



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3790570**

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0682	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: INV_HOME; 2017-1 IH Borrower LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	162250305-000-12600 1545 Sarus Ave
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2: Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a 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 type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

PART 3. Taxpayer Signature

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

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

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

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

I am (check any box that applies):

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

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

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

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

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

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

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

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

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0682	Alternate Key: 3790570	Parcel ID: 16-22-25-0305-000-12600	
Petitioner Name 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 1545 SARUS AVE GROVELAND	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name 2017-1 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 306,635	\$ 306,635	
2. Assessed or classified use value, *if applicable	\$ 262,260	\$ 262,260	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 262,260	\$ 262,260	

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

Last Sale Date 11/16/2012 **Price:** \$98,000 Arm's Length Distressed Book 4241 Page 956

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3790570	3790536	3790610	3790588
Address	1545 SARUS AVE GROVELAND	1755 CROWNED AVE GROVELAND	1750 CROWNED AVE GROVELAND	1650 STANLEY AVE GROVELAND
Proximity		Same Subdivision	Same Subdivision	Same Subdivision
Sales Price		\$380,000	\$368,000	\$369,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	0.80%	1.60%
Adjusted Sale		\$338,200	\$315,744	\$319,554
\$/SF FLA	\$163.45 per SF	\$154.29 per SF	\$159.47 per SF	\$149.05 per SF
Sale Date		2/7/2023	10/20/2023	8/15/2023
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	1,876	2,192	-15800	1,980	-5200	2,144	-13400
Year Built	2001	2001		2002		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	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porches	Patio	Patio		Patio		Patio	
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							
View							
		-Net Adj. 10.6%	-35800	-Net Adj. 1.6%	-5200	-Net Adj. 4.2%	-13400
		Gross Adj. 10.6%	35800	Gross Adj. 1.6%	5200	Gross Adj. 4.2%	13400
Adj. Sales Price	Market Value \$306,635	Adj Market Value	\$302,400	Adj Market Value	\$310,544	Adj Market Value	\$306,154
	Value per SF 163.45						

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.

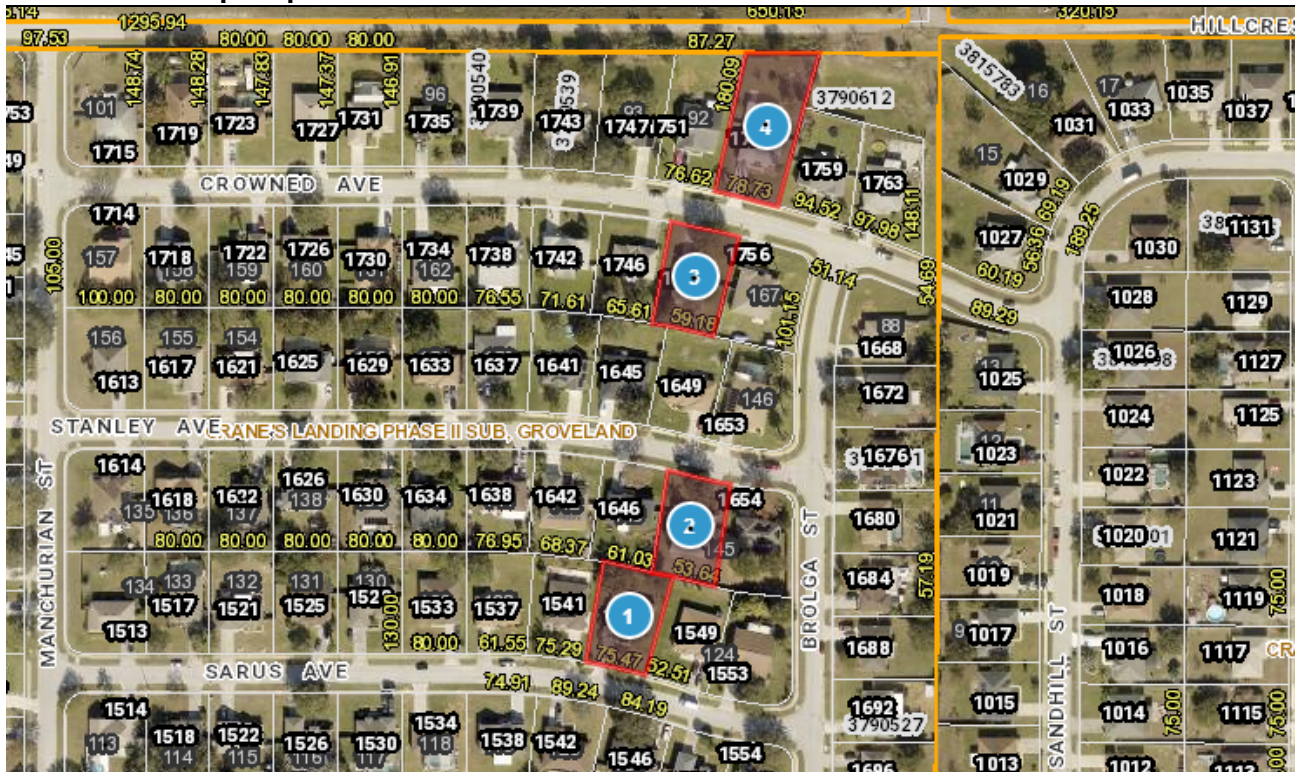
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 

