



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3808095**

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 # 2024-0666	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; THR Florida, 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 #	1419251500-000-00300 10313 Pleasant View 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 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 # 2024-0666	Alternate Key: 3808095	Parcel ID: 14-19-25-1500-000-00300
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 10313 PLEASANT VIEW DR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
Owner Name THR FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 262,147	\$ 262,147
2. Assessed or classified use value, *if applicable	\$ 258,190	\$ 258,190
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 258,190	\$ 258,190

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

Last Sale Date 4/28/2017 **Price:** \$100 Arm's Length Distressed Book 4937 Page 1720

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3808095	3808099	3808109	3808126
Address	10313 PLEASANT VIEW DR	10337 PLEASANT VIEW DR	10439 PLEASANT VIEW DR	10306 PLEASANT VIEW DR
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$359,900	\$330,000	\$319,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	0.40%	2.40%
Adjusted Sale		\$321,751	\$281,820	\$278,806
\$/SF FLA	\$144.75 per SF	\$168.81 per SF	\$158.59 per SF	\$154.81 per SF
Sale Date		1/19/2023	11/20/2023	6/23/2023
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	1,811	1,906	-4750	1,777	1700	1,801	500
Year Built	2002	2002		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	Y	0	N	20000	N	20000
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. 1.5%	-4750	Net Adj. 7.7%	21700	Net Adj. 7.4%	20500
		Gross Adj. 1.5%	4750	Gross Adj. 7.7%	21700	Gross Adj. 7.4%	20500
Adj. Sales Price	Market Value \$262,147 Value per SF 144.75	Adj Market Value	\$317,001	Adj Market Value	\$303,520	Adj Market Value	\$299,306

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.

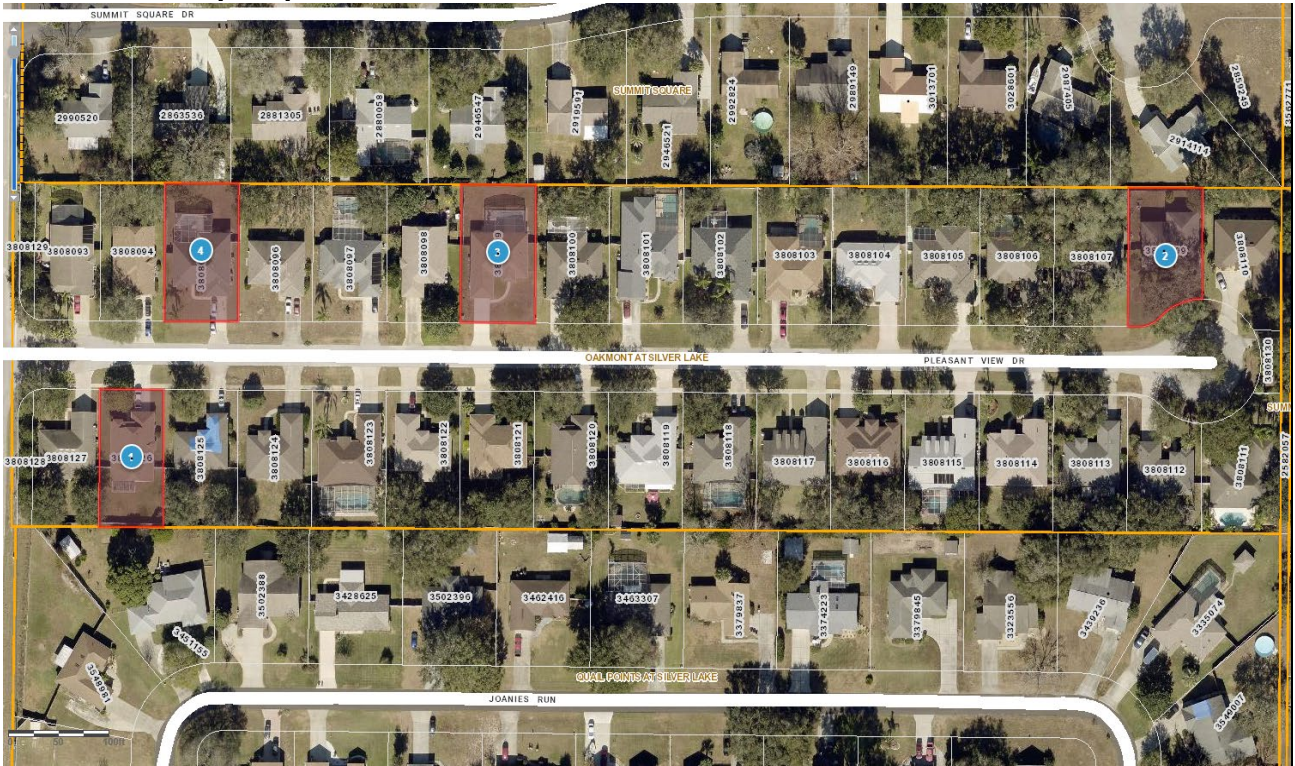
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-066€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3808126	10306 PLEASANT VIEW DR LEESBURG	SAME SUB
2	COMP 2	3808109	10439 PLEASANT VIEW DR LEESBURG	SAME SUB
3	COMP 1	3808099	10337 PLEASANT VIEW DR LEESBURG	SAME SUB
4	SUBJECT	3808095	10313 PLEASANT VIEW DR LEESBURG	-
5				
6				
7				
8				

