



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3810211**

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 # <b>2024-0669</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9-12-24</b>
COMPLETED BY THE PETITIONER			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; 2018-2 IH Borrower LP</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>1419252000-000-06100 33108 Irongate Dr</b>
Phone <b>954-740-6240</b>	Email <b>ResidentialAppeals@ryan.com</b>		
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

**PART 3. Taxpayer Signature**

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

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

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

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

I am (check any box that applies):

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

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

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

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

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

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

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

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

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0669	Alternate Key: 3810211	Parcel ID: 14-19-25-2000-000-06100
<b>Petitioner Name</b> 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:	<b>Property Address</b> 33108 IRONGATE DR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> 2018-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
<b>1. Just Value, required</b>	\$ 375,075	\$ 375,075
<b>2. Assessed or classified use value, *if applicable</b>	\$ 354,480	\$ 354,480
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 354,480	\$ 354,480

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

**Last Sale Date** 5/8/2018      **Price:** \$100       Arm's Length  Distressed      **Book** 5107      **Page** 1533

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3810211	3810199	3929192	1759251
<b>Address</b>	33108 IRONGATE DR LEESBURG	33202 IRONGATE DR LEESBURG	10385 CHURCH HAMMOCK RD	33413 FAIRWAY RD LEESBURG
<b>Proximity</b>		SAME SUB	0.35 MILE	0.54 MILE
<b>Sales Price</b>		\$440,000	\$430,600	\$439,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	3.20%	1.60%
<b>Adjusted Sale</b>		\$374,000	\$379,789	\$380,174
<b>\$/SF FLA</b>	\$128.67 per SF	\$200.21 per SF	\$132.42 per SF	\$137.74 per SF
<b>Sale Date</b>		6/27/2024	4/25/2023	8/10/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,915	1,868	52350	2,868	2350	2,760	7750
<b>Year Built</b>	2006	2004		2023	-15000	1977	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.1	2.0	4000	3	-3000	3.0	4000
<b>Garage/Carport</b>	3 CAR	2 CAR	10000	2 CAR	10000	2 CAR	10000
<b>Porches</b>	Y	Y		Y		Y	
<b>Pool</b>	N	Y	-20000	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	N	N		N		N	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	STREET	STREET		STREET		STREET	
		Net Adj. 12.4%	46350	-Net Adj. 1.5%	-5650	Net Adj. 5.7%	21750
		Gross Adj. 23.1%	86350	Gross Adj. 8.0%	30350	Gross Adj. 5.7%	21750
<b>Adj. Sales Price</b>	Market Value <b>\$375,075</b>	Adj Market Value	<b>\$420,350</b>	Adj Market Value	<b>\$374,139</b>	Adj Market Value	<b>\$401,924</b>
	Value per SF 128.67						

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.

