



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3379233

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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.

House Price Index Datasets

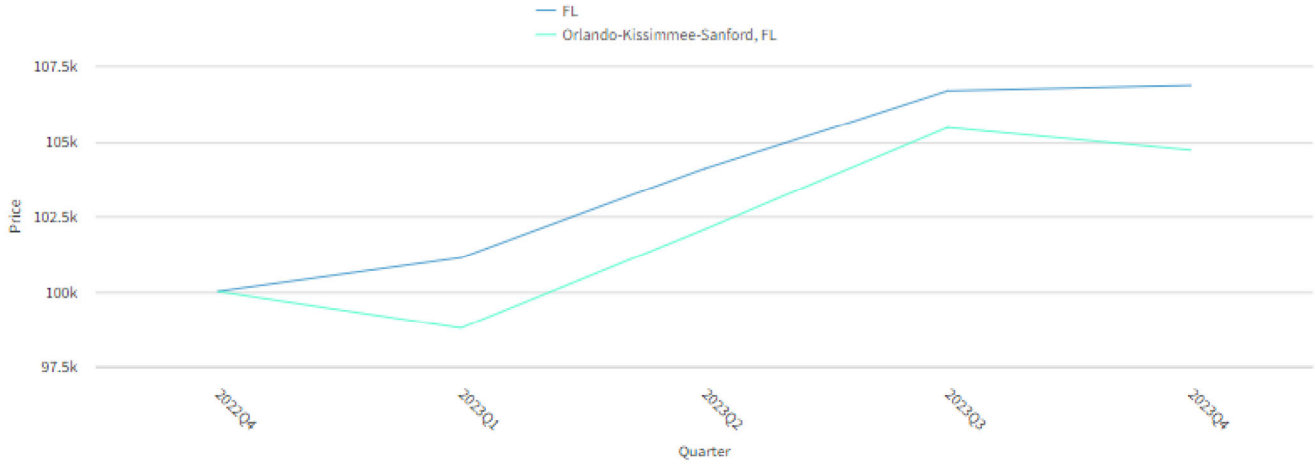
HPI Datasets | HPI Summary Table | **HPI Calculator**

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 # 2024-0708		Alternate Key: 3379233		Parcel ID: 18-19-27-0115-000-01500	
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 3004 E BEAUMONT LN EUSTIS		<input type="checkbox"/> Check if Multiple Parcels	
Owner Name 2018-3 IH Borrower 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		\$ 288,627	\$ 288,627		
2. Assessed or classified use value, *if applicable		\$ 246,030	\$ 246,030		
3. Exempt value, *enter "0" if none		\$ -			
4. Taxable Value, *required		\$ 246,030	\$ 246,030		

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

Last Sale Date 3/12/2013 **Price:** \$118,500 Arm's Length Distressed Book 4299 Page 501

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3379233	3731867	3589882	3566785
Address	3004 E BEAUMONT LN EUSTIS	2599 STARDUST AVE EUSTIS	3006 LINMONT LN EUSTIS	2997 W BEAUMONT LN EUSTIS
Proximity		0.26 Miles	0.19 Miles	0.07 Miles
Sales Price		\$375,000	\$339,000	\$336,300
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	3.60%	2.40%
Adjusted Sale		\$323,250	\$300,354	\$293,926
\$/SF FLA	\$183.14 per SF	\$181.19 per SF	\$191.80 per SF	\$156.01 per SF
Sale Date		9/1/2023	3/30/2023	6/17/2023
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	1,576	1,784	-10400	1,566	500	1,884	-15400
Year Built	1991	1997	0	1996	0	1996	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	0
Garage/Carport	Garage	Garage	0	Garage	0	Garage	0
Porches	OPF SPU	2 OPF	-5000	OPF SPF	-15000	OPF	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	UBU	-	4000	-	4000	UBU	3000
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. 3.5%	-11400	-Net Adj. 3.5%	-10500	Net Adj. 0.9%	2600
		Gross Adj. 6.0%	19400	Gross Adj. 6.5%	19500	Gross Adj. 11.4%	33400
Adj. Sales Price	Market Value \$288,627	Adj Market Value \$311,850		Adj Market Value \$289,854		Adj Market Value \$296,526	
	Value per SF 183.14						

