



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3790600**

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 # 2024-0684	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 for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	1622250305-000-15600 1613 Stanley 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 #	2024-0684	Alternate Key: 3790600	Parcel ID: 16-22-25-0305-000-15600
Petitioner Name	Ryan LLC	Property Address	1613 STANLEY AVE GROVELAND
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	SRP SUB LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required		\$ 266,930	\$ 266,930
2. Assessed or classified use value, *if applicable		\$ 234,220	\$ 234,220
3. Exempt value, *enter "0" if none		\$ -	
4. Taxable Value, *required		\$ 234,220	\$ 234,220

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

Last Sale Date 8/19/2014 **Price:** \$84,000 Arm's Length Distressed Book 4519 Page 2373

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3790600	3815869	3783193	3790557
Address	1613 STANLEY AVE GROVELAND	1213 DEMOISELLE GROVELAND	1704 BROLGA ST GROVELAND	1514 SARUS AVE GROVELAND
Proximity		Same Subdivision	Same Subdivision	Same Subdivision
Sales Price		\$322,000	\$300,000	\$380,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	2.40%	2.40%
Adjusted Sale		\$284,004	\$262,200	\$332,120
\$/SF FLA	\$181.59 per SF	\$196.68 per SF	\$166.37 per SF	\$208.36 per SF
Sale Date		4/21/2023	6/1/2023	6/15/2023
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	1,470	1,444	1300	1,576	-5300	1,594	-6200
Year Built	2002	2004		2000		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	Open	Patio	5000	Screen	-5000	Screen	-5000
Pool	N	N	0	N	0	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							
View							
		Net Adj. 2.2%	6300	-Net Adj. 3.9%	-10300	-Net Adj. 9.4%	-31200
		Gross Adj. 2.2%	6300	Gross Adj. 3.9%	10300	Gross Adj. 9.4%	31200
Adj. Sales Price	Market Value \$266,930	Adj Market Value	\$290,304	Adj Market Value	\$251,900	Adj Market Value	\$300,920
	Value per SF 181.59						

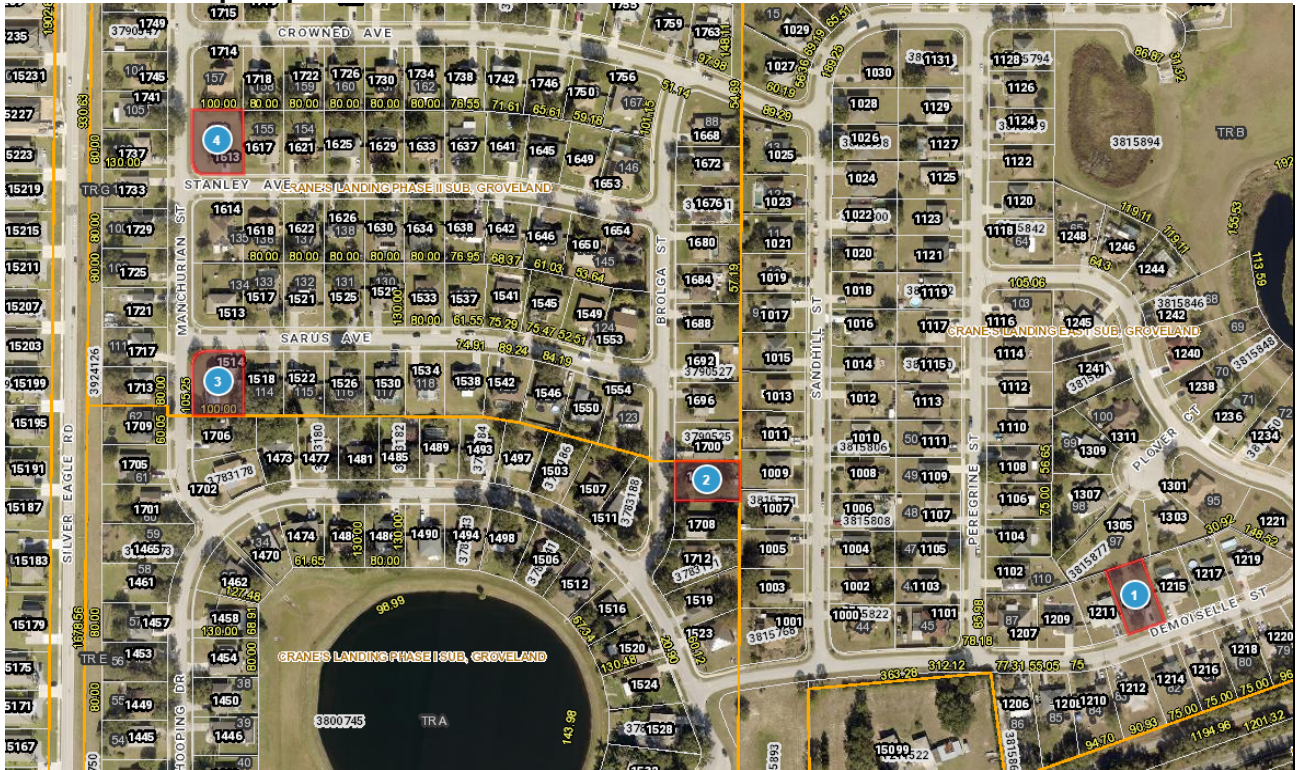
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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: [REDACTED]

