



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3784660*

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>2024-0655</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9/2/24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; 2018-2 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>1319250200-00E-00100 11601 Lake Dr</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 # 2024-0655	Alternate Key: 3784660	Parcel ID: 13-19-25-0200-00E-00100	
Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 11601 LAKE DR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name 2018-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 256,003	\$ 256,003	
2. Assessed or classified use value, *if applicable	\$ 227,420	\$ 227,420	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 227,420	\$ 227,420	

*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#	3784660	3386949	3561902	3319079
Address	11601 LAKE DR LEESBURG	11636 LAKE DR LEESBURG	11611 LAKE DR LEESBURG	11138 FOUNTAIN LAKE BLVD
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$286,000	\$270,000	\$299,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	2.40%	0.40%
Adjusted Sale		\$247,676	\$235,980	\$255,346
\$/SF FLA	\$162.23 per SF	\$173.56 per SF	\$155.25 per SF	\$191.27 per SF
Sale Date		8/11/2023	6/21/2023	11/30/2023
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	1,578	1,427	7550	1,520	2900	1,335	12150
Year Built	2004	1992		1994		1991	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		1 CAR	10000
Porches	Y	Y (ENCL)	-5000	PATIO	5000	Y	
Pool	Y	N	20000	N	20000	N	20000
Fireplace	0	0	0	0	0	1	-2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 9.1%	22550	Net Adj. 11.8%	27900	Net Adj. 15.5%	39650
		Gross Adj. 13.1%	32550	Gross Adj. 11.8%	27900	Gross Adj. 17.5%	44650
Adj. Sales Price	Market Value \$256,003	Adj Market Value	\$270,226	Adj Market Value	\$263,880	Adj Market Value	\$294,996
	Value per SF 162.23						

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

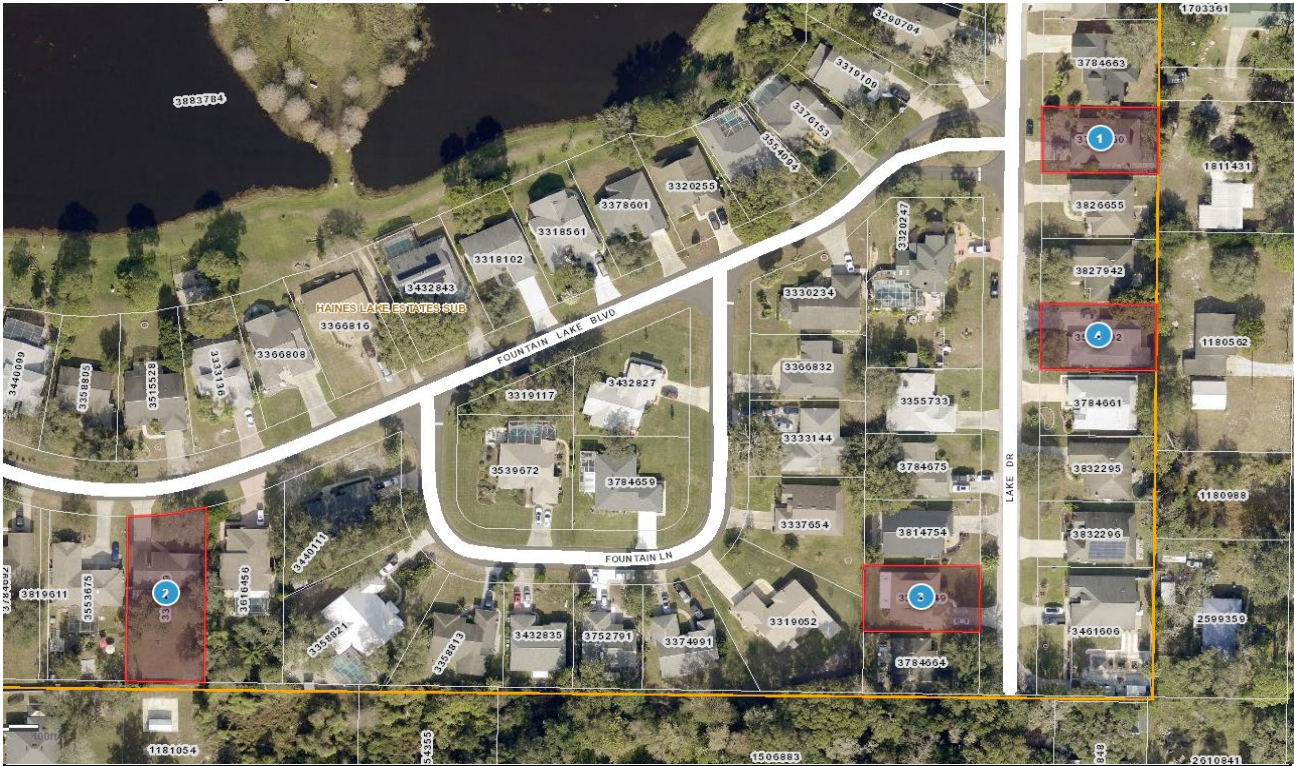
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

