



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **1435307**

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 #	2024-0665	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; SRP Sub LLC a Delaware LLC		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 #	1419250200-000-01600 34139 Radio Rd
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 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 # 2024-0665	Alternate Key: 1435307	Parcel ID: 14-19-25-0200-000-01600	
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 34139 RADIO RD LEESBURG		<input type="checkbox"/> Check if Multiple Parcels
Owner Name SRP SUB LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 320,045	\$ 320,045	
2. Assessed or classified use value, *if applicable	\$ 255,470	\$ 255,470	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 255,470	\$ 255,470	

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

Last Sale Date 2/8/2018 Price: \$100 Arm's Length Distressed Book 5065 Page 658

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1435307	1435358	2697075	3337808
Address	34139 RADIO RD LEESBURG	9906 JACKSON RD LEESBURG	33930 HIGHLAND RD LEESBURG	34004 HIGHLAND RD LEESBURG
Proximity		SAME SUB	0.23 MILE	0.17 MILE
Sales Price		\$324,000	\$389,500	\$328,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	1.20%	1.60%
Adjusted Sale		\$280,584	\$335,749	\$284,048
\$/SF FLA	\$136.07 per SF	\$160.33 per SF	\$172.18 per SF	\$150.45 per SF
Sale Date		8/30/2023	9/19/2023	8/11/2023
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	2,352	1,750	30100	1,950	20100	1,888	23200
Year Built	1978	1976		1991		1992	
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 + CRPT	-5000	2 CAR		2 CAR	
Porches	Y	Y		Y		Y	
Pool	N	N	0	Y	-20000	N	0
Fireplace	1	0	2500	0	2500	0	2500
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	POND	STREET	15000	STREET		STREET	15000
		Net Adj. 15.2%	42600	Net Adj. 0.8%	2600	Net Adj. 14.3%	40700
		Gross Adj. 18.7%	52600	Gross Adj. 12.7%	42600	Gross Adj. 14.3%	40700
Adj. Sales Price	Market Value \$320,045	Adj Market Value	\$323,184	Adj Market Value	\$338,349	Adj Market Value	\$324,748
	Value per SF 136.07						

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.

