



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3844557

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Representative, Parcel ID, and Reason for Petition.

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 I. 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 # 2024-0654	Alternate Key: 3844557	Parcel ID: 13-18-24-0522-00E-01200
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 38744 LAKEVIEW WALK LADY LAKE	<input type="checkbox"/> Check if Multiple Parcels
Owner Name INV-HOME; 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	\$ 401,679	\$ 401,679
2. Assessed or classified use value, *if applicable	\$ 358,740	\$ 358,740
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 358,740	\$ 358,740

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

Last Sale Date 5/8/2018 **Price:** \$100 Arm's Length Distressed Book 5107 Page 1533

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3844557	3844438	3391110	3268105
Address	38744 LAKEVIEW WALK LADY LAKE	5348 SANDY HILL LN LADY LAKE	5445 SADDLEBACK CT LADY LAKE	39125 TACOMA DR LADY LAKE
Proximity		.5 mi	.2 mi	.3 mi
Sales Price		\$505,000	\$540,000	\$460,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	3.60%	0.00%
Adjusted Sale		\$441,370	\$478,440	\$391,000
\$/SF FLA	\$172.17 per SF	\$176.48 per SF	\$176.03 per SF	\$151.32 per SF
Sale Date		6/19/2023	3/20/2023	3/28/2024
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	2,333	2,501	-8400	2,718	-19250	2,584	-12550
Year Built	2006	2019		1999		1998	
Constr. Type	BR/BLK/STU	BR/BLK/STU		BR/BLK/STU		BR/BLK/STU	
Condition	VG	VG		VG		VG	
Baths	3.0	3.0		2.0		2.1	5000
Garage/Carport	GAR 2.0	GAR 2.0		GAR 2.2	-5000	GAR 2.0	
Porches	OPF/SPF	OPF/PAT	5000	OPF/OPF		OPF/OPF	
Pool	N	N	0	Y	-20000	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	SPU						
Site Size	LOT	LOT		LOT		LOT	
Location	NBHD	NBHD		NBHD		NBHD	
View	Street	Street		House		House	
		-Net Adj. 0.8%	-3400	-Net Adj. 9.2%	-44250	-Net Adj. 7.0%	-27550
		Gross Adj. 3.0%	13400	Gross Adj. 9.2%	44250	Gross Adj. 9.6%	37550
Adj. Sales Price	Market Value \$401,679	Adj Market Value	\$437,970	Adj Market Value	\$434,190	Adj Market Value	\$363,450
	Value per SF 172.17						

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

2024-0654 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3844557	38744 LAKEVIEW WALK LADY LAKE	-
2	comp 1	3844438	5348 SANDY HILL LN LADY LAKE	.5 mi
3	comp 2	3391110	5445 SADDLEBACK CT LADY LAKE	.2 mi
4	comp 3	3268105	39125 TACOMA DR LADY LAKE	.3 mi
5				
6				
7				
8				

Alternate Key 3844557
 Parcel ID 13-18-24-0522-00E-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0654 Subject
 PRC Run: 12/17/2024 By

