



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3790549**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <b>2024-0681</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; THR Florida, 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>1622250305-000-10500 1741 Manchurian St</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"/> 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"/> Tangible personal property value (You must have timely filed a 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

<b>Petition #</b> 2024-0681	Alternate Key: 3790549	Parcel ID: 16-22-25-0305-000-10500
<b>Petitioner Name</b> Ryan llc c/o Robert Peyton 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> 1741 MANCHURIAN ST GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> THR florida lp	<b>Value from TRIM Notice</b>	<b>Value before Board Action Value presented by Prop Appr</b>
<b>1. Just Value, required</b>	\$ 332,123	\$ 332,123
<b>2. Assessed or classified use value, *if applicable</b>	\$ 284,530	\$ 284,530
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 284,530	\$ 284,530

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

**Last Sale Date** 1/9/2013      **Price:** \$87,500       Arm's Length  Distressed      **Book** 4270      **Page** 2141

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3790549	3790557	3815861	3790610
<b>Address</b>	1741 MANCHURIAN ST GROVELAND	1514 SARUS AVE GROVELAND	1212 DEMOISELLE ST GROVELAND	1750 CROWNED AVE GROVELAND
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$380,000	\$380,000	\$368,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	2.40%	0.80%
<b>Adjusted Sale</b>		\$332,120	\$332,120	\$315,744
<b>\$/SF FLA</b>	\$154.91 per SF	\$208.36 per SF	\$180.50 per SF	\$159.47 per SF
<b>Sale Date</b>		6/15/2023	6/30/2023	10/20/2023
<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>	2,144	1,594	27500	1,840	15200	1,980	8200
<b>Year Built</b>	2002	2002		2003		2002	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	yes	yes		yes		yes	
<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>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		Net Adj. 2.3%	7500	Net Adj. 4.6%	15200	Net Adj. 2.6%	8200
		Gross Adj. 14.3%	47500	Gross Adj. 4.6%	15200	Gross Adj. 2.6%	8200
<b>Adj. Sales Price</b>	Market Value <b>\$332,123</b>	Adj Market Value	<b>\$339,620</b>	Adj Market Value	<b>\$347,320</b>	Adj Market Value	<b>\$323,944</b>
	Value per SF 154.91						

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: Mohamed Shariff**

**DATE 12/10/2024**

**2024-0681 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3790610	1750 CROWNED AVE GROVELAND	same sub
2	comp 2	3815861	1212 DEMOISELLE ST GROVELAND	same sub
3	comp 1	3790557	1514 SARUS AVE GROVELAND	same sub
4	subject	3790549	1741 MANCHURIAN ST GROVELAND	-
5				
6				
7				
8				