DEPUTY: CHRISTOPHER QUANTE

DATE 12/10/2024

2024-0655 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3784660	11601 LAKE DR LEESBURG	-
2	COMP 3	3319079	11138 FOUNTAIN LAKE BLVD LEESBURG	SAME SUB
3	COMP 1	3386949	11636 LAKE DR LEESBURG	SAME SUB
4	COMP 2	3561902	11611 LAKE DR LEESBURG	SAME SUB
5				
6				
7				
8				

Alternate Key 3784660
Parcel ID 13-19-25-0200-00E-00100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0655 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

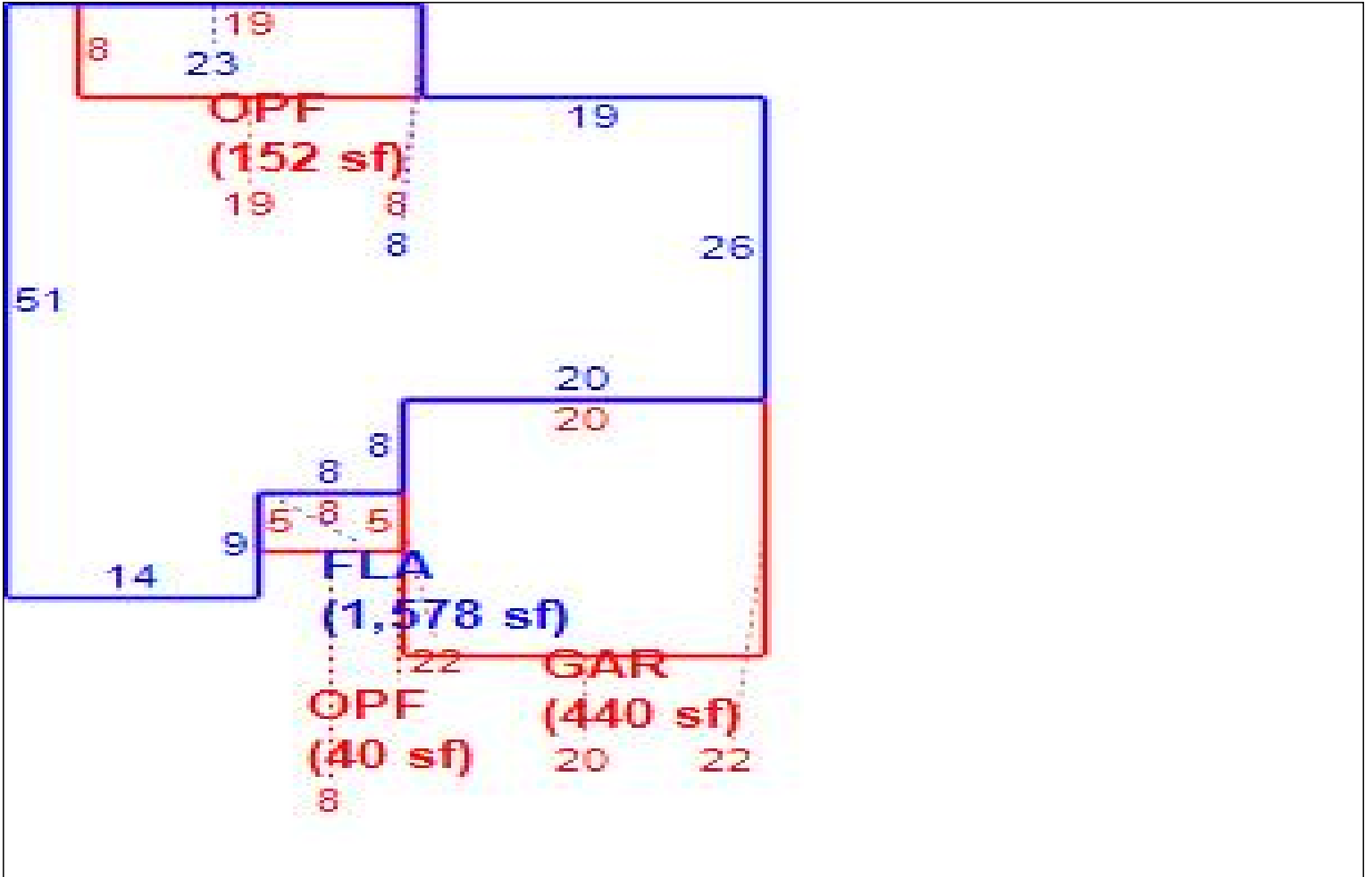
Current Owner
2018-2 IH BORROWER LP
C/O INVITATION HOMES TAX DEPT
1717 MAIN ST STE 2000
DALLAS TX 75201