Alternate Key 3808095
Parcel ID 14-19-25-1500-000-00300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0666 Subject
PRC Run: 12/17/2024 By

Card # 1 of 1

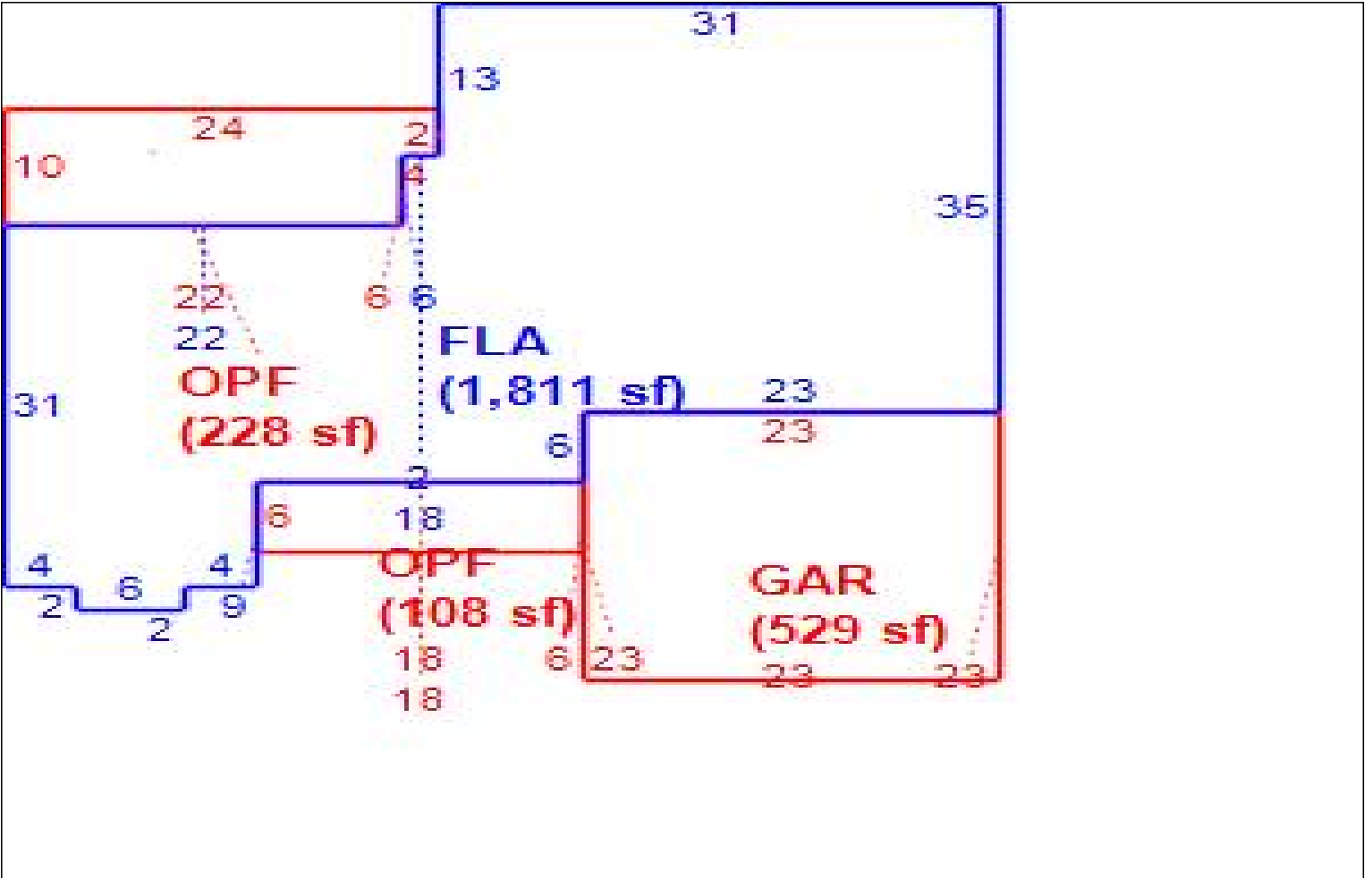
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	10313 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 3 PB 46 PGS 67-68 ORB 4937 PG 1720

