



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3852619*

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>2024-0690</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;		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 #	17-19-27-0010-000-09700 1912 Strathmore Cir
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 <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> 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 checked="" 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 # 2024-0690	Alternate Key: 3852619	Parcel ID: 17-19-27-0010-000-09700
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 1912 STRATHMORE CIR MOUNT DORA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name IH6 Property Florida LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 298,713	\$ 298,713
2. Assessed or classified use value, *if applicable	\$ 298,713	\$ 298,713
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 298,713	\$ 298,713

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

Last Sale Date 5/21/2021 **Price:** \$290,000 Arm's Length Distressed Book 5715 Page 2107

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3852619	3877027	3877020	3852603
Address	1912 STRATHMORE CIR MOUNT DORA	5096 BALLARK ST MOUNT DORA	5060 BALLARK ST MOUNT DORA	5049 GANDROSS LN MOUNT DORA
Proximity		0.27 Miles	0.19 Miles	0.11 Miles
Sales Price		\$350,000	\$359,000	\$375,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	1.20%	2.40%
Adjusted Sale		\$304,500	\$309,458	\$327,750
\$/SF FLA	\$176.65 per SF	\$188.54 per SF	\$214.31 per SF	\$170.70 per SF
Sale Date		7/7/2023	9/18/2023	6/23/2023
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	1,691	1,615	3800	1,444	12350	1,920	-11450
Year Built	2008	2011	0	2010	0	2007	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX	EX	0	EX	0	EX	0
Baths	2.0	2.0	0	2.0	0	2	0
Garage/Carport	Garage	Garage	0	Garage	0	Garage	0
Porches	OPF	2 OPF	-15000	2 OPF	-15000	OPF	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	-	PAT	-1800	-	0	PAT	-1200
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Sub	Sub	0	Sub	0	Sub	0
View	Pond	House	0	House	0	House	0
		-Net Adj. 4.3%	-13000	-Net Adj. 0.9%	-2650	-Net Adj. 3.9%	-12650
		Gross Adj. 6.8%	20600	Gross Adj. 8.8%	27350	Gross Adj. 3.9%	12650
Adj. Sales Price	Market Value \$298,713	Adj Market Value	\$291,500	Adj Market Value	\$306,808	Adj Market Value	\$315,100
	Value per SF 176.65						

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.

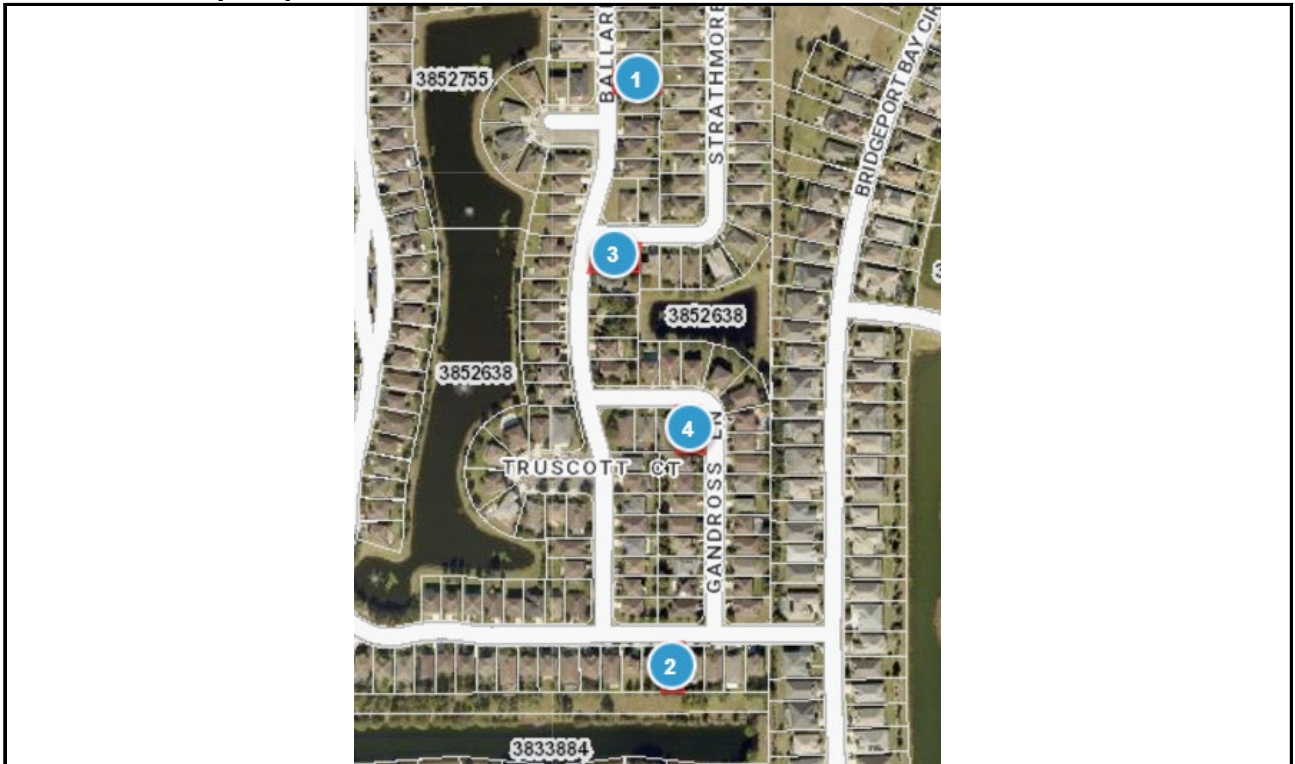
Ryan comps 1,2,and 4 are higher than our market value----Ryan comp 6 is low sale for Lakes of Mt. Dora, unqualified

