

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3-

Section 194.011, Florida Statutes 39/4/23

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 i				N MERVAGEISMAEI	ANVEN	a see
Petition #	202 4-06/01	County Lake		Tax year 2024	Date received	19.12.24
2		MARIE GENERAL		·		3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
PART 1. Taxpa	yer Information / H & PEU			N		<u> </u>
Taxpayer name:	*	7.00	Representative	Ryan, LLC c/o	Robert Peytor	 }
Mailing address for notices	Ryan, LLC 16220 North Scottsdale R Scottsdale, AZ 85254	d, Ste 650	Parcel ID and physical address or TPP account #	01-23-26-020 3283 Buoy C		
Phone 954-740	-6240		Email	ResidentialA	ppeals@ryan.c	om
The standard wa	y to receive information is by	US mail. If possibl	e, I prefer to rece	ive information b	oy 🗹 email	☐ fax.
	s petition after the petition death	adline. I have attac	ched a statement	of the reasons	filed late and a	ny
your evidence	nd the hearing but would like m to the value adjustment board e VAB or special magistrate ru	l clerk. Florida law a	allows the property	y appraiser to cro	ss examine or ol	bject to your
Type of Property Commercial	y	al and miscellaneo al or classified use	us⊡ High-water r □ Vacanṭlots ar	•	Historic, commerci Business machine	•
PART 2. Reaso	on for Petition Check	one. If more thar	n one, file a sepa	arate petition.	. 100 VY .411	
☐ Denial of clas ☐ Parent/grand ☐ Property was r ☐ Tangible perso	value (check one). decreases sification parent reduction not substantially complete on onal property value (You must by s.193.052. (s.194.034, Fees for catastrophic event	January 1 t have timely filed	☐ Denial for la (Include a da a☐Qualifying imp	r control (s. 193.1	ption or classific by of application 1555(5), F.S.) or	.) change of
determinati 5 Enter the tir by the reque	e if this is a joint petition. Attac on that they are substantially me (in minutes) you think you r ested time. For single joint peti	similar. (s. 194.01 need to present you tions for multiple ur	1(3)(e), (f), and (ur case. Most hea nits, parcels, or ac	(g), F.S.) rings take 15 mir counts, provide t	nutes. The VAB he time needed t	
☐ My witness	es or I will not be available to	attend on specific	dates. I have atta	ached a list of da	ates.	
evidence directly appraiser's evide You have the rig	ht to exchange evidence with to the property appraiser at lence. At the hearing, you have ht, regardless of whether you	east 15 days befo e the right to have initiate the evider	re the hearing ar witnesses sworr nce exchange, to	nd make a written n. receive from the	n request for the e property appra	e property
of your property information reda	record card containing inform cted. When the property appr ou how to obtain it online.	ation relevant to the	ne computation o	f your current as	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.

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you a without attaching a completed power of attorney or author Written authorization from the taxpayer is required for acc collector.	rization for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Complete part 4 if you are the taxpayer's or an affiliated e representatives.	Signature entity's employee or you are one of the fo	llowing licensed
I am (check any box that applies):		
An employee of		entity).
A Florida Bar licensed attorney (Florida Bar number _	·	DD0400
A Florida real estate appraiser licensed under Chapte		<u>RD6182</u>).
A Florida real estate broker licensed under Chapter 4).
A Florida certified public accountant licensed under Cl	hapter 473, Florida Statutes (license num	ber).
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential inforn	nation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have r	filing this petition and of becoming an ag	ent for service of process
Robert I. Penton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative no	ot listed in part 4 above.	
☐ I am a compensated representative not acting as one AND (check one)	of the licensed representatives or employ	yees listed in part 4 above
☐ Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR ☐ the taxpayer's aut		
☐ I am an uncompensated representative filing this petiti	ion AND (check one)	
the taxpayer's authorization is attached OR 🔲 the tax	xpayer's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer i appraiser or tax collector.	is required for access to confidential infor	mation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.0 facts stated in it are true.		
Signature, representative	Print name	Date
<u></u>		

