



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3776862*

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>2024-0707</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; SRP Sub LLC a Delaware LLC</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>1818242200-000-60920 905 Algonquin Rd</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input 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

House Price Index Datasets

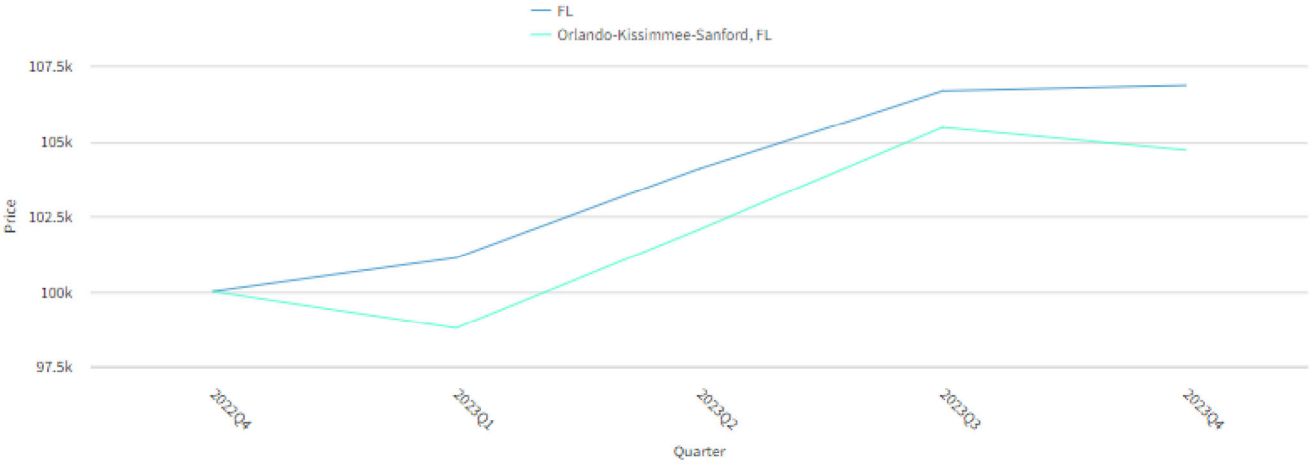
HPI Datasets | HPI Summary Table | **HPI Calculator**

State Purchased: Florida | Available MSAs: Orlando-Kissimmee-Sanford, FL

Purchase Quarter: 2022Q4 | Valuation Quarter: 2023Q4 | Purchase Price: 100000 | **Submit**

Estimated Value for MSA: \$104,726 | Estimated Value for State: \$106,893 | MSA Percentage Change: 4.73%

4.73%/12 Months=.39% or .4% per month



When using the FHFA House Price Calculator, please note that it does not project the actual value of any particular house. Rather, it projects what a given house purchased at a point in time would be worth today if it appreciated at the average appreciation rate of all homes in the area. The actual value of any house will depend on the local real estate market, house condition and age, home improvements made and needed, and many other factors. Consult a qualified real estate appraiser in your area to obtain a professional estimate of the current value of your home. Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 requires that any appraisal used in connection with a federally related transaction must be performed by a competent individual whose professional conduct is subject to supervision and regulation. Appraisers must be licensed or certified according to state law.

The FHFA House Price Calculator uses the FHFA Purchase-Only House Price Index (not seasonally adjusted) for all states, including the District of Columbia, and for the largest 100 Metropolitan Statistical Areas and Divisions. For all other Metropolitan Statistical Areas and Divisions the FHFA All-Transactions Index is used. For a list of the largest 100 Metropolitan Statistical Areas and Divisions, [click here](#). For a discussion of the differences between the Purchase-Only Index and the All-Transactions Index, [click here](#).