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: Chis Jensen

DATE 11/18/2024

2024-069C Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3877027	5096 BALLARK ST MOUNT DORA	0.27
2	Subject	3852619	1912 STRATHMORE CIR MOUNT DORA	-
3	Comp 2	3877020	5060 BALLARK ST MOUNT DORA	0.19
4	Comp 3	3852603	5049 GANDROSS LN MOUNT DORA	0.11
5				
6				
7				
8				

Alternate Key 3852619
 Parcel ID 17-19-27-0010-000-09700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0690 Subject
 PRC Run: 12/11/2024 By

Card # 1 of 1

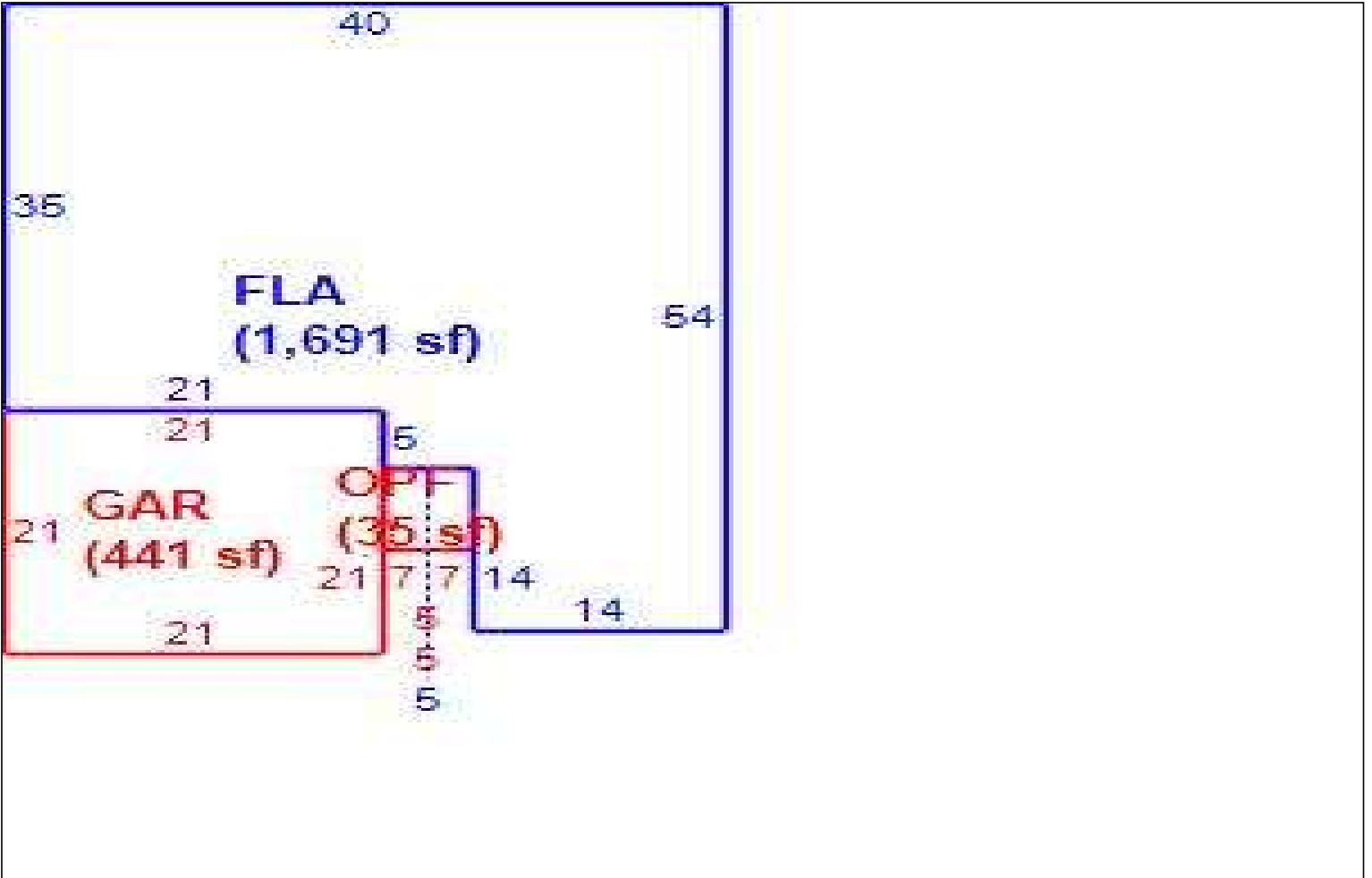
Current Owner		
IH6 PROPERTY FLORIDA LP		
1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 1912 STRATHMORE CIR		
MOUNT DORA FL 32757		
Mill Group	00MD	NBHD 4546
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 LANCASTER AT LOCH LEVEN PHASE ONE PB 59 PG 1-4 LOT 97 ORB 5715 PG 2107

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	65,000.00	0.0000	1.35	1.000	1.000	0	87,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,750		
Classified Acres		0		Classified JV/Mkt		87,750		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 217,488 Deprec Bldg Value 210,963 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,691	1,691	1691	2008	1691	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0		106.04	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	35	0		217,488	Condition	EX	Heat Type	6
						97.00	% Good	97.00	Foundation	3
						0	Functional Obsol	0	Fireplaces	0
TOTALS		1,691	2,167	1,691		210,963	Building RCNLD	210,963	Roof Cover	3
									Type AC	03

Alternate Key 3852619
 Parcel ID 17-19-27-0010-000-09700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0690 Subject
 PRC Run: 12/11/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2009	2007010072	01-01-2008	07-30-2008	205,474	0000	SFR FOR 09	08-21-2008		
2008	2007010072	06-05-2007	02-20-2008	205,474	0000	SFR 1912 STRATHMORE CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2021072094	5715	2107	05-21-2021	WD	Q	01	I	290,000				
	3580	2000	01-31-2008	WD	Q	Q	I	199,000				
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	
87,750	210,963	0	298,713	0	298713	0.00	298713	298713	298,713	

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Alternate Key 3877027
 Parcel ID 17-19-27-0013-000-09600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0690 Comp 1
 PRC Run: 12/11/2024 By

