



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3815778*

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 # <i>2024-0686</i>	County Lake	Tax year 2024	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2018-2 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 #	1622250325-000-01100 1021 Sandhill St
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 # 2024-0686	Alternate Key: 3815778	Parcel ID: 16-22-25-0325-000-01100
Petitioner Name 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:	Property Address 1021 SANDHILL ST GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name INV_HOME; 2018-2 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 300,451	\$ 300,451
2. Assessed or classified use value, *if applicable	\$ 257,820	\$ 257,820
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 257,820	\$ 257,820

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

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3815778	3815861	3790610	3790588
Address	1021 SANDHILL ST GROVELAND	1212 DEMOISELLE ST GROVELAND	1750 CROWNED AVE GROVELAND	1650 STANLEY AVE GROVELAND
Proximity		0.23 Miles	0.15 Miles	0.15 Miles
Sales Price		\$380,000	\$368,000	\$369,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	0.80%	1.60%
Adjusted Sale		\$332,120	\$315,744	\$319,554
\$/SF FLA	\$164.63 per SF	\$180.50 per SF	\$159.47 per SF	\$149.05 per SF
Sale Date		6/30/2023	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	1,825	1,840	-750	1,980	-7750	2,144	-15950
Year Built	2003	2003	0	2002	0	2002	0
Constr. Type	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
Condition	Good	Good	0	Good	0	Good	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	2 Car	2 Car	0	2 Car	0	2 Car	0
Porches	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N	0	N	0	N	0
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 0.2%	-750	-Net Adj. 2.5%	-7750	-Net Adj. 5.0%	-15950
		Gross Adj. 0.2%	750	Gross Adj. 2.5%	7750	Gross Adj. 5.0%	15950
Adj. Sales Price	Market Value \$300,451	Adj Market Value	\$331,370	Adj Market Value	\$307,994	Adj Market Value	\$303,604
	Value per SF 164.63						

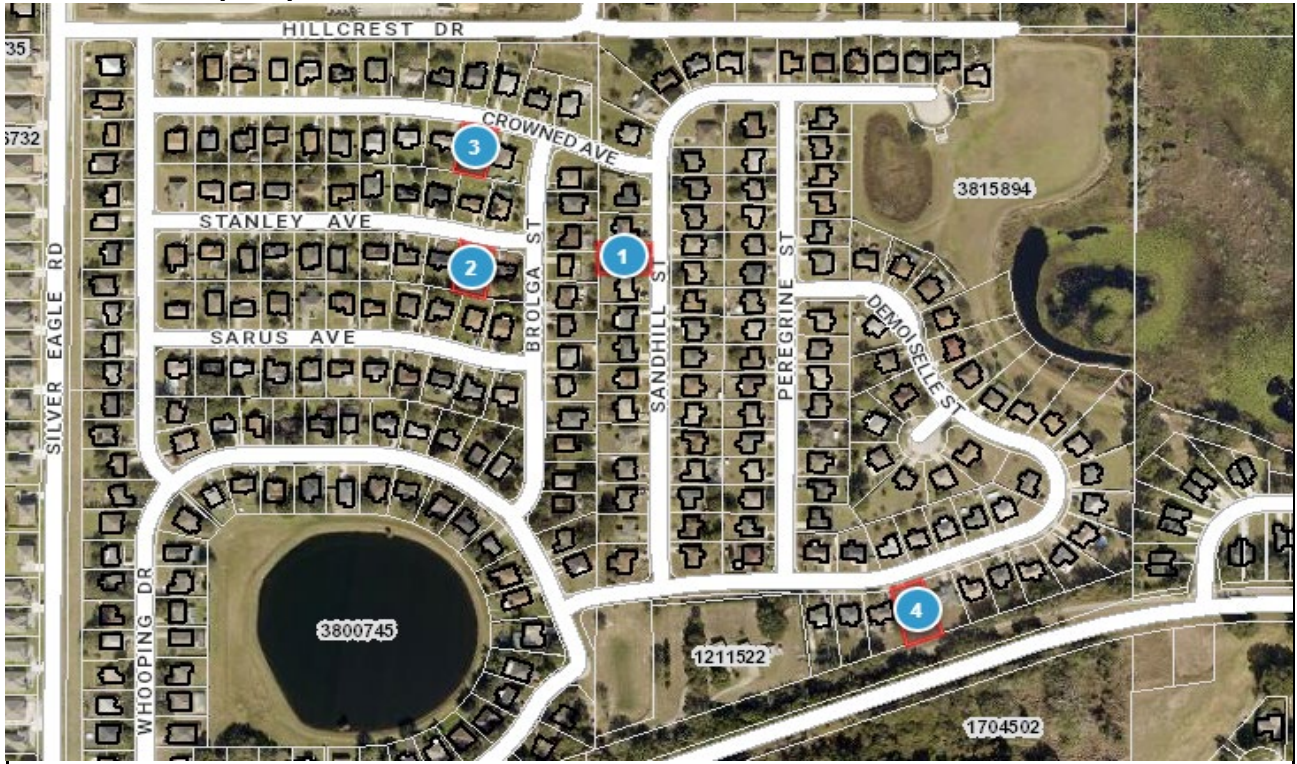
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