Alternate Key 3790549  
Parcel ID 16-22-25-0305-000-10500

**LCPA Property Record Card**  
Roll Year 2024 Status:  
A

2024-0681 Subject  
PRC Run: 12/10/2024 By

Card # 1 of 1

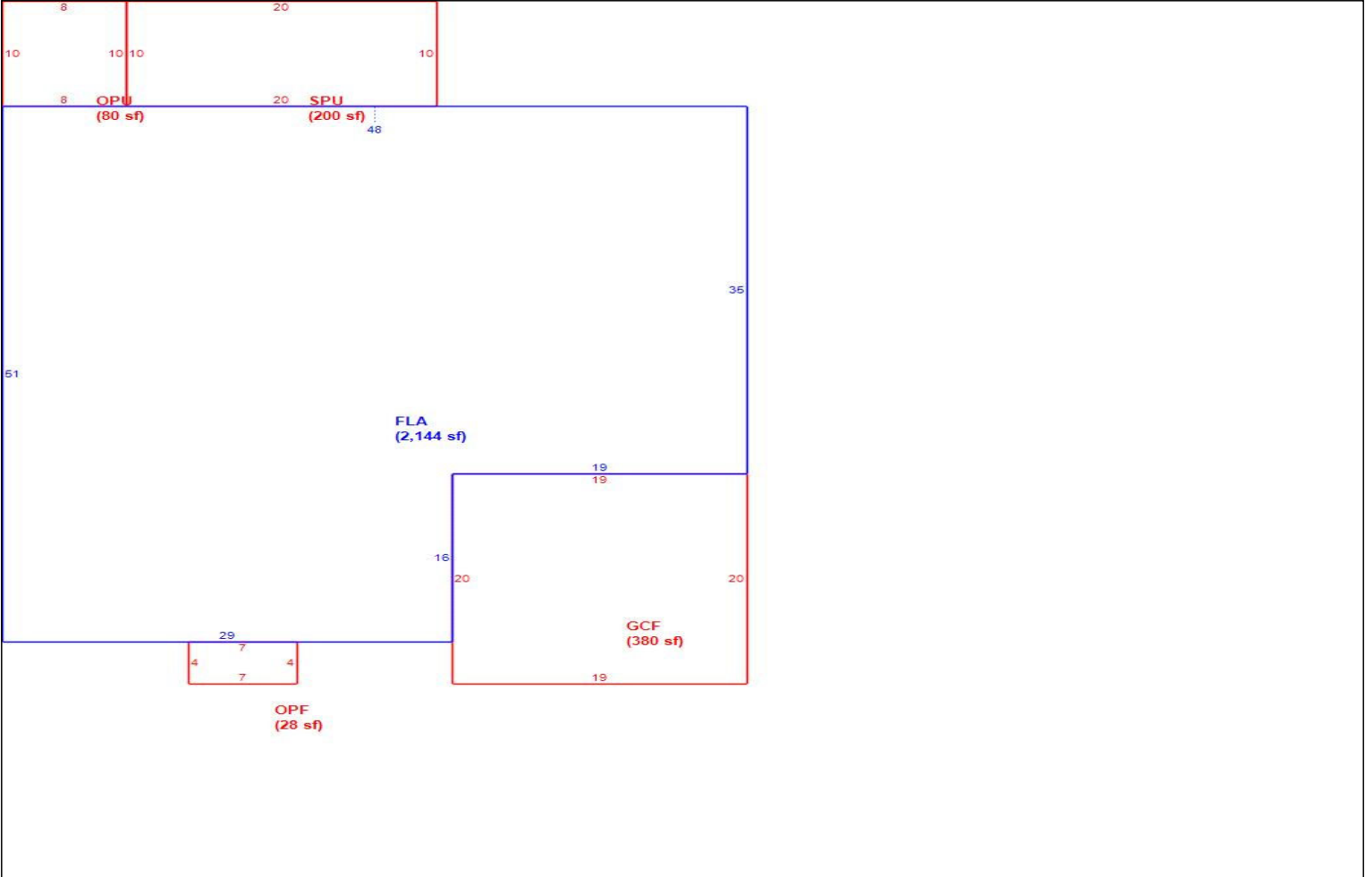
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	1741 MANCHURIAN ST	
	GROVELAND	FL 34736
Mill Group	00GR	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-16-201

Legal Description
GROVELAND, CRANE'S LANDING PHASE II SUB LOT 105 PB 42 PGS 96-97 ORB 4270 PG 2141

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	2.00	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 270,230 Deprec Bldg Value 262,123 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	2,144	2,144	2144	2002				
GAR	GARAGE FINISH	0	380	0	Effective Area	2144	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	28	0	Base Rate	106.86	Quality Grade	670	Half Baths 0
OPU	OPEN PORCH UNFINIS	0	80	0	Building RCN	270,230	Wall Type	03	Heat Type 6
SPU	SCREEN PORCH UNFIN	0	200	0	Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
TOTALS		2,144	2,832	2,144	Building RCNLD	262,123			

Alternate Key 3790549  
 Parcel ID 16-22-25-0305-000-10500

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0681 Subject  
 PRC Run: 12/10/2024 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	
2004	195-03-06B	06-16-2003	01-14-2004	5,173	0000	SCRN RM & SLAB			
2003	1006-01-11B	01-01-2002	01-29-2003	103,114	0000	SFR/1741 MANCHURIAN ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
	4270	2141	01-09-2013	CT	U	U	I	87,500				
	2156	1379	07-29-2002	WD	Q	Q	I	141,000				
	1851	1678	07-06-2000	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	
70,000	262,123	0	332,123	47593	284530	0.00	284530	332123	323,581	

\*\*\*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 3790557  
Parcel ID 16-22-25-0305-000-11300