Card # 1 of 1

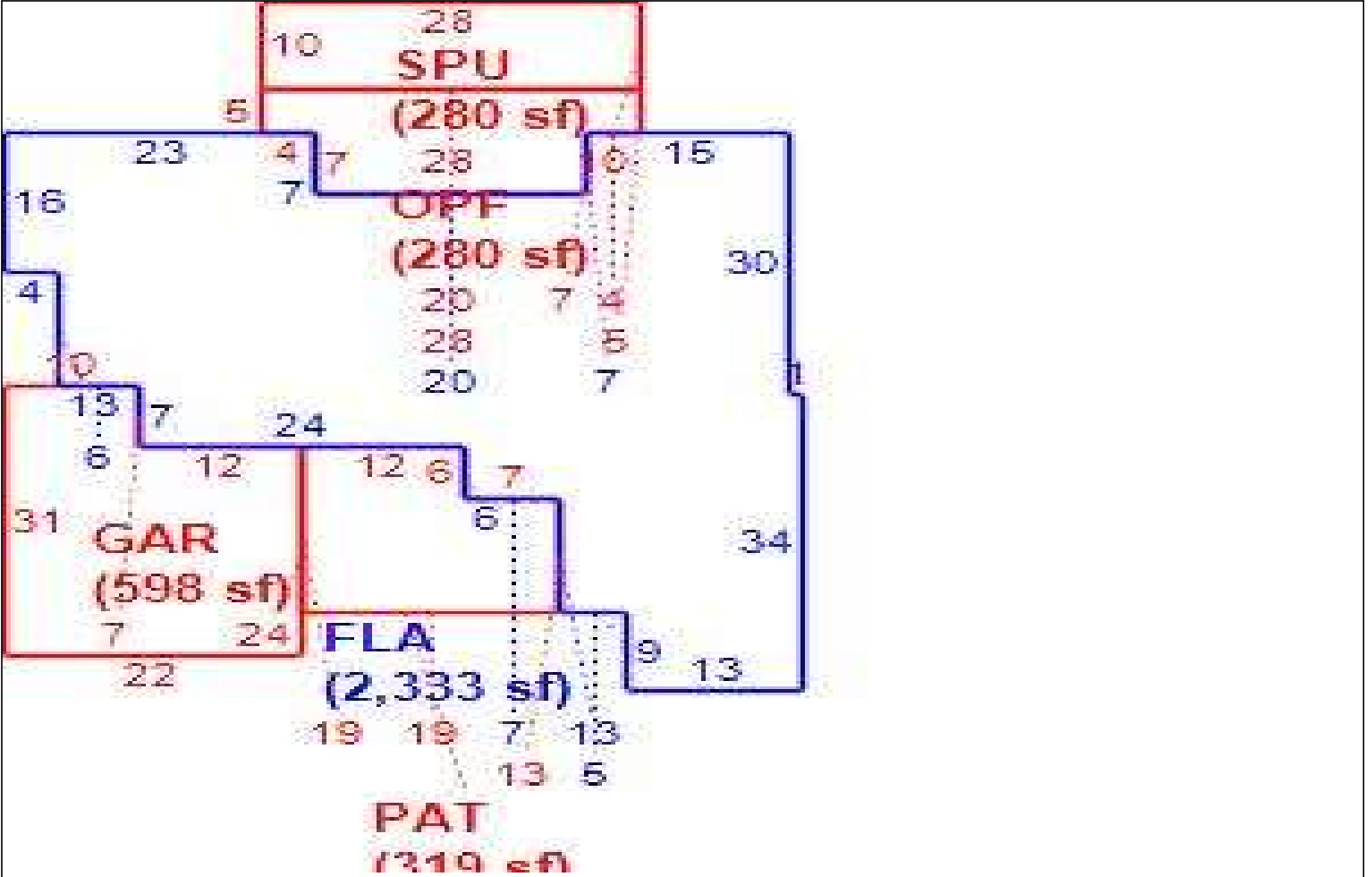
Current Owner
 2018-2 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 38744 LAKEVIEW WALK
 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 5 PB 56 PG 66-71 LOT 12 BLK E ORB 4614 PG 732 ORB 4649 PG 2339 ORB 5107 PG 1533

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	2.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 331,628 Deprec Bldg Value 321,679 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	2,333	2,333	2333	2006	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	598	0	115.59	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	280	0	331,628	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	319	0	EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	280	0	97.00	Roof Cover	3	Type AC	03
TOTALS		2,333	3,810	2,333	0				
					Building RCNLD	321,679			

Alternate Key 3844557
 Parcel ID 13-18-24-0522-00E-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0654 Subject
 PRC Run: 12/17/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	SALE	01-01-2013	06-04-2014	1	0099	CHECK VALUE	07-29-2013		
2008	2007050399	05-15-2007	07-27-2007	4,000	0000	SCRN ENCL 10X27	07-27-2007		
2007	2005121305	02-08-2006	01-31-2007	275,716	0000	SFR 38744 LAKEVIEW WALK	01-22-2007		

