



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3810200**

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 #	2024-0668	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 #	1419252000-000-05000 33152 Irongate 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 <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.) return required by s.193.052. (s.194.034, 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 # 2024-0668	Alternate Key: 3810200	Parcel ID: 14-19-25-2000-000-05000
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 33152 IRONGATE DR 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
1. Just Value, required	\$ 323,925	\$ 323,925
2. Assessed or classified use value, *if applicable	\$ 293,270	\$ 293,270
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 293,270	\$ 293,270

*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#	3810200	3810184	3810199	2788445
Address	33152 IRONGATE DR LEESBURG	33312 IRONGATE DR LEESBURG	33202 IRONGATE DR LEESBURG	9745 FAIRWAY CIR LEESBURG
Proximity		SAME SUB	SAME SUB	0.57 MILE
Sales Price		\$355,000	\$440,000	\$380,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	0.00%	4.00%
Adjusted Sale		\$311,690	\$374,000	\$338,200
\$/SF FLA	\$143.08 per SF	\$165.79 per SF	\$200.21 per SF	\$157.23 per SF
Sale Date		5/5/2023	6/27/2024	2/16/2023
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 type="checkbox"/> Arm's Length <input checked="" type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,264	1,880	19200	1,868	19800	2,151	5650
Year Built	2005	2005		2004		1986	
Constr. Type	BLOCK	BLOCK		BLOCK		WOOD	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	3.0	-7000	2.0		2	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	Y	Y		Y		Y	
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	0	0	0	0	1	-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	STREET	STREET		STREET		STREET	
		Net Adj. 3.9%	12200	-Net Adj. 0.1%	-200	Net Adj. 0.9%	3150
		Gross Adj. 8.4%	26200	Gross Adj. 10.6%	39800	Gross Adj. 2.4%	8150
Adj. Sales Price	Market Value \$323,925	Adj Market Value	\$323,890	Adj Market Value	\$373,800	Adj Market Value	\$341,350
	Value per SF 143.08						

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.

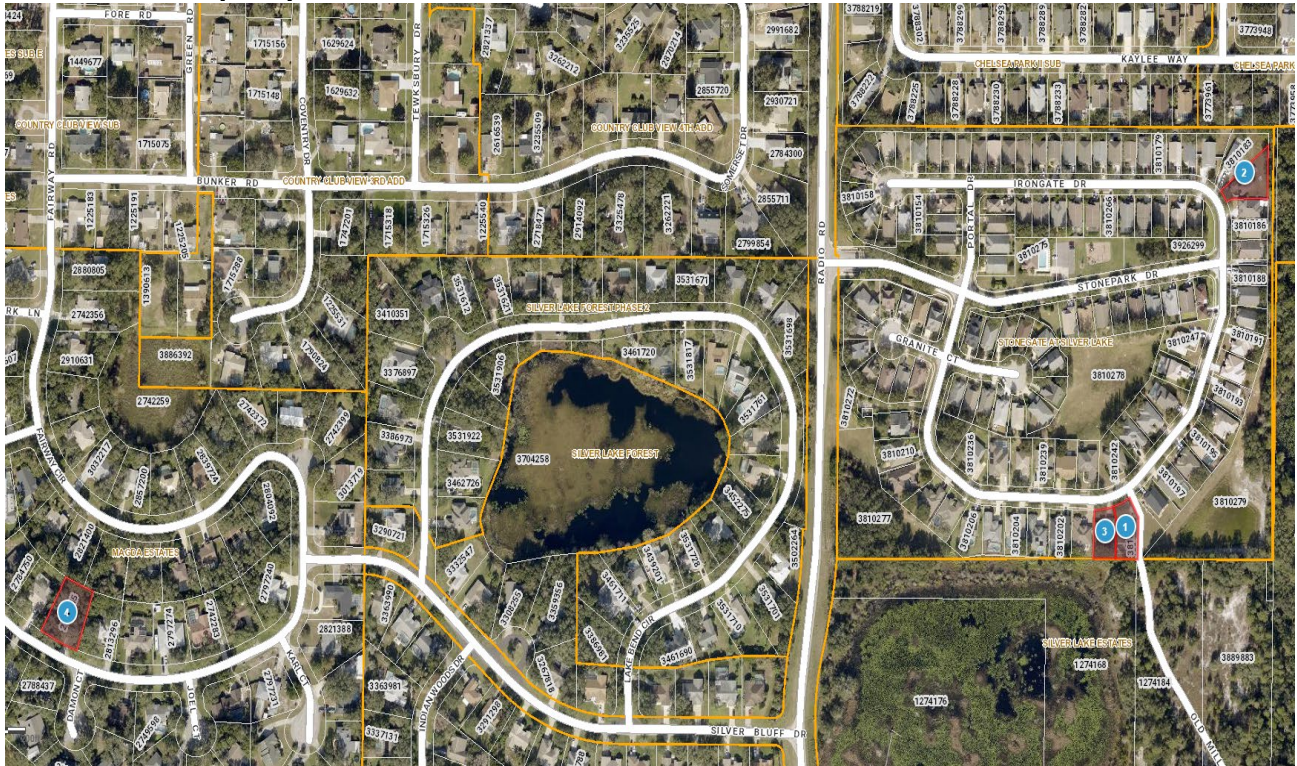
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 12/11/2024

