



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3028608

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 (VAE)
Petition # 2024-0670 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 Ryan, LLC Parcel ID and physical address 1419260051-000-02900
for notices 16220 North Scottsdale Rd, Ste 650 or TPP account # 555 Bluff Pass Dr
Scottsdale, AZ 85254
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 [x] email [] fax.

[] 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.

[] 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 [x] Res. 1-4 units [] Industrial and miscellaneous [] High-water recharge [] Historic, commercial or nonprofit
[] Commercial [] Res. 5+ units [] Agricultural or classified use [] Vacant lots and acreage [] Business machinery, equipment

PART 2. Reason for Petition Check one. If more than one, file a separate petition.

[x] Real property value (check one) [x] decrease [] increase [] Denial of exemption Select or enter type:
[] Denial of classification
[] Parent/grandparent reduction [] Denial for late filing of exemption or classification
[] Property was not substantially complete on January 1 (Include a date-stamped copy of application.)
[] Tangible personal property value (You must have timely filed a [] Qualifying improvement (s. 193.1555(5), F.S.) or change of
return required by s.193.052. (s. 194.034, F.S.)) ownership or control (s. 193.155(3), 193.1554(5), or
193.1555(5), F.S.)
[] Refund of taxes for catastrophic event

[] 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.)

[5] 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.

[] 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 # 2024-0670	Alternate Key: 3828608	Parcel ID: 14-19-26-0051-000-02900	
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 555 BLUFF PASS DR EUSTIS	<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	\$ 255,133	\$ 255,133	
2. Assessed or classified use value, *if applicable	\$ 231,800	\$ 231,800	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 231,800	\$ 231,800	

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

Last Sale Date 5/18/2017 **Price:** \$100 Arm's Length Distressed **Book** 4962 **Page** 1625

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3828608	3828683	3276931	3525019
Address	555 BLUFF PASS DR EUSTIS	304 RYANS RIDGE AVE EUSTIS	1026 WOODWARD OAKS CIR	206 MORNINGVIEW DR EUSTIS
Proximity		SAME SUB	0.63 MILE	1.11 MILES
Sales Price		\$299,900	\$338,000	\$330,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	2.80%	4.40%
Adjusted Sale		\$254,915	\$296,764	\$295,020
\$/SF FLA	\$170.20 per SF	\$212.96 per SF	\$177.70 per SF	\$158.19 per SF
Sale Date		2/16/2024	5/25/2023	1/6/2023
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	1,499	1,197	15100	1,670	-8550	1,865	-18300
Year Built	2005	2005		1989		2006	
Constr. Type	BLOCK	BLOCK		BLOCK		WOOD	10000
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.1	-4000
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	Y	Y		Y		Y	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		HOT TUB	-5000	N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		POND	-10000
		Net Adj. 5.9%	15100	-Net Adj. 4.6%	-13550	-Net Adj. 7.6%	-22300
		Gross Adj. 5.9%	15100	Gross Adj. 4.6%	13550	Gross Adj. 14.3%	42300
Adj. Sales Price	Market Value \$255,133 Value per SF 170.20	Adj Market Value \$270,015		Adj Market Value \$283,214		Adj Market Value \$272,720	

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.