Card # 1 of 1

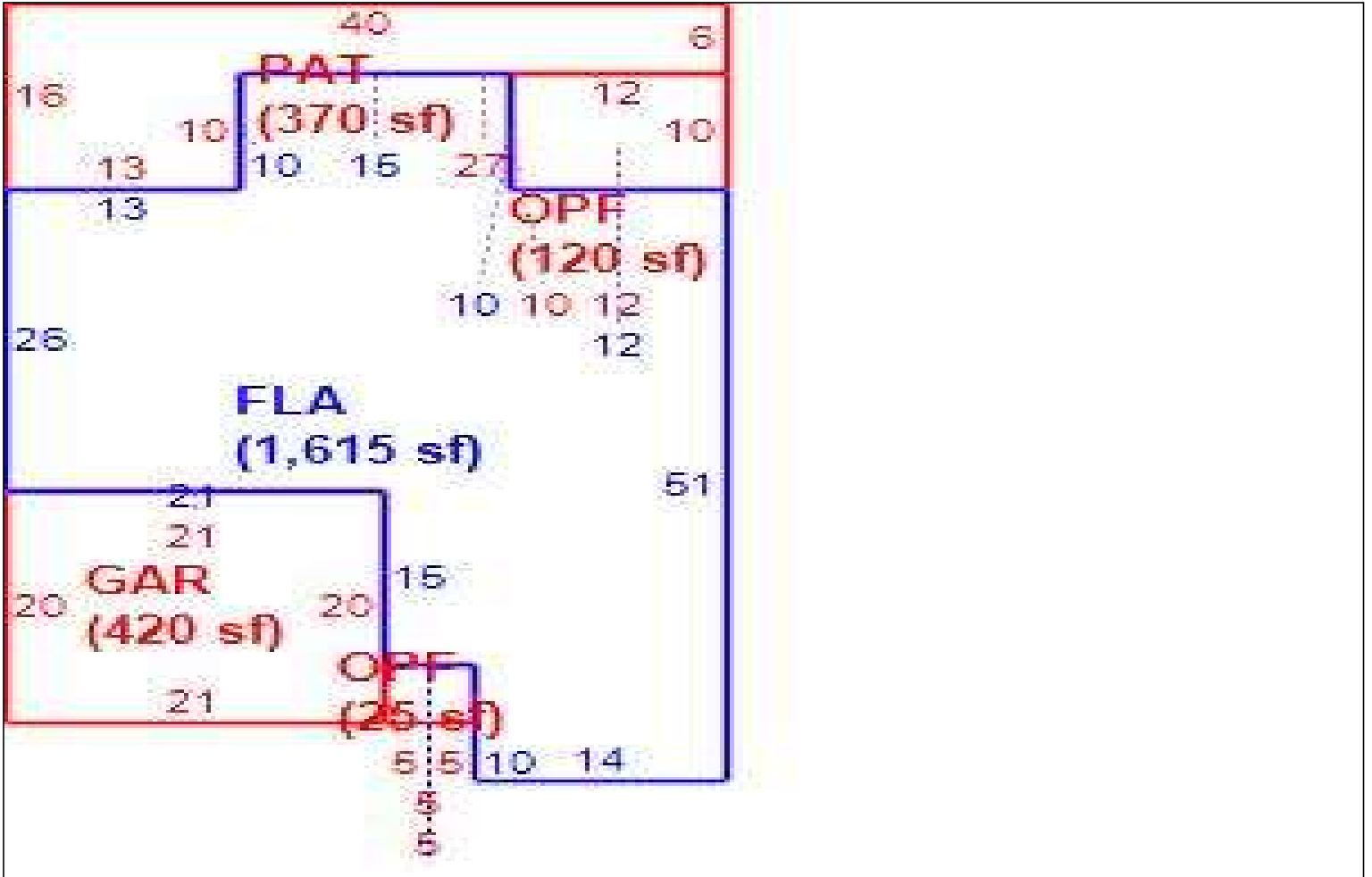
Current Owner		
GAGAZA DANIKA L		
5096 BALLARK ST		
MOUNT DORA	FL	32757

Property Location			
Site Address	5096 BALLARK ST		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	4546
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
 LANCASTER AT LOCH LEVEN PHASE 2B REPLAT PB 64 PG 7-8 LOT 96 ORB 6178 PG 2072