Property Location
Site Address 11601 LAKE DR
LEESBURG FL 34788
Mill Group 0001 NBHD 5067
Property Use 0010 SINGLE FAMILY
Last Inspection TRF 01-26-202

Legal Description
HAINES LAKE ESTATES LOTS 1, 2 BLK E PB 16 PG 46 ORB 4582 PG 891 ORB 5107 PG 1533

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		2.00 LT	20,000.00	0.0000	1.60	1.000	1.000	0	64,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,000			
Classified Acres		0		Classified JV/Mkt		64,000		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 189,138 Deprec Bldg Value 183,464 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,578	1,578	1578	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	96.94	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	192	0	189,138	Wall Type	03	Heat Type	6
TOTALS		1,578	2,210	1,578	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					183,464				

Alternate Key 3784660
Parcel ID 13-19-25-0200-00E-00100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0655 Subject
PRC Run: 12/10/2024 By
Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	162.00	SF	35.00	2004	2004	5670.00	85.00	4,820
PLD2	POOL/COOL DECK	398.00	SF	5.38	2004	2004	2141.00	70.00	1,499
SEN2	SCREEN ENCLOSED STRUCTURE	1208.00	SF	3.50	2004	2004	4228.00	50.00	2,114

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	SALE	01-01-2013	02-25-2014	1	0099	CHECK VALUE	02-25-2014		
2005	2004090511	09-14-2004	02-28-2005	2,583	0000	14X42 POOL SEN/11601 LAKE DR			
2005	2004080482	08-10-2004	02-28-2005	21,000	0000	10X20 POOL W/14X42 DECK			
2005	2004041052	05-05-2004	02-28-2005	97,196	0000	SFR 11601 LAKE DR			

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			
	4582	0891	01-29-2015	WD	U	M	I	100			
	4364	0879	07-29-2013	WD	Q	Q	I	125,000			
	2673	0454	10-07-2004	WD	Q	Q	I	138,500			
	2555	1200	04-27-2004	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	
64,000	183,464	8,433	255,897	5737	250160	0.00	250160	255897	256,003	

Parcel Notes

00FC LAND TO LT W LOC FD 0300
 2408/324 CORRECTIVE DEED FOR 2394/1903 TO CORRECT LEGAL
 08X KENNETH & JOYCE FILED HX ON AK 3831368
 4364/879 KENNETH C & JOYCE QUIST 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 NO CHG ADW 022514
 4582/891 IH2 PROPERTY FLORIDA LP TO 2015-1 IH2 BORROWER LP
 4582/891 M SALE INCL OVER 25 PARCELS MULTI SUBS
 15VAB PETITION 2015-069 ADT 091515
 15VAB PETITION 2015-069 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 AK3821698 CB 080516
 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

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 3386949
 Parcel ID 13-19-25-0200-00C-05600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0655 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