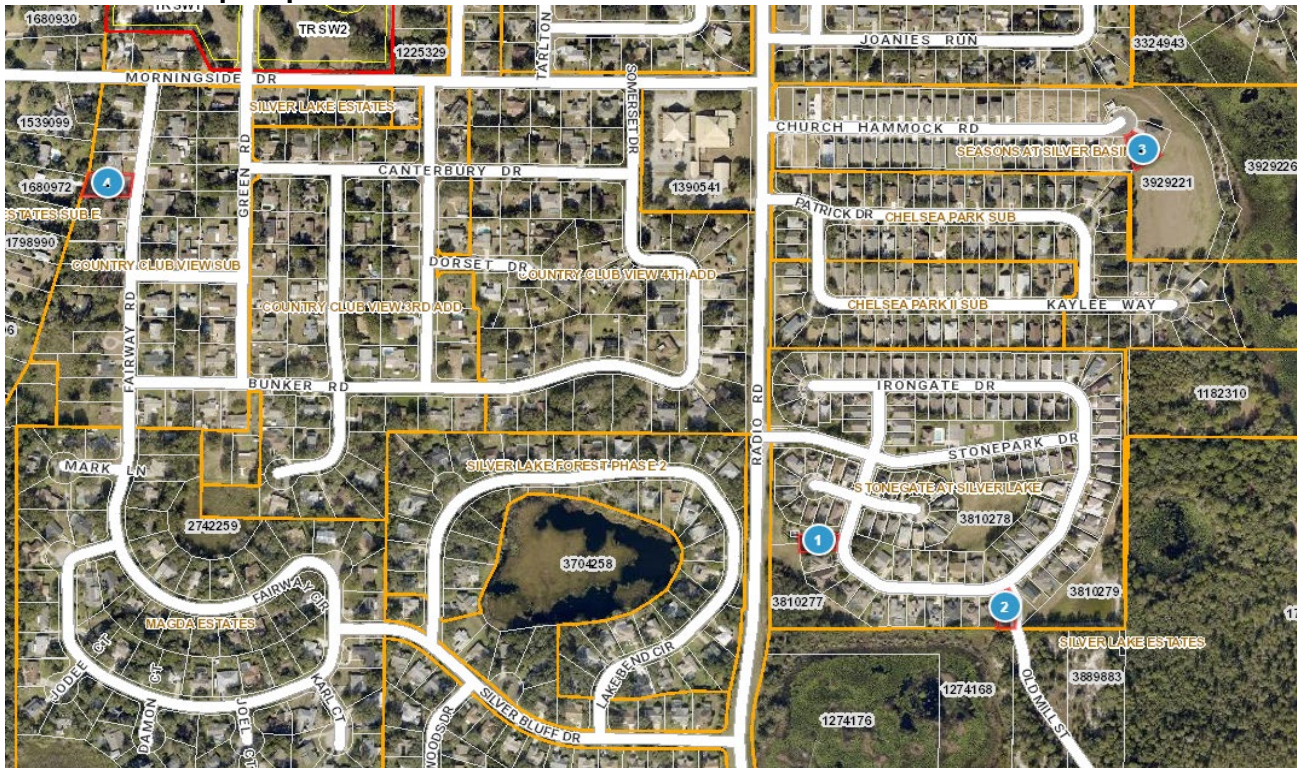
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

## 2024-0669 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3810211	33108 IRONGATE DR LEESBURG	-
2	COMP 1	3810199	33202 IRONGATE DR LEESBURG	SAME SUB
3	COMP 2	3929192	10385 CHURCH HAMMOCK RD LEESBURG	0.35 MILE
4	COMP 3	1759251	33413 FAIRWAY RD LEESBURG	0.54 MILE
5				
6				
7				
8				

Alternate Key 3810211  
 Parcel ID 14-19-25-2000-000-06100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0669 Subject  
 PRC Run: 12/11/2024 By