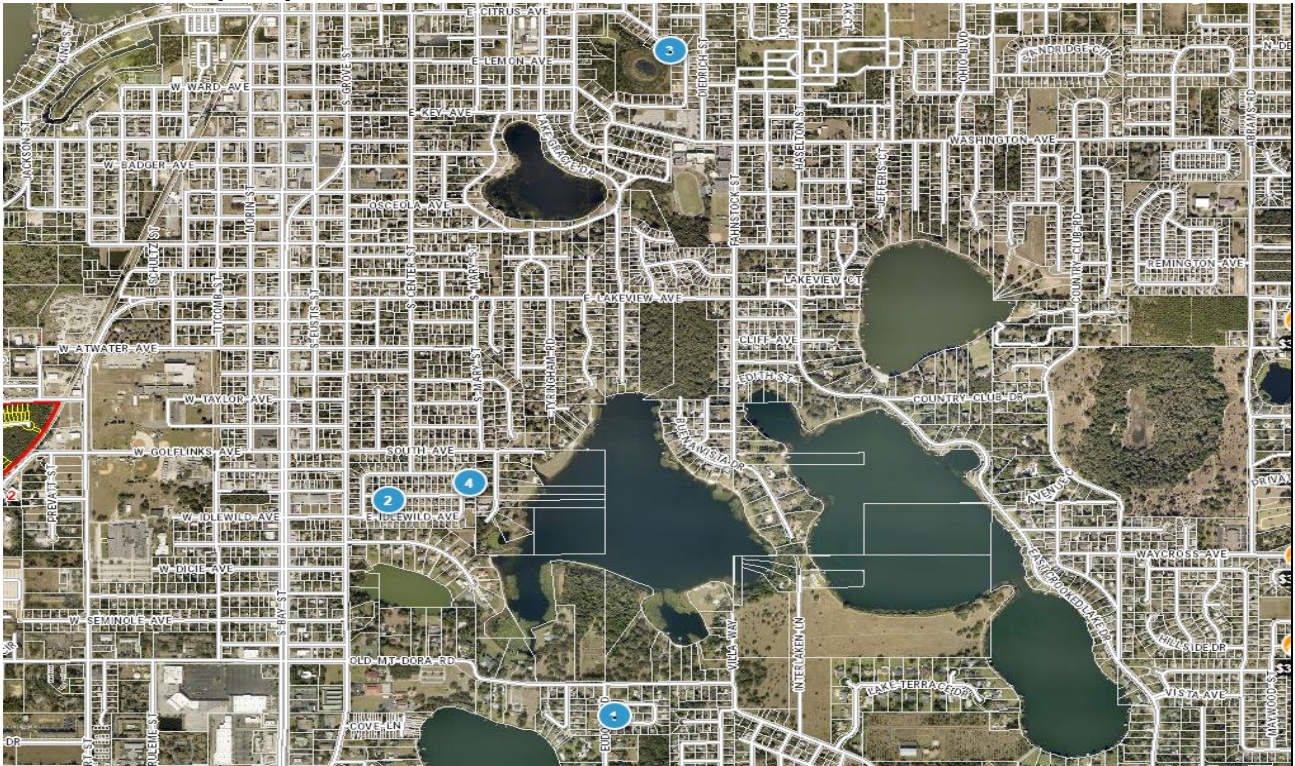
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0670 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	3276931	1026 WOODWARD OAKS CIR EUSTIS	0.63 MILE
2	COMP 1	3828683	304 RYANS RIDGE AVE EUSTIS	SAME SUB
3	COMP 3	3525019	206 MORNINGVIEW DR EUSTIS	1.11 MILES
4	SUBJECT	3828608	555 BLUFF PASS DR EUSTIS	-
5				
6				
7				
8				

Alternate Key 3828608
 Parcel ID 14-19-26-0051-000-02900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0670 Subject
 PRC Run: 12/11/2024 By