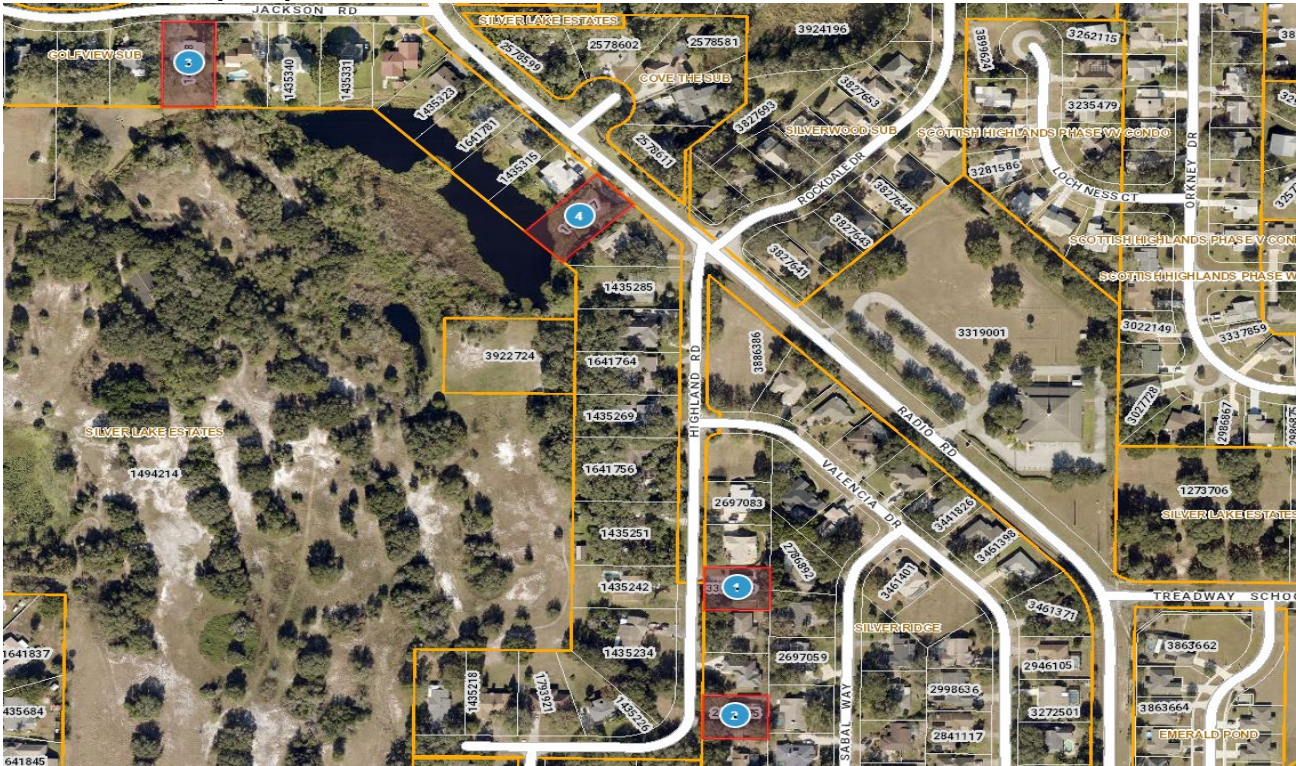
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0665 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3337808	34004 HIGHLAND RD LEESBURG	0.17 MILE
2	COMP 2	2697075	33930 HIGHLAND RD LEESBURG	0.23 MILE
3	COMP 1	1435358	9906 JACKSON RD LEESBURG	SAME SUB
4	SUBJECT	1435307	34139 RADIO RD LEESBURG	-
5				
6				
7				
8				

Alternate Key 1435307
 Parcel ID 14-19-25-0200-000-01600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0665 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	2013070218	07-11-2013	12-31-2013	9,800	0002	REROOF	01-06-2014		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018016011	5065	0658	02-08-2018	WD	U	M	I	100			
	4500	1402	06-30-2014	WD	U	M	I	100			
	4339	1818	05-28-2013	CT	U	U	I	137,100			
	1933	1043	04-10-2001	WD	Q	Q	I	137,000			
	1933	1042	04-10-2001	QC	U	U	I	0			
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	
70,200	249,845	0	320,045	39035	281010	0.00	281010	320045	320,045	

Parcel Notes

88 CHG COND AS INDICATED FD
 89 NBHD CHANGED FROM 4420
 799/2454 COOKSRY TO ROBERT & EILEEN E ROSE HW 1984
 97FC COND FROM GOOD QG FROM 400 RS 011097
 99 DONALD STANLEY LAYDEN DECEASED 053199 DC
 01X REMOVED HX PER HX CARD
 1933/1042-1043 DAVID W & DELLA M SNYDER HW
 01 COND FROM 2 FER 0501
 04FC LAND FROM 0100 UNIT FROM FF LOC FROM 90 EJP 081103
 05 LOC FROM 80 FER 021605
 07 NBHD FROM 5029 LAND FROM 0138 LOC FROM 100 PHY FROM 120 COND FROM 3 FD 011907
 11X DAVID SNYDER ADDR 3500 MARY LN MOUNT DORA 32757 PER ADDR CARD 083011
 11X DAVID & DELLA SNYDER MOVED 061811 THEIR NEW ADDRESS IS 3500 MARY LN MOUNT DORA 32757 PER LETTER DTD 091011
 4339/1818 CT VS DAVID W & DELLA M SNYDER PROP SOLD TO COLFIN AI-FL 4 LLC
 14 NEED TO CORRECT SKETCH MLS PICTURES SHOW BACK OF HOUSE DIFFERENT FROM OUR SKETCH MLS 05194830 JNH 122413
 14FC EPC3 TO FLA THERE IS NO DOOR THAT SEPARATES THE PART OF THE HOUSE AND THE LIVING AREA SO AC IS BEING PUMPED INTO THE ROOM ADD SPU6 NPA IT HAS A SEN ROOF BUT NICE PAVERS FLOORING COORECT FLA1 FROM 1958SF THE BACK 10X19 AREA WAS NEVER SKETCHED
 COND FROM 2 ADD BEDS 3FIX FROM 2 ADD 4FIX NEW SHINGLE ROOF AND AC UNIT IT IS CURRENTLY BEING RENTED FOR 1150/MO JNH 123113
 4500/1402 COLFIN AI-FL 4 LLC TO CAH 2014-2 BORROWER LLC
 4500/492 M SALE INCL OVER PARCELS MUTLI SUB AND M&B
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB 080416

