

# 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.

					WEN.	
Petition# 20	24-0654	County Lake	· · · · · · · · · · · · · · · · · · ·	ax year <b>2024</b>	Date received	9.12.24
		COMPLETED BY THE	SEKONING NER			
PART 1. Taxpaye	er Information					
Taxpayer name: IN	V_HOME; 2018-2 IH Borrower	LP	Representative: R	lyan, LLC c/o	Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	e Rd, Ste 650	Parcel ID and physical address or TPP account #	1318240522-0 38744 Lakevi		
Phone 954-740-6	240		Email	ResidentialAp	peals@ryan.co	m
The standard way	to receive information is	by US mail. If possible	, I prefer to receive	e information b	y 🗹 email [	] fax.
	petition after the petition at support my statement		ned a statement o	f the reasons I	filed late and ar	ıy
your evidence t	the hearing but would like o the value adjustment bo VAB or special magistrate	ard clerk. Florida law all	lows the property a	ppraiser to cros	ss examine or ob	ject to your
Type of Property  Commercial	☑ Res. 1-4 units☐ Indus ☐ Res. 5+ units ☐ Agricu		s☐ High-water red ☐ Vacant lots and a	_	listoric, commercia Susiness machinery	•
PART 2. Reason	for Petition Che	eck one. If more than	one, file a separa	ate petition.		( )
☐ Denial of classi ☐ Parent/grandpa ☐Property was no ☐Tangible person return required b		on January 1 nust have timely filed a	(Include a date □Qualifying impro	filing of exempe-stamped copy vement (s. 193.1stantol (s.	otion or classification.)	) hange of
determination  5 Enter the time by the reques group.	f this is a joint petition. At in that they are substantia e (in minutes) you think yo ted time. For single joint p	ally similar. (s. 194.011 ou need to present your petitions for multiple unit	(3)(e), (f), and (g) case. Most hearings, parcels, or acco	, F.S.) ngs take 15 min nunts, provide th	utes. The VAB is ne time needed fo	
☐ My witnesses	s or I will not be available	to attend on specific d	lates. I have attac	hed a list of da	tes.	
evidence directly to appraiser's eviden You have the right of your property re information redact	to exchange evidence we to the property appraiser ce. At the hearing, you he regardless of whether your cord card containing info ed. When the property a we how to obtain it online.	at least 15 days before ave the right to have v ou initiate the evidence rmation relevant to the	e the hearing and witnesses sworn. ce exchange, to re e computation of y	make a written eceive from the rour current as	request for the property appraisessment, with o	property ser a copy confidential

