

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3783 /4/

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

co.poracoa, b	GOMPLETED BY		LUE ADJUSTMENT BOARD (N	YA(B)
Petition# 20		County Lake	Tax year 2024	Date received
		COMPLETED BY TO		***************************************
PART 1. Taxp	payer Information /NVITA		ζP	
	e: INV_HOME; Progress Resident	tial Exchange Borrower Llc	Representative: Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsda Scottsdale, AZ 85254		Parcel ID and physical address or TPP account # 16-22-25-030	00-000-02700 ing Dr
Phone 954-74	0-6240		Email ResidentialA	ppeals@ryan.com
			e, I prefer to receive information b	
documents	s that support my statemen	nt	hed a statement of the reasons	·
your eviden evidence. T	ce to the value adjustment b he VAB or special magistra	oard clerk. Florida law a te ruling will occur unde	red. (In this instance only, you must llows the property appraiser to cro or the same statutory guidelines as	ss examine or object to your s if you were present.)
1 *	rty Res. 1-4 units Indu		_ `	-listoric, commercial or nonprofit
☐ Commercial		cultural or classified use		Business machinery, equipment
PART 2. Reas	son for Petition Ch	neck one. If more than	one, file a separate petition.	
Real prope	rty value (check one) <mark>.</mark> dec assification	crease 🗌 increase	☐ Denial of exemption Select of	or enter type:
Parent/grar Property was Tangible per return requir	ndparent reduction s not substantially complete	must have timely filed a	Denial for late filing of exem (Include a date-stamped cop a Qualifying improvement (s. 193. ownership or control (s. 193.1 193.1555(5), F.S.)	by of application.) 1555(5), F.S.) or change of
Check he	ere if this is a joint petition. A	Attach a list of units, pa tially similar. (s. 194.01	rcels, or accounts with the prope 1(3)(e), (f), and (g), F.S.)	erty appraiser's
			r case. Most hearings take 15 milits, parcels, or accounts, provide t	
☐ My witnes	sses or I will not be availabl	le to attend on specific	dates. I have attached a list of da	ates.
evidence direc appraiser's evi	tly to the property appraise dence. At the hearing, you	r at least 15 days befor have the right to have		n request for the property
of your propert information red	y record card containing in	formation relevant to th appraiser receives the	ce exchange, to receive from the computation of your current as petition, he or she will either ser	ssessment, with confidential