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Alternate Key 1435358
 Parcel ID 14-19-25-0200-000-02500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0665 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

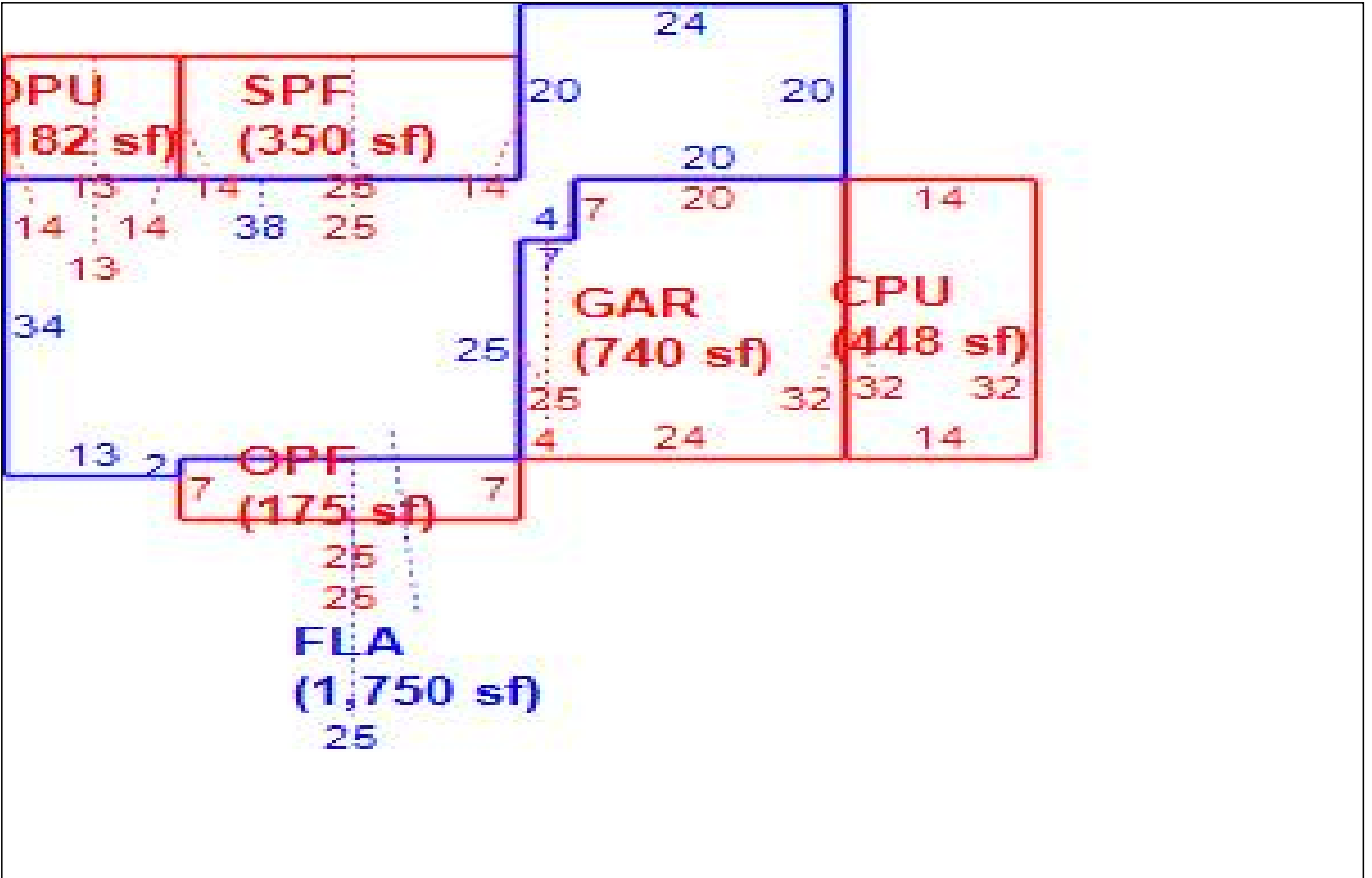
Current Owner		
ROMERO HANCEL A AND CARLA M PEREZ		
9906 JACKSON RD		
LEESBURG	FL	34788