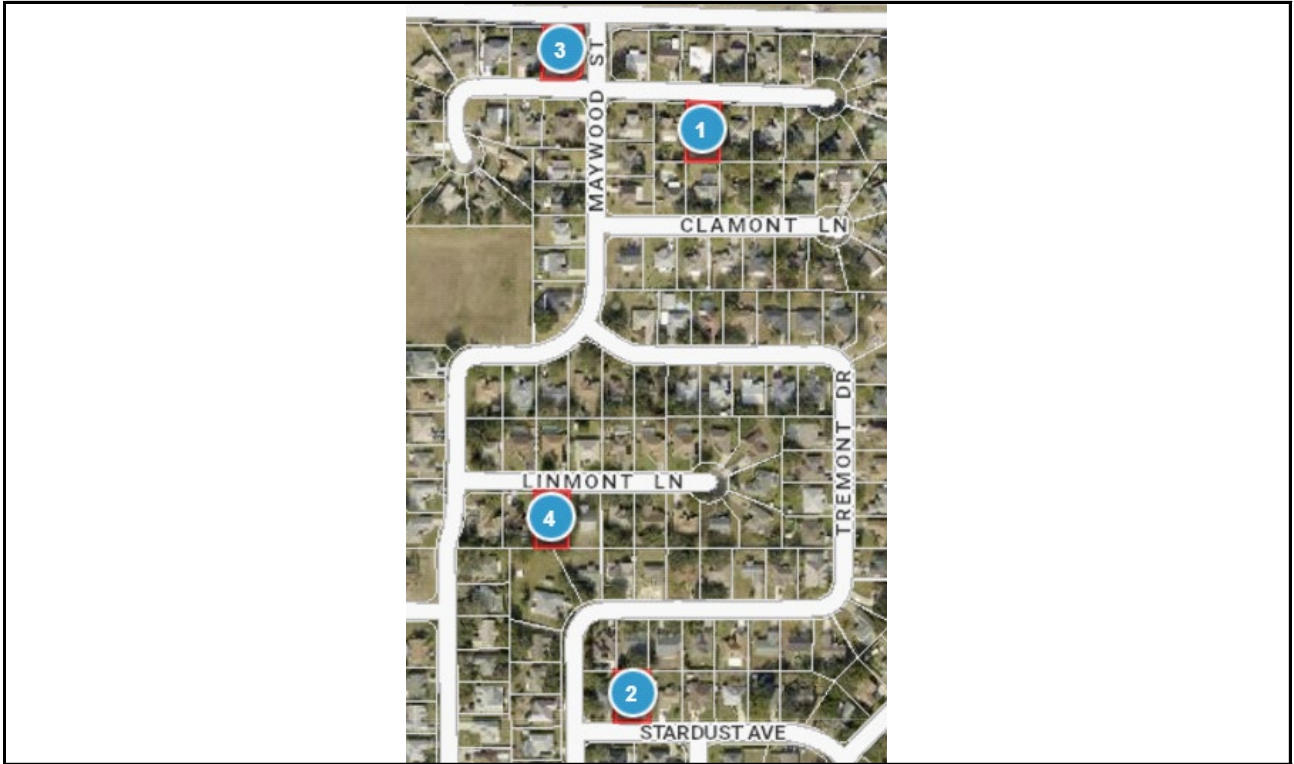
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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 11/20/2024

2024-0708 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3379233	3004 E BEAUMONT LN EUSTIS	-
2	Comp 1	3731867	2599 STARDUST AVE EUSTIS	0.26
3	Comp 3	3566785	2997 W BEAUMONT LN EUSTIS	0.07
4	Comp 2	3589882	3006 LINMONT LN EUSTIS	0.19
5				
6				
7				
8				