2024-0668 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	3810199	33202 IRONGATE DR LEESBURG	SAME SUB
2	COMP 1	3810184	33312 IRONGATE DR LEESBURG	SAME SUB
3	SUBJECT	3810200	33152 IRONGATE DR LEESBURG	-
4	COMP 3	2788445	9745 FAIRWAY CIR LEESBURG	0.57 MILE
5				
6				
7				
8				

Alternate Key 3810200
Parcel ID 14-19-25-2000-000-05000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0668 Subject
PRC Run: 12/11/2024 By

Card # 1 of 1

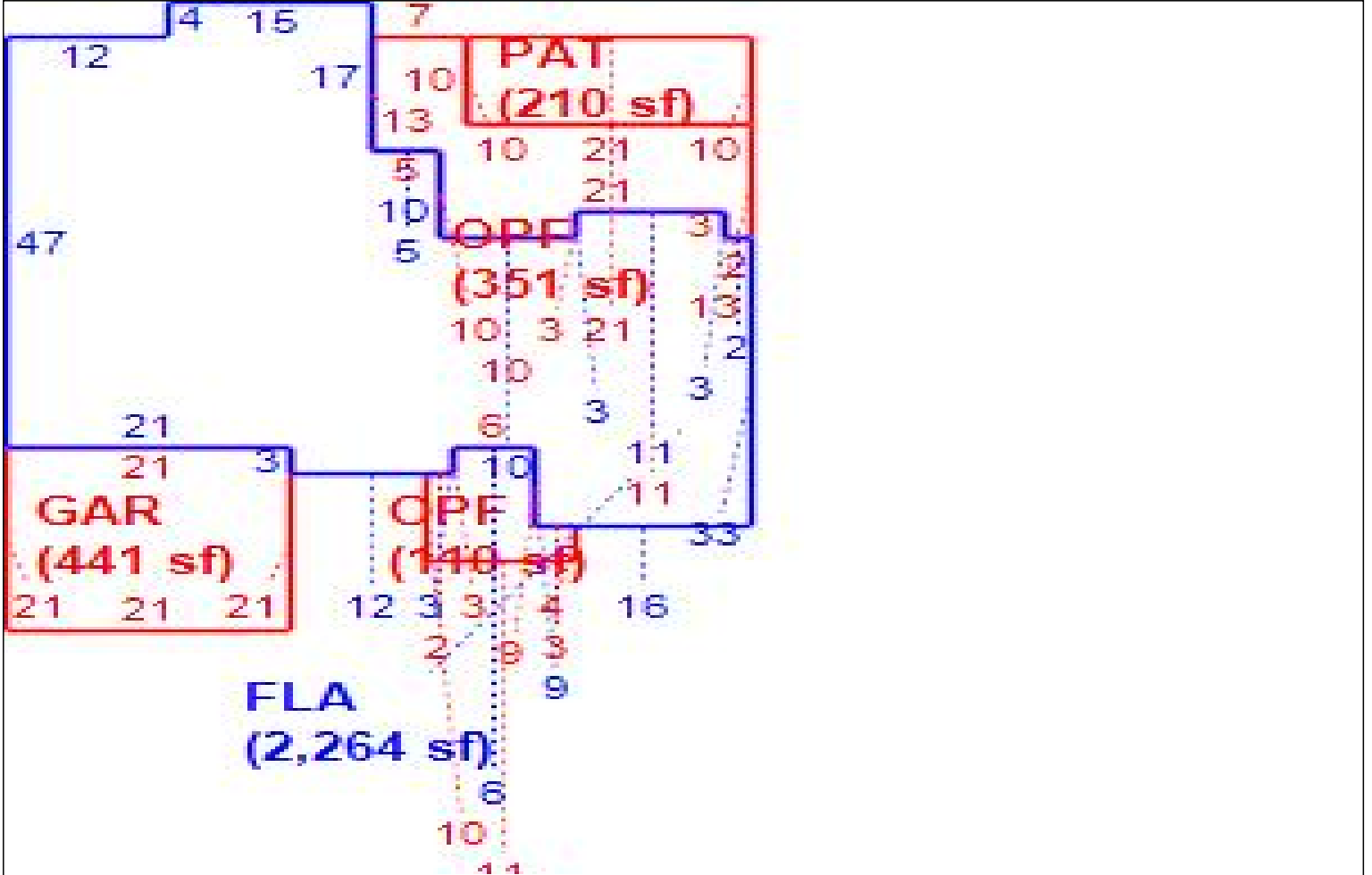
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	33152 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 50 ORB 5065 PG 658