Card # 1 of 1

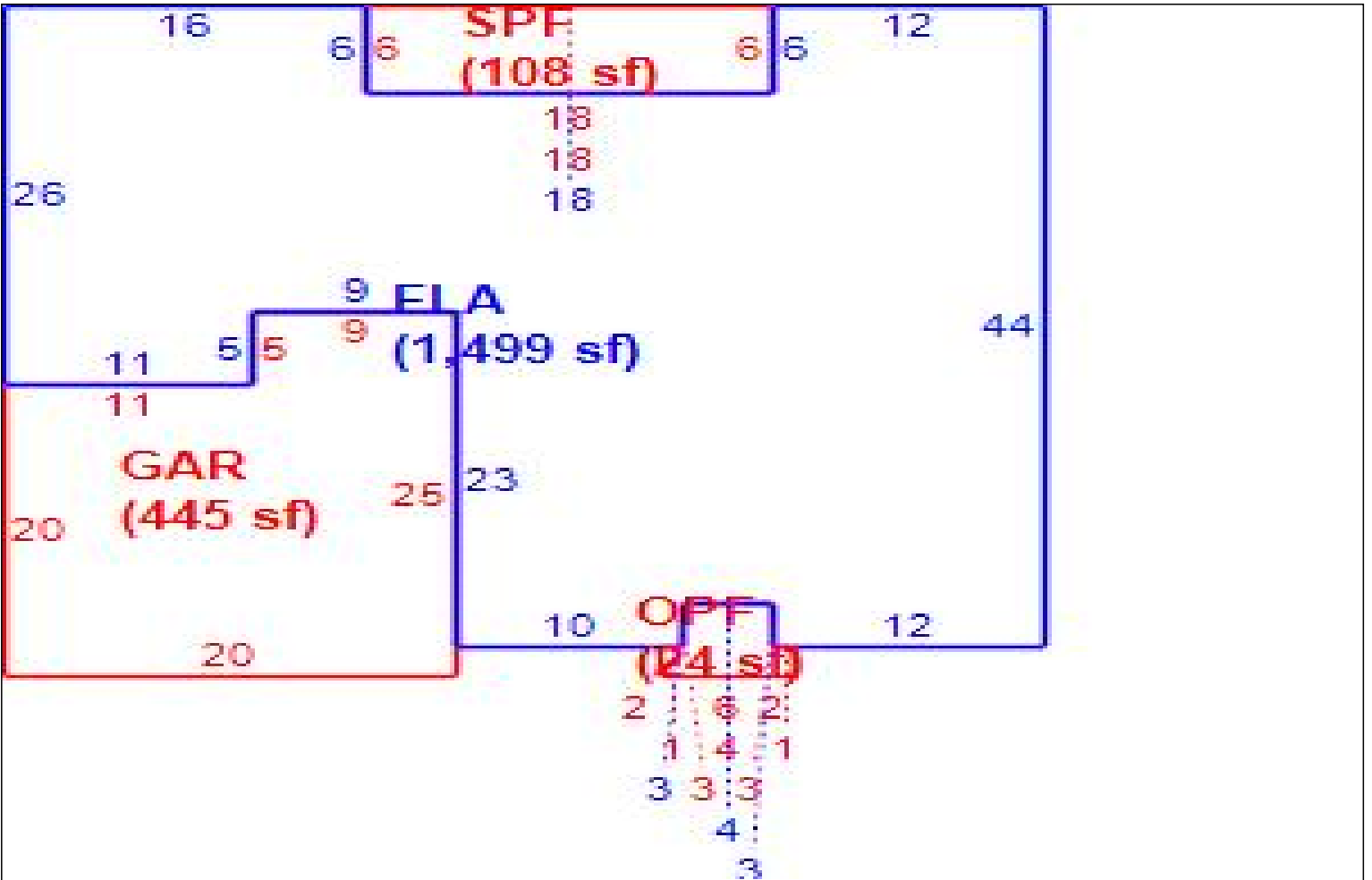
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000	DALLAS	TX 75201

Property Location		
Site Address	555 BLUFF PASS DR	
	EUSTIS	FL 32726
Mill Group	000E	NBHD 0607
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 BRAC BLUFF PASS PHASE 2 HORIZON OAKS PB 52 PG 62-63 LOT 29 ORB 4962 PG 1625

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	30,000.00	0.0000	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 201,168 Deprec Bldg Value 195,133 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	1,499	1,499	1499	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	445	0	107.87	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	108	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,499	2,076	1,499	0	Roof Cover	3	Type AC	03

Alternate Key 3828608
 Parcel ID 14-19-26-0051-000-02900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0670 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
2006	05-00412	03-07-2005	01-30-2006	95,984	0000	SFR 3/BR-555 BLUFF PASS DR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017067978	4962	1625	05-18-2017	WD	U	M	I	100			
	4354	1818	05-02-2013	CT	U	U	I	100			
	4327	0044	05-02-2013	CT	U	U	I	95,000			
	3632	1483	07-31-2006	QC	U	U	I	0			
	2941	2297	08-29-2005	WD	Q	Q	I	182,800			
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
60,000	195,133	0	255,133	153	254980	0.00	254980	255133	255,133

Parcel Notes

3632/1483 EILEEN S STERN TTEE OF THE EILEEN S STERN REVC TRS DTD 073106
 3632/1483 DOC ENTITLED QUITCLAIM DEED TRUST TRANSFER BODY OF DEED DOES NOT STATE GRANTOR OR GRANTEE OWNER SIGNED
 DOC AND ACKNOWLEDGED BY NOTARY OK TO SC SINCE EILEEN S STERN WAS PREVIOUS OWNER AND THIS IS GOING INTO TRS BC 070108
 4327/44 CT VS EILEEN S STERN TTEE PROP SOLD TO COLFIN A1-FL4 LLC
 4354/1818 AMENDED CT VS EILEEN S STERN ET AL SOLD TO COLFIN AI-FL 4 LLC
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB
 080516
 4962/1625 COLFIN AI-FL 4 LLC TO SRP SUB LLC
 4962/1625 M SALE INCL 20 PARCELS MULTI SUB AND M&B
 18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218
 23BILL CORRECTION 2023-0142 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 3828683
 Parcel ID 14-19-26-0051-000-10400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0670 Comp 1
 PRC Run: 12/11/2024 By
 Card # 1 of 1