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0707	Alternate Key: 3776862	Parcel ID: 18-18-24-2200-000-60920	
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 905 ALGONQUIN RD LADY LAKE		<input type="checkbox"/> Check if Multiple Parcels
Owner Name SRP Sub LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 260,410	\$ 260,410	
2. Assessed or classified use value, *if applicable	\$ 255,430	\$ 255,430	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 255,430	\$ 255,430	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 5/7/2013 Price: \$147,200 Arm's Length Distressed Book 4326 Page 2491

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3776862	3776839	3776840	3776797
Address	905 ALGONQUIN RD LADY LAKE	915 VENTURA DR LADY LAKE	913 VENTURA DR LADY LAKE	906 VENTURA DR LADY LAKE
Proximity		0.07 Miles	0.06 Miles	0.07 Miles
Sales Price		\$335,000	\$344,000	\$335,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	1.60%	1.20%
Adjusted Sale		\$288,770	\$297,904	\$288,770
\$/SF FLA	\$176.31 per SF	\$198.88 per SF	\$194.71 per SF	\$185.82 per SF
Sale Date		9/6/2023	8/9/2023	9/11/2023
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	1,477	1,452	1250	1,530	-2650	1,554	-3850
Year Built	1998	1998	0	1998	0	1998	0
Constr. Type	Wood/Metal	Wood/Metal	0	Block/Stucco	-20000	Wood/Metal	0
Condition	EX	VG	10000	VG	0	VG	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	Garage	Garage	0	Garage	0	Garage	0
Porches	OPF SPF	SPF EPF	-15000	OPF SPF	0	OPF SPF SPU	-15000
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	-	-	0	-	0	-	0
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. 1.3%	-3750	-Net Adj. 7.6%	-22650	-Net Adj. 6.5%	-18850
		Gross Adj. 9.1%	26250	Gross Adj. 7.6%	22650	Gross Adj. 6.5%	18850
Adj. Sales Price	Market Value \$260,410	Adj Market Value	\$285,020	Adj Market Value	\$275,254	Adj Market Value	\$269,920
	Value per SF 176.31						

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: Chris Jensen

DATE 11/21/2024

2024-0707 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3776839	915 VENTURA DR LADY LAKE	0.07
2	Comp 3	3776797	906 VENTURA DR LADY LAKE	0.07
3	Subject	3776862	905 ALGONQUIN RD LADY LAKE	-
4	Comp 2	3776840	913 VENTURA DR LADY LAKE	0.06
5				
6				
7				
8				

Alternate Key 3776862
Parcel ID 18-18-24-2200-000-60920

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0707 Subject
PRC Run: 12/11/2024 By

Card # 1 of 1

Current Owner		
SRP SUB LLC		
C/O INVITATION HOMES TAX DEPT		
1717 MAIN ST STE 2000		
DALLAS TX 75201		

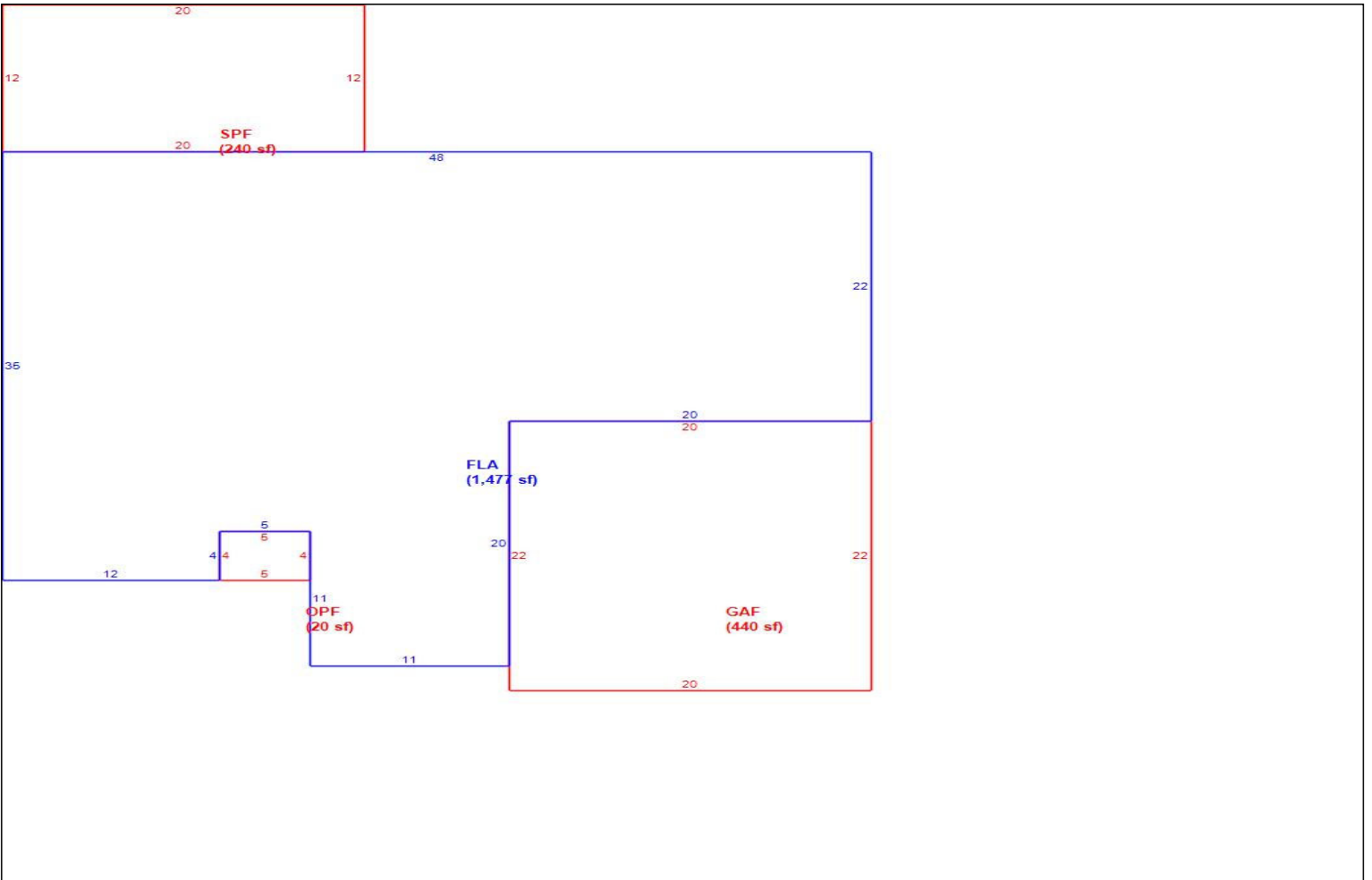
Property Location			
Site Address	905 ALGONQUIN RD		
	LADY LAKE	FL	32159
Mill Group	FOLL	NBHD	0550

Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 03-16-201

Legal Description
LADY LAKE, THE VILLAGES OF LADY LAKE UNIT NO 22 SUB LOT 6092 PB 39 PGS 58-59 ORB 4962 PG 1625

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	45,000.00	0.0000	1.45	1.000	1.000	0	65,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,250		
Classified Acres		0		Classified JV/Mkt		65,250		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 143,711 Deprec Bldg Value 195,160 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	1,477	1,477	1477	1998					
GAR	GARAGE FINISH	0	440	0						
OPF	OPEN PORCH FINISHE	0	20	0						
SPF	SCREEN PORCH FINIS	0	240	0						
TOTALS		1,477	2,177	1,477						
					Effective Area	1477	No Stories	1.00	Full Baths	2
					Base Rate	76.52	Quality Grade	620	Half Baths	0
					Building RCN	143,711	Wall Type	01	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	195,160				

Alternate Key 3776862
 Parcel ID 18-18-24-2200-000-60920

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0707 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	
2004 1999	SALE 20763	01-01-2003 08-13-1998	02-18-2004 12-01-1998	1 112,497	0000 0000	CHECK VALUE SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017067978	4962	1625	05-18-2017	WD	U	M	I	100			
	4358	1185	07-26-2013	CT	U	U	I	100			
	4326	2491	05-07-2013	CT	U	U	I	147,200			
	3058	2149	12-29-2005	QC	U	U	I	0			
	2456	2023	11-18-2003	WD	Q	Q	I	173,000			
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	
65,250	195,160	0	260,410	4980	255430	0.00	255430	260410	254,512	

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 3776839
Parcel ID 18-18-24-2200-000-60690

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0707 Comp 1
PRC Run: 12/11/2024 By

