

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011. Florida Statutes

3827942

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.

incorporated, by re	ielence, in Rule 12D-16.00				
	<u>COMBITATED BA GI</u>	ank of the val	rnevonauviex	TEOXID (M	
Petition# 20	524-0657	County Lake	Tax	x year 2024	Date received 9.12.24
	ecc.	NY VEI GENELISING	HE PETITIONER		c , , , , , , , ,
PART 1. Taxpaye	er Information	er Signatur			and the second s
	V_HOME; IH3 Property Florida, L.	Р.	Representative: Ry	yan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale R Scottsdale, AZ 85254	d, Ste 650	priyotoai auureoo	1319250200-0 11609 Lake D	
Phone 954-740-6	240		Email F	ResidentialAp	peals@ryan.com
The standard way	to receive information is by	US mail. If possible	e, I prefer to receive	information b	y 🗹 email 🗌 fax.
	petition after the petition dea at support my statement.	adline. I have attac	hed a statement of	the reasons I	filed late and any
your evidence t	the hearing but would like m o the value adjustment board VAB or special magistrate ru	l clerk. Florida law a	llows the property ap	opraiser to cros	ss examine or object to your
Type of Property Commercial	☑ Res. 1-4 units Industria Res. 5+ units ☐ Agricultur	al and miscellaneou al or classified use	us High-water rech	_	listoric, commercial or nonprofit usiness machinery, equipment
PART 2. Reason	for Petition Check	one. If more than	one, file a separat	te petition.	
☐ Denial of classi ☐ Parent/grandpa ☐Property was no ☐Tangible person return required b		January 1 t have timely filed	(Include a date- a∐Qualifying improv	filing of exemp- stamped copy ement (s. 193.1 ontrol (s. 193.15	otion or classification y of application.)
determination 5 Enter the time by the reques group.	f this is a joint petition. Attac in that they are substantially e (in minutes) you think you r ted time. For single joint petit s or I will not be available to	similar. (s. 194.01 need to present you tions for multiple un	1(3)(e), (f), and (g), ir case. Most hearing its, parcels, or accou	F.S.) gs take 15 min unts, provide th	utes. The VAB is not bound the time needed for the entire
You have the right evidence directly to appraiser's evidenty You have the right of your property reinformation redactors.	to exchange evidence with the property appraiser at loce. At the hearing, you have, regardless of whether you cord card containing informed. When the property appround now to obtain it online.	the property appra- least 15 days before the right to have initiate the eviden lation relevant to the	eiser. To initiate the re the hearing and n witnesses sworn. ce exchange, to red the computation of yo	exchange, you nake a written belive from the our current ass	ou must submit your request for the property property appraiser a copy sessment, with 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.