DATE [REDACTED]

2024-0684 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3815869	1213 DEMOISELLE GROVELAND	Same Subdivision
2	Comp 2	3783193	1704 BROLGA ST GROVELAND	Same Subdivision
3	Subject	3790600	1613 STANLEY AVE GROVELAND	-
4	Comp 3	3790557	1514 SARUS AVE GROVELAND	Same Subdivision
5				
6				
7				
8				

Alternate Key 3790600
Parcel ID 16-22-25-0305-000-15600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0684 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

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

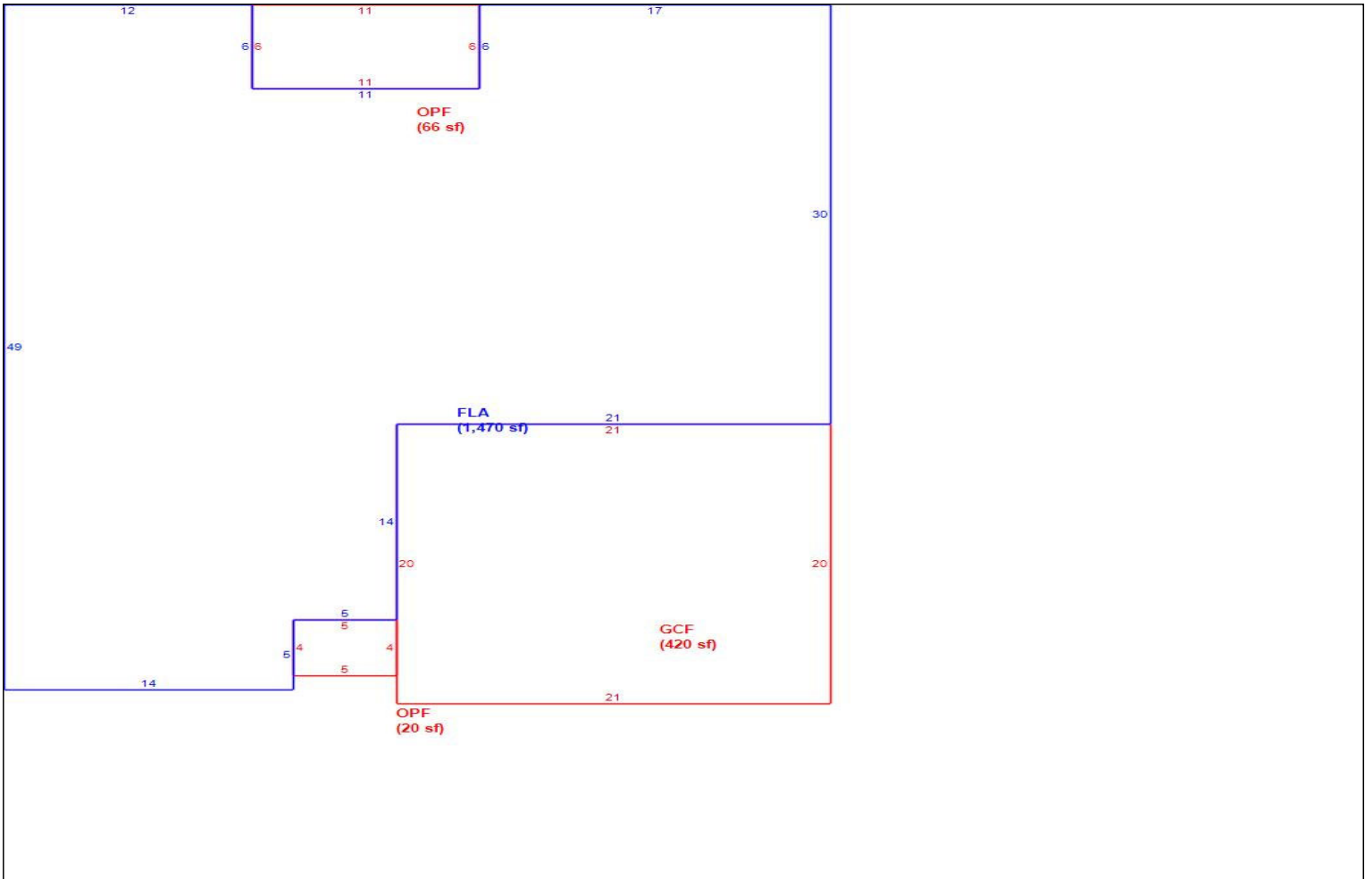
Subject

Property Location			
Site Address	1613 STANLEY AVE	FL	34736
	GROVELAND		
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 156 PB 42 PGS 96-97 ORB 4962 PG 1660

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 203,021
		Deprec Bldg Value	196,930
		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	3	
FLA	FINISHED LIVING AREA	1,470	1,470	1470	Effective Area	1470	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	Base Rate	111.62	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	86	0	Building RCN	203,021	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Functional Obsol	0		
						Building RCNLD	196,930	Roof Cover	3	Type AC	03
TOTALS		1,470	1,976	1,470							

Alternate Key 3790600
 Parcel ID 16-22-25-0305-000-15600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0684 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	