**LCPA Property Record Card**  
Roll Year 2024 Status:  
A

2024-0681 Comp 1  
PRC Run: 12/10/2024 By

Card # 1 of 1

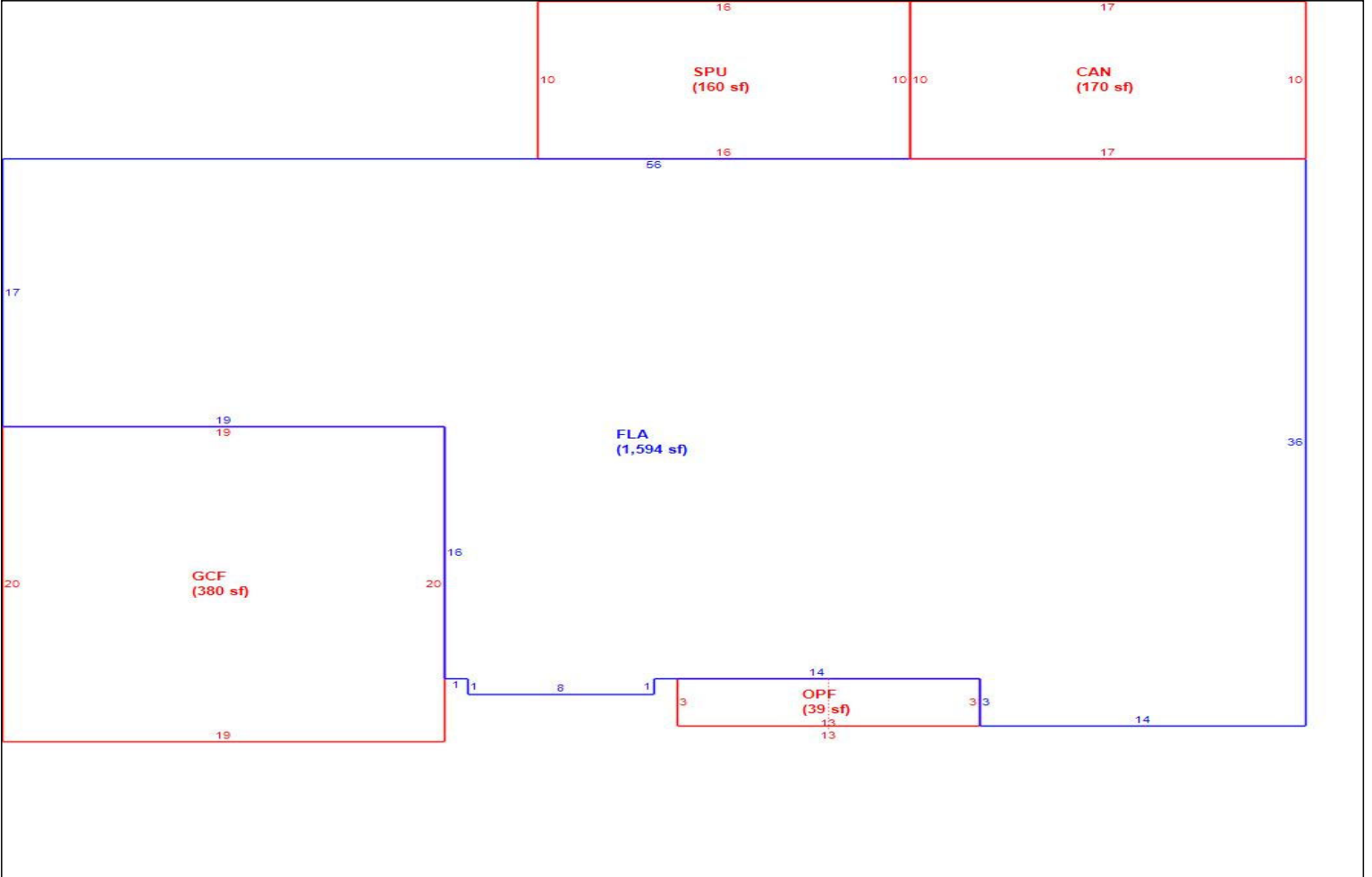
Current Owner		
SEALEY JAMES W & LISA M		
1514 SARUS AVE		
GROVELAND	FL	34736

Property Location		
Site Address	1514 SARUS AVE	
	GROVELAND	FL 34736
Mill Group	00GR	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-16-201