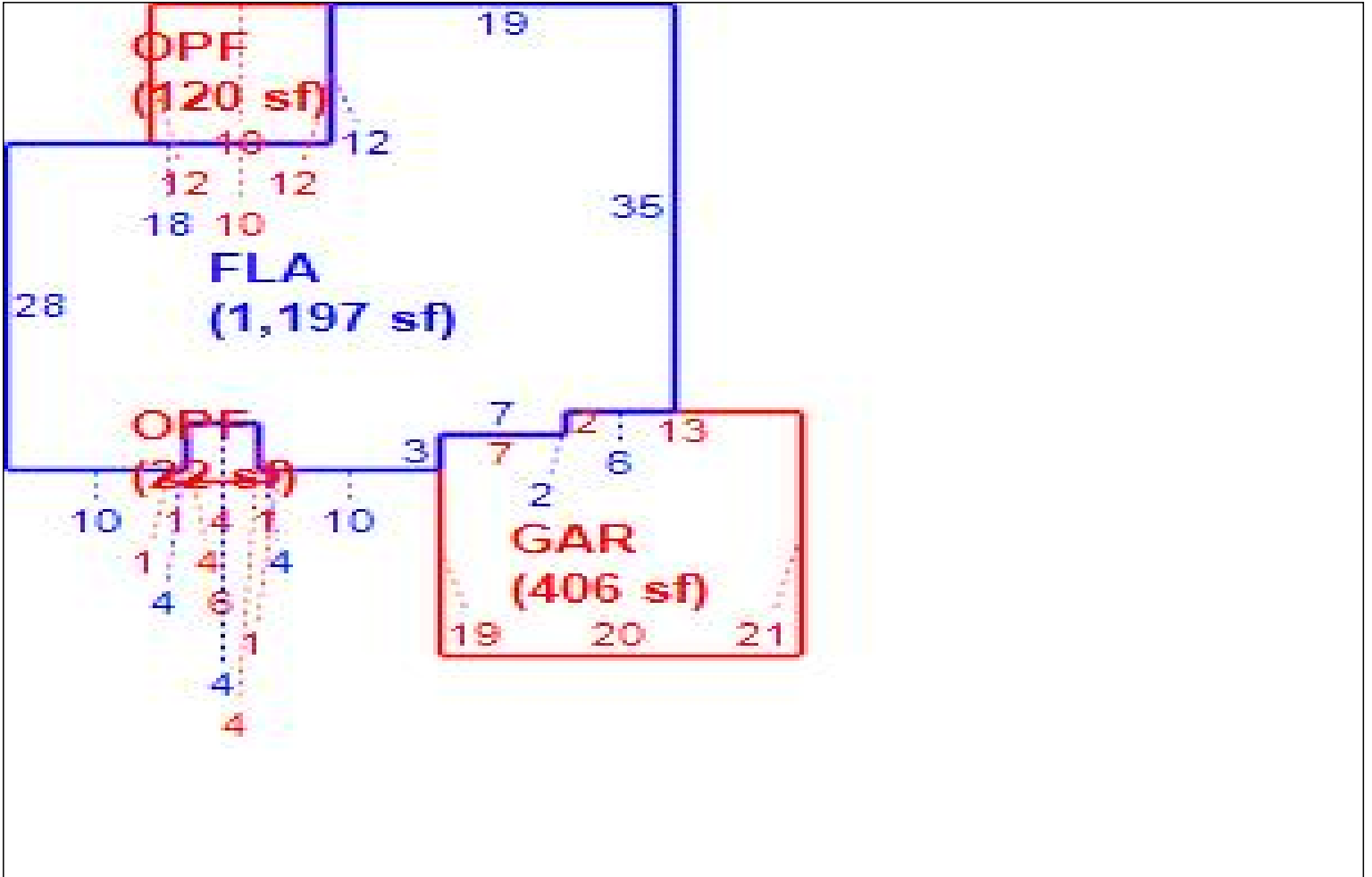
Current Owner		
POWELL FREDERICK H JR AND CHAD MC		
630 LARGOVISTA DR		
OAKLAND	FL	34787

Property Location		
Site Address 304 RYANS RIDGE AVE		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0607
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 BRAC BLUFF PASS PHASE 2 HORIZON OAKS PB 52 PG 62-63 LOT 104 ORB 6287 PG 2492

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	30,000.00	0.0000	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 169,391 Deprec Bldg Value 164,309 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	1,197	1,197	1197	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	406	0	110.14	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	142	0	169,391	Wall Type	03	Heat Type	6
TOTALS		1,197	1,745	1,197	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					164,309				

