

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3790606

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.

	COMPLETION BY C	PLERIX OF THE WAY	MENUMAN	ent board (M	(AB)
Petition# 202	14-0685	County Lake		ax year 2024	Date received 9.12.24
		COMINITATION BY IN	E PENNONER	}	rest of the second of the seco
PART 1. Taxpayer	Information		1	f was	
	HOME; 2018-2 IH Borrower L	_P	Representative:	Ryan, LLC clo	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	1622250305-0 1734 Crowne	
Phone 954-740-62 4	10		Email	ResidentialAp	peals@ryan.com
The standard way to	receive information is b	y US mail. If possible	e, I prefer to receive	ve information b	y 🗹 email 🗌 fax.
	etition after the petition of support my statement.	deadline. I have attac	hed a statement	of the reasons I	filed late and any
your evidence to t evidence. The VA Type of Property	the value adjustment boa AB or special magistrate Res. 1-4 units⊡ Indust	ard clerk. Florida law a ruling will occur unde	llows the property r the same statute	appraiser to crosory guidelines as echarge	st submit duplicate copies of ss examine or object to your s if you were present.) distoric, commercial or nonprofit dusiness machinery, equipment
PART 2. Reason for	or Petition Che	ck one. If more than	one, file a separ	rate petition.	
☐ Denial of classifice ☐ Parent/grandpare ☐ Property was not see ☐ Tangible personal return required by	ent reduction substantially complete o	on January 1 ust have timely filed a	lnclude a da Qualifying impr	e filing of exempte-stamped copovement (s. 193.15 control (s. 193.15	r enter type: otion or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination t 5 Enter the time (by the requeste group.	ed time. For single joint po	Illy similar. (s. 194.01 u need to present you etitions for multiple un	1(3)(e), (f), and (g rcase. Most hear its, parcels, or acc	g), F.S.) ings take 15 min ounts, provide th	utes. The VAB is not bound ne time needed for the entire
	or I will not be available	•			
evidence directly to the appraiser's evidence You have the right, rof your property reconformation redacted	e. At the hearing, you have regardless of whether yourd card containing info	at least 15 days befor ave the right to have ou initiate the eviden rmation relevant to th	e the hearing and witnesses sworn. ce exchange, to r e computation of	d make a writter receive from the your current as	ou must submit your request for the property property appraiser a copy sessment, with confidential d the property record card