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 260,232 Deprec Bldg Value 252,425 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	2,264	2,264	2264	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Effective Area	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	461	0	Base Rate	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	210	0	Building RCN	Foundation	3	Fireplaces	0
TOTALS		2,264	3,376	2,264	260,232	Roof Cover	3	Type AC	03
					Condition				
					% Good				
					Functional Obsol				
					Building RCNLD				

Alternate Key 3810200
Parcel ID 14-19-25-2000-000-05000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0668 subject
PRC Run: 12/11/2024 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	2005050091	05-13-2005	03-13-2006	138,644	0000	SFR 33152 IRONGATE DR			

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			
	4465	2079	04-10-2014	WD	U	M	I	2,465,500			
	4354	1836	03-21-2013	CT	U	U	I	100			
	4302	1766	03-21-2013	CT	U	U	I	132,000			
	3038	1511	12-09-2005	WD	Q	Q	I	290,000			
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	
71,500	252,425	0	323,925	1335	322590	0.00	322590	323925	323,925	

Parcel Notes

3038/1511 LINDA FEASTER SINGLE
 12TR LINDA FEASTER MOVED LEFT NO ADDR UNABLE TO FORWARD RETURN TO SENDER KM 110912
 13X LINDA FEASTER DID NOT RENT OR MOVE TEMP AWAY PER NOTE DTD 120112
 4302/1766 CT VS LINDA FEASTER PROP SOLD TO COLFIN AI-FL 4 LLC
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 073013
 4354/1836 AMENDED CT VS LINDA FEATER ET AL SOLD TO COLFIN AI-FL 4 LLC
 4465/2079 COLFIN AI-FL 4 LLC TO CAH 2014-1 BORROWER LLC
 4465/2079 M SALE INCL OVER 25 PARCELS MULTI SUBS AND M&B
 14VAB PETITION 2014-070 TJW 091614
 14VAB PETITION 2014-070 WITHDRAWN NO CHANGE TJW 010615
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED CB 080416
 16IT CK ADD LOOKS LIKE CAN NOW SCREEN PORCH LPD 090216
 17VAB PETITION 2017-123 TJW 092617
 17VAB PETITION 2017-123 WITHDRAWN WITH REDUCTION OF 7830 FOR A NEW JUST VALUE OF 160852 TJW 111417
 5065/658 2018-1 IH BORROWER LP AS SUCC BY MERGER WITH CAH 2014-1 BORROWER LLC AND CAH 2014-2 BORROWER LLC TO SRP SUB LLC
 5065/658 M SALE INCL 85 PARCELS MULTI SUBS
 18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218
 20IT CK IMPS ADD SEN OVER CAN5 P/JF 072919
 21VAB PETITION 2021-096 TJW 091521
 23BILL CORRECTION 2023-0141 ADJUSTED MARKET VALUE AFTER REVIEW TMP 022824