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 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 proper collector.	,
☐ I authorize the person I appoint in part 5 to have access to any confidential information related to thi Under penalties of perjury, I declare that I am the owner of the property described in this petition and tI 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 follow representatives.	ring licensed
I am (check any box that applies):	
An employee of (taxpayer or an affiliated enti	ity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license numberRD) .
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 appraiser or tax collector.	on from the property
Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behal am the owner's authorized representative for purposes of filing this petition and of becoming an agent under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are	for service of process
Robert I. Peyton Robert Peyton	9/10/2024
Signature, representative Print name	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 employee AND (check one)	s listed in part 4 above
☐ Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., € taxpayer's authorized signature OR ☐ the taxpayer's authorized signature is in part 3 of this form.	executed with the
☐ 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 the	nis form.
I understand that written authorization from the taxpayer is required for access to confidential information appraiser or tax collector.	tion from the property
Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of fi becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have reafacts stated in it are true.	
Signature, representative Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	i	2024-06/9		Aiternate	Key:	3/83141	Parcei i	D: 16-22-25-03	00-000-02700	
Petitioner Name The Petitioner is: Other, Explain:	Taxpayer of Rec	Ryan, LLC cord ☑ Tax _l	oayer's agent	Propert Addres	•		IOOPING DR VELAND	Check if M	ultiple Parcels	
Owner Name	INVITA	TION HOME	S 7 LP	Value fro			re Board Actionted by Prop App		Board Action	
1. Just Value, red	uired			\$ 345	,303	\$	345,30)3		
2. Assessed or cl		ue. *if appli	cable		,303		345,30			
3. Exempt value,				\$	_	<u> </u>				
4. Taxable Value,					,303	\$	345,30)3		
*All values entered	-	ty taxahle ya	lues School and				,	,,,,		
Last Sale Date	- Circuit So court	Pric		a otrior taxii		Arm's Length		Book	Page	
ITEM	Subje	ct	Compara	able #1	T	Compar	able #2	Compar	able #3	
AK# 3783141			3790			3790		3790		
Address	GROVELAND			NED AVE LAND		1755 CROW GROVE		1650 STAN GROVE		
Proximity			Same Subdivision			Same Sub		Same Sul	bdivision	
Sales Price			\$368,000			\$380,		\$369,000		
Cost of Sale	-15% 0.80%			-15		-15				
Time Adjust				-	4.00		1.60			
Adjusted Sale \$/SF FLA	\$161.06 p	\$315, ⁻ \$159.47		+	\$338, \$154.29		\$319, \$149.05			
Sale Date	ψ101.00 μ	i Oi	10/20/2	•	+	2/7/2	•	8/15/2		
Terms of Sale			✓ Arm's Length	_	1 1		Distressed	✓ Arm's Length	Distressed	
						<u>, </u>		<u> </u>		
Value Adj.	Description		Description	Adjustmen	t	Description	Adjustment	Description	Adjustment	
Fla SF	2,144		1,980	8200		2,192	-2400	2,144	0	
Year Built	2001		2002			2001		2002		
Constr. Type	Block Stucco		Block Stucco			Block Stucco		Block Stucco		
Condition	Very Good		Very Good			Very Good		Very Good		
Baths	2.0		2.0		-	2.0		2.0		
Garage/Carport Porches	2 Car Garage Screen		2 Car Garage Patio	10000		2 Car Garage Patio	10000	2 Car Garage Patio	10000	
Pool	N		N	0	+	Y	-20000	N	0	
Fireplace	0		0	0	\top	0	0	0	0	
AC	Central		Central	0		Central	0	Central	0	
Other Adds										
Site Size										
Location	Pond		None	20000		None	20000	None	20000	
View										
			Net Adj. 12.1%	38200		Net Adj. 2.2%	7600	Net Adj. 9.4%	30000	
			Gross Adj. 12.1%		(Gross Adj. 15.5%	52400	Gross Adj. 9.4%	30000	
	Market Value	\$345,303	Adj Market Value	\$353,944	_	dj Market Value	\$345,800	Adj Market Value	\$349,554	
Adj. Sales Price	Value per SF	161.06	,		+	-	,,	,	,,	
	1							l		

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:	DATE	

2024-0679 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comm 2	2700500	1650 STANLEY AVE	Same
1	Comp 3	3790588	GROVELAND	Subdivision
2	Cubicot	3783141	1506 WHOOPING DR	
	Subject	3/03/41	GROVELAND	-
3	Comp 1	3790610	1750 CROWNED AVE	Same
3	Comp 1	3/30010	GROVELAND	Subdivision
4	Comp 2	3790536	1755 CROWNED AVE	Same
4	Comp 2	3790330	GROVELAND	Subdivisiom
5				
6				
7				
8	_			