Property Location			
Site Address 9906 JACKSON RD			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5145
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-27-202

Legal Description
GOLFVIEW LOT 25 PB 16 PG 49 ORB 6209 PG 1038 ORB 6213 PG 892

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	36,000.00	0.0000	1.95	1.000	1.000	0	70,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,200		
Classified Acres		0		Classified JV/Mkt		70,200		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 258,028
Deprec Bldg Value 250,287		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
CPU	CARPOR/POR SHED	0	448	0	1976	1750	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,750	1,750	1,750	112.29	258,028	Quality Grade	675	Half Baths	0
GAR	GARAGE FINISH	0	740	0	VG	97.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	175	0	% Good	0	Foundation	3	Fireplaces	0
OPU	OPEN PORCH UNFINIS	0	182	0	Functional Obsol	250,287	Roof Cover	3	Type AC	03
SPF	SCREEN PORCH FINIS	0	350	0	Building RCNLD					
TOTALS		1,750	3,645	1,750						

Alternate Key 1435358
Parcel ID 14-19-25-0200-000-02500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0665 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	
2015	2014060624	06-26-2014	05-13-2015	9,850	0002	REROOF	05-13-2015		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023115315	6213	0892	09-18-2023	WD	U	11	I	0				
2023111865	6209	1038	08-30-2023	WD	Q	01	I	324,000				
2016012978	4737	2176	01-21-2016	WD	U	U	I	100				
2016012977	4737	2174	01-21-2016	WD	U	U	I	100				
	3471	0120	07-03-2007	QC	U	U	I	0				
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	
70,200	250,287	0	320,487	0	320487	0.00	320487	320487	320,487	

Parcel Notes

89 NBHD CHANGED FROM 4420
 93 RAISE QG FROM 350 EAG FROM 2 RS 072094
 97FC QG FROM 400 RS 011097
 01 QG FROM 425 FER 050101
 02 QG FROM 450 FER 032002
 04FC LAND FROM 0100 UNIT FROM FF LOC FROM 100 ADD CPU05 NPA EJB 081103
 05 LOC FROM 80 FER 021605
 07 NBHD FROM 5029 LAND FROM 0138 LOC FROM 100 PHY FROM 120 FD 011907
 3471/120 FRANK J JR & CLAIRE B CIPRIS TO FRANK J CIPRIS JR TTEE OF THE CLAIRE B CIPRIS REVC TR DTD 062507 SUCC MICHAEL J CIPRIS APPROVED EEH
 07X CLAIRE BODLEY CIPRIS 67 DECEASED 121107 DC
 15FC SFR HAS NEW SHINGLE ROOF ADD OPU6 MHS 051315
 4737/2174 FRANK J CIPRIS JR TTEE OF THE CLAIRE B CIPRIS REVC TRS DTD 062507 TO FRANK J CIPRIS JR
 4737/2176 FRANK J JR & ELAINE C CIPRIS TO FRANK J CIPRIS JR TTEE OF THE FRANK J CIPRIS JR FAMILY TRS DTD 012116
 4737/2176 TRUST NAME SPELLED EXACTLY AS ON DEED DW 021516
 16CC RECD HX APP DB 040816
 6209/1038 FRANK J CIPRIS JR INDIV AND AS TTEE TO HANCEL A ROMERO SINGLE AND CARLA MARIE PEREZ NUNEZ SINGLE JT
 6213/892 HANCEL A ROMERO AND CARLA MARIE PEREZ NUNEZ JTWROS ENHANCED LE REM JOSEPH ROMERO 50PCT SINGLE AND WADDIE BLANCO 25PCT SINGLE AND MELANIE BLANCO 25PCT SINGLE JTWROS
 24CC EFILE HX APP CP 082724

