



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3773932**

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

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # 2024-0663	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: INV_HOME; 2018-3 IH Borrower LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	1419250050-000-01300 10315 Patrick Dr
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0663		Alternate Key: 3773932		Parcel ID: 14-19-25-0050-000-01300	
Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		Property Address 10315 PATRICK DR LEESBURG		<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	Value after Board Action	
1. Just Value, required		\$ 282,852	\$ 282,852		
2. Assessed or classified use value, *if applicable		\$ 248,110	\$ 248,110		
3. Exempt value, *enter "0" if none		\$ -			
4. Taxable Value, *required		\$ 248,110	\$ 248,110		
*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#	3773932	3788220	3810199	3808099
Address	10315 PATRICK DR LEESBURG	33333 KAYLEE WAY LEESBURG	33202 IRONGATE DR LEESBURG	10337 PLEASANT VIEW DR
Proximity		SAME SUB	0.29 MILE	0.26 MILE
Sales Price		\$309,000	\$440,000	\$359,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	0.00%	4.40%
Adjusted Sale		\$263,886	\$374,000	\$321,751
\$/SF FLA	\$176.34 per SF	\$145.95 per SF	\$200.21 per SF	\$168.81 per SF
Sale Date		11/17/2023	6/27/2024	1/19/2023
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	1,604	1,808	-10200	1,868	-13200	1,906	-15100
Year Built	1998	2001		2004		2002	
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		2 CAR	
Porches	Y	Y		Y		Y	
Pool	Y	N	20000	Y	0	Y	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 3.7%	9800	-Net Adj. 3.5%	-13200	-Net Adj. 4.7%	-15100
		Gross Adj. 11.4%	30200	Gross Adj. 3.5%	13200	Gross Adj. 4.7%	15100
Adj. Sales Price	Market Value \$282,852	Adj Market Value	\$273,686	Adj Market Value	\$360,800	Adj Market Value	\$306,651
	Value per SF 176.34						

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.

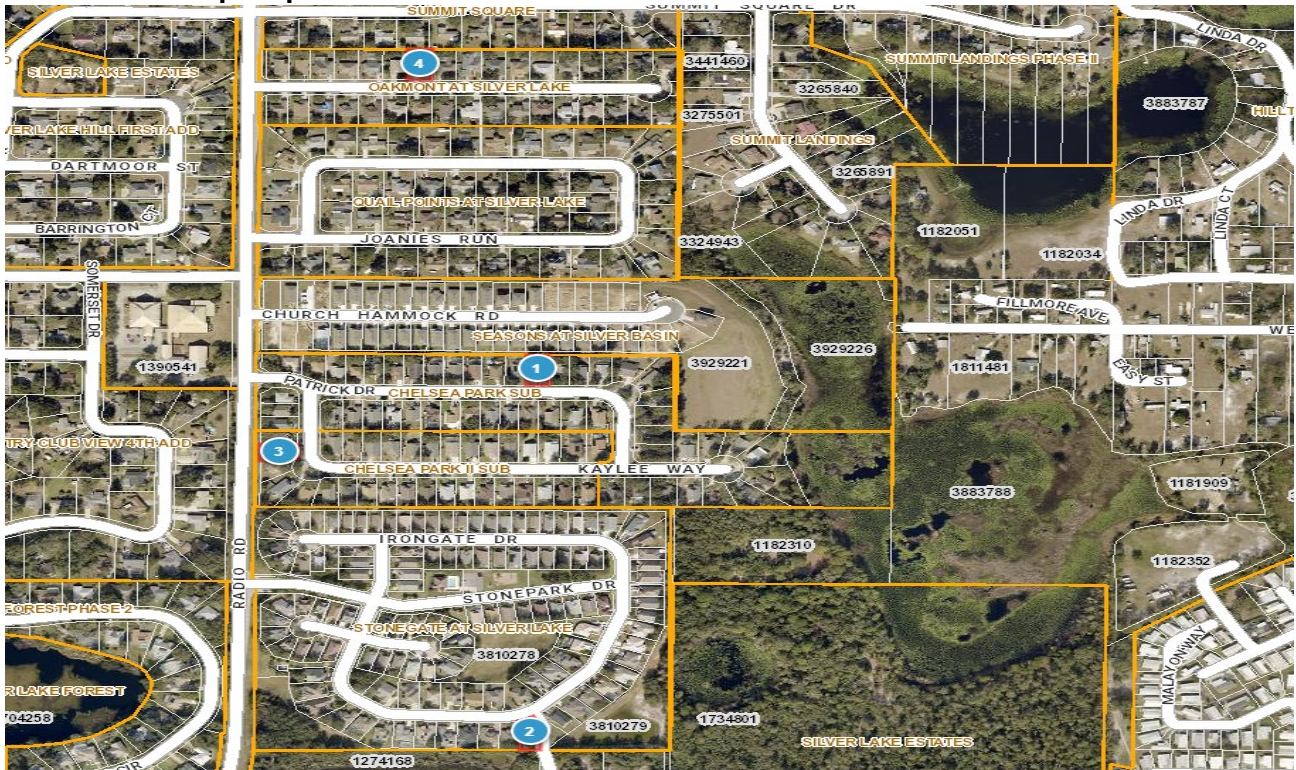
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0663 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3773932	10315 PATRICK DR LEESBURG	-
2	COMP 2	3810199	33202 IRONGATE DR LEESBURG	0.29 MILE
3	COMP 1	3788220	33333 KAYLEE WAY LEESBURG	SAME SUB
4	COMP 3	3808099	10337 PLEASANT VIEW DR LEESBURG	0.26 MILE
5				
6				
7				
8				

