



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3840763

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, Email, 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 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 # 2024-0660	Alternate Key: 3840763	Parcel ID: 13-22-24-1201-000-12200
Petitioner Name 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 1127 BLUEGRASS DR GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-3 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 309,859	\$ 298,344
2. Assessed or classified use value, *if applicable	\$ 255,000	\$ 249,270
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 255,000	\$ 249,270

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

Last Sale Date 6/28/2018 **Price:** \$0 Arm's Length Distressed Book 5135 Page 1894

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3840763	3833649	3840928	3840786
Address	1127 BLUEGRASS DR GROVELAND	2022 NEWTOWN RD GROVELAND	2080 NEWTOWN RD GROVELAND	1126 BLUEGRASS DR GROVELAND
Proximity		1330 FEET	420 FEET	60 FEET
Sales Price		\$340,000	\$345,000	\$335,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	3.20%	2.40%
Adjusted Sale		\$303,960	\$304,290	\$292,790
\$/SF FLA	\$153.63 per SF	\$161.51 per SF	\$167.56 per SF	\$161.94 per SF
Sale Date		1/27/2023	4/12/2023	6/29/2023
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	1,942	1,882	3000	1,816	6300	1,808	6700
Year Built	2006	2005		2006		2006	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/PAT	OPF/SPF	-3500	OPF/PAT		OPF/PAT	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	.14 AC	.14 AC		.14 AC		.13 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	CONSERVATION	RESIDENTIAL	11200	RESIDENTIAL	11200	RESIDENTIAL	11200
		Net Adj. 3.5%	10700	Net Adj. 5.8%	17500	Net Adj. 6.1%	17900
		Gross Adj. 5.8%	17700	Gross Adj. 5.8%	17500	Gross Adj. 6.1%	17900
Adj. Sales Price	Market Value \$298,344 Value per SF 153.63	Adj Market Value \$314,660		Adj Market Value \$321,790		Adj Market Value \$310,690	

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.

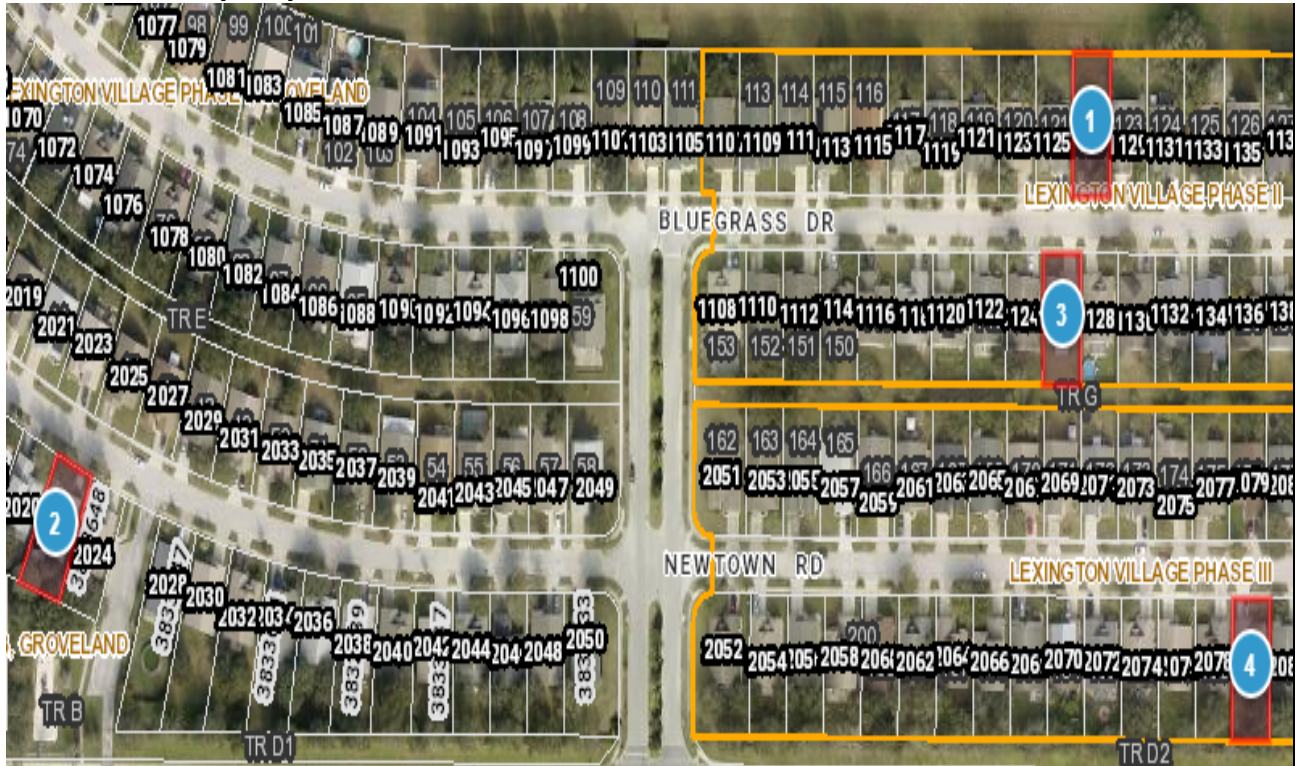
Petitioner used 6 comps, comp 2 was a 2024 sale comp 4 was a low sale, all other comps used with the correct 15% adjustment done would show subject is in value range.