Card # 1 of 1

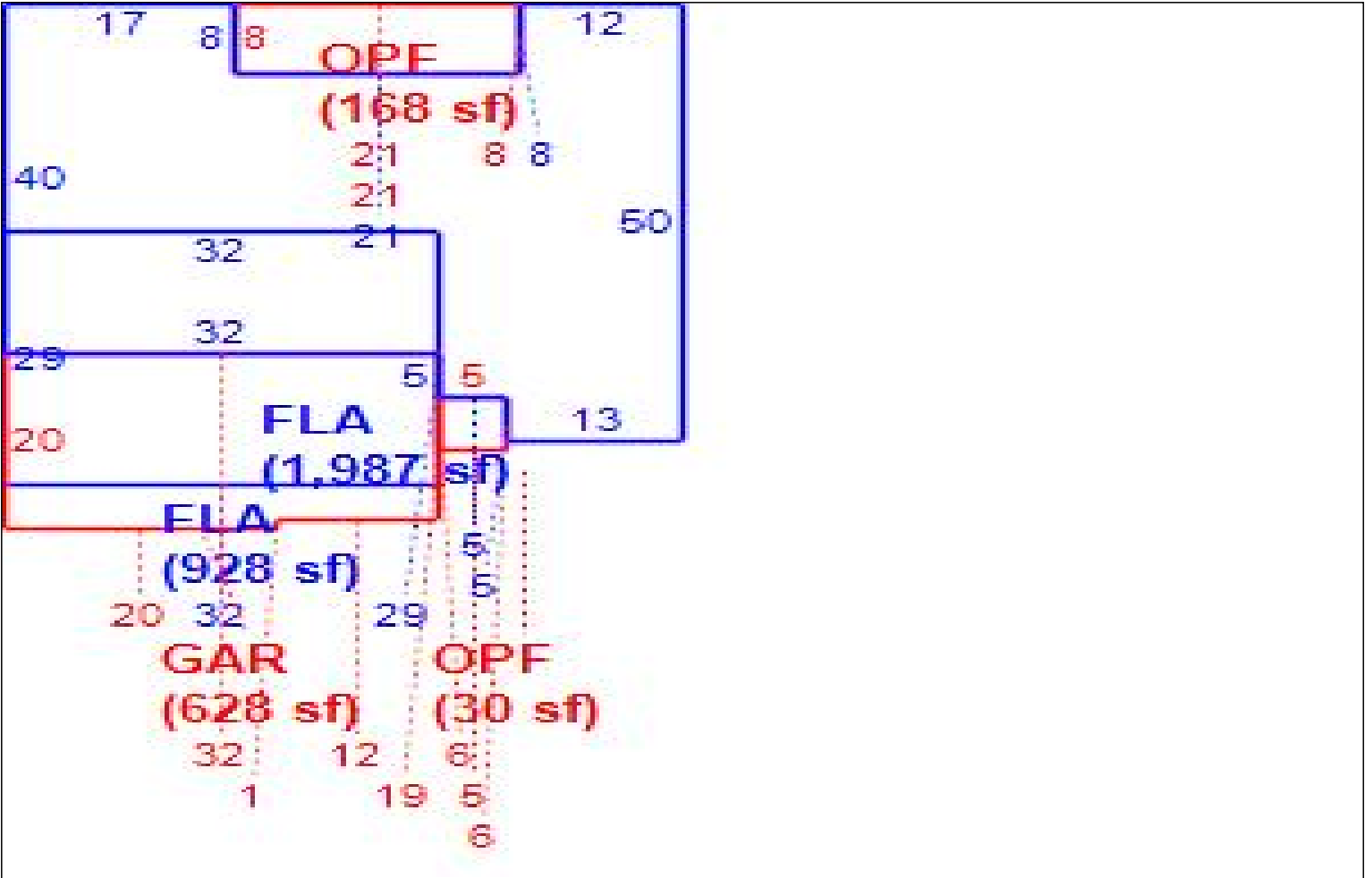
**Current Owner**  
 2018-2 IH BORROWER LP  
 C/O INVITATION HOMES TAX DEPT  
 1717 MAIN ST STE 2000  
 DALLAS TX 75201

**Property Location**  
 Site Address 33108 IRONGATE DR  
 LEESBURG FL 34788  
 Mill Group 0001 NBHD 4525  
**Property Use** 00100 SINGLE FAMILY  
**Last Inspection** TRF 02-02-202

**Legal Description**  
 STONEGATE AT SILVER LAKE PB 47 PG 72-76 LOT 61 ORB 4614 PG 732 ORB 4649 PG 2339 ORB 5107 PG 1533

<b>Land Lines</b>													
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	1.000	1.000	0	65,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,000			
Classified Acres		0		Classified JV/Mkt		65,000		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 319,665 Deprec Bldg Value 310,075 Multi Story 0



<b>Building Sub Areas</b>				<b>Building Valuation</b>		<b>Construction Detail</b>			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,915	2,915	2915	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	628	0	92.27	Quality Grade	655	Half Baths	1
OPF	OPEN PORCH FINISHE	0	198	0	319,665	Wall Type	03	Heat Type	6
					EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD				
					310,075				
TOTALS		2,915	3,741	2,915					

Alternate Key 3810211  
 Parcel ID 14-19-25-2000-000-06100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0669 Subject By  
 PRC Run: 12/11/2024  
 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	
2007	2005061851	03-10-2006	11-20-2006	161,040	0000	SFR FOR 07			
2006	2005061851	07-15-2005	03-10-2006	161,040	0000	SFR 33108 IRONGATE DR		01-26-2006	