Alternate Key 3773932
 Parcel ID 14-19-25-0050-000-01300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0663 Subject
 PRC Run: 12/10/2024 By
 Card # 1 of 1

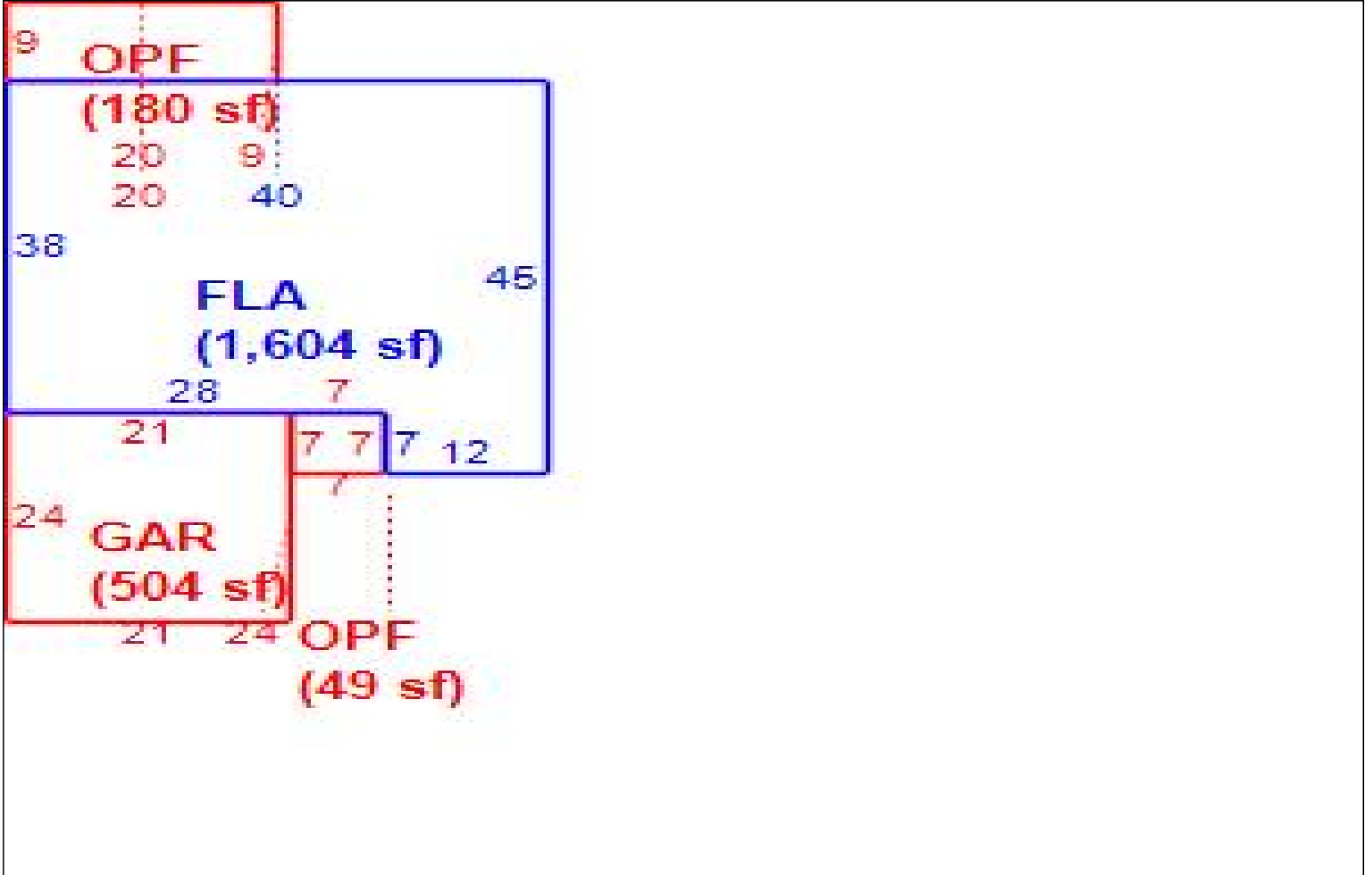
Current Owner
 2018-3 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 10315 PATRICK DR
 LEESBURG FL 34788
 Mill Group 0001 NBHD 4525
Property Use **Last Inspection**
 00100 SINGLE FAMILY TRF 01-27-202