2024-0682 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3790570	1545 SARUS AVE GROVELAND	-
2	Comp 3	3790588	1650 STANLEY AVE GROVELAND	Same Subdivision
3	Comp 2	3790610	1750 CROWNED AVE GROVELAND	Same Subdivision
4	Comp 1	3790536	1755 CROWNED AVE GROVELAND	Same Subdivision
5				
6				
7				
8				

Alternate Key 3790570
 Parcel ID 16-22-25-0305-000-12600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0682 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

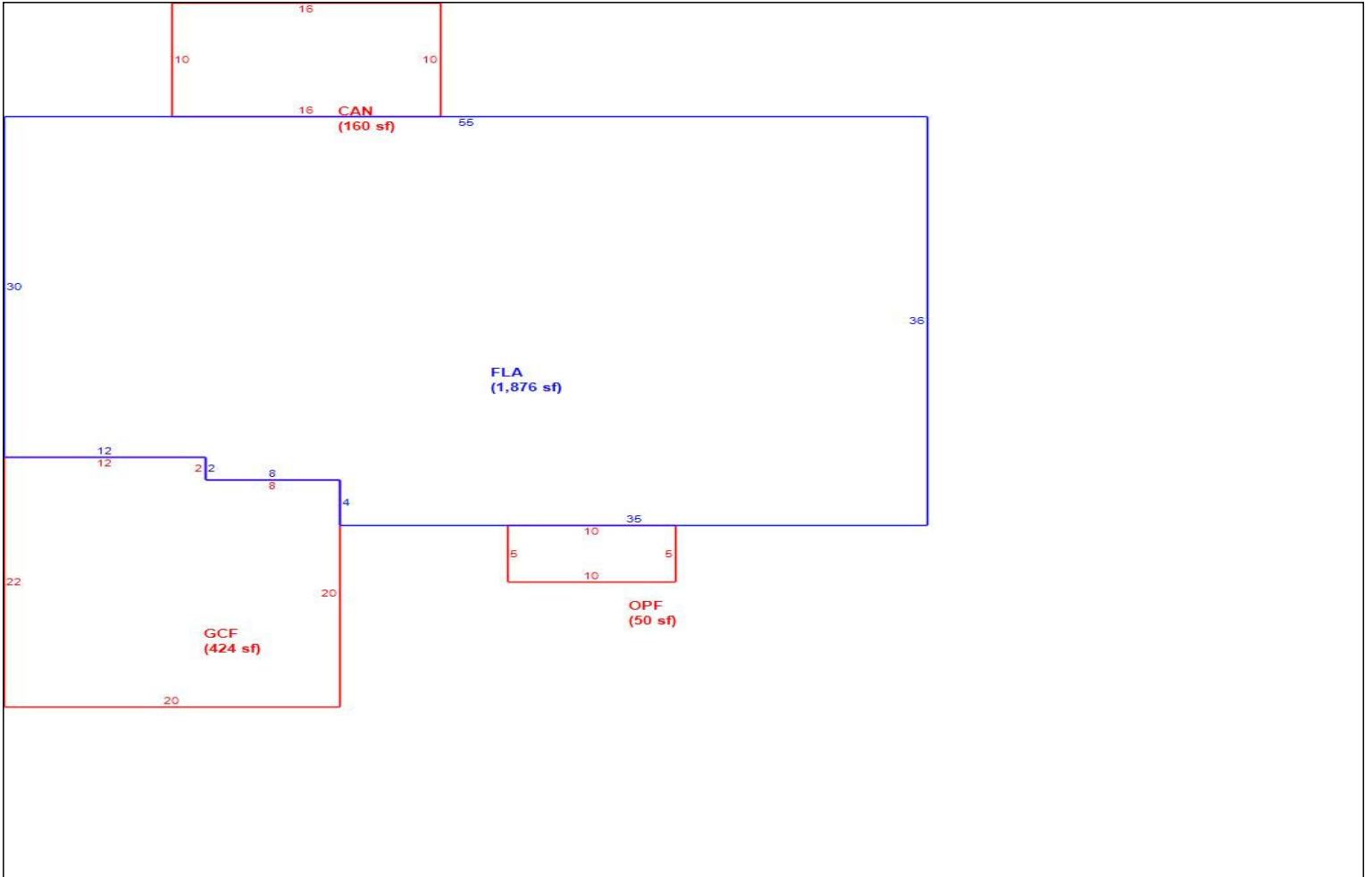
Current Owner		
2017-1 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 1545 SARUS AVE			
GROVELAND		FL 34736	
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
GROVELAND, CRANE'S LANDING PHASE II SUB LOT 126 PB 42 PGS 96-97 ORB 4937 PG 1738

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 243,954
Deprec Bldg Value 236,635		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	1,876	1,876	1876	2001	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	424	0	108.75	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	50	0	243,954	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	160	0	EX	Foundation	3	Fireplaces	0	
TOTALS		1,876	2,510	1,876	97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD	236,635				

Alternate Key 3790570
 Parcel ID 16-22-25-0305-000-12600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0682 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	
