



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3788229**

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 # 2024-0664	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2017-2 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 #	1419250055-000-05900 33305 Kaylee Way
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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0664	Alternate Key: 3788229	Parcel ID: 14-19-25-0055-000-05900	
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 33305 KAYLEE WAY LEESBURG		<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2017-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 278,003	\$ 278,003	
2. Assessed or classified use value, *if applicable	\$ 234,810	\$ 234,810	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 234,810	\$ 234,810	

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

Last Sale Date 11/9/2017 **Price:** \$100 Arm's Length Distressed **Book** 5025 **Page** 2026

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3788229	3810184	3549007	3808109
Address	33305 KAYLEE WAY LEESBURG	33312 IRONGATE DR LEESBURG	10300 JOANIES RUN LEESBURG	10439 PLEASANT VIEW DR
Proximity		0.16 MILE	0.30 MILE	0.37 MILE
Sales Price		\$355,000	\$360,000	\$330,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.40%	0.40%
Adjusted Sale		\$311,690	\$314,640	\$281,820
\$/SF FLA	\$165.77 per SF	\$165.79 per SF	\$165.69 per SF	\$158.59 per SF
Sale Date		5/5/2023	6/12/2023	11/20/2023
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	1,677	1,880	-10150	1,899	-11100	1,777	-5000
Year Built	2001	2005		1994		2004	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	3.0	-7000	2.0		2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	LRG PATIO	Y		Y		Y	
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	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. 5.5%	-17150	-Net Adj. 3.5%	-11100	-Net Adj. 1.8%	-5000
		Gross Adj. 5.5%	17150	Gross Adj. 3.5%	11100	Gross Adj. 1.8%	5000
Adj. Sales Price	Market Value \$278,003	Adj Market Value	\$294,540	Adj Market Value	\$303,540	Adj Market Value	\$276,820
	Value per SF 165.77						

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.

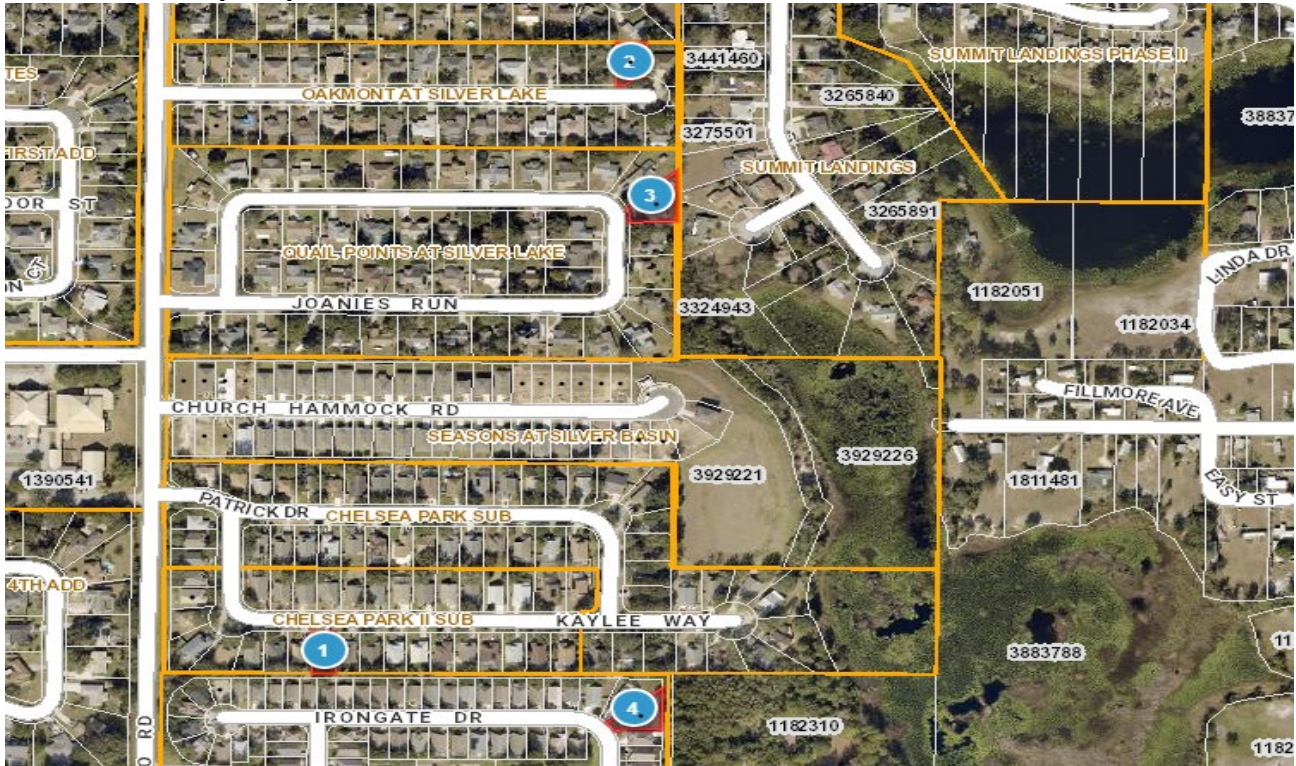
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0664 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3788229	33305 KAYLEE WAY LEESBURG	-
2	COMP 3	3808109	10439 PLEASANT VIEW DR LEESBURG	0.37 MILE
3	COMP 2	3549007	10300 JOANIES RUN LEESBURG	0.30 MILE
4	COMP 1	3810184	33312 IRONGATE DR LEESBURG	0.16 MILE
5				
6				
7				
8				