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	65,000.00	0.0000	1.35	1.000	1.000	0	87,750	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,750			
Classified Acres		0		Classified JV/Mkt		87,750		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 192,352 Deprec Bldg Value 186,581 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	1,615	1,615	1615	2011	2011	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0		96.58	Quality Grade	650	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	145	0		192,352	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	370	0		EX	Foundation	3	Fireplaces	0	
						97.00	Roof Cover	3	Type AC	03	
						0					
						Functional Obsol					
						0					
						Building RCNLD					
						186,581					
	TOTALS	1,615	2,550	1,615							

Alternate Key 3877027
 Parcel ID 17-19-27-0013-000-09600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0690 Comp 1
 PRC Run: 12/11/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	2010100072	01-01-2011	01-09-2012	219,768	0001	SFR 3/2 5096 BALLARK ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023087000	6178	2072	07-07-2023	WD	Q	01	I	350,000				
2021001803	5614	1159	12-30-2020	WD	Q	01	I	251,000				
2016089599	4826	2372	08-22-2016	WD	Q	Q	I	170,000				
	4006	0181	02-08-2011	WD	Q	Q	I	125,000				
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	
87,750	186,581	0	274,331	0	274331	0.00	274331	274331	274,331	

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Alternate Key 3877020
Parcel ID 17-19-27-0013-000-08900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0690 Comp 2
PRC Run: 12/11/2024 By

Card # 1 of 1

Current Owner		
MOORE HOLLY T		
5060 BALLARK ST		
MOUNT DORA	FL	32757

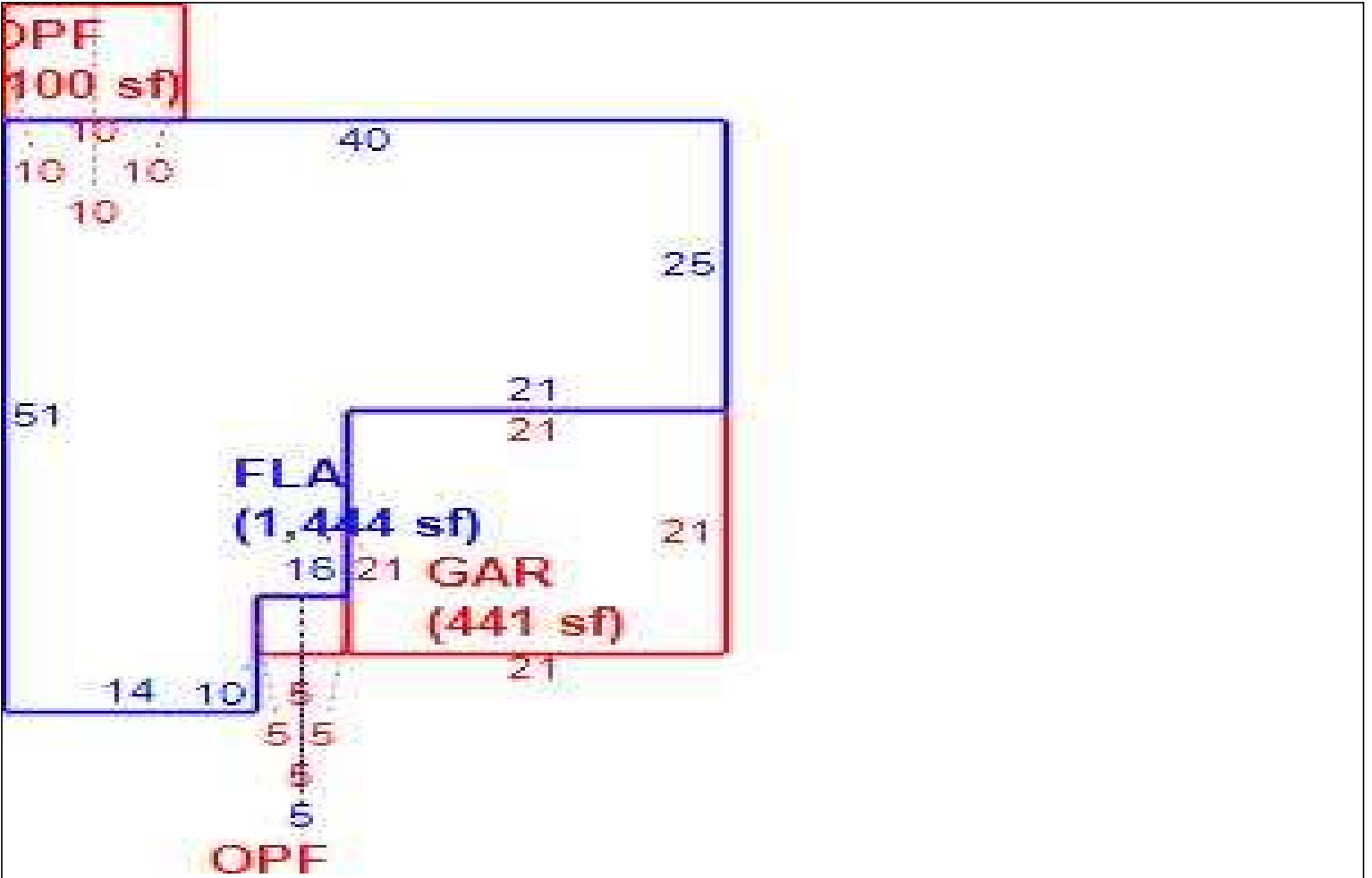
Property Location			
Site Address	5060 BALLARK ST		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	4546