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 a without attaching a completed power of attorney or authorizat Written authorization from the taxpayer is required for access collector.	ion for representation to this form.	
I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sig	nature	4
Complete part 4 if you are the taxpayer's or an affiliated entity representatives.		ving licensed
I am (check any box that applies):	towns or or official order	Lit. A
An employee of		uty).
A Florida Bar licensed attorney (Florida Bar number		D6492
A Florida real estate appraiser licensed under Chapter 47		
A Florida real estate broker licensed under Chapter 475, I	Florida Statutes (license number).
A Florida certified public accountant licensed under Chapt	er 473, Florida Statutes (license number).
I understand that written authorization from the taxpayer is recappraiser or tax collector.	quired for access to confidential informat	ion from the property
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filin under s. 194.011(3)(h), Florida Statutes, and that I have read	g this petition and of becoming an agent	t for service of process
Robert I. Payto	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 lis	sted in part 4 above.	
☐ I am a compensated representative not acting as one of the AND (check one)		es listed in part 4 above
☐ Attached is a power of attorney that conforms to the requitaxpayer's authorized signature OR ☐ the taxpayer's authori		executed with the
☐ I am an uncompensated representative filing this petition	AND (check one)	
the taxpayer's authorization is attached OR the taxpay	ver's authorized signature is in part 3 of t	his form.
I understand that written authorization from the taxpayer is reappraiser or tax collector.	quired for access to confidential informa	ation from the property
Under penalties of perjury, I declare that I am the owner's au becoming an agent for service of process under s. 194.011(3 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	ŧ	2024-0685		Alternate Ke	ey: 3790606	Parcel I	D: 16-22-25-03 0	05-000-16200	
Petitioner Name The Petitioner is: Other, Explain:	Taxpayer of Red	Ryan LLC cord 🗸 Tax	payer's agent	Property Address		OWNED AVE VELAND	Check if Mu	ultiple Parcels	
Owner Name	2018-2	2 IH Borrow	er LP	Value from TRIM Notice		e Board Actio ted by Prop App	i value aπer i	Board Action	
1. Just Value, red	quired			\$ 331,57	79 \$	331,57	'9		
2. Assessed or c		ue. *if appli	cable	\$ 283,03		283,03			
3. Exempt value,				\$	-	,			
4. Taxable Value,	, *required			\$ 283,03	30 \$	283,03	0		
*All values entered	d should be coun	v taxable va	lues. School and						
Last Sale Date	8/6/2013),000	Arm's Length [.	•	Book <u>4368</u> F	Page <u>1255</u>	
ITEM	Subje	ct	Compara	able #1	Compara	able #2	Compara	able #3	
AK#	37906	06	3790		3790		37905		
Address	Address 1734 CROWNED AVE GROVELAND Proximity			NED AVE LAND	1750 CROW GROVE		1650 STANI GROVEI		
Proximity	Proximity Sales Price			division	Same Sub	division	Same Subdivision		
Sales Price				000	\$368,0		\$369,0		
			-15°		-15		-15%		
Time Adjust			4.00		0.80		1.60		
Adjusted Sale			\$338,2		\$315,7		\$319,5		
\$/SF FLA	\$154.65 p	er SF	\$154.29		\$159.47		\$149.05	·	
Sale Date			2/7/20	_	10/20/2		8/15/2	_	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adi	Description		Description	Adimeter	Description	Adimeters	Description	A diverse and	
Value Adj. Fla SF	2,144		2,192	Adjustment -2400	1,980	Adjustment 8200	2,144	Adjustment 0	
Year Built	2002		2001	2100	2002	0200	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	Screen		Patio	10000	Patio	10000	Patio	10000	
Pool	N		Υ	-20000	N	0	N	0	
Fireplace	0		0	0	0	0	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds				1			 	-	
Site Size							 		
Location							<u> </u>		
View									
			-Net Adj. 3.7%	-12400	Net Adj. 5.8%	18200	Net Adj. 3.1%	10000	
			Gross Adj. 9.6%	32400	Gross Adj. 5.8%	18200	Gross Adj. 3.1%	10000	
Adj. Sales Price	Market Value	\$331,579	Adj Market Value	\$325,800	Adj Market Value	\$333,944	Adj Market Value	\$329,554	
Auj. Jaies Fiice	\/-l CF	454.05		-	1	-		•	

Value per SF

154.65

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:	DATE	

2024-0685 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3790606	1734 CROWNED AVE	
•	Canjoot	010000	GROVELAND	-
2	Comp 3	3790588	1650 STANLEY AVE	Same
	Comp 3	3790300	GROVELAND	Subdivision
2	Comp 2	3790610	1750 CROWNED AVE	Same
3	Comp 2	3/30010	GROVELAND	Subdivision
_	0 1	2700520	1755 CROWNED AVE	Same
4	Comp 1	3790536	GROVELAND	Subdivision
5				
6				
7				
8				