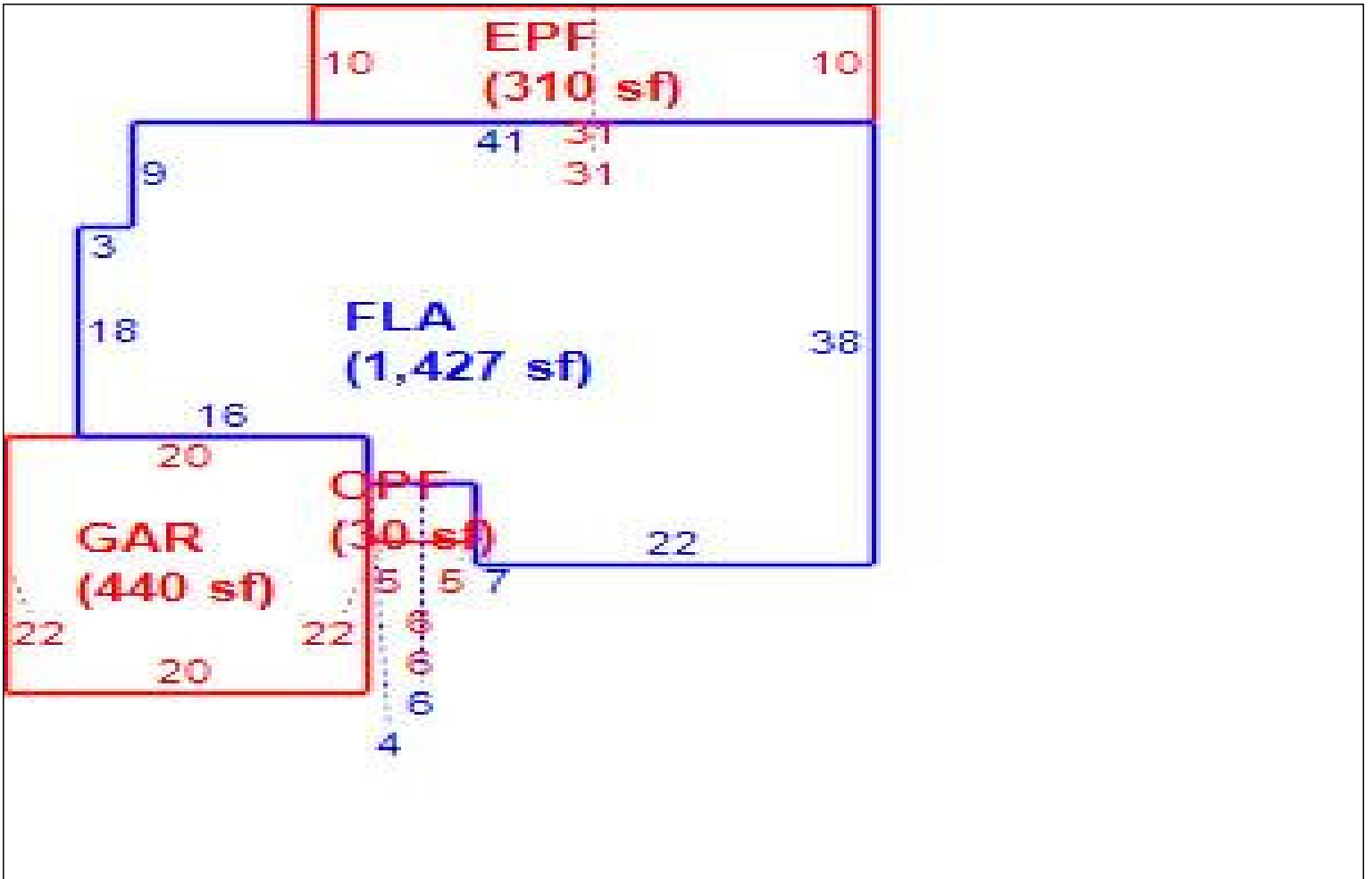
Current Owner		
PICKEL RACHEL M & MICHAEL K		
11636 LAKE DR		
LEESBURG	FL	34788

Property Location			
Site Address 11636 LAKE DR			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5067
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-26-202

Legal Description
 HAINES LAKE ESTATES, LOTS 56 & 57 BLK C PB 16 PG 46 ORB 6201 PG 817

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		2.00 LT	20,000.00	0.0000	1.60	1.000	1.000	0	64,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,000		
Classified Acres		0		Classified JV/Mkt		64,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 182,248 Deprec Bldg Value 176,781 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	
EPF	ENCLOSED PORCH FIN	0	310	0	1992					
FLA	FINISHED LIVING AREA	1,427	1,427	1,427	Effective Area	1427	No Stories	1.00	Full Baths 2	
GAR	GARAGE FINISH	0	440	0	Base Rate	99.10	Quality Grade	650	Half Baths 0	
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	182,248	Wall Type	03	Heat Type 6	
TOTALS		1,427	2,207	1,427	Condition	EX	Foundation	3	Fireplaces 0	
					% Good	97.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
					Building RCNLD	176,781				