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	199,984	Deprec Bldg Value	193,984	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	1,811	1,811	1811	Effective Area	1811	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	529	0	Base Rate	89.70	Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	336	0	Building RCN	199,984	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,811	2,676	1,811	Building RCNLD	193,984				

Alternate Key 3808095
 Parcel ID 14-19-25-1500-000-00300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0666 Subject By
 PRC Run: 12/17/2024
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	230.00	SF	35.00	2002	2002	8050.00	85.00	6,843
PLD2	POOL/COOL DECK	689.00	SF	5.38	2002	2002	3707.00	70.00	2,595
SEN2	SCREEN ENCLOSED STRUCTURE	1759.00	SF	3.50	2002	2002	6157.00	45.00	2,771

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	05-31-2007	1	0000	CHECK VALUES	05-31-2007		
2003	2002100468	10-16-2002	01-23-2003	2,234	0000	SOLAR PANELS/LT 2-10313 PLEASANT			
2003	1	02-26-2002	11-18-2002	132,456	0000	SFR & POOL			
2003	2002020185	02-06-2002	11-18-2002	4,300	0000	37X29 SEN			
2002	2001120806	12-28-2001	02-26-2002	14,460	0000	15X26 POOL/10313 PLEASANT VIEW D			
2002	2001081052	09-18-2001	02-26-2002	118,096	0000	SFR/LOT 3 PLEASANT VIEW DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017047077	4937	1720	04-28-2017	WD	U	M	I	100			
	4487	0835	05-30-2014	WD	U	M	I	5,966,800			
	4254	0326	12-04-2012	CT	U	U	I	122,100			
	3229	0515	08-03-2006	WD	Q	Q	I	300,000			
	2197	0832	10-15-2002	WD	Q	Q	I	190,000			
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	
55,800	193,984	12,209	261,993	0	261993	0.00	261993	261993	262,147	

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0666 Comp 1
PRC Run: 12/17/2024 By

