



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3790664*

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>2024-0652</i>	County	<i>Lake</i>
		Tax year	<i>2024</i>
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; 2013-1 IH Borrower LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>1318240520-00A-00800 5033 Harbor Hts</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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 checked="" 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 # 2024-0652	Alternate Key: 3790664	Parcel ID: 13-18-24-0520-00A-00800
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 5033 HARBOR HEIGHTS LADY LAKE	<input type="checkbox"/> Check if Multiple Parcels
Owner Name INV-HOME; 2013-1 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 300,636	\$ 300,636
2. Assessed or classified use value, *if applicable	\$ 227,820	\$ 227,820
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 227,820	\$ 227,820

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

Last Sale Date 11/19/2013 **Price:** \$0 Arm's Length Distressed Book 4409 Page 1488

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3790664	3790660	3748433	3790688
Address	5033 HARBOR HEIGHTS LADY LAKE	5017 HARBOR HEIGHTS LADY LAKE	5405 GROVE MNR LADY LAKE	39525 GROVE HEIGHTS LADY LAKE
Proximity				
Sales Price		\$340,000	\$410,000	\$399,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	0.40%	3.20%
Adjusted Sale		\$298,520	\$350,140	\$352,712
\$/SF FLA	\$180.67 per SF	\$168.28 per SF	\$183.99 per SF	\$172.64 per SF
Sale Date		5/15/2023	11/14/2023	4/28/2023
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	1,664	1,774	-5500	1,903	-11950	2,043	-18950
Year Built	2001	2007		1999		2001	
Constr. Type	BR/BLK/STU	BR/BLK/STU		BR/BLK/STU		BR/BLK/STU	
Condition	VG	VG		VG		VG	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	GAR 2.0	GAR 2.5	-10000	GAR 2.5	-10000	GAR 2.0	
Porches	OPF/SPF	OPF/SPF/SPU	-5000	OPF		OPF/OPF	5000
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds				EPF	-10000		
Site Size	LOT	LOT		LOT		LOT	
Location	NHBD	NBHD		NBHD		NBHD	
View	Street	Street		Golf	-15000	Golf	-15000
		-Net Adj. 6.9%	-20500	-Net Adj. 13.4%	-46950	-Net Adj. 8.2%	-28950
		Gross Adj. 6.9%	20500	Gross Adj. 13.4%	46950	Gross Adj. 11.0%	38950
Adj. Sales Price	Market Value \$300,636	Adj Market Value	\$278,020	Adj Market Value	\$303,190	Adj Market Value	\$323,762
	Value per SF 180.67						

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.

