



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3877021*

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>2024-0691</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; THR Florida, 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 # | 1719270013-000-09000 1565 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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.) | |
| <input type="checkbox"/> Parent/grandparent reduction | | <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"/> 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"/> 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET

RESIDENTIAL

| | | |
|---|---|---|
| Petition # 2024-0691 | Alternate Key: 3877021 | Parcel ID: 17-19-27-0013-000-09000 |
| 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 1565 STRATHMORE CIR MOUNT DORA | <input type="checkbox"/> Check if Multiple Parcels |
| Owner Name THR Florida LP C/O Invitation Homes | Value from TRIM Notice | Value before Board Action Value presented by Prop Appr |
| | | Value after Board Action |
| 1. Just Value, required | \$ 285,772 | \$ 285,772 |
| 2. Assessed or classified use value, *if applicable | \$ 250,830 | \$ 250,830 |
| 3. Exempt value, *enter "0" if none | \$ - | |
| 4. Taxable Value, *required | \$ 250,830 | \$ 250,830 |

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

Last Sale Date 4/5/2013 **Price:** \$142,000 Arm's Length Distressed Book 4307 Page 536

| ITEM | Subject | Comparable #1 | Comparable #2 | Comparable #3 |
|----------------------|-----------------------------------|--|--|--|
| AK# | 3877021 | 3877027 | 3852547 | 3852603 |
| Address | 1565 STRATHMORE CIR MOUNT DORA | 5096 BALLARK ST MOUNT DORA | 1810 STRATHMORE CIR MOUNT DORA | 5049 GANDROSS LN MOUNT DORA |
| Proximity | | 0.06 Miles | 0.17 Miles | 0.11 Miles |
| Sales Price | | \$350,000 | \$329,900 | \$375,000 |
| Cost of Sale | | -15% | -15% | -15% |
| Time Adjust | | 2.00% | 2.40% | 2.40% |
| Adjusted Sale | | \$304,500 | \$288,333 | \$327,750 |
| \$/SF FLA | \$162.37 per SF | \$188.54 per SF | \$193.90 per SF | \$170.70 per SF |
| Sale Date | | 7/7/2023 | 6/19/2023 | 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 | 1,760 | 1,615 | 7250 | 1,487 | 13650 | 1,920 | -8000 |
| Year Built | 2010 | 2011 | 0 | 2008 | 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 | -10000 | 2 OPF | -10000 | 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 | House | House | 0 | House | 0 | House | 0 |
| | | -Net Adj. 1.5% | -4550 | Net Adj. 1.3% | 3650 | -Net Adj. 2.8% | -9200 |
| | | Gross Adj. 6.3% | 19050 | Gross Adj. 8.2% | 23650 | Gross Adj. 2.8% | 9200 |
| Adj. Sales Price | Market Value \$285,772 | Adj Market Value | \$299,950 | Adj Market Value | \$291,983 | Adj Market Value | \$318,550 |
| | Value per SF 162.37 | | | | | | |

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.