Complete part 3 if you are representing yourself or if you are au		· · · · · · · · · · · · · · · · · · ·
without attaching a completed power of attorney or authorizatio Written authorization from the taxpayer is required for access to collector.	n for representation to this form.	•
☐ I authorize the person I appoint in part 5 to have access to an Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signa	ature	
Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.		wing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated e	ntity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 475,		RD6182).
A Florida real estate broker licensed under Chapter 475, Florida	orida Statutes (license number).
A Florida certified public accountant licensed under Chapter	473, Florida Statutes (license numbe	er).
I understand that written authorization from the taxpayer is requappraiser or tax collector.	ired for access to confidential informa	ation from the property
Under penalties of perjury, I certify that I have authorization to fam the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the	this petition and of becoming an age	nt for service of process
am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the	this petition and of becoming an age nis petition and the facts stated in it a	nt for service of process re true.
am the owner's authorized representative for purposes of filing	this petition and of becoming an age nis petition and the facts stated in it a	nt for service of process
am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the signature, representative	this petition and of becoming an ager nis petition and the facts stated in it a Robert Peyton Print name	nt for service of process re true. 9/10/2024
am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the Louise Loui	this petition and of becoming an ageralis petition and the facts stated in it a Robert Peyton Print name	nt for service of process re true. 9/10/2024
am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the Lower L. Coulombre Signature, representative PART 5. Unlicensed Representative Signature	this petition and of becoming an ageralis petition and the facts stated in it a Robert Peyton Print name ed in part 4 above.	nt for service of process re true. 9/10/2024 Date
am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not listed	this petition and of becoming an ager his petition and the facts stated in it a Robert Peyton Print name ed in part 4 above. e licensed representatives or employeements of Part II of Chapter 709, F.S.	nt for service of process re true. 9/10/2024 Date Date Date Date
am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not listed I am a compensated representative not acting as one of the AND (check one) Attached is a power of attorney that conforms to the required	this petition and of becoming an ageralis petition and the facts stated in it a Robert Peyton Print name ed in part 4 above. e licensed representatives or employer ements of Part II of Chapter 709, F.S. and signature is in part 3 of this form.	nt for service of process re true. 9/10/2024 Date Date Date Date
am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the signature. Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not listed. I am a compensated representative not acting as one of the AND (check one) Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR I the taxpayer's authorized.	this petition and of becoming an ageralis petition and the facts stated in it a Robert Peyton Print name and in part 4 above. Illustratives or employed ements of Part II of Chapter 709, F.S. and signature is in part 3 of this form. ND (check one)	nt for service of process are true. 9/10/2024 Date Date ees listed in part 4 above , executed with the
am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the signature. Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not listed. I am a compensated representative not acting as one of the AND (check one) Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR. I the taxpayer's authorized. I am an uncompensated representative filing this petition AND.	this petition and of becoming an ager his petition and the facts stated in it a Robert Peyton Print name ed in part 4 above. e licensed representatives or employed signature is in part 3 of this form. ND (check one) r's authorized signature is in part 3 of	nt for service of process re true. 9/10/2024 Date Date Des listed in part 4 above , executed with the
am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the signature. Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not listed. I am a compensated representative not acting as one of the AND (check one) Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR. I the taxpayer's authorized. I am an uncompensated representative filing this petition And the taxpayer's authorization is attached OR. I the taxpayer is required.	this petition and of becoming an ageralis petition and the facts stated in it a Robert Peyton Print name ed in part 4 above. elicensed representatives or employer ements of Part II of Chapter 709, F.S. and signature is in part 3 of this form. ND (check one) It's authorized signature is in part 3 of the par	nt for service of process re true. 9/10/2024 Date Date ees listed in part 4 above , executed with the this form. nation from the property filling this petition and of

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	!	2024-0657		Alternate K	ey: 3827942	Parcel I	D: 13-19-25-02 0	00-00E-00500
Petitioner Name The Petitioner is: Other, Explain:	ROBERT Taxpayer of Rec	PEYTON, R	YAN LLC payer's agent	Property Address		LAKE DR SBURG	Check if Mu	Iltiple Parcels
Owner Name	IH3 PROF	PERTY FLO	RIDA LP	Value from TRIM Notice	T GIGG BOIGI	e Board Actio ted by Prop App	i value atter i	Board Action
1. Just Value, red	quired			\$ 246,50	00 \$	246,50	0	
2. Assessed or c	lassified use val	ue, *if appli	cable	\$ 207,29	90 \$	207,29	0	
3. Exempt value,				\$	-	·		
4. Taxable Value,				\$ 207,29	90 \$	207,29	0	
*All values entered	d should be count	ty taxable va	lues, School an			may differ.	•	
Last Sale Date	12/6/2013		ce: \$120	-	Arm's Length		Book <u>4415</u> F	Page
ITEM	Subje	ct	Compara	able #1	Compara	able #2	Compara	ıble #3
AK#	382794		3386		35619		33190	
Address	11609 LAK LEESBU		11636 LA LEESB		11611 LA LEESB		11138 FOUN BLV	
Proximity			SAME		SAME		SAME	
Sales Price			\$286,0		\$270,0		\$299,0	
Cost of Sale			-15		-15		-159	
Time Adjust			1.60		2.40		0.40	
Adjusted Sale \$/SF FLA	¢155.90 m	or SE	\$247,0 \$172.56		\$235,9		\$255,3 \$191.27	
Sale Date	\$155.82 p	ei Sr	\$173.56 8/11/2	•	\$155.25 6/21/2		11/30/2	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	_	✓ Arm's Length	Distressed
Terris or Sale			7 mm o zongan	Bioliococc	7 min o Eorigan		7 am o zongar	Biolifeccea
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,582		1,427	7750	1,520	3100	1,335	12350
Year Built	2005		1992	1	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	PATIO		Y (ENCL)	-8000	PATIO		Y	-5000
Pool	N 0		N 0	0	N 0	0	N 1	0
Fireplace AC	Central		Central	0	Central	0	Central	-2500 0
Other Adds	N		N	 	N	0	N	0
Site Size	1 LOT		1 LOT	+	1 LOT		1 LOT	1
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET		STREET		STREET		STREET	
7.000			-Net Adj. 0.1%	-250	Net Adj. 1.3%	3100	Net Adj. 5.8%	14850
			Gross Adj. 6.4%	15750	Gross Adj. 1.3%	3100	Gross Adj. 11.7%	
	Market Value	\$246,500	Adj Market Value	\$247,426	Adj Market Value	\$239,080	Adj Market Value	\$270,196
Adj. Sales Price	Value per SF	155.82	-	•	-	<u>, </u>		•