2006 2002	SALE 1790103	01-01-2005 02-28-2001	02-07-2006 09-14-2001	1 95,656	0000 0000	CHECK VALUE SFR/1545 SARUS AVE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017047078	4937	1738	04-28-2017	WD	U	M	I	100			
	4409	1488	11-19-2013	WD	U	M	I	0			
	4241	0956	11-16-2012	CT	U	U	I	98,000			
	2850	0566	05-25-2005	WD	Q	Q	I	219,000			
	1969	1993	06-29-2001	WD	Q	Q	I	116,300			
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	236,635	0	306,635	44375	262260	0.00	262260	306635	299,037	

Parcel Notes

1969/1993 MARIA ANN CALL SINGLE AND GREGORY A LINES SINGLE JTWROS
 03 QG FROM 525 FER 012403
 2850/566 MARIA A CALL & GREGORY A LINES TO BERTRAM & DROPADI VEERASAMMY HW
 05TR NO SUCH NUMBER 10109 110TH ST 42 JAMAICA NY 11419 1721
 06FC NO CHGS SFR IN VERY GOOD COND QG FROM 630 DN 020706
 4241/956 CT VS BERTRAM & DROPADI VEERASAMMY PROP SOLD TO THR FLORIDA LP
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 102213
 4409/1488 THR FLORIDA LP TO 2013-1 IH BORROWER LP
 4409/1488 M SALE INCL AK3790750 AK3790570 AK3600738 AK3433149 AK3790664 AK3827580 AK3812002
 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 AK3827580 CB 080516
 4937/1738 2013-1 IH BORROWER LP TO 2017-1 IH BORROWER LP
 4937/1738 M SALE INCL AK3790570 AK3433149
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418