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107	1533	05-08-2018	WD	U	M	I	100			
	4649	2339	07-01-2015	MI	U	M	I	100			
	4614	0732	04-10-2015	WD	U	M	I	100			
	4437	1716	01-07-2014	WD	U	U	I	170,000			
	3077	1762	01-24-2006	WD	Q	Q	I	320,000			
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	
65,000	310,075	0	375,075	0	375075	0.00	375075	375075	375,075	

**Parcel Notes**

07FC FLA4 IS 2ND STY TJW 112006  
 11X GARY & JENNIFER KING RENEWAL CARD RETURNED 402 S DIXIE DR HOWEY 34737  
 11X GARY & JENNIFER KING MOVED AND RENTED 112810 PER LETTER DTD 030311  
 4437/1716 GARY & JENNIFER L KING TO IH2 PROPERTY FLORIDA LP  
 4437/1716 DEED HAS CERTAIN RESTRICTIONS THAT MAY SIGNAL A SHORT SALE  
 15SALE ORB 4437/1716 U SALE LIS PENDENS FILED ORB 4331/609 MLS LISTING 05168312 ALSO STATES SHORT SALE SCANNED CRA 032515  
 4614/732 IH2 PROPERTY FLORIDA LP TO 2015-2 IH BORROWER LP  
 4614/732 M SALE INCL OVER 25 PARCELS MULTI SUBS AND M&B  
 4649/2339 CORRECTIVE DEED FOR 4614/732 TO CORRECT GRANTEE NAME SB 2015-2 IH2 BORROWER LP  
 4649/2339 M SALE INCL OVER 25 PARCELS MULTI SUBS AND M&B  
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO  
 SCANNED TO AK1818893 CB 080516  
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418  
 18VAB PETITION 2018-081 TJW 091818  
 18VAB PETITION 2018-081 WITHDRAWN NO CHANGE TJW 100118  
 5107/1533 2018-2 IH BORROWER LP SUCC BY MERGER WITH 2015-1 IH2 BORROWER LP AND 2015-2 IH2 BORROWER LP TO 2018-2 1H BORROWER LP  
 5107/1533 M SALE INCL OVER 25 LOTS IN VARIOUS SUBS  
 19VAB PETITION 2019-082 RR 091819  
 19VAB PETITION 2019-082 WITHDRAWN NO CHANGE TJW 121319  
 21VAB PETITION 2021-097 TJW 091521

\*\*\*Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0669 Comp 1  
 PRC Run: 12/11/2024 By