Alternate Key 3790606 Parcel ID

16-22-25-0305-000-16200

Current Owner 2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

DALLAS 75201 TX

LCPA Property Record Card Roll Year 2024 Status: A

Subject

2024-0685 Subject PRC Run: 12/10/2024 By

Mill Group

Card # 1 of 1

Property Location

Site Address 1734 CROWNED AVE

GROVELAND FL 34736 00GR **NBHD** 0532

Property Use Last Inspection

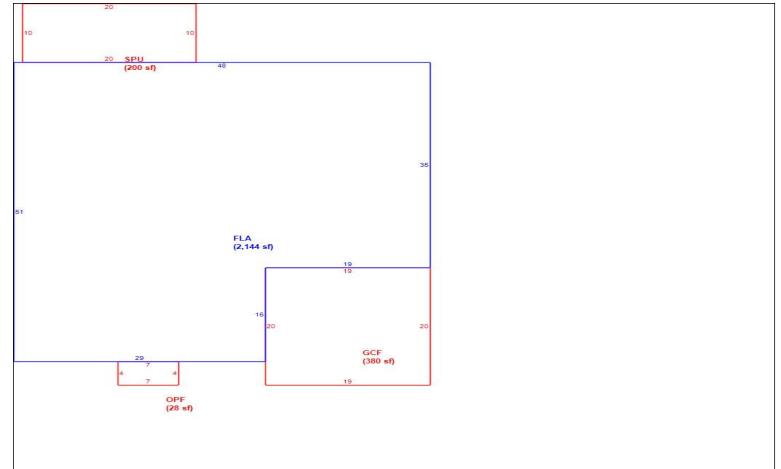
00100 SINGLE FAMILY PJF 01-24-201

Legal Description

GROVELAND, CRANE'S LANDING PHASE II SUB LOT 162 PB 42 PGS 96-97 ORB 4582 PG 891 ORB 5107 PG 1533

Lan	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		
	Cla	Total A assified A		0.00	JV/Mkt 0 Classified JV/Mkt 70	,000			 I Adj JV/Mk I Adj JV/Mk			70,000		

Sketch Bldg 1 of 1 269,669 Deprec Bldg Value 261,579 Multi Story 0 1 Sec Replacement Cost



	Building S	Sub Areas			Building Valuat	Construction 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				
GAR	GARAGE FINISH	0	380	0	Base Rate	106.86	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	28	0			Quality Grade	670	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	200	0	Building RCN	269,669	Quality Grade	670	riali Datiis	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00				
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,144	2,752	2,144	Building RCNLD	261 570	Roof Cover	3	Type AC	03

Alternate Key 3790606 Parcel ID 16-22-25-0305-000-16200

LCPA Property Record Card Roll Year 2024 Status: A

2024-0685 Subject PRC Run: 12/10/2024

Card#

of 1

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

				Build	ing Perr	nits					
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	n	Review Date	CO Date	
2004	365-03-09B	09-09-2003	01-14-2004	4,500	0000	SCRN ENCL					
2003	228-02-07B	06-25-2002	01-31-2003	121,150	0000	SFR/1734 CR0	OWNED AV	Æ			
	Sales Information Exemptions										
Instrume	ent No Bo	ok/Page Sa	ale Date Inst	r Q/U Code \	/ac/Imp	Sale Price	Code	Description	Υe	ar Amoun	

	mstrument No	DOOK	n age	Sale Date	IIISU	Q/U	Code	vac/imp	Sale I lice	Code	Description	l cai	AIIIOUIII
	2018054192	5107	1533	05-08-2018	WD	U	М	1	100				
		4582	0891	01-29-2015	WD	U	М	- 1	100				
		4368	1255	08-06-2013	CT	U	U	- 1	110,000				
		2223	1313	11-27-2002	WD	Q	Q	- 1	147,600				
		1851	1678	07-06-2000	WD	U	M	V	1				
											Total		0.00
_		•	•			•			•	-		•	

				value St	ımmary					4
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	261,579	0	331,579	48549	283030	0.00	283030	331579	323,038	

Parcel Notes

04FC CHG 54 SF CAN4 TO SPU LG 011404

10TR DAVID & VALERIE ALLEN MOVED LEFT NO ADDR UNABLE TO FORWARD RETRN TO SENDER 091410

11X RENEWAL CARD RETURNED NO NEW ADDRESS ALL CRED WITH THIS PHYSICAL ADDRESS 011110

11X FI JMK 051111

13X DAVID & VALERIE ALLEN RENEWAL CARD RETURNED MOVED LEFT NO ADDR DAVID AND VALERIE VEH REG EXPIRED DL & VOTERS FOR BOTH WITH THIS ADDR LETTER SENT JMK 010913