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 authwithout attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to any Under penalties of perjury, I declare that I am the owner of the pr petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signat	ure	
Complete part 4 if you are the taxpayer's or an affiliated entity's erepresentatives.	employee or you are one of the foll	owing licensed
I am (check any box that applies):  An employee of	(taxpaver or an affiliated e	entity).
A Florida Bar licensed attorney (Florida Bar number		oracy).
A Florida real estate appraiser licensed under Chapter 475, F		RD6182
☐ A Florida real estate broker licensed under Chapter 475, Flor		).
☐ A Florida certified public accountant licensed under Chapter	473, Florida Statutes (license numb	oer).
I understand that written authorization from the taxpayer is requirappraiser or tax collector.	ed for access to confidential inform	ation from the property
Under penalties of perjury, I certify that I have authorization to file am the owner's authorized representative for purposes of filing the under s. 194.011(3)(h), Florida Statutes, and that I have read this	nis petition and of becoming an age	ent for service of process
Robert I. Pento	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		i i
Complete part 5 if you are an authorized representative not listed	I in part 4 above.	
I am a compensated representative not acting as one of the lAND (check one)	licensed representatives or employ	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requirent taxpayer's authorized signature OR ☐ the taxpayer's authorized		., executed with the
☐ I am an uncompensated representative filing this petition ANI	D (check one)	
the taxpayer's authorization is attached OR  the taxpayer's	s authorized signature is in part 3 o	of this form.
I understand that written authorization from the taxpayer is requiappraiser or tax collector.	red for access to confidential inform	mation from the property
Under penalties of perjury, I declare that I am the owner's autho becoming an agent for service of process under s. 194.011(3)(h facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	1	2024-0654		Alternate K	ey: <b>3844557</b>	Parcel I	D: <b>13-18-24-05</b> 2	22-00E-01200
Petitioner Name	Ryan, LL	.C c/o Rober	t Peyton				Check if Mu	ıltiple Parcels
The Petitioner is:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property		EVIEW WALK		
Other, Explain:				Address	LAD	Y LAKE		
Owner Name	INV-HOM	E; 1 IH Borr	ower I P	Value from	Value hefor	e Board Actio	n	
Owner Italie	1144-110101	<u> </u>	OWC: EI	TRIM Notice		ited by Prop Appi	i value alieri	Board Action
1 lust Value res	irod							
1. Just Value, red		416		, , , ,		401,67		
2. Assessed or cl			cable	\$ 358,74	40 \$	358,74	.0	
3. Exempt value,		1e		\$	-			
4. Taxable Value,	*required			\$ 358,74	40 \$	358,74	.0	
*All values entered	d should be count	ty taxable va	lues, School and	d other taxing	authority values	may differ.		
Last Sala Data	E 10 10 0 1 0		•	00	Arm's Length	Distressed	Pook 5407 I	Paga 4522
Last Sale Date	5/8/2018	Pric	ce:\$1	00	Aillis Leilgili	Distressed	Book <u>5107</u> l	-age 1533
ITEM	Subje	ct	Compara	able #1	Compara	able #2	Compara	able #3
AK#	38445	57	38444	138	3391	110	3268 <sup>-</sup>	105
Address	38744 LAKEVI	EW WALK	5348 SAND	Y HILL LN	5445 SADDL	EBACK CT	39125 TAC	OMA DR
Address	LADY LA	4KE	LADY L	AKE	LADY I		LADY L	AKE
Proximity			.5 m		.2 r		.3 n	
Sales Price			\$505,0		\$540,		\$460,000	
Cost of Sale			-159		-15		-15	
Time Adjust			2.40		3.60		0.00	
Adjusted Sale			\$441,3		\$478,		\$391,0	
\$/SF FLA	\$172.17 p	er SF	\$176.48	•	\$176.03		\$151.32	
Sale Date			6/19/2023		3/20/2	2023	3/28/2	024
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	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		LOT	-	LOT		LOT	
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
	Market Value	\$401,679	Adj Market Value	\$437,970	Adj Market Value	\$434,190	Adj Market Value	\$363,450
Adj. Sales Price	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	oubicet	3844557	38744 LAKEVIEW WALK	oubject(IIII.)
1	subject	3044337	LADY LAKE	-
2	oomn 1	3844438	5348 SANDY HILL LN	
	comp 1	3044430	LADY LAKE	.5 mi
3	comp 2	3391110	5445 SADDLEBACK CT	
3	comp 2	3331110	LADY LAKE	.2 mi
4	oomn 2	3268105	39125 TACOMA DR	
4	comp 3	3200103	LADY LAKE	.3 mi
5				
6				
7				
8				

Alternate Key 3844557 Parcel ID

Current Owner

13-18-24-0522-00E-01200

75201

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

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

Card # 1 of 1

Property Location

Site Address 38744 LAKEVIEW WALK

LADY LAKE FL 32159 NBHD 0001 5140

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

2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT

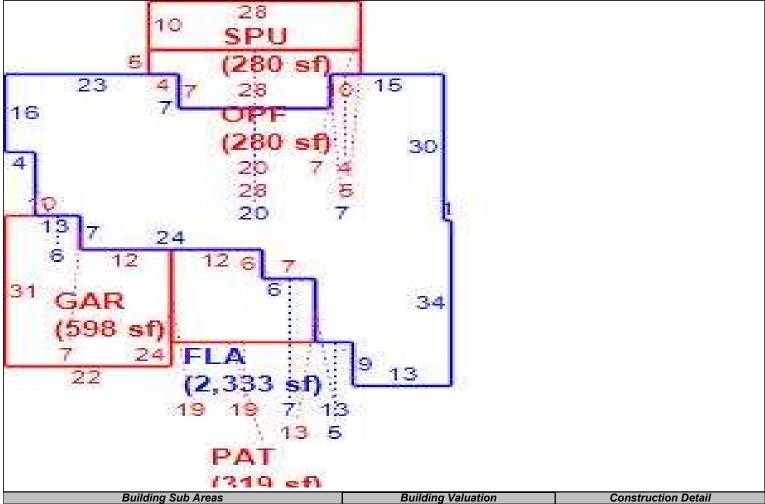
1717 MAIN ST STE 2000 **DALLAS**  $\mathsf{TX}$ 