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					
	4321 1037	04-30-2013	WD	Q	Q	I	210,000					
	4050 1995	06-17-2011	WD	U	U	I	199,900					
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	
80,000	321,679	0	401,679	7069	394610	0.00	394610	401679	401,679	

Parcel Notes

08FC ADD SPU5 EJE 072707
 3355/239 HARBOR HILLS DEVELOPMENT LP TO STEVEN A & JANICE A GIRARD HW
 08 QG FROM 620 EJE 061208
 3959/1552 CT VS STEVEN A & JANICE A GIRARD PROP SOLD TO 1WEST BANK FSB
 4017/342 1WEST BANK FSB TO FEDERAL NATIONAL MORTGAGE ASSN
 4050/1995 FEDERAL NATIONAL MORTGAGE ASSN TO RICKY T & DEBRA A LINDLEY HW
 4321/1037 RICKY T & DEBRA A LINDLEY 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
 14FC SFR GOOD COND NO PHYS CHG JDB 072913
 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
 15VAB PETITION 2015-067 ADT 091515
 15VAB PETITION 2015-067 WITHDRAWN NO CHANGE TJW 121415
 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
 17VAB PETITION 2017-129 TJW 092617
 17VAB PETITION 2017-129 WITHDRAWN NO CHANGE TJW 111417
 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

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Alternate Key 3844438
 Parcel ID 13-18-24-0522-00A-01700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0654 Comp 1
 PRC Run: 12/17/2024 By

Card # 1 of 1

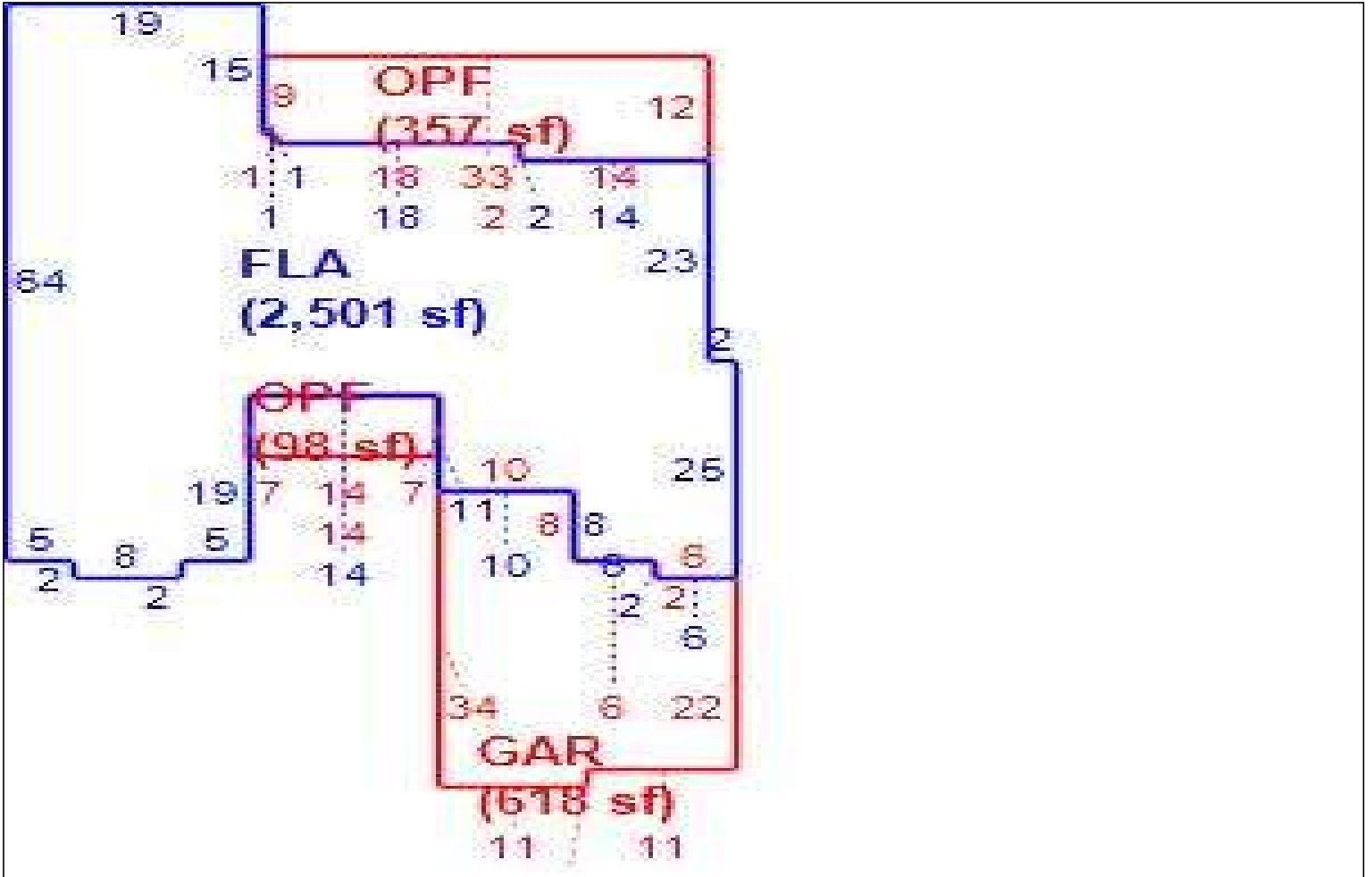
Current Owner		
AQEEL VICTOR F		
1342 BELFIORE WAY		
WINDERMERE	FL	34786