13X DAVID & VALERIE ALLEN QUESTIONNAIRE RETURNED MOVED LEFT NO ADDR JMK 011413

13X FI JMK 040913

13X DENY

13X DAVID & VALERIE ALLEN DENIAL RETURNED TO SENDER KM 071013

13TR MOVED LEFT NO ADDR 1734 CROWNED AVE GROVELAND FL 34736 8348

4368/1255 CT VS DAVID & VALERIE A ALLEN PROP SOLD TO IH2 PROPERTY FLORIDA LP

13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513 4582/891 IH2 PROPERTY FLORIDA LP TO 2015-1 IH2 BORROWER LP

4582/891 M SALE INCL OVER 25 PARCELS MULTI SUBS

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 AK3821698 CB 080516

18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418

5107/1533 2018-2 IH BORROWER LP SUCC BY MERGER WITH 2015-1 IH2 BORROWER LP AND 2015-2 IH2 BORROWER LP TO 2018-2 1H **BORROWER LP**

5107/1533 M SALE INCL OVER 25 LOTS IN VARIOUS SUBS

11X FI DISCOVERY SPOKE WITH DAVID ALLEN STATED HE LIVES HERE HAS HAD TROUBLE WITH RECEIVING HIS MAIL FYI WATCH FOR HX RENEWAL CARD IN JAN EACH YR SEE SIGNED STATMENT JMK 051111

13X FI DISCOVERY NOH VACANT NO FURNITURE LOCK BOX ON DOOR YARD AND BUSHES OVER GROWN INFO RECD DAVID & VALERIE ALLEN

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Alternate Key 3790536 Parcel ID

16-22-25-0305-000-09100

34736

LCPA Property Record Card Roll Year 2024 Status: A

2024-0685 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

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

Current Owner

WHITE DEBORAH A

1755 CROWNED AVE

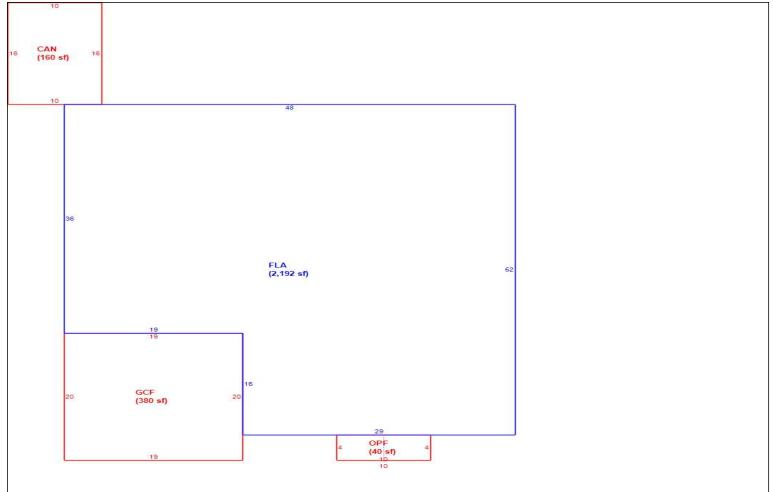
GROVELAND FL Comp 1

Legal Description

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

Lan	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 A	cres	0.00	JV/Mkt	0 '		Tota	Adj JV/Mk	ct		70,000		
	Classified Acres 0 Classified JV/Mkt 70,000 Classified Adj JV/Mkt 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	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	4
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	2,192	2,192 380	2192	Effective Area	2192	No Stories	1.00	Full Baths	2
_	OPEN PORCH FINISHE	0	40	0	Base Rate	106.34				_
PAT	PATIO UNCOVERED	0	160	0	Building RCN	272,433	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	2	Fireplaces	0
					Functional Obsol	0	Foundation	3	Fireplaces	U
	TOTALS 2,192 2,772				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