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petitioner Name Ryan,llc c/o		2024-0661		Alternate k	Key:	3916123	Parcel	D: 01-23-26-02	00-000-17400	
Petitioner Name	Rya	n,llc c/o Pey	ton	D				Check if Mu	ultiple Parcels	
The Petitioner is:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property			BUOY CIR			
Other, Explain:				Address		WINTE	R GARDEN			
	lh6 ni	operty flori	da In	Value fror	n	Value befor	e Board Actio	un.		
Owner Hame	illo pi	operty non	ии тр	TRIM Notice			ited by Prop App	i valle aller	Board Action	
4 1							, , , , ,			
		4.6		\$ 490,7		\$	490,74	i		
			cable	\$ 490,7	748	\$	490,74	18		
		ie		\$	-					
4. Taxable Value,	*required			\$ 490,7	748	\$	490,74	18		
*All values entered	d should be coun	y taxable va	lues, School and	d other taxing	g aut	thority values	may differ.			
Loot Colo Doto	40/00/0004		. 40.			Arm's Length	Distressed	Pook 5077	Dago 404	
Last Sale Date	12/29/2021	Pric	:e : \$490	0,000	✓	Ailli's Leilgui	Distressed	DOOK 5877	Page 124	
ITEM	Subje	ct	Compara	able #1		Compara	able #2	Compara	able #3	
AK#	39161	23	3916	025		3916	080			
Addross	3283 BUO	Y CIR	3395 CURR	RENT AVE	3	252 SAILING	PIER AVE	3326 CURR	ENT AVE	
	WINTER G	ARDEN	WINTER (GARDEN		WINTER C	SARDEN	WINTER (SARDEN	
Proximity			same			.14 m				
Sales Price			\$725,			\$625,0				
Cost of Sale			-15			-15				
			1.60		-	3.60				
	Petitioner is: Taxpayer of Record Other, Explain: The property of Record Other, Expl		\$627,			\$553,				
	Petitioner is: Other, Explain: Owner Name In6 property for is: Other, Explain: Owner Name In6 property for is:			per SF	-	\$186.83			no lot good good	
	sted Sale SF FLA \$228.89 per SF le Date			2023		3/24/2				
Terms of Sale	LA \$228.89 per SF ate		✓ Arm's Length	Distressed	✓	Arm's Length	Distressed	✓ Arm's Length	Distressed	
				1			lan			
	•		Description	Adjustment		Description 2.064	Adjustment	•		
			2,741 2020	-29850	-	2,964 2020	-41000		-4000	
			block/stucco		ŀ	olock/stucco				
			good		+ `	good				
			2.0			3.0	-10000			
Garage/Carport	2 car		2 car			2 car				
Porches	244 sf		712 sf			399 sf		210 sf		
Pool	N		N	0		N	0	N	0	
Fireplace	0		0	0		0	0	0	0	
	Central		Central	0		Central	0	Central	0	
Other Adds			no			no				
Site Size	lot		lot		-	lot				
Location	good		good			good		good		
View	good		good			good		good		
			-Net Adj. 4.8%	-29850	-	-Net Adj. 9.2%	-51000	-Net Adj. 0.8%	-4000	
			Gross Adj. 4.8%		G	Gross Adj. 9.2%	51000	Gross Adj. 0.8%	4000	
	Market Value	\$490 748	Adj Market Value	\$598,000	_	j Market Value	\$502,750	Adj Market Value	\$487,634	
Adj. Sales Price	Value ne 05	000.00	, aj market valde	Ψ000,000	Auj	, wanter value	ψυυ <u>Σ,1</u> υυ	, aj market valde	Ψ τ υ <i>ι</i> ,υυ τ	

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.

