

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

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

Section 194.011, Florida Statutes 38/5 794

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 (MAE)											
Petition# 20	524.	-0687	County Lake	Ţ	ax year <b>2024</b>	Date received 9.12.24						
	Auditaria.		GOMBLEVED BY 1	THE PENNIONER								
PART 1. Taxpa	yer Info	rmation		, 4		е						
Taxpayer name:	INV_HOM	E; 2017-2 IH Borro	ower LP	Representative: I	Ryan, LLC c/o	Robert Peyton						
Mailing address for notices	162	n, LLC 20 North Scotts tt <del>s</del> dale, AZ 852	sdale Rd, Ste 650 254	Parcel ID and physical address or TPP account #	1622250325- 1128 Peregr							
Phone 954-740-	-6240			Email	ResidentialA	ppeals@ryan.com						
The standard wa	y to rece	ive information	n is by US mail. If possib	le, I prefer to receiv	e information l	oy 🗹 email 🗌 fax.						
		n after the petit port my statem	tion deadline. I have atta nent.	ched a statement o	of the reasons	I filed late and any						
your evidence evidence. The	e to the verified to the verif	alue adjustmer r special magis . 1-4 units⊡ In		allows the property a ler the same statuto	appraiser to cro ry guidelines a charge	st submit duplicate copies of ss examine or object to your s if you were present.) Historic, commercialor nonprofit Business machinery, equipment						
PART 2. Reason	n for Pe		Check one. If more tha			, and the second						
Real property Denial of clas Parent/grand Property was r	value ( ssification parent re not subs onal prop	check one) 🗹 on eduction tantially comploerty value (Yo	decrease	☐ Denial of exe	e filing of exeme-stamped copovement (s. 193	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or						
		atastrophic eve		193.1555(5), F	F.S.)							
determinati 5 Enter the tir	on that t ne (in mi	hey are substanutes) you thir		11(3)(e), (f), and (g our case. Most heari	), F.S.) ngs take 15 mir	erty appraiser's nutes. The VAB is not bound he time needed for the entire						
☐ My witness	es or I w	rill not be avail	able to attend on specific	c dates. I have attac	ched a list of da	ates.						
evidence directly appraiser's evide	to the pence. At	property apprai the hearing, y	ou have the right to have	ore the hearing and e witnesses sworn.	make a writte	n request for the property						
of your property	record c cted. Wh	ard containing nen the proper	information relevant to to the state of the	the computation of	your current as	e property appraiser a copy seessment, with confidential and 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 a without attaching a completed power of attorney or author Written authorization from the taxpayer is required for accordilector.	ization for representation to this form.	, ,
I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional	Signature	2.4
Complete part 4 if you are the taxpayer's or an affiliated errepresentatives.	ntity's employee or you are one of the folk	owing licensed
I am (check any box that applies):	•	
An employee of	(taxpayer or an affiliated e	entity).
A Florida Bar licensed attorney (Florida Bar number	).	
A Florida real estate appraiser licensed under Chapter		RD6182).
☐ A Florida real estate broker licensed under Chapter 47		).
☐ A Florida certified public accountant licensed under Ch		er ).
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential information	ation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have referred.	filing this petition and of becoming an age ead this petition and the facts stated in it a	ent for service of process are true.
	Robert Peyton  Print name	9/10/2024 Date
Signature, representative	Fillit Hame	Dale
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative no	ot listed in part 4 above.	
☐ I am a compensated representative not acting as one AND (check one)	of the licensed representatives or employe	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR ☐ the taxpayer's aut		., executed with the
☐ I am an uncompensated representative filing this petiti	ion AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the tax	cpayer's authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpayer i appraiser or tax collector.	s required for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.0' facts stated in it are true.	authorized representative for purposes o 11(3)(h), Florida Statutes, and that I have	f filing this petition and of read this petition and the
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