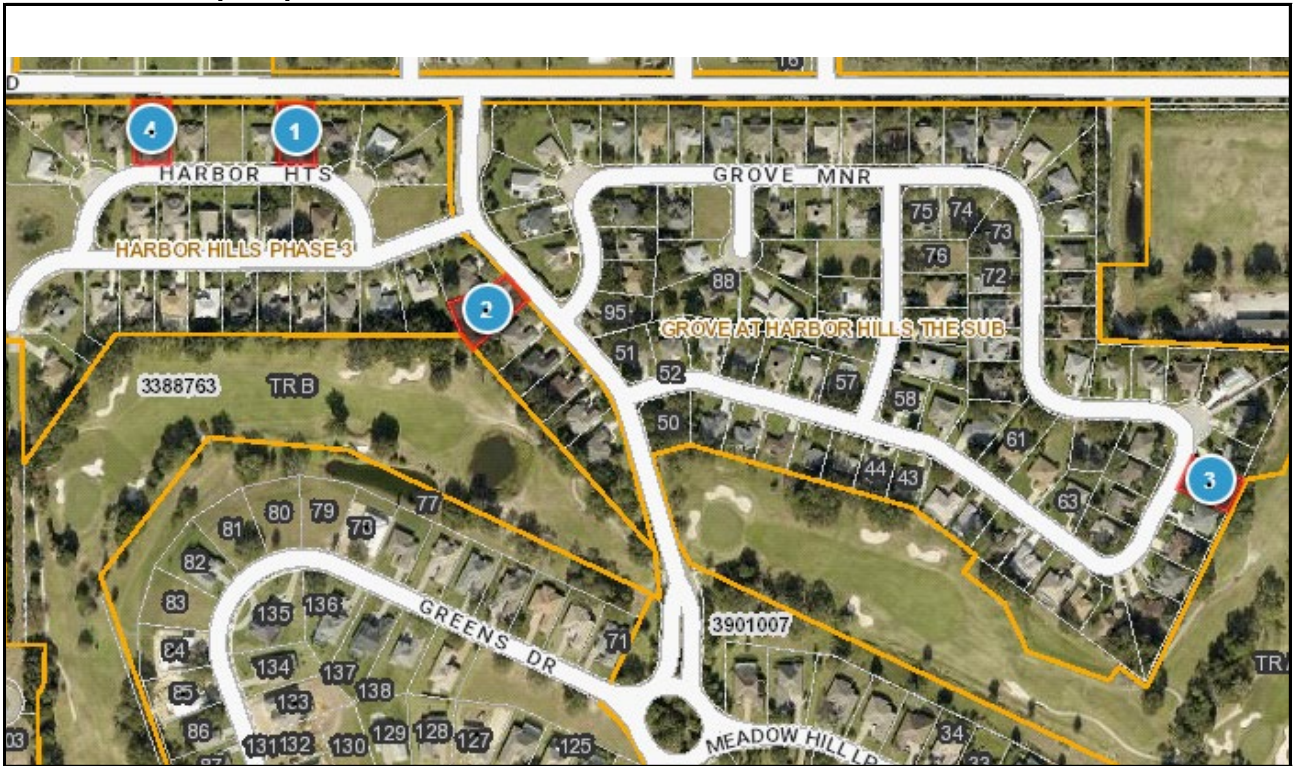
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/26/2024

2024-0652 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3790664	5033 HARBOR HEIGHTS LADY LAKE	-
2	comp 1	3790660	5017 HARBOR HEIGHTS LADY LAKE	0.05
3	comp 2	3748433	5405 GROVE MNR LADY LAKE	0.5
4	comp 3	3790688	39525 GROVE HEIGHTS LADY LAKE	0.2
5				
6				
7				
8				

Alternate Key 3790664
 Parcel ID 13-18-24-0520-00A-00800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0652 Subject
 PRC Run: 12/17/2024 By

