

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.

incorporated, by it	COMPLETED BY CO	LERK OF THE WAY	LUEADJUSTME	RIT BOARD (N	(AB)
Petition# 20	24-0660	County Lake		ax year 2024	Date received 9.12.24
	(e)	OMPLETED BY TO	REKONDER EK		
PART 1. Taxpay	er Information				
Taxpayer name: IN	NV_HOME; 2018-3 IH Borrower LF	,	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale I Scottsdale, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	1322241201- 1127 Bluegra	
Phone 954-740-6	6240		Emaiļ	ResidentialA	opeals@ryan.com
	to receive information is by				
	petition after the petition denat support my statement.	eadline. I have attac	ched a statement of	of the reasons I	filed late and any
your evidence	d the hearing but would like n to the value adjustment boar vAB or special magistrate r	rd clerk. Florida law a	illows the property a	appraiser to cro	
	Res. 1-4 units Industr				Historic, commercial or nonprofit
☐ Commercial	☐ Res. 5+ units ☐ Agricult.	ural or classified use	□ Vacant lots and	acreage 🗌 E	Business machinery, equipment
PART 2. Reason	n for Petition Chec	k one. If more than	one, file a separ	ate petition.	
☐ Denial of class ☐ Parent/grandp	parent reduction	_	☐ Denial for late		ption or classification
Tangible persoreturn required	ot substantially complete or nal property value (You mu by s.193.052. (s.194.034, l es for catastrophic event	st have timely filed	a∐Qualifying impro	ovement (s. 193. control (s. 193.1	y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
	if this is a joint petition. Atta on that they are substantiall				rty appraiser's
by the reque group.	sted time. For single joint pe	titions for multiple un	its, parcels, or acco	ounts, provide tl	nutes. The VAB is not bound the time needed for the entire
ı— ,	es or I will not be available to	•			
evidence directly appraiser's evider	nt to exchange evidence wit to the property appraiser a nce. At the hearing, you ha	t least 15 days befor we the right to have	re the hearing and witnesses sworn.	make a writter	request for the property
of your property reinformation redaction	nt, regardless of whether you record card containing information. Sted. When the property app you how to obtain it online.	mation relevant to th	ne computation of	your current as	e property appraiser a copy sessment, with confidential d the property record card

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.