Alternate Key 3788229
 Parcel ID 14-19-25-0055-000-05900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0664 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

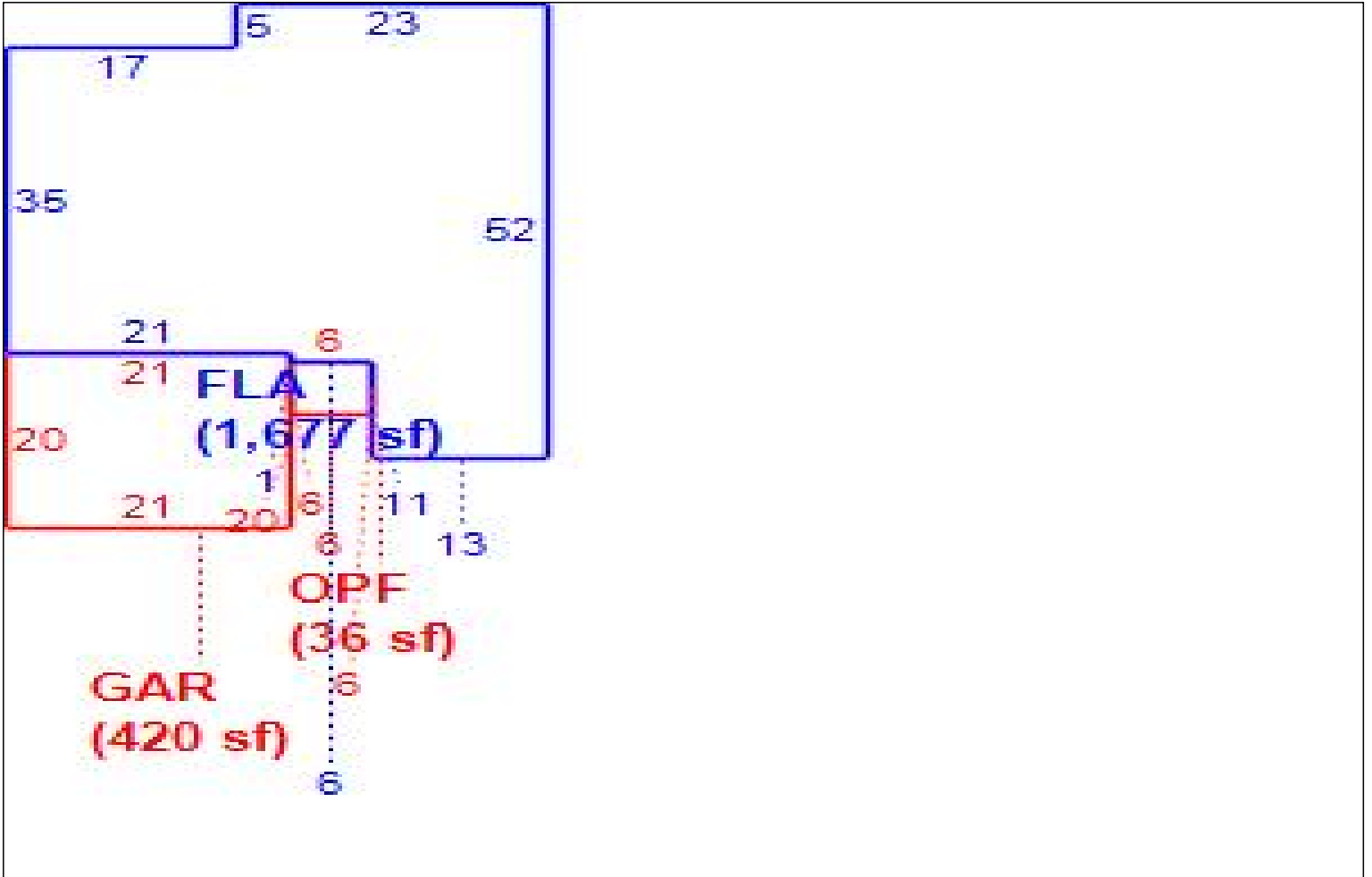
Current Owner
 2017-2 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 33305 KAYLEE WAY
 LEESBURG FL 34788
 Mill Group 0001 NBHD 4525
Property Use 0010 SINGLE FAMILY
Last Inspection TRF 01-27-202