Alternate Key 3828683
 Parcel ID 14-19-26-0051-000-10400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0670 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	
2014 2006	SALE 05-01034	01-01-2013 06-16-2005	04-09-2014 03-06-2006	1 81,753	0099 0000	CHECK VALUE SFR 3/BR-304 RYANS RIDGE AVE	04-09-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024020408	6287 2492	02-16-2024	WD	Q	01	I	299,900					
2023124743	6224 1521	10-03-2023	WD	Q	01	I	205,000					
2019050082	5274 2163	04-29-2019	QC	U	U	I	100					
	4426 0190	12-30-2013	WD	U	U	I	91,000					
	4372 1974	08-14-2013	CT	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	
60,000	164,309	0	224,309	0	224309	0.00	224309	224309	224,309	

Parcel Notes

3149/802 ANDREW HABERNY SINGLE
 07 QG FROM 650 TO EQUAL OTHERS MB 062906
 08X ANDREW HABERNY CHANGED ADDRESS TO 8844 W BRITTON RD WEST SALEM OH 44287
 09X ANDREW HABERNY HAS AN OHIO DRIVER LICENSES AND AN OHIO CAR TAG
 10X FI DISCOVERY DENY SPOKE WITH JAY HIS MOTHER HAS BEEN RENTING HERE SINCE MAY 2009 JMK 030810
 4372/1974 CT VS ANDREW HABERNY ET AL PROP SOLD TO FEDERAL NATL MTG ASSN
 4426/190 FEDERAL NATL MTG ASSN TO JOSEPH BURNETT SINGLE
 14 PER LISTING O5192843 SFR IS IN GOOD COND TJW 022414
 14FC NO CHG TJW 040914
 17X JOSEPH BURNETT MARRIED ASHLEY R BROCK 021416 PER OR4742/2365 ASHLEYS INFO ADDED TO SS SCREEN JRF 061917
 5274/2163 JOSEPH & ASHELY BURNETT TO JOSEPH & ASHELY BURNETT HW
 6224/1521 JOSEPH BURNETT AND ASHLEY BURNETT TO TWOGEMZ INVESTMENTS LLC
 6287/2492 TWOGEMZ INVESTMENTS LLC TO FREFDERICK HAROLD POWELL JR MARRIED AND CHAD MC GHEE MARRIED JTWROS

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Alternate Key 3276931
 Parcel ID 24-19-26-0950-000-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0670 Comp 2
 PRC Run: 12/11/2024 By