i ratio i taxbayor olgitalaro	of the second of	4
Complete part 3 if you are representing yourself or if you are au		to represent you
without attaching a completed power of attorney or authorizatio Written authorization from the taxpayer is required for access to		ty appraiser or tay
collector.	confidential information from the propert	ty appraiser or tax
☐ I authorize the person I appoint in part 5 to have access to a	ny 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	at 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 Signal	ature	
Complete part 4 if you are the taxpayer's or an affiliated entity's	employee or you are one of the following	g licensed
representatives.		
I am (check any box that applies):		
	(taxpayer or an affiliated entity).
A Florida Bar licensed attorney (Florida Bar number		,-
		5182 \
A Florida real estate appraiser licensed under Chapter 475		
A Florida real estate broker licensed under Chapter 475, Fl		
A Florida certified public accountant licensed under Chapter		
I understand that written authorization from the taxpayer is requ	ired for access to confidential information	n from the property
appraiser or tax collector.		
Under penalties of perjury, I certify that I have authorization to		
am the owner's authorized representative for purposes of filing		
under s. 194.011(3)(h), Florida Statutes, and that I have read the	his petition and the facts stated in it are to	rue.
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
	disposit 4 oboses	<u></u>
Complete part 5 if you are an authorized representative not liste		
I am a compensated representative not acting as one of the AND (check one)	icensed representatives or employees	listed in part 4 above
Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR ☐ the taxpayer's authorized		ecuted with the
☐ I am an uncompensated representative filing this petition Al		
		form
the taxpayer's authorization is attached OR the taxpayer.		
I understand that written authorization from the taxpayer is req appraiser or tax collector.	uired for access to confidential information	on from the property
Under penalties of perjury, I declare that I am the owner's auth		
becoming an agent for service of process under s. 194.011(3) facts stated in it are true.	in, Florida Statutes, and that I have read	a uns peution and the
Cignotive cot-ki	Drint name	Data
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0660		Alternate Ke	ey: 3840763	Parcel I	D: 13-22-24-120	1-000-12200
Petitioner Name	I	RYAN, LLC					Check if Mult	tiple Parcels
The Petitioner is: Other, Explain:	Taxpayer of Rec	cord \[\sqrt{Tax}	payer's agent	Property Address		EGRASS DR ŒLAND		
Owner Name	2018-3 I	H BORROW	/ER LP	Value from TRIM Notice		Board Actio	I Value affer B	oard Action
1. Just Value, rec	uired			\$ 309,85	59 \$	298,34	.4	
2. Assessed or cl		ue. *if appli		\$ 255,00		249,27		
3. Exempt value,			00.010	\$	-			
4. Taxable Value,				\$ 255,00	00 \$	249,27	0	
*All values entered		v tavahle va	<u>l</u>	+,		· · · · · · · · · · · · · · · · · · ·	<u> </u>	
Last Sale Date	6/28/2018		ce:\$(Arm's Length	•	Book <u>5135</u> Pa	age <u>1894</u>
ITEM	Subje	ct	Compara	ble #1	Compara	ble #2	Comparal	ble #3
AK#	384076	63	38336	49	38409	28	38407	86
Address	1127 BLUEGF GROVEL		2022 NEWTO GROVEL		2080 NEWTO GROVEL		1126 BLUEGF GROVEL	
Proximity			1330 FE	EET	420 FE	ET	60 FEE	ΞT
Sales Price			\$340,0		\$345,0		\$335,00	
Cost of Sale			-15%		-15%		-15%	
Time Adjust			4.40%		3.209		2.40%	
Adjusted Sale	#450.00		\$303,9		\$304,2		\$292,79	
\$/SF FLA	\$153.63 p	er SF	\$161.51 p		\$167.56		\$161.94 p	
Sale Date			1/27/20	Distressed	4/12/20	_	6/29/20	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
\/-l	D		Diti	A -1:	D	A -1:	December 1	A -1:
Value Adj. Fla SF	Description 1,942		Description 1,882	Adjustment 3000	Description 1,816	Adjustment 6300	Description 1,808	Adjustment 6700
Year Built	2006		2005	3000	2006	0300	2006	0700
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
	Market Value	\$202 244	Adi Market Value	\$317 660	Adi Market Value \$321 790		Adi 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.

Adj. Sales Price

Value per SF

153.63

Petitioner used 6 comps, comp 2 was a 2024 sale co	np 4 was a low sale, all oth	er 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

Current Owner

LCPA Property Record Card Roll Year 2024 Status: A

2024-0660 Subject PRC Run: 11/14/2024 By bboone

Card # 1 of 1

Property Location

Site Address 1127 BLUEGRASS DR

GROVELAND FL 34736

Mill Group 00GR NBHD 4537

Property Use Last Inspection 00100 SINGLE FAMILY PJF 04-12-202

DALLAS

2018-3 IH BORROWER LP

1717 MAIN ST STE 2000

C/O INVITATION HOMES TAX DEPT

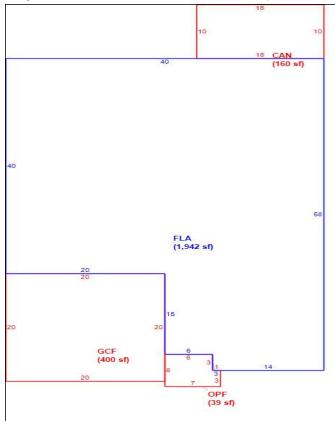
 TX 75201

Legal Description

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

Lan	Land Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	FIOIIL	Deptil	Adj	Units	Price	Factor	Factor	Factor	Factor	Class val	Value		
1	0100	0	0		1.00 LT	35,000.00	0.0000	1.60	1.200	1.000	0	67,200		
		T-4-1 A		0.001	0.7041410			T-4-	1 A -1: 15 //8 41	41		07.000		
Total Acres 0.00 JV/Mkt 0								IOTE	al Adj JV/Mk	α		67,200		
	Cla	assified A	cres	0	Classified JV/Mkt 67	,200		Classifie	d Adj JV/Mk	t		0		
	Sketch													