Card # 1 of 1

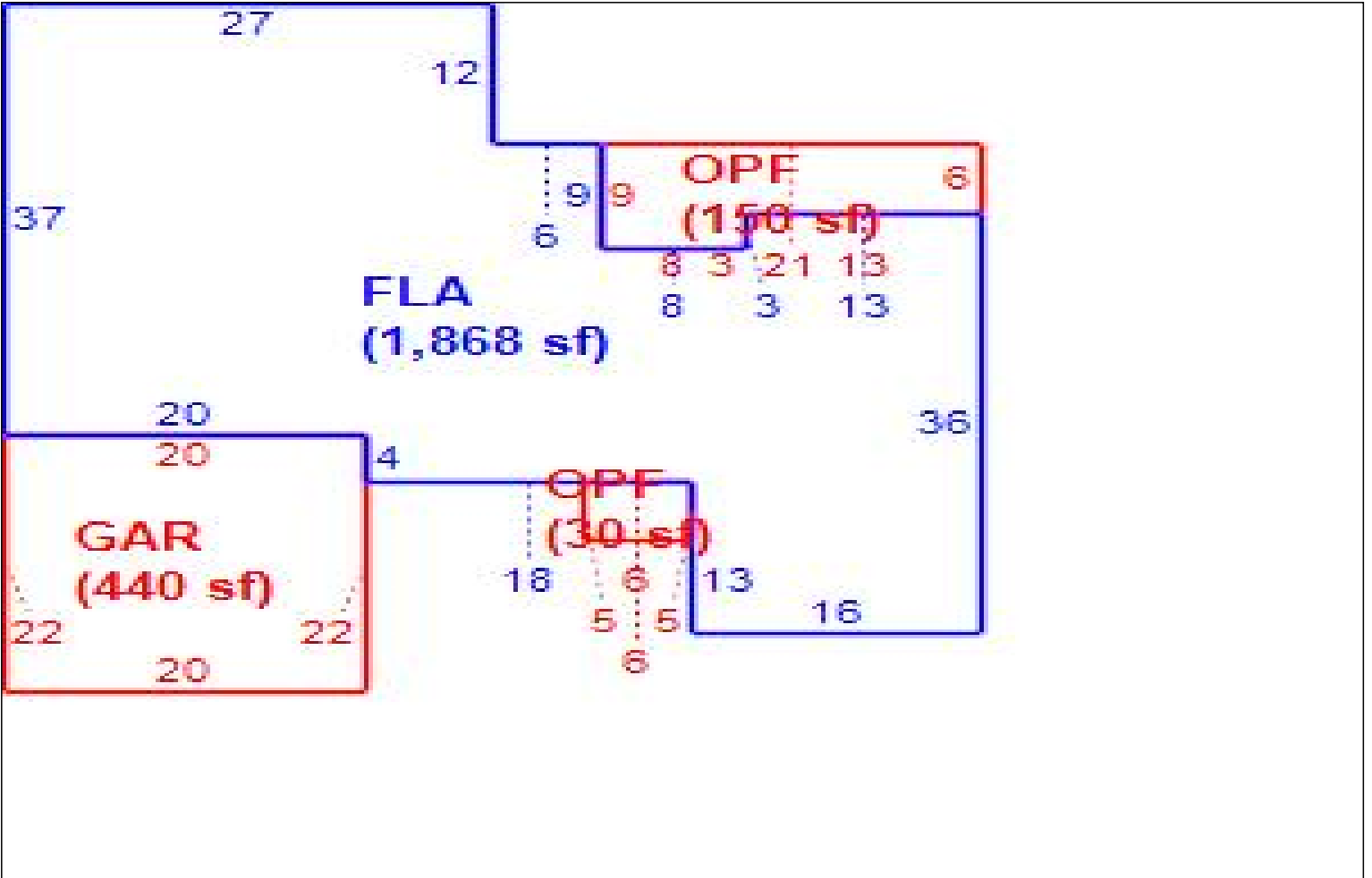
Current Owner		
BIERWIRTH WILLIAM H JR & REBECCA		
33202 IRONGATE DR		
LEESBURG	FL	34788

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	CHECK VALUE	04-30-2018		
2014	SALE	01-01-2013	05-01-2014		1	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 3929192  
 Parcel ID 14-19-25-0600-000-02500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0669 Comp 2  
 PRC Run: 12/11/2024 By