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

2024-0668 Comp 1
 PRC Run: 12/11/2024 By
 Card # 1 of 1

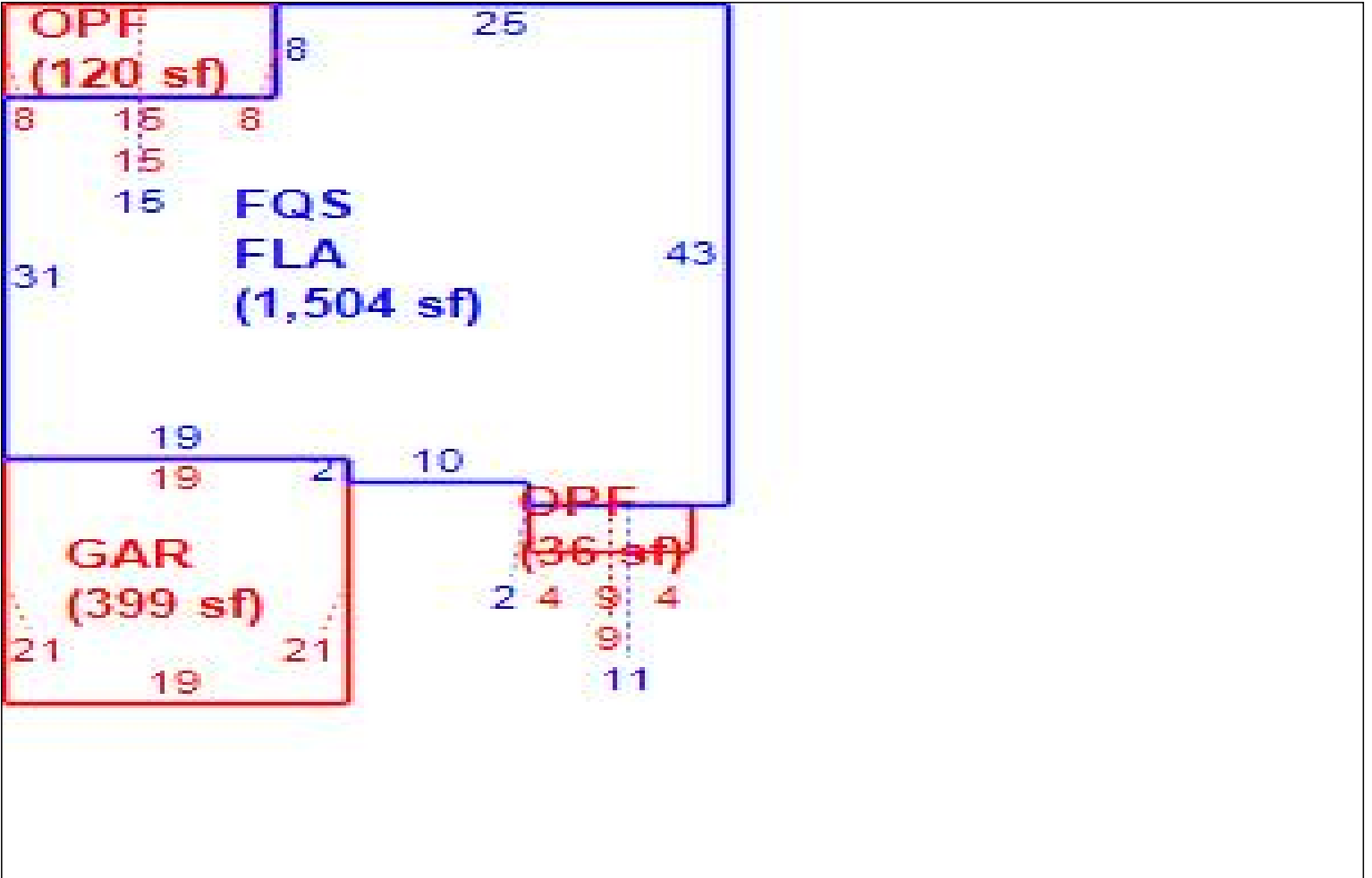
Current Owner		
REYES JOSE M		
33312 IRONGATE DR		
LEESBURG	FL	34788