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: R. Bryan Boone

DATE 11/4/2024

2024-0660 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3840763	1127 BLUEGRASS DR GROVELAND	-
2	1	3833649	2022 NEWTON RD. GROVELAND	1330 FEET
3	3	3840786	1126 BLUEGRASS DR. GROVELAND	60 FEET
4	2	3840928	2080 NEWTON RD. GROVELAND	420 FEET
5				
6				
7				
8				

Alternate Key 3840763
Parcel ID 13-22-24-1201-000-12200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0660 Subject
PRC Run: 11/14/2024 By bboone
Card # 1 of 1

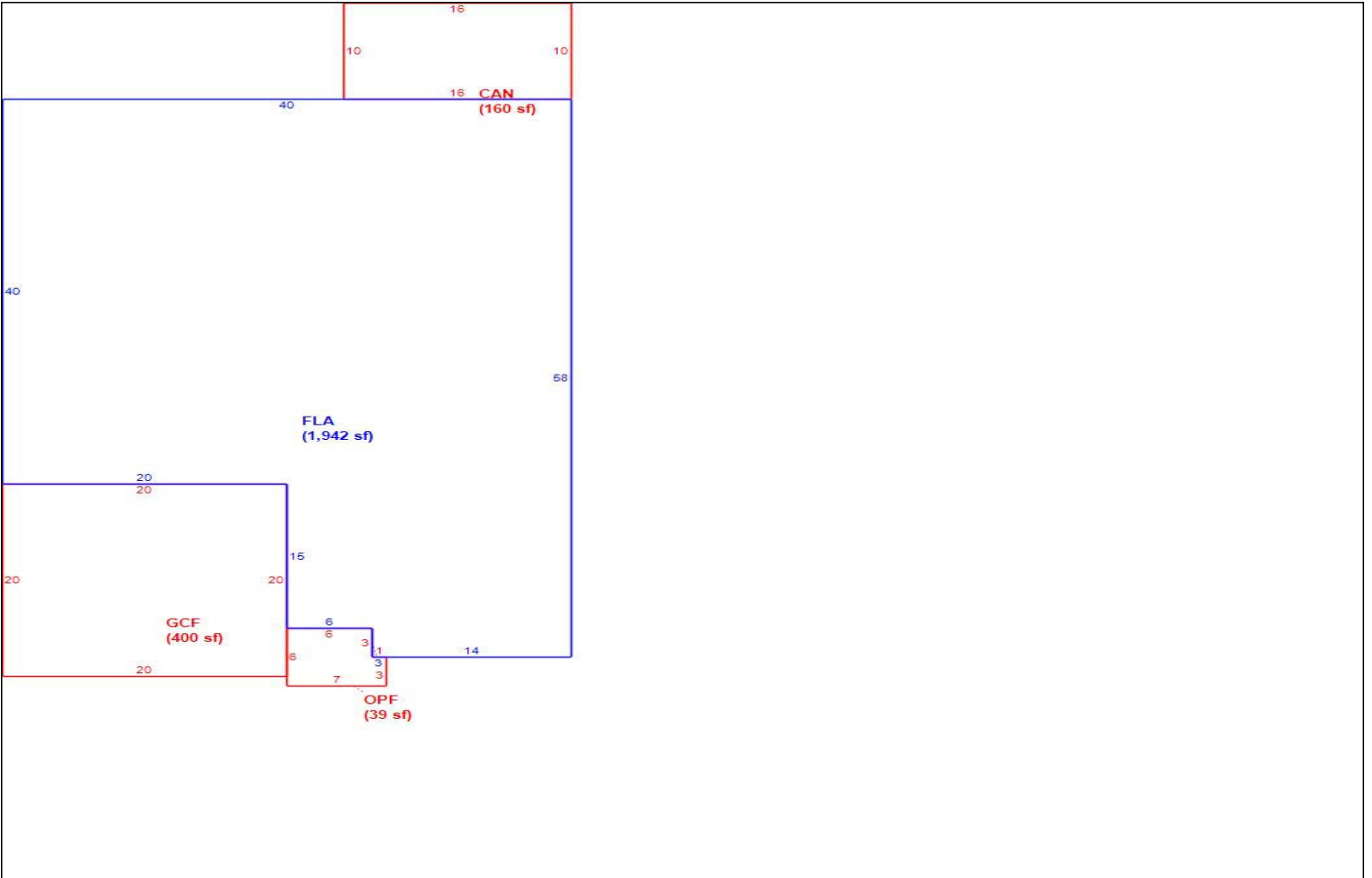
Current Owner
2018-3 IH BORROWER LP
C/O INVITATION HOMES TAX DEPT
1717 MAIN ST STE 2000
DALLAS TX 75201