Alternate Key 3386949
 Parcel ID 13-19-25-0200-00C-05600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0655 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2009	2008040071	04-16-2008	04-28-2009	8,200	0000	REROOF SHINGLE			
2008	2007080628	08-21-2007	03-19-2008	600	0000	ELEC UPGRADE CK IMPS	03-19-2008		
2008	2007080251	08-09-2007	03-19-2008	11,300	0000	PROFAB ACRYLIC RM ON EX SLAB 10	03-19-2008	09-11-2007	
1995	00000001	08-01-1994	12-01-1994	1	0000	RAISE QG FOR '95 TO 400			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023105225	6201 0817	08-11-2023	WD	Q	01	I	286,000	039	HOMESTEAD	2024	25000	
2016056308	4787 0215	05-27-2016	QC	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
	2078 1683	02-27-2002	WD	Q	Q	I	81,000					
	1176 0996	07-01-1992	WD	Q	Q	V	18,800					
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	
64,000	176,781	0	240,781	0	240781	50,000.00	190781	215781	240,781	

Parcel Notes

94 QG FROM 375 RS 011995
 97FC ADJ LAND RS 010997
 00FC LAND TO LT W LOC QG FROM 400 FD 0300
 01 QG FROM 475 FER 0501
 2078/1683 ROBERT W & VERONICA G GANO TO MARJORIE B BURRIS SINGLE
 03X BUDDY FRANKLIN BURRIS DECEASED 050494 DC
 08FC COND FROM 3 ADD EPU4 TJW 031908
 4787/215 MARJORIE B BURRIS LE REM GEFFREY L BURRIS
 20CC RECEIVED SOS APP KCH 022420
 20CC HAS HAD SOS SINCE 2013 NT 030520
 22TR UNDELIVERABLE AS ADDRESSED 11636 LAKE DR LEESBURG FL 34788 INFO SCANNED CS 101222
 6201/817 MARJORIE B BURRIS AND GEFFREY L BURRIS TO RACHEL M & MICHAEL KEVIN PICKEL HW
 24CC EFILE HX APP CP 121423

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Alternate Key 3561902
Parcel ID 13-19-25-0200-00E-00700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0655 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

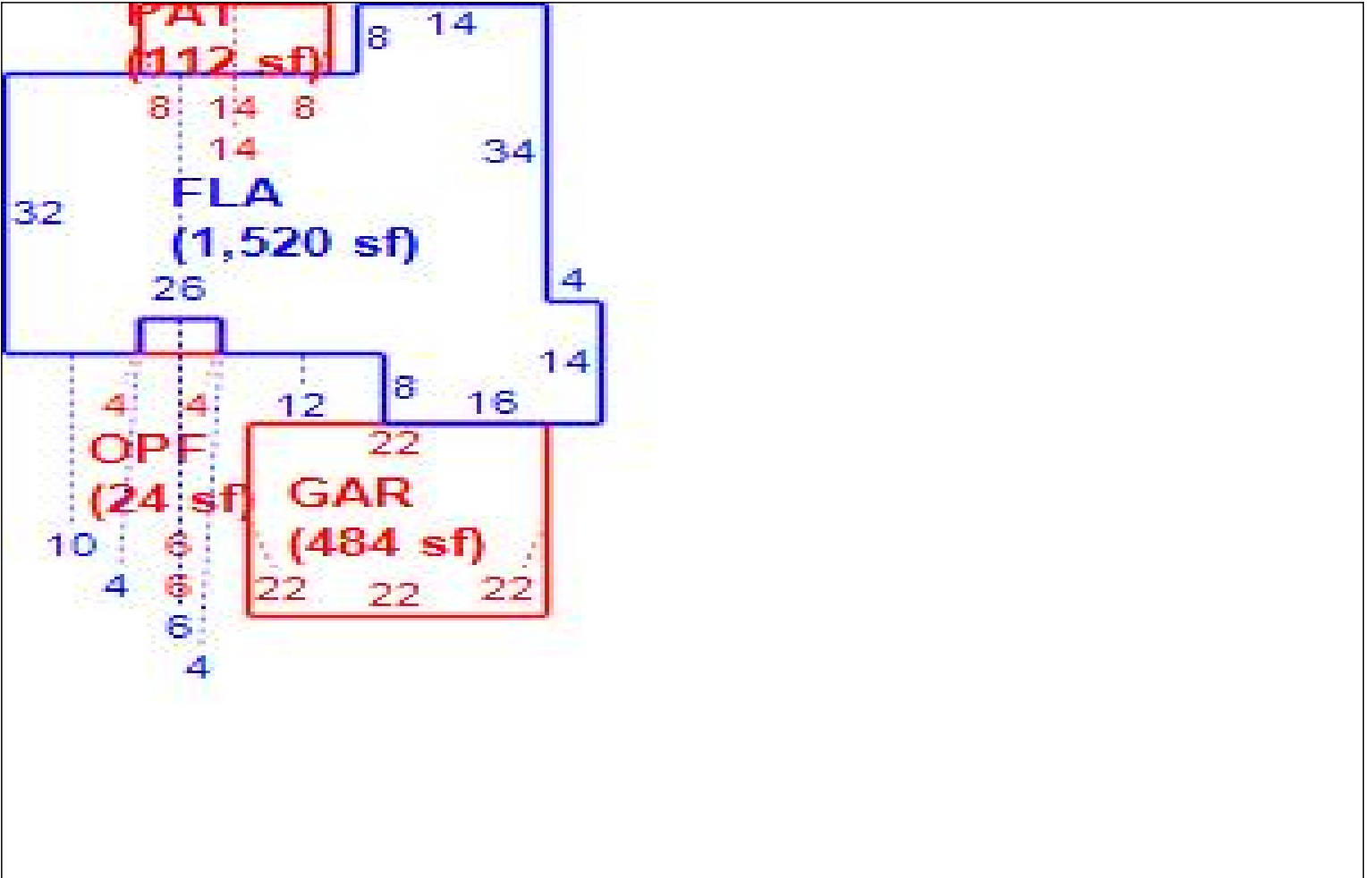
Current Owner		
VARGAS ARISMEL E ET AL		
11611 LAKE DR		
LEESBURG	FL	34788