Legal Description
 CHELSEA PARK II SUB LOT 59 PB 42 PGS 56-57 ORB 4554 PG 555 ORB 5025 PG 2026

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 208,988 Deprec Bldg Value 202,718 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	1,677	1,677	1677	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	102.86	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	208,988	Wall Type	03	Heat Type	6
					Condition	Foundation	3	Fireplaces	0
					% Good	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					202,718				
TOTALS		1,677	2,133	1,677					

Alternate Key 3788229
 Parcel ID 14-19-25-0055-000-05900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0664 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
PAV1	PAVING	1586.00	SF	1.62	2003	2003	2569.00	50.00	1,285

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			
2002	0131011	04-06-2001	08-06-2001	93,224	0000	SFR/33305 KAYLEE WAY			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120620	5025	2026	11-09-2017	WD	U	M	I	100			
	4554	0555	11-12-2014	WD	U	M	I	100			
	4398	1230	10-24-2013	WD	Q	Q	I	127,000			
	3260	1088	09-12-2006	WD	Q	Q	I	229,900			
	1914	1767	03-01-2001	WD	Q	Q	V	18,900			
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	202,718	1,285	278,003	19713	258290	0.00	258290	278003	278,003	

Parcel Notes

1914/1767 WILLIAM A JR & SHARON C CALDWELL HW
 03 QG FROM 575 FER 011503
 3260/1088 WILLIAM A JR & SHARON C CALDWELL TO VICTOR M & CELIA JAIME HW
 07 QG FROM 610 TJW 050707
 12X RENEWAL CARD RETURNED VACANT UNABLE TO FORWARD POSSIBLE ADDR 12031 VILLANOVA DR APT 104 ORLANDO 32837 7654
 LETTER SENT JMK 012312
 12X FI ADD IMPS PR GIVEN TO JNH JMK 042712
 12 ADD PAV PER JMK IT IS THE CEMENT ON THE REAR OF THE HOME JNH 050112
 13X VICTOR & CELIA JAIME INTENT TO DENY LETTER SENT GC 020613
 13X DENY
 4398/1230 VICTOR M & CELIA JAIME TO THR FLORIDA LP
 4554/555 THR FLORIDA LP TO 2014-3 IH BORROWER LP
 4554/555 M SALE INCL 63 PARCELS MULTI SUBS
 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 AK3798066 CB 080516
 5025/2026 2017-2 IH BORROWER LP TO 2017-2 IH BORROWER LP
 5025/2026 M SALE INCL OVER 25 PARCELS IN MULTI SUBS
 18 CERTIFICATE OF MERGER BT 2014-2 IH BORROWER LP AND 2014-3 IH BORROWER LP AND 2017-2 IH BORROWER LP SURVIVING
 DELAWARE LP IS 2017-2 IH BORROWER LP RECD WITHIN ORB 5025/2026 CB 113017
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 12X FI DISCOVERY SPOKE WITH SANDRA GUERRERO STATED HAS BEEN RENTING SINCE FEB 2012 JMK 042712