Card # 1 of 1

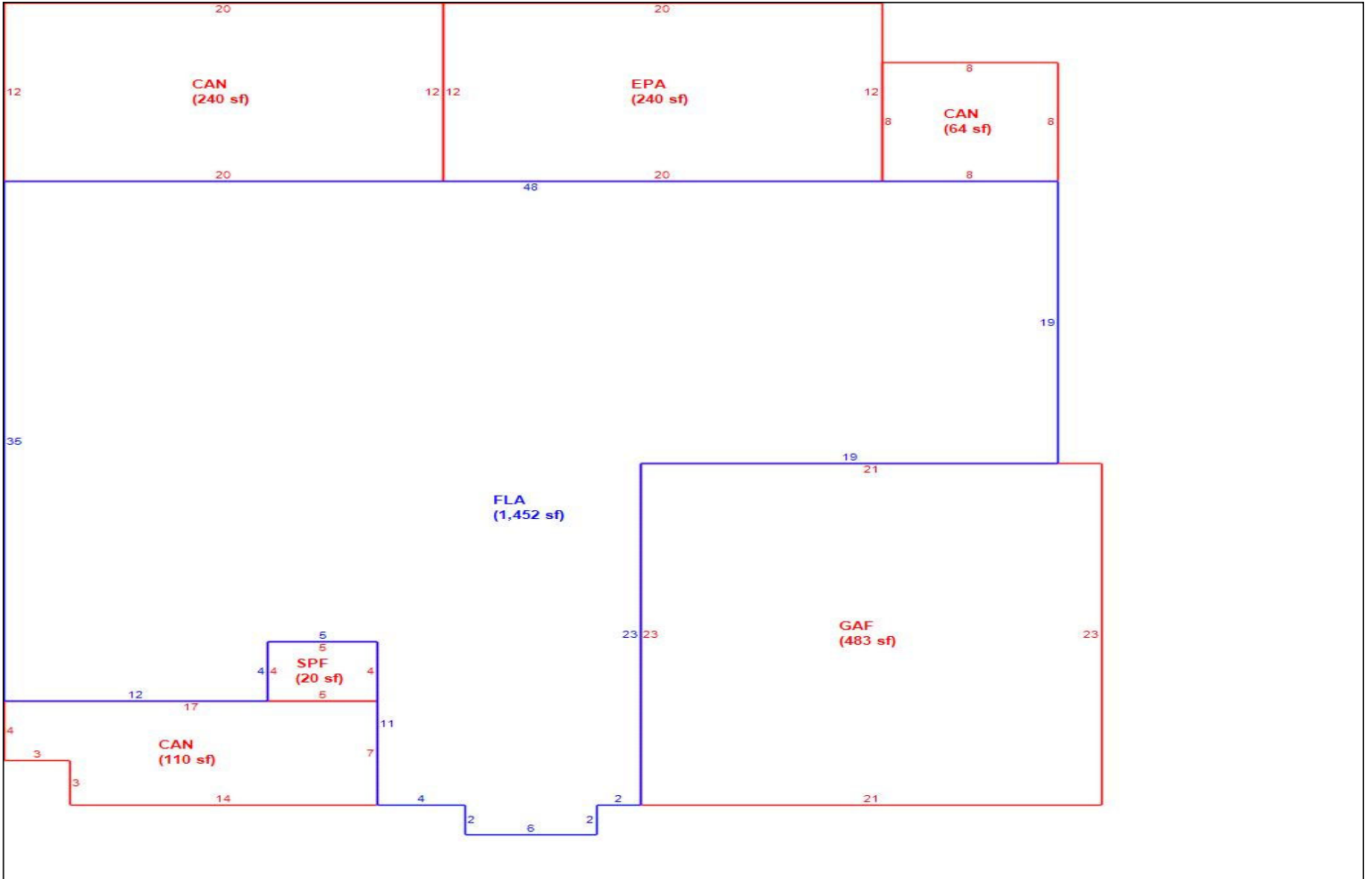
Current Owner		
BORHAN MAH AND PAUL BORHANMANESH		
915 VENTURA DR		
LADY LAKE	FL	32159

Property Location			
Site Address 915 VENTURA DR			
LADY LAKE	FL	32159	
Mill Group	FOLL	NBHD	0550
Property Use		Last Inspection	
00100	SINGLE FAMILY	SAD	10-29-201

Legal Description
LADY LAKE, THE VILLAGES OF LADY LAKE UNIT NO 22 SUB LOT 6069 PB 39 PGS 58-59 ORB 6212 PG 1099