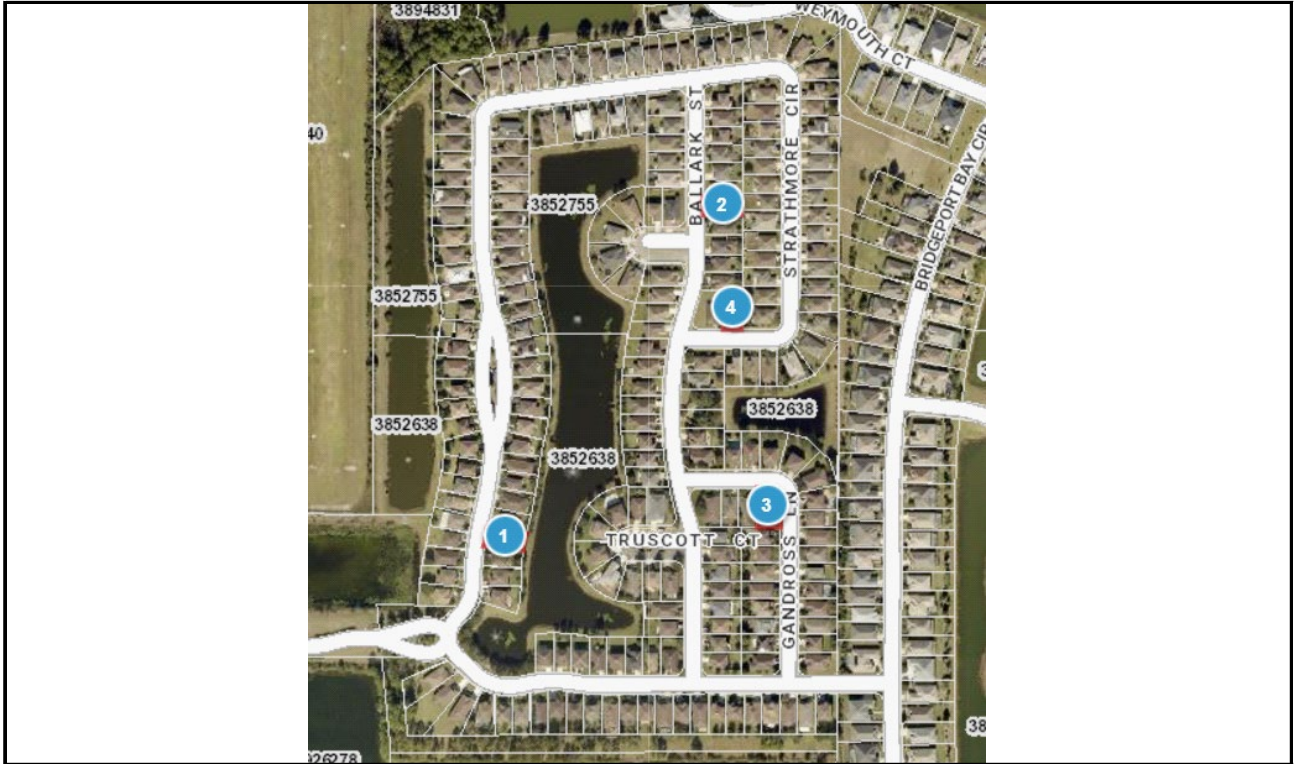
Ryan comps 2 & 4 adjusted sales \$ higher than market---- Comp 5 sale price \$210,000 very low for this sub, unqualified

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: Chris Jensen

DATE 11/18/2024

2024-0691 Comp Map



| Bubble # | Comp # | Alternate Key | Parcel Address | Distance from Subject(mi.) |
|----------|---------|---------------|-----------------------------------|----------------------------|
| 1 | Comp 2 | 3852547 | 1810 STRATHMORE CIR MOUNT DORA | 0.17 |
| 2 | Comp 1 | 3877027 | 5096 BALLARK ST MOUNT DORA | 0.06 |
| 3 | Comp 3 | 3852603 | 5049 GANDROSS LN MOUNT DORA | 0.11 |
| 4 | Subject | 3877021 | 1565 STRATHMORE CIR MOUNT DORA | - |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| | | | | |

Alternate Key 3877021
 Parcel ID 17-19-27-0013-000-09000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0691 Subject
 PRC Run: 12/11/2024 By

Card # 1 of 1

| Current Owner | | |
|--|--|--|
| THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000 | | |
| DALLAS TX 75201 | | |