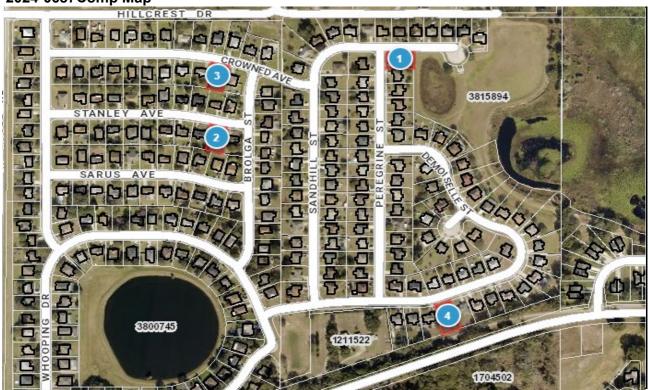
Petition #	1	2024-068 <i>1</i>		Alternate K	ey: <b>3815/94</b>	Parcei	D: 16-22-25-032	25-000-02700	
Petitioner Name The Petitioner is: Other, Explain:	Ryan, LL Taxpayer of Rec	C c/o Rober	t Peyton payer's agent	Property Address		REGRINE ST VELAND	Check if Mu	Iltiple Parcels	
Owner Name	INV_HOME;	2017-2 IH B	orrower LP	Value from TRIM Notice		e Board Action ted by Prop App	i value aliei r	Board Action	
1. Just Value, red	nuired			\$ 303,73	36 \$	303,73	36		
2. Assessed or c		ue. *if appli	cable	\$ 260,10		260,10			
3. Exempt value,			04.010	\$		200,10			
4. Taxable Value,				\$ 260,10	00 \$	260,10	00		
*All values entered	•	v tavahla va	luce School and	·			, o		
All values efficiele	a should be count	y laxable va	ides, Scribbi and	other taxing	authority values	may unler.			
Last Sale Date		Pric	ce:		Arm's Length	Distressed	BookPage		
ITEM	Subje	ct	Compara	ble #1	Compara	able #2	Compara	ıble #3	
AK#	381579		38158		3790		3790		
Address	1128 PEREG GROVEL		1212 DEMOIS GROVEI		1750 CROW GROVE		1650 STAN GROVE		
Proximity			0.23 M	iles	0.15 M	liles	0.15 N	liles	
Sales Price			\$380,0	000	\$368,0	000	\$369,0	000	
Cost of Sale			-15%		-15 <sup>o</sup>		-15 <sup>9</sup>		
Time Adjust			2.40		0.80		1.60		
Adjusted Sale			\$332,1		\$315,7		\$319,5		
\$/SF FLA	\$164.36 p	er SF	\$180.50		\$159.47		\$149.05	•	
Sale Date			6/30/2	_	10/20/2	_	8/15/2	_	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
				_	1				
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,848		1,840	400	1,980	-6600	2,144	-14800	
Year Built	2003		2003	0	2002	0	2002	0	
Constr. Type Condition	Stucco/Brick		Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick Good	0	
Baths	Good 2.0		Good 2.0	0	Good 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		Open Finished		
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	Residetial		Residetial	0	Residetial	0	Residetial	0	
			Net Adj. 0.1%	400	-Net Adj. 2.1%	-6600	-Net Adj. 4.6%	-14800	
			Gross Adj. 0.1%	400	Gross Adj. 2.1%	6600	Gross Adj. 4.6%	14800	
Adj. Sales Price	Market Value	\$303,736	Adj Market Value	\$332,520	Adj Market Value	\$309,144	Adj Market Value	\$304,754	
	Value per SF	164.36							

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

## 2024-0687 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3815794	1128 PEREGRINE 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 3815794 Parcel ID