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	45,000.00	0.0000	1.45	1.000	1.000	0	65,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,250		
Classified Acres		0		Classified JV/Mkt		65,250		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	
Replacement Cost	145,681	Deprec Bldg Value	197,835
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
EPF	ENCLOSED PORCH FIN	0	240	0	1998	1452	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,452	1,452	1452	Base Rate	76.79	Quality Grade	620	Half Baths	0
GAR	GARAGE FINISH	0	483	0	Building RCN	145,681	Wall Type	01	Heat Type	6
PAT	PATIO UNCOVERED	0	414	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	20	0	% Good	97.00	Functional Obsol	0		
TOTALS		1,452	2,609	1,452	Building RCNLD	197,835	Roof Cover	3	Type AC	03

Alternate Key 3776839
 Parcel ID 18-18-24-2200-000-60690

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0707 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	
2020	19-00000328	03-06-2019	10-29-2019	3,979	0002	REPL WINDOWS 3	10-29-2019		
2014	VALU	01-01-2013	06-03-2014	100	0008	CK VALUE FOR OWNER FOR 2014	04-16-2014		
2008	IMPS	10-29-2007	04-21-2008	1	0000	CHECK EPA3 SEE NOTES	04-21-2008		
2002	010737	09-06-2001	03-14-2002	1,375	0000	12X10 & 12X20 CONC SLABS			
1999	20556	06-18-1998	12-01-1998	116,642	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023114425	6212	1099	09-06-2023	WD	Q	01	I	335,000				
	1673	0147	12-22-1998	TR	U	U	I	0				
	1669	1379	12-09-1998	WD	U	U	I	0				
	1637	0322	08-13-1998	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	
65,250	197,835	0	263,085	0	263085	0.00	263085	263085	257,268	

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Alternate Key 3776840
Parcel ID 18-18-24-2200-000-60700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0707 Comp 2
PRC Run: 12/11/2024 By

Card # 1 of 1

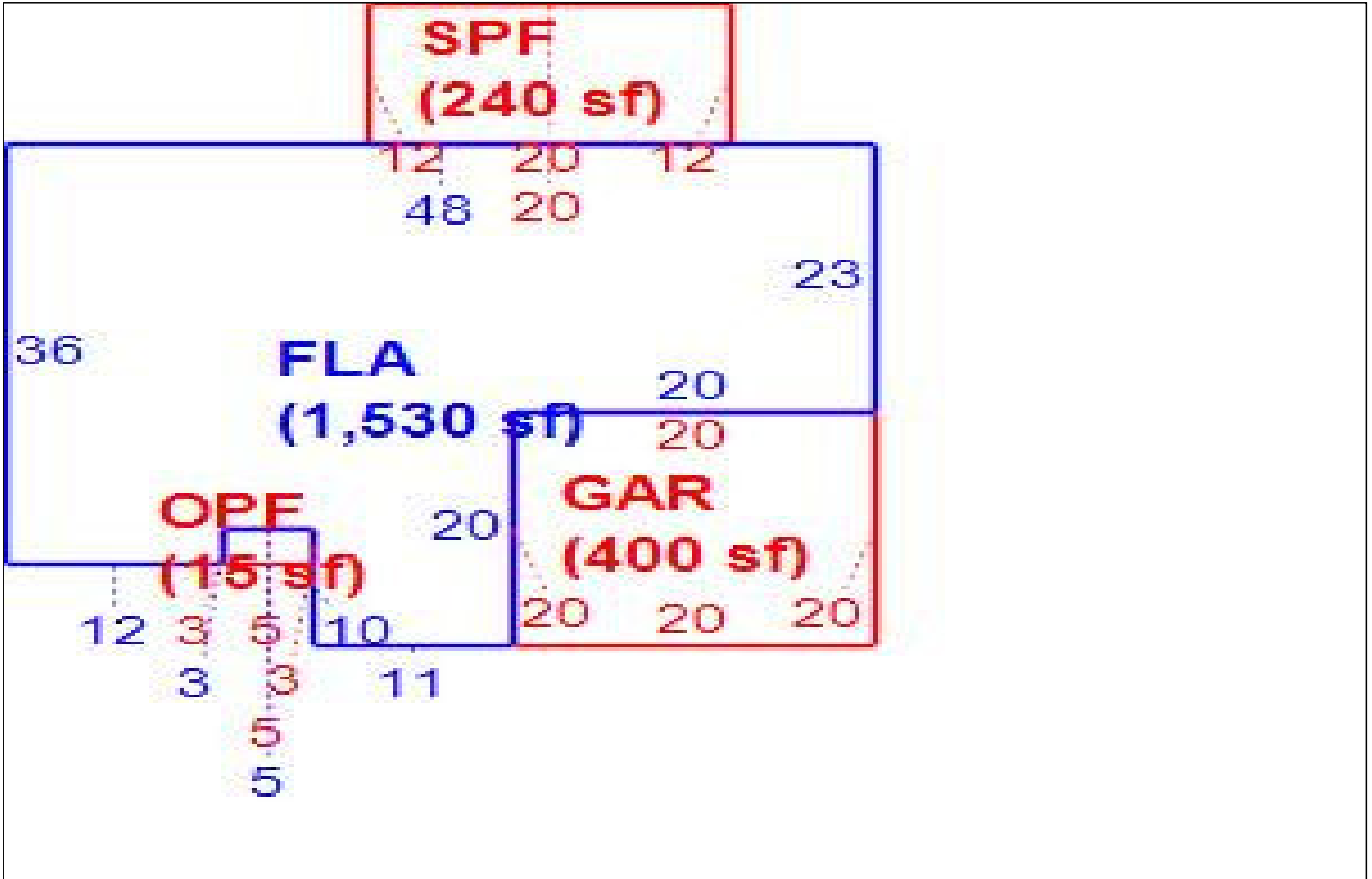
Current Owner		
TURNBULL RICHARD W AND JOHANNE C C		
913 VENTURA DR		
LADY LAKE	FL	32159