Alternate Key 3783141 Parcel ID 16-22-25-0300-000-02700

LCPA Property Record Card Roll Year 2024 Status: A

2024-0679 Subject PRC Run: 12/10/2024 By jbush

Card # 1 of

LPD 01-24-201

Property Location

Site Address 1506 WHOOPING DR

SINGLE FAMILY

00100

GROVELAND FL 34736 00GR **NBHD** 0532

Mill Group Property Use Last Inspection

Current Owner **INVITATION HOMES 7 LP** 1717 MAIN ST STE 2000

Legal Description

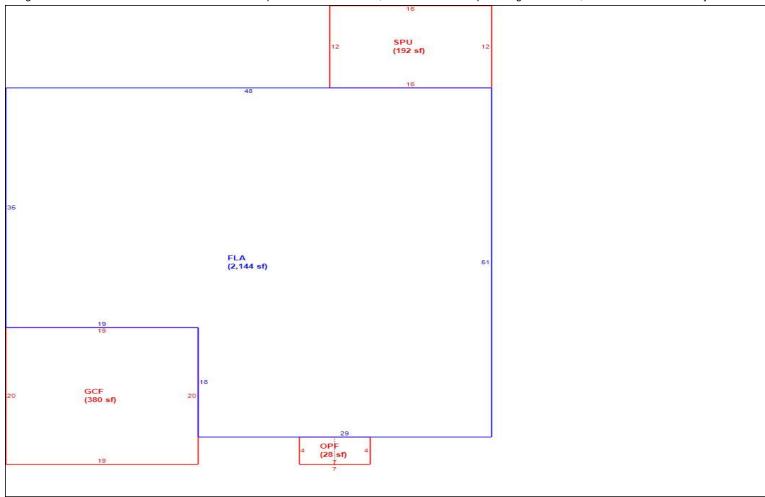
DALLAS

75201 TX

GROVELAND, CRANE'S LANDING PHASE I LOT 27 PB 40 PGS 82-83 ORB 6179 PG 1796

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0103	0	0		1.00 LT	41,900.00	0.0000	2.00	1.000	1.000	0	83,800
		T-4-1 A		0.001	0.70.41410		L	T.4.	 	41		00.000
	Total Acres 0.00				JV/Mkt 0			Total Adj JV/Mkt				83,800
Classified Acres 0 Classified JV/Mkt 83.800 Classified Adi JV/Mkt									0			

Sketch Bldg 1 1 of 1 Replacement Cost 269,591 Deprec Bldg Value 261,503 Multi Story 0 Sec



	LA FINISHED LIVING AREA 2,144 2,1 GAR GARAGE FINISH 0 3 DPF OPEN PORCH FINISHE 0 PU SCREEN PORCH UNFIN 0 1				Building Valuation	Cons	Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,144	2,144	2144	Effective Area	2144	l			
GAR		0	380	0	Base Rate	106.86	No Stories	1.00	Full Baths	2
OPF		0	28	0	Building RCN	269.591	Quality Grade	670	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	192	0	•	,	'	070		U
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		_	Cincula con	_
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,144	2,744	2,144	Building RCNLD	261,503	Roof Cover	3	Type AC	03

Alternate Key 3783141 Parcel ID 16-22-25-0300-000-02700

LCPA Property Record Card Roll Year 2024 Status: A

2024-0679 Subject PRC Run: 12/10/2024 By jbush

Card#

of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Apr Value Code Type Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date CHECK VALUE SALE 01-01-2013 08-05-2013 0099 08-05-2013 2014 000001 04-10-2001 09-17-2001 10 0000 2002 SFR 0077700 08-18-2000 04-10-2001 74,900 0000 2001 Sales Information Exemptions Book/Page Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price Instrument No Description Year Amount

2023087602	6179	1796	07-11-2023	WD	Q	05	I	3,069,300		
2021129909	5798	0823	04-14-2021	WD	U	11	1	0		
2017080626	4977	2314	07-26-2017	WD	U	M	1	100		
2016126036	4872	1359	12-06-2016	WD	U	M	1	100		
	4588	1117	02-03-2015	WD	U	M	1	100		
									Total	0.00
		<u> </u>				Val	ue Summ	arv		
								,		

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
83,800	261,503	0	345,303	0	345303	0.00	345303	345303	336,761

^{***}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 3790610 Parcel ID 16-22-25-0305-000-16600