Property Location
Site Address 1127 BLUEGRASS DR
GROVELAND FL 34736
Mill Group 00GR NBHD 4537
Property Use 00100 SINGLE FAMILY
Last Inspection PJF 04-12-202

Legal Description
LEXINGTON VILLAGE PHASE II PB 56 PG 7-8 LOT 122 ORB 5135 PG 1894

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	35,000.00	0.0000	1.60	1.200	1.000	0	67,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		67,200		
Classified Acres		0		Classified JV/Mkt		67,200		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 250,164 Deprec Bldg Value 242,659 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	1,942	1,942	1942	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.57	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	39	0	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,942	2,541	1,942	0	Roof Cover	3	Type AC	03

Alternate Key 3840763
 Parcel ID 13-22-24-1201-000-12200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0660 Subject
 PRC Run: 11/14/2024 By bboone
 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	
2007	924-05-10	02-06-2006	07-21-2006	72,825	0000	SFR FOR 07	07-21-2006		
2006	924-05-10	09-14-2005	02-06-2006	72,825	0000	SFR 1127 BLUEGRASS DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018078381	5135	1894	06-28-2018	WD	U	M	I	0			
	4646	1567	06-25-2015	WD	U	M	I	100			
	4371	1338	08-26-2013	CT	U	U	I	105,500			
	3140	2339	02-28-2006	WD	Q	Q	I	241,900			
	2963	1241	09-22-2005	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	
67,200	242,659	0	309,859	54859	255000	0.00	255000	309859	301,993	

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 3833649
 Parcel ID 13-22-24-1200-000-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0660 Comp 1
 PRC Run: 11/14/2024 By