Property Location			
Site Address 913 VENTURA DR			
LADY LAKE FL 32159			
Mill Group	FOLL	NBHD	0550
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	03-16-201

Legal Description
LADY LAKE, THE VILLAGES OF LADY LAKE UNIT NO 22 SUB LOT 6070 PB 39 PGS 58-59 ORB 6197 PG 192

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	45,000.00	0.0000	1.45	1.000	1.000	0	65,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,250		
Classified Acres		0		Classified JV/Mkt		65,250		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 151,951
Deprec Bldg Value 206,349		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	1,530	1,530	1530	1998	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	79.72	Quality Grade	620	Half Baths	0
OPF	OPEN PORCH FINISHE	0	15	0	151,951	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	240	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,530	2,185	1,530	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD				
					206,349				

Alternate Key 3776840
 Parcel ID 18-18-24-2200-000-60700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0707 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	
2025	24-000342	03-06-2024		4,101	0002	REPL WINDOWS 4			
1999	20196	03-31-1998	10-21-1998	116,542	0000	SFR/913 VENTURA DR			
1999	20193	03-31-1998	10-21-1998	116,542	0000	SAME AS PERMIT 20196			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023101239	6197	0192	08-09-2023	WD	Q	01	I	344,000	039	HOMESTEAD	2024	25000
2021178900	5866	0227	12-01-2021	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017056872	4949	0948	05-19-2017	LE	U	U	I	100				
	1614	2208	05-22-1998	WD	Q	Q	I	118,000				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
65,250	206,349	0	271,599	0	271599	50,000.00	221599	246599	265,226	

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Alternate Key 3776797
Parcel ID 18-18-24-2200-000-60600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0707 Comp 3
PRC Run: 12/11/2024 By