Value per SF

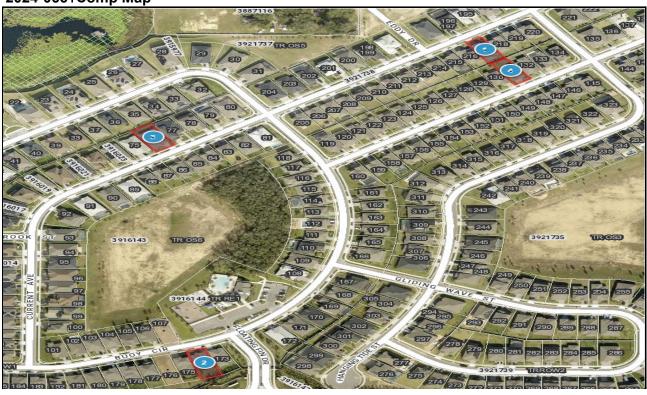
228.89

- 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: Mohamed Shariff DATE 11/19/2024

2024-0661 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3916123	3283 BUOY CIR WINTER GARDEN	same sub
2	comp 1	3916025	3395 CURRENT AVE WINTER GARDEN	same sub
3	comp 2	3916080	3252 SAILING PIER AVE WINTER GARDEN	same sub
4	comp 3	3921628	3326 CURRENT AVE WINTER GARDEN	same sub
5				
6				
7				
8				

Alternate Key 3916123 Parcel ID 01-23-26-0200-000-17400

Current Owner IH6 PROPERTY FLORIDA L P 1717 MAIN ST STE 2000

TX

LCPA Property Record Card Roll Year 2024 Status: A

2024-0661 Subject PRC Run: 12/4/2024 By

Card # of

Property Location

Site Address 3283 BUOY CIR

WINTER GARDEN FL 34787

Mill Group 000C NBHD 1864

Property Use Last Inspection 00100 SINGLE FAMILY MHS 12-16-202

Legal Description

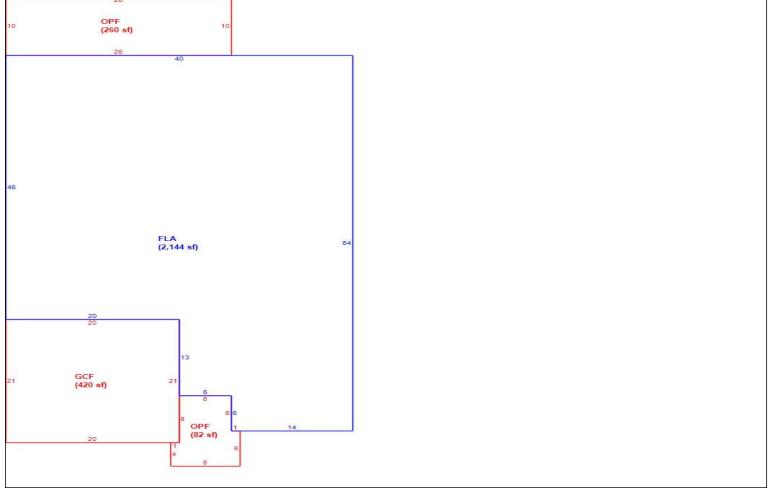
DALLAS

LAKEVIEW PRESERVE PB 71 PG 48-54 LOT 174 ORB 5877 PG 124

75201

	and Lines											
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		1.00 LT	Г 150,000.00	0.0000	1.00	1.000	1.000	0	150,000
		Total A	cres	0.00	JV/Mkt	t 0		Tota	d Adj JV/MI	kt		150,000
	Cla	assified A	cres	0	Classified JV/Mkt	t 150,000		Classifie	d Adj JV/MI	ct		0

Sketch Bldg 1 1 of 1 340,748 Deprec Bldg Value 340,748 Multi Story 0 Sec Replacement Cost



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2020	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,144	2,144	2144	Effective Area	2144	l			
GAR	GARAGE FINISH	0	420		Base Rate	133.57	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	342	0	Building RCN	340,748	Quality Grade	710	Half Baths	0
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	Trail Type	03	riodi Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,144	2,906	2,144	Building RCNLD	340,748	Roof Cover	3	Type AC	03