NEWSOM MATTHEW T & AMANDA

Current Owner

FL

34736

LCPA Property Record Card Roll Year 2024

Status: A

2024-0679 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of

Property Location

Site Address 1750 CROWNED AVE

GROVELAND FL 34736

00GR NBHD Mill Group 0532

Property Use Last Inspection 00100 SINGLE FAMILY TRF 01-01-202

Legal Description

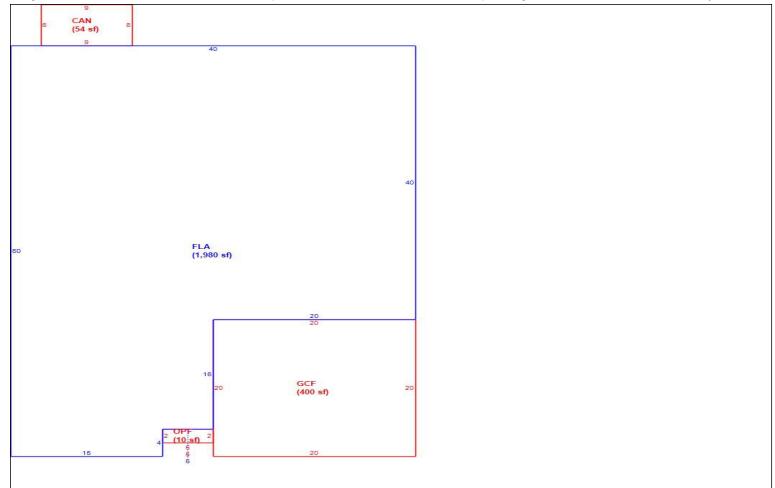
GROVELAND

1750 CROWNED AVE

GROVELAND, CRANE'S LANDING PHASE II SUB LOT 166 PB 42 PGS 96-97 ORB 6231 PG 1062

Lan	d 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	2.00	1.000	1.000	0	70,000
Total Acres 0.00				JV/Mkt 0)	<u> </u>	Tota	l Adj JV/Mk	Mkt 70,000			
Classified Acres 0 Classified J						•		Classified	d Adj JV/Mk	t		0

Sketch Bldg 1 Sec 1 of 1 253,508 Deprec Bldg Value 245,903 Multi Story 0 Replacement Cost



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,980	1,980	1980	Effective Area	1980				
_	GARAGE FINISH	0	400	0	Base Rate	108.47	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	10 54	0	Building RCN	253,508	Quality Grade	670	Half Baths	0
FAI	PATIO UNCOVERED	U	34	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wall Typo	03	ricat Type	U
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,980	2,444	1,980	Building RCNLD	245,903	Roof Cover	3	Type AC	03

Alternate Key 3790610 Parcel ID 16-22-25-0305-000-16600

LCPA Property Record Card Roll Year 2024 Status: A

2024-0679 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

	Ton Tour 2021 Outdon A										
	Miscellaneous Features *Only the first 10 records are reflected below										
Code	Desci	iption	Units	Туре	Unit I	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
	Building Permits										
Roll Yea	ar Permit ID	Issue Date	Comp Date	Amou	nt	Type		Descriptio	n	Review Date	e CO Date
2015	SALE	04-08-2015		1	0099	CHECK VAL	LUE		04-08-2015		

	Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date				
2015	SALE	01-01-2014	04-08-2015	1	0099	CHECK VALUE	04-08-2015					
2006	SALE	01-01-2005	03-18-2006	1	0000	CHECK VALUE						
2003	227-02-07B	06-25-2002	01-31-2003	112,047	0000	SFR/1750 CROWNED AVE						

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023130634 2023105291	6231 1062 6201 1010 4456 2203 4131 0038 2804 0645		10-20-2023 08-23-2023 03-10-2014 02-18-2012 04-01-2005	WD WD WD WD	QUQUQ	01 37 Q U Q	 	368,000 319,600 135,000 68,000 200,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
Value Summary										Total		50,000.00

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	245 903	0	315 903	0	315903	50 000 00	265903	290903	307 884

^{***}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 3790536 Parcel ID 16-22-25-0305-000-09100

