

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes /735327

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 VAL	LUE ADJUSTIMENT EXARD (MAE)
Petition# 2024-0692 County Lake	Tax year 2024 Date received 9./2.24
COMPLETED BY TH	
PART 1. Taxpayer Information	
Taxpayer name: INV_HOME; THR Florida, LP	Representative: Ryan, LLC c/o Robert Peyton
	Parcel ID and physical address 1720250300-000-01500 or TPP account # 37 Palm Dr
Phone 954-740-6240	Email ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible	e, I prefer to receive information by 🗹 email 🗌 fax.
I am filing this petition after the petition deadline. I have attack documents that support my statement.	hed a statement of the reasons I filed late and any
<ul> <li>I will not attend the hearing but would like my evidence consider your evidence to the value adjustment board clerk. Florida law all evidence. The VAB or special magistrate ruling will occur under Type of Property  Res. 1-4 units Industrial and miscellaneou</li> <li>Commercial Res. 5+ units Agricultural or classified use</li> </ul>	llows the property appraiser to cross examine or object to your r the same statutory guidelines as if you were present.)
PART 2. Reason for Petition Check one. If more than	one, file a separate petition.
<ul> <li>☑ Real property value (check one)</li> <li>☑ Denial of classification</li> <li>☐ Parent/grandparent reduction</li> <li>☐ Property was not substantially complete on January 1</li> <li>☐ Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.))</li> <li>☐ Refund of taxes for catastrophic event</li> </ul>	Denial of exemption Select or enter type:  Denial for late filing of exemption or classification (Include a date-stamped copy of application.)  Cappualifying 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.)
	1(3)(e), (f), and (g), F.S.) r case. Most hearings take 15 minutes. The VAB is not bound its, parcels, or accounts, provide the time needed for the entire
You have the right to exchange evidence with the property appraevidence directly to the property appraiser at least 15 days befor appraiser's evidence. At the hearing, you have the right to have You have the right, regardless of whether you initiate the evidence of your property record card containing information relevant to the information redacted. When the property appraiser receives the to you or notify you how to obtain it online.	aiser. To initiate the exchange, you must submit your re the hearing and make a written request for the property witnesses sworn.  ce exchange, to receive from the property appraiser a copy e computation of your current assessment, with confidential

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.

Complete part 3 if you are representing yourself or if you are	authorizing a representative listed in	nort 5 to represent you
without attaching a completed power of attorney or authoriza		part 5 to represent you
Written authorization from the taxpayer is required for access		roperty appraiser or tax
collector.		
I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Si	onature	
Complete part 4 if you are the taxpayer's or an affiliated entirepresentatives.		llowing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated	l entity).
A Florida Bar licensed attorney (Florida Bar number	<b>)</b> .	
■ A Florida real estate appraiser licensed under Chapter 4	75, 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 Chap	oter 473, Florida Statutes (license num	nber).
I understand that written authorization from the taxpayer is reappraiser or tax collector.	equired for access to confidential inform	mation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of filiunder s. 194.011(3)(h), Florida Statutes, and that I have rea	ing this petition and of becoming an ag	gent for service of process
Robert L. Pento	Robert Peyton	9/10/2024
Signature, representative	Print name	
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not	·	
I am a compensated representative not acting as one of AND (check one)	the licensed representatives or emplo	yees listed in part 4 above
☐ Attached is a power of attorney that conforms to the req taxpayer's authorized signature OR ☐ the taxpayer's authorized signature.	uirements of Part II of Chapter 709, F. orized signature is in part 3 of this form	S., executed with the
☐ I am an uncompensated representative filing this petition	AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpa	ayer's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential info	rmation from the property
Under penalties of perjury, I declare that I am the owner's a becoming an agent for service of process under s. 194.011 facts stated in it are true.		
Signature, representative	Print name	Date

### LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET **RESIDENTIAL**

Petition #	!	2024-0692		Alternate Ke	ey: <b>1735327</b>	Parcel I	D: <b>17-20-25-03</b>	00-000-01500
Petitioner Name	ı	RYANN LLC					Check if Mu	ıltiple Parcels
The Petitioner is:	Taxpayer of Re	cord 🗸 Tax	payer's agent	Property		ALM DR		
Other, Explain:			. , 5	Address	YA	ALAHA		
	LODIDA LD C/C	NINVITATIO	N LIOMES TAY	Value from	Malara Irafa	. D A . t'.		
Owner Name	LORIDA LP C/C	INVITATIO	N HUMES TAX	TRIM Notice	Value bole.	e Board Actionted by Prop App	I VAIIIA AMAR	Board Action
1. Just Value, red	quired			\$ 266,92		266,92	23	
2. Assessed or c	lassified use val	ue, *if appli	cable	\$ 231,78	30 \$	231,78	30	
3. Exempt value,	*enter "0" if nor	ne		\$	-			
4. Taxable Value,	*required			\$ 231,78	30 \$	231,78	30	
*All values entered	d should be coun	tv taxable va	lues. School an	d other taxing	authority values	mav differ.	•	
		- <b>y</b>	·····,	<u> </u>				
Last Sale Date	5/30/2014	Pric	ce: \$5,9	66,800	Arm's Length	√ Distressed	Book <u>4487</u>	Page <u>835</u>
ITEM	Subje	ct	Compar	ahlo #1	Compar	ahla #2	Compara	ahla #3
AK#	17353		1735		1275		1275	
	37 PALM		35 ORANGE		4 S CAN		2 PINE	
Address	YALAH		TF		YALA		YALA	
Proximity	17 (2) (1		.10 M		.21 MI		.34 MI	
Sales Price			\$299,		\$365,		\$360,0	
Cost of Sale			-15		-15		-15	
Time Adjust			3.60		2.00		4.00	
Adjusted Sale			\$264,		\$317,		\$320,4	
\$/SF FLA	\$148.62 p	er SF	\$158.63		\$177.40		\$172.44	
Sale Date	, , ,		3/24/2		7/17/2	•	2/15/2	
Terms of Sale			✓ Arm's Length Distressed		✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
				_		_		_
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,796		1,670	6300	1,790	300	1,858	-3100
Year Built	1980		1980		1978		1999	
Constr. Type	BLOCK		BLOCK		BLOCK		BLOCK	
Condition	GOOD		GOOD		GOOD		GOOD	
Baths	2.0		2.0		2.0		2.0	
Garage/Carport	2 CAR		2 CAR		2 CAR		2 CAR	
Porches	YES		YES		YES		YES	
Pool	N		N	0	N	0	Ν	0
Fireplace	1		1	0	0	2500	1	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	N		N		N		N	
Site Size	1 LOT		1 LOT		1 LOT		1 LOT	
Location	SUB		SAME SUB		SAME SUB		SAME SUB	
View	INTERIOR		INTERIOR		INTERIOR		INTERIOR	
-			Net Adj. 2.4%	6300	Net Adj. 0.9%	2800	-Net Adj. 1.0%	-3100
			Gross Adj. 2.4%		Gross Adj. 0.9%		Gross Adj. 1.0%	3100
	Manhad M. I	#000 000			_	2800		l .
Adj. Sales Price	Market Value	\$266,923	Adj Market Value	\$271,214	Adj Market Value	\$320,350	Adj Market Value	\$317,300
1	Value ner SF	148 62	I		1			

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: SCOTT DAWSON DATE 11/25/2024

2024-0692 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	1275458	4 S CANAL DR	
	COMIT 2	127 3430	YALAHA	.21 MILES
2	COMP 1	1735360	35 ORANGE BLOSSOM TRL	
_			YALAHA	.10 MILES
3	SUBJECT	1735327	37 PALM DR	
	COBCECT		YALAHA	-
4	COMP 3	1275351	2 PINE CT	
	00		YALAHA	.34 MILES
5				
6				
7				
8				