C/O INVITATION HOMES TAX DEPT

16-22-25-0325-000-02700

Current Owner

**LCPA Property Record Card** Roll Year 2025 Status: A

2024-0687 Subject PRC Run: 12/10/2024 By

Card # 1 of 1

**Property Location** 

Site Address 1128 PEREGRINE ST

GROVELAND FL 34736

Mill Group **NBHD** 00GR 0532

SINGLE FAMILY

Property Use

00100

Last Inspection PJF 01-24-201

1717 MAIN ST STE 2000

2017-2 IH BORROWER LP

**DALLAS** 

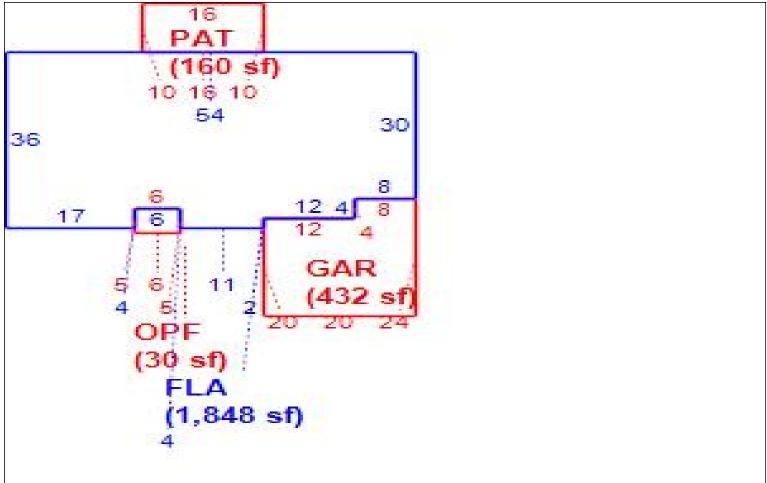
 $\mathsf{TX}$ 75201

Legal Description

CRANE'S LANDING EAST PB 48 PG 61-62 LOT 27 ORB 4554 PG 555 ORB 5025 PG 2026

Lan	d 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	t		70,000	
	Cla	assified A	cres	0	Classified JV/Mkt 70	,000		Classifie	d Adj JV/Mk	t		0	
						Sketch							

Bldg 1 1 of 1 240,965 Deprec Bldg Value 233,736 Multi Story 0 Sec Replacement Cost



	Building S				Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2003	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,848 0	1,848 432	1848 0	Effective Area	1848	No Stories	1.00	Full Baths	2
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	30 160	0	Base Rate Building RCN	108.83 240,965	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,848	2,470	1,848	Building RCNLD	233,736	Roof Cover	3	Type AC	03

Alternate Key 3815794 Parcel ID 16-22-25-0325-000-02700

#### **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0687 Subject PRC Run: 12/10/2024

1

of 1

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

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	An	nount	Туре		Description		Review Date	e C	O Date		
2004	089-03-04B	04-09-2003	10-24-2003		116,284	0000	SFR/1128 PEF	REGRINE ST						
		Sal	es Information			Exer	nptions							
Instrume	ent No Bo	ok/Page Sa	Code	Description	1	Year	Amount							

L	motramont 140	Door	n ugo	Ouic Dute	111011	Q, C	Oouc	v do/imp	Calc I Hoc	Oodo	Description	l loai	/ tillount
	2017120620	5025	2026	11-09-2017	WD	C	М	- 1	100				
		4554	0555	11-12-2014	WD	U	М	1	100				
		4244	0697	11-15-2012	CT	U	U	1	82,100				
		2753	1705	11-01-2004	QC	U	U	1	0				
		2687	0693	09-28-2004	WD	U	U	- 1	24,700				
											Total		0.00
L				1									

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	233.736	0	303.736	17626	286110	0.00	286110	303736	303.736			

#### Parcel Notes

2419/541 CYTHNIA D JENNESS UNMARRIED CYTHNIA SPELLED THIS WAY ON DEED

2687/693 CYNTHIA D BOZZUTO FKA CYNTHIA D JENNES TO CYNTHIA D & MICHAEL K BOZZUTO WH

2753/1705 MICHAEL K BOZZUTO TO CYNTHIA D BOZZUTO

4244/697 CT VS CYNTHIA D JENNESS AKA BOZZUTO NKA LOVETT 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

4554/555 THR FLORIDA LP TO 2014-3 IH BORROWER LP

4554/555 M SALE INCL 63 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 AK3798066 CB 080516

5025/2026 2017-2 IH BORROWER LP TO 2017-2 IH BORROWER LP

5025/2026 M SALE INCL OVER 25 PARCELS IN MULTI SUBS

18 CERTIFICATE OF MERGER BT 2014-2 IH BORROWER LP AND 2014-3 IH BORROWER LP AND 2017-2 IH BORROWER LP SURVIVING

DELAWARE LP IS 2017-2 IH BORROWER LP RECD WITHIN ORB 5025/2026 CB 113017

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

<sup>\*\*\*</sup>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.\*1

Alternate Key 3815861 Parcel ID 16-22-25-03

ID 16-22-25-0325-000-08300

LCPA Property Record Card Roll Year 2025 Status: A 2024-0687 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