LCPA Property Record Card Roll Year 2024 Status: A

2024-0679 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of

Property Location

Site Address 1755 CROWNED AVE

GROVELAND FL 34736 00GR NBHD

Mill Group 0532 Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-24-201

Current Owner

WHITE DEBORAH A 1755 CROWNED AVE

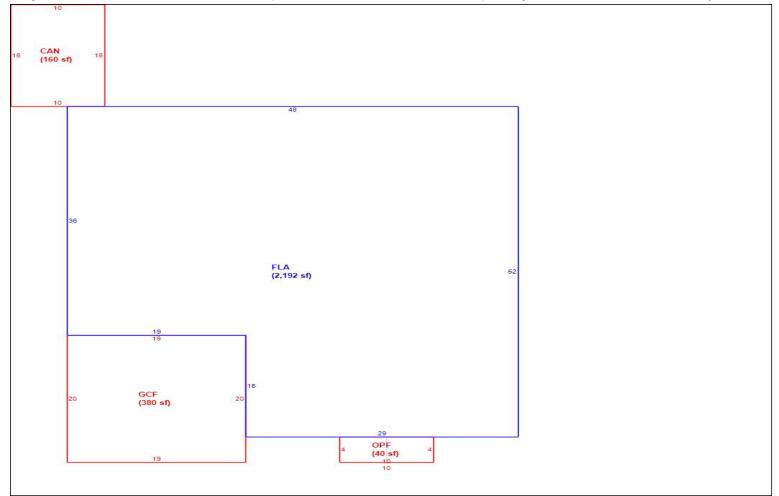
GROVELAND FL 34736

Legal Description

GROVELAND, CRANE'S LANDING PHASE II SUB LOT 91 PB 42 PGS 96-97 ORB 6091 PG 1894

Lá	and I	Lines												
LI #		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 [_T	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
	Total Acres 0.00 Classified Acres 0				JV/M Classified JV/M		,000			l ıl Adj JV/MI d Adj JV/MI			70,000 0	
=					•		-					•		

Sketch Bldg 1 Sec 1 of 1 272,433 Deprec Bldg Value 264,260 Multi Story 0 Replacement Cost



		Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
	Code	Description	Living Are	Gross Are		Year Built	2001	Imp Type	R1	Bedrooms	4
F	FLA	FINISHED LIVING AREA	2,192	2,192	2192	Effective Area	2192	l			
	GAR	GARAGE FINISH	0	380	0	Base Rate	106.34	No Stories	1.00	Full Baths	2
		OPEN PORCH FINISHE	0	40	0	Building RCN		Quality Grade	670	Half Baths	0
F	PAT	PATIO UNCOVERED	0	160	0	Condition	EX				
						% Good	97.00	Wall Type	03	Heat Type	6
							97.00	Foundation	3	Fireplaces	Λ
<u> </u>						Functional Obsol	0	- Curidation	3	тпоріцосо	U
		TOTALS	2,192	2,772	2,192	Building RCNLD	264,260	Roof Cover	3	Type AC	03

Alternate Key 3790536 Parcel ID 16-22-25-0305-000-09100

LCPA Property Record Card Roll Year 2024 Status: A

2024-0679 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
POL2	SWIMMING POOL - RESIDENTIAL	288.00	SF	35.00	2001	2001	10080.00	85.00	8,568					
PLD2	POOL/COOL DECK	352.00	SF	5.38	2001	2001	1894.00	70.00	1,326					
SEN2	SCREEN ENCLOSED STRUCTURE	1360.00	SF	3.50	2001	2001	4760.00	45.00	2,142					

			nits					
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2003 2002	0100-02-04P 977-01-11B	04-08-2002 11-02-2001	02-10-2003 06-07-2002	2,350 2,554	0000	SOLAR PANELS FOR POOL SEN/1755 CROWNED AVE		

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023016158	6091 3716 3684 2043 1851	02-07-2023 12-19-2008 09-23-2008 11-27-2001 07-06-2000	WD WD CT WD WD	QUUQU	01 U U Q M	 	380,000 155,000 100 147,300 1	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024		
				arv		Total		50,000.00				

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	264,260	12.036	346.296	0	346296	50.000.00	296296	321296	337.710

^{***}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 3790588 Parcel ID 16-22-25-0305-000-14400