Card # 1 of 1

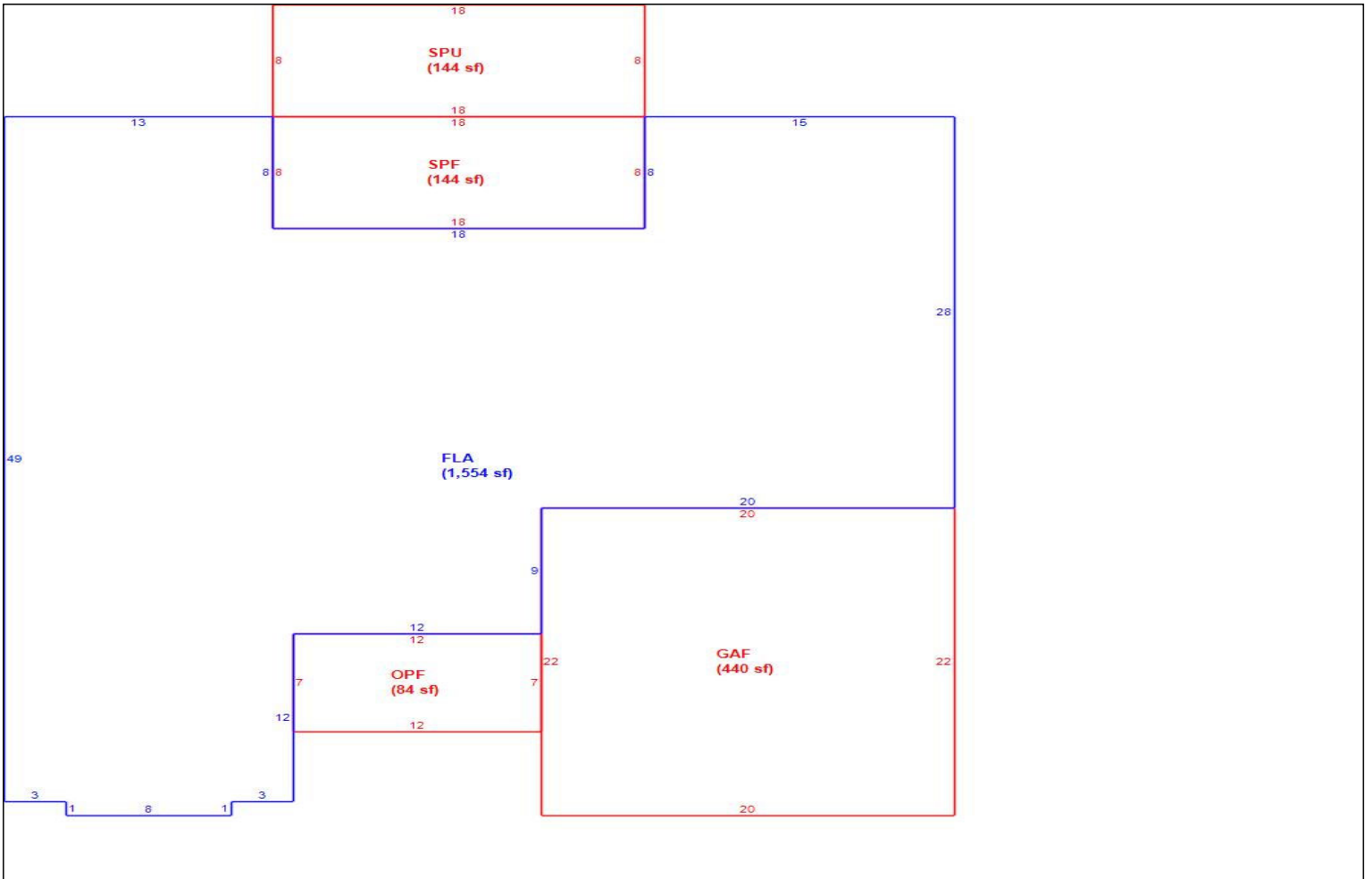
Current Owner		
DENNIS FRANK T		
5514 ELMWOOD DR		
TANNERSVILLE	PA	18372

Property Location			
Site Address 906 VENTURA DR			
LADY LAKE FL 32159			
Mill Group	FOLL	NBHD	0550
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	03-16-201

Legal Description
LADY LAKE, THE VILLAGES OF LADY LAKE UNIT NO 22 SUB LOT 6060 PB 39 PGS 58-59 ORB 6224 PG 90

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	45,000.00	0.0000	1.45	1.000	1.000	0	65,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,250		
Classified Acres		0		Classified JV/Mkt		65,250		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 148,832 Deprec Bldg Value 202,114 Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,554	1,554	1554	Effective Area	1554	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	75.66	Quality Grade	620	Half Baths	0
OPF	OPEN PORCH FINISHE	0	84	0	Building RCN	148,832	Wall Type	01	Heat Type	6
SPF	SCREEN PORCH FINIS	0	144	0	Condition	EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	144	0	% Good	97.00	Functional Obsol	0		
TOTALS		1,554	2,366	1,554	Building RCNLD	202,114	Roof Cover	3	Type AC	03

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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	
2001	0000158	02-17-2000	04-27-2001	1,650	0000	8X18 BIRD CAGE			
1999	20455	05-27-1998	10-06-1998	122,606	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023124194	6224	0090	09-11-2023	WD	Q	01	I	335,000				
	1634	0206	08-05-1998	WD	Q	Q	I	123,700				
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	
65,250	202,114	0	267,364	0	267364	0.00	267364	267364	261,222	

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