Card # 1 of 1

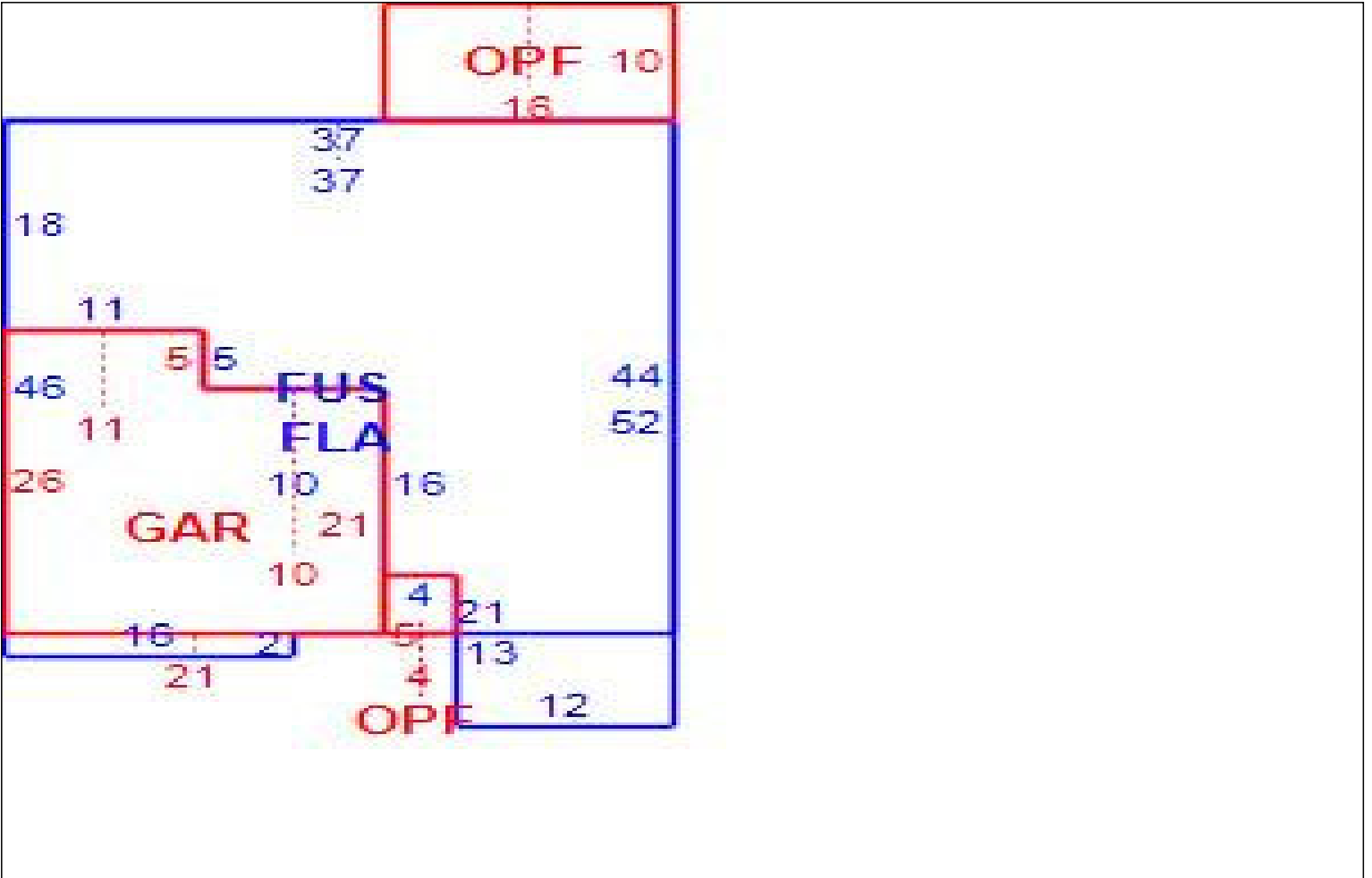
Current Owner		
PORTER QUINTELLA D		
10385 CHURCH HAMMOCK RD		
LEESBURG	FL	34788

Property Location			
Site Address 10385 CHURCH HAMMOCK RD			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5036
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	01-04-202

**Legal Description**  
 SEASONS AT SILVER BASIN PB 76 PG 36-39 LOT 25 ORB 6169 PG 1324

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	40,000.00	0.0000	1.75	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 297,120 Deprec Bldg Value 297,120 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,208	1,208	1208	2023	2868	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,660	1,660	1660	Base Rate	87.26	Quality Grade	660	Half Baths	
GAR	GARAGE FINISH	0	496	0	Building RCN	297,120	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	180	0	Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Functional Obsol			
					Building RCNLD	297,120	Roof Cover	3	Type AC	03
TOTALS		2,868	3,544	2,868						

Alternate Key 3929192  
 Parcel ID 14-19-25-0600-000-02500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0669 Comp 2  
 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
2024	2022051198	06-09-2022	01-04-2024	355,000	0001	SFR 2809SF 10385 CHURCH HAMMOC	01-04-2024	

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023079423	6169 1324	04-25-2023	WD	Q	03	I	430,600				
2021043077	5675 1080	03-24-2021	WD	Q	05	V	925,000				
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
70,000	297,120	0	367,120	0	367120	0.00	367120	367120	367,120