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

Current Owner

PARDO CAICEDO LILIANA R ET AL

1212 DEMOISELLE ST

GROVELAND FL 34736

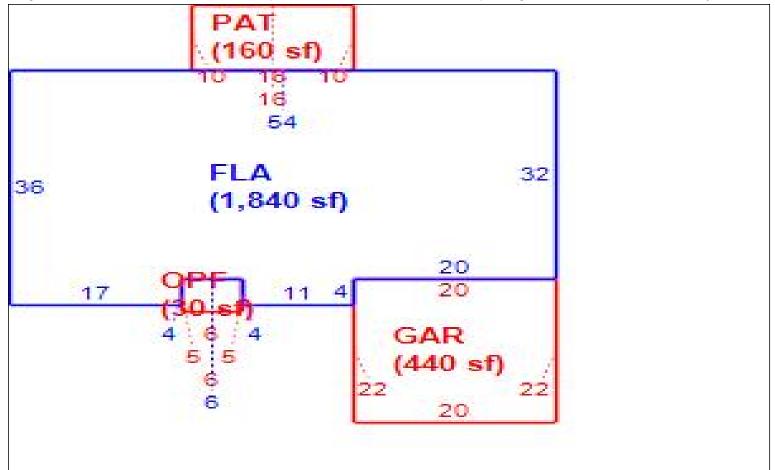
Legal Description

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

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 Sec 1 of 1
 Replacement Cost 240,312
 Deprec Bldg Value 233,103
 Multi Story 0



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	4
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,840 0	1,840 440	1840 0	Effective Area	1840	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE PATIO UNCOVERED	0	30 160	0	Base Rate Building RCN	108.84 240,312	Quality Grade	670	Half Baths	0
	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		.55		Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,840	2,470	1,840	Building RCNLD	233,103	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

2024-0687 Comp 1 PRC Run: 12/10/2024 By

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 **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date CO Date DENY39 01-01-2023 0030 2024 043-03-03B 03-14-2003 10-24-2003 105.901 0000 SFR/4-1212 DEMOISELLE ST, GROVEL 2004

				Sales Inform	ation					Exemptions					
Instrume	ent No	Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	1	Year	Amount	
202310	6198	6202	1131	06-30-2023	WD	Q	01	1	380,000						
202303	0711	6109	0828	03-09-2023	WD	Q	01	1	277,500						
201713	4231	5041	1168	06-07-2017	QC	U	U	1	100						
		4233	1236	10-29-2012	PO	U	U	1	0						
		2441	0357	07-09-2003	WD	Q	Q	ı	139,500						
												Total		0.00	

				Value Sเ	ımmary				
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 CAZARESD 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

**NEWSOM MATTHEW T & AMANDA** 

16-22-25-0305-000-16600

**LCPA Property Record Card** Roll Year 2025 Status: A

2024-0687 Comp 2 PRC Run: 12/10/2024 By

Card # of 1

**Property Location** 

Site Address 1750 CROWNED AVE

GROVELAND FL 34736

**NBHD** 0532 Mill Group 00GR

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

**GROVELAND** 

1750 CROWNED AVE

FL 34736

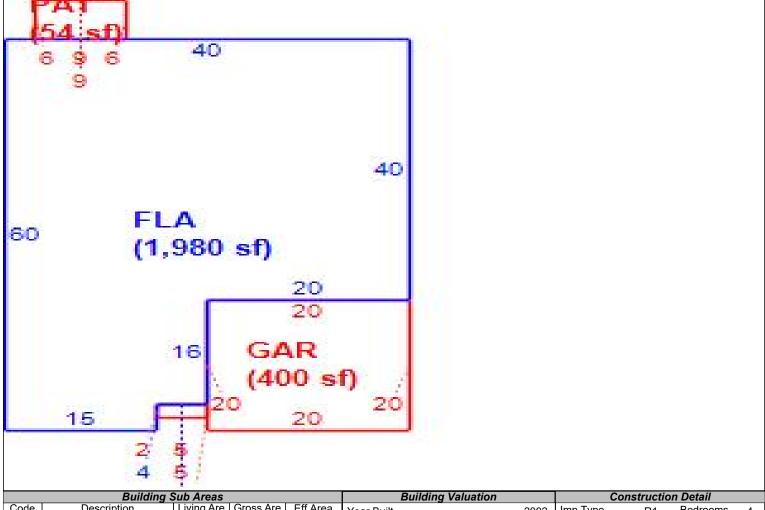
Current Owner

Legal Description

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	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/M	kt 0			Tota	Adj JV/MI	ct		70,000
	Classified Acres 0 Classified				Classified JV/M	kt   70	,000		Classified	d Adj JV/MI	ct		0

Sketch Bldg of 1 253,508 Deprec Bldg Value 245,903 Multi Story 0 Sec 1 Replacement Cost



	Building S	Sub Areas			Building Valuation	1	Construction 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 0	1,980 400	1980 0	Effective Area	1980	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE PATIO UNCOVERED	0	10 54	0	Base Rate Building RCN	108.47 253.508	Quality Grade	670	Half Baths	0	
	TATIO GNOOVERED	O	34	Ü	Condition	EX	Wall Type	03	Heat Type	6	
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0	
	TOTALS 1,980		2,444	1,980	Building RCNLD	245,903	Roof Cover	3	Type AC	03	