Legal Description
 CHELSEA PARK SUB LOT 13 PB 38 PGS 37-39 ORB 5135 PG 1894

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	20,000.00	0.0000	3.70	1.000	1.000	0	74,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		74,000		
Classified Acres		0		Classified JV/Mkt		74,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 205,936 Deprec Bldg Value 199,758 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail							
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,604	1,604	1604	1998	1604	103.05	EX	97.00	0	205,936	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	504	0								Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	229	0								Wall Type	03	Heat Type	6
TOTALS		1,604	2,337	1,604							199,758	Foundation	3	Fireplaces	0
												Roof Cover	3	Type AC	03

Alternate Key 3773932
 Parcel ID 14-19-25-0050-000-01300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0663 Subject By
 PRC Run: 12/10/2024
 Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	220.00	SF	35.00	1998	1998	7700.00	85.00	6,545
PLD2	POOL/COOL DECK	320.00	SF	5.38	1998	1998	1722.00	70.00	1,205
SEN2	SCREEN ENCLOSED STRUCTURE	960.00	SF	3.50	1998	1998	3360.00	40.00	1,344

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	05-07-2007	1	0000	CHECK VALUES			
2000	9850943	09-14-1999	12-01-1998	91,377	0000	SFR			
2000	9809013	09-02-1999	12-01-1998	2,453	0000	13X30 SEN			

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			
	4325	1289	05-03-2013	WD	Q	Q	I	127,500			
	4057	1798	07-28-2011	WD	U	U	I	113,600			
	3202	0348	06-28-2006	WD	Q	Q	I	233,500			
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	
74,000	199,758	9,094	282,852	9932	272920	0.00	272920	282852	282,852	

Parcel Notes

03 QG FROM 550 FER 011403
 06X CHARLES FRANCIS WINN 73 DECEASED 030406 FL DEATH LIST
 3202/348 GWENDOLINE WINN TO JOSEPH J HAGAN SINGLE
 07X JOSEPH HAGAN IS MARRIED TO LARA HAGAN BUT NO RES INFO PROVIDED FOR HER
 07 QG FROM 600 TJW 050707
 11X JOSEPH HAGAN HX RENEWAL CARD RETURNED WITH ADDR 17019 HIGHWORTH DR SPRING TX 77379 SENT LETTER 022811
 11X DENY
 4057/1798 JOSEPH J & LARA HAGAN TO MICHAEL J MOREAU
 11SALE ORB 4057/1798 USALE LIS PENDENS FILED ORB 4012/1055 PER FER 081211 CB 091911
 4325/1289 MICHAEL J MOREAU TO IH2 PROPERTY FLORIDA LP
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 4646/1567 IH2 PROPERTY FLORIDA LP TO 2015-3 IH2 BORROWER LP
 4646/1567 M SALE INCL MULTIPLE PARCLES IN MULTI SUBS AND M&B
 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 AK3841726 CB 080516
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 5135/1894 2018-3 IH BORROWER LP AS SUCC BY MERGER WITH 2015-3 IH2 BORROWER LP TO 2018-3 IH BORROWER LP
 5135/1894 M SALE INCL OVER 25 PARCELS IN MULT SUBS
 21VAB PETITION 2021-093 TJW 091521

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 3788220
 Parcel ID 14-19-25-0055-000-05200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0663 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