2015 2003	SALE 0052-02-02B	01-01-2014 02-18-2002	04-08-2015 01-30-2003	1 87,975	0099 0000	CHECK VALUE SFR/1613 STANLEY AVE	04-08-2015		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017068001	4962	1660	05-18-2017	WD	U	M	I	100			
	4519	2373	08-19-2014	WD	Q	Q	I	84,000			
	2457	1964	11-07-2003	WD	Q	Q	I	129,000			
	2138	0666	06-26-2002	WD	Q	Q	I	119,000			
	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	196,930	0	266,930	32710	234220	0.00	234220	266930	260,803	

Parcel Notes

2138/666 WILLIAM P & MELENA R FOLEY HW
 2457/1964 SANTO ROBLES SINGLE
 4519/2373 SANTOS ROBLES TO FETLAR LLC
 4519/2373 OUR SCR HAD SANTO ROBLES OK TO SC PER TITLE CO
 14 PER MLS G4707087 SALE WAS A SHORT SALE INFO SCANNED DN 091514
 14TR NOT DELIVERABLE AS ADDRESSED FOR SANTO ROBLES GC 101714
 15FC LOC FROM 86 QG FROM 525 SALE IS VERY LOW SHORT SALE SEE SALE ON AK3790591 AK3795108 AND AK3797443 MHS 040815
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB 080516
 4962/1660 FETLAR LLC TO SRP SUB LLC
 4962/1660 M SALE INCL AK3790600 AK1249554
 18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218

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 3815869
 Parcel ID 16-22-25-0325-000-09000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0684 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
BRODERICK MELISSA		
1213 DEMOISELLE		
GROVELAND	FL	34736