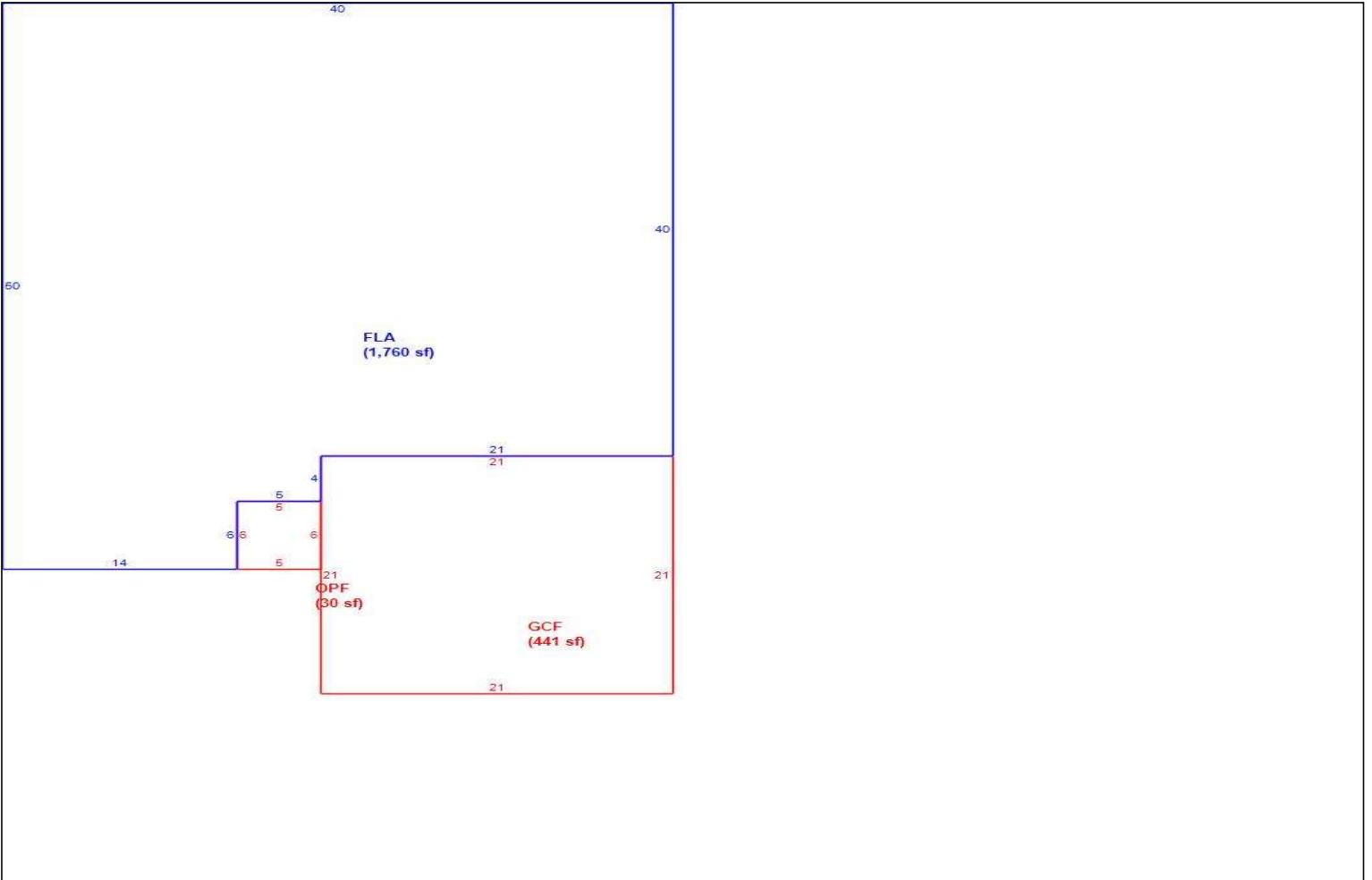
| Property Location | | |
|-------------------|---------------------|-----------|
| Site Address | 1565 STRATHMORE CIR | |
| | MOUNT DORA | FL 32757 |
| Mill Group | 00MD | NBHD 4546 |

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

Legal Description
 LANCASTER AT LOCH LEVEN PHASE 2B REPLAT PB 64 PG 7-8 LOT 90 ORB 4554 PG 555 ORB 5025 PG 1989

| 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 204,146 Deprec Bldg Value 198,022 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 | 1,760 | 1,760 | 1760 | Effective Area | 1760 | No Stories | 1.00 | Full Baths | 2 | |
| GAR | GARAGE FINISH | 0 | 441 | 0 | Base Rate | 96.23 | Quality Grade | 650 | Half Baths | 0 | |
| OPF | OPEN PORCH FINISHE | 0 | 30 | 0 | Building RCN | 204,146 | 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 | | 1,760 | 2,231 | 1,760 | Building RCNLD | 198,022 | | | | | |