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 3810184
Parcel ID 14-19-25-2000-000-03400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0664 Comp 1
PRC Run: 12/10/2024 By
Card # 1 of 1

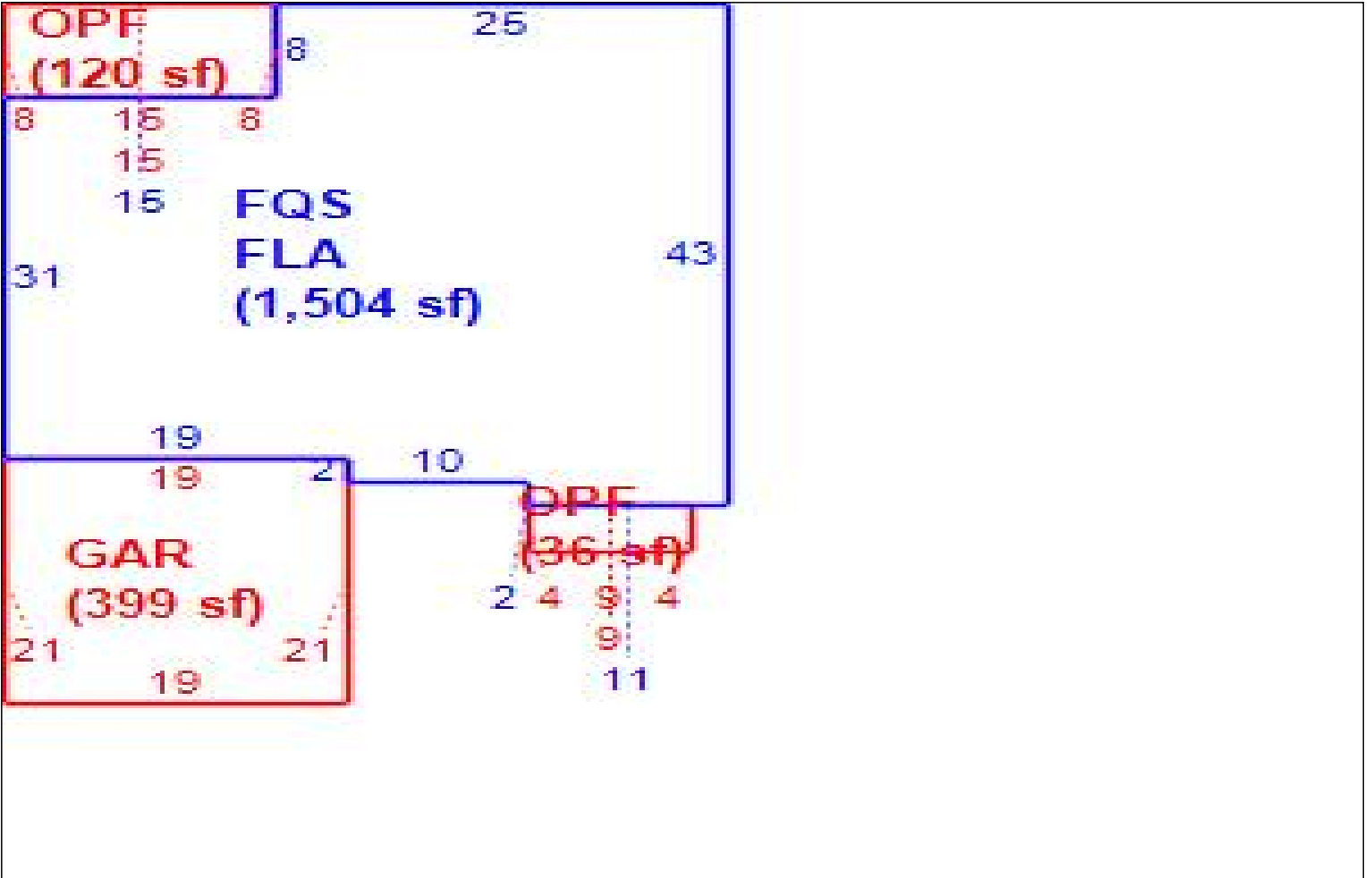
Current Owner		
REYES JOSE M		
33312 IRONGATE DR		
LEESBURG	FL	34788