**Legal Description**  
GROVELAND, CRANE'S LANDING PHASE 2 SUB LOT 113 PB 42 PGS 96-97 ORB 6165 PG 1095

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	2.00	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 214,349	Deprec Bldg Value 207,919	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,594	1,594	1594	Effective Area	1594	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	109.59	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	39	0	Building RCN	214,349	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	170	0	% Good	97.00	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	160	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,594	2,343	1,594	Building RCNLD	207,919				



Alternate Key 3790557  
 Parcel ID 16-22-25-0305-000-11300

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0681 Comp 1  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	220.00	SF	35.00	2002	2002	7700.00	85.00	6,545
PLD2	POOL/COOL DECK	767.00	SF	5.38	2002	2002	4126.00	70.00	2,888

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2308-0275	08-25-2023	03-22-2024	18,612	0002	REPL WINDOWS 14	03-22-2024		
2014	774-07-13B	07-09-2013	04-14-2014	10,000	0002	REPL WINDOWS (13)	04-14-2014		
2009	SALE	01-01-2008	12-17-2008	1	0000	CHECK VALUES	12-15-2008		
2003	116-02-04B	04-15-2002	01-29-2003	15,575	0000	11X24 POOL			
2003	1124-01-12B	01-01-2002	01-29-2003	80,278	0000	SFR/1514 SARUS AVE			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023075776	6165 1095	06-15-2023	WD	Q	01	I	380,000				
2018127230	5191 0605	10-25-2018	WD	Q	Q	I	229,000				
2018102550	5163 0373	08-25-2018	WD	U	U	I	214,800				
	3662 0893	07-28-2008	WD	Q	Q	I	210,000				
	2094 1272	03-29-2002	WD	Q	Q	I	131,100				
<b>Total</b>											0.00

<b>Value Summary</b>										
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	207,919	9,433	287,352	0	287352	0.00	287352	287352	280,622	

\*\*\*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 3815861  
Parcel ID 16-22-25-0325-000-08300

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0681 Comp 2  
PRC Run: 12/10/2024 By

Card # 1 of 1

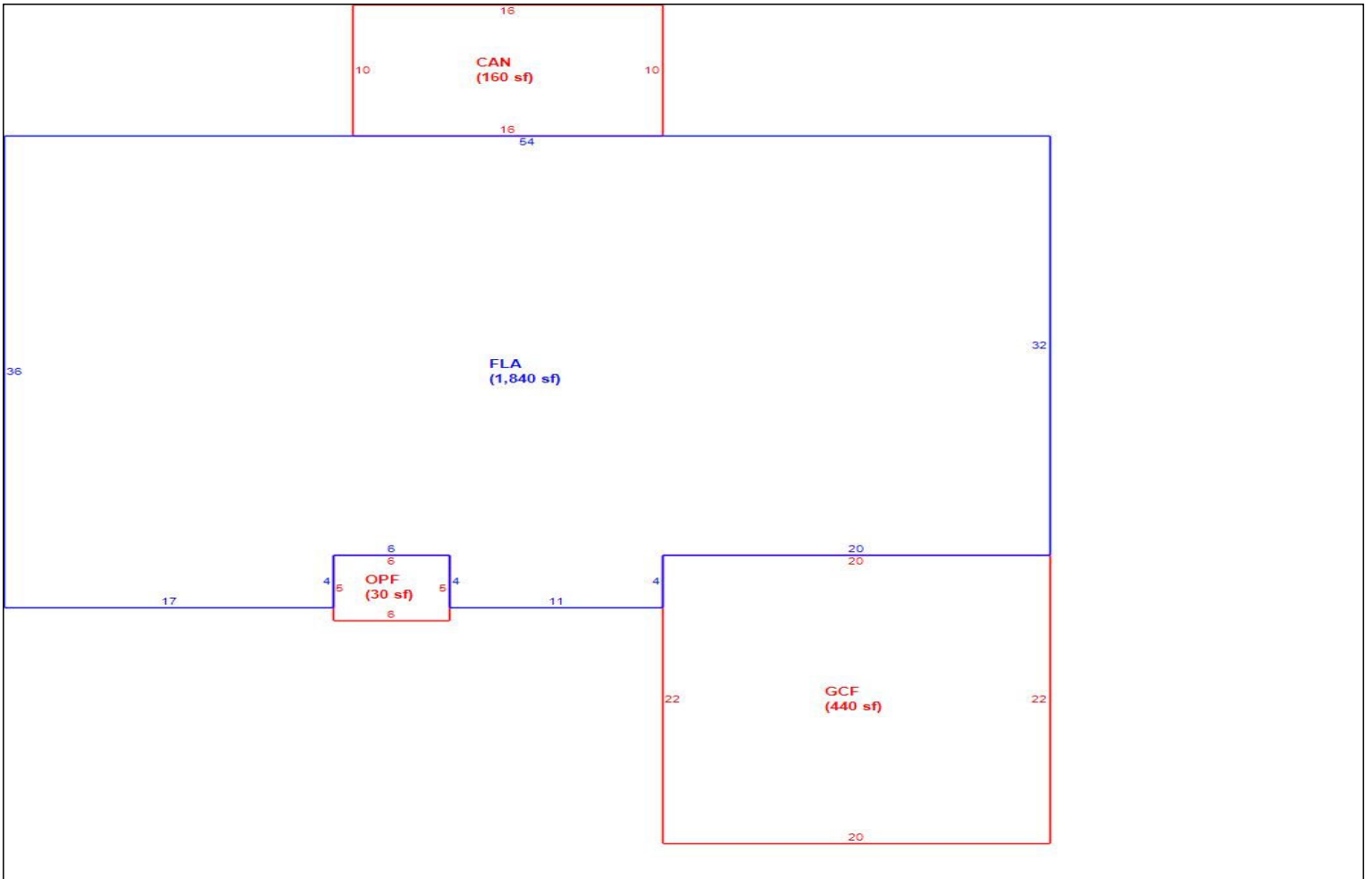
Current Owner		
PARDO CAICEDO LILIANA R ET AL		
1212 DEMOISELLE ST		
GROVELAND	FL	34736