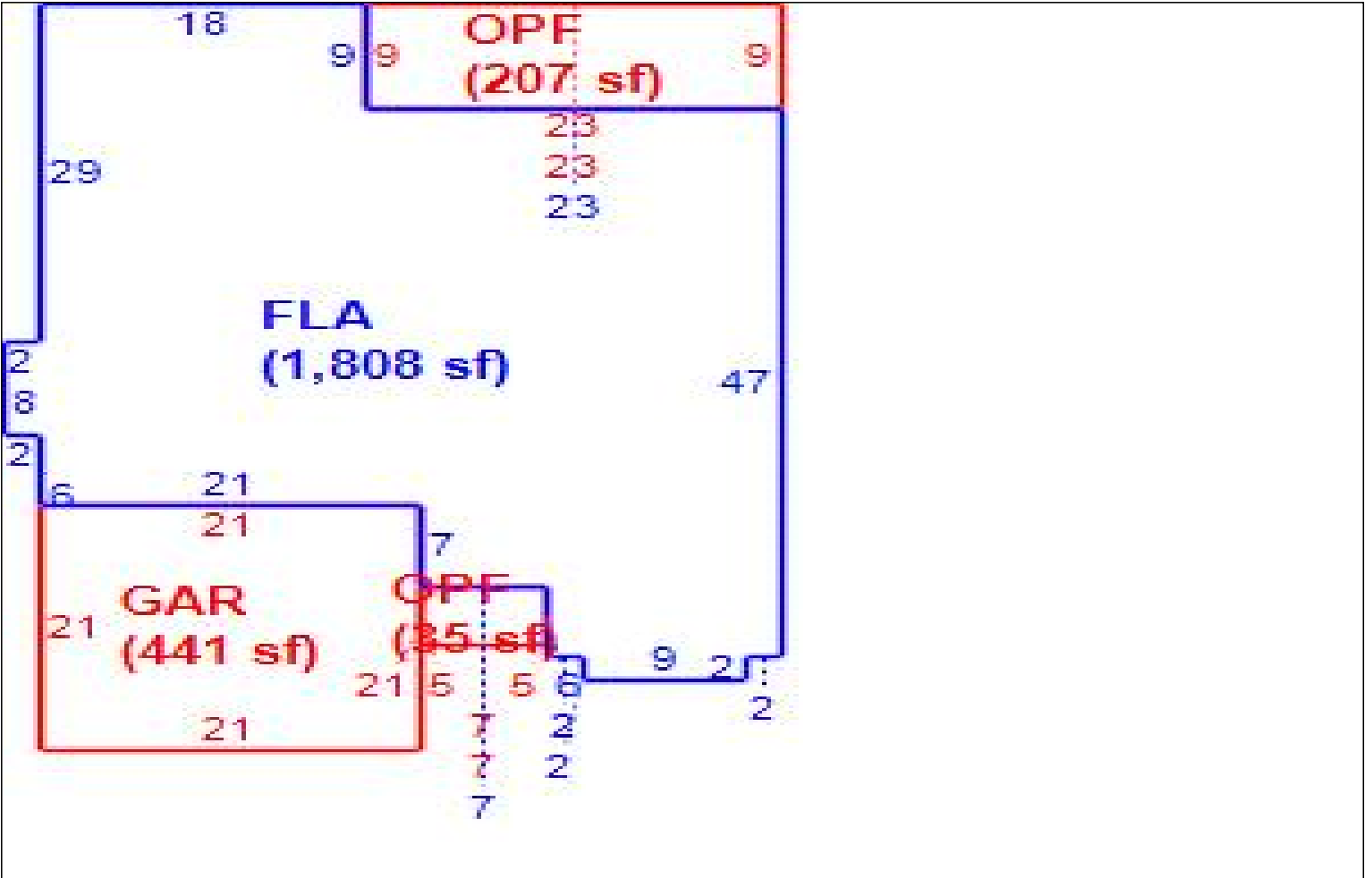
Current Owner		
FUNKHOUSER CRAIG		
33333 KAYLEE WAY		
LEESBURG	FL	34788

Property Location			
Site Address	33333 KAYLEE WAY		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-27-202

Legal Description
CHELSEA PARK II SUB LOT 52 PB 42 PGS 56-57 ORB 6248 PG 1600

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	20,000.00	0.0000	3.70	1.000	1.000	0	74,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		74,000			
Classified Acres		0		Classified JV/Mkt		74,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 225,012
Deprec Bldg Value 218,262		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	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	102.53	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	242	0	225,012	Wall Type	03	Heat Type	6
TOTALS		1,808	2,491	1,808	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					218,262				

Alternate Key 3788220
 Parcel ID 14-19-25-0055-000-05200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0663 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features
 *Only the first 10 records are reflected below