DATE 12/10/2024

2024-068€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3815778	1021 SANDHILL ST GROVELAND	-
2	comp 3	3790588	1650 STANLEY AVE GROVELAND	0.15
3	comp 2	3790610	1750 CROWNED AVE GROVELAND	0.15
4	comp 1	3815861	1212 DEMOISELLE ST GROVELAND	0.23
5				
6				
7				
8				

Alternate Key 3815778
 Parcel ID 16-22-25-0325-000-01100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0686 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

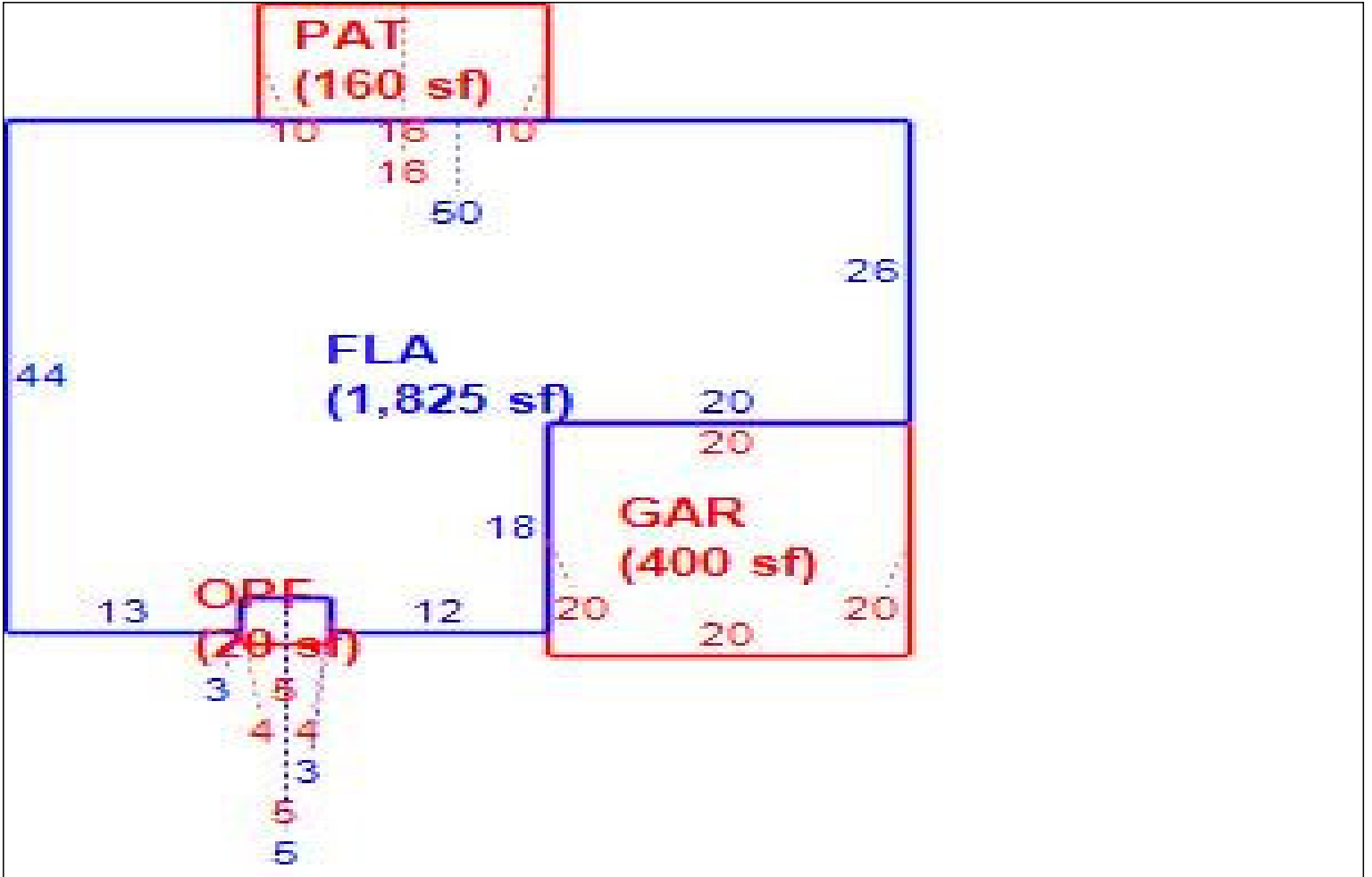
Current Owner
 2018-2 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 1021 SANDHILL ST
 GROVELAND FL 34736
 Mill Group 00GR NBHD 0532
Property Use 00100 SINGLE FAMILY
Last Inspection PJF 01-24-201