Card # 1 of 1

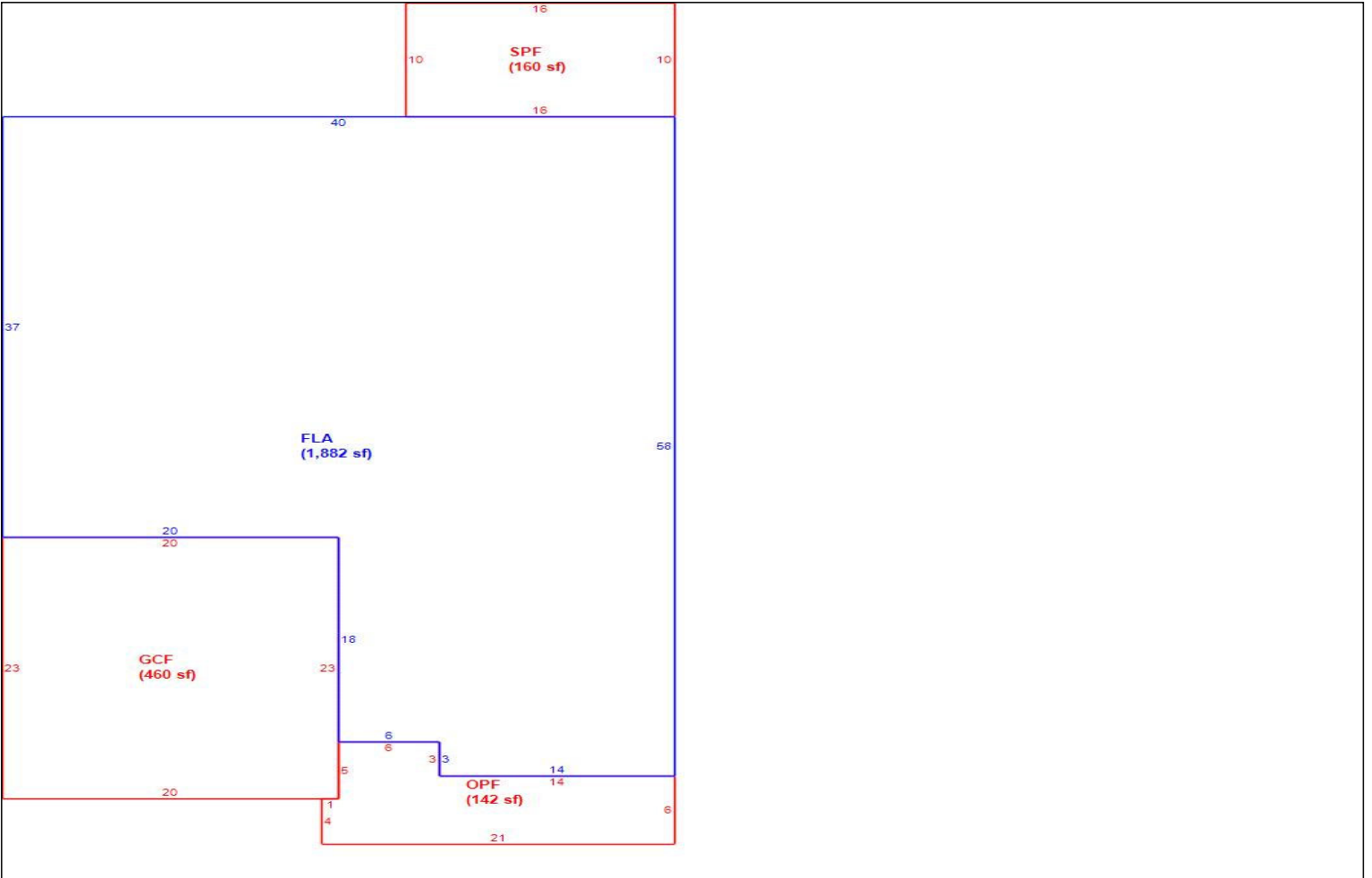
Current Owner		
KOVALEV KARA M & CANNON HERBERT		
2022 NEWTOWN RD		
GROVELAND	FL	34736

Property Location			
Site Address 2022 NEWTOWN RD			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-11-202

Legal Description
LEXINGTON VILLAGE PHASE I PB 53 PG 40-42 LOT 14 ORB 6086 PG 381

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	35,000.00	0.0000	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 248,793
Deprec Bldg Value 241,329		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,882	1,882	1882	2005	1882	No Stories	1.00	Full Baths 2
GAR	GARAGE FINISH	0	460	0	Base Rate	108.73	Quality Grade	670	Half Baths 0
OPF	OPEN PORCH FINISHE	0	142	0	Building RCN	248,793	Wall Type	03	Heat Type 6
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX	Foundation	3	Fireplaces 0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC 03
TOTALS		1,882	2,644	1,882	Building RCNLD	241,329			