Alternate Key 3379233
Parcel ID 18-19-27-0115-000-01500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0708 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

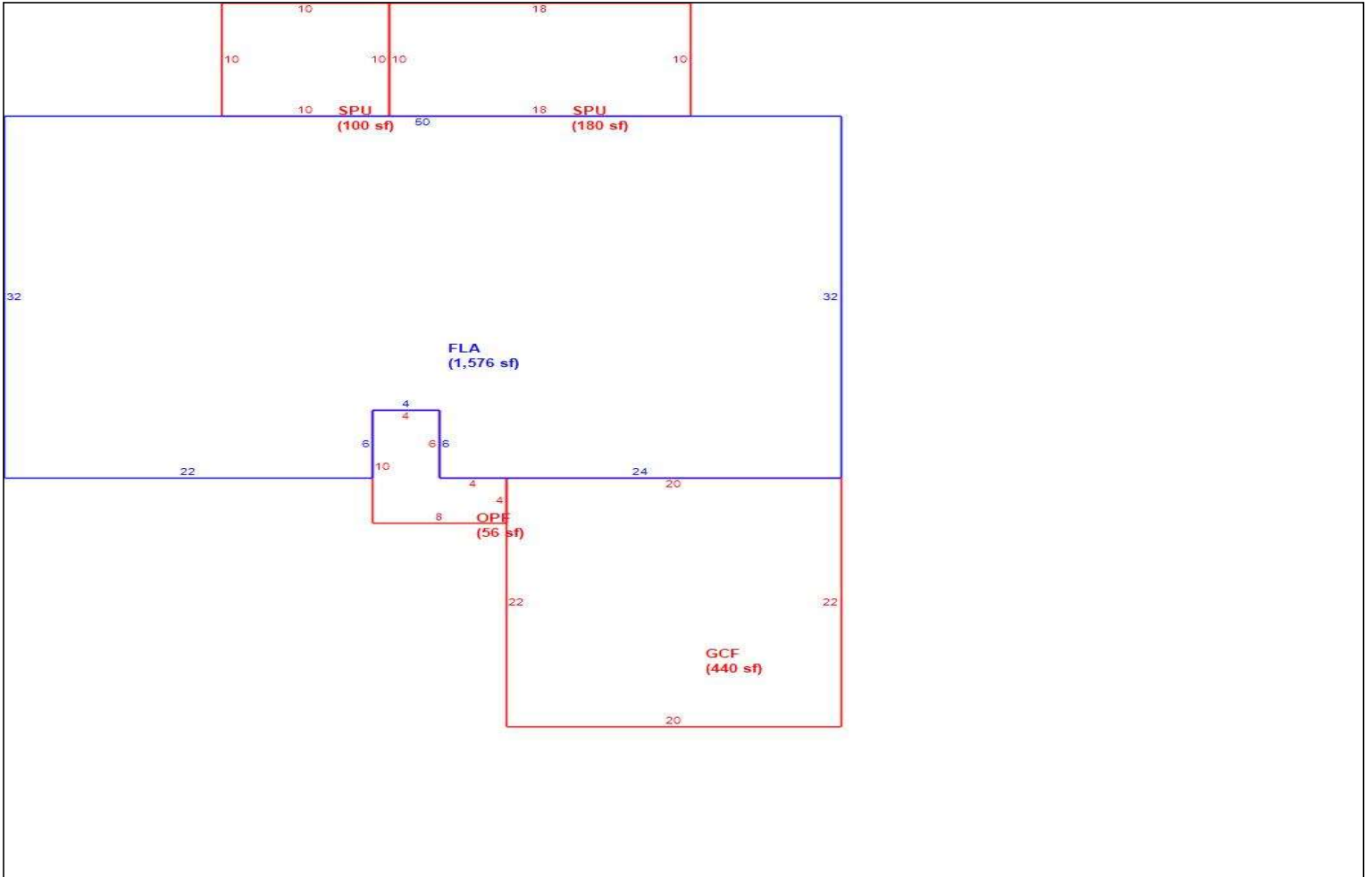
Current Owner		
2018-3 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 3004 E BEAUMONT LN		
EUSTIS FL 32726		
Mill Group	000E	NBHD 4550
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, ARBOR HILLS UNIT 1 LOT 15 PB 31 PGS 64-65 ORB 5135 PG 1894