Comp 1

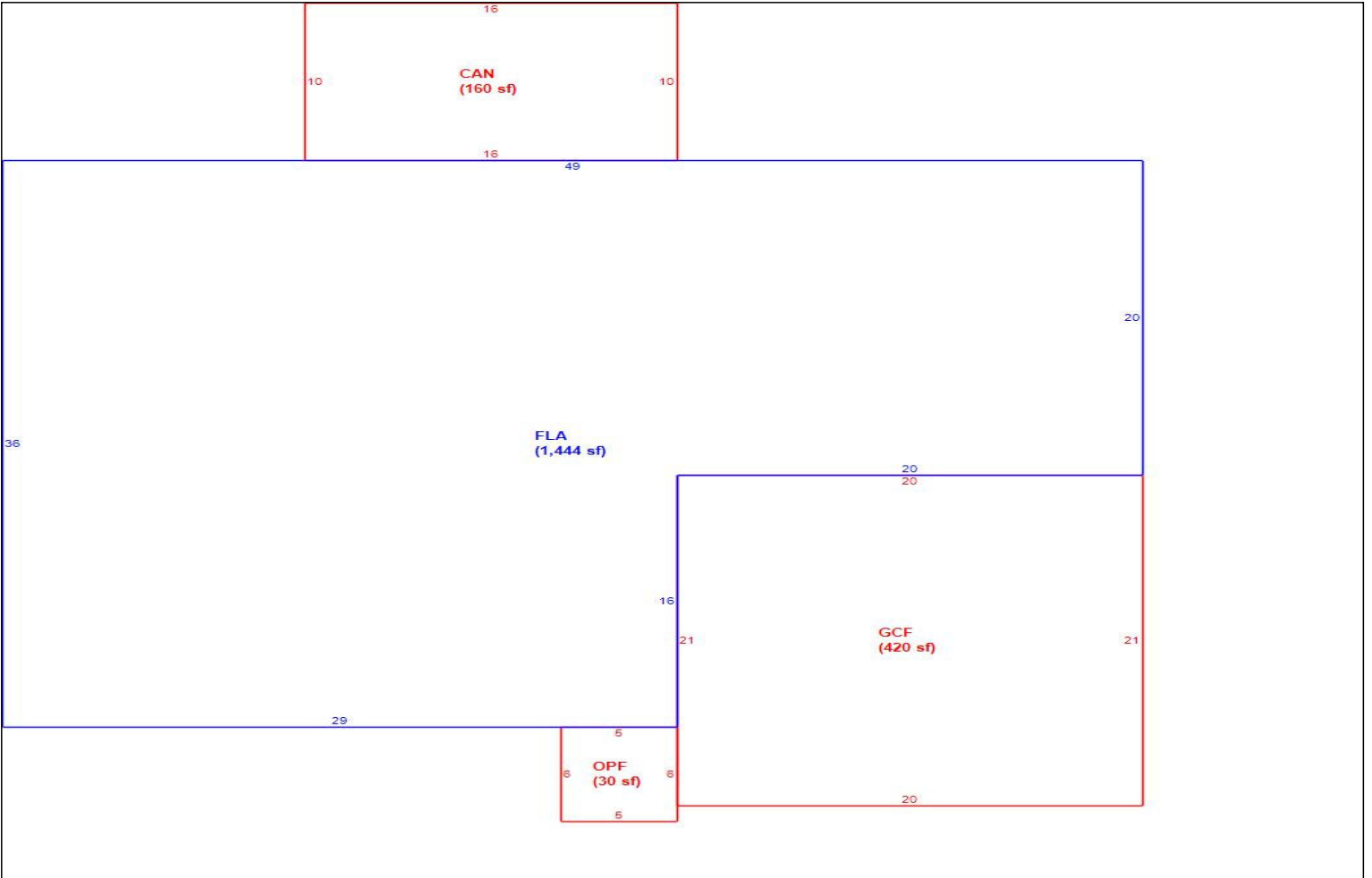
Property Location			
Site Address	1213 DEMOISELLE		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532