Alternate Key 3877021
 Parcel ID 17-19-27-0013-000-09000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0691 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 | |
| 2011 | 201020019 | 03-22-2010 | 02-25-2011 | 196,763 | 0001 | SFR 3/BR 1565 STRATHMORE CIR | | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|---------|------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | | Code | Description | Year | Amount |
| 2017120619 | 5025 | 1989 | 11-09-2017 | WD | U | M | I | 100 | | | | |
| | 4554 | 0555 | 11-12-2014 | WD | U | M | I | 100 | | | | |
| | 4307 | 0536 | 04-05-2013 | WD | Q | Q | I | 142,000 | | | | |
| | 3920 | 1575 | 06-21-2010 | WD | Q | Q | I | 133,200 | | | | |
| 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 | 198,022 | 0 | 285,772 | 34942 | 250830 | 0.00 | 250830 | 285772 | 279,462 | |

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0691 Comp 1
PRC Run: 12/11/2024 By

Card # 1 of 1

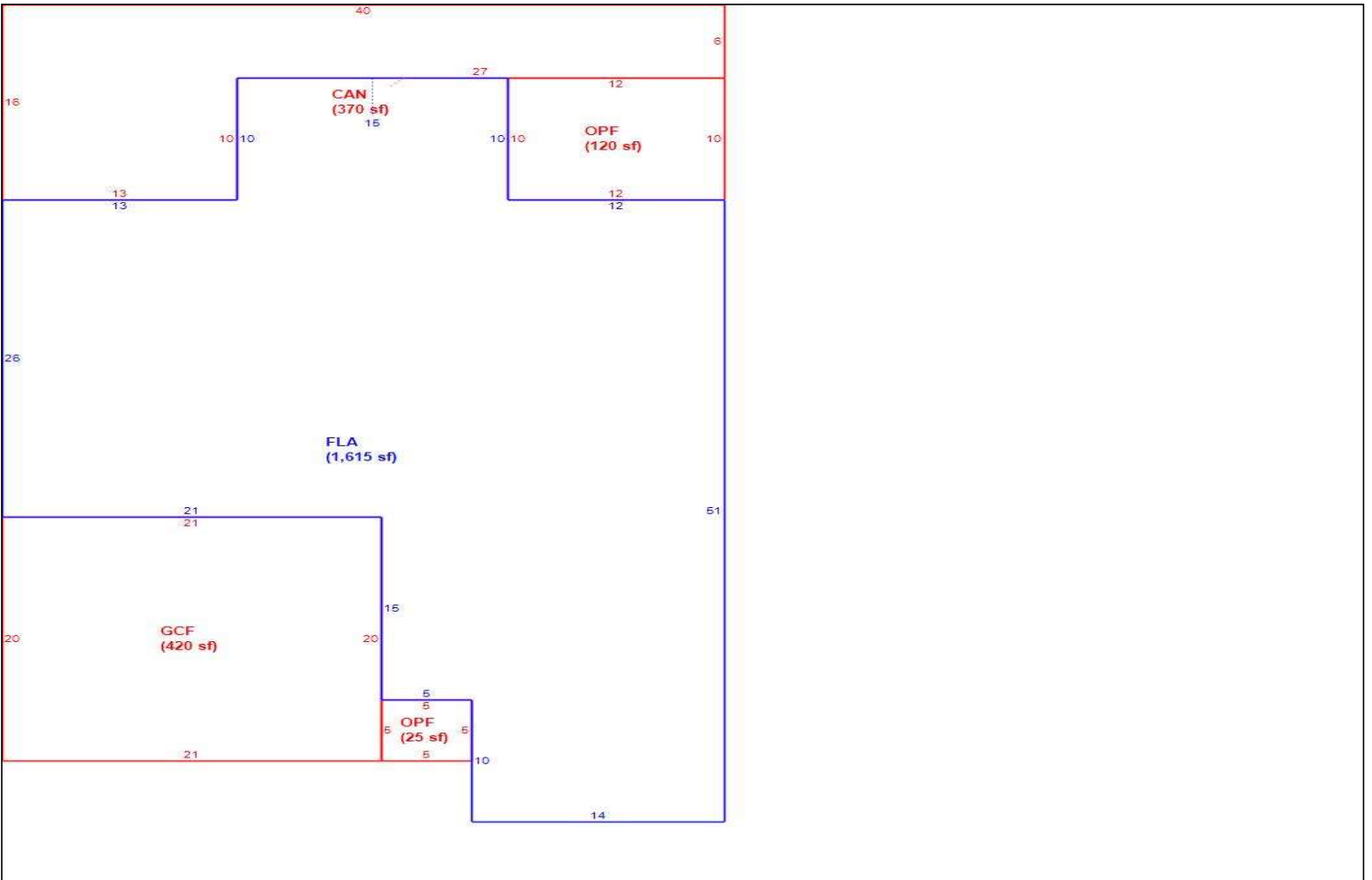
| Current Owner | | |
|-----------------|----|-------|
| GAGAZA DANIKA L | | |
| 5096 BALLARK ST | | |
| MOUNT DORA | FL | 32757 |