Legal Description
 CRANE'S LANDING EAST PB 48 PG 61-62 LOT 11 ORB 4582 PG 891 ORB 5107 PG 1533

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 237,578 Deprec Bldg Value 230,451 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	1,825	1,825	1825	2003	1825	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		108.90	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0		237,578	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0		EX	Foundation	3	Fireplaces	0
						97.00	Roof Cover	3	Type AC	03
						0				
TOTALS		1,825	2,405	1,825		230,451				

Alternate Key 3815778
 Parcel ID 16-22-25-0325-000-01100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0686 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
2014 2004	SALE 40-03-02B	01-01-2013 02-05-2003	04-13-2014 10-23-2003	1 102,969	0099 0000	CHECK VALUE SFR	04-13-2014	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107 4582 4348 3923 3869	1533 0891 1455 2146 2450	05-08-2018 01-29-2015 06-25-2013 05-05-2010 09-24-2009	WD WD CT WD CT	U U U U U	M M I U U	100 100 114,500 115,000 100				
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	230,451	0	300,451	16851	283600	0.00	283600	300451	300,451

Parcel Notes

2382/489 LORRAINE BETTS HUNTER SINGLE
 3302/1485 LORRAINE B FREY FKA LORRAINE BETTS HUNTER TO HENRY & MARIA DE LA TORRE HW
 3869/2450 CT VS HENRY & MARIA DE LA TORRE SOLD TO LASALLE BANK NA TTEE
 3923/2146 BANK OF AMERICA NA SUCC BY MERGER TO LASALLE BANK NA TTEE TO OSCAR RAZO & KRISTINA POLACHECK HW
 11FC SEE SALES AK3783106 CAN4 OK ON BACK SFR IN GOOD COND DOG BLINDS BROKEN ALL READY DN 011311
 4348/1455 CT VS OSCAR RAZO & I KRISTINA POLACHECK 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
 14IT NO CHGS TO SFR DN 041314
 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
 22BILL CORRECTION 2022-0075 ADJUSTED BUILDING VALUE DUE TO VAB TJW 042823

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0686 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