Alternate Key 3833649
 Parcel ID 13-22-24-1200-000-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0660 Comp 1
 PRC Run: 11/14/2024 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	
2006	622-05-06B	01-01-2005	10-12-2005	75,825	0000	SFR 2022 NEWTOWN RD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023011135	6086	0381	01-27-2023	WD	Q	01	I	340,000				
2020093558	5531	0300	08-20-2020	WD	Q	01	I	238,000				
	3015	1647	11-14-2005	WD	Q	Q	I	190,000				
	2739	0295	12-30-2004	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	
56,000	241,329	0	297,329	0	297329	0.00	297329	297329	289,707	

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Alternate Key 3840928
 Parcel ID 13-22-24-1202-000-18900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0660 Comp 2
 PRC Run: 11/14/2024 By

Card # 1 of 1

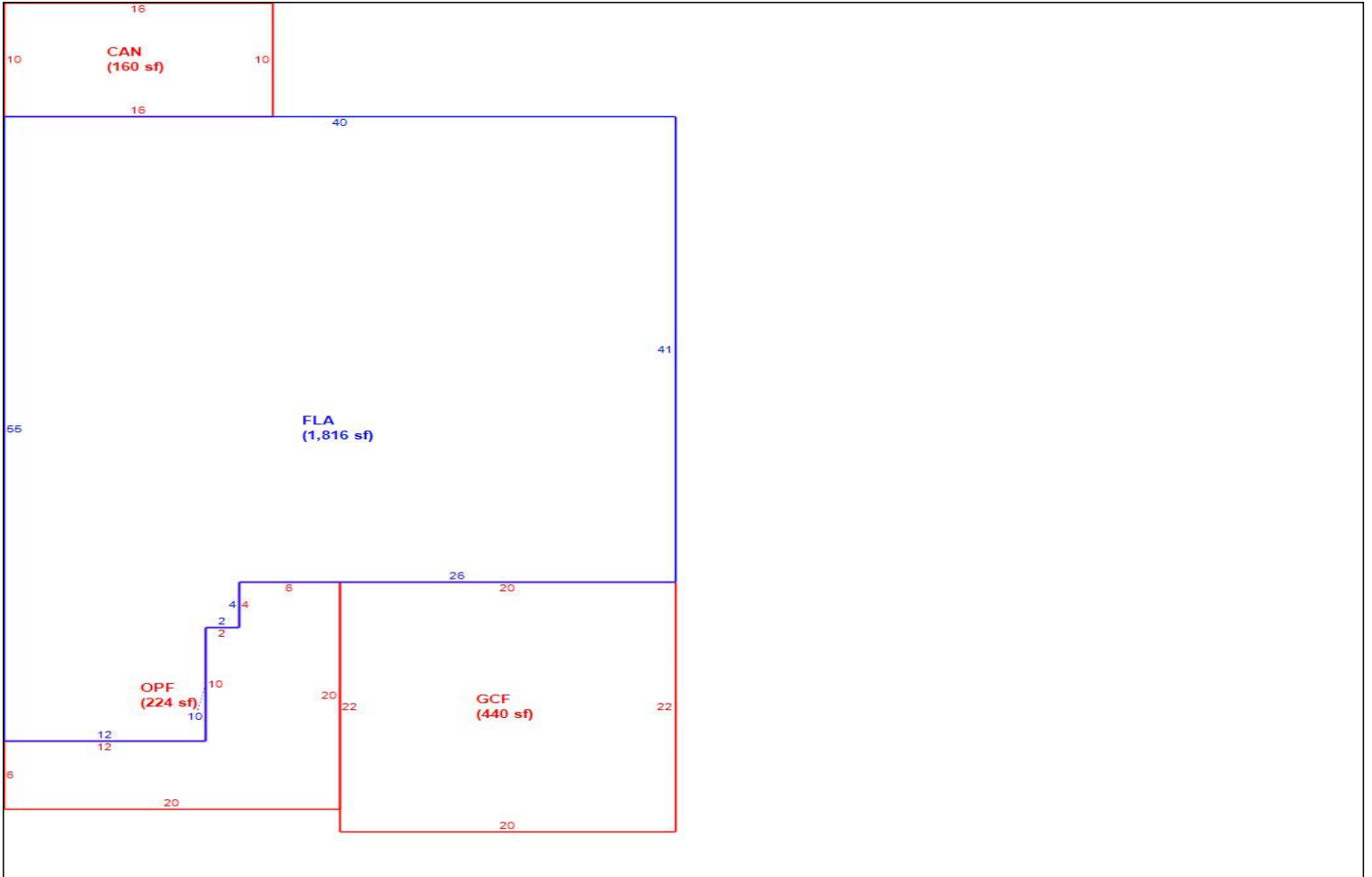
Current Owner		
WERNER BETHANY & WARREN		
2080 NEWTOWN RD		
GROVELAND	FL	34736