Alternate Key 3916123

Parcel ID 01-23-26-0200-000-17400

150,000

340,748

490,748

0

490748

0.00

490748

490748

479,741

LCPA Property Record Card Roll Year 2024 Status: A

2024-0661 Subject PRC Run: 12/4/2024 By

Card # 1 of 1

Parcel ID	01-23-	26-020	00-000-	17400)	Rol	I Yea	r 202	24 Sta	atus: A			Card #	1	of 1
						*Only			laneous F records a	eatures are reflected l	pelow				
Code		Descrip	otion		Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	I A	pr Value
				, ,				Bu	ilding Per	mits					22.5
Roll Year 2021	Permit 20-1102	ID	1ssue Da 06-01-20		Comp I 12-16-2		Am	nount 139,70	Type 00 0001	SFR 3283 BI	Descrip	otion	Review I		CO Date
		T			s Inform		T = #1		157 77				emptions		
20220	nent No 006712 117050	5877 5358	0124 2304	12-2	e Date 29-2021 4-2019	WD WD	Q/U Q U	Ode 01 M	Vac/Imp I V	Sale Price 490,000 683,300		Descripti	on	Year	Amount
													Total		0.00
						•	,	Va	lue Summ	ary	-				
Land Val	ue Bldo	g Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Pr	evious Valu

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 3916025 Parcel ID 01-23-26-0200-000-07600

LCPA Property Record Card Roll Year 2024 Status: A 2024-0661 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

Property Location

Site Address 3395 CURRENT AVE WINTER GARDEN FL 34787

Mill Group 000C NBHD 1864

Property Use Last Inspection

00100 SINGLE FAMILY MHS 12-17-202

Current Owner

RODRIGUEZ MARIA D

3395 CURRENT AVE

FL 34787

WINTER GARDEN

Legal Description

LAKEVIEW PRESERVE PB 71 PG 48-54 LOT 76 ORB 6200 PG 2011

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		1.00 LT	150,000.00	0.0000	1.00	1.000	1.000	0	150,000
	Total Acres 0.00	JV/Mkt 0	•		Tota	Adj JV/Mk	ct		150,000			
	Classified Acres 0		Classified JV/Mkt 1	50,000		Classified	d Adj JV/Mk	(t		0		

	Building S	Sub Areas			Building Valuati	ion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,741	2,741	2741	Effective Area	2741	N. Otaria		Full Daths	_
GAR	GARAGE FINISH	0	609	0	Base Rate	127.43	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	421	0	Building RCN	412,634	Quality Grade	710	Half Baths	0
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	,,	00	,,	O
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,741	3,771	2,741	Building RCNLD	412.634	Roof Cover	3	Type AC	03

Alternate Key 3916025 Parcel ID 01-23-26-0200-000-07600

Land Value

150,000

Bldg Value

412.634

Misc Value

0

Market Value

562,634

LCPA Property Record Card Roll Year 2024 Status: A

2024-0661 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

50,000.00

549,215

Total

537634

Sch Tax Val Previous Valu

					*Onl			laneous F records a	eatures are reflected b	elow				
Code		Descrip	tion		Jnits	Туре	Ur	nit Price	Year Blt	Effect Y	r RCN	%Good	d Apr	r Value
							Rui	ilding Per	mite					
Roll Yea	ar Permit	ID T	Issue Da	te Com	Date	An	nount	Type		Descri	otion	Review [Date C	CO Date
2021	20-2313		07-21-20		'-2020		223,15		SFR 3395 CL			12-18-2		
			Sales Info				T				mptions			
			Sale Date	_	_	l	Vac/Imp		Code	Description		Year	Amount	
2022 202	3104764 2065179 1009507 9117049	6200 5953 5626 5358	2011 1482 0126 2301	08-22-202 05-03-202 01-12-202 10-08-201	2 WD 1 WD	Q Q U	01 01 01 M	I I V	725,000 695,000 495,400 644,700	059	HOMESTEA ADDITIONAL HOM		2024 2024	