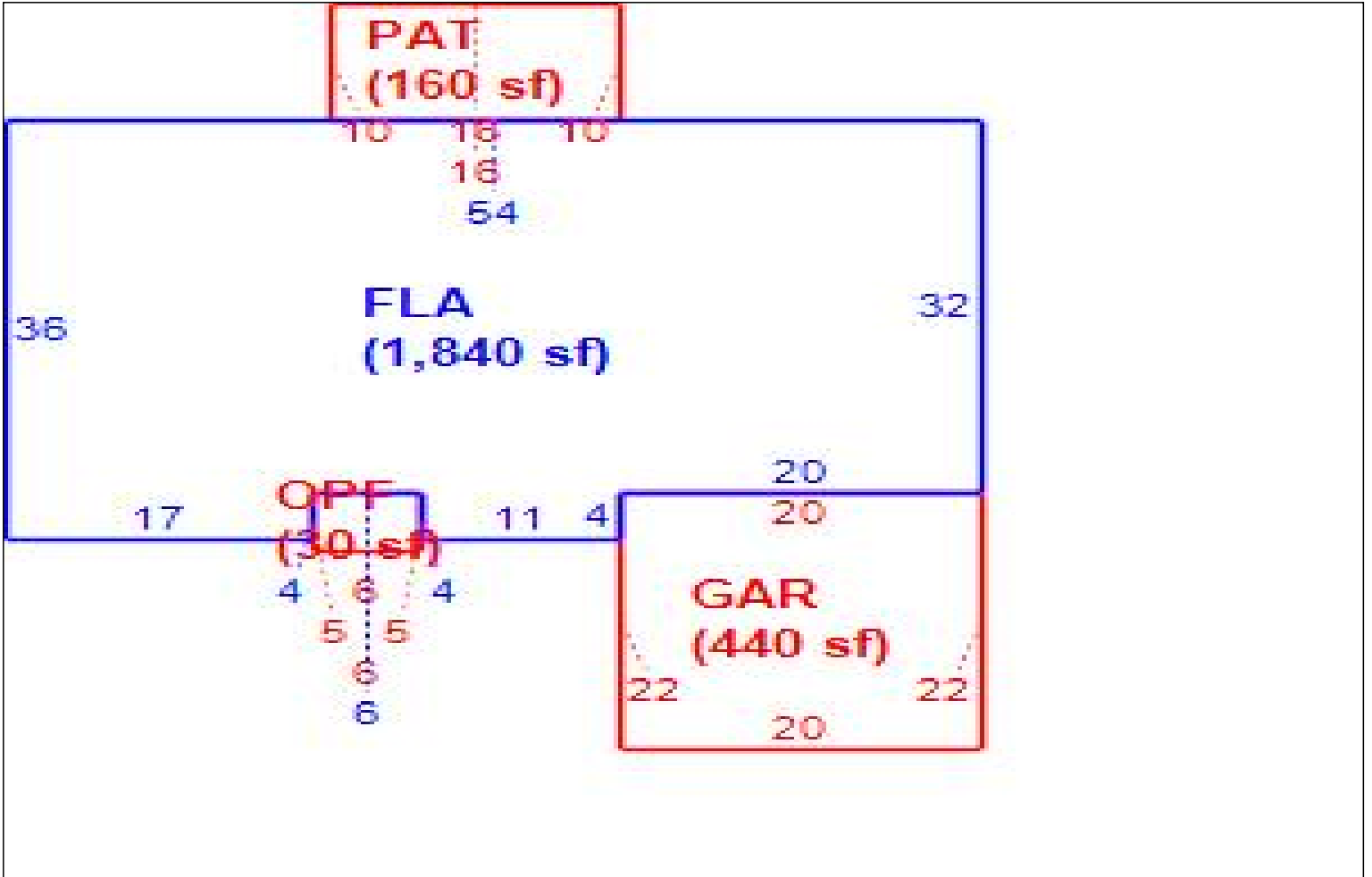
Current Owner		
PARDO CAICEDO LILIANA R ET AL		
1212 DEMOISELLE ST		
GROVELAND	FL	34736

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		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			Foundation	3	Fireplaces	0
TOTALS		1,840	2,470	1,840			Roof Cover	3	Type AC	03

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0686 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	
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			

Sales Information									Exemptions			
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					
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	233,103	0	303,103	0	303103	0.00	303103	303103	303,103	

Parcel Notes

2441/357 MARIO CAZARES MARRIED
 09X MARIO CAZARES 43 DECEASED 062109 DC
 09X AUDREY CAZARES IS THE WIDOW OF MARIO CAZARES
 4233/1236 ORDER DET HX FOR EST OF MARIO CAZARES PROP TO AUDREY CAZARES LE REM ET AL ADRIANA CAZARES AND AMYAH CAZARES AND AUBRIEL CAZARES AND CARLOS CAZARES ONLY
 16IT CK IMPS PJF 061016
 5041/1168 REM ET AL LISTED ABOVE TO AUDREY CAZARES WIDOW
 6109/828 AUDREY J CAZARES TO SAFETYNET GROUP LLC
 6202/1131 SAFTEYNET GROUP LLC TO ET AL LILIANA ROCIO PARDO CAICEDO & HECTOR GIOVANNY MALDONADO TINJACA HW AND LAURA DANIELA RODRIGUEZ PARDO SINGLE DEED STATES THEY ARE ALL TENANTS BY ENTIRETY ONLY
 24CC SUBMITTED HX APP WITH COPIES OF FL DL AND EMPLOYMENT AUTHORIZATION CARDS WILL SUBMIT PERM RESIDENT CARDS BOTH HAVE FILED ASYLUM APPLICATIONS ACS 112723
 24X LEFT VM REQUESTING ASYLUM PAPERWORK OR PERMANENT RESIDENT CARDS ALS 040424
 24X DENY HX PENDING ASYLUM PAPERS OR PERMANENT RESIDENT CARDS FOR BOTH HECTOR AND LILIANA ALS 040424