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

Legal Description
CRANE'S LANDING EAST PB 48 PG 61-62 LOT 90 ORB 6131 PG 144

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	200,468	Deprec Bldg Value	194,454	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	1,444	1,444	1444	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	112.04	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	200,468	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,444	2,054	1,444	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0			
					Building RCNLD	194,454			

Alternate Key 3815869
 Parcel ID 16-22-25-0325-000-09000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0684 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012 2005	SALE 501-03-12BE	01-01-2011 01-01-2004	01-06-2012 04-07-2005	1 121,975	0099 0000	CHECK VALUE SFR/1213 DEMOISELLE	01-06-2012		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023048045	6131 0144	04-21-2023	WD	Q	01	I	322,000	039	HOMESTEAD	2024	25000
2022013280	5885 1772	01-14-2022	WD	Q	01	I	285,000	059	ADDITIONAL HOMESTEAD	2024	25000
2021096604	5750 2223	07-09-2021	WD	Q	01	I	160,000				
2021096603	5750 2221	07-09-2021	WD	Q	01	I	142,500				
	4142 1741	02-01-2012	WD	U	U	I	100				
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	194,454	0	264,454	0	247454	50,000.00	197454	222454	258,416	

Parcel Notes

2569/371 PATRICIA M PRENTICE SINGLE
 06 ROM ASSIST TO SELL 536 9888 ASKING 239K DN 031806
 3442/2357 ROLF W & EVA SCHUEPP HW TTEES OF THE ROLF W & EVA SCHUEPP REVC TRUST
 4021/762 ROLF W & EVA SCHUEPP INDI AND AS TTEES TO IDA M GRADY
 4098/763 IDA M GRADY TO ROLF W SCHUEPP AND EVA SCHUEPP INDIV AND TTEES OF THE ROLF W SCHUEPP AND EVA SCHUEPP INTER
 VIVOS REVC TRS DTD 091197
 12FC SFR FOR RENT 4321271 407 247 6117 NO INFO SFR IN GOOD COND NEEDS TILE IN KITCHEN AREA SALE IN 040611 NOT A GOOD SALE NO
 MLS LISTING FOUND DN 010612
 4142/1741 ROLF W & EVA SCHUEPP TTEE TO ROLF W & EVA SCHUEPP HW
 5750/2221 ROLF W & EVA SCHUEPP TO RE PROPERTY HOLDINGS LLC
 5750/2223 RE PROPERTY HOLDINGS LLC TO MAS PERFUME MANAGEMENT LLC
 5885/1772 MAS PERFUMES MANAGEMENT LLC TO TARIK BADARNI & ALYSSA KIRSTEN KOENEN HW
 6131/144 TARIK BADARNI & ALYSSA KIRSTEN KOENEN TO MELISSA BRODERICK MARRIED
 23CC EFILE HX PORT APP CP 081723
 24X 6176/2251 FINAL DISS BETWEEN MELISSA & DREW BRODERICK GRANTED PORT AT 50% FOR MELISSA AS THEY BOTH OWNED PREVIOUS
 HOME TOGETHER DB 121423

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Alternate Key 3783193
 Parcel ID 16-22-25-0300-000-07900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0684 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
LOPEZ GARCIA SANTOS & MARILY NIEVES		
1704 BROLGA ST		
GROVELAND	FL	34736