Parcel ID 17-20-25-0300-000-01500

Current Owner

THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

**DALLAS**  $\mathsf{TX}$  **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0629 Subject PRC Run: 11/25/2024 By

Card # 1 of 1

**Property Location** 

Site Address 37 PALM DR

YALAHA FL 34797 0001 NBHD 5034

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

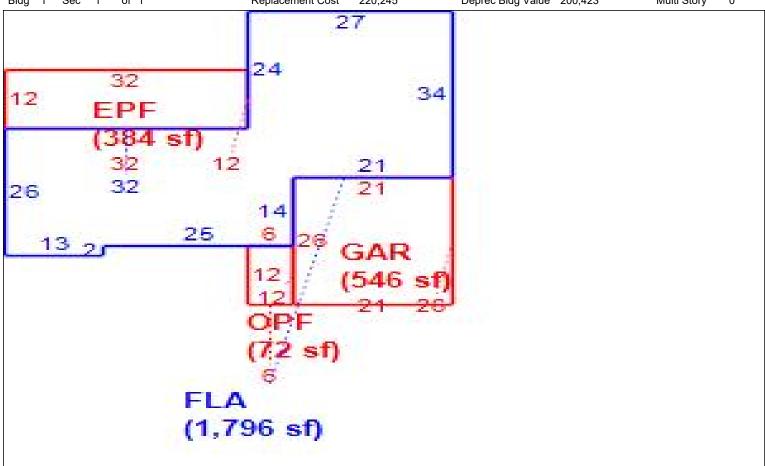
Legal Description

SPRINGS BATH & YACHT CLUB UNIT 1 LOT 15 PB 14 PG 27 ORB 4937 PG 1720

75201

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	1.90	1.000	1.000	0	66,500
					JV/Mkt 0				l Adj JV/Mk			66,500
Classified Acres 0 Classified JV/Mkt 66,500 Classified Adj JV/Mkt								0				

Sketch Bldg 1 1 of 1 220,245 Deprec Bldg Value 200,423 Multi Story 0 Sec Replacement Cost



Building Sub Areas Building Valuation				Cons	structio	n Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1980	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	384	0	Effective Area	1796			Full Dath	
FLA	FINISHED LIVING AREA	1,796	1,796	1796	Base Rate	96.14	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	546	0	Building RCN	220.245	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	72	U	Condition	VG	, , , , , , , , , , , , , , , , , , ,			
					% Good	91.00	Wall Type	02	Heat Type	6
					Functional Obsol	01.00	Foundation	3	Fireplaces	1
					Functional Obsol	U		ŭ	•	.
	TOTALS	1,796	2,798	1,796	Building RCNLD	200,423	Roof Cover	3	Type AC	03

Alternate Key 1735327 Parcel ID 17-20-25-0300-000-01500

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

2024-0629 Subject PRC Run: 11/25/2024

Card# of 1 Miscellaneous Features \*Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Apr Value Code Type Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date 38951 VINYL WINDOWS U EXST ROOF 05-01-1988 12-01-1988 1,541 0000 1989 Sales Information Exemptions Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Instrument No Description Year Amount

2017047077	4937 4487 4262 1923 0892	1720 0835 0481 0969 1012	04-28-2017 05-30-2014 12-31-2012 03-19-2001 10-01-1986	WD WD WD WD WD	$\mathcal{O} \subset \subset \subset \subset$	$\mathbb{A} \mathbb{A} \cup \mathbb{A} \mathcal{Q}$		100 5,966,800 107,500 1 95,000		
									Total	0.00
									10101	 0.00
						Val	ue Summ	ary		

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
66 500	200 423	0	266 923	11973	254950	0.00	254950	266923	266 923