Card # 1 of 1

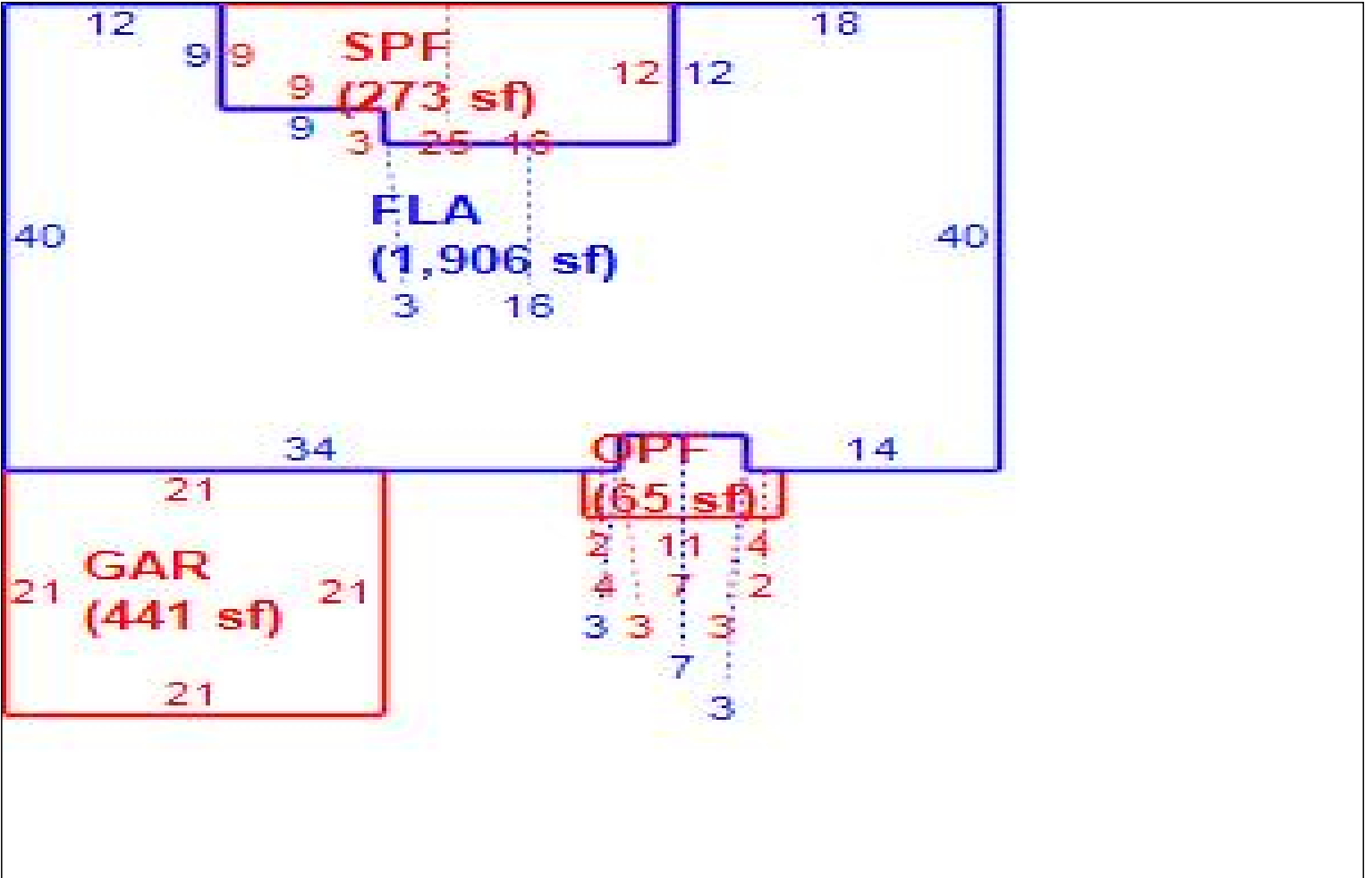
Current Owner		
LAVERGNE LOREE J LIFE ESTATE		
10337 PLEASANT VIEW DR		
LEESBURG	FL	34788