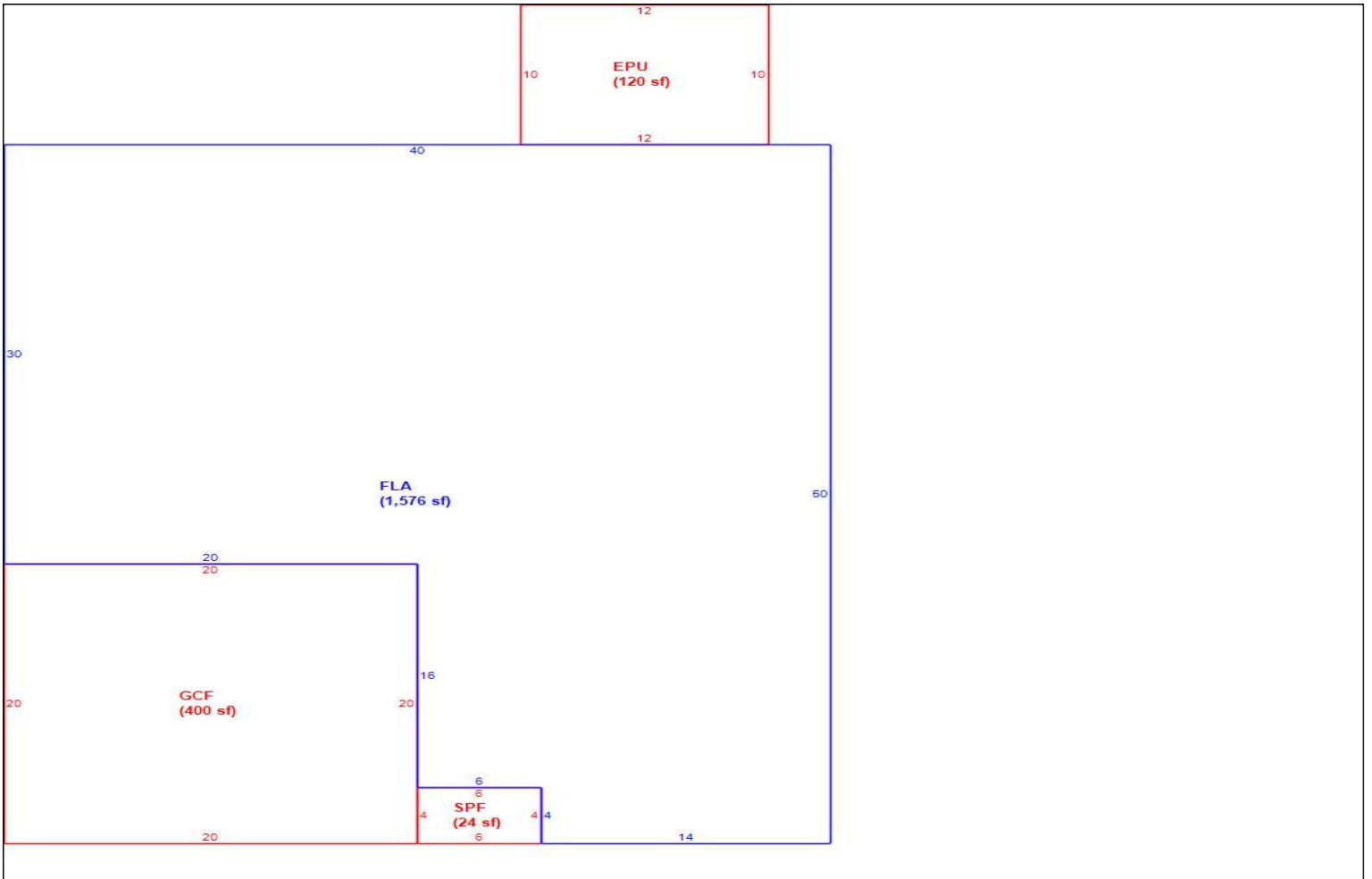
Comp 2

Property Location			
Site Address 1704 BROLGA ST			
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 I LOT 79 PB 40 PGS 82-83 ORB 6153 PG 1799

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 214,107
Deprec Bldg Value 207,684		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	
EPF	ENCLOSED PORCH FIN	0	120	0	2000	No Stories	1.00	Full Baths	2	
FLA	FINISHED LIVING AREA	1,576	1,576	1,576	Effective Area	Quality Grade	670	Half Baths	0	
GAR	GARAGE FINISH	0	400	0	109.89	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	24	0	214,107	Foundation	3	Fireplaces	0	
TOTALS		1,576	2,120	1,576	Condition EX	Roof Cover	3	Type AC	03	
					% Good 97.00					
					Functional Obsol 0					
					Building RCNLD 207,684					