<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.\*\*

Parcel ID 17-20-25-0300-000-12100

Current Owner **BROWN DALTON & KIERRA** 35 ORANGE BLOSSOM TRL YALAHA FL 34797

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

2024-0629 Comp 1 PRC Run: 11/25/2024 By

Card # 1 of 1

**Property Location** 

Site Address 35 ORANGE BLOSSOM TRL

YALAHA FL 34797 0001 NBHD 5034

Property Use Last Inspection

Mill Group

SINGLE FAMILY 00100

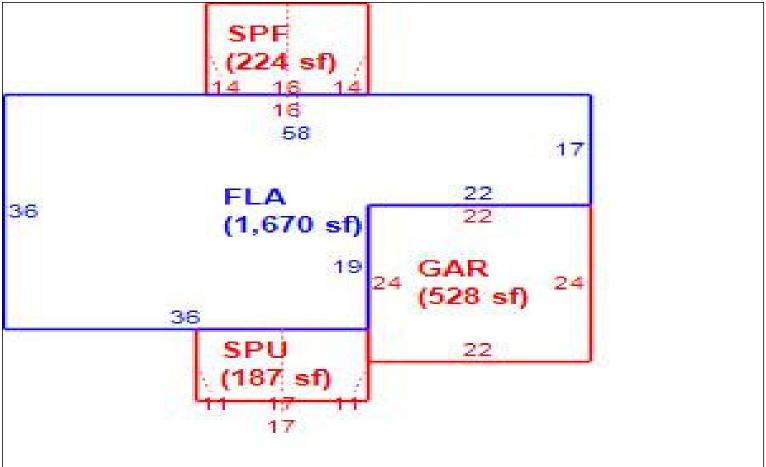
PJF 01-01-202

Legal Description

SPRINGS BATH & YACHT CLUB UNIT 1 LOT 121 PB 14 PG 27 ORB 6154 PG 1224

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	1.90	1.000	1.000	0	66,500
Total Acres 0.00 JV/Mkt						<u> </u>		il Adj JV/Mi		'	66,500	
Classified Acres 0 Classified JV/Mkt (					66,500		Classified Adj JV/Mkt			0		

Sketch Bldg 1 1 of 1 Replacement Cost 203,753 Deprec Bldg Value 185,415 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	1980	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,670	1,670	1670	Effective Area	1670			E !! D !!	
GAR	GARAGE FINISH	0	528	0	Base Rate	96.44	No Stories	1.00	Full Baths	2
SPF	SCREEN PORCH FINIS	0	224	0	Building RCN	203.753	Quality Grade	650	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	187	0	Condition	VG		000		_
					-		Wall Type	03	Heat Type	6
					% Good	91.00	Foundation	2	Fireplaces	4
					Functional Obsol	0	Touridation	3	Tireplaces	'
	TOTALS	1,670	2,609	1,670	Building RCNLD	185,415	Roof Cover	3	Type AC	03

Alternate Key 1735360 Parcel ID 17-20-25-0300-000-12100

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

2024-0629 Comp 1 PRC Run: 11/25/2024 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												

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2002	00001	01-01-2001	06-11-2002	1		SALE-CHECK VALUE		
1994	9304587	08-01-1993	12-01-1993	2,000	0000	REROOF RES		
1994	9303981	07-01-1993	12-01-1993	3,500	0000	CHNGE HIP (ROOF?)		

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023066686 2023034422 2022087825 2016102094	6154 6114 5981 4842 1997	1224 0592 0527 1155 0529	06-01-2023 03-24-2023 06-01-2022 09-06-2016 08-24-2001	WD WD WD WD WD	UQUQQ	30 01 37 Q Q		305,300 299,000 334,300 80,000 103,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
							uo Summ			Total		50,000.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
66.500	185.415	0	251.915	0	251915	50.000.00	201915	226915	251.915

<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.\*\*\*

Parcel ID 17-20-25-0200-000-03300

Current Owner BREITENBRUCK SCOTT M & DIANA L LIFE

4 S CANAL DR

YALAHA  $\mathsf{FL}$ 34797 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0629 Comp 2 PRC Run: 11/25/2024 By