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	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,906	1,906	1906	2002	1906	89.49	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0				Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	65	0	207,305			Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	273	0				Foundation	3	Fireplaces	0
TOTALS		1,906	2,685	1,906				Functional Obsol	0		
					Building RCNLD	201,086		Roof Cover	3	Type AC	03

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0666 Comp 1
 PRC Run: 12/17/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	I	100	039	HOMESTEAD	2024	25000
2023008780	6083	1489	01-19-2023	WD	Q	01	I	359,900	059	ADDITIONAL HOMESTEAD	2024	25000
2020072301	5499	1570	07-03-2020	WD	Q	01	I	241,000				
	3767	2177	05-08-2009	WD	Q	Q	I	160,000				
	2076	0603	02-22-2002	WD	Q	Q	I	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

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0666 Comp 2
PRC Run: 12/17/2024 By

Card # 1 of 1

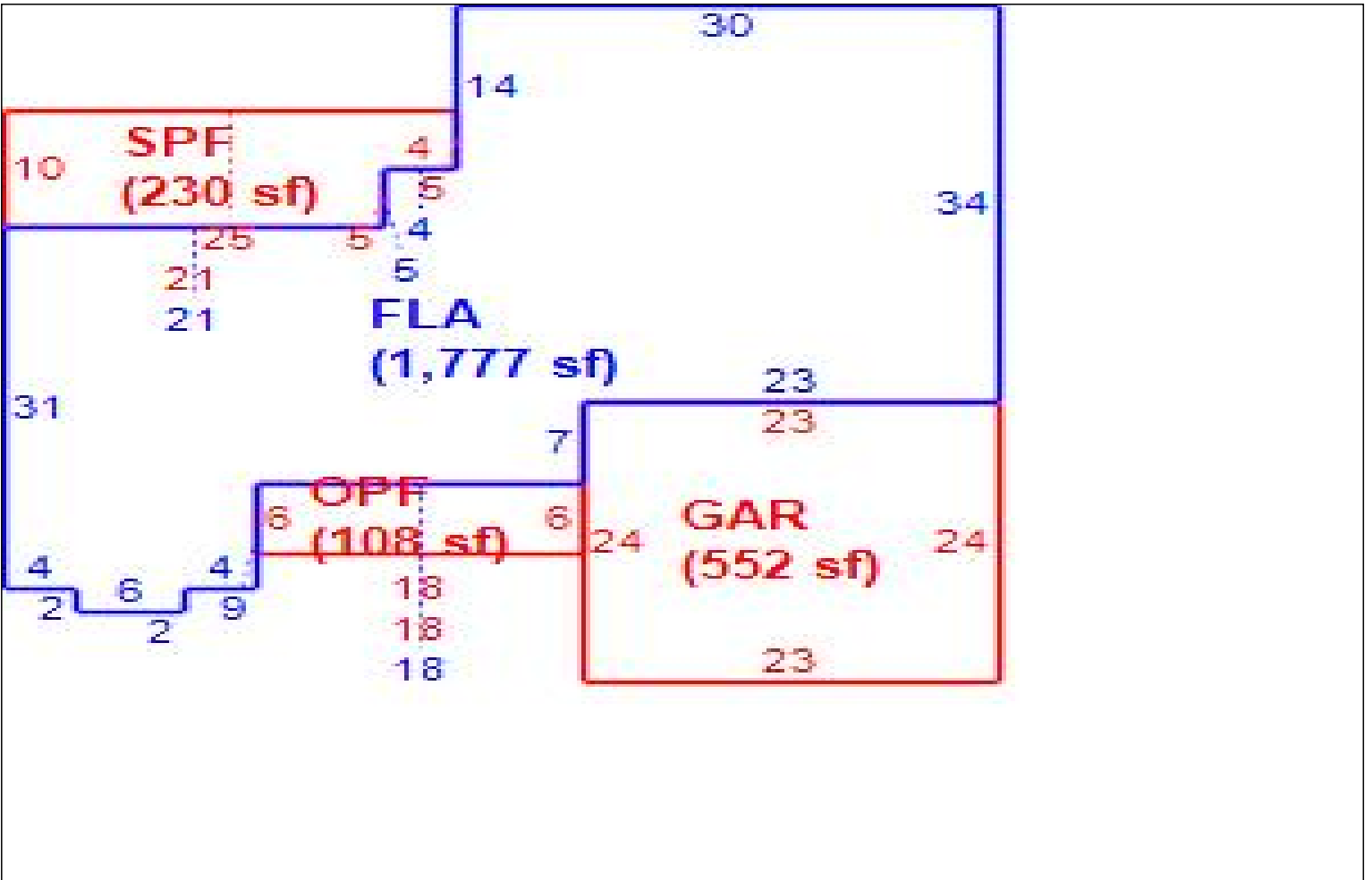
Current Owner		
DYER ANITA		
10439 PLEASANT VIEW DR		
LEESBURG	FL	34748