Value Summary

Assd Value

562634

Cnty Ex Amt

50,000.00

Co Tax Val

512634

Deferred Amt

0

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 3916080 Parcel ID 01-23-26-0200-000-13100

SADLER MICHAEL S & GABRIELLA M

Current Owner

LCPA Property Record Card Roll Year 2024

2024-0661 Comp 2 PRC Run: 12/4/2024 By

Card # 1 of

Property Location

Site Address 3252 SAILING PIER AVE

WINTER GARDEN FL 34787 000C NBHD 1864

Mill Group Property Use Last Inspection 00100 SINGLE FAMILY MHS 07-09-202

Status: A

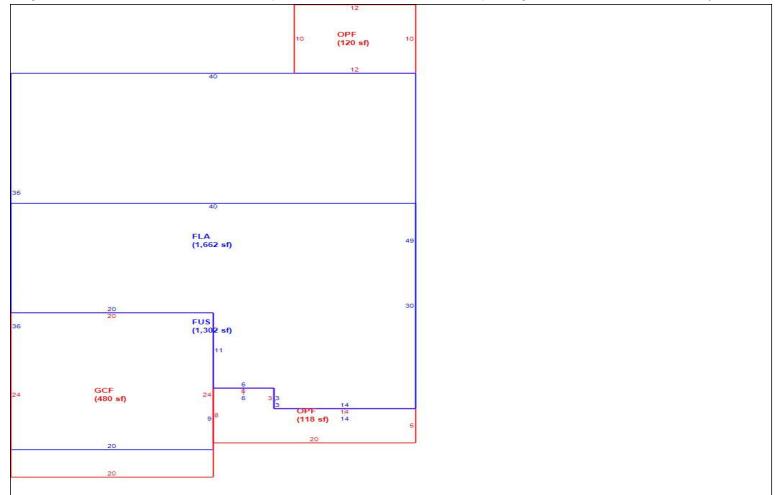
3252 SAILING PIER AVE WINTER GARDEN 34787

Legal Description

LAKEVIEW PRESERVE PB 71 PG 48-54 LOT 131 ORB 6116 PG 435

Lan	d Lines													
LL #	Use Code	Front	Depth	Not Ac		Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0			1.00	LT	150,000.00	0.0000	1.00	1.000	1.000	0	150,000
		Total A	cres	0.00		JV/M	kt 0			Tota	Adj JV/MI	kt	<u> </u>	150,000
	Cla	assified A	cres	0	C	Classified JV/M	lkt 15	50,000		Classifie	d Adj JV/MI	ct		0

Sketch Bldg 1 of 1 Replacement Cost 436,990 Deprec Bldg Value 436,990 Multi Story 1 Sec 1



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,662	1,662			2964			F. II D. II.	_
_	FINISHED AREA UPPER	1,302	1,302	1302	Base Rate	126.23	No Stories	1.00	Full Baths	3
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	480 238	0	Building RCN	436,990	Quality Grade	710	Half Baths	0
OFF	OF EN FORGITFINISHE	U	230	U	Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	vvan Type	03	ricat Type	O
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,964	3,682	2,964	Building RCNLD	436,990	Roof Cover	3	Type AC	03