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

2024-0682 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

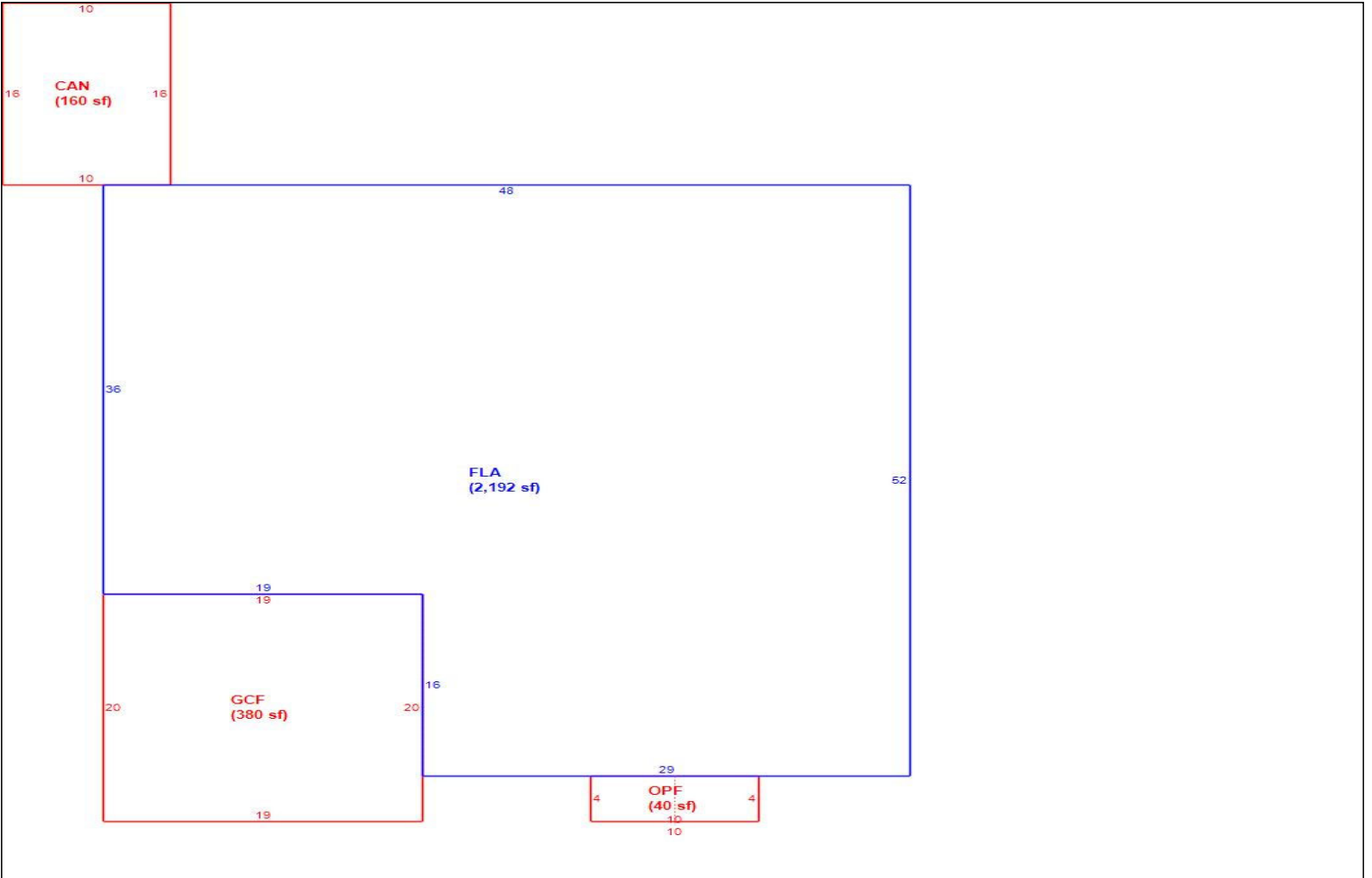
Current Owner		
WHITE DEBORAH A		
1755 CROWNED AVE		
GROVELAND	FL	34736