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

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	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,777	1,777	1777	2004	1777	No Stories	1.00	Full Baths
GAR	GARAGE FINISH	0	552	0		89.78	Quality Grade	640	Half Baths
OPF	OPEN PORCH FINISHE	0	108	0		198,303	Wall Type	03	Heat Type
SPF	SCREEN PORCH FINIS	0	230	0		EX	Foundation	3	Fireplaces
TOTALS		1,777	2,667	1,777		97.00	Roof Cover	3	Type AC
					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

2024-0666 Comp 2
 PRC Run: 12/17/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	

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Alternate Key 3808126
Parcel ID 14-19-25-1500-000-03300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0666 Comp 3
PRC Run: 12/17/2024 By

Card # 1 of 1

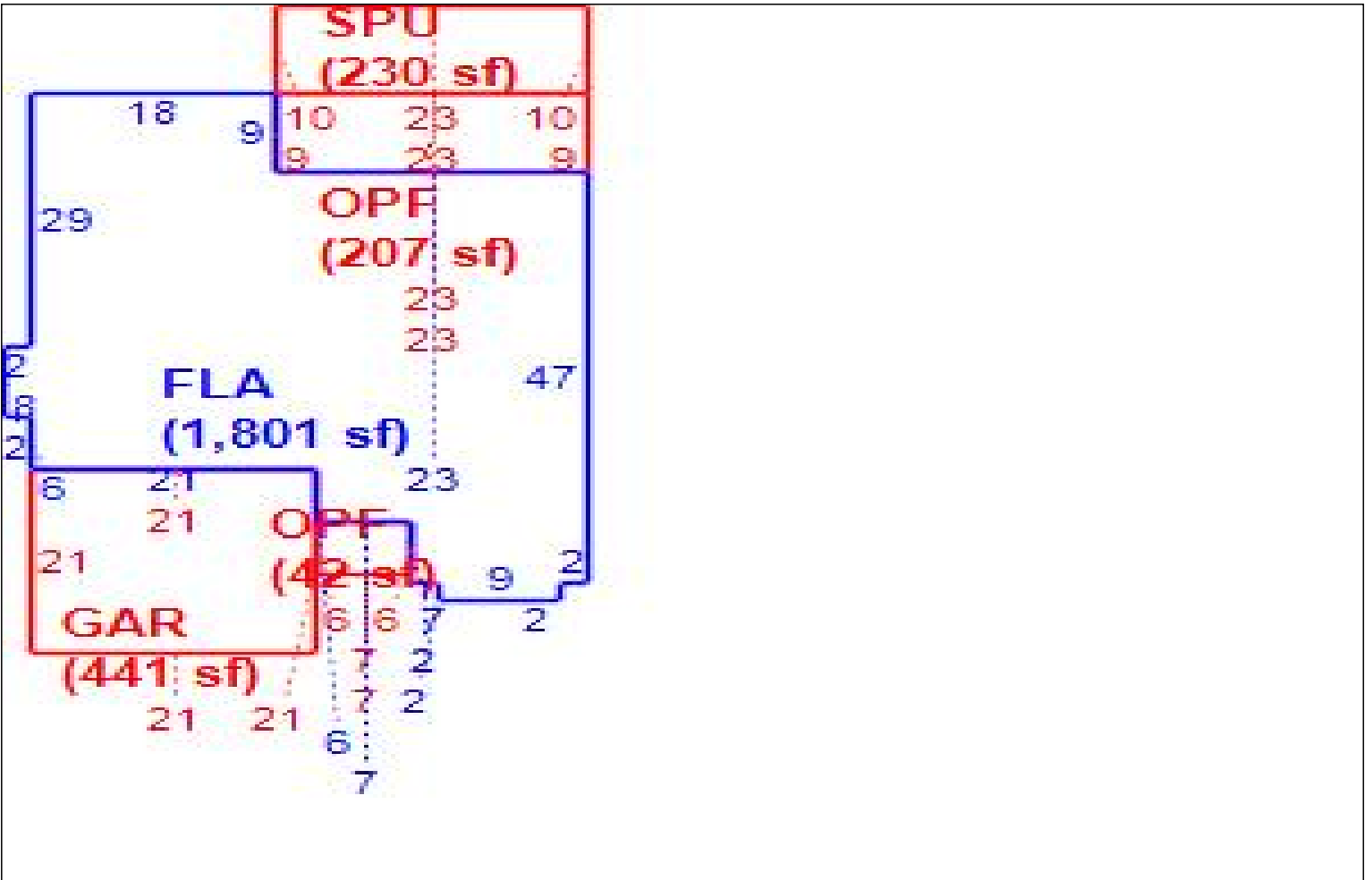
Current Owner		
DESHA VICKI S		
10306 PLEASANT VIEW DR		
LEESBURG	FL	34788

Property Location			
Site Address 10306 PLEASANT VIEW DR			
LEESBURG		FL 34788	
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	SKB	02-25-201

Legal Description
OAKMONT AT SILVER LAKE SUB LOT 33 PB 46 PGS 67-68 ORB 6180 PG 562

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 198,193