Alternate Key 3916080

Parcel ID 01-23-26-0200-000-13100

150,000

436,990

586,990

0

586990

0.00

586990

586990

572,579

LCPA Property Record Card Roll Year 2024 Status: A

2024-0661 Comp 2 PRC Run: 12/4/2024 By

Parcel I	D 01-23-	26-020	0-000-	13100)	Ro	II Yea	r 202	24 Sta	atus: A			Card #	1	of 1
	Miscellaneous Features *Only the first 10 records are reflected below														
-										Effect Y	r RCN	%Good	d Ar	or Value	
	Building Permits														
Roll Yea	r Permit	·ID	Issue D	ate	Comp [Date	An	nount	Type		Descri	otion	Review I	Date	CO Date
2021	19-3589		01-01-20		07-09-2		7	135,300 000		SFR 3252 SAILING PIER AVE			07-23-2		00 2410
					s Inform								emptions		
2023 2020	ment No 6035887 6081643 6117050	Book 6116 5513 5358	0435 1296 2304	03-2 07-2	e Date 24-2023 27-2020 4-2019	WD WD WD	Q/U Q Q U	01 03 M	Vac/Imp I I V	Sale Price 625,000 415,000 683,300)	Descripti	on	Year	Amount
													Takal		0.00
						<u> </u>	<u> </u>						Total		0.00
								Va	lue Sumn	nary					
Land Va	alue Bldg	y Value	Misc	Value	Mark	et Valu	e D	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Pre	vious Valu

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 3921628 Parcel ID 01-23-26-0202-000-21700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0661 Comp 3 PRC Run: 12/4/2024 By

Card # 1 of 1

Property Location

Site Address 3326 CURRENT AVE

WINTER GARDEN FL 34787

 Mill Group
 000C
 NBHD
 1864

 Property Use
 Last Inspection

 00100
 SINGLE FAMILY
 MHS
 06-28-202

Current Owner

ARANETA MARIA D F & ROMUALDO G

3326 CURRENT AVE

WINTER GARDEN FL 34787-9084

Legal Description

LAKEVIEW PRESERVE PHASE 2 PB 73 PG 34-38 LOT 217 ORB 6229 PG 1896

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	150,000.00	0.0000	1.00	1.000	1.000	0	150,000			
Total Acres 0.00 JV/Mkt 0						0		Tota	l Adj JV/Mk	ct		150,000			
Classified Acres 0 Classified JV/Mkt 150,000								Classified	d Adj JV/Mk	ct	•	0			

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 349,164 Deprec Bldg Value 349,164 Multi Story

OPF 10

OPF 10

40

49

FLA

FLA

20

20

20

20

20

3

49

A GCF 21

49

A GCF 21

A GCF 21

A GCF 21

	Building S	Sub Areas			Building Valuation Construction			on Detail				
Code	Description	Living Are	Gross Are		Year Built	2021	Imp Type	R1	Bedrooms	3		
FLA	FINISHED LIVING AREA	2,224	2,224	2224	Effective Area	2224			F. II D. H.	_		
GAR	GARAGE FINISH	0	420	0	Base Rate	132.48	No Stories	1.00	Full Baths	2		
OPF	OPEN PORCH FINISHE	0	338	0	Building RCN	349,164	Quality Grade	710	Half Baths	0		
			Condition	VG	Wall Type	03	Heat Type					
					% Good	100.00		00				
					Functional Obsol		Foundation	3	Fireplaces	0		
	TOTALS	2,224	2,982	2,224	Building RCNLD	349 164	Roof Cover	3	Type AC	03		

Alternate Key 3921628 Parcel ID 01-23-26-0202-000-21700

LCPA Property Record Card Roll Year 2024 Status: A

2024-0661 Comp 3 PRC Run: 12/4/2024 By

Parcel ID 01-23-26-0202-000-21700 Roll Year 2024 Status: A Card # 1 of 1

Miscellaneous Features
*Only the first 10 records are reflected below

Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value

	Building Permits														
Roll Yea	r Permit ID	Issue Date	Comp Date	Amount	Туре		Description	on	Review Date	CO Date					
2022	20-4407	01-01-2021	06-28-2021	139,700	0001	SFR 3326 C	URRENT AV	E	07-01-2021						

			Sales Inform		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023129125 2021058738 2021045814	6229 5697 5679	1896 2322 0897	10-14-2023 04-23-2021 03-08-2021	WD WD WD	QQU	01 01 16	- >	573,000 410,100 544,300	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
										Total		50,000.00
						Val	ua Summ	arv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
150.000	349.164	0	499.164	0	499164	50.000.00	449164	474164	487.821

^{***}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.***