Property Location			
Site Address	2080 NEWTOWN RD		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-12-202

Legal Description
LEXINGTON VILLAGE PHASE III PB 56 PG 15-16 LOT 189 ORB 6127 PG 1307

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	35,000.00	0.0000	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 240,147 Deprec Bldg Value 232,943 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	1,816	1,816	1816	2006	1816	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0		108.91	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	224	0		240,147	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0		97.00	% Good	97.00	Foundation	3
						0	Functional Obsol	0	Fireplaces	0
TOTALS		1,816	2,640	1,816		232,943	Building RCNLD	232,943	Roof Cover	3
									Type AC	03

Alternate Key 3840928
 Parcel ID 13-22-24-1202-000-18900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0660 Comp 2
 PRC Run: 11/14/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017 2007	SALE 085-06-01B	01-01-2016 01-01-2006	05-12-2017 07-25-2006	1 76,227	0099 0000	CHECK VALUE SFR 3/BR 2080 NEWTOWN RD	05-04-2017 07-25-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023044912	6127 1307	04-12-2023	WD	Q	01	I	345,000					
2016005142	4729 1056	01-11-2016	WD	Q	Q	I	142,000					
	4207 2481	08-28-2012	WD	U	U	I	85,000					
	4184 2184	05-17-2012	WD	U	U	I	200,800					
	3212 1761	05-26-2006	WD	Q	Q	I	237,700					
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	
56,000	232,943	0	288,943	0	288943	0.00	288943	288943	281,565	

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Alternate Key 3840786
Parcel ID 13-22-24-1201-000-14400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0660 Comp 3
PRC Run: 11/14/2024 By