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

Legal Description
LANCASTER AT LOCH LEVEN PHASE 2B REPLAT PB 64 PG 7-8 LOT 89 ORB 6216 PG 2481

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	65,000.00	0.0000	1.35	1.000	1.000	0	87,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,750		
Classified Acres		0		Classified JV/Mkt		87,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 177,971
Deprec Bldg Value 172,632		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2010	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,444	1,444	1444	Effective Area	1444	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	98.86	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	125	0	Building RCN	177,971	Condition	EX	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS					Building RCNLD	172,632				

Alternate Key 3877020
 Parcel ID 17-19-27-0013-000-08900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0690 Comp 2
 PRC Run: 12/11/2024 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	
2011	2010010009	01-26-2010	02-25-2011	202,269	0001	SFR 3/BR 5060 BALLARK ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023118274	6216	2481	09-18-2023	WD	Q	01	I	359,000				
2019141693	5389	1725	12-09-2019	WD	Q	Q	I	200,000				
2019141691	5389	1721	12-09-2019	QC	U	U	I	100				
	4705	2299	11-12-2015	QC	U	U	I	100				
	4412	1612	11-25-2013	WD	Q	Q	I	130,000				
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	
87,750	172,632	0	260,382	0	260382	0.00	260382	260382	260,382	

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Alternate Key 3852603
Parcel ID 17-19-27-0010-000-08100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0690 Comp 3
PRC Run: 12/11/2024 By