Deprec Bldg Value 192,247		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	1,801	1,801	1801	Effective Area	1801	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	Base Rate	89.72	Quality Grade	640	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	249	0	Building RCN	198,193	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	230	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,801	2,721	1,801	Building RCNLD	192,247					

Alternate Key 3808126
 Parcel ID 14-19-25-1500-000-03300

LCPA Property Record Card
 Roll Year 2025 Status: A

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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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	05-02-2019	1	0099	CHECK VALUE	02-26-2019		
2018	SALE	01-01-2017	04-30-2018	1	0099	CHECK VALUE	04-30-2018		
2003	2002080352	08-16-2002	11-18-2002	2,760	0000	10X23 SCRNM RM/10306 PLEASANT VIE			
2003	2001080973	02-26-2002	11-18-2002	108,856	0000	SFR			
2002	2001080973	08-31-2001	02-26-2002	108,856	0000	SFR/LT 33 PLEASANT VIEW DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023088071	6180	0562	06-23-2023	WD	Q	01	I	319,000	039	HOMESTEAD	2024	25000
2018129024	5193	1080	11-01-2018	WD	Q	Q	I	215,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017118017	5022	2253	10-31-2017	WD	Q	Q	I	200,000				
	4214	2391	09-14-2012	WD	Q	Q	I	137,000				
	2769	0501	02-24-2005	WD	U	U	I	173,000				
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	192,247	0	248,047	101307	146740	50,000.00	96740	121740	248,047

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