Property Location			
Site Address 11611 LAKE DR			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5067
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-26-202

Legal Description
HAINES LAKE ESTATES SUB LOTS 7 & 8 BLK E PB 16 PG 46 ORB 6167 PG 2025

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		2.00 LT	20,000.00	0.0000	1.60	1.000	1.000	0	64,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,000		
Classified Acres		0		Classified JV/Mkt		64,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 184,204
Deprec Bldg Value 174,994		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	1,520	1,520	1520	1994	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	484	0	97.76	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	184,204	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	112	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,520	2,140	1,520	95.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	174,994			

Alternate Key 3561902
Parcel ID 13-19-25-0200-00E-00700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0655 Comp 2
PRC Run: 12/10/2024 By
Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1995	0000001	11-01-1994	12-01-1994	1	0000	CK IMPS			
1995	04029	08-01-1994	11-01-1994	52,910	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023077909	6167	2025	06-21-2023	WD	Q	01	I	270,000	039	HOMESTEAD	2024	25000
	4611	0809	04-03-2015	QC	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	3818	0312	08-31-2009	QC	U	U	I	100				
	1309	2015	07-01-1994	WD	Q	Q	V	18,300				
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	
64,000	174,994	0	238,994	0	238994	50,000.00	188994	213994	238,994	

Parcel Notes

94 ADD SFR RS 110794
 94 CHG QG TO 350
 97FC QG FROM 350 TO EQUAL NBHD RS 010997
 00FC LAND LOC FROM 340 QG FROM 400 COND FROM 3 FD 0300
 1910/1892 EMILY M LANGE TREVINO TO FEDERICO TREVINO AND EMILY LANGE TREVINO HW
 01 QG FROM 450 FER 0501
 3818/312 FEDERICO TREVINO QCS TO EMILY LANGE TREVINO PURSUANT TO MARITAL SETTLEMENT AGREEMENT CASE NO 2009 DR1862
 14X TREVINO RENEWAL CARD RETURNED WITH ADDR OF 1973 APPALACHEE CIR TAVARES 32778 CMD 020614
 14X EMILY LANGE-TREVINO DID NOT MOVE OR RENT PER LETTER DTD 031714
 14X EMILY LANGE-TREVINO REQUESTED WE REMOVED THE TREVINO BUT DID NOT SEND DOCUMENTATION
 15X EMILY LANGE CHANGED ADDR TO 11611 LAKE DR LEESBURG 34788 GC 012615
 15X FI JMK 033115
 4611/809 EMILY LANGE FKA EMILY LANGE-TREVINO TO EMILY LANGE UNMARRIED
 15X FI DISCOVERY SPOKE WITH ERIC EMILY'S SON LIVES HERE WITH HIS MOTHER JMK 033115
 6167/2025 EMILY LANGE TO ET AL ARISMEL ENRIQUEZ VARGAS SINGLE AND KEVIN SANCHEZ SINGLE AND DIANELI SANCHEZ SINGLE ONLY
 24CC EFILE HX APP CP 010724
 24X PERMANENT RESIDENT CARD RECD BY EMAIL FOR ARISMEL ENRIQUEZ VARGAS RESPONDED BACK TO EMAIL ASKING FOR SECOND FORM OF FL INFO TAG OR AFF ALS 011624
 24CC SUBMITTED AFFIDAVIT OF FL RESIDENT NT 030124