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

2024-0668 Comp 1
 PRC Run: 12/11/2024 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 3810199
Parcel ID 14-19-25-2000-000-04900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0668 Comp 2
PRC Run: 12/11/2024 By

Card # 1 of 1

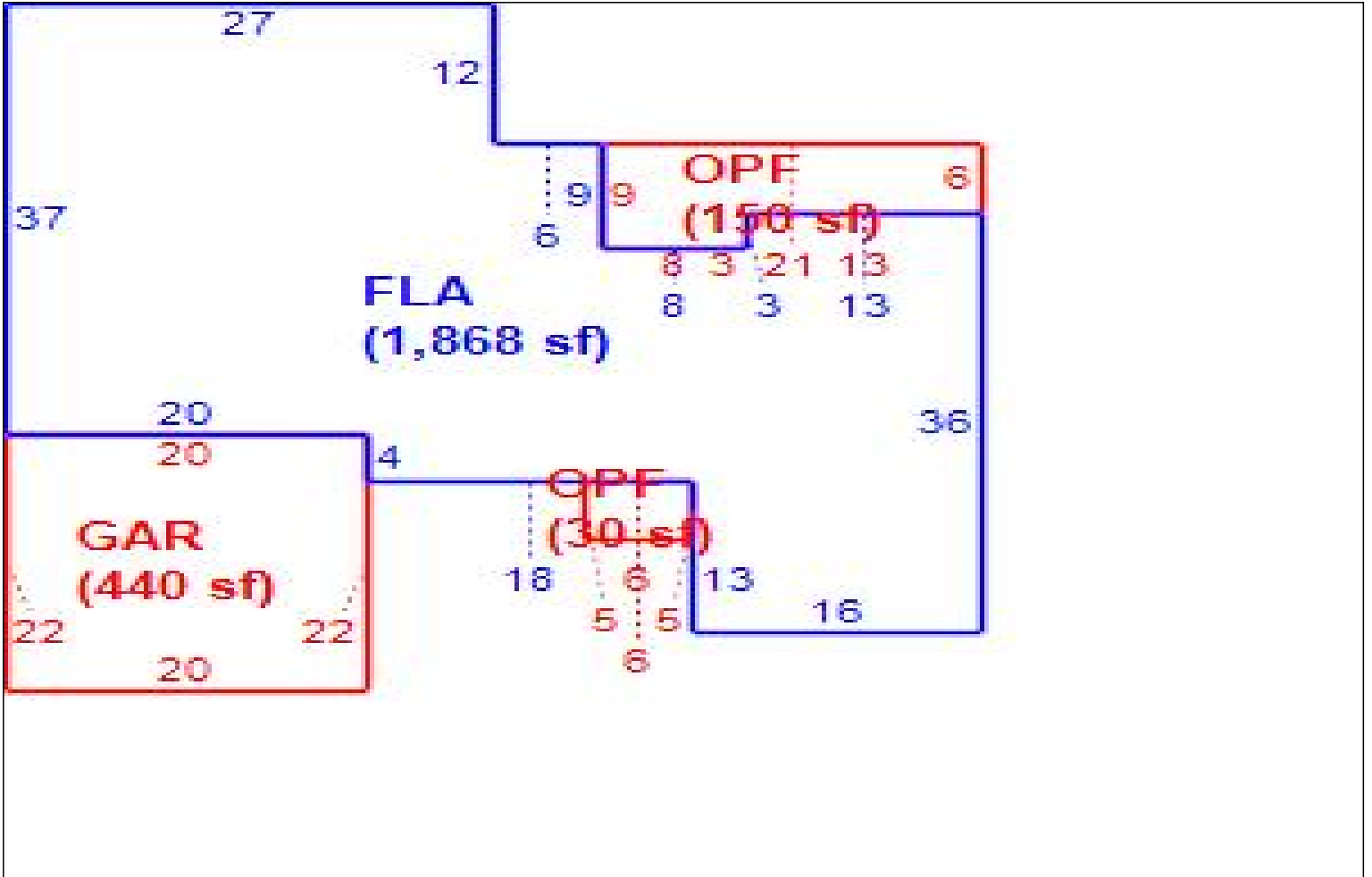
Current Owner		
BIERWIRTH WILLIAM H JR & REBECCA		
33202 IRONGATE DR		
LEESBURG	FL	34788