2024-0685 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

	W. W. E.													
				scellaneous F										
		*On	ly the firs	t 10 records a	re reflected	below								
Code														
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					
55.12 55.12														
									<u> </u>					

				Build	ing Perr	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 PANE SEN/1755 CR	LS FOR POOL		
		Sale	es Information				E	remptions	

				Sales Inform	ation						Exem	ptions	<u> </u>	
Instrume	ent No	Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
202301	6158	6091 3716 3684 2043 1851	1894 2110 0745 0676 1678	02-07-2023 12-19-2008 09-23-2008 11-27-2001 07-06-2000	WD WD CT WD WD	CDCCD	NOCC S	<	380,000 155,000 100 147,300	039 059	HOMESTEAI ADDITIONAL HOME	- 1	2024 2024	25000 25000
										Tota				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

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

2043/676 RAYMOND & ESPERANZA ERAZO HW

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Alternate Key 3790610 Parcel ID

NEWSOM MATTHEW T & AMANDA

16-22-25-0305-000-16600

Current Owner

LCPA Property Record Card Roll Year 2024 Status: A

2024-0685 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

TRF 01-01-202

Property Location

Site Address 1750 CROWNED AVE

00100

GROVELAND FL 34736

00GR NBHD Mill Group 0532 Property Use Last Inspection

SINGLE FAMILY

Comp 2

Legal Description

GROVELAND

FL 34736

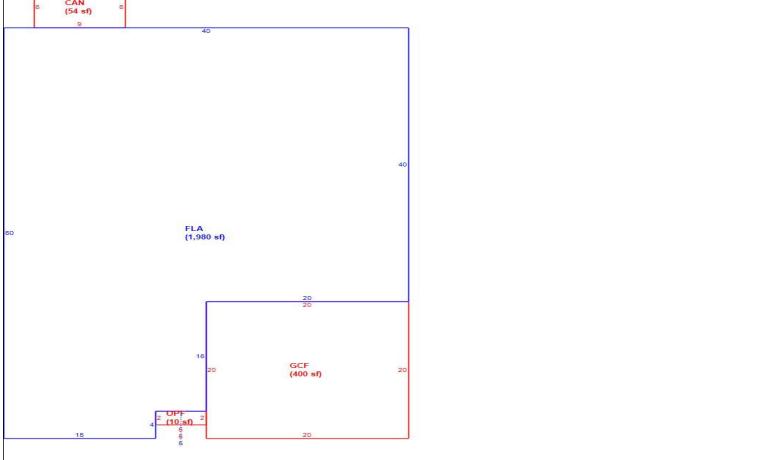
1750 CROWNED AVE

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	3	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
		Tatal A		0.001		157/8	41410			Tata	1 A di: 15 //A 41	4		70,000
	Total Acres 0.00 JV/Mk								70,000					
	Classified Acres 0				CI	lassified JV/N	1kt 70	t 70,000 Classified Adj JV/Mkt				0		

Bldg 1 1 of 1 253,508 Deprec Bldg Value 245,903 Multi Story 0 Sec Replacement Cost CAN (54 sf)

Sketch



	Building :	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 GAR	FINISHED LIVING AREA GARAGE FINISH	1,980	1,980 400		Effective Area	1980	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	10	_	Base Rate	108.47		1.00	r dii Batilo	_
PAT	PATIO UNCOVERED		54	0	Building RCN	253,508	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	0	Eiroplooo	
					Functional Obsol	0	Foundation	3	Fireplaces	U
	TOTALS	1,980	2,444	1,980	Building RCNLD	245 903	Roof Cover	3	Type AC	0.3