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	48,000.00	0.0000	1.50	1.000	1.000	0	72,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,000		
Classified Acres		0		Classified JV/Mkt		72,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 221,587
Deprec Bldg Value 214,939		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1991	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,576	1,576	1576	Effective Area	1576	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	113.12	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	56	0	Building RCN	221,587	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	280	0	Condition	EX	Foundation	3	Fireplaces	0
				% Good		97.00	Functional Obsol	0		
TOTALS		1,576	2,352	1,576	Building RCNLD	214,939	Roof Cover	3	Type AC	03

Alternate Key 3379233
 Parcel ID 18-19-27-0115-000-01500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0708 Subject
 PRC Run: 12/10/2024 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
UBU2	UTILITY BLDG UNFINISHED	675.00	SF	6.25	1991	1991	4219.00	40.00	1,688

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	05-00297	02-23-2005	04-13-2006	5,000	0000	REROOF			
2002	0100355	05-01-2001	06-10-2002	8,400	0000	VINYL SIDING			
1993	9200228	04-01-1992	12-01-1992	675	0000	8X12 SHED			
1993	9200052	01-01-1992	12-01-1992	1,500	0000	10X28 SPF			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018078381	5135 1894	06-28-2018	WD	U	M	I	0				
	4646 1567	06-25-2015	WD	U	M	I	100				
	4299 0501	03-12-2013	CT	U	U	I	118,500				
	1138 0671	11-01-1991	WD	Q	Q	I	73,000				
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	
72,000	214,939	1,688	288,627	42597	246030	0.00	246030	288627	281,971	

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 3731867
Parcel ID 19-19-27-0015-000-25000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0708 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