Property Location			
Site Address 1755 CROWNED AVE			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

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

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 272,433	Deprec Bldg Value 264,260	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	2,192	2,192	2192	2001				
GAR	GARAGE FINISH	0	380	0		No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	40	0	106.34	Quality Grade	670	Half Baths	0
PAT	PATIO UNCOVERED	0	160	0	272,433	Wall Type	03	Heat Type	6
						% Good	97.00	Foundation	3
						Functional Obsol	0	Fireplaces	0
						Building RCNLD	264,260	Roof Cover	3
								Type AC	03
TOTALS		2,192	2,772	2,192					

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0682 Comp 1
 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
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

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

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023016158	6091	1894	02-07-2023	WD	Q	01	I	380,000	039	HOMESTEAD	2024	25000
	3716	2110	12-19-2008	WD	U	U	I	155,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3684	0745	09-23-2008	CT	U	U	I	100				
	2043	0676	11-27-2001	WD	Q	Q	I	147,300				
	1851	1678	07-06-2000	WD	U	M	V	1				
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	264,260	12,036	346,296	0	346296	50,000.00	296296	321296	337,710	

Parcel Notes

2043/676 RAYMOND & ESPERANZA ERAZO HW
 02X TVADX APPROVED FOR RAYMOND L ERAZO
 03 QG FROM 550 FER 012403
 03FC ADD PLH TO MISC LG 021003
 07 OWNER CALLED BDRMS FROM 3 JMK 040307
 3561/1508 LIS PENDENS SEEKING TO FORECLOSE A MORTGAGE
 08TR NOT DELIVERABLE AS ADDRESSED 1755 CROWNED AVE GROVELAND
 3684/745 CT VS RAYMOND & ESPERANZA ERAZO SOLD TO HSBC BANK USA NA TTEE
 3716/2110 HSBC BANK USA NA TTEE TO AMY D BALDWIN SINGLE
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 6091/1894 AMY D BALDWIN TO DEBORAH A WHITE SINGLE
 23CC EFILE HX APP CP 041423

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0682 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