Property Location		
Site Address 5348 SANDY HILL LN		
LADY LAKE FL 32159		
Mill Group 0001	NBHD 5140	
Property Use		Last Inspection
00100	SINGLE FAMILY	SAD 07-31-201

Legal Description
 HARBOR HILLS PHASE 5 PB 56 PG 66-71 LOT 17 BLK A ORB 6163 PG 734

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	2.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 356,917 Deprec Bldg Value 346,209 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	2,501	2,501	2501	2019	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	618	0	117.38	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	455	0	356,917	Wall Type	03	Heat Type	6
TOTALS		2,501	3,574	2,501	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					346,209				

Alternate Key 3844438
 Parcel ID 13-18-24-0522-00A-01700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0654 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	
2020	2018050471	01-01-2019	07-31-2019	399,636	0001	SFR 2531 SF 5348 SANDY HILL LN	07-31-2019		
2019	2018050471	09-28-2018	01-25-2019	399,636	0001	SFR 2531SF 5348 SANDY HILL LN	01-25-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023074180	6163 0734	06-19-2023	WD	Q	01	I	505,000					
2019053927	5279 1433	05-09-2019	WD	Q	Q	I	386,600					
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	
80,000	346,209	0	426,209	0	426209	0.00	426209	426209	426,209	

Parcel Notes

19FC SFR NOT COMPLETED NO CO PER CD PLUS FWD PERMIT SAD 012519
 5279/1433 HARBOR HILLS DEVELOPMENT LP TO DON G & CHELSEA L FRANK HW
 19X COURTESY HX CARD SENT 062119
 21IT LOT VALUE INCORRECT PHYS FROM150 SAD 041521
 6163/734 DON G & CHELSEA L FRANK TO VICTOR FAHED AQEEL MARRIED

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 3391110
 Parcel ID 13-18-24-0500-000-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0654 Comp 2
 PRC Run: 12/17/2024 By