Card # 1 of 1

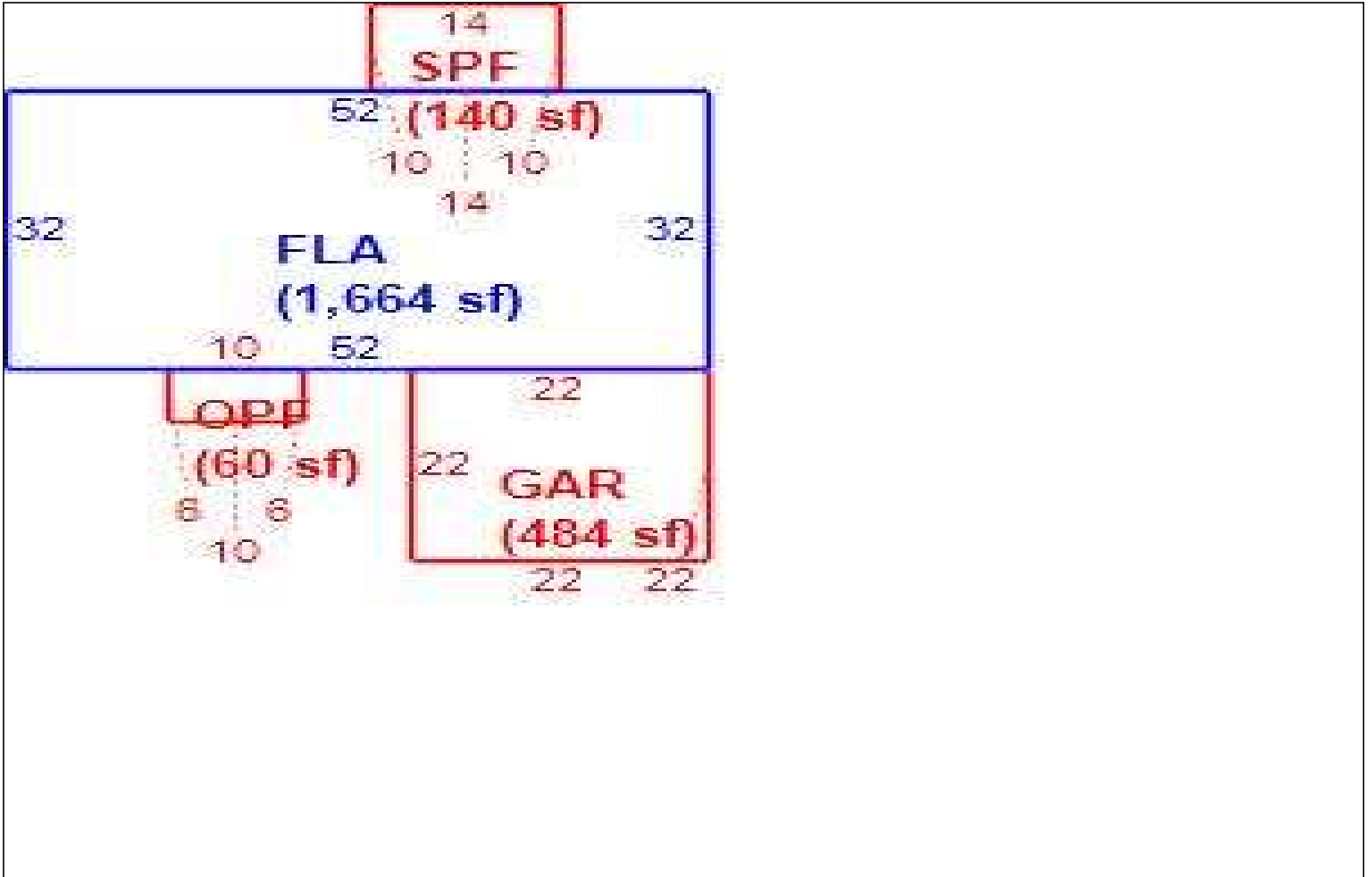
Current Owner		
2013-1 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 5033 HARBOR 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 8 BLK A PB 41 PGS 29-30 ORB 4409 PG 1488

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 248,078
Deprec Bldg Value 240,636		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,664	1,664	1664	2001				
GAR	GARAGE FINISH	0	484	0	Effective Area	1664	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	60	0	Base Rate	120.59	Quality Grade	685	Half Baths 0
SPF	SCREEN PORCH FINIS	0	140	0	Building RCN	248,078	Wall Type	03	Heat Type 6
				Condition		EX	Foundation	3	Fireplaces 0
				% Good		97.00	Roof Cover	3	Type AC 03
				Functional Obsol		0			
TOTALS		1,664	2,348	1,664	Building RCNLD	240,636			

Alternate Key 3790664
 Parcel ID 13-18-24-0520-00A-00800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0652 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	
2013	SALE	01-01-2012	12-23-2012	1	0099	CHECK VALUES			
2003	SALE	01-01-2002	02-10-2003	1	0000	CHECK VALUES			
2002	100696	01-01-2001	07-18-2001	103,312	0000	SFR			
2001	100696	10-31-2000	12-18-2000	103,312	0000	SFR/5033 HARBOR HEIGHTS			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4409 1488	11-19-2013	WD	U	M	I	0				
	4236 1471	11-01-2012	WD	Q	Q	I	123,000				
	3928 1303	07-09-2010	WD	Q	Q	I	140,000				
	3095 0966	02-22-2006	TR	U	U	I	0				
	2217 2372	12-02-2002	WD	Q	Q	I	149,000				
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	240,636	0	300,636	50036	250600	0.00	250600	300636	300,636	