Current Owner

 FL

34736

Roll Year 2024

LCPA Property Record Card Status: A

2024-0679 Comp 3 PRC Run: 12/10/2024 By

Card # of

Property Location

Site Address 1650 STANLEY AVE

GROVELAND FL 34736

00GR NBHD Mill Group 0532

Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-24-201

Legal Description

GROVELAND

1650 STANLEY AVE

FULLER JORDAN & HANNAH

GROVELAND, CRANES LANDING PHASE II SUB LOT 144 PB 42 PGS 96-97 ORB 6197 PG 2396

FLA (2,144 sf)

Lan	d 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	710)	1.00 LT	35,000.00		2.00	1.000	1.000	0	70,000
	Total Acres 0.00				JV/Mkt 0			 Tota	 ıl Adj JV/Mk	tl		70,000
	Classified Acres 0				Classified JV/Mkt 70	Classified JV/Mkt 70,000			d Adj JV/Mk	0		

Sketch Bldg 1 of 1 Replacement Cost 268,727 Deprec Bldg Value 260,665 Multi Story 0 Sec 1 CAN (160 sf)

0.1.1	Dandi	ig Sub Areas	A Ess A	V 5 "	Dunung Valuation	- Jonstruction Detail
	Ruildir	ng Sub Areas			Building Valuation	Construction Detail
	19		18			
		4	OPF (72 sf)	29		
20	GCF (380 sf)	20				
		16				
	19					

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,144	2,144	2144	Effective Area	2144	l				ĺ
GAR	GARAGE FINISH	0	380	0	Base Rate	106.86	No Stories	1.00	Full Baths	2	ĺ
-	OPEN PORCH FINISHE	0	72	0	Building RCN	268,727	Quality Grade	670	Half Baths	0	ĺ
PAT	PATIO UNCOVERED	0	160	0	•	•	Quality Orado	010	rian Batrio	U	Ì
					Condition	EX	Wall Type	03	Heat Type	6	ĺ
					% Good	97.00		00		Ü	ĺ
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	2,144	2,756	2,144	Building RCNLD	260 665	Roof Cover	3	Type AC	03	

Alternate Key 3790588
Parcel ID 16-22-25-0305-000-14400

LCPA Property Record Card Roll Year 2024 Status: A

2024-0679 Comp 3 PRC Run: 12/10/2024 By

Card # 1 of 1

Parcei II	D 16-22-	25-030	5-000-	14400	Ro	II Yea	ır 202	24 Sta	ıtus: A			Card #	1	of 1
Miscellaneous Features *Only the first 10 records are reflected below														
Code		Descrip	tion		Jnits	Type		nit Price	Year Blt	Effect Y	r RCN	%Good	ΙΔn	r Value
Code		Descrip	ilon		Jillo	турс	- 01	iit i iice	Teal Dit	LITECT	I KON	70G00u		value
Roll Year	r Dormit	· ID	Janua D	oto Com	o Date	Λ 100		Iding Peri	mits	Dogoria	otion	Review D	Acto /	CO Date
2006				3-2006	Amount 1		1 0000	Description CHECK VALUE			Review L	vale (CO Date	
2003	985-01-11B 01-01-2002			01-30-2003		103,334		SFR/1650 STANLEY AVE						
				Sales Info	mation						Exe	nptions		
Instrur	ment No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
2023	2023102057		2396	08-15-202		Q	01	I	369,000				<u> </u>	
		2902		07-22-200		Q	Q	!	239,900					
		2094 1851	1348 1678	03-28-200 07-06-200		Q U	Q M	V	134,300					
		1001	1070	07-00-200	**D		IVI	, v	'					
												Total		0.00
		<u> </u>		<u> </u>		<u> </u>	1/-	lua Cuma		<u> </u>		TOTAL		0.00
							val	lue Summ	ary					
Land Va	L. DLI	, Value	N 4:	Value M	arkat Valu		- f l	A mat A		Setu Ev A	O- T \/-!	Cab Tau	/-I D	riana Valu

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	260.665	0	330.665	0	330665	0.00	330665	330665	322.123

^{***}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.***