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

Lan	and 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					JV/Mkt 0	0 Total Adj JV/Mkt						80,000	
	Classified Acres 0 Classified JV/Mkt 80,000							Classified	d Adj JV/Mk	ct		0	
						A1 / 1							

Sketch Bldg 1 of 1 Replacement Cost 331,628 Deprec Bldg Value 321,679 0 Sec 1 Multi Story



ns 3
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03
р

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

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

PRC Run: 12/17/2024

Card#

of 1

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

				Build	ing Perr	nits						
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Description	Review Date	CO Date			
2014 2008 2007	SALE 2007050399 2005121305	01-01-2013 05-15-2007 02-08-2006	06-04-2014 07-27-2007 01-31-2007	1 4,000 275,716	0099 0000	CHECK VALU SCRN ENCL 1 SFR 38744 LA		07-29-2013 07-27-2007 01-22-2007				
		Sale	es Information				Fxer	nptions				

Instrument No   Book/Page   Sale Date   Instr   Q/U   Code   Vac/Imp   Sale Price   Code   Description   Year   Amount				Sales Illioilli		Exemplions							
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	Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
Total 0.00	2018054192	4649 4614 4321	2339 0732 1037	07-01-2015 04-10-2015 04-30-2013	MI WD WD	U U Q	M M	 	100 100 210,000				
											Total		0.00

,	Va	lue	Sun	mary

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

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

<sup>\*\*\*</sup>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 3844438

Parcel ID 13-18-24-0522-00A-01700 Current Owner

FL

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

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

Card # of 1

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

WINDERMERE Legal Description

AQEEL VICTOR F

1342 BELFIORE WAY

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

34786

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
	Code	FIOIIL	Depui	Adj	Ullis	Price	Factor	Factor	Factor	Factor	Class val	Value	
1	0100	0	0		1.00 LT	40,000.00	0.0000	2.00	1.000	1.000	0	80,000	
									l Adj JV/Mk			80,000	
	Cla	assified A	cres	0] (	Classified JV/Mkt	: 80,000		Classified	d Adj JV/Mk	t		0	
	Skatch												

Bldg of 1 Replacement Cost 356,917 Deprec Bldg Value 346,209 Multi Story 1 Sec 19 15 FLA 84 11

	Building S	Sub Areas			Building Valuation	1	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	4
FLA GAR OPF	FINISHED LIVING AREA GARAGE FINISH OPEN PORCH FINISHE	2,501 0	2,501 618 455	2501 0	Effective Area Base Rate	2501 117.38	No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	455	U	Building RCN	356,917	Quality Grade	690	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS 2,501 3,574		3,574	2,501	Building RCNLD	346,209	Roof Cover	3	Type AC	03

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														
										re reflected b			7 4/ 5		
Code			Descr	iption	Uı	nits	Туре	Ur	it Price	Year Blt	Effect Y	r RCN	%Good	d	Apr Value
								Rui	ding Peri	mite					
Roll Yea	ar T	Permit	ID	Issue Da	ate Comp	Date	An	nount	Type		Descri	ption	Review	Date	CO Date
2020		20180504		01-01-20				399,63		SFR 2531 SF			07-31-2		
2019	:	20180504 <sup>-</sup>	71	09-28-20	18 01-25-	2019		399,63		SFR 2531SF			01-25-2	2019	
					Sales Inforn	,							mptions		
Instru	ıme	nt No	Boo	ok/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code Description Year Amoun			r Amount	
2023	3072	1180	6163	3 0734	06-19-2023	l wn	0	01	1	505 000					

			Sales Illioilli	alion			Lxempuons					
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023074180 2019053927	6163 5279	0734 1433	06-19-2023 05-09-2019	WD WD	QQ	01 Q	1	505,000 386,600				
										Total		0.00

				value St	ımmary				
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

<sup>\*\*\*</sup>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

13-18-24-0500-00O-00100

Current Owner

FL

MARKS MACKENZIE M AND STACY MARKS

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

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

Card # 1 of 1

Property Location

Site Address 5445 SADDLEBACK CT

LADY LAKE FL 32159 0001

NBHD 5140

Mill Group Property Use

Last Inspection 00100 SINGLE FAMILY TRF 01-01-202

Legal Description

LADY LAKE

5445 SADDLEBACK CT

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

32159

Lan	d Lines													
LL	Use Code	Front	Depth	n I	otes .dj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0			1.00	_T	40,000.00	0.0000	2.00	1.000	1.000	0	80,000
	Total Acres 0.00 JV/N			kt 0			Tota	Adj JV/Mk	t		80,000			
	Classified Acres 0 Classified JV/				Classified JV/M	kt 80	,000		Classifie	d Adj JV/Mk	t		0	