Alternate Key 3783193
 Parcel ID 16-22-25-0300-000-07900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0684 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	
2016	IMPS	09-25-2015	11-13-2015	1	0008	CK FOR EPU AND SFR ON FRONT	11-13-2015		
2016	SALE	01-01-2015	11-13-2015	1	0099	CHECK VALUE	11-13-2015		
2006	SALE	01-01-2005	03-18-2006	1	0000	CHECK VALUE			
2001	0000478	02-21-2000	04-10-2001	54,180	0000	SFR/1708 BROLGA ST			
2001	00001	01-01-2000	04-10-2001	10	0000	SFR/HX			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023066148	6153 1799	06-01-2023	WD	Q	01	I	300,000	039	HOMESTEAD	2024	25000	
	4637 0561	05-21-2015	WD	U	U	I	140,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4578 0231	01-16-2015	CT	U	U	I	0					
	3881 2025	03-05-2010	PR	U	U	I	0					
	2959 2413	09-09-2005	WD	Q	Q	I	225,000					
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	207,684	0	277,684	0	277684	50,000.00	227684	252684	270,403	

Parcel Notes

00 LOC FROM 85 FER 051799
 1867/1406 LAUREE & DARIC ELLIOT WH
 1911/847 CORR DEED FOR 1867/1406 TO CORR SPELLING OF GRANTEE'S LAST NAME SB ELLIOTT
 01 QG FROM 500 FER 0501
 03 QG FROM 525 FER 012403
 04 QG FROM 535 FER 012604
 2959/2413 LAUREE & DARIC ELLIOTT TO BRUCE H PAHALY SINGLE
 06FC SFR IN VERY GOOD COND ADD CAN4 NPA QG FROM 610 DN 020706
 08X BRUCE H PAHALY CONFIRMED MOVED 060708 LETTER DTD 080608
 09X BRUCE HERBERT PAHALY 64 DECEASED 102609 NEWS
 3881/2025 MARK LANSELL AND ROBERT SWANSON AND RICHARD BOWMAN PRS OF ESTATE OF BRUCE HERBERT PAHALY TO ET AL MARK LANSELL AND ROBERT SWANSON AND RICHARD BOWMAN
 14TR NOT DELIVERABLE AS ADDRESSED 3158 ROSWELL RD THE VILLAGES FL 32162 7463
 4578/231 CT VS MARK WILSON LANSELL ET AL SOLD TO FEDERAL NATL MTG ASSN
 4637/561 FANNIE MAE TO ARIEL ACOSTA HERRERA & ROSA CASABELLA HW
 15X COURTESY HX CARD SENT 072115
 16FC CHG OPF3 TO SPF3 AND CAN4 TO EPU4 QG FROM 575 MHS 111315
 16X COURTESY HX CARD SENT 012716
 6153/1799 ARIEL ACOSTA HERRERA AND ROSA CASABELLA AKA CASABELLA DIAZ TO SANTOS LOPEZ GARCIA & MARILY NIEVES ARROYO HW
 24CC EFILE HX APP CP 022024

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0684 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