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

2024-0657 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3319079	11138 FOUNTAIN LAKE BLVD LEESBURG	SAME SUB
2	SUBJECT	3827942	11609 LAKE DR LEESBURG	-
3	COMP 1	3386949	11636 LAKE DR LEESBURG	SAME SUB
4	COMP 2	3561902	11611 LAKE DR LEESBURG	SAME SUB
5				
6				
7				
8				

IH3 PROPERTY FLORIDA LP

1717 MAIN ST STE 2000

C/O INVITATION HOMES TAX DEPT

Parcel ID 13-19-25-0200-00E-00500 Current Owner

 TX

LCPA Property Record Card Roll Year 2025

Status: A

2024-0657 Subject PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 11609 LAKE DR

LEESBURG FL 34748

0001 NBHD Mill Group 5067

Property Use Last Inspection 00100 SINGLE FAMILY TRF 01-26-202

Legal Description

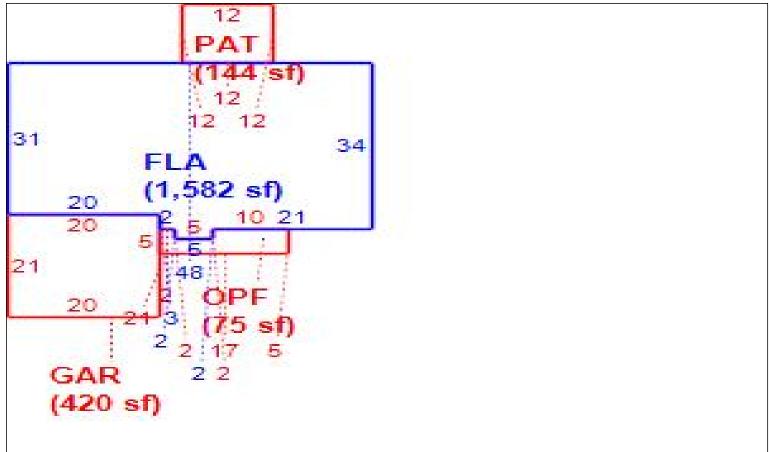
DALLAS

HAINES LAKE ESTATES LOTS 5, 6 BLK E PB 16 PG 46 ORB 4415 PG 1519

75201

Lan	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		2.00 LT	20,000.00	0.0000	1.60	1.000	1.000	0	64,000
		Total A	cres	0.00	JV/Mkt 0			Tota	d Adj JV/Mk	t		64,000
	Cla	assified A	cres	0	Classified JV/Mkt 64	,000		Classifie	d Adj JV/Mk	t		0
						Sketch						

Bldg 1 1 of 1 Replacement Cost 188,144 Deprec Bldg Value 182,500 0 Sec Multi Story



	Building S				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3	
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,582 0	1,582 420	1582 0	Effective Area	1582	No Stories	1.00	Full Baths	2	
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	75 144	0	Base Rate Building RCN	96.88 188,144	Quality Grade	650	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0	
	TOTALS	1,582	2,221	1,582	Building RCNLD	182,500	Roof Cover	3	Type AC	03	