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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2002	0110219	01-18-2001	08-06-2001	107,976	0000	SFR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023144890	6248 1600	11-17-2023	WD	Q	01	I	309,000	039	HOMESTEAD	2024	25000
2023043596	6125 1513	04-06-2023	WD	U	19	I	305,000	059	ADDITIONAL HOMESTEAD	2024	25000
2023024943	2102 1299	02-24-2023	PO	U	11	I	0				
	1890 0616	12-14-2000	WD	Q	Q	V	18,900				
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
74,000	218,262	0	292,262	0	292262	50,000.00	242262	267262	292,262

Parcel Notes

1890/616 ROBERT E & RILLA P KOMAR HW
 03 QG FROM 575 FER 011503
 04 QG FROM 590 JWP 052404
 18CC SUBMITTED WX APP WITH DC CS 061218
 5117/1161 ROBERT EDWARD KOMAR 89 DECEASED 043018 DC
 6102/1298 RILLA P KOMAR DECEASED 120822 PER LETTERS OF ADMIN
 6102/1299 ORDER DET HX FOR EST OF RILLA P KOMAR PROP TO CLARENCE L JEFFERSON
 6125/1513 CLARENCE JEFFERSON TO WILLIAM S LYONS TRS NOT TRUST DATE GIVEN NO TTEE NAMED
 6248/1600 WILLIAM SHERMAN AKA WILLIAM S LYONS INDIV AND AS TTEE TO CRAIG FUNKHOUSER
 24CC EFILE HX APP CP 082924

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Alternate Key 3810199
 Parcel ID 14-19-25-2000-000-04900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0663 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

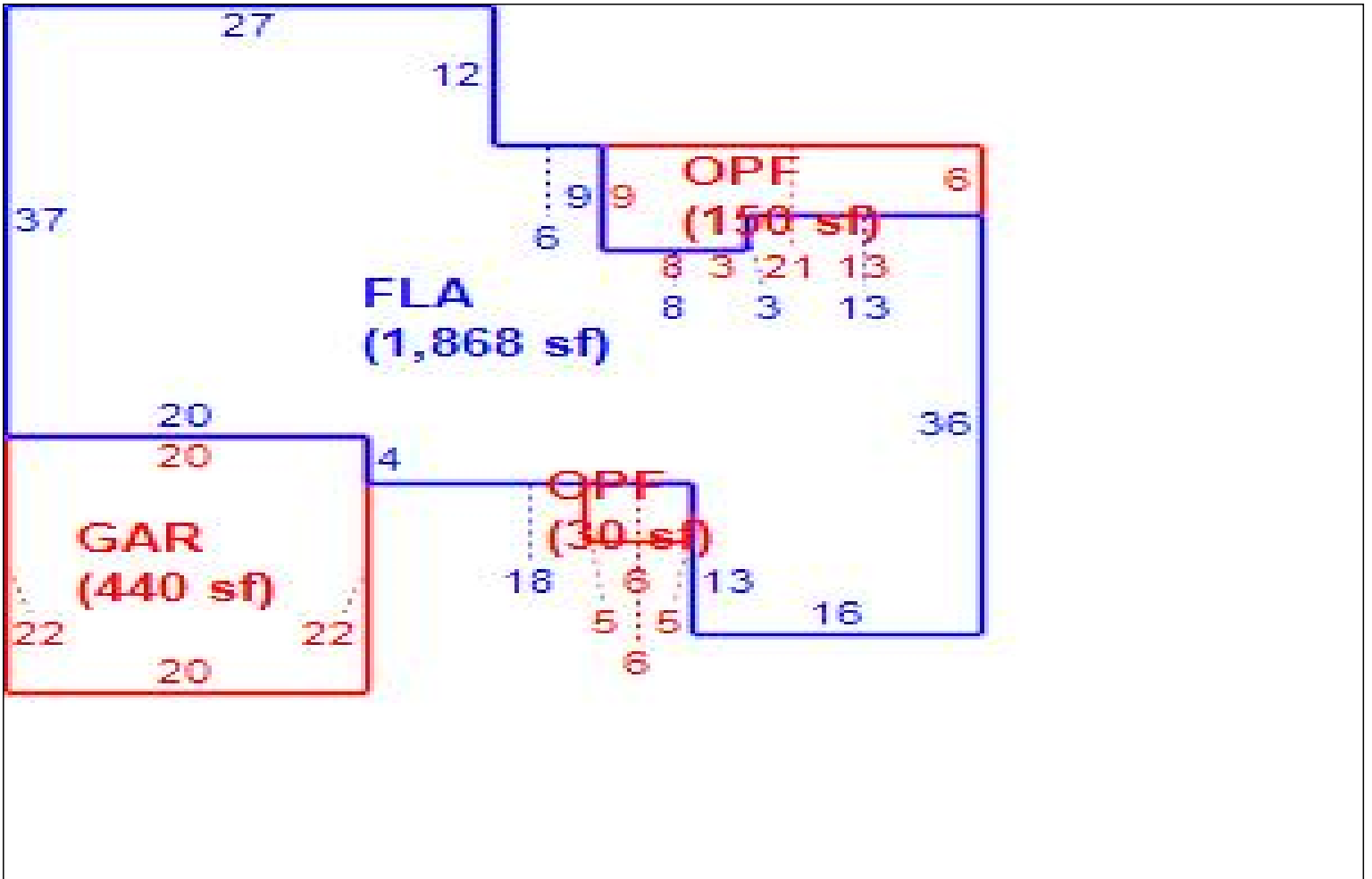
Current Owner		
BIERWIRTH WILLIAM H JR & REBECCA		
33202 IRONGATE DR		
LEESBURG	FL	34788