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

LCPA Property Record Card Roll Year 2024 Status: A

2024-0685 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Code Unit Price Year Blt Effect Yr RCN %Good Description Type Apr Value **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO Date SALE 01-01-2014 04-08-2015 0099 CHECK VALUE 04-08-2015 2015 SALE 01-01-2005 03-18-2006 0000 CHECK VALUE 2006 227-02-07B 06-25-2002 01-31-2003 112,047 0000 SFR/1750 CROWNED AVE 2003 Sales Information Exemptions Sale Date Instr. O/LI Code Vac/Imp. Sale Price Instrument No Book/Page Description Year Amount

IIISHUITICH NO	I DOOK	/i age	Sale Date	111311	Q/U	Code	vac/imp	Sale I lice	Code	Description	l Icai I	Airiount
2023130634	6231	1062	10-20-2023	WD	Q	01	Ī	368,000	039	HOMESTEAD	2024	
2023105291	6201	1010	08-23-2023	WD	U	37	1	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	1	68,000				
	2804	0645	04-01-2005	WD	Q	Q	I	200,000				
										Total		50,000.00
	•	•	•	•	•	•			-			
						1/0/	ua Cumm	057				

				value St	ınınary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val F	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

FULLER JORDAN & HANNAH

16-22-25-0305-000-14400

Current Owner

GROVELAND FL 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

Comp 3

2024-0685 Comp 3 PRC Run: 12/10/2024 By

Card # of 1

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

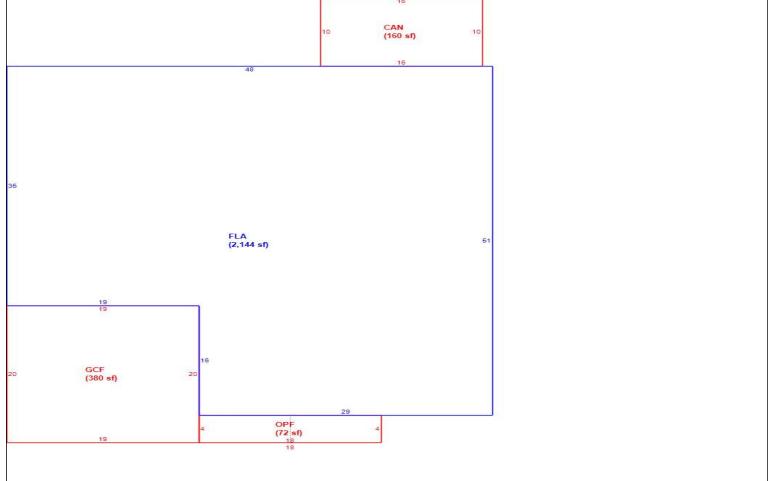
Legal Description

1650 STANLEY AVE

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

Lan	Land 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 val	Value			
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000			
				JV/Mkt 0				ıl Adj JV/MI			70,000				
	Classified Acres 0 Classified JV/				Classified JV/Mkt 70	0,000		Classified	M/VL jbA b	ct	0				

Sketch Bldg 1 1 of 1 Replacement Cost 268,727 Deprec Bldg Value 260,665 Multi Story 0 Sec



	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 GAR	FINISHED LIVING AREA GARAGE FINISH	2,144	2,144 380	2144 0	Effective Area	2144	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	72	0	Base Rate Building RCN	106.86 268.727	Quality Grade	670	Half Baths	0
PAT	PATIO UNCOVERED	0	160	U	Condition	200,727 EX	Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0		O	•	Ū
	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

2024-0685 Comp 3 PRC Run: 12/10/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Year Blt Effect Yr RCN Code Units Туре Unit Price %Good Description Apr Value **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Type Description **Review Date** CO Date CHECK VALUE SALE 01-01-2005 03-18-2006 0000 2006 985-01-11B 01-01-2002 01-30-2003 103.334 0000 SFR/1650 STANLEY AVE 2003 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 08-15-2023 2023102057 6197 2396 WD Q 01 369,000 2902 0483 07-22-2005 WD Q Q 239,900 Q 134,300 2094 1348 03-28-2002 WD Q 1851 1678 07-06-2000 WD U Μ ٧ 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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