Alternate Key 3827942 Parcel ID 13-19-25-0200-00E-00500

LCPA Property Record Card Roll Year 2025 Status: A

2024-0657 Subject PRC Run: 12/10/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Unit Price Year Blt Effect Yr %Good Code Units Type RCN Description Apr Value **Building Permits** CO Date Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date SALE 01-01-2013 05-01-2014 0099 **CHECK VALUE** 05-01-2014 2014 SALE 01-01-2006 04-17-2007 0000 CHECK VALUES 04-17-2007 2007 2004090383 02-28-2005 11-30-2005 87,516 0000 SFR FOR 06 2006 2004090383 10-13-2004 02-28-2005 87,516 0000 SFR 11609 LAKE DR 2005

•				Sales Inform	ation						Exem	nptions		
Instrume	nt No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
		4415 4194 4150 3204 2805	1519 1010 2137 0781 2187	12-06-2013 06-25-2012 04-04-2012 06-30-2006 03-22-2005	WD WD CT WD WD	Q U U Q Q	0000	 - - -	120,200 92,000 100 215,000 149,900					
												Total		0.00

				Value Sเ	ımmary				
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	182 500	0	246 500	18490	228010	0.00	228010	246500	246 500

Parcel Notes

05FC SFR STILL UC IN 05 JWP 022805

2805/2187 DAVID P CHAN

2805/2187 USED CO TITLE CO ADDRESS TO SEND MAIL TO BECAUSE THEY SHOWED SELLERS ADDRESS FOR GRANTEE

3204/781 ELVIS GONZALEZ SINGLE

07FC LOC FROM 100 QG FROM 615 TJW 041707

08 QG FROM 650 TO PLACE IN LINE WITH NEW HOME SALES IN SUB TJW 070808

08X ADDRESS LIST 1601 JOHNS LAKE RD APT 242 CLERMONT ELVIS GONZALEZ CONFIRMED MOVED 060708 PER LETTER SIGNED AND DTD 080508

4150/2137 CT VS ELVIS GONZALEZ PROP SOLD TO WELLS FARGO BANK NA TTEE

4194/1010 WELLS FARGO BANK NA TTEE TO MEGAN LAMB SINGLE

4415/1519 MEGAN LAMB TO IH3 PROPERTY FLORIDA LP

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 AK3829828 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.***

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

LCPA Property Record Card Roll Year 2025 Status: A 2024-0657 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 11636 LAKE DR

LEESBURG FL 34788

Mill Group 0001 NBHD 5067

Property Use Last Inspection

Property Use Last Inspection
00100 SINGLE FAMILY TRF 01-26-202

Current Owner

PICKEL RACHEL M & MICHAEL K

11636 LAKE DR

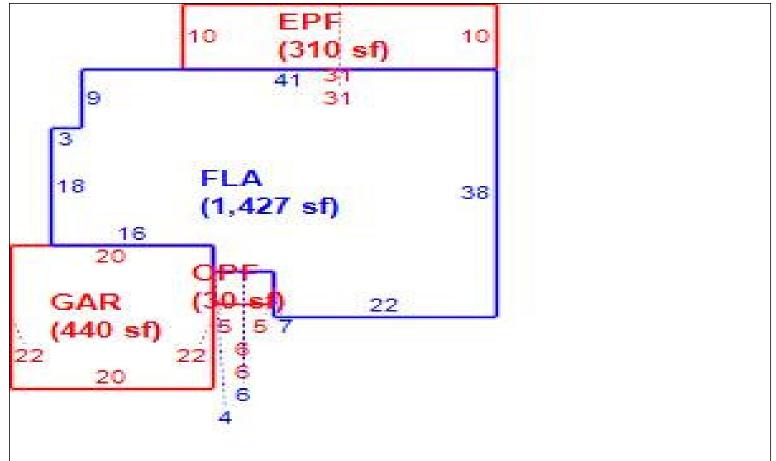
LEESBURG FL 34788

Legal Description

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

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
LL	Code	1 1011	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Class val	Value
1	0100	0	0		2.00 LT	20,000.00	0.0000	1.60	1.000	1.000	0	64,000
									<u> </u>			
		Total A		0.00	JV/Mkt 0				ıl Adj JV/Mk			64,000
	Classified Acres 0 Classified JV/Mkt 64,000							Classifie	d Adj JV/Mk	ct		0
						Sketch						