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Alternate Key 3319079
Parcel ID 13-19-25-0200-00C-01800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0655 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

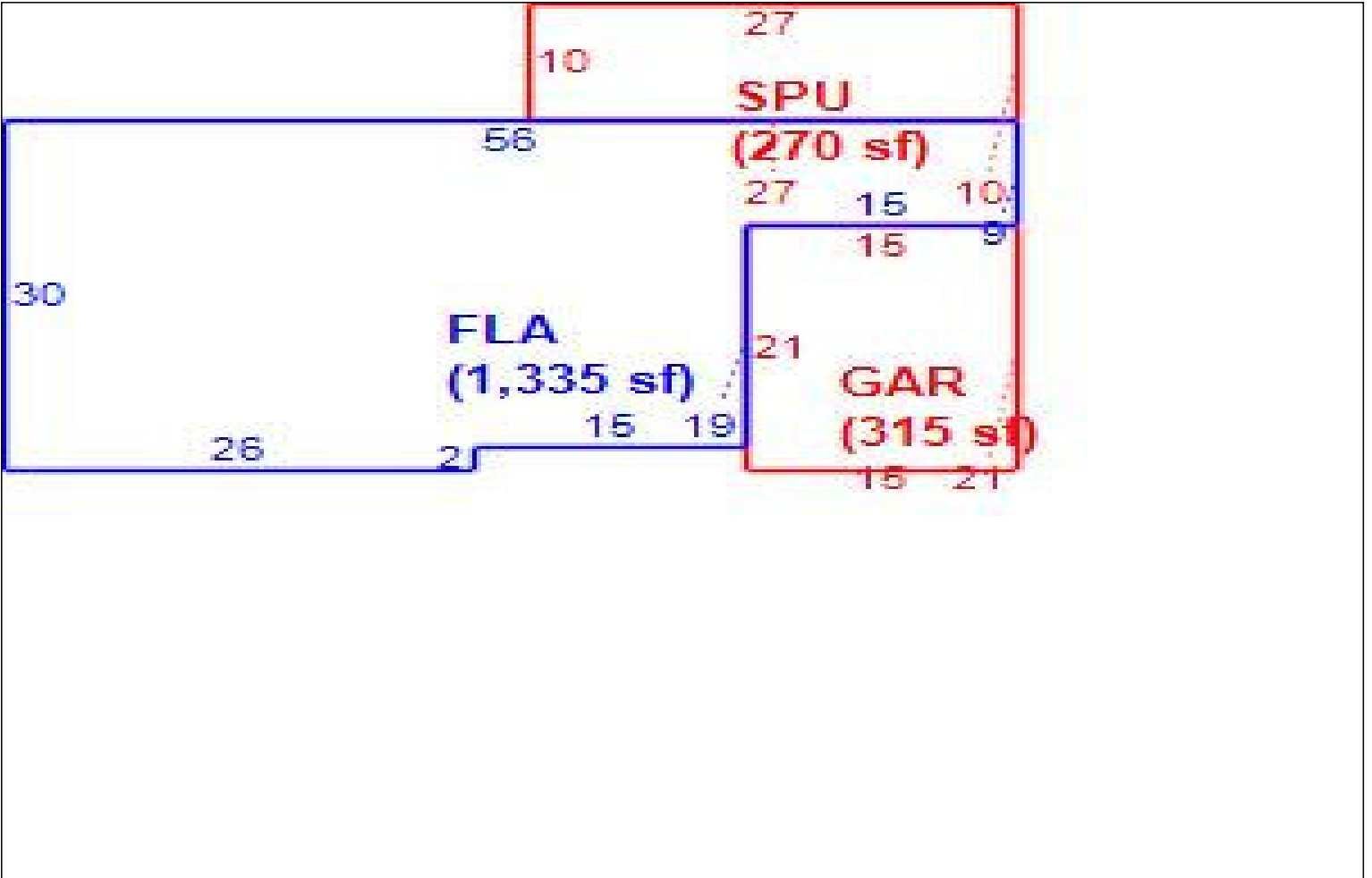
Current Owner		
BARTRUFF JOSEPH		
11138 FOUNTAIN LAKE BLVD		
LEESBURG	FL	34788