Card # 1 of 1

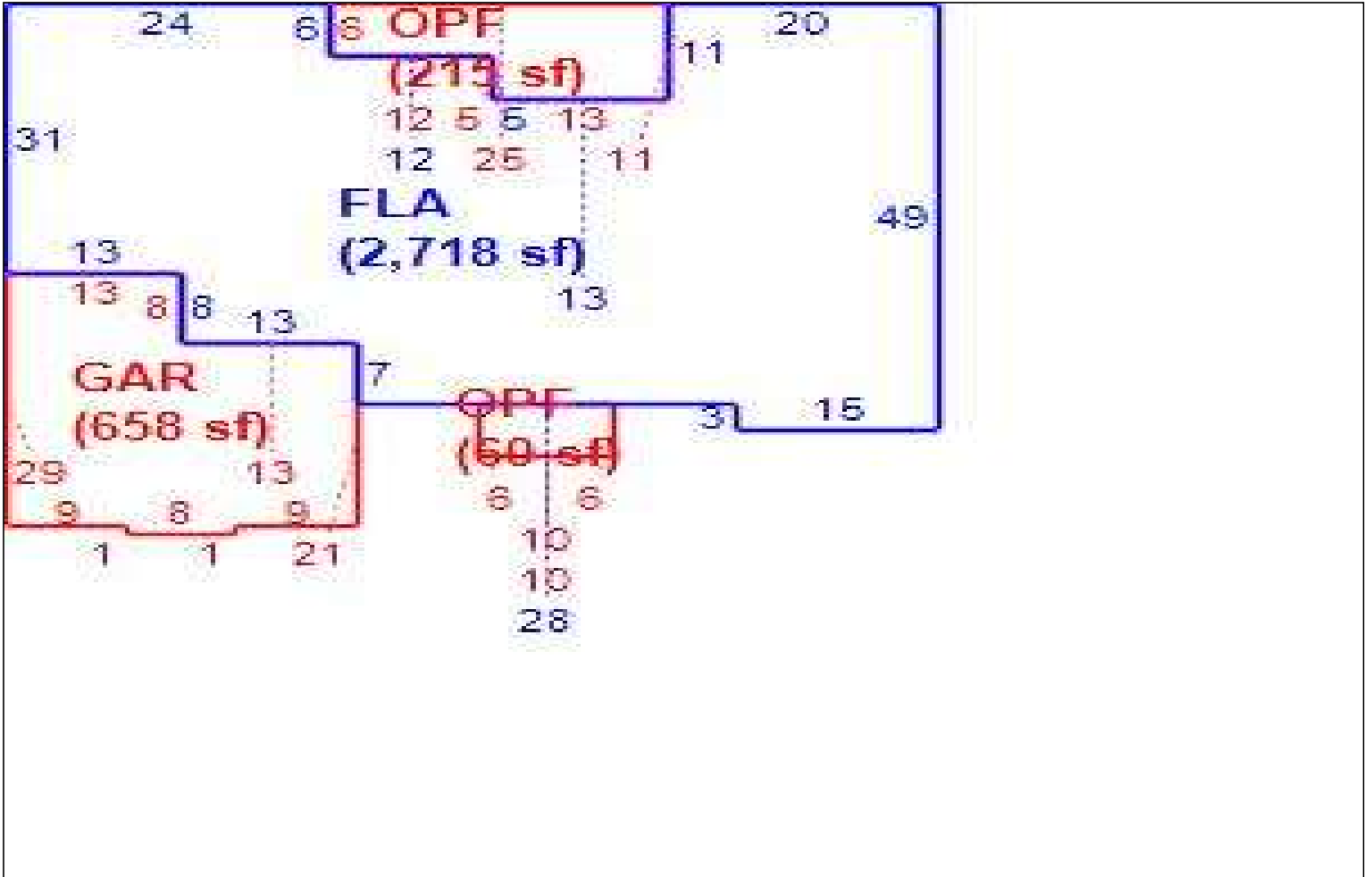
Current Owner		
MARKS MACKENZIE M AND STACY MARKS		
5445 SADDLEBACK CT		
LADY LAKE	FL	32159

Property Location		
Site Address 5445 SADDLEBACK CT		
LADY LAKE FL 32159		
Mill Group	0001	NBHD 5140
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
HARBOR HILLS UNIT 1, LOT 1 BLK O PB 30 PGS 13-27 ORB 6114 PG 1654

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	2.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 361,220
Deprec Bldg Value 350,383		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	2,718	2,718	2718	1999	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	658	0	112.56	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	275	0	361,220	Wall Type	03	Heat Type	6
TOTALS		2,718	3,651	2,718	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					350,383				

