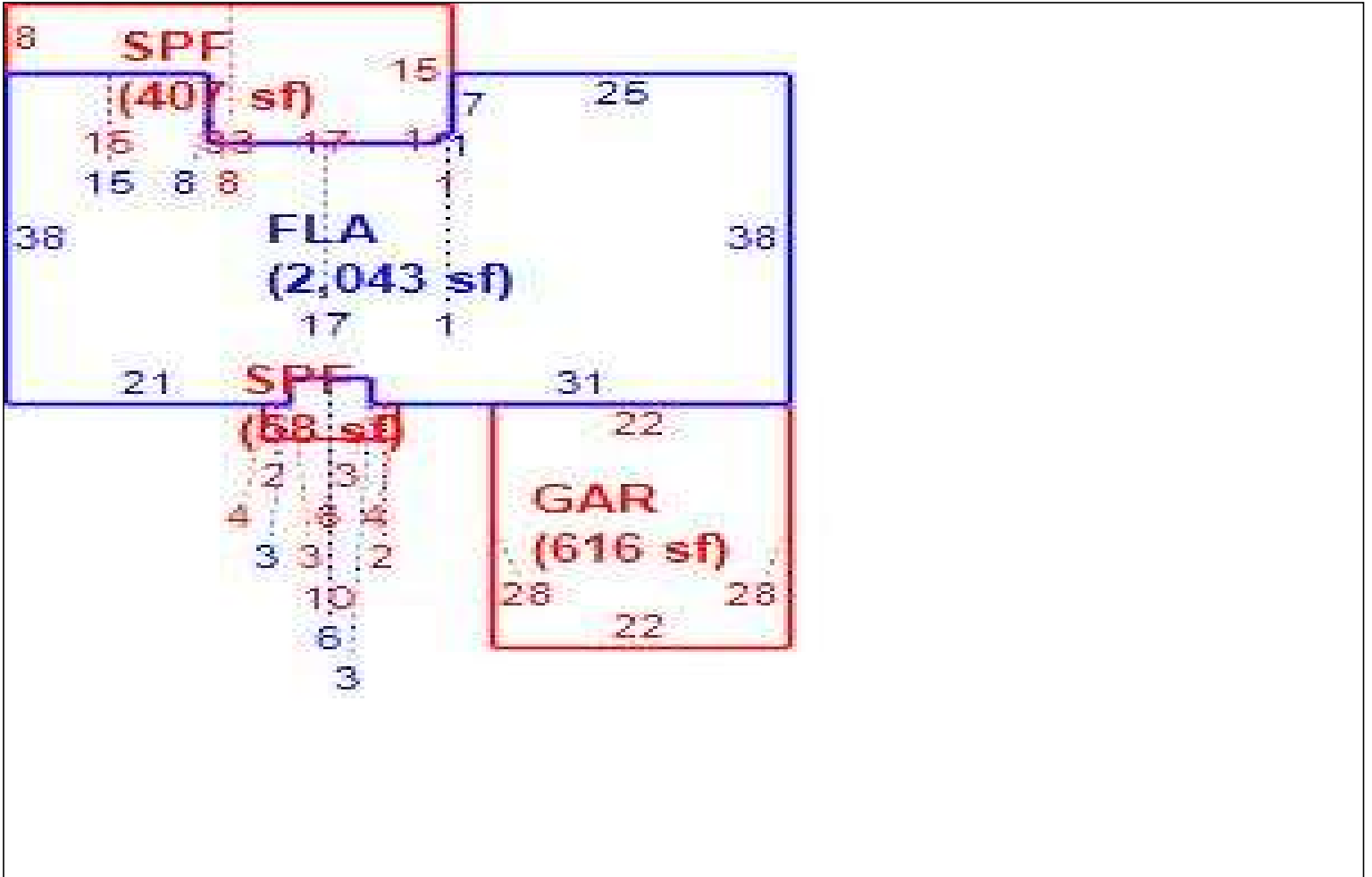
Current Owner		
PAINTER NICHOLAS A & CARISSA A		
39525 GROVE HTS		
LADY LAKE	FL	32159