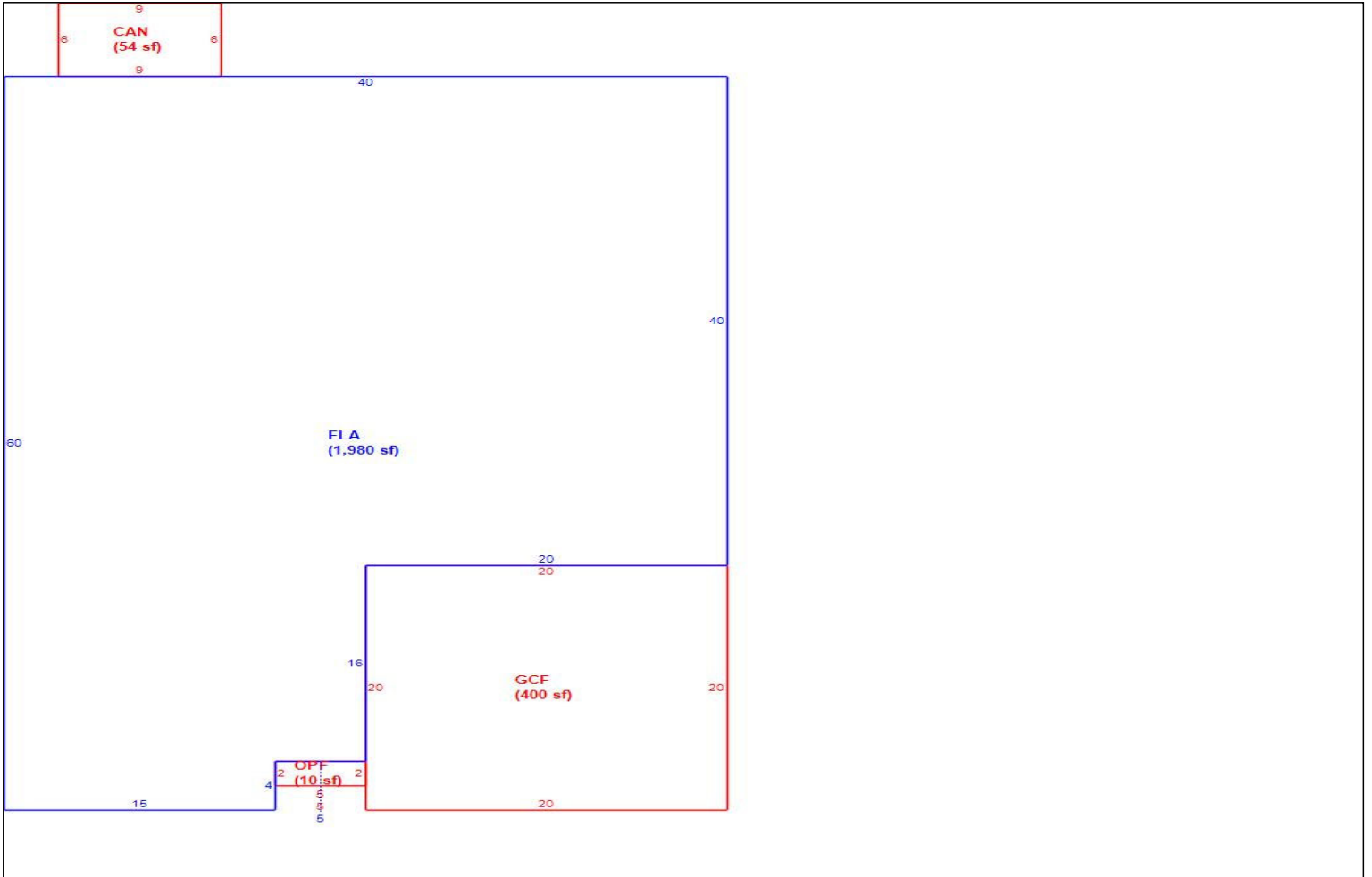
Current Owner		
NEWSOM MATTHEW T & AMANDA		
1750 CROWNED AVE		
GROVELAND	FL	34736

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

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 253,508
Deprec Bldg Value 245,903		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	1,980	1,980	1980	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.47	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	10	0	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	54	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,980	2,444	1,980	0	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

2024-0682 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	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	I	368,000	039	HOMESTEAD	2024	25000	
2023105291	6201 1010	08-23-2023	WD	U	37	I	319,600	059	ADDITIONAL HOMESTEAD	2024	25000	
	4456 2203	03-10-2014	WD	Q	Q	I	135,000					
	4131 0038	02-18-2012	WD	U	U	I	68,000					
	2804 0645	04-01-2005	WD	Q	Q	I	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	