Alternate Key 3391110
 Parcel ID 13-18-24-0500-000-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0654 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
POL2	SWIMMING POOL - RESIDENTIAL	336.00	SF	35.00	1999	1999	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	519.00	SF	5.38	1999	1999	2792.00	70.00	1,954
SEN2	SCREEN ENCLOSED STRUCTURE	1685.00	SF	3.50	1999	1999	5898.00	40.00	2,359

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2001	0032061	03-29-2000	12-01-2000	3,000	0000	SEN			
2000	9990464	09-10-1999	12-01-1999	20,000	0000	POOL			
2000	9951127	06-09-1999	12-01-1999	144,000	0000	SFR/5445 SADDLEBACK CT			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023034653	6114	1654	03-20-2023	WD	Q	01	I	540,000			
	4565	0305	12-12-2014	WD	Q	Q	I	310,000			
	1704	1659	04-02-1999	WD	Q	Q	V	45,000			
	1289	2231	04-01-1994	TR	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	
80,000	350,383	14,309	444,692	0	444692	0.00	444692	444692	444,692	

Parcel Notes

99FC CHG LOC FROM 104 FER 042699
 03 QG FROM 600 EJB 051303
 05 QG FROM 615 FER 041505
 09 LOC FROM 125 ADJ LOT BLK O EJE 030309
 4565/305 PAUL P & CONNIE L ANDERZUNAS TO JOHN V JR & NANCY L DUFF HW
 15X RENEWAL CARD RETURNED NEW MAILING ADDRESS OF 209 LINKS XING N NINETY SIX SC 29666
 15CC HX PORT CIVDX APP SUBMITTED LH 011615
 15X CIVDX BELONGS TO BOTH JOHN & NANCY DUFF
 15X JOHN & NANCY DUFF FILED PORTABILITY FROM SUMTER COUNTY 012015
 22X ERROR ON TRIM CIVDX NOT TRANSFERRED FOR BOTH HAS BEEN CORRECTED DB 082622
 6114/1654 JOHN V JR & NANCY L DUFF TO MACKENZIE M MARKS MARRIED AND STACY MARKS SINGLE JTWROS

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Alternate Key 3268105
 Parcel ID 13-18-24-0500-00R-01700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0654 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
POL2	SWIMMING POOL - RESIDENTIAL	286.00	SF	35.00	1998	1998	10010.00	85.00	8,509
PLD2	POOL/COOL DECK	860.00	SF	5.38	1998	1998	4627.00	70.00	3,239
SEN2	SCREEN ENCLOSED STRUCTURE	2146.00	SF	3.50	1998	1998	7511.00	40.00	3,004
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1998	1998	6000.00	50.00	3,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1999	9808093	08-01-1998	12-01-1998	3,000	0000	31X24 SEN/39125 TACOMA DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024090627	6375	1976	07-23-2024	QC	U	11	100					
2024038614	6310	1027	03-28-2024	WD	Q	01	460,000					
2023004501	6079	0004	01-12-2023	WD	Q	01	540,000					
	4345	1553	06-19-2013	QC	U	U	100					
	2768	2366	02-18-2005	WD	Q	Q	435,000					
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	
80,000	337,544	17,752	435,296	0	435296	0.00	435296	435296	435,296	

Parcel Notes

1996 CONCETTA G ARNDT 70 DECEASED 080696 NEWS
 00FC QG FROM 575 051800 EJP
 2002 QG FROM 600 053102 EJP
 06FC LOC FROM 85 QG FROM 630 WGC 022106
 4345/1533 FREDRIC M & PAMELA AKA PAMELA C DAVIS ENHANCED LE REM THE FREDRIC M DAVIS REVC LIV TRS DTD 101194
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 5926/602 FREDRICK MARC DAVIS 75 DECEASED 020222
 6079/4 PAMELA C DAVIS TO BULL BRIER PARTNERSHIP
 6310/1027 BULL BRIER PARTNERSHIP TO SIMRAN SERVICES LLC
 6375/1976 SIMRAN SERVICES LLC TO TACOMA DRIVE REALITY LLC

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