Property Location		
Site Address 33312 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 34 ORB 6139 PG 67

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 221,983 Deprec Bldg Value 215,324 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,504	1,504	1504	2005	No Stories	1.25	Full Baths	3	
FQS	FINISHED AREA QUART	376	1,504	376	Base Rate	Quality Grade	655	Half Baths	0	
GAR	GARAGE FINISH	0	399	0	221,983	Wall Type	03	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	156	0	Condition	Foundation	3	Fireplaces	0	
TOTALS		1,880	3,563	1,880	% Good	Roof Cover	3	Type AC	03	
					97.00					
					Functional Obsol					
					0					
					Building RCNLD					
					215,324					

Alternate Key 3810184
 Parcel ID 14-19-25-2000-000-03400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0664 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	
2006	2004051390	01-01-2005	07-05-2005	129,783	0000	SFR			
2005	2004051390	06-23-2004	12-22-2004	129,783	0000	SFR 33312 IRONGATE DR			
2005	2004050858	06-11-2004	12-22-2004	5,000	0000	RTN 123X3			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023054446	6139	0067	05-05-2023	WD	Q	01	I	355,000	039	HOMESTEAD	2024	25000
	2515	1091	02-27-2004	WD	Q	Q	V	36,000	059	ADDITIONAL HOMESTEAD	2024	25000
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	
71,500	215,324	0	286,824	0	286824	50,000.00	236824	261824	286,824	

Parcel Notes

04 LOC FROM 236 FER 012704
 15X RANDEE MOREL 60 DECEASED 040615 STATE FILE NBR2015054449
 6139/67 MARC GEORGE MOREL TO JOSE M REYES UNMARRIED
 23CC EFILE HX APP CP 062223
 24CC EFILE HX APP CP 011924

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Alternate Key 3549007
 Parcel ID 14-19-25-0460-000-01400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0664 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