**Parcel Notes**

6169/1324 RICHMOND AMERICAN HOMES OF FLORIDA LP TO QUINTELLA DELLA PORTER UNAMRRIED

\*\*\*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 1759251  
Parcel ID 15-19-25-0200-000-00500

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0669 Comp 3  
PRC Run: 12/11/2024 By

Card # 1 of 1

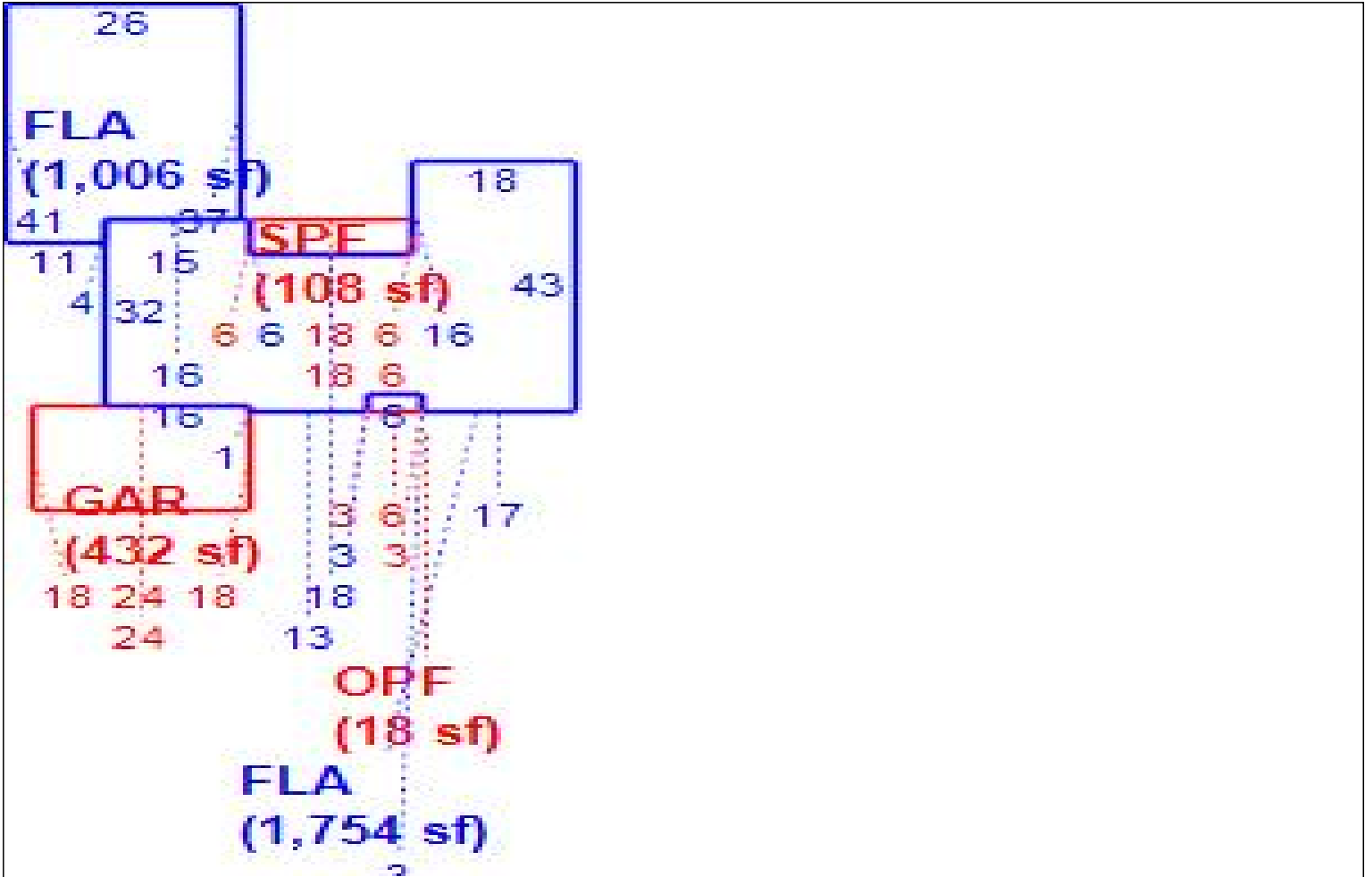
Current Owner		
SMITH BRIAN P & TAMMY G		
33413 FAIRWAY RD		
LEESBURG	FL	34788