Bldg 1 Sec 1 of 1 Replacement Cost 182,248 Deprec Bldg Value 176,781 Multi Story 0



	Building S	Sub Areas			Building Valuation	n	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1992	Imp Type	R1	Bedrooms	3	
	ENCLOSED PORCH FIN FINISHED LIVING AREA	0 1,427	310 1,427	0 1427	Effective Area	1427	No Stories	1.00	Full Baths	2	
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	440 30	0	Base Rate Building RCN	99.10 182,248	Quality Grade	650	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0	
	TOTALS	1,427	2,207	1,427	Building RCNLD	176,781	Roof Cover	3	Type AC	03	

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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0657 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

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2009 2008 2008 1995	2008040071 2007080628 2007080251 0000001	04-16-2008 08-21-2007 08-09-2007 08-01-1994	04-28-2009 03-19-2008 03-19-2008 12-01-1994	8,200 600 11,300 1	0000	REROOF SHINGLE ELEC UPGRADE CK IMPS PROFAB ACRYLIC RM ON EX SLAB 10 RAISE QG FOR '95 TO 400	03-19-2008 03-19-2008	09-11-2007

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023105225 2016056308	6201 4787 2078 1176	0817 0215 1683 0996	08-11-2023 05-27-2016 02-27-2002 07-01-1992	WD QC WD WD	QUQQ	01 U Q Q	>	286,000 100 81,000 18,800	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00

				Value Si	ummary					1
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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VARGAS ARISMEL E ET AL

Parcel ID 13-19-25-0200-00E-00700

Current Owner

 FL

00-00E-00700

LCPA Property Record Card Roll Year 2025 Status: A 2024-0657 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 11611 LAKE DR

LEESBURG FL 34788

Mill Group 0001 NBHD 5067

Property Use Last Inspection

Property Use Last Inspection
00100 SINGLE FAMILY TRF 01-26-202

Legal Description

11611 LAKE DR

LEESBURG

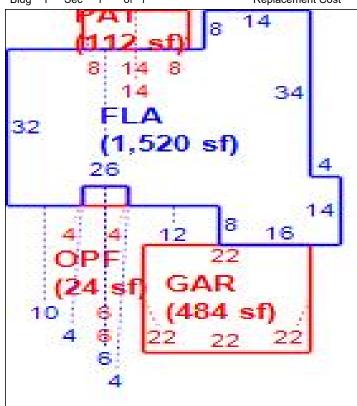
HAINES LAKE ESTATES SUB LOTS 7 & 8 BLK E PB 16 PG 46 ORB 6167 PG 2025

34788

Land Lines														
LL	Use Code	Front	Depth	1	tes dj	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 (1kt 0			Tota	ı ıl Adj JV/MI	kt		64,000			
	Classified Acres 0 Classified JV/Mkt				1kt 64	,000		Classifie	d Adj JV/MI	ct		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	on	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3	
GAR	FINISHED LIVING AREA GARAGE FINISH	1,520 0	1,520 484	1520 0	Effective Area Base Rate	1520 97.76	No Stories	1.00	Full Baths	2	
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	24 112	0 0	Building RCN	184,204	Quality Grade	650	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good Functional Obsol	95.00 0	Foundation	3	Fireplaces	0	
	TOTALS 1,52		2,140	1,520	Building RCNLD	174,994	Roof Cover	3	Type AC	03	

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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0657 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

				Build	ing Peri	mits			
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date
1995 1995	0000001 04029	11-01-1994 08-01-1994	12-01-1994 11-01-1994	1 52,910	0000	CK IMPS SFR			
	1	Sale	es Information				Fyer	nntions	

			Ourco milorini	40011						Excilipations		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023077909	6167 4611 3818 1309	2025 0809 0312 2015	06-21-2023 04-03-2015 08-31-2009 07-01-1994	WD QC QC WD	DCCD	DCC9	>	270,000 100 100 18,300	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										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

^{***}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.***

Parcel ID 13-19-25-0200-00C-01800

Current Owner

BARTRUFF JOSEPH

11138 FOUNTAIN LAKE BLVD

LEESBURG FL 34788

LCPA Property Record Card Roll Year 2025 Status: A

2024-0657 Comp 3 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 11138 FOUNTAIN LAKE BLVD FL 34788