Card # of 1

**Property Location** 

Site Address 4 S CANAL DR

YALAHA FL 34797 0001 NBHD 5034

Mill Group Property Use Last Inspection

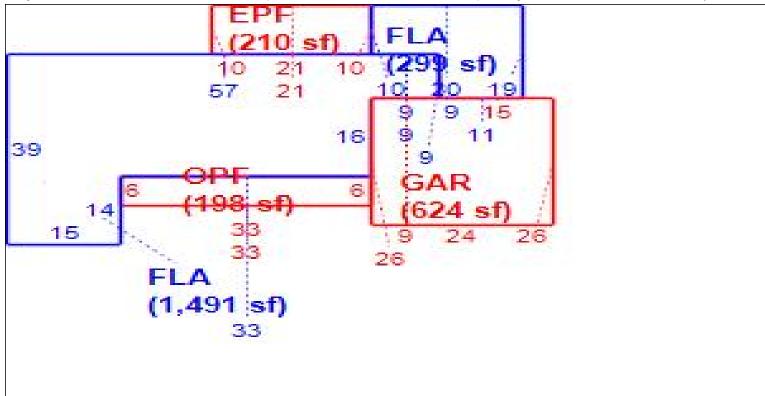
00100 SINGLE FAMILY TRF 10-26-202

Legal Description

SPRINGS BATH & YACHT CLUB UNIT 3 LOTS 33, 37 PB 14 PG 54 ORB 6179 PG 35 ORB 6211 PG 278

Lan	Land Lines													
LL #	Use Code	Front	Depth	Notes Adj	I I Inite		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00	T	35,000.00	0.0000	1.90	1.260	1.000	0	83,790	
Total Acres 0.00 JV/Mkt 0							'			l Adj JV/Mk			83,790	
Classified Acres 0 Classified JV/Mkt 83					kt   83,79	90		Classified	d Adj JV/Mk	t	•	0		

Sketch Bldg 1 1 of 1 Replacement Cost 181,440 Deprec Bldg Value 172,368 Multi Story Sec



	Building S	Sub Areas			Building Value	ation	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1978	Imp Type	R1	Bedrooms	2
	ENCLOSED PORCH FIN	0	210	-	Effective Area	1790	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,790	1,790		i base kale	79.37	INO Stories	1.00	i uli Datiis	2
-	GARAGE FINISH OPEN PORCH FINISHE	0	624 198	-	Building RCN	181,440	Quality Grade	630	Half Baths	0
				Ü	Condition	EX	Wall Type	01	Heat Type	6
					% Good	95.00		01		· ·
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,790	2,822	1,790	Building RCNLD	172 368	Roof Cover	3	Type AC	03

Alternate Key 1275458 Parcel ID 17-20-25-0200-000-03300

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

2024-0629 Comp 2 PRC Run: 11/25/2024 By

Card#

1

of 1

Miscellaneous Features \*Only the first 10 records are reflected below Units COMPOSITION Pear Blt RCN %Good Code Apr Value Description **Building Permits** CO Date Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date 2024031611 PATIO 04-01-2024 17,000 0002 2025 2024030185 03-14-2024 11,000 0003 SHED METAL 12X16 2025 **IMPS** 01-01-2016 03-28-2017 8000 CK IMPS SEE NOTES 03-28-2017 2017 2015100440 10-20-2015 03-24-2016 14,200 0002 CONV SCRN RM INTO CAT III SUNROO 03-28-2016 2016 2008090503 4,800 01-01-2010 03-04-2011 0002 REPL DOOR W/WINDOWS FOR 2011 03-04-2011 2011 05-14-2009 4.800 REPL DOOR W/WINDOWS 2008090503 04-21-2010 0002 2010 09-23-2008 4,800 0000 2008090503 05-14-2009 REPL DOOR W/WINDOWS 2009 2004050640 05-14-2004 12-02-2004 0000 REPLACE SCRN RM 3,715 2005

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023113233 2023087102 2021074781	6211 6179 5719 1086 0766	0278 0035 1459 2489 1465	09-12-2023 07-17-2023 05-04-2021 11-01-1990 09-01-1982	LE WD WD WD	UQUQU	11 01 11 Q U	 	100 365,000 100 96,000	003 039 059	DISABILITY VETERAN HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	
										Total		55,000.00
						Val	ue Summ	arv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
83 790	172 368	0	256.158	106028	150130	55 000 00	95130	120130	256 158