| 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

| 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 | Effective Area | Base Rate | Imp Type | R1 | Bedrooms | 3 |
| FLA | FINISHED LIVING AREA | 1,615 | 1,615 | 1615 | 2011 | 1615 | 96.58 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 420 | 0 | | | 192,352 | Quality Grade | 650 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 145 | 0 | | | | Condition | EX | Heat Type | 6 |
| PAT | PATIO UNCOVERED | 0 | 370 | 0 | | | | % Good | 97.00 | Foundation | 3 |
| | | | | | | | | Functional Obsol | 0 | Fireplaces | 0 |
| TOTALS | | 1,615 | 2,550 | 1,615 | | | | Building RCNLD | 186,581 | Roof Cover | 3 |
| | | | | | | | | | | Type AC | 03 |

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0691 Comp 1
 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 | |
| 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 | 268,523 | |

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Alternate Key 3852547
Parcel ID 17-19-27-0010-000-02500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0691 Comp 2
PRC Run: 12/11/2024 By

Card # 1 of 1

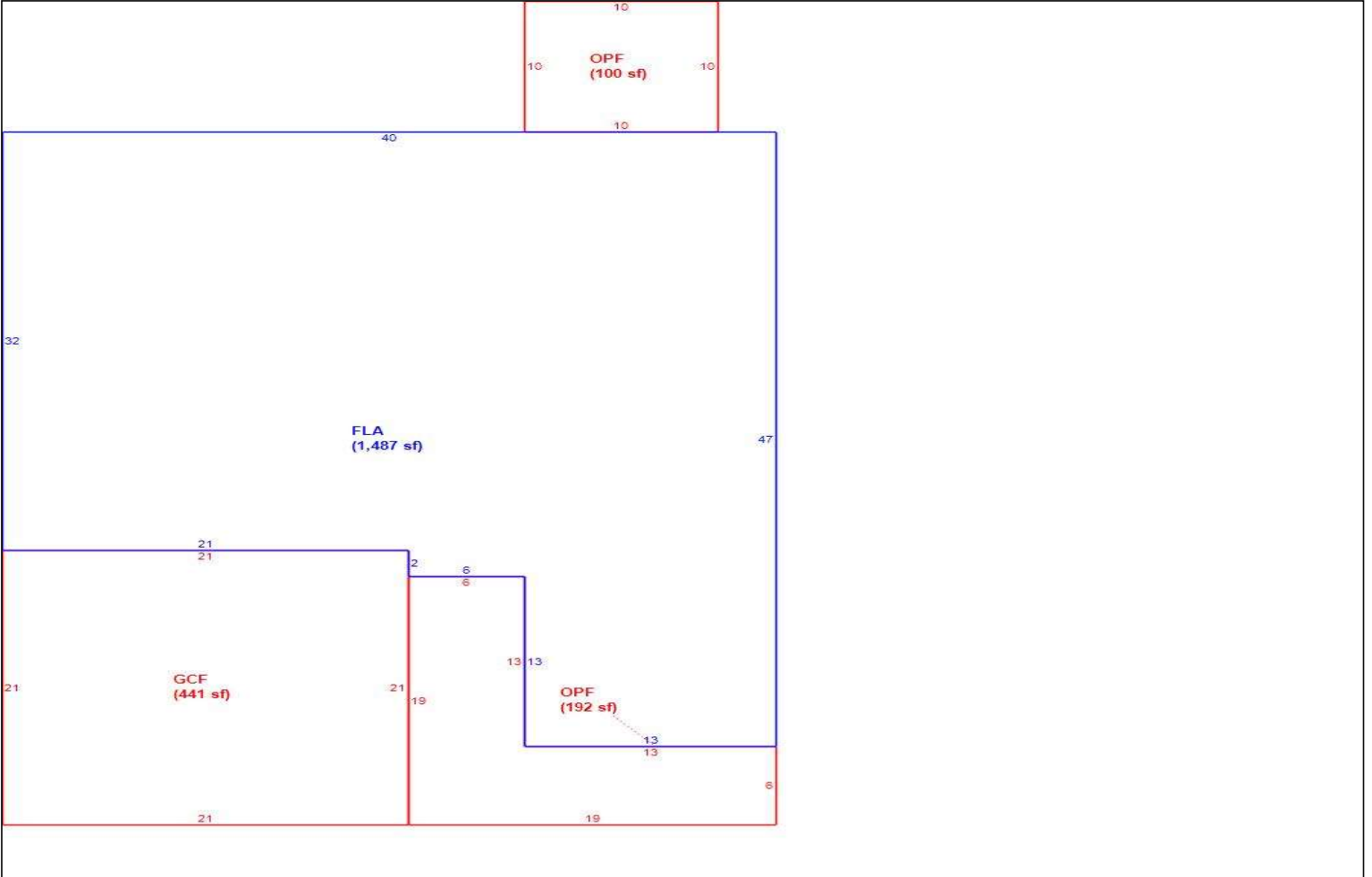
| Current Owner | | |
|---------------------|----|-------|
| CHAMBERS LESLIE E | | |
| 1810 STRATHMORE CIR | | |
| MOUNT DORA | FL | 32757 |