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Alternate Key 2697075
Parcel ID 11-19-25-0200-000-05700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0665 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
POL4	SWIMMING POOL - RESIDENTIAL	300.00	SF	52.50	1990	1990	15750.00	85.00	13,388
PLD3	POOL/COOL DECK	492.00	SF	7.33	1990	1990	3606.00	70.00	2,524
SEN3	SCREEN ENCLOSED STRUCTURE	1632.00	SF	5.50	1990	1990	8976.00	40.00	3,590

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2009	2008040495	04-22-2008	04-22-2009	9,100	0000	REROOF W/SHINGLES	04-22-2009		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023117343	6215 2185	09-19-2023	WD	Q	01	I	389,500				
2019071588	5300 1830	06-25-2019	WD	Q	Q	I	259,900				
2017081732	4979 0355	07-24-2017	WD	U	U	I	195,000				
2017021891	4908 0818	02-24-2017	PO	U	U	I	0				
	1118 1929	07-01-1991	WD	Q	Q	V	23,000				
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	
64,800	233,645	19,502	317,947	0	317947	0.00	317947	317947	317,947	

Parcel Notes

89 NBHD CHANGED FROM 3141
 97FC NO CHANGE RS 112696
 02 QG FROM 500 FER 040102
 02 LESTER G ACKERMAN AGE 76 DECEASED 092502 NEWS
 03 QG FROM 535 FER 011303
 04 QG FROM 550 JWP 020604
 05 LOC FROM 100 FER 050905
 07X LESTER GEORGE ACKERMAN 76 DECEASED 092502 DC
 09FC CORRECT SKETCH FLA1SF FROM 1838 OPF3 FROM 12X34 OLD SKETCH SCANNED 3FIX FROM 2 4 FIX FROM 0 XFIX FROM 0 TJW 042209
 10 RENUMBER SUB OLD NBR 11 19 25 0075 FALLS INTO THE SCOTTISH HIGHLAND SUBS CAUSES PROBLEMS WITH MASS CHGS DW 051310
 17 AUDREY ELEANOR ACKERMAN 90 DECEASED 121016 STATE DEATH LIST FILE 2016188788 SHH 011917
 17X REMOVED HX DUE TO OWNER BEING DECEASED DB 020217
 4908/818 ORDER DET HX FOR EST OF AUDREY ELEANOR ACKERMAN PROP TO JANNE D ACKERMAN
 4979/355 JANNE D ACKERMAN TO DONNA J & DOUGLAS A BERT HW
 17X COURTESY HX CARD SENT 092117
 5300/1830 DOUGLAS A & DONNA J BERT TO DAVID & DIANNA FLANNERY HW
 20 MLS SFR GOOD COND LISTING STATES 1950 SF RER 120519
 6215/2185 DAVID II & DIANA AKA DIANNA FLANNERY TO UTE R & TERRY J MOSELEY HW

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Alternate Key 3337808
Parcel ID 11-19-25-0200-000-06000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0665 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