LEESBURG NBHD 0001

5067 Last Inspection

Property Use 00100 SINGLE FAMILY

Mill Group

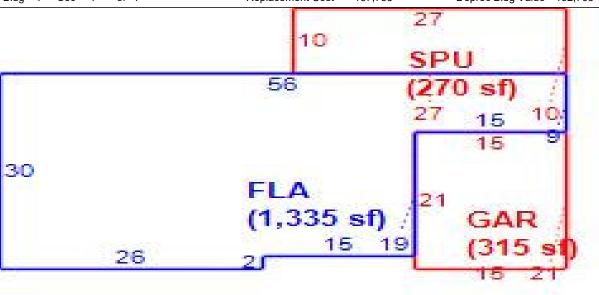
RER 11-01-201

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

d Lines												
Use Code	Front	Depth	Notes Adj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
0100	0	0		2.00	LT	20,000.00	0.0000	1.60	1.100	1.000	0	70,400
					400						70,400	
	Code 0100	Use Code Front 0100 0	Use Code Front Depth 0100 0 0	Use Code Front Depth Notes Adj 0100 0 0 Total Acres 0.00	Use Code Front Depth Notes Adj Units 0100 0 0 2.00 Total Acres 0.00 JV/M	Use Code Front Depth Notes Adj Units 0100 0 0 2.00 LT Total Acres 0.00 JV/Mkt 0	Use Code Front Depth Notes Adj Units Units Price 0100 0 0 2.00 LT 20,000.00 Total Acres 0.00 JV/Mkt 0	Use Code Front Depth Notes Adj Units Units Depth Factor 0100 0 0 2.00 LT 20,000.00 0.0000	Use Code Front Depth Notes Adj Units Units Depth Factor Loc Factor 0100 0 0 2.00 LT 20,000.00 0.0000 1.60 Total Acres	Use Code Front Depth Notes Adj Units Units Depth Factor Loc Factor Factor Shp Factor 0100 0 0 2.00 LT 20,000.00 0.0000 1.60 1.100 Total Acres 0.00 JV/Mkt 0 Total Adj JV/Mkt	Use Code Front Depth Notes Adj Units Units Depth Factor Loc Factor Factor Shp Factor Factor Phys Factor 0100 0 0 2.00 LT 20,000.00 0.0000 1.60 1.100 1.000 Total Acres 0.00 JV/Mkt 0 Total Adj JV/Mkt	Use Code Front Depth Notes Adj Units Units Depth Factor Loc Factor Shp Factor Phys Factor Class Val 0100 0

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



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

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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0657 Comp 3 PRC Run: 12/10/2024 By

Description

Card # 1 of 1

Year Amount

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 2019 1995	FUNC 2018071356 0000001	01-01-2019 10-30-2018 08-01-1994	11-01-2019 02-25-2019 12-01-1994	1 36,414 1	0008 0002 0000	FUNC *SEE N REPL FIRE DA RAISE QG FO	AMAGED SCRN RM/REN OR '95 TO 400	11-12-2019 02-25-2019				
		Sale	es Information		Exe	mptions						

l	ilistratification	DOOK	n age	Sale Date	IIIou	Q/U	Code	vac/iiiip	Sale I lice	Code	Description	I Cai	Amount
	2023148064	6252	1274	11-30-2023	WD	Q	01	1	299,000				
	2023148063	6252	1272	11-14-2023	WD	U	11	1	100				
	2019133051	5378	2080	11-16-2019	WD	Q	Q	1	184,500				
		4058	1407	07-29-2011	WD	Q	Q	1	80,000				
		1158	0423	03-01-1992	WD	Q	Q	1	76,300				
											Total		0.00
١		•											

Book/Page Sale Date Instr O/II Code Vac/Imp Sale Price Code

				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
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

 $08 {\sf TR} \; {\sf NOT} \; {\sf DELIVERABLE} \; {\sf AS} \; {\sf ADDRESSED} \; 1937 \; {\sf LEON} \; {\sf RD} \; {\sf JACKSONVILLE} \; 32246$

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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