| Property Location | | |
|----------------------------------|---------------|-----------------|
| Site Address 1810 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 25 ORB 6164 PG 448 |

| 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 183,178 |
| Deprec Bldg Value 177,683 | | Multi Story 0 | |



| Building Sub Areas | | | | Building Valuation | | | Construction Detail | | | | |
|--------------------|----------------------|------------|-----------|--------------------|------------|------------------|---------------------|------------|---|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | Imp Type | R1 | Bedrooms | 2 | | |
| FLA | FINISHED LIVING AREA | 1,487 | 1,487 | 1487 | 2008 | No Stories | 1.00 | Full Baths | 2 | | |
| GAR | GARAGE FINISH | 0 | 441 | 0 | 98.23 | Quality Grade | 650 | Half Baths | 0 | | |
| OPF | OPEN PORCH FINISHE | 0 | 292 | 0 | 183,178 | Condition | EX | Heat Type | 6 | | |
| | | | | | | % Good | 97.00 | Foundation | 3 | Fireplaces | 0 |
| | | | | | | Functional Obsol | 0 | Roof Cover | 3 | Type AC | 03 |
| TOTALS | | 1,487 | 2,220 | 1,487 | 177,683 | Building RCNLD | | | | | |

Alternate Key 3852547
 Parcel ID 17-19-27-0010-000-02500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0691 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 | |
| 2019 2009 | SALE 2008020017 | 01-01-2018 03-05-2008 | 02-04-2019 07-18-2008 | 1 209,189 | 0099 0000 | CHECK VALUE SFR 3/BR 1810 STRATHMORE CIR | 02-04-2019 10-27-2008 | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|---------|-------------|----------------------|-----------|-------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount | |
| 2023074761 | 6164 | 0448 | 06-19-2023 | WD | Q | 01 | I | 329,900 | 039 | HOMESTEAD | 2024 | 25000 |
| 2021132962 | 5802 | 0810 | 09-22-2021 | WD | Q | 01 | I | 275,000 | 059 | ADDITIONAL HOMESTEAD | 2024 | 25000 |
| 2018100336 | 5160 | 1626 | 08-14-2018 | WD | Q | Q | I | 195,000 | | | | |
| | 4499 | 0128 | 07-07-2014 | QC | U | U | I | 77,500 | | | | |
| | 3639 | 1190 | 06-05-2008 | WD | Q | Q | I | 179,800 | | | | |
| 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 | |
| 87,750 | 177,683 | 0 | 265,433 | 0 | 265433 | 50,000.00 | 215433 | 240433 | 259,997 | |

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0691 Comp 3
PRC Run: 12/11/2024 By