Property Location		
Site Address 33202 IRONGATE DR		
LEESBURG FL 34788		
Mill Group 0001	NBHD 4525	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-02-202

Legal Description
 STONEGATE AT SILVER LAKE PB 47 PG 72-76 LOT 49 ORB 6358 PG 977

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	20,000.00	0.0000	3.25	1.100	1.000	0	71,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		71,500		
Classified Acres		0		Classified JV/Mkt		71,500		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 223,061 Deprec Bldg Value 216,369 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	1,868	1,868	1868	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	99.18	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	180	0	223,061	Wall Type	03	Heat Type	6
TOTALS		1,868	2,488	1,868	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					216,369				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	320.00	SF	35.00	2004	2004	11200.00	85.00	9,520
PLD2	POOL/COOL DECK	382.00	SF	5.38	2004	2004	2055.00	70.00	1,439
SEN2	SCREEN ENCLOSED STRUCTURE	1413.00	SF	3.50	2004	2004	4946.00	50.00	2,473

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	SALE	01-01-2017	04-30-2018	1	0099	CHECK VALUE	04-30-2018		
2014	SALE	01-01-2013	05-01-2014	1	0099	CHECK VALUE	05-01-2014		
2005	2004110742	11-10-2004	03-01-2005	4,000	0000	SCRN POL ENCL 31X28			
2005	2003091081	04-22-2004	06-22-2004	101,068	0000	SFR			
2005	2004020639	02-17-2004	06-22-2004	3,800	0000	26X28 POOL ENCLOSURE			
2004	2003091081	10-15-2003	04-22-2004	101,068	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024077120	6358	0977	06-27-2024	WD	Q	01	I	440,000	003	DISABILITY VETERAN	2025	5000
2023141484	6244	0938	11-15-2023	WD	Q	01	I	395,000	039	HOMESTEAD	2025	25000
2021137995	5809	1281	09-28-2021	WD	Q	01	I	355,600	059	ADDITIONAL HOMESTEAD	2025	25000
2017077067	4973	1728	06-12-2017	WD	Q	Q	I	205,000				
	4427	0548	12-31-2013	WD	Q	Q	I	160,000				
Total											55,000.00	

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	
71,500	216,369	13,432	301,301	0	301301	55,000.00	246301	271301	301,425	

Parcel Notes

04FC SFR STILL UC IN 04 JWP 042204
 09TRIM SPOKE TO OWNERS SON TO EXPLAIN SOH HOW MARK DOWN ASSESS UP VALUE OK RBB 082709
 4397/1317 TAX DEED VS MARY ANN ANTONELLI SOLD TO DEEP SOUTH RENTALS LLC
 4427/548 DEEP SOUTH RENTALS LLC TO JOAN PAYNE SINGLE AND MANUEL V FONSECA SINGLE JTWROS
 4538/2364 JOAN PAYNE MARRIED MANUEL FONSECA 101014 SHE REQUESTED NAME CHANGE JOAN FONSECA GC 110414
 4973/1728 JOAN FONSECA FKA PAYNE & MANUEL V FONSECA TO AUBREY & DEANNA CULBERSON HW
 4973/1728 DEED ORIG RECD IN MARION CO KEYED THEIR DOC STP IN SALES
 17X COURTESY HX CARD SENT 092117
 18X COURTESY HX CARD SENT 122617
 18 MAILING ADDR CHGD PER NCOA INFO DW 080218
 5809/1281 AUBREY & DEANNA CULBERSON TO DAVID G & ANTOINETTE CHAPMAN HW
 22CC SUBMITTED HX PORT APP KCH 020322
 22CC SUBMITTED HX PORT APP KCH 020322
 6244/938 DAVID G & ANTOINETTE CHAPMAN TO LOUISE B SHEAFFER MARRIED
 6358/977 LOUISE B & JAMES B SHEAFFER TO WILLIAM H JR & REBECCA BIERWIRTH HW
 24CC SUBMITTED HX PORT VADX APP WITH VA LETTER WILL SUBMIT REBECCA'S DRIVERS LICENSE CS 072324
 24X FL DL FOR REBECCA ANNE BIERWIRTH RECD BY EMAIL ALS 072324