Parcel Notes

01 LOC FROM 85 FER 101300
 2217/2372 HAROLD C & BARBARA A PATTERSON HW
 03FC OPF4 TO SPF EJB 021003
 04 LOC FROM 45 EJB 022604
 3095/966 HAROLD C & BARBARA A PATTERSON HW TO THEMSELVES AS TTEE OF THE BARBARA A PATTERSON TR SUCC JOSEPH R WILLIS
 06 LOC FROM 65 FER 030806
 10X HAROLD C PATTERSON 80 DECEASED 121309 DC
 3928/1303 BARBARA A PATTERSON INDIV AND TTEE TO WILLIAM B ALLEN TTEE OF THE WILLIAM B ALLEN SECOND AMENDED AND RESTATED REVC TRUST DTD 101900 SUCC SON WILLIAM ALLEN APPROVED GC
 11X WILLIAM B & ARDEN A ALLEN FILED PORTABILITY FROM CITRUS CO
 4236/1471 WILLIAM B & ARDEN A ALLEN INDIV AND WILLIAM B ALLEN TTEE TO THR FLORIDA LP
 13FC QG FROM 625 TO EQUALIZE WITH SUB SEE AK3617819 AK3391586 JSB 122312
 13X WILLIAM B ALLEN FILED FOR PORTABILITY IN MANATEE CO
 13 SUB UPDATE QG FROM 655 MHS 050613
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 102213
 4409/1488 THR FLORIDA LP TO 2013-1 IH BORROWER LP
 4409/1488 M SALE INCL AK3790750 AK3790570 AK3600738 AK3433149 AK3790664 AK3827580 AK3812002
 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 AK3827580 CB 080516
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418

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 3790660
Parcel ID 13-18-24-0520-00A-00400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0652 Comp 1
PRC Run: 12/17/2024 By

Card # 1 of 1

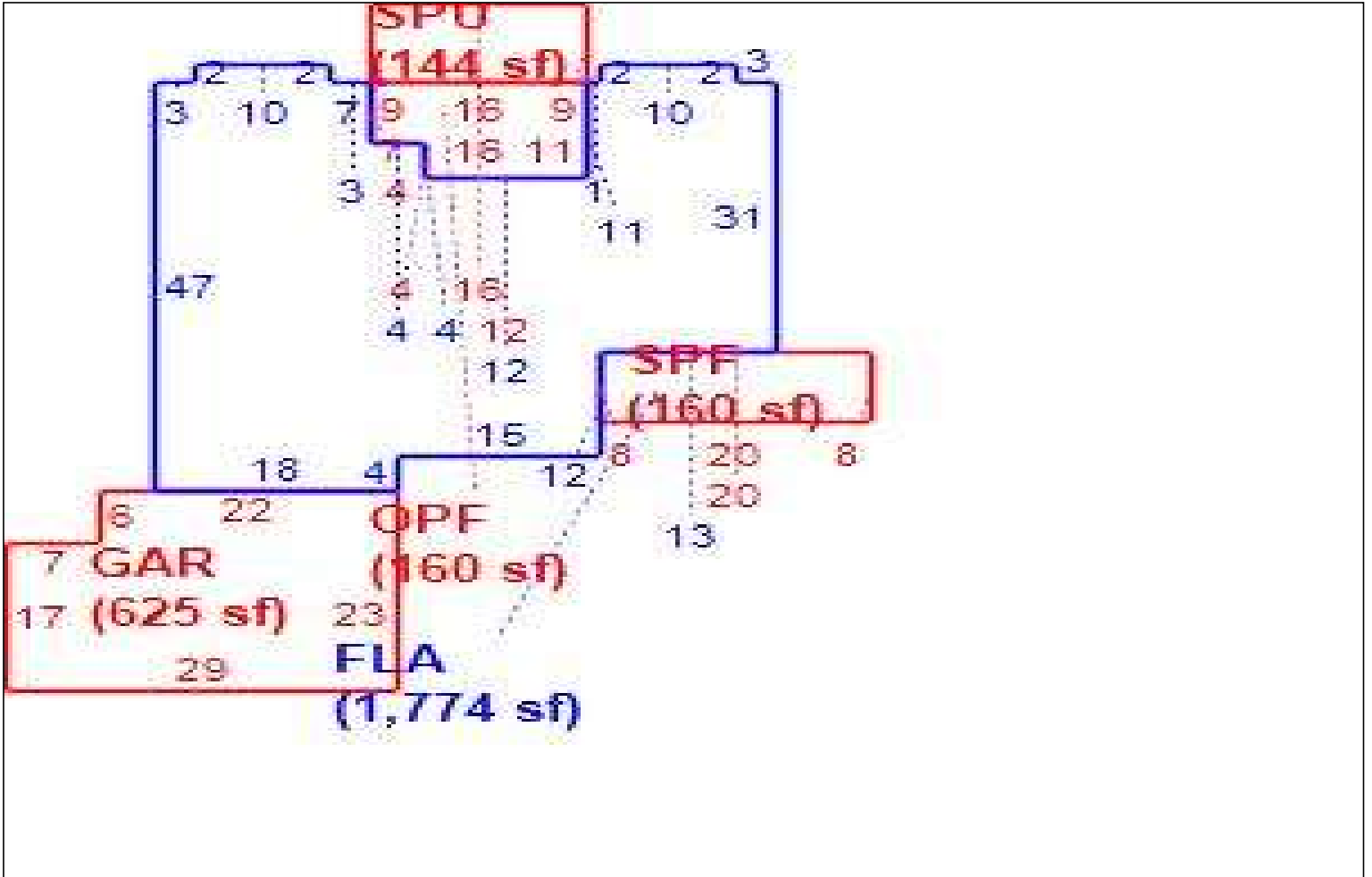
Current Owner		
MARTINEZ MARTHA L		
5017 HARBOR HEIGHTS		
LADY LAKE	FL	32159