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Parcel ID 17-20-25-0200-000-01000

Current Owner

WALTER G MILLS REVOCABLE TRUST

1767 LAKEWOOD RANCH BLVD # 361

**BRADENTON** FL 34211 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0629 Comp 3 PRC Run: 11/25/2024 By

Card # of 1

**Property Location** 

Site Address 2 PINE CT

YALAHA FL 34797 0001 **NBHD** 5034

Mill Group Property Use Last Inspection

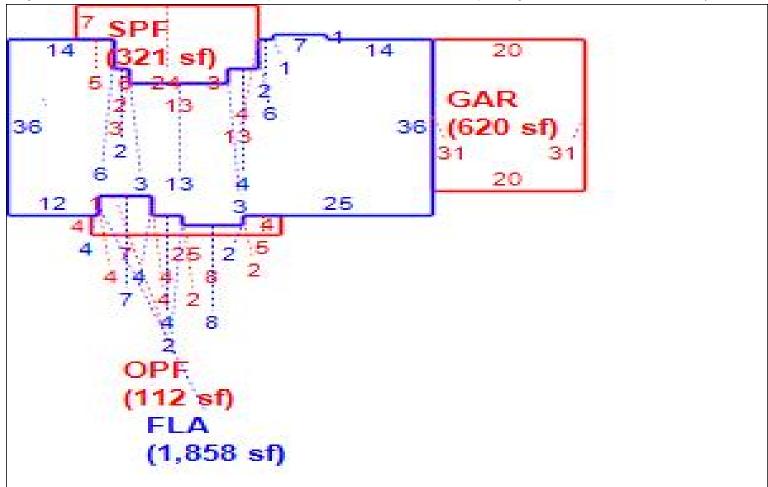
00100 SINGLE FAMILY PJF 01-01-202

Legal Description

SPRINGS BATH & YACHT CLUB UNIT 3 LOT 10 PB 14 PG 54 ORB 6094 PG 19

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	1.90	1.000	1.000	0	66,500	
	Cla	Total A assified A		0.00	JV/Mkt Classified JV/Mkt				    Adj JV/M     Adj JV/M			66,500 0	

Sketch Bldg 1 Sec 1 of 1 194,792 Deprec Bldg Value 188,948 Multi Story 0 Replacement Cost



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,858	1,858	1858	Effective Area	1858			E !! D !!	
GAR	GARAGE FINISH	0	620	0	Base Rate	83.20	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	112	0	Building RCN	194.792	Quality Grade	630	Half Baths	0
SPF	SCREEN PORCH FINIS	U	321	U	Condition	EX	M/- II To		11 T	_
					% Good	97.00	Wall Type	03	Heat Type	6
					Functional Obsol	07.00	Foundation	3	Fireplaces	1
					Functional Obsol	U		ŭ	•	·
	TOTALS	1,858	2,911	1,858	Building RCNLD	188,948	Roof Cover	3	Type AC	03

Alternate Key 1275351 Parcel ID 17-20-25-0200-000-01000

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

2024-0629 Comp 3 PRC Run: 11/25/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Desci	ription	Units	-	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
			·	Build	ling Peri	mits			·					
Roll Year	r Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio	n	Review Date	CO Date				
2025 2001 2000	2024060613 10 9901189	06-21-2024 11-02-2000 02-09-1999	12-01-2000 12-01-1999	11,000 10 113,000	0002 0000		AI TO CAT III S FOR OWNER	SUNROOM						

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023018020	6094	0019	02-15-2023	WD	Q	01	-:	360,000				
	1721	0940	06-02-1999	QC	U	U	V	0				
	1378	1670	07-01-1995	WD	Q	Q	V	12,000				
	1018	0835	06-01-1989	WD	Q	Q	V	13,500				
										Total		0.00
						Val	ua Summ	arv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
66 500	188 948	0	255 448	0	255448	0.00	255448	255448	255 448

<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.\*\*\*