Card # 1 of 1

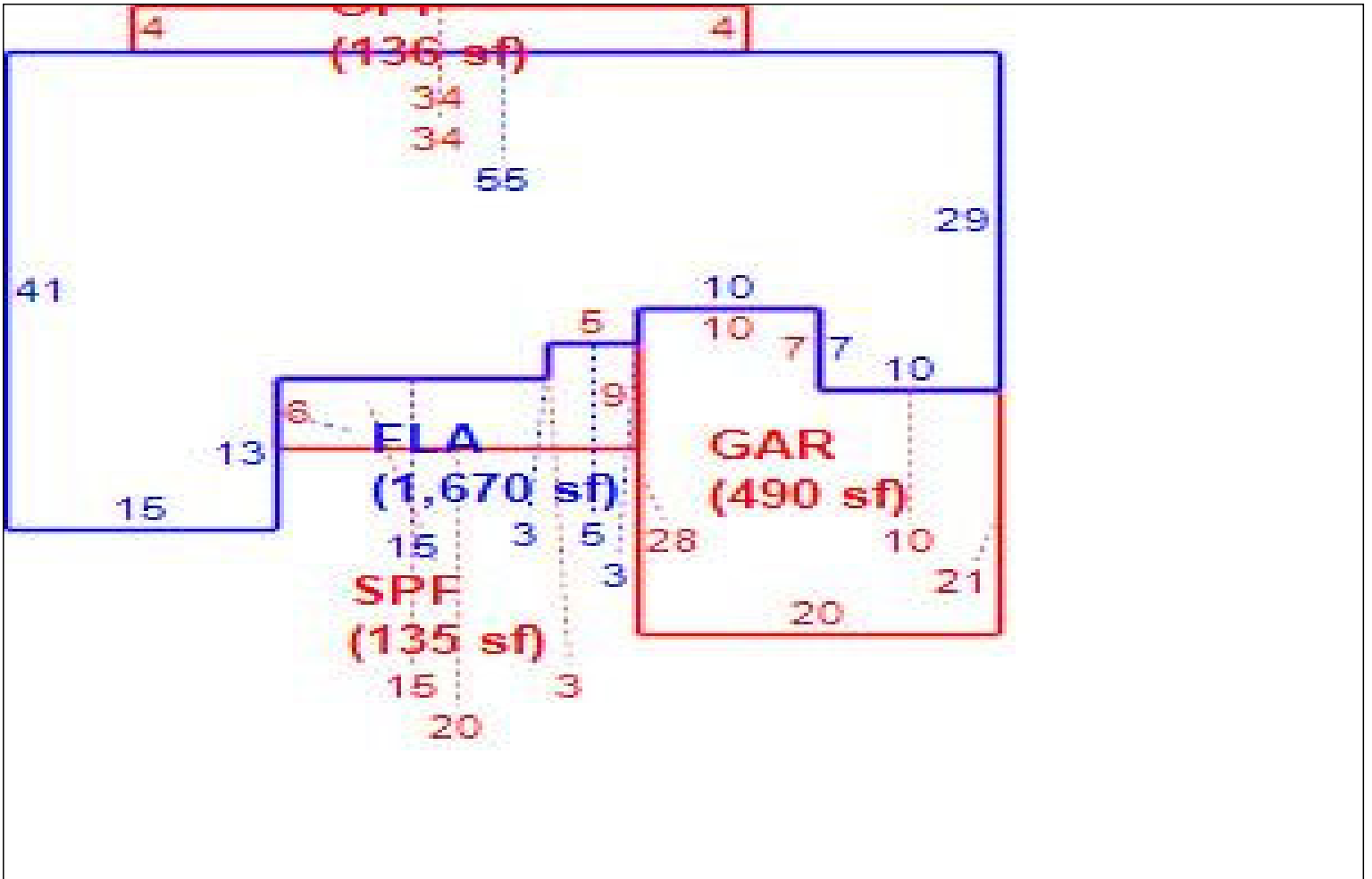
Current Owner		
MIDDLETON SARAH S & BERNARD M CASS		
1026 WOODWARD OAKS CIR		
EUSTIS	FL	32726

Property Location		
Site Address 1026 WOODWARD OAKS CIR		
EUSTIS FL 32726		
Mill Group 000E	NBHD 0625	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 EUSTIS, LAKE WOODWARD OAKS LOT 12 PB 30 PGS 11-12 ORB 6151 PG 1937

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	35,000.00	0.0000	1.46	1.000	1.000	0	51,100	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		51,100			
Classified Acres		0		Classified JV/Mkt		51,100		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 199,899 Deprec Bldg Value 181,908 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	1,670	1,670	1670	1989	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	490	0	96.44	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	136	0	VG	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	135	0	91.00	Foundation	3	Fireplaces	0
TOTALS		1,670	2,431	1,670	0	Roof Cover	3	Type AC	03

Alternate Key 3276931
 Parcel ID 24-19-26-0950-000-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0670 Comp 2
 PRC Run: 12/11/2024 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
HTB1	HOT TUB/SPA	1.00	UT	4000.00	1988	1988	4000.00	50.00	2,000
PLD2	POOL/COOL DECK	616.00	SF	5.38	1988	1988	3314.00	70.00	2,320
SEN1	SCREEN ENCLOSED STRUCTURE	1336.00	SF	1.55	1988	1988	2071.00	40.00	828

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	2011125	02-15-2011	02-06-2012	8,400	0002	REROOF	02-06-2012		
2005	SALE	01-01-2004	06-07-2005	1	0000	CHECK VALUE			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064739	6151	1937	05-25-2023	WD	Q	01	I	338,000	039	HOMESTEAD	2024	25000
	2725	0001	12-20-2004	WD	Q	Q	I	188,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1065	1823	06-01-1990	WD	Q	Q	I	114,500				
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	
51,100	181,908	5,148	238,156	0	238156	50,000.00	188156	213156	238,156	

Parcel Notes

01 QG FROM 450 FER 0401
 03 QG FROM 475 FER 020603
 2725/1 WILLIAM R & CAROL L SEABREASE TO DAVID P & DIANE E THOMAS HW
 05FC OPF3 TO SPF NPA MB 060705
 12FC COND FROM 3 SFR IS STUCCO WITH SIDING ON FRONT HTB GR FROM 3 SEN FROM GR 2 HTB IS EMPTY SEN IS IN POOR COND TJW 020612
 6151/1937 DAVID P & DIANE E THOMAS TO SARAH SAMANTHA MIDDLETON & BERNARD MARIO CASSAR HW
 24CC EFILE HX APP CP 082324