Parcel Notes

2206/1393 DARREN J BLACK MARRIED
 2804/645 DARREN J & TRACIE BLACK TO AARTI RAGHUBEER ONLY
 06FC SFR IN VERY GOOD COND QG FROM 615 NO CHANGES DN 020706
 12 CALL FROM NEW OWNER ON VAL PER MLS 05073832 SOLD AS IS PRICE MAY NOT BE SUFFICIENT TO COVER ALL ENCUMBRANCES
 CLOSING COSTS OR OTHER SELLER CHARGES INFO SCANNED SEE SALES AK 3790603 3815795 3815857 3815880 DN 030912
 4131/38 AARTI RAGHUBEER TO MICHAEL & LINDA KEMP HW
 12SALE ORB 4131/38 U SALE LP FILED IN 4104/1849 FER 041312
 13 MAILING ADDR CHGD FROM 15 KAMIAKIN CIR CHEROKEE VILLAGE AR 72529 5603 INFO SCANNED TO AK3790545 TLC 040913
 4456/2203 MICHAEL & LINDA KEMP TO JOHN & CAROLINE MARCIANO HW
 14IT NO CHGS TO SFR IN AERIAL QG FROM 525 DN 041314
 14X COURTESY HX CARD SENT 042114
 15FC LOC FROM 86 QG FROM 550 MHS 040815
 18 MAILING ADDR CHGD FROM LOC PER RETURNED HX RECEIPT RRB 013118
 21 MAILING ADDR CHGD FROM PO BOX 120656 CLERMONT FL 34712 0656 INFO SCANNED KCH 040921
 23 PER OWNER BEDS FROM 3 RBB 061323
 6201/1010 JOHN & CAROLINE MARCIANO TO OPENDOOR PROPERTY TRUST I
 6231/1062 OPENDOOR PROPERTY TRUST I TO MATTHEW TYLER & AMANDA NEWSON HW
 24CC EFILE HX APP CP 030124

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0682 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

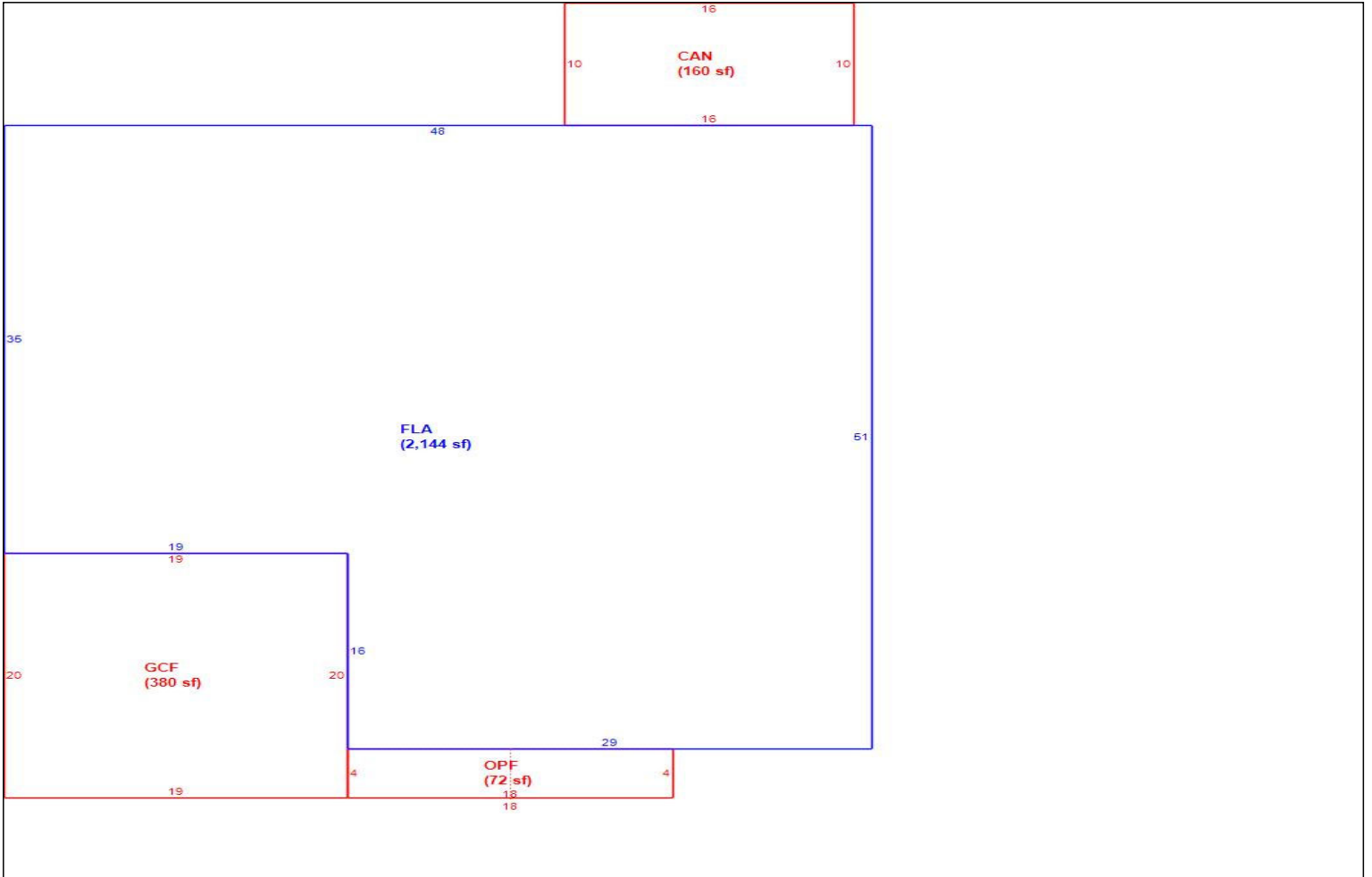
Current Owner		
FULLER JORDAN & HANNAH		
1650 STANLEY AVE		
GROVELAND	FL	34736