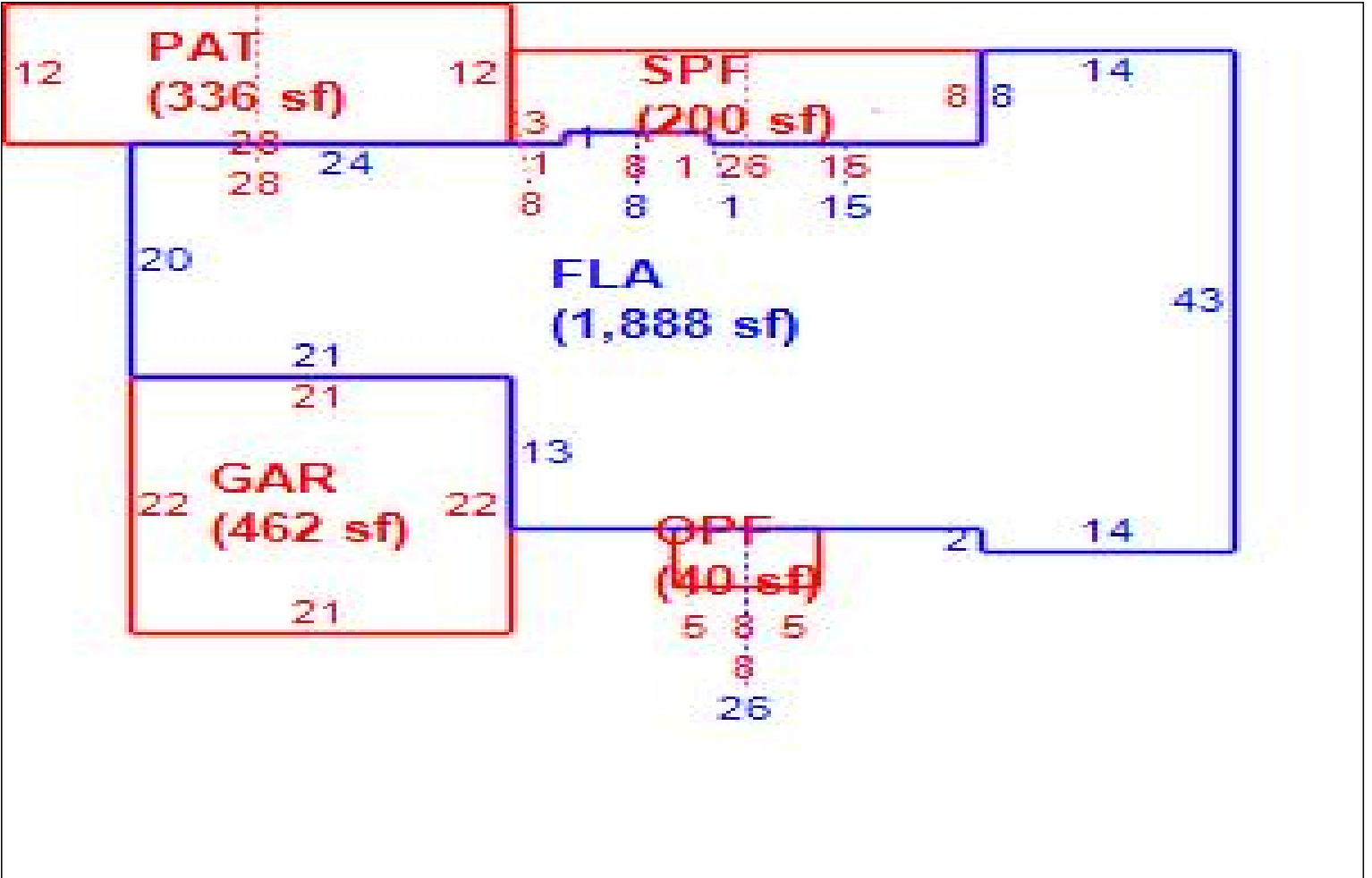
Current Owner		
BAZELAIS CARL & KATLEEN VALMOND		
34004 HIGHLAND RD		
LEESBURG	FL	34788

Property Location			
Site Address	34004 HIGHLAND RD		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	5145
Property Use		Last Inspection	
00100	SINGLE FAMILY	SKB	03-15-201

Legal Description												
SILVER RIDGE SUB LOT 60 PB 26 PGS 39-40 ORB 6195 PG 1449												