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

Comp 3

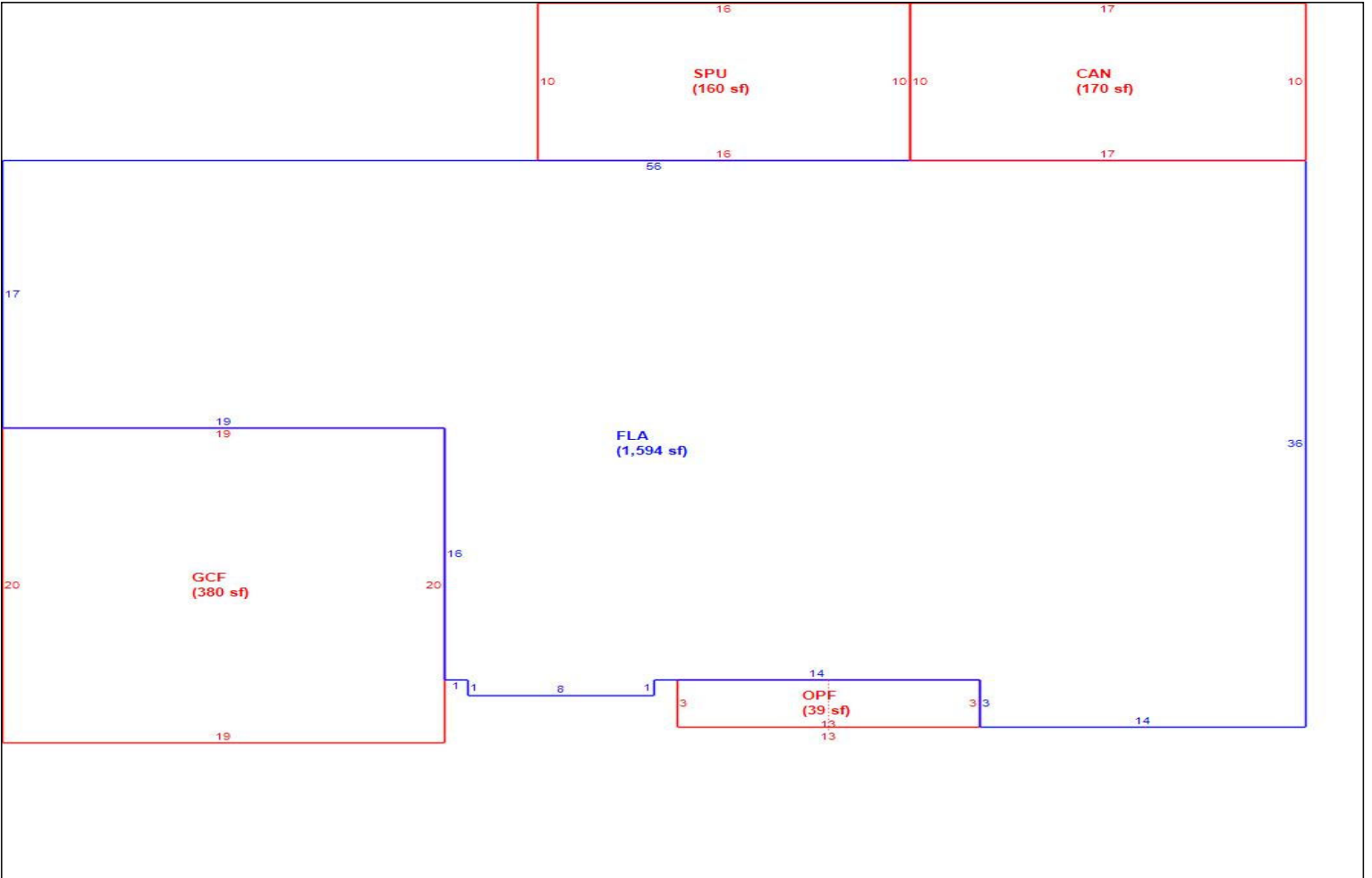
Property Location			
Site Address	1514 SARUS AVE		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532

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 Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,594	1,594	1594	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	109.59	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	39	0	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	170	0	97.00	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	160	0	0	Roof Cover	3	Type AC	03
TOTALS		1,594	2,343	1,594	207,919				

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 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	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

Building Permits									
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			

Sales Information								Exemptions			
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				
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	207,919	9,433	287,352	0	287352	0.00	287352	287352	280,622	

Parcel Notes

2094/1272 SUZANNE L OWEN UNMARRIED
 3662/0893 SUZANNE L OWEN TO KENNETH E & LINDA M CUMMINGS HW
 09FC LOC FROM 210 QG FROM 630 MHS 121708
 14X LINDA M CUMMINGS 57 DECEASED 120613 STATE FILE NBR 2013166433
 14FCL SFR IN GOOD EXT COND HAS SEVERAL NEW WINDOWS DN 041414
 5163/373 KENNETH E & ROSALYN ANN CUMMINGS TO OPENDOOR PROPERTY W3 LLC
 5191/605 OPENDOOR PROPERTY W3 LLC TO BRANDON S MESSENGER SINGLE
 19X COURTESY HX CARD SENT 112018
 19X COURTESY HX CARD SENT 010219
 6165/1095 BRANDON S MESSENGER TO JAMES WINSTON & LISA MICHELE SEALEY HW

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