Property Location			
Site Address	33413 FAIRWAY RD		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	5145
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-03-202

Legal Description
COUNTRY CLUB VIEW LOT 5 PB 13 PG 33 ORB 6194 PG 901

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 299,802
Deprec Bldg Value 290,808		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,760	2,760	2760	1977					
GAR	GARAGE FINISH	0	432	0	Effective Area	2760	No Stories	1.00	Full Baths 3	
OPF	OPEN PORCH FINISHE	0	18	0	Base Rate	92.88	Quality Grade	655	Half Baths 0	
SPF	SCREEN PORCH FINIS	0	108	0	Building RCN	299,802	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		2,760	3,318	2,760	Building RCNLD	290,808				

Alternate Key 1759251  
 Parcel ID 15-19-25-0200-000-00500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0669 Comp 3  
 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	
2018	SALE	01-01-2017	05-02-2018	1	0099	CHECK VALUE	05-02-2018		
2006	2004060571	03-02-2005	05-01-2006	19,095	0000	FAMILY BED BATH ADDNS			
2005	2004060571	07-07-2004	03-02-2005	19,095	0000	FAMILY BED BATH ADDNS			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023098858	6194 0901	08-10-2023	WD	Q	01	I	439,000					
2021128984	5797 0298	09-15-2021	WD	Q	01	I	399,900					
2017009839	4894 2133	01-16-2017	WD	Q	Q	I	237,000					
	4420 0701	12-17-2013	TR	U	U	I	100					
	2140 1300	07-08-2002	WD	Q	Q	I	103,000					
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	290,808	0	355,608	0	355608	0.00	355608	355608	355,608	

**Parcel Notes**

89 NBHD CHANGED FROM 1391  
 97FC QG FROM 350 RS 011597  
 98X ANNE DODA SENG DECEASED 050198 FL DEATH LIST  
 1661/1671 ORDER DET HX PROP TO PETER J SENG AND PAUL A SENG  
 1732/255 PETER J SENG AND PAUL A SENG TO RONNIE L MOORE  
 2140/1300 BURTON L PINKERTON SINGLE AND DENISE F PINKERTON SINGLE JTWROS  
 03 QG FROM 425 FER 101802  
 05FC ADDS STILL UC IN 05 QG FROM 450 JWP 030205  
 06FC QG FROM 500 EAG FROM 2 COND FROM 2 GBF3 TO GCF FLA1 GBF3 WALL TYPE FROM 2 CHG OPF4 TO SPF ADD FLA5 BEDS FROM 0  
 ADD 4FIX BATH TJW 050106  
 12X BURTON LEROY PINKERTON SR 56 DECEASED 061312 FL DEATH LIST  
 4420/701 DENISE FRANCES PINKERTON TTEE OF THE DENISE FRANCES PINKERTON TRS DTD 121713 SUCC BURTON L PINKERTON ALT  
 CHRISTINA S PINKERTON 2ND ALT JUDITH CHUM  
 4420/701 ANY SUCC TTEE HAS THE POWER TO ACT ALONE AND HAS THE SAME POWER AND AUTHORITY AS TTEE WITHOUT CONVEYANCE  
 OR TRANSFER  
 17CC NOS JAMES AND BRITTANY ROONEY SUBMITTED HX PORT APP FOR 2018 NT 012317  
 4894/2133 DENISE FRANCIS PINKERTON INDIV AND TTEE TO JAMES LESLIE & BRITTANY SUZANNE ROONEY HW  
 17X 2018 501T IN FILE CAB LP 040417  
 18X COURTESY HX CARD SENT 102317  
 5797/298 JAMES LESLIE & BRITTANY SUZANNE ROONEY TO AMY LYNN TUCKER SINGLE  
 6194/901 AMY LYNN TUCKER TO BRIAN P & TAMMY G SMITH HW

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