Property Location			
Site Address 1650 STANLEY AVE			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

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

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 268,727	Deprec Bldg Value 260,665	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	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	380	0	106.86	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	72	0	268,727	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	160	0	EX	Foundation	3	Fireplaces	0	
TOTALS		2,144	2,756	2,144	97.00	Roof Cover	3	Type AC	03	
					Functional Obsol	0				
					Building RCNLD	260,665				

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2024-0682 Comp3
 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	
2006 2003	SALE 985-01-11B	01-01-2005 01-01-2002	03-18-2006 01-30-2003	1 103,334	0000 0000	CHECK VALUE SFR/1650 STANLEY AVE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023102057	6197 2902 2094 1851	2396 0483 1348 1678	08-15-2023 07-22-2005 03-28-2002 07-06-2000	WD WD WD WD	Q Q Q U	01 Q Q M	I I I V	369,000 239,900 134,300 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	260,665	0	330,665	0	330665	0.00	330665	330665	322,123	

Parcel Notes

2902/483 SANDRA M & JOSE G FERRER TO PHILIP J & KRISTINE M LIEN HW
 06X PHILIP LIEN HAS A PERM RES CARD THAT EXPIRES ON 112902 AND PROOF OF TEMP RES UNTIL 103006
 06FC SFR IN EXCELLENT COND NICE CURB APPEAL SIZE OF OPF3 FROM 28SF NPA QG FROM 600 DN 020706
 12X PHILIP J LIEN ADDR CHNG TO 137 HIDDEN POINTE LN GROVELAND 34736 PER ADDR CARD DTD 010212 SENT LETTER CMD 010512
 12X PHILIP LIEN HAS DL AND VEH REG AT 137 HIDDEN POINT PER INTERNET CMD 050212
 12X FI ADD IMPS PR GIVEN TO DN JMK 051012
 12X PHILIP LIEN CALLED TO REMOVE 12HX RENTED PROPERTY IN JULY 2011 PER TELCON CMD 060412
 12IT ADD CAN4 NPA DN 051112
 14TR NOT DELIVERABLE AS ADDRESSED 137 HIDDEN POINT LN GROVELAND FL 34736 8845
 15TR NOT DELIVERABLE AS ADDRESSED 137 HIDDEN POINT LN GROVELAND FL 34736 8845
 17 MAILING ADDR CHGD PER NCOA INFO DW 072617
 12X FI DISCOVERY SPOKE WITH ALEXIS STATE SHE HAS BEEN RENTING HERE SINCE JUNE 2011 ADD IMPS PR GIVEN TO DN JMK 051012
 6197/2396 PHILIP J & KRISTINE M LIEN TO JORDAN & HANNAH FULLER HW

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