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	Effective Area	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	180	0	Base Rate	Wall Type	03	Heat Type	6
TOTALS					223,061	Foundation	3	Fireplaces	0
					216,369	Roof Cover	3	Type AC	03

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 2788445
Parcel ID 15-19-25-0600-000-06300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0668 Comp 3
PRC Run: 12/11/2024 By

Card # 1 of 1

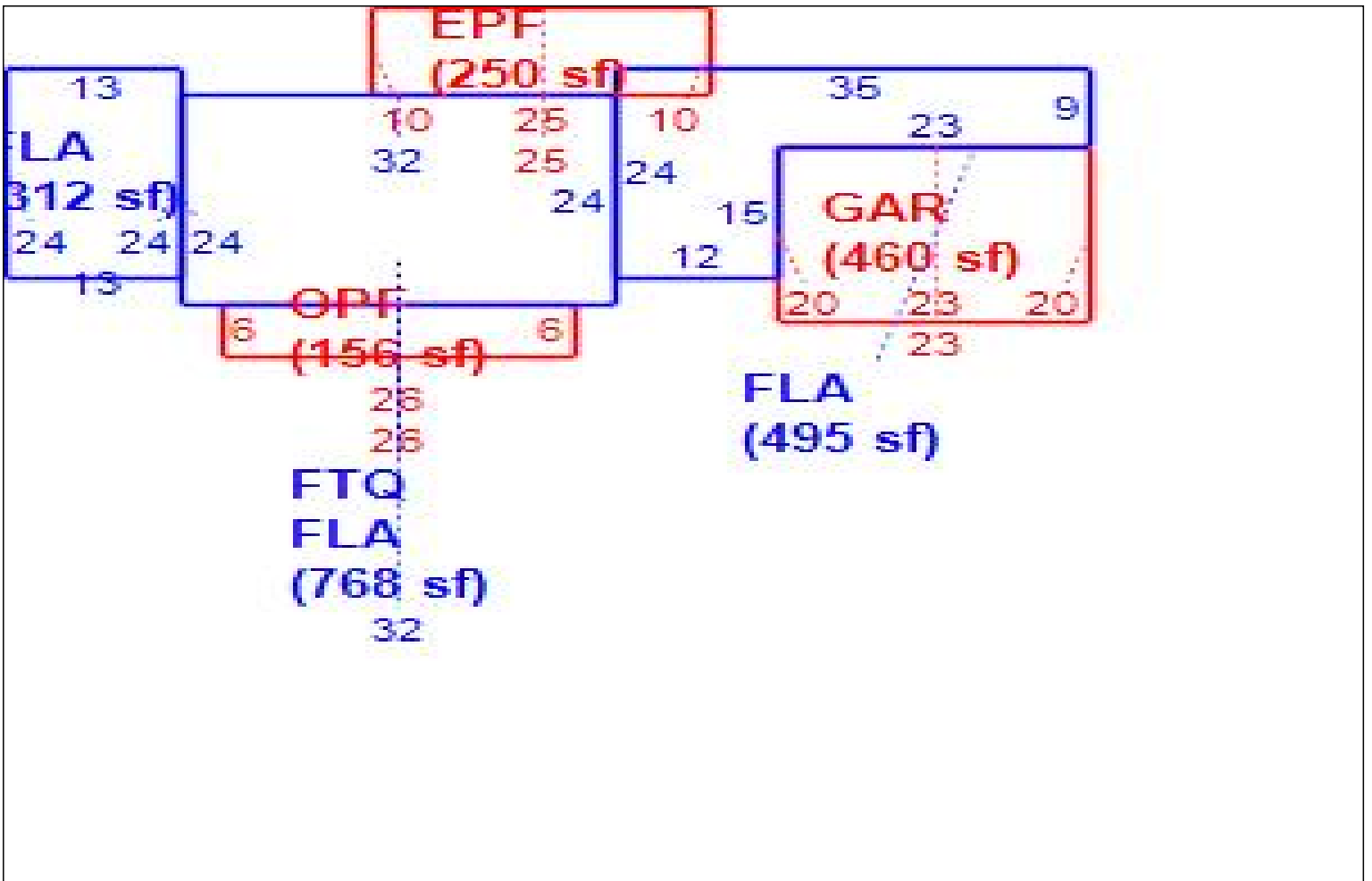
Current Owner		
STOLZ TREVOR J & SAMANTHA J		
9745 FAIRWAY CIR		
LEESBURG	FL	34788