Property Location		
Site Address 5017 HARBOR HEIGHTS		
LADY LAKE FL 32159		
Mill Group 0001	NBHD 5140	
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 02-24-201

Legal Description
HARBOR HILLS PHASE III SUB LOT 4 BLK A PB 41 PGS 29-30 ORB 6143 PG 2144

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 268,351
		Deprec Bldg Value	260,300
		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
FLA	FINISHED LIVING AREA	1,774	1,774	1774	2007	1774	No Stories	1.00	3
GAR	GARAGE FINISH	0	625	0			Quality Grade	685	2
OPF	OPEN PORCH FINISHE	0	160	0			Wall Type	03	0
SPF	SCREEN PORCH FINIS	0	160	0	268,351		Foundation	3	0
SPU	SCREEN PORCH UNFIN	0	144	0			Roof Cover	3	0
TOTALS		1,774	2,863	1,774		260,300	Type AC	03	

Alternate Key 3790660
 Parcel ID 13-18-24-0520-00A-00400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0652 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	
2017	SALE	01-01-2016	02-24-2017	1	0099	CHECK VALUE	03-02-2017		
2013	2012070284	07-16-2012	12-28-2012	5,851	0002	SCRN FRONT ENTRY & CAT 3 SUNRO			
2008	2006031140	01-01-2007	01-02-2008	246,390	0000	SFR 5017 HARBOR HEIGHTS FOR 200			
2007	2006031140	08-22-2006	01-12-2007	246,390	0000	SFR 5017 HARBOR HEIGHTS			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023058420	6143 2144	05-15-2023	WD	Q	01	I	340,000	039	HOMESTEAD	2024	25000	
2016088663	4825 2143	08-15-2016	WD	Q	Q	I	200,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4264 1285	12-10-2012	TR	U	U	I	0					
	3385 1432	03-02-2007	WD	Q	Q	I	246,200					
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	
60,000	260,300	0	320,300	0	320300	50,000.00	270300	295300	320,300	

Parcel Notes

01 LOC FROM 85 FER 101300
 01 LOC FROM 73 FER 030701
 03TRIM LOC FROM 70 EJB 082803
 04 LOC FROM 40 FER 010604
 05 LOC FROM 45 FER 020905
 13FC CHG OPF3 TO SPF3 JSB 122812
 4264/1285 RICHARD M & MARY E PERNICANO LE REM THE PERNICANO FAMILY TR DTD 121012
 15CC ADD CHG POSTCARD SUBMITTED BY HOMEWONER ALT 080515
 15X CHANGED MAILING KSF 081015
 16X RICHARD M & MARY E PERNICANO FILED FOR PORTABILITY IN MARION COUNTY MLR 010415
 4825/2143 RICHARD M & MARY E PERNICANO INDIV AND AS TTEES TO BONITA BRAZIER MARCOCCIA SINGLE
 16X COURTESY HX CARD SENT 092116
 17X COURTESY HX CARD SENT 122216
 17FC NO EXT CHGS SEEN TO SFR JDB 022417
 6143/2144 BONITA BAZLER MARCOCCIA TO JANIER & MARTHA LUCIA MARTINEZ HW
 23CC SUBMITTED HX APP ACS 091423