Property Location		
Site Address 1212 DEMOISELLE ST		
GROVELAND FL 34736		
Mill Group	00GR	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

**Legal Description**  
CRANE'S LANDING EAST PB 48 PG 61-62 LOT 83 ORB 6202 PG 1131

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	2.00	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 240,312 Deprec Bldg Value 233,103 Multi Story 0



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	1,840	1,840	1840	2003	1840	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0		108.84	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0		240,312	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0		EX	Foundation	3	Fireplaces	0
TOTALS		1,840	2,470	1,840		97.00	Roof Cover	3	Type AC	03
					Building RCNLD	233,103				

Alternate Key 3815861  
 Parcel ID 16-22-25-0325-000-08300

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0681 Comp 2  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024 2004	DENY39 043-03-03B	01-01-2023 03-14-2003	10-24-2003	105,901	1 0030 0000	I1 SFR/4-1212 DEMOISELLE ST,GROVEL			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023106198	6202	1131	06-30-2023	WD	Q	01	I	380,000				
2023030711	6109	0828	03-09-2023	WD	Q	01	I	277,500				
2017134231	5041	1168	06-07-2017	QC	U	U	I	100				
	4233	1236	10-29-2012	PO	U	U	I	0				
	2441	0357	07-09-2003	WD	Q	Q	I	139,500				
<b>Total</b>												0.00

<b>Value Summary</b>										
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	233,103	0	303,103	0	303103	0.00	303103	303103	295,651	