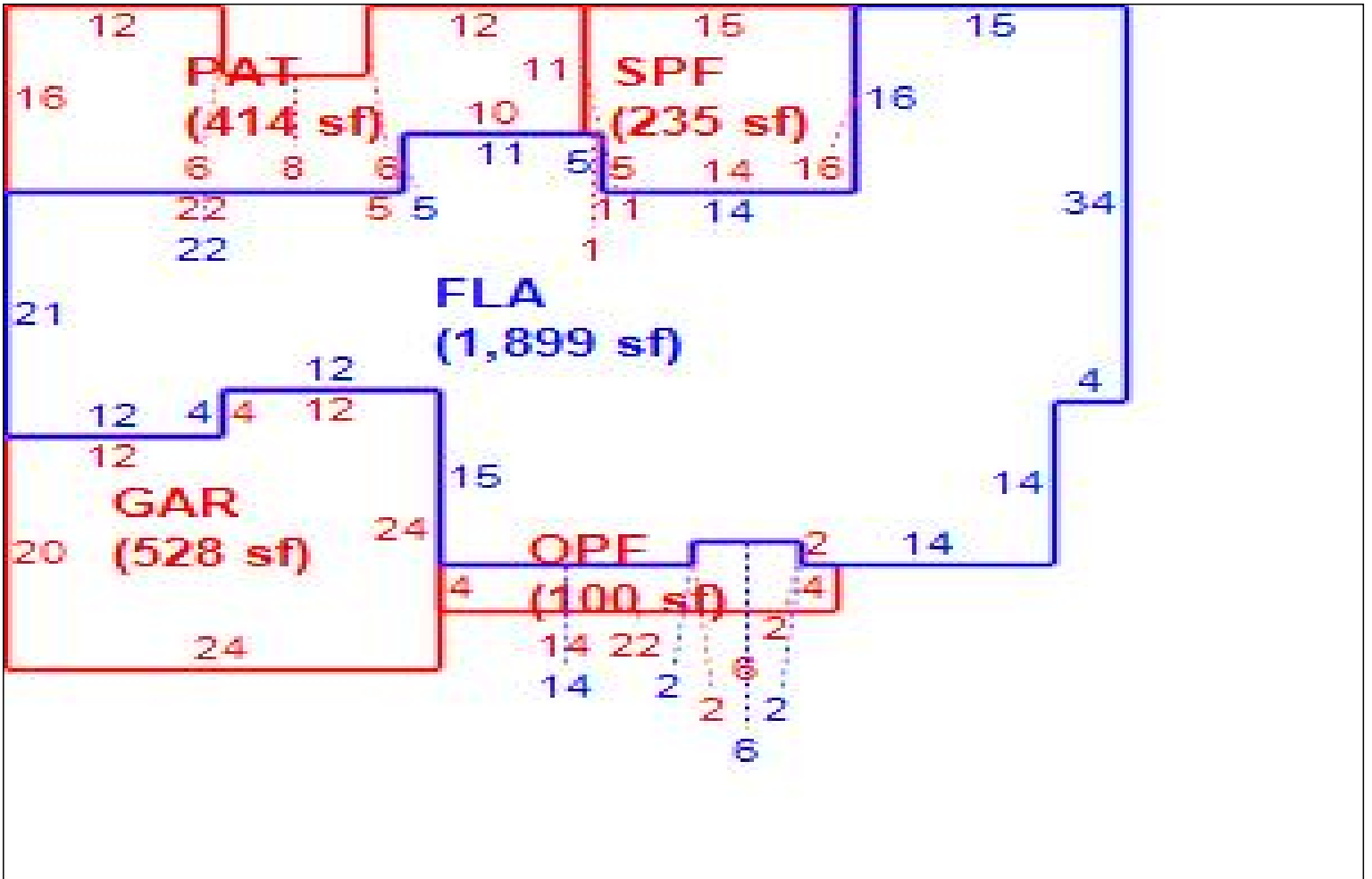
Current Owner		
FULWILER JOSEPH A & LISA A		
10300 JOANIES RUN		
LEESBURG	FL	34788

Property Location			
Site Address 10300 JOANIES RUN			
LEESBURG FL 34788			
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-01-202

Legal Description
 QUAIL POINTE AT SILVER LAKE LOT 14 PB 31 PG 63 ORB 6160 PG 1168

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	2.86	1.000	1.000	0	57,200	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		57,200			
Classified Acres		0		Classified JV/Mkt		57,200		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 217,113 Deprec Bldg Value 210,600 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	1,899	1,899	1899	1994	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	528	0	92.71	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	100	0	217,113	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	414	0	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	235	0	97.00	Roof Cover	3	Type AC	03
TOTALS		1,899	3,176	1,899	0	Building RCNLD	210,600		

Alternate Key 3549007
 Parcel ID 14-19-25-0460-000-01400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0664 Comp 2
 PRC Run: 12/10/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2023091492	09-26-2023	04-23-2024	13,835	0002	REPL WINDOWS 13	04-23-2024		
2009	2008040578	04-29-2008	05-04-2009	7,732	0000	REROOF W/SHINGLES	05-04-2009		
2003	SALE	01-01-2002	01-14-2003	1	0000	CHECK VALUES			
1995	1	06-01-1994	11-01-1994	70,797	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023071686	6160 1168	06-12-2023	WD	Q	01	I	360,000	039	HOMESTEAD	2024	25000	
2021134504	5804 1212	09-24-2021	WD	Q	01	I	307,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2016080134	4815 2080	07-29-2016	WD	Q	Q	I	169,000					
	2192 1779	10-15-2002	WD	Q	Q	I	133,000					
	1535 0173	07-24-1997	WD	Q	Q	I	116,500					
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	
57,200	210,600	0	267,800	116190	151610	50,000.00	101610	126610	267,800	