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Alternate Key 3808099
Parcel ID 14-19-25-1500-000-00700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0663 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

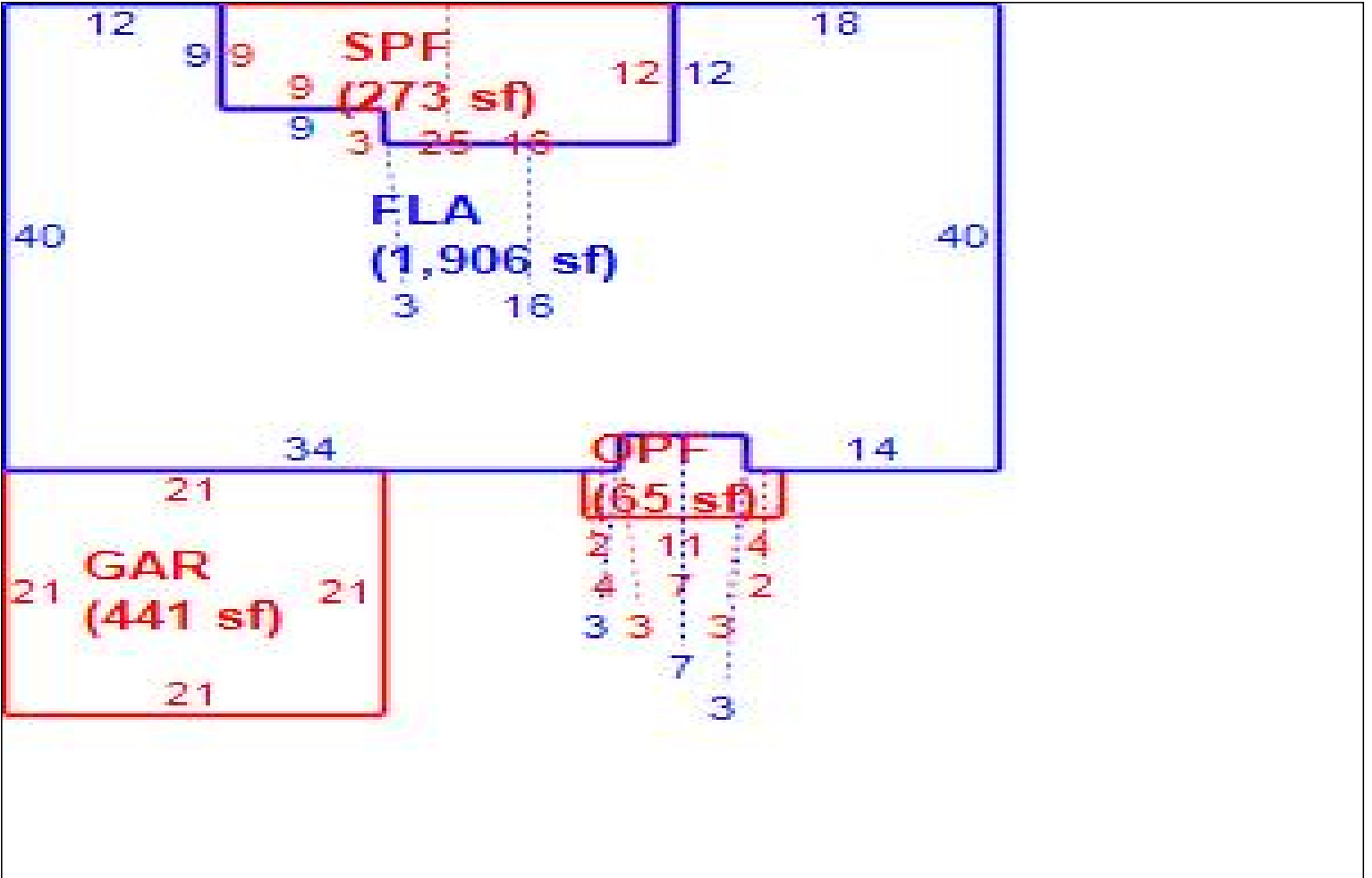
Current Owner		
LAVERGNE LOREE J LIFE ESTATE		
10337 PLEASANT VIEW DR		
LEESBURG	FL	34788