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0652 Comp 2
 PRC Run: 12/17/2024 By

Card # 1 of 1

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

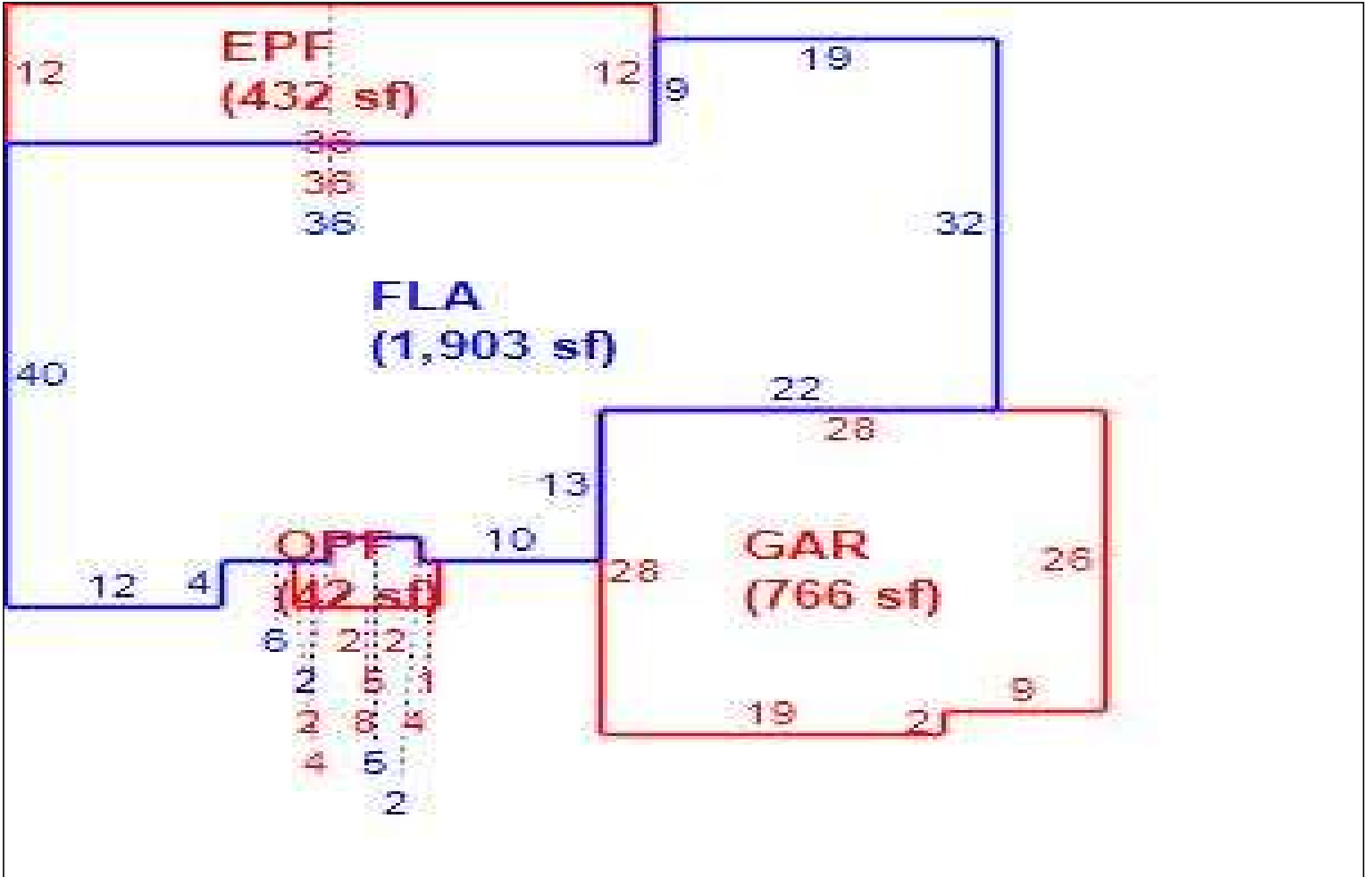
Property Location			
Site Address	5405 GROVE MNR		
	LADY LAKE	FL	32159
Mill Group	0001	NBHD	5140