Property Location			
Site Address 9745 FAIRWAY CIR			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5145
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-04-202

Legal Description
MAGDA ESTATES LOT 63 PB 27 PGS 2-3 ORB 6095 PG 2138

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 237,360
Deprec Bldg Value 218,371		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
EPF	ENCLOSED PORCH FIN	0	250	0	1986	2151	No Stories	1.75	Full Baths	2
FLA	FINISHED LIVING AREA	1,575	1,575	1575	Base Rate	86.23	Quality Grade	655	Half Baths	1
FTQ	FINISHED AREA THREE	576	768	576	Building RCN	237,360	Wall Type	01	Heat Type	6
GAR	GARAGE FINISH	0	460	0	Condition	EX	Foundation	3	Fireplaces	1
OPF	OPEN PORCH FINISHE	0	156	0	% Good	92.00	Roof Cover	3	Type AC	03
TOTALS		2,151	3,209	2,151	Functional Obsol	0				
					Building RCNLD	218,371				

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 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	2005091060	09-27-2005	12-06-2005	7,175	0000	REROOF			
1993	01873	08-01-1992	12-01-1992	4,022	0000	GLASS RM 9745 FAIRWAY CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023019697	6095 2138	02-16-2023	WD	U	19	I	380,000					
	1394 1626	10-01-1995	WD	Q	Q	I	127,500					
	1308 0219	07-01-1994	WD	U	U	I	0					
	0859 1803	11-01-1985	WD	Q	Q	V	16,000					
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	
70,200	218,371	0	288,571	0	288571	0.00	288571	288571	288,571	

Parcel Notes

89 NBHD CHANGED FROM 3493
 93 ROLL CHG CAN6 TO EPA MRM 031793
 1308/219 GARY S BLANCHARD TTEE 1/2 AND JUDITH B BLANCHARD TTEE 1/2 BLANCHARD TR APPROVED EEH
 97FC EAG FROM 1 QG FROM 450 RS 011597
 02 QG FROM 475 FER 122001
 06FC QG FROM 500 JJG 120605
 13X BETTY JEAN STRICKLAND 85 DECEASED 110612 NEWS
 16IT NCI LPD 090216
 18 MAILING ADDR CHGD FROM 9745 FAIRWAY CIR LEESBURG FL 34788 PER RETURNED HX RECEIPT HX OUT LTR RRB 022218
 18X HX OKAY DAUGHTER TAKES CARE OF MAIL RRB 031318
 20IT NCI PJF 072919
 22CC RECEIVED REQ TO REMOVE HX KCH 112921
 22X HX OUT PER HX REMOVAL REQUEST PROPERTY HAS BEEN RENTED SINCE 022121 INFO SCANNED LD 012422
 5996/1854 CHARLES CURTIS STRICKLAND 93 DECEASED 061922 DC
 6095/2138 MARY JEAN KEEDY AKA SMITH AND JAMES ROGER STRICKLAND AND CHARLES DAVID STRICKLAND INDIV AND AS PRS FOR EST OF CHARLES CURTIS STRICKLAND TO TREVOR JOHN & SAMANTHA JODY STOLZ HW

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