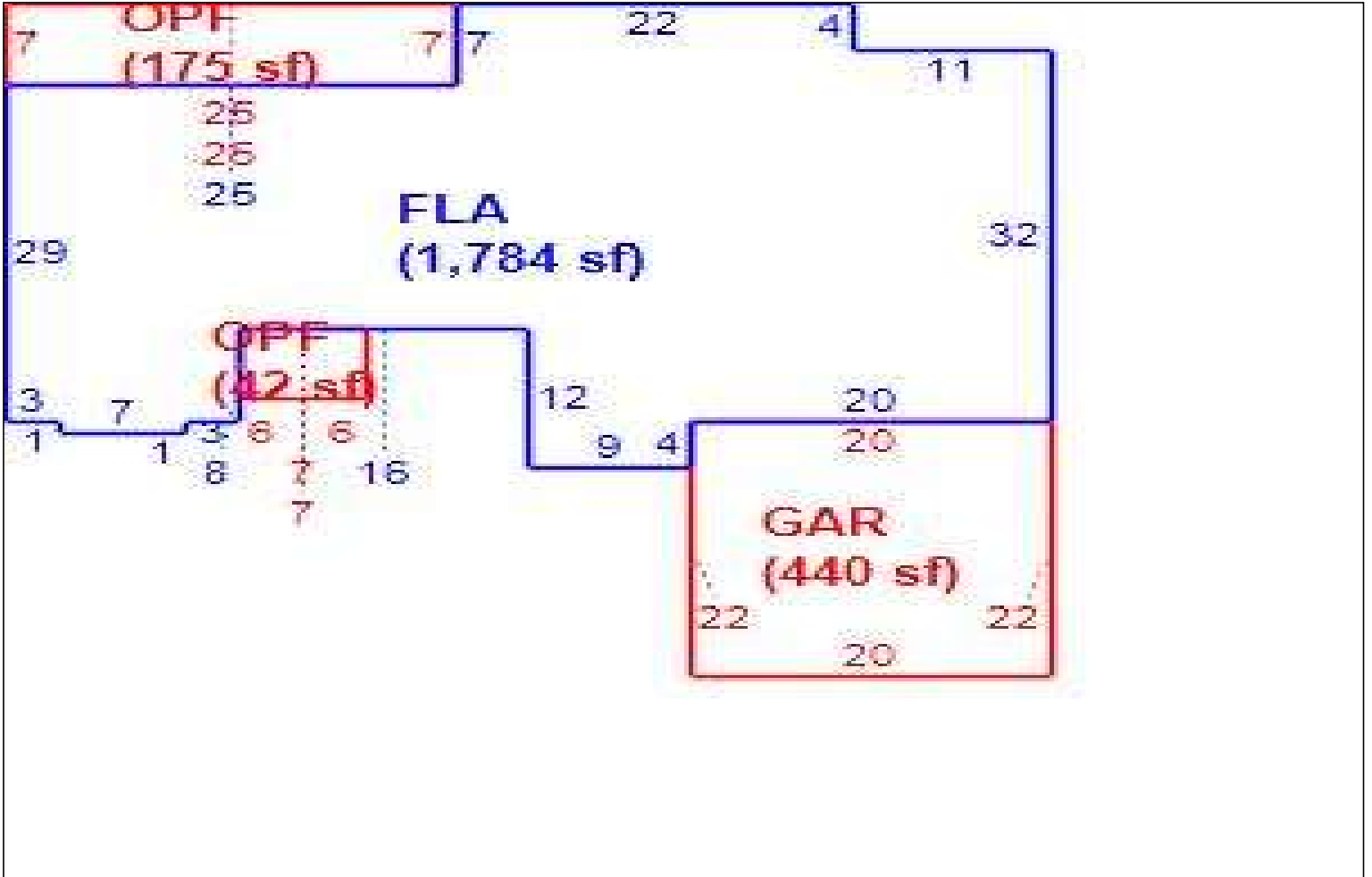
Current Owner		
BOOTH WILLIAM SR AND WILLIAM BOOTH		
2599 STARDUST AVE		
EUSTIS	FL	32726

Property Location		
Site Address 2599 STARDUST AVE		
EUSTIS FL 32726		
Mill Group	000E	NBHD 4550
Property Use		Last Inspection
00100	SINGLE FAMILY	TMP 01-21-202

Legal Description
EUSTIS, 44 GABLES PHASE II-A SUB LOT 250 PB 37 PGS 73-74 ORB 6207 PG 430

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	48,000.00	0.0000	1.75	1.000	1.000	0	84,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		84,000		
Classified Acres		0		Classified JV/Mkt		84,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 243,146 Deprec Bldg Value 235,852 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,784	1,784	1784	Effective Area	1784	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	112.21	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	217	0	Building RCN	243,146	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	235,852				
TOTALS		1,784	2,441	1,784						

Alternate Key 3731867
 Parcel ID 19-19-27-0015-000-25000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0708 Comp 1
 PRC Run: 12/10/2024 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	SALE	01-01-2019	05-18-2020	1	0099	CHECK VALUE	01-22-2020		
2015	SALE	01-01-2014	04-24-2015	1	0099	CHECK VALUE	04-24-2015		
1998	97-165	03-24-1997	12-01-1997	99,546	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023109928	6207	0430	09-01-2023	WD	Q	01	I	375,000				
2020031460	5438	0825	03-10-2020	WD	Q	01	I	239,900				
2019093320	5328	0690	07-22-2019	WD	U	U	I	162,500				
2019093103	5328	0099	07-22-2019	QC	U	U	I	100				
2018062532	5117	0252	05-16-2018	CT	U	U	I	100				
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	
84,000	235,852	0	319,852	0	319852	0.00	319852	319852	312,366	

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Alternate Key 3589882
Parcel ID 18-19-27-0120-000-09900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0708 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