Property Location			
Site Address 10337 PLEASANT VIEW DR			
LEESBURG		FL 34788	
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-02-202

Legal Description
OAKMONT AT SILVER LAKE SUB LOT 7 PB 46 PGS 67-68 ORB 6083 PG 1489 ORB 6137 PG 670

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	20,000.00	0.0000	2.79	1.000	1.000	0	55,800	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,800			
Classified Acres		0		Classified JV/Mkt		55,800		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 207,305 Deprec Bldg Value 201,086 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,906	1,906	1906	Effective Area	1906	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	Base Rate	89.49	Quality Grade	640	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	65	0	Building RCN	207,305	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	273	0	Condition	EX	Foundation	3	Fireplaces	0	
						% Good	97.00				
						Functional Obsol	0				
TOTALS		1,906	2,685	1,906	Building RCNLD	201,086	Roof Cover	3	Type AC	03	

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Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	336.00	SF	35.00	2009	2009	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	607.00	SF	5.38	2009	2009	3266.00	70.00	2,286
SEN2	SCREEN ENCLOSED STRUCTURE	1726.00	SF	3.50	2009	2009	6041.00	62.50	3,776

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2010	2009070076	07-14-2009	03-24-2010	28,336	0003	SEN	03-24-2010		
2010	2009060290	06-17-2009	03-24-2010	18,000	0003	POL	03-24-2010		
2003	2001080850	02-26-2002	11-19-2002	102,960	0000	SFR			
2002	2001080850	08-30-2001	02-26-2002	102,960	0000	SFR/7 PLEASANT VIEW DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023052984	6137	0670	05-03-2023	WD	U	11	100	039	HOMESTEAD	2024	25000
2023008780	6083	1489	01-19-2023	WD	Q	01	359,900	059	ADDITIONAL HOMESTEAD	2024	25000
2020072301	5499	1570	07-03-2020	WD	Q	01	241,000				
	3767	2177	05-08-2009	WD	Q	Q	160,000				
	2076	0603	02-22-2002	WD	Q	Q	156,500				
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	
55,800	201,086	16,058	272,944	0	272944	50,000.00	222944	247944	273,095	

Parcel Notes

02FC SFR UC FOR 2003 KH 022602
 2076/603 WILLIAM E & ANGELA D KUDLETS HW
 03 LOC FROM 145 FER 110702
 04 LOC FROM 170 FER 012704
 07X WILLIAM E KUDLETS STATED THAT LEESBURG IS PERMANENT ADDRESS ALSO HAD ADDRESS OF PO BOX 4655 MARYVILLE TN 97802
 08X ANGELA KUDLETS STATED THAT ON 010108 PO BOX 4655 MARYVILLE TN 37802 IS PERMANENT MAILING ADDRESS MOVED 052607 THEIR PERMANENT ADDRESS IS 9141 HARLAXTON CT KNOXVILLE TN 37923 AND THEIR MAILING ADDRESS IS PO BOX 4655 MARYVILLE TN 37802 PER LETTER DTD 020908
 08 FOR SALE 254900 TJW 012508
 08X RENEWAL CARD RETURNED WITH ADDRESS PO BOX 4655 MARYVILLE TN 37802
 3767/2177 WILLIAM E & ANGELA D KUDLETS TO JEANNE M WHITNEY UNMARRIED AND CYNTHIA A LEANDRO MARRIED JTWROS
 09X DUANE PARKER WHITNEY 69 DECEASED 102905 DC
 19FC ADD POL MISC TJW 032410
 5499/1570 JEANNE M WHITNEY AND CYNTHIA A LEANDRO TO ARTHUR R & MADELEINE N HUDON HW
 20X COURTESY HX CARD SENT 092120
 21 MLS G5029836 NPD 092220
 21X COURTESY HX CARD SENT 122120
 22CC SUBMITTED HX APP GG 121621
 6083/1489 A RTHUR R & MADELEINE N HUDON TO LOREE J LAVERGNE SINGLE
 23CC EFILE HX APP CP 050823
 6137/670 LOREE J LAVERGNE ENHANCED LE REM BRITNEY HERRERA MARRIED

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