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

## LCPA Property Record Card Roll Year 2025 Status: A

2024-0687 Comp 2 PRC Run: 12/10/2024 By

Parcel ID 16-22-25-0305-000-16600 Roll Year 2025 Status: A 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\*\*

\*\*Code | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Blt | Ye

				Build	ing Perr	nits								
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description		Review Date	CO Date				
2015 2006	SALE SALE 227-02-07B	01-01-2014 01-01-2005 06-25-2002	04-08-2015 03-18-2006 01-31-2003	1 1 112,047	0099 0000 0000	CHECK VALUI CHECK VALUI SFR/1750 CR	E E		04-08-2015					
	Sales Information Exemptions													
							Literations							

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

				value St	ımmary				
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

 $06 {\rm FC}$  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

<sup>\*\*\*</sup>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 2025 Status: A 2024-0687 Comp 3 PRC Run: 12/10/2024 By

Card # 1 of 1

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

Current Owner
FULLER JORDAN & HANNAH

1650 STANLEY AVE

GROVELAND FL

Legal Description

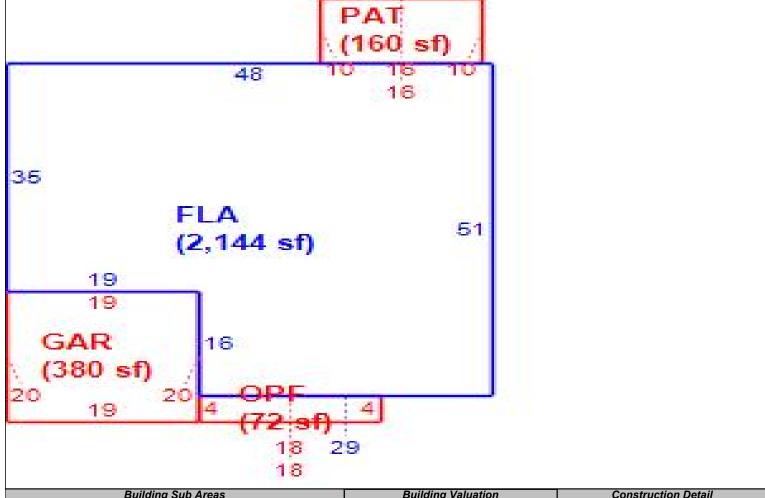
GROVELAND, CRANES LANDING PHASE II SUB LOT 144 PB 42 PGS 96-97 ORB 6197 PG 2396

34736

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		
					JV/Mkt[classified JV/Mkt]				    Adj JV/M     Adj JV/M			70,000		

 Sketch

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



	Building S	Sub Areas			Building Valuation		Construction 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 0	2,144 380	2144 0	Effective Area	2144	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE PATIO UNCOVERED	0	72 160	0	Base Rate Building RCN	106.86 268,727	Quality Grade	670	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0	
	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 2025 Status: A

2024-0687 Comp 3 PRC Run: 12/10/2024 By

Total

0.00

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below														
Code	Т		Descrip	tion	Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	Δnr	· Value
Oode	$\vdash$		Безепр	tion .		11.5	турс	- 0,	III I IIOC	Total Dit	LIICCLI	i itoit	700000	Дрі	value
								Bui	Iding Peri	nits					
Roll Yea	ar	Permit	ID	Issue Da	ate Comp [	mp Date Amo			Туре		Descri	otion	Review Da	te C	O Date
2006		SALE		01-01-20	05 03-18-2	2006			1 0000	CHECK VALU					
2003		985-01-11	В	01-01-20	01-30-2	2003		103,33	4 0000	SFR/1650 ST	TANLEY A	VE			
	$\perp$											_			
	Sales Informa						0.11	0 1	1 1	0 1 0			mptions		
		nt No		/Page	Sale Date	Instr	Q/U		Vac/Imp	Sale Price	Code	Description	n	Year	Amount
2023	3102	2057	6197	2396	08-15-2023	WD	Q	01	l	369,000					
			2902	0483	07-22-2005	WD	Q	Q		239,900					
1				1348	03-28-2002	WD	Q	Q		134,300					
			2094												
			1851	1678	07-06-2000	WD	U	М	V	1					
						WD	U	М	V	1					
						WD	U	М	V	1					

				Value Su	ımmary				
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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