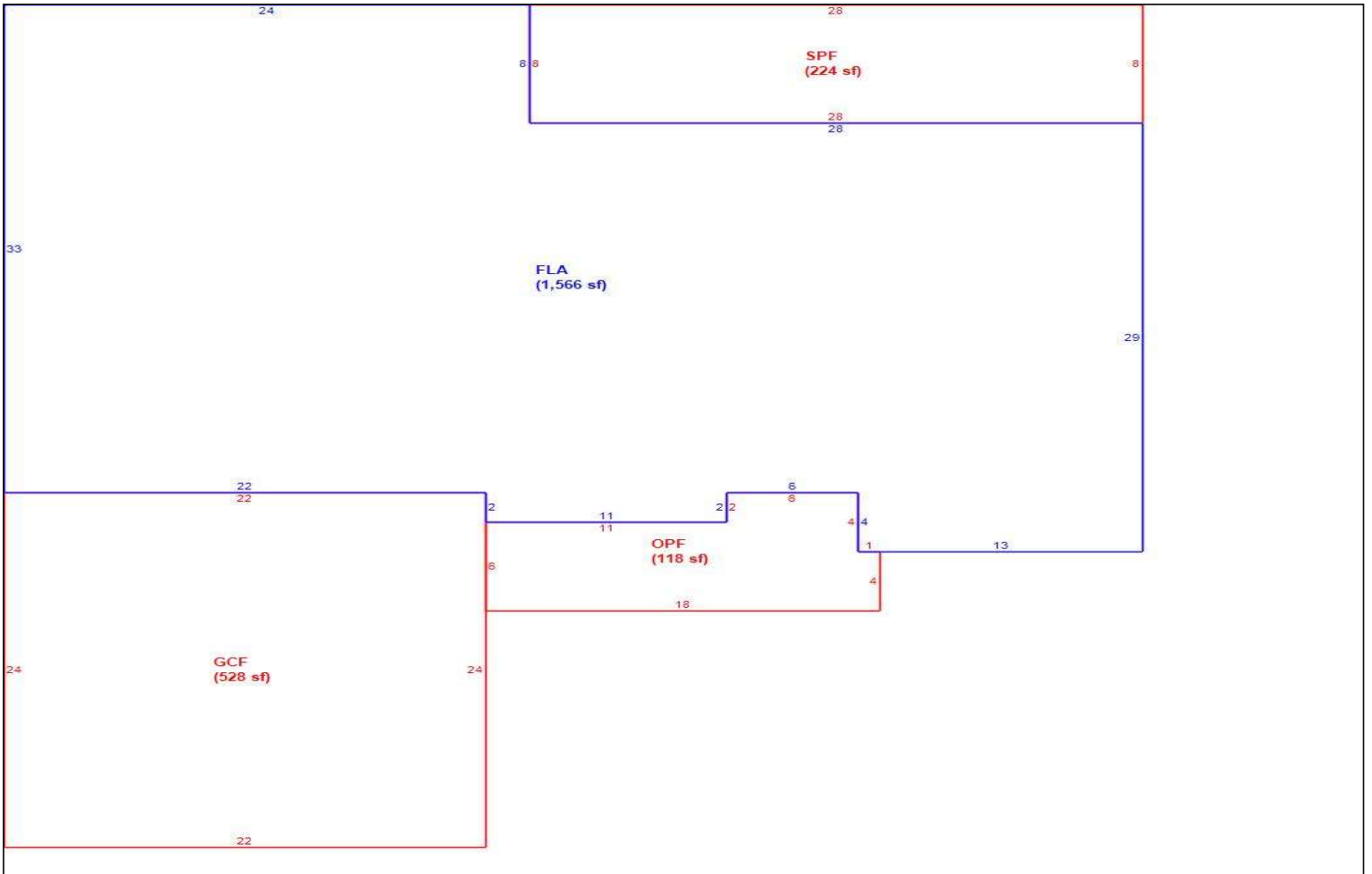
Current Owner		
HILL SARA B AND KELLY A HILL		
3006 LINMONT LN		
EUSTIS	FL	32726