Parcel Notes

94 ADD SFR RS 110994
 97FC QG FROM 450 RS 011497
 2192/1779 BENNETT J & LORRAINE L STEPHENS TO MARGARET E MC KANE SINGLE
 09FC OPF3 SF FROM 116 ADD CAN5 NPA OPF4 TO SPF TJW 050409
 15X RENEWAL CARD RETURNED NOT DELIVERABLE AS ADDRESSED ALL CREDS WITH THIS ADDRESS
 15X FI JMK 040215
 15X OWNER DID NOT MOVE OR RENT SEND MAIL TO STREET ADDR PER ANSWER TO QUESTIONNAIRE GC 032715
 15CC HX APP SUBMITTED FOR UPDATING PURPOSES DB 041315 ADDED HUSBAND TONY LEE MILLER
 4815/2080 MARGARET E MILLER FKA MC KANE JOINED BY TONY L MILLER TO WARREN & BRENDA ANDERSON HW
 16X COURTESY HX CARD SENT 092116
 15X FI DISCOVERY NOH INFO RECD AK 3323556 MARGARET MC KANE LIVES HERE JMK 040315
 5804/1212 WARREN & BRENDA ANDERSON TO MATTHEW D & LINDSAY M PERREAULT HW
 6160/1168 MATTHEW D & LINDSAY M PERREAULT TO JOSEPH A & LISA A FULWILER HW
 23CC EFILE HX PORT APP CP 081823

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Alternate Key 3808109
Parcel ID 14-19-25-1500-000-01600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0664 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

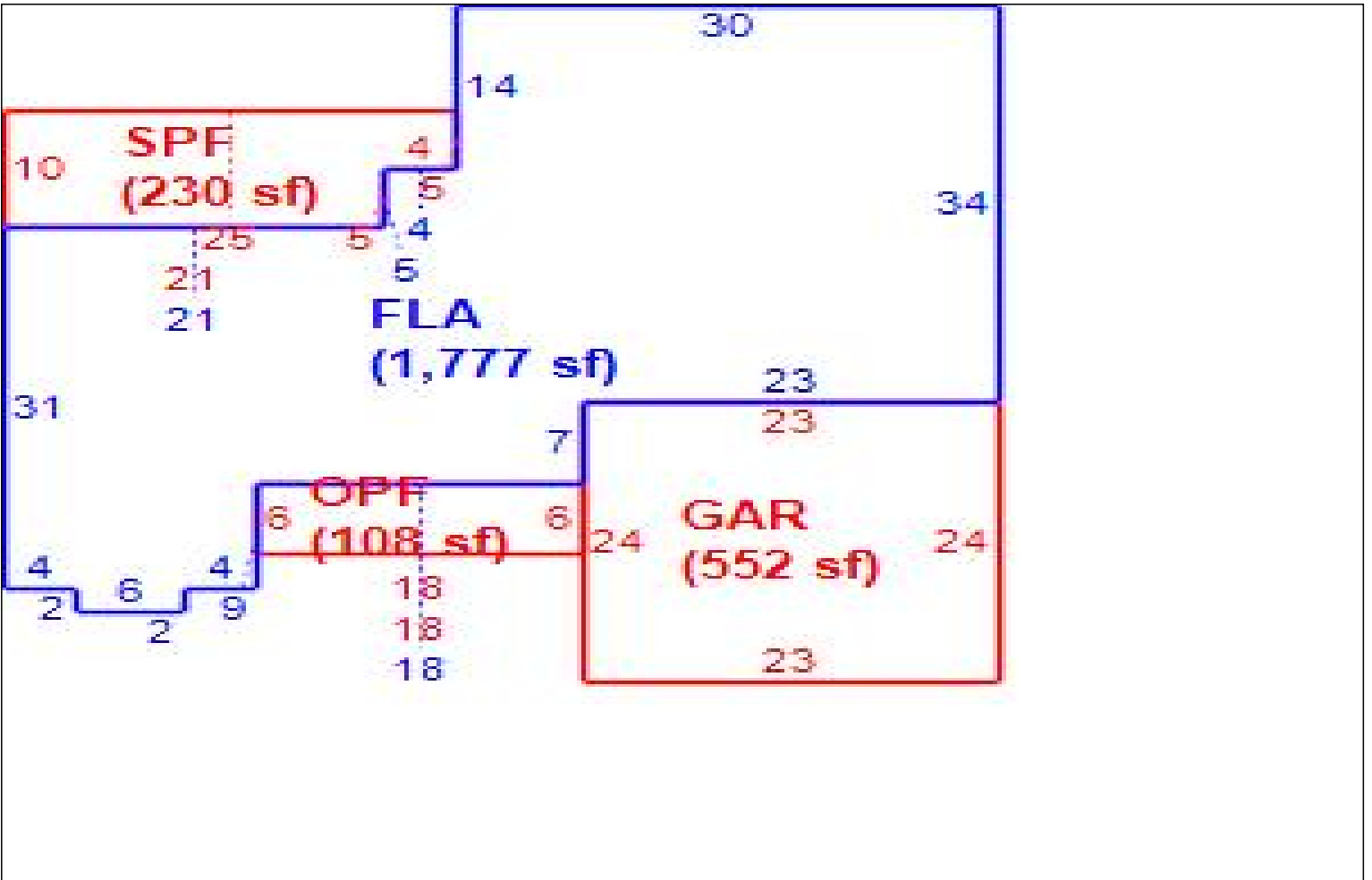
Current Owner		
DYER ANITA		
10439 PLEASANT VIEW DR		
LEESBURG	FL	34748