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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0652 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	
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

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

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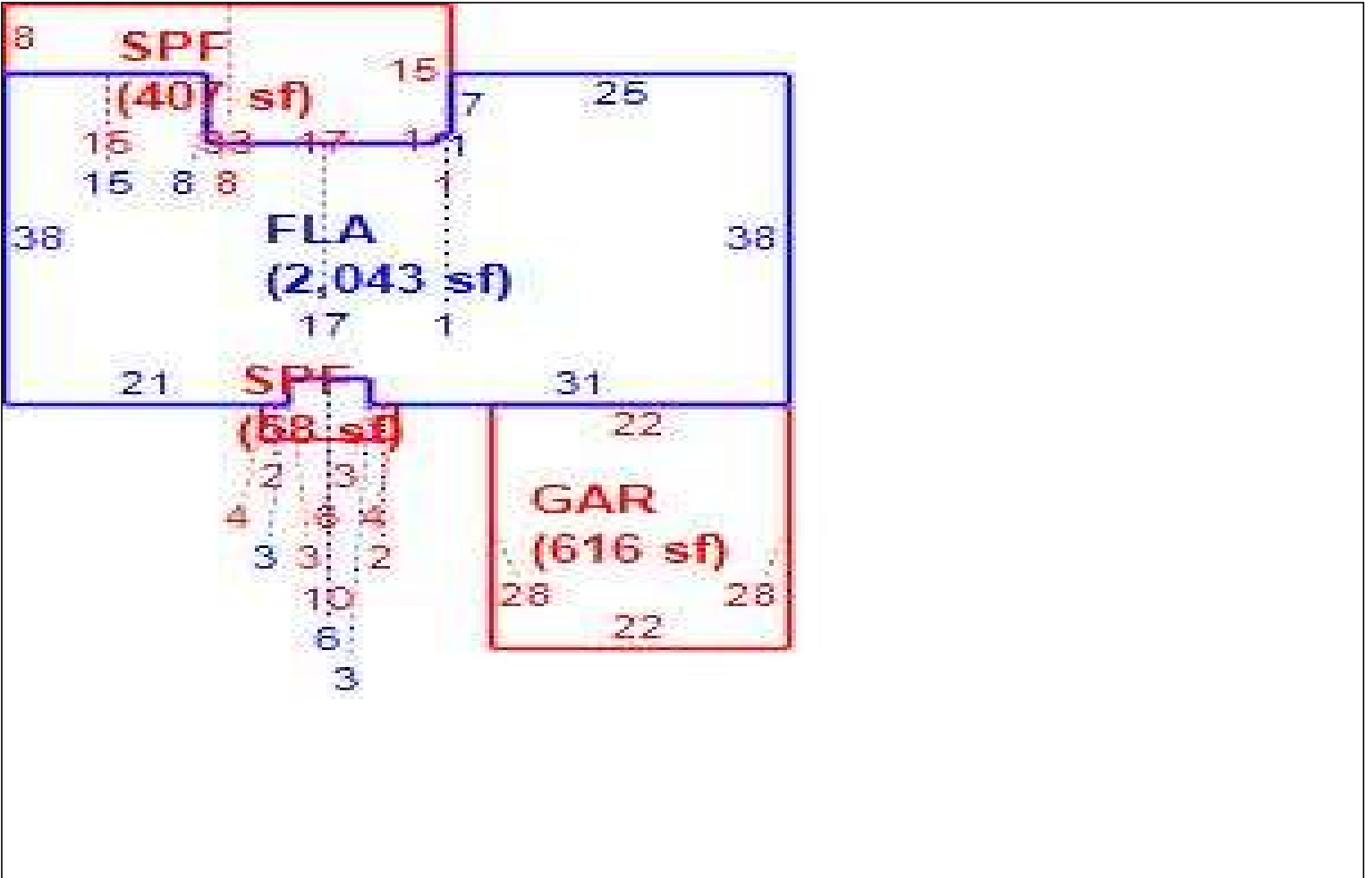
Current Owner		
PAINTER NICHOLAS A & CARISSA A		
39525 GROVE HTS		
LADY LAKE	FL	32159

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				

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 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	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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