Card # 1 of 1

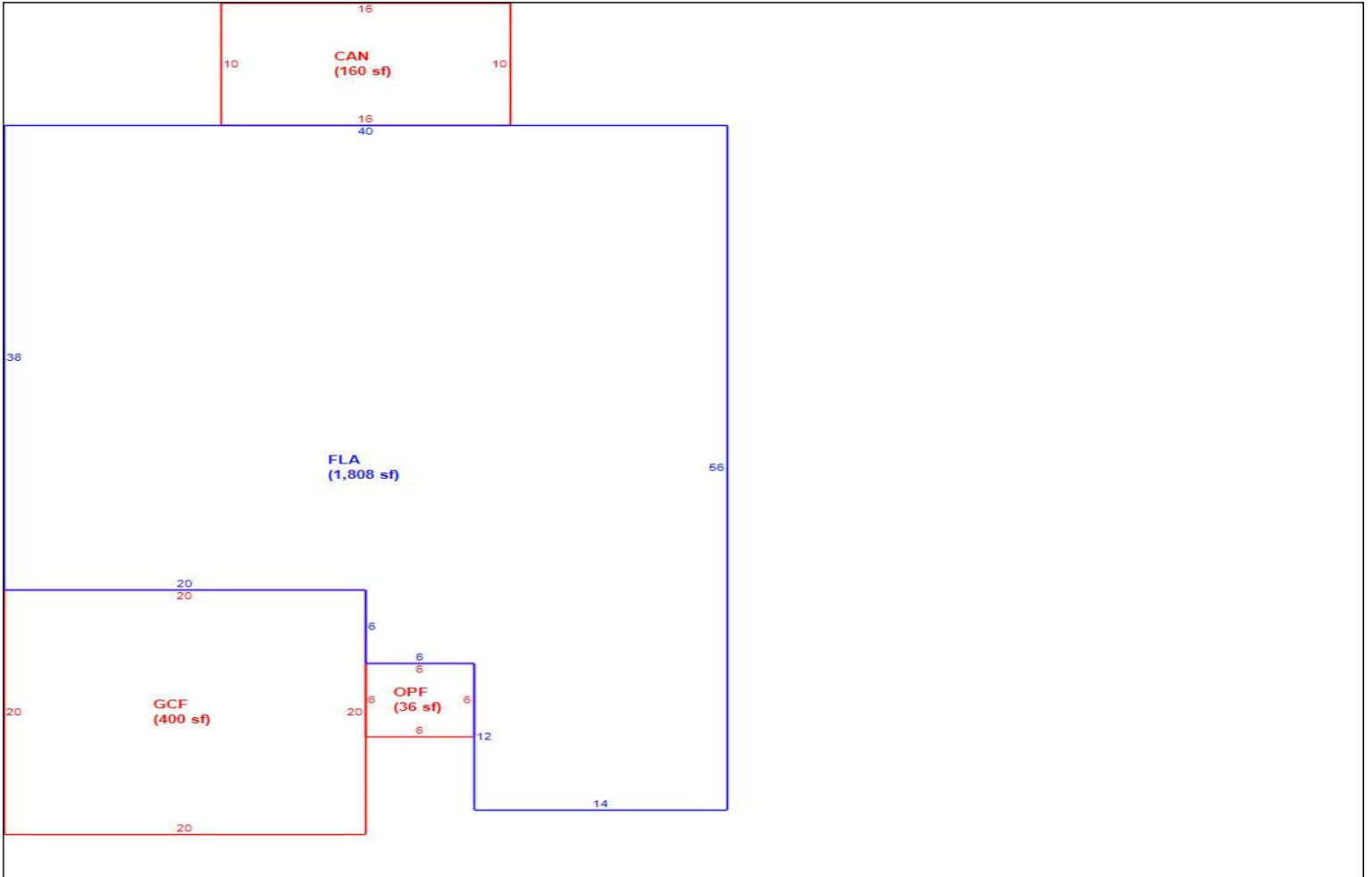
Current Owner		
MILLER AMANDA AND ZACHARY NOWLIN-		
1126 BLUEGRASS DR		
GROVELAND	FL	34736

Property Location		
Site Address 1126 BLUEGRASS DR		
GROVELAND FL 34736		
Mill Group	00GR	NBHD 4537
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 04-12-202

Legal Description
LEXINGTON VILLAGE PHASE II PB 56 PG 7-8 LOT 144 ORB 6174 PG 551

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	35,000.00	0.0000	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 235,960
Deprec Bldg Value 228,881		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	1,808	1,808	1808	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.94	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,808	2,404	1,808	0	Roof Cover	3	Type AC	03

Alternate Key 3840786
 Parcel ID 13-22-24-1201-000-14400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0660 Comp 3
 PRC Run: 11/14/2024 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	
2008	SALE	01-01-2007	01-12-2008	1	0000	CHECK VALUES	10-22-2007		
2007	1006-05-11B	09-28-2006	07-21-2006	72,978	0000	SFR 3/BR 1126 BLUEGRASS DR	07-21-2006		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023083085	6174	0551	06-29-2023	WD	Q	01	I	335,000	039	HOMESTEAD	2024	25000
	4122	0787	01-26-2012	WD	U	U	I	79,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3369	0720	02-08-2007	WD	Q	Q	I	229,900				
	3141	1844	03-20-2006	WD	Q	Q	I	180,900				
	2963	1241	09-22-2005	WD	U	M	V	1				
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	
56,000	228,881	0	284,881	0	284881	50,000.00	234881	259881	277,535	

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