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Alternate Key 3525019
Parcel ID 12-19-26-1650-000-01000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0670 Comp 3
PRC Run: 12/11/2024 By
Card # 1 of 1

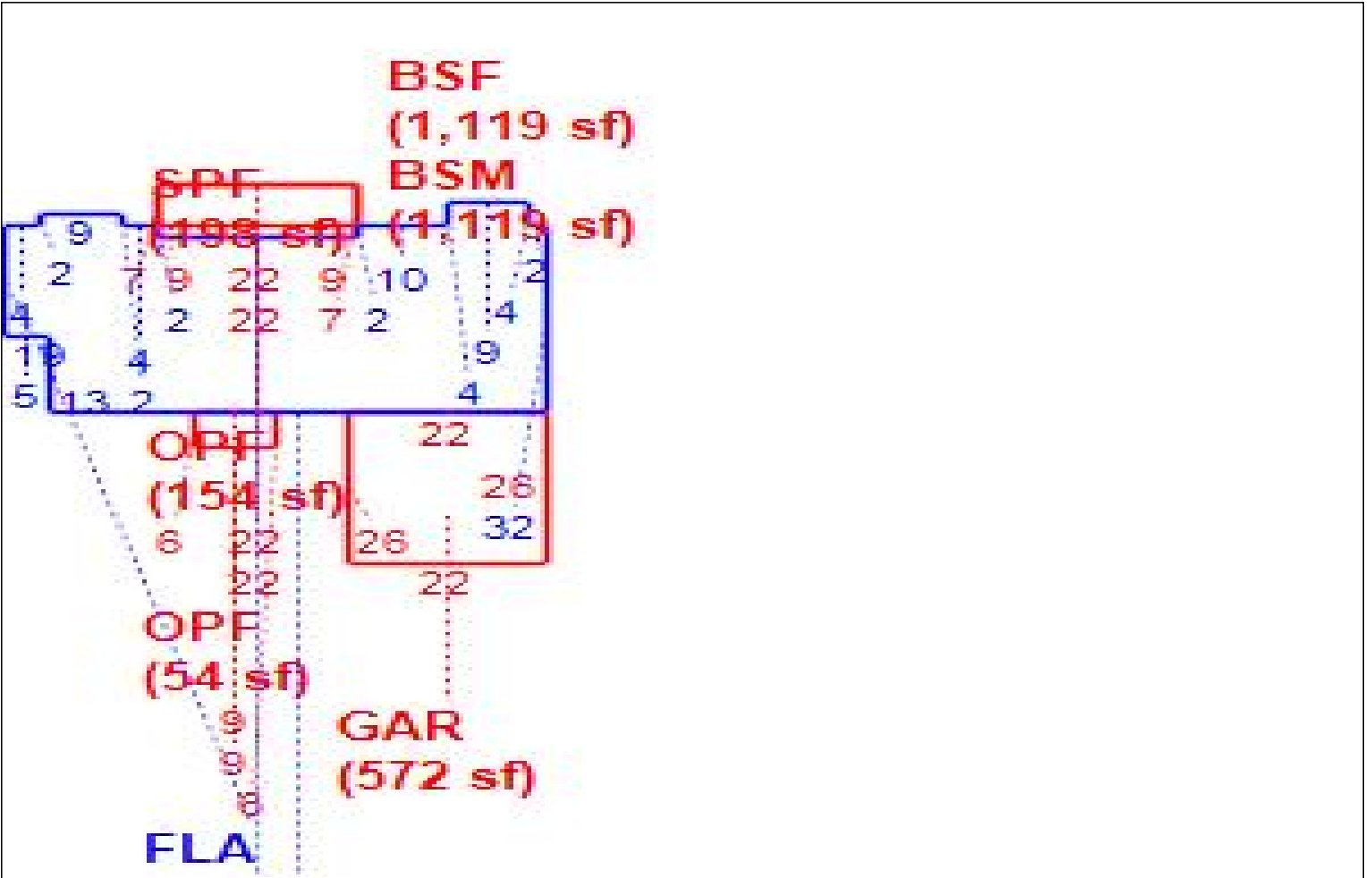
Current Owner		
SCHRAFF CHRISTINA		
206 MORNINGVIEW DR		
EUSTIS	FL	32726

Property Location		
Site Address 206 MORNINGVIEW DR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 4544
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, LAKE DOT ESTATES SUB LOT 10 PB 32 PGS 81-82 ORB 6077 PG 2219