Card # 1 of 2

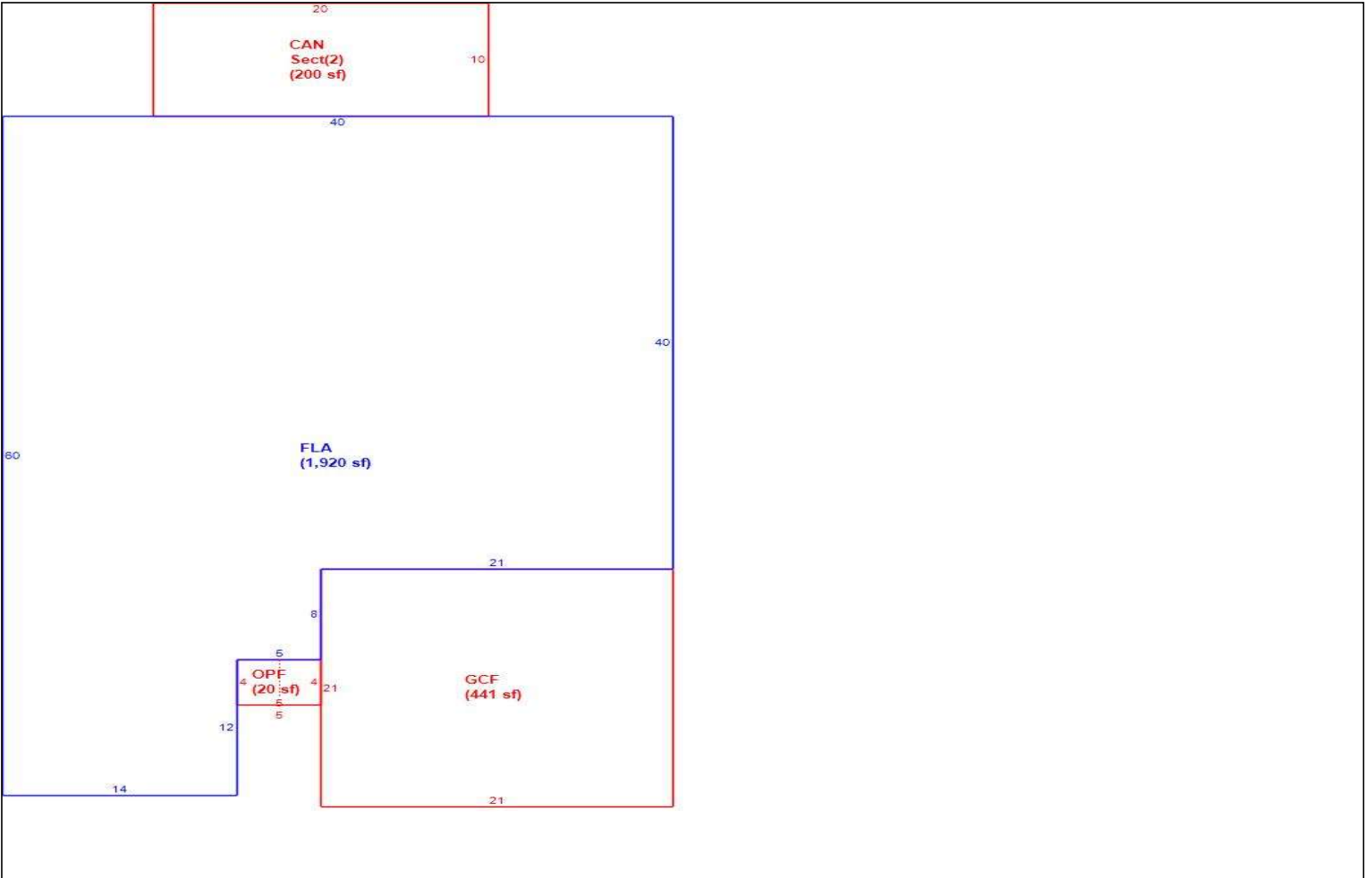
| Current Owner | | |
|------------------|----|-------|
| SRENG KIA C | | |
| 5049 GANDROSS LN | | |
| MOUNT DORA | FL | 32757 |

| 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 | Condition | EX | Heat Type | 6 | |
| | | | | | | % Good | 97.00 | Foundation | 3 | Fireplaces | 0 |
| | | | | | | Functional Obsol | 0 | Roof Cover | 3 | Type AC | 03 |
| TOTALS | | 1,920 | 2,381 | 1,920 | Building RCNLD | 212,447 | | | | | |

Alternate Key 3852603
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 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 | 297,485 | |

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