Property Location			
Site Address 3006 LINMONT LN			
EUSTIS FL 32726			
Mill Group	000E	NBHD	4550
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-14-202

Legal Description
EUSTIS, ARBOR HILLS UNIT 2 SUB LOT 99 PB 35 PGS 76-78 ORB 6118 PG 2348

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	48,000.00	0.0000	1.50	1.000	1.000	0	72,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,000		
Classified Acres		0		Classified JV/Mkt		72,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 224,787	Deprec Bldg Value 218,043	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	1996	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,566	1,566	1566	Effective Area	1566	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	528	0	Base Rate	113.29	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	118	0	Building RCN	224,787	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	224	0	Condition	EX	Foundation	3	Fireplaces	0	
TOTALS					1,566	2,436	1,566	% Good	97.00	Functional Obsol	0
					Building RCNLD	218,043	Roof Cover	3	Type AC	03	

Alternate Key 3589882
 Parcel ID 18-19-27-0120-000-09900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0708 Comp 2
 PRC Run: 12/10/2024 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	
1997	9600127	02-01-1996	12-01-1996	97,000	0000	3BR SFR,3006 LINMONT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023037977	6118 2348	03-30-2023	WD	Q	01	I	339,000	039	HOMESTEAD	2024	25000	
2022139618	6042 0725	06-30-2022	WD	U	37	I	343,800	059	ADDITIONAL HOMESTEAD	2024	25000	
2022139619	6042 0726	10-10-2022	PO	U	11	I	0					
2022134220	6036 0526	10-10-2022	PO	U	11	I	0					
	4547 1987	10-31-2014	WD	U	U	I	140,000					
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	
72,000	218,043	0	290,043	0	290043	50,000.00	240043	265043	283,429	

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Alternate Key 3566785
 Parcel ID 18-19-27-0120-000-05300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0708 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