Property Location		
Site Address 39525 GROVE HEIGHTS		
LADY LAKE FL 32159		
Mill Group 0001	NBHD 5140	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

**Legal Description**  
 HARBOR HILLS PHASE III SUB LOT 14, BLK C PB 41 PGS 29-30 ORB 6422 PG 1653

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	0138	0	0		1.00 LT	55,000.00	0.0000	1.50	1.000	1.000	0	82,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		82,500		
Classified Acres		0		Classified JV/Mkt		82,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 300,386
Deprec Bldg Value 291,374		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	2,043	2,043	2043	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	616	0	119.06	Quality Grade	685	Half Baths	0
SPF	SCREEN PORCH FINIS	0	465	0	300,386	Wall Type	03	Heat Type	6
TOTALS		2,043	3,124	2,043	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					291,374				

Alternate Key 3790688  
 Parcel ID 13-18-24-0520-00C-01400

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

2024-0651 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	SALE	01-01-2014	05-19-2015	1	0099	CHECK VALUE	01-29-2015		
2008	SALE	01-01-2007	01-18-2008	1	0000	CHECK VALUE			
2002	0061835	01-02-2001	07-18-2001	119,145	0000	SFR			
2001	0061835	06-20-2000	01-02-2001	119,145	0000	SFR/39525 GROVE HEIGHTS			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024127219	6422 1653	10-28-2024	WD	Q	01	I	370,000					
2023051920	6136 0114	04-28-2023	WD	Q	01	I	399,900					
	4479 1175	05-16-2014	WD	Q		I	245,000					
	3559 0667	12-14-2007	WD	U	U	I	225,000					
	1937 0080	04-18-2001	WD	Q	Q	I	230,000					
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	
82,500	291,374	0	373,874	0	373874	0.00	373874	373874	373,874	

**Parcel Notes**

1937/80 IRVIN CONSTRUCTION CO INC TO JAMES S & RITA D BROWNE HW  
 02 LOC FROM 80 FER 103001  
 05 LOC FROM 85 FER 021005  
 06X JAMES S & RITA D BROWNE SEND MAIL TO DAUGHTER JOY ELROD POA 6035 LYTHAM DR DALLAS TX 75252 DUE TO ILLNESS PER LETTER DTD 122006  
 07X JAMES S & RITA D BROWNE MOVED 060107 THEY ARE BOTH IN AN ALZHEIMERS FACILITY IN TX PER LETTER DTD 090807  
 3559/667 JAMES S & RITA D BROWNE TO CRAIG G BLOXHAM AND DEBORAH L BLOXHAM ONLY DEED SIGNED BY JOY E ELROD AS SUCC ATTY IN FACT FOR BOTH JAMES S & RITA D BROWNE  
 08 LOW SALE FOR AREA POSSIBLY DUE TO PREVIOUS NOTES EJE 011808  
 10X CRAIG & DEBORAH BLOXHAM HW PER HX APPL  
 4479/1175 CRAIG G & DEBORAH L BLOXHAM TO ROY & THERESA VAN GENNEP HW  
 14X COURTESY HX CARD SENT 062014  
 15X COURTESY HX CARD SENT 012315  
 15FC SFR GOOD COND OPF3 TO SPF JDB 012915  
 16TR NOT DELIVERABLE AS ADDRESSED 2800 KINGS RD PANAMA CITY FL 32405 2015  
 21TR NOT DELIVERABLE AS ADDRESSED 2800 KINGS RD PANAMA CITY FL 32405 2015  
 22 MAILLNG ADDR CHGD FROM 2800 KINGS RD PANAMA CITY FL 32405 INFO SCANNED CS 021622  
 6136/114 ROY & THERESA VAN GENNEP TO DOUGLAS R & LISA D AMOS HW  
 6422/1653 DOUGLAS R & LISA D AMOS TO NICHOS A & CARISSA A PAINTER HW

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