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	36,000.00	0.0000	1.80	1.000	1.000	0	64,800
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,800		
Classified Acres		0		Classified JV/Mkt		64,800		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 227,936
Deprec Bldg Value 221,098		Multi Story 0	



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	1,888	1,888	1888	1992	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	462	0	Effective Area	Quality Grade	655	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	40	0	Base Rate	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	336	0	Building RCN	Foundation	3	Fireplaces	0	
SPF	SCREEN PORCH FINIS	0	200	0	Condition	Roof Cover	3	Type AC	03	
TOTALS		1,888	2,926	1,888	% Good					
					Functional Obsol					
					Building RCNLD					

Alternate Key 3337808
 Parcel ID 11-19-25-0200-000-06000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0665 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	
2019	SALE	01-01-2018	05-24-2019	1	0099	CHECK VALUE	03-15-2019		
2015	2014030164	03-10-2014	04-17-2015	6,720	0002	REROOF SHINGLE	04-17-2015		
2012	201103463	03-23-2011	01-25-2012	2,270	0002	REPL SCR N WALL ON 8X26 LANAI	01-25-2012		
1993	76054	06-01-1992	12-01-1992	67,657	0000	SFR 34004 HIGHLAND RD.			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023099956	6195 1449	08-11-2023	WD	Q	01	I	328,000	039	HOMESTEAD	2024	25000	
2020089106	5524 1090	08-11-2020	WD	Q	01	I	216,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2019055663	5281 1274	05-03-2019	WD	Q	Q	I	199,900					
2019001584	5219 0291	12-24-2018	WD	Q	Q	I	178,500					
	2068 0210	01-29-2002	QC	U	U	I	0					
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	
64,800	221,098	0	285,898	0	285898	50,000.00	235898	260898	285,898	

Parcel Notes

97FC NO CHANGE RS 112696
 2068/210 SAMUEL P & LESLIE A BORRELLI TO LESLIE A COCHRAN FKA LESLIE A BORRELLI
 02 QG FROM 500 FER 040102
 04 QG FROM 550 JWP 020604
 05 QG FROM 610 JWP 050305
 10 RENUMBER SUB OLD NBR 11 19 25 0075 FALLS INTO THE SCOTTISH HIGHLAND SUBS CAUSES PROBLEMS WITH MASS CHGS DW 051310
 12FC SPF4 SCREEN WAS REPLACED NO OTHER CHGS SFR IN GOOD COND WELL CARED FOR JNH 012512
 15FC SFR GOOD COND NEW ROOF NO OTHER CHGS SAD 041715
 5219/291 LESLIE A COCHRAN TO OP SPE TPA1 LLC
 19 MLS T3153343 SKB 020819
 19 T3153343 XFIX FROM 0 SKB 020819
 19FC SFR GOOD COND NEW CARPET PAINT KITCHEN FLA1 FROM 1880SF SPF4 FROM 208SF ADD CAN5 CURRENTLY FOR SALE 204K SKB 031519
 5281/1274 OP SPE TPA1 LLC TO KEIRSTEN ARIELE CHEATHAM MARRIED
 19X COURTESY HX CARD SENT 062119
 20 MLS SFR GOOD COND NEW PAINT CARPET AND APPLIANCES RR 110519
 20 BEDS FROM 3 SKB 110519
 20X DENY HX PENDING PROOF OF DIVORCE SPOUSE JASON TURNER HAS HX ON AK 1800005 SINCE 2016 NO DIVORCE FOUND IN LAKE RECORDS JRF 120919
 20X COURTESY HX CARD SENT 010320
 20CC RECEIVED DISSOLUTION OF MARRIAGE KCH 042220
 5524/1090 KEIRSTEN ARIELE CHEATHAM TO JUDY L DENAULT MARRIED
 20TR NOT DELIVERABLE AS ADDRESSED 34004 HIGHLAND RD LEESBURG FL 34788 3500
 20X COURTESY HX CARD SENT 092120

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