Property Location			
Site Address 11138 FOUNTAIN LAKE BLVD			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5067
Property Use		Last Inspection	
00100	SINGLE FAMILY	RER	11-01-201

Legal Description
HAINES LAKE ESTATES LOT 18--LESS W 15 FT--, LOT 19, W 22.50 FT OF LOT 20 BLK C PB 16 PG 46 ORB 6252 PG 1274

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		2.00 LT	20,000.00	0.0000	1.60	1.100	1.000	0	70,400
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,400		
Classified Acres		0		Classified JV/Mkt		70,400		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 167,735	Deprec Bldg Value 162,703	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,335	1,335	1335	1991	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	315	0	1335	Quality Grade	650	Half Baths	0	
SPU	SCREEN PORCH UNFIN	0	270	0	99.70	Wall Type	03	Heat Type	6	
TOTALS		1,335	1,920	1,335	167,735	Foundation	3	Fireplaces	1	
					EX	Roof Cover	3	Type AC	03	
					97.00					
					0					
					162,703					

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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	
2020	FUNC	01-01-2019	11-01-2019		1 0008	FUNC *SEE NOTES	11-12-2019		
2019	2018071356	10-30-2018	02-25-2019	36,414	0002	REPL FIRE DAMAGED SCRNM RM/REN	02-25-2019		
1995	0000001	08-01-1994	12-01-1994		1 0000	RAISE QG FOR '95 TO 400			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023148064	6252 1274	11-30-2023	WD	Q	01	I	299,000					
2023148063	6252 1272	11-14-2023	WD	U	11	I	100					
2019133051	5378 2080	11-16-2019	WD	Q	Q	I	184,500					
	4058 1407	07-29-2011	WD	Q	Q	I	80,000					
	1158 0423	03-01-1992	WD	Q	Q	I	76,300					
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	
70,400	162,703	0	233,103	0	233103	0.00	233103	233103	233,103	

Parcel Notes

93X JAMES A DART JR DECEASED 040492
 94 QG FROM 375 RS 011995
 97FC ADJ LAND LOC FROM 125 RS 010997
 00FC LAND TO LT QG FROM 400 FD 030100
 01 QG FROM 425 FER 050101
 04 QG FROM 475 JWP 052404
 05X MARY J DART NKA MARY J GASIOR SHE WAS MARRIED 102304 PER NOTE TO OFFICE
 08TR NOT DELIVERABLE AS ADDRESSED 1937 LEON RD JACKSONVILLE 32246
 10TR ATTEMPTED NOT KNOWN 691 WILLOW OAKS BLVD HAMPTON VA 23669
 10TR SECOND ATTEMPT NOT DELIVERABLE AS ADDRESSED 11138 FOUNTAIN LAKE RD LEESBURG 34788
 4058/1407 MARY J GASIOR FKA DART TO SHAUNNA M FARLEY
 17IT 11X27 REAR ADD PJF 030717
 19FC SFR COMPLETELY GUTTED DUE TO FIRE RENO LOOKS TO BE STARTED ADD FUNC CK FOR 2020 SKB 022519
 20IT CK IMPS REAR 10X28 SPU PJF 072419
 5378/2080 SHAUNNA M FARLEY & MICHAEL JACKSON JR TO ET AL CARMINE L & COURTNEY BROOKS NOCE HW AND ROBERT STEVEN BROOKS JR MARRIED TIC
 20X COURTESY HX CARD SENT 012320
 20FC SFR IN GOOD COND FIRE DAMAGE REPAIRED FUNC FROM 60 CAN3 TO SPU SFR FROM 171 YR FROM 1992 RER 110119
 20X SHAUNNA M FARLEY & MICHAEL JACKSON JR MOVED APPLIED FOR HX & PORT IN LEE CO DB 040220
 6252/1272 CARMINE L NOCE DEEDS HIS INT TO COURTNEY BROOKS NOCE SINGLE
 6252/1274 ROBERT STEVEN BROOKS JR AND COURTNEY BROOKS NOCE TO JOSEPH BARTRUFF SINGLE

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