Bldg 1 1 of 1 Replacement Cost 250,164 Deprec Bldg Value 242,659 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,942	1,942	1942	Effective Area	1942				
GAR	GARAGE FINISH	0	400	0	Base Rate	108.57	No Stories	1.00	Full Baths	2
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	39 160	0	Building RCN	250,164	Quality Grade	670	Half Baths	0
				·	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	ricat Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS		2,541	1,942	Building RCNLD	242,659	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 Units Unit Price Year Blt Effect Yr RCN %Good Code Description Type Apr Value **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Type Description Review Date 924-05-10 SFR FOR 07 02-06-2006 07-21-2006 72,825 0000 07-21-2006 2007 02-06-2006 SFR 1127 BLUEGRASS DR 924-05-10 09-14-2005 72,825 0000 2006

	Sales Information Exemptions												
			Sales Informa	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2018078381	5135 4646 4371 3140 2963	1894 1567 1338 2339 1241	06-28-2018 06-25-2015 08-26-2013 02-28-2006 09-22-2005	WD WD CT WD WD	U U U Q U	M M U Q M	>	0 100 105,500 241,900 1					
										Total		0.00	
		·				Val	ue Summ	ary					

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

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

KOVALEV KARA M & CANNON HERBERT

LCPA Property Record Card Roll Year 2024 Status: A

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

Card # of 1

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

Current Owner

2022 NEWTOWN RD

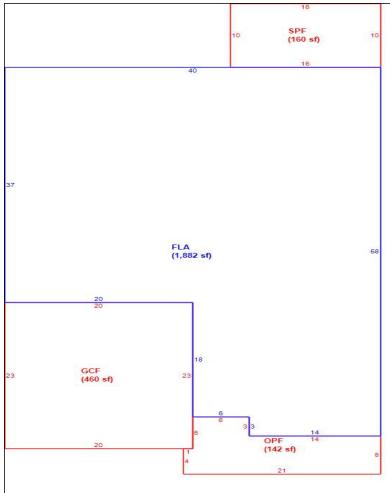
GROVELAND FL 34736

Legal Description

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

Lan	Land Lines													
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price					Phys actor	Class Val	Land Value	
1	0100	0	0		1.00 L	T 35,00	0.00	000 1.6	0 1.0	00 1.	.000	0	56,000	
Total Acres 0.00 JV/Mkt 0									Total Adj J	JV/Mkt			56,000	
Classified Acres 0 Classified JV/Mkt 56,000								Classified Adj JV/Mkt				0		

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



	Building S	Sub Areas			Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,882	1,882	1882	Effective Area	1882			E !! D !!		
-	GARAGE FINISH	0	460	0	Base Rate	108.73	No Stories	1.00	Full Baths	2	
-	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	142 160	0	Building RCN	248,793	Quality Grade	670	Half Baths	0	
011	SCILLINI ORGITI INIS	0	100	U	Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	Wan Type	03	ricat Type	١	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,882	2,644	1,882	Building RCNLD	241,329	Roof Cover	3	Type AC	03	

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

Parcel I	D 13-22-	24-120	0-000-0	01400		Ro	II Yea	r 202	24 Sta	itus: A			Card #	1	of 1
						*Onlv			laneous F records a	eatures re reflected l	below				
Code		Descrip	tion		Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	I Ar	or Value
								Dui	ilding Per	mito					
Roll Year	r Permit	ID I	Issue Da	ate	Comp [Date	An	nount	Type		Descrip	otion	Review [Date	CO Date
2006									25 0000	SFR 2022 N					
				Sales									mptions		
2023	ment No 011135 093558	8006 6086 5531 3015 2739	0381 0300 1647 0295	01-27 08-20 11-14		WD WD WD WD	Q/U Q Q Q U	01 01 Q M	Vac/Imp I I V	Sale Price 340,000 238,000 190,000)	Descriptio	n	Year	Amount
													Total		0.00
				<u> </u>				Va	lue Summ	ary					
Land Va	alue Bldg	y Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Pre	vious 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