Property Location			
Site Address 10439 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 16 PB 46 PGS 67-68 ORB 6249 PG 1292

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 198,303 Deprec Bldg Value 192,354 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	1,777	1,777	1777	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	552	0	89.78	Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	108	0	198,303	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	230	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,777	2,667	1,777	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					192,354				

Alternate Key 3808109
 Parcel ID 14-19-25-1500-000-01600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0664 Comp 3
 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	
2005	2003120691	01-01-2004	06-22-2004	118,096	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023145651	6249	1292	11-20-2023	WD	Q	01	I	330,000	002	WIDOW	2024	5000
	4013	1625	03-18-2011	WD	Q	Q	I	140,000	039	HOMESTEAD	2024	25000
	3473	1319	07-16-2007	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2265	0235	01-21-2003	WD	Q	Q	V	27,900				
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	
55,800	192,354	0	248,154	0	248154	55,000.00	193154	218154	248,154	

Parcel Notes

03 LOC FROM 145 FER 110702
 03 LOC FROM 170 FD 0403
 04TR ATTEMPTED NOT KNOWN 1538 38TH ST WEST PALM BEACH 33407
 06 SHP FROM 100 TJW 060806
 3473/1319 LELAND C & EDWINITA F NEWELL TO LELAND C & EDWINITA F NEWELL TTEES OF THE LELAND C & EDWINITA F NEWELL FAMILY TRUST DTD 071607 APPROVED CAUTHEN TRUST PER LETTER DTD 081307
 10X EDWINTA NEWELL CALLED ON 100610 AND STATED THAT THEY MOVED IN JULY 2010 AND THEIR NEW ADDRESS IS 4030 SNOWY EGRET DR MELBOURNE 32904
 11X HX IN BREVARD COUNTY FOR 2011 CONFIRMED PER EMAIL JMK 030711
 4013/1625 LELAND C & EDWINITA F NEWELL CO TTEES TO ASHLEY M CHIARIELLO SINGLE
 6249/1292 ASHLEY M CHIARIELLO & KENNETH MICHAEL NORTH TO ANITA DYER UNMARRIED
 24CC EFILE HX APP CP 021124
 24X DENY WX PENDING DC KCH 040324
 24X DC RECD BY EMAIL ALS 050124

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