Card # 1 of 2

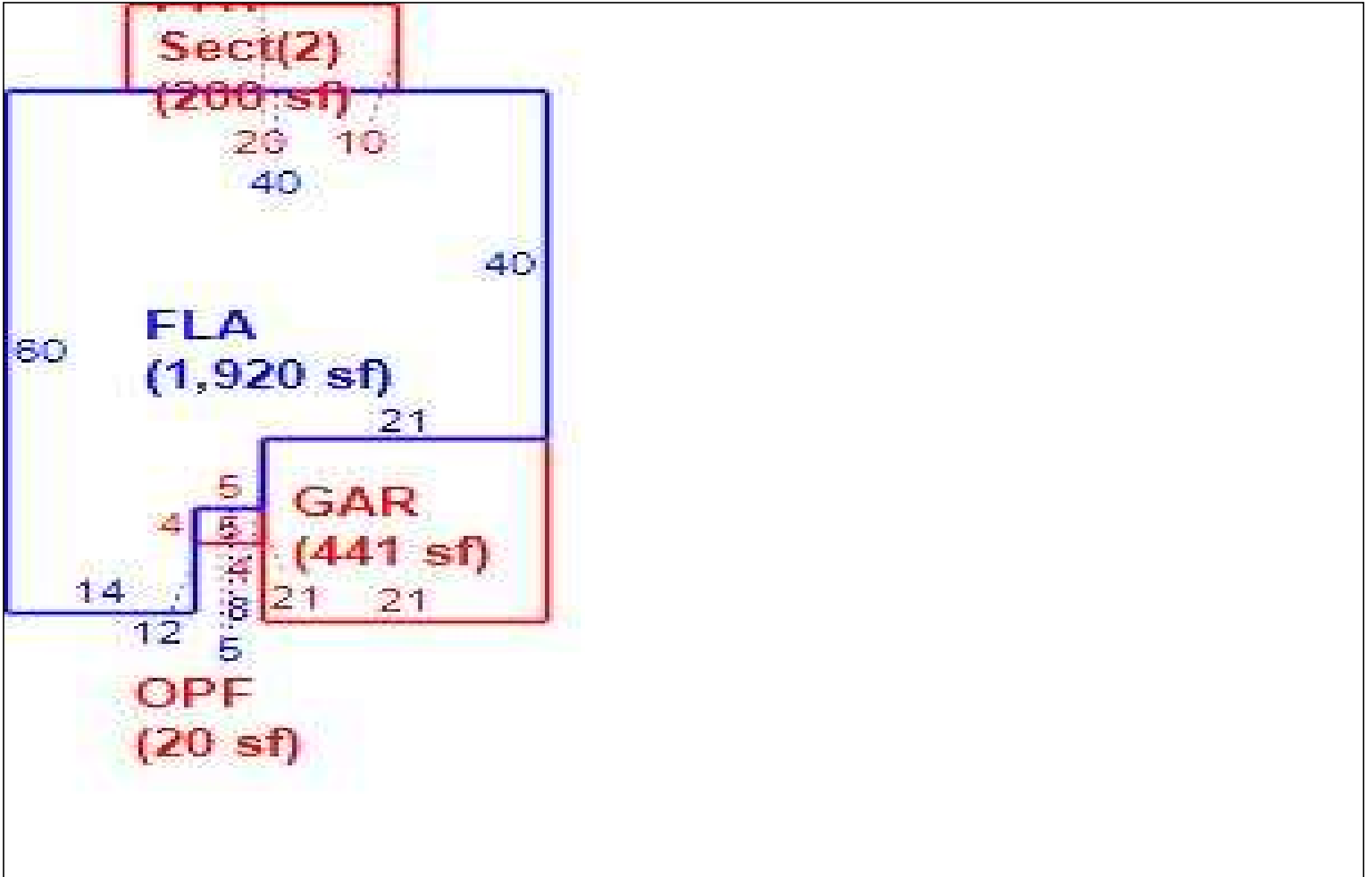
Current Owner		
SRENG KIA C		
5049 GANDROSS LN		
MOUNT DORA	FL	32757

Property Location			
Site Address 5049 GANDROSS LN			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	4546
Property Use		Last Inspection	
00100	SINGLE FAMILY	TSM	04-15-202

Legal Description
LANCASTER AT LOCH LEVEN PHASE ONE PB 59 PG 1-4 LOT 81 ORB 6165 PG 2220

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	65,000.00	0.0000	1.35	1.000	1.000	0	87,750	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,750			
Classified Acres		0		Classified JV/Mkt		87,750		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 2	Replacement Cost 219,018
Deprec Bldg Value 212,447		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2007	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,920	1,920	1920	Effective Area	1920	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	Base Rate	95.86	Quality Grade	650	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	20	0	Building RCN	219,018	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,920	2,381	1,920	Building RCNLD	212,447					

Alternate Key 3852603
 Parcel ID 17-19-27-0010-000-08100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0690 Comp 3
 PRC Run: 12/11/2024 By
 Card # 1 of 2

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2022 2008	SALE 2007060140	01-01-2021 07-01-2007	04-15-2022 04-21-2008	1 220,289	0099 0000	CHECK VALUE SFR 3/BR 5049 GANDROSS LN	04-21-2008		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023076195	6165	2220	06-23-2023	WD	Q	01	I	375,000				
2021029562	5655	1497	03-01-2021	WD	Q	01	I	290,000				
	4361	1813	07-31-2013	WD	U	U	I	139,900				
	4275	0581	02-22-2013	CT	U	U	I	0				
	3550	1907	11-29-2007	WD	Q	Q	I	200,800				
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	
87,750	216,618	0	304,368	0	304368	0.00	304368	304368	304,368	

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