Property Location

Site Address 2080 NEWTOWN RD

00100

GROVELAND FL 34736 Mill Group 00GR

NBHD 4537

Property Use Last Inspection SINGLE FAMILY PJF 04-12-202

Current Owner

WERNER BETHANY & WARREN

2080 NEWTOWN RD

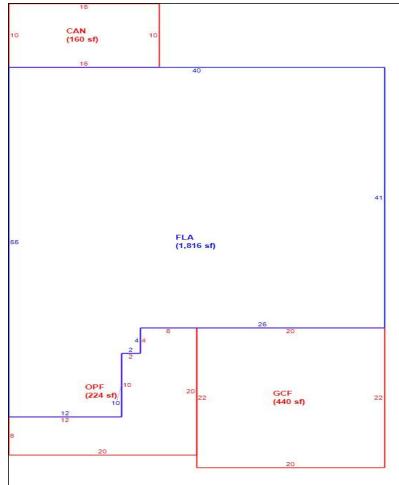
GROVELAND FL 34736

Legal Description

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

Lan	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/Mk							i Adj JV/Mk		•	56,000		
	Classified Acres 0 Classified JV/M					56,000		Classified	d Adj JV/Mk	ct	•	0		

Sketch Bldg 1 1 of 1 Replacement Cost 240,147 Deprec Bldg Value 232,943 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation	า	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,816	1,816	1816	Effective Area	1816	l			
GAR	GARAGE FINISH	0	440	0	Base Rate	108.91	No Stories	1.00	Full Baths	2
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	224 160	0	Building RCN	240,147	Quality Grade	670	Half Baths	0
FAI	PATIO UNCOVERED	0	100	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,816	2,640	1,816	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 *Only the first 10 records are reflected below													
Code	Descr	ription	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
				E	Building Per	rmits								
Roll Year	Permit ID	Issue Date	Comp Date	Amoun			Descriptio	n	Review Date	CO Date				
2017	SALE	01-01-2016	05-12-2017		1 0099	CHECK VA	LUE		05-04-2017					
2007	085-06-01B	01-01-2006	07-25-2006	76	5,227 0000	SFR 3/BR 2	2080 NEWTOV	VN RD	07-25-2006					

				Sales Inforn		Exemptions								
Instrum	Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale								Sale Price	Code	Description	1	Year	Amount
20230	44912	6127	1307	04-12-2023	WD	Q	01	1	345,000					
20160	05142	4729	1056	01-11-2016	WD	Q	Q	- 1	142,000					
		4207	2481	08-28-2012	WD	U	U	- 1	85,000					
		4184	2184	05-17-2012	WD	U	U	- 1	200,800					
		3212	1761	05-26-2006	WD	Q	Q	- 1	237,700					
												Total		0.00
							Val	ue Summ	arv					

y	

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	Λ	288 043	Λ	288043	0.00	288043	288043	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

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

Current Owner

MILLER AMANDA AND ZACHARY NOWLIN-1126 BLUEGRASS DR

FL

34736

Legal Description

GROVELAND

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

Lan	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	
	Cla	Total A assified A		0.00	JV/Mkt 0 Classified JV/Mkt 5				 Adj JV/M Adj JV/M			56,000 0	

Sketch

Bldg 1 1 of 1 Replacement Cost 235,960 Deprec Bldg Value 228,881 Multi Story 0 Sec CAN (160 sf) FLA (1,808 sf) OPF (36 sf) GCF (400 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,808	1,808	1808	Effective Area	1808				
GAR	GARAGE FINISH	0	400	0	Base Rate	108.94	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	36	0	Building RCN	235,960	Quality Grade	670	Half Baths	0
PAT	PATIO UNCOVERED	0	160	0		,	Quality Orago	070	rian Banio	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,808	2,404	1,808	Building RCNLD	228,881	Roof Cover	3	Type AC	03

Alternate Key 3840786

LCPA Property Record Card

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

Parcel ID 13-22-24-1201-000-14400 Card # of 1 Roll Year 2024 Status: A

Miscellaneous Features *Only the first 10 records are reflected below													
Code	Description	Units	Туре	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 2007	SALE 1006-05-11B	01-01-2007 09-28-2006	01-12-2008 07-21-2006	72,978		CHECK VALUES SFR 3/BR 1126 BLUEGRASS DR	10-22-2007 07-21-2006							

			Sales Inform	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023083085	6174 4122 3369 3141 2963	0551 0787 0720 1844 1241	06-29-2023 01-26-2012 02-08-2007 03-20-2006 09-22-2005	WD WD WD WD	00000	01 U Q Q M	>	335,000 79,000 229,900 180,900	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00
						Val	ua Summ	arı/				

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

^{***}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.***