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	60,000.00	0.0000	1.00	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 251,028	Deprec Bldg Value 243,497	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
BSF	BASEMENT FINISHED	0	1,119	0	2006	1865	No Stories	1.50	Full Baths	2
BSM	BASEMENT	0	1,119	0	86.84	251,028	Quality Grade	650	Half Baths	1
FLA	FINISHED LIVING AREA	1,865	1,865	1,865	EX	97.00	Wall Type	01	Heat Type	6
GAR	GARAGE FINISH	0	572	0	% Good	0	Foundation	2	Fireplaces	0
OPF	OPEN PORCH FINISHE	0	208	0	Functional Obsol	0	Roof Cover	3	Type AC	03
SPF	SCREEN PORCH FINIS	0	198	0	Building RCNLD	243,497				
TOTALS		1,865	5,081	1,865						

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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	
2014	IMPS	01-01-2013	03-03-2014	1	0008	CK COND OF SFR SEE NOTE	03-04-2014		
2007	05-01032	01-23-2006	06-23-2006	275,336	0000	SFR FOR 07	06-23-2006		
2006	05-01032	06-16-2005	01-23-2006	275,336	0000	SFR 206 MORNINGVIEW DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023003401	6077	2219	01-06-2023	WD	Q	01	I	330,000			
	4443	1918	01-24-2014	QC	U	U	I	100			
	3319	0919	11-30-2006	WD	Q	Q	I	349,900			
	2156	0967	08-08-2002	WD	U	M	V	1			
	2015	1404	10-15-2001	WD	U	M	V	1			
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	
60,000	243,497	0	303,497	0	303497	0.00	303497	303497	303,497	

Parcel Notes

02 TOTAL EXEMPT USE NEW HOME CONSTRUCTION
 04FC DEED SAYS LOT10 BUT NO SFR HERE 010804 EUSTIS PERMIT FOR 104 MORNINGVIEW FOR LOT5 THIS SUB AK3524942 SFR ASSESSED THERE BOTH PARTYS KNOW ABOUT ERROR DEEDS TO BE CORRECTED MB 041204
 3319/919 BALDEVRAJ VISHWANATH AND AMY ALLISON ROBAYO JTWROS
 09TRIM QG FROM 675 SEE SALES OF SIMILAR SFRS AK3846774 AK3846776 AK3846770 DLS 091009
 10 LOC FROM 110 FD 081809
 10X POSSIBLE ADDRESS 13105 IXORA CT APT 212 N MIAMI 33181
 10TR BALDEVRAJ VISHWANATH & AMY ALLISON ROBAYO RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD 082610
 11X RENEWAL CARD RETURNED VACANT POSSIBLE ADDRESS 13105 IXORA CT APT 212 NORTH MIAMA 33181-2320 LETTER SENT JMK 020711
 11X BALDEVRAJ VISHWANATH DID NOT MOVE OR RENT HOME BUT CORRECT MAILING ADDRESS IS 13105 IXORA CT APT 212 NORTH MIAMI 33181 PER LETTER DTD 021811
 11X FI JMK 031511
 11X DENY NO RESPONSE TO LETTER
 13TRIM SOMEONE CALLED TRYING TO FIND OUT HOW WE VALUE SINKHOLE PROPERTIES AND SAID THIS IS A SINKHOLE PROPERTY I EXPLAINED UNLESS SOMEONE SUBMITS TO US A SINKHOLE REPORT WE HAVE NO WAY OF KNOWING IF THE PARCEL HAS A SINKHOLE AND THAT PROPERTIES ARE
 LOOKED AT INDIVIDUALLY AND WE MAY USE THE FINDINGS IN THE REPORT TO HELP VALUE THE PARCEL DLS 092013
 14FC NO CHG SFR HAS HALF OF THE HOME IN THE SIDE OF A HILL TJW 030314
 4443/1918 AMY ALLISON ROBAYO AND BALDEVRAJ VISHWANATH TO BALDEVRAJ VISHWANATH SINGLE
 11X FI DISCOVERY NOH INFO RECD AK3378555 STATED OWNER HERE ON WEEK ENDS 2 OR 3 TIMES A MONTH BALDEVRAJ VISHWANATH DL WITH 11200 NW 15TH CT PEMBROKE PINES 33026-2692 VEH REG WITH 13105 IXORA CT APT 212 NORTH MIAMI 33181-2320 LETTER SENT JMK 031511
 6077/2219 BALDEVRAJ VISHWANATH TO CHRISTINA SCHRAFF SINGLE

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