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0686 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

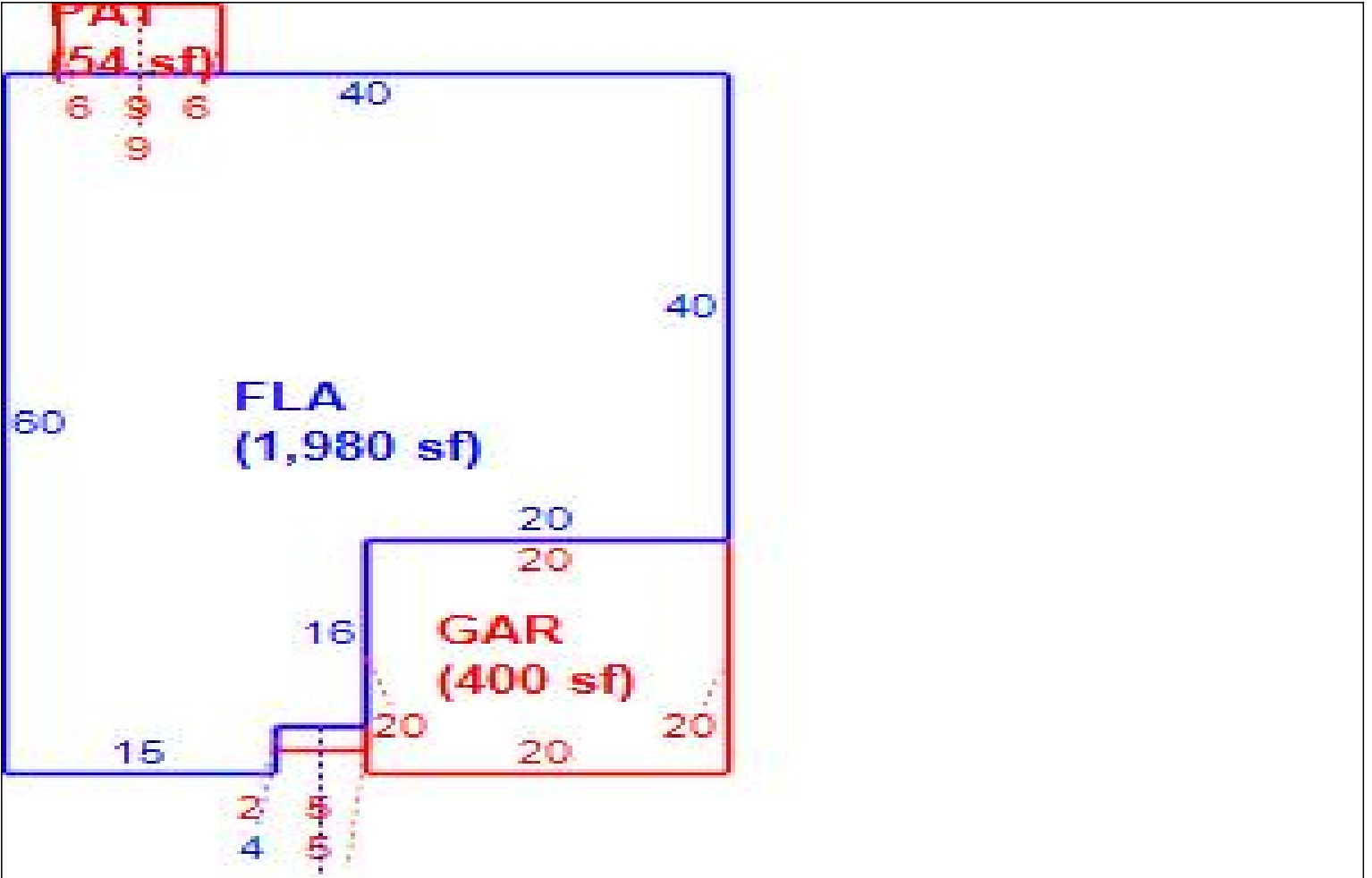
Current Owner		
NEWSOM MATTHEW T & AMANDA		
1750 CROWNED AVE		
GROVELAND	FL	34736