\*\*\*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

**LCPA Property Record Card**  
Roll Year 2024 Status:  
A

2024-0681 Comp 3  
PRC Run: 12/10/2024 By  
Card # 1 of 1

Current Owner		
NEWSOM MATTHEW T & AMANDA		
1750 CROWNED AVE		
GROVELAND	FL	34736

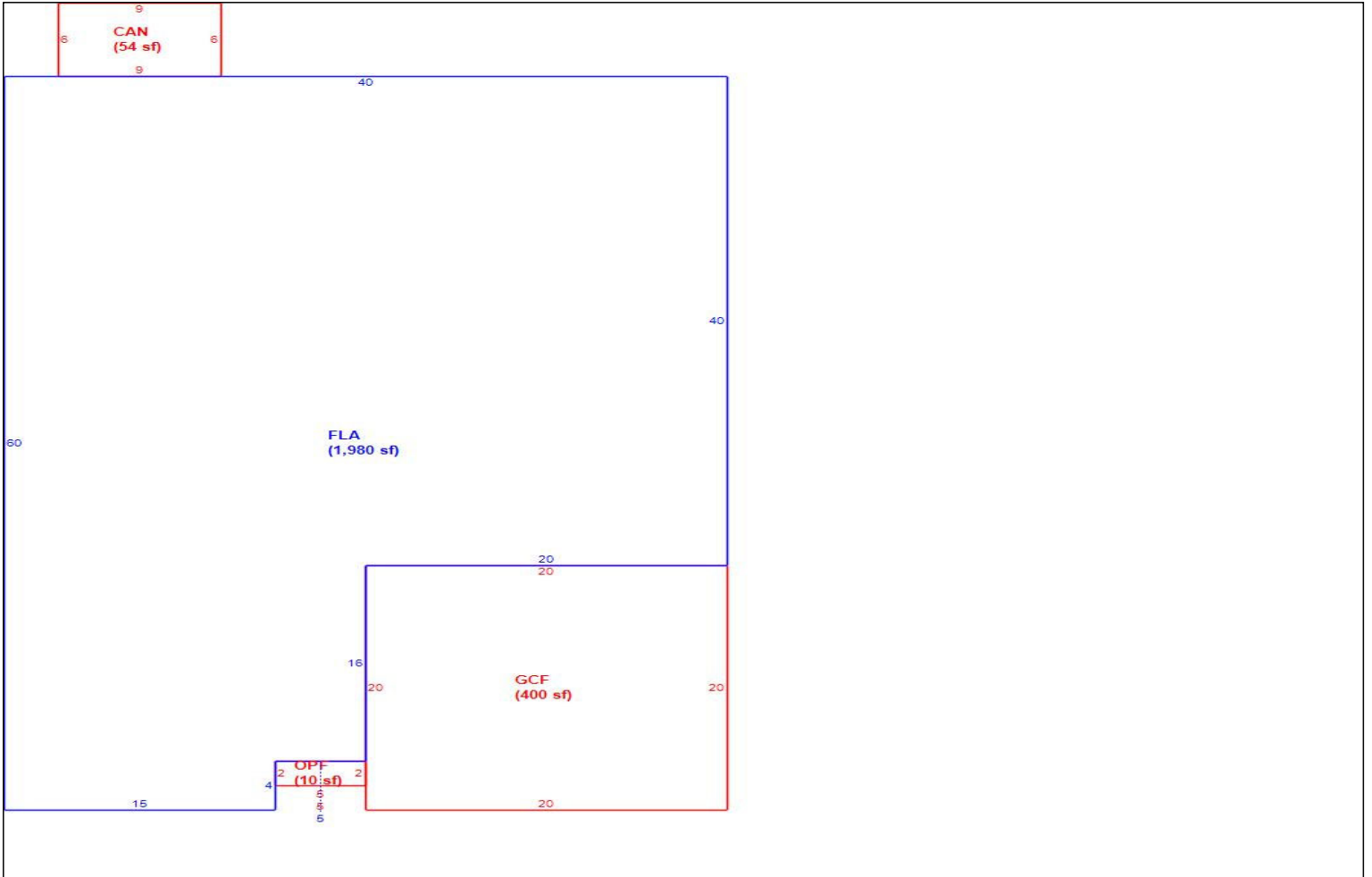
Property Location		
Site Address	1750 CROWNED AVE	
	GROVELAND	FL 34736
Mill Group	00GR	NBHD 0532

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

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

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		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	253,508	Deprec Bldg Value	245,903
Multi Story	0		



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,980	1,980	1980	Effective Area	1980	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	108.47	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	10	0	Building RCN	253,508	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	54	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00				
					Functional Obsol	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

2024-0681 Comp 3  
 PRC Run: 12/10/2024 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	
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 Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023130634	6231	1062	10-20-2023	WD	Q	01	368,000	039	HOMESTEAD	2024	25000
2023105291	6201	1010	08-23-2023	WD	U	37	319,600	059	ADDITIONAL HOMESTEAD	2024	25000
	4456	2203	03-10-2014	WD	Q	Q	135,000				
	4131	0038	02-18-2012	WD	U	U	68,000				
	2804	0645	04-01-2005	WD	Q	Q	200,000				
Total											50,000.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
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.\*\*\*