Sketch

Bldg 1 of 1 Replacement Cost 361,220 Deprec Bldg Value 350,383 Multi Story Sec 1 20 49 2,718 sf) 28

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	1999	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	2,718 0	2,718 658	2718 0	Effective Area	2718	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE 0 275		0	Base Rate Building RCN	112.56 361,220	Quality Grade	685	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS 2,718		3,651	2,718	Building RCNLD	·			Type AC	03

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

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

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 POOL/COOL DECK SCREEN ENCLOSED STRUCTURE	336.00 519.00 1685.00	SF SF SF	35.00 5.38 3.50		1999 1999 1999	11760.00 2792.00 5898.00	85.00 70.00 40.00	9,996 1,954 2,359			

				Build	ing Perr	nits								
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 SAI	DDLEBACK CT							
		Sale	es Information				Exer	nptions						

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	1	540,000				
	4565	0305	12-12-2014	WD	Q	Q	1	310,000				
	1704	1659	04-02-1999	WD	Q	Q	V	45,000				
	1289	2231	04-01-1994	TR	U	М	V	1				
										Total		0.00
	•	•	•	•		•			_		•	

Value Su	ımmary				
Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	1

	•					-				
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

Bldg Value

03 QG FROM 600 EJB 051303

Land Value

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

Misc Value

15X RENEWAL CARD RETURNED NEW MAILING ADDRESS OF 209 LINKS XING N NINETY SIX SC 29666

Market Value

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

<sup>\*\*\*</sup>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 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 # of 1

**Property Location** 

Site Address 39125 TACOMA DR

LADY LAKE FL 32159 0001 **NBHD** 5140

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

Current Owner

TACOMA DRIVE REALITY LLC

39125 TACOMA DR

 $\mathsf{FL}$ 32159

Legal Description

LADY LAKE

HARBOR HILLS UNIT 1 LOT 17 BLK R PB 30 PGS 13-27 ORB 6375 PG 1976

Lai	d 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 1 7		40,000.00	0.0000	2.00	1.000	1.000	0	80,000	
Total Acres   0.00   JV/Mkt   0						0,000 Sketch			l Adj JV/Mk I Adj JV/Mk			80,000	
						Sketch							

Bldg 1 1 of 1 Replacement Cost 347,984 Deprec Bldg Value 337,544 Multi Story Sec 26 13 26 8

	Building S				Building Valuation	า	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	3
_	FINISHED LIVING AREA GARAGE FINISH	GARAGE FINISH 0 462		2584 0	Effective Area Base Rate	2584 113.19	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE 0 178		0	Building RCN	347,984	Quality Grade	685	Half Baths	1	
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	2,584	3,224	2,584	Building RCNLD	337,544	Roof Cover	3	Type AC	03

Alternate Key 3268105 **LCPA Property Record Card** Parcel ID 13-18-24-0500-00R-01700

2024-0654 Comp 3 PRC Run: 12/17/2024

> Card# 1 of 1

Roll Year 2025 Status: A Miscellaneous Features \*Only the first 10 records are reflected below Code RCN Units Unit Price %Good Description Year Blt Effect Yr Apr Value Type 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	Date Amount Type Desc		Description	Review Date	CO Date			
1999	9808093	08-01-1998	12-01-1998	3,000	0000	31X24 SEN/39	9125 TACOMA DR				
		Sale	es Information				E.	xemptions			

Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	1
2024090627	6375	1976	07-23-2024	QC	U	11	1	100					
2024038614	6310	1027	03-28-2024	WD	Q	01	1	460,000					
2023004501	6079	0004	01-12-2023	WD	Q	01	- 1	540,000					
	4345	1553	06-19-2013	QC	U	U	- 1	100					
	2768	2366	02-18-2005	WD	Q	Q	- 1	435,000					
													1
										Total		0.00	
	1	1											

	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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