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 Are	Gross Are	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 2025 Status: A

2024-0686 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	315,903	

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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0686 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

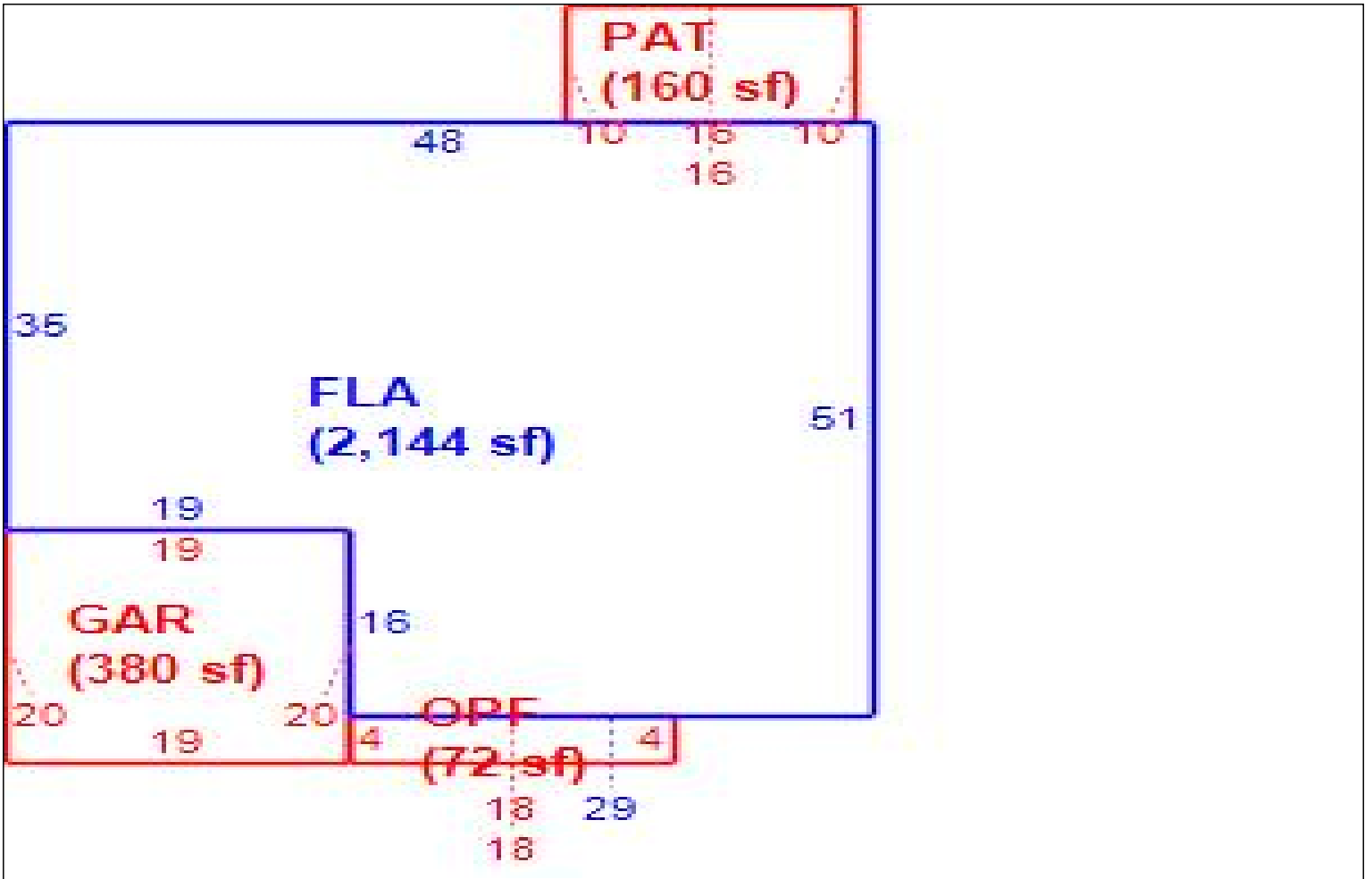
Current Owner		
FULLER JORDAN & HANNAH		
1650 STANLEY AVE		
GROVELAND	FL	34736

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

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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	330,665	

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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