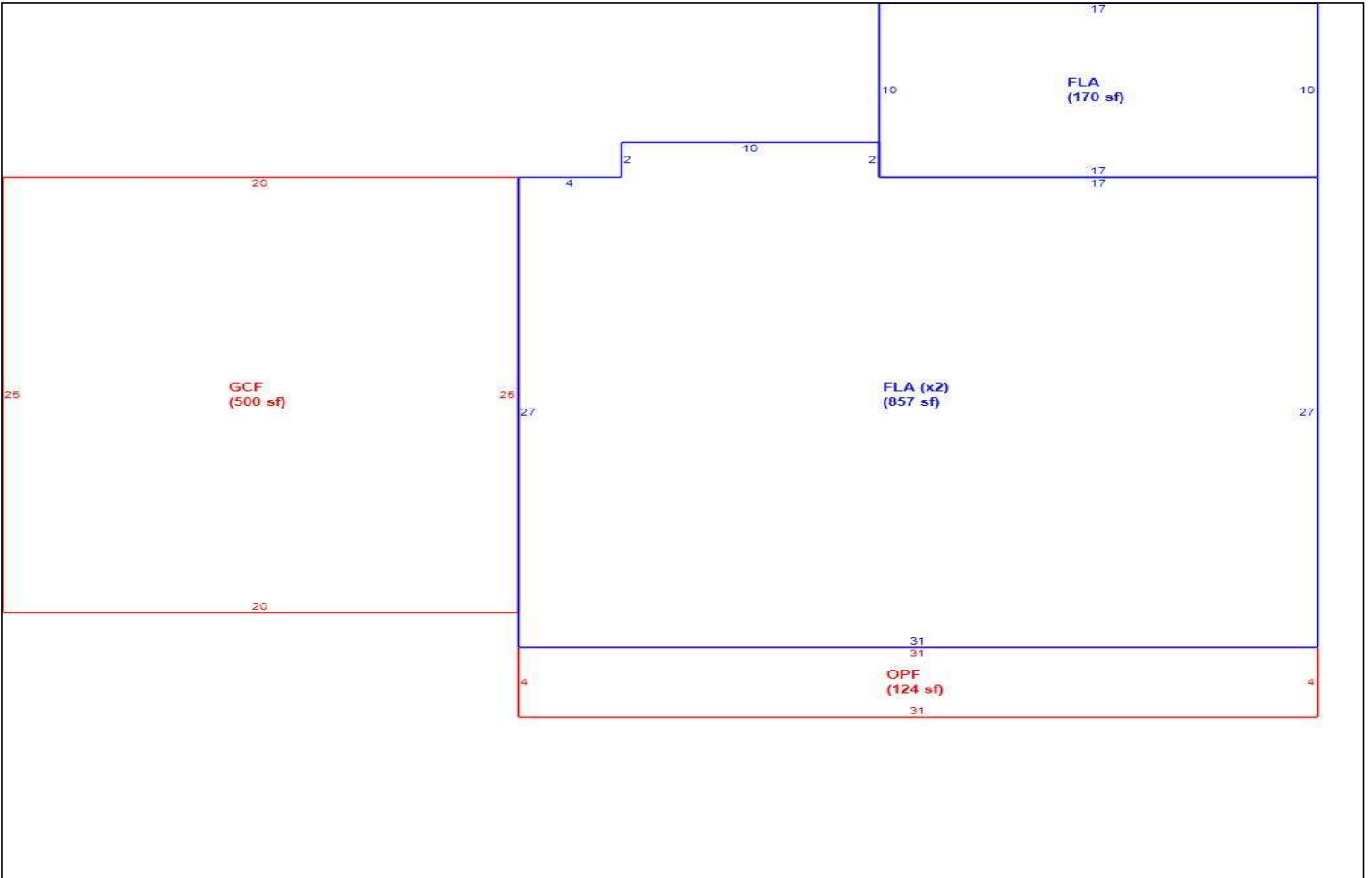
Current Owner		
BTR SCATTERED SITE OWNER 2 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location		
Site Address 2997 W BEAUMONT LN		
EUSTIS FL 32726		
Mill Group	000E	NBHD 4550
Property Use		Last Inspection
00100	SINGLE FAMILY	TMP 05-10-202

Legal Description
 EUSTIS, ARBOR HILLS UNIT 2 SUB LOT 53 PB 35 PGS 76-78 ORB 6165 PG 1856

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	48,000.00	0.0000	1.50	1.000	1.000	0	72,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,000		
Classified Acres		0		Classified JV/Mkt		72,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 236,408 Deprec Bldg Value 215,131 Multi Story 1



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1996	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,884	1,884	1884	Effective Area	1884	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	500	0	Base Rate	102.33	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	124	0	Building RCN	236,408	Condition	G	Wall Type	03
					% Good	91.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,884	2,508	1,884	Building RCNLD	215,131				

Alternate Key 3566785
 Parcel ID 18-19-27-0120-000-05300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0708 Comp 3
 PRC Run: 12/10/2024 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
UBF3	UTILITY BLDG FINISHED	80.00	SF	10.50	2003	2003	840.00	60.00	504

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	VALU	01-01-2020	05-10-2021	1	0008	CK VALUE FOR OWNER	05-10-2021		
2013	20121130	12-27-2012	03-22-2013	6,800	0002	ENCL SCRNM RM	03-22-2013		
2010	VALU	01-01-2009	06-02-2010	1	0000	CK VALUE PER OWNER	04-28-2010		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023076061	6165 1856	06-17-2023	WD	Q	01	I	336,300					
2022157037	6062 1865	12-05-2022	WD	Q	01	I	270,000					
	2452 0171	10-02-2003	WD	U	U	I	120,200					
	2376 1935	07-29-2003	WD	U	U	I	0					
	2336 0388	06-10-2003	CT	U	U	I	0					
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	
72,000	215,131	504	287,635	0	287635	0.00	287635	287635	280,890	

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