

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.

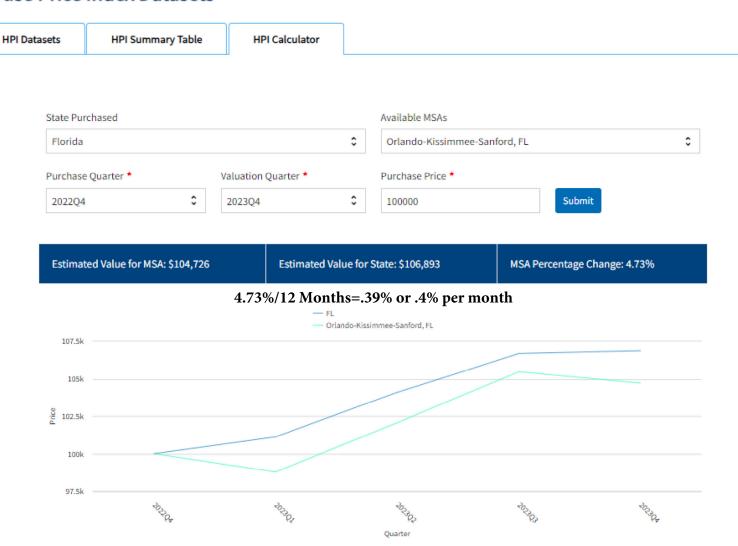
For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

licorporate	a, by reference, in rate 12D-10		LUE ADJUSTMENT BOARD (WA(S))
Petition#	2024-0708	County Lake	Tax year 2024	Date received 9. 12.24
		COMPLETED BY TO	HE PENINONER	
PART 1.	Taxpayer Information			
Taxpayer n	ame: INV_HOME; 2018-3 IH Borrowe	er LP	Representative: Ryan, LLC c/c	Robert Peyton
Mailing add for notices	iress Ryan, LLC 16220 North Scottsda Scottsdale, AZ 85254		Parcel ID and physical address or TPP account # 1819270115	
Phone 95	4-740-6240		Email ResidentialA	ppeals@ryan.com
The standa	ard way to receive information is	by US mail. If possible	e, I prefer to receive information	by ☑ email ☐ fax.
	ng this petition after the petition nents that support my statemen		hed a statement of the reasons	I filed late and any
your ev evidend Type of Pr	ridence to the value adjustment b ce. The VAB or special magistra operty☑ Res. 1-4 units⊡ Indu	oard clerk. Florida law a ite ruling will occur unde istrial and miscellaneou		oss examine or object to your is if you were present.) Historic, commercial or nonprofit
☐ Comme		cultural or classified use	☐ Vacant lots and acreage ☐	Business machinery, equipment
PART 2. I	Reason for Petition Ch	neck one. If more than	one, file a separate petition.	
Denial of Parent/ Property Tangible return re	roperty value (check one) decorporate value (check one) decorporat	e on January 1 must have timely filed a	Denial of exemption Select Denial for late filing of exem (Include a date-stamped co a Qualifying improvement (s. 193 ownership or control (s. 193.1555(5), F.S.)	nption or classification by of application.) .1555(5), F.S.) or change of
deter 5 Enter by the group My w	mination that they are substant the time (in minutes) you think ye requested time. For single joint o. itnesses or I will not be availabl	tially similar. (s. 194.01 you need to present you petitions for multiple un- le to attend on specific	r case. Most hearings take 15 mi its, parcels, or accounts, provide dates. I have attached a list of d	nutes. The VAB is not bound the time needed for the entire ates.
evidence d appraiser's	lirectly to the property appraise s evidence. At the hearing, you	r at least 15 days befor have the right to have		n request for the property
of your pro information	perty record card containing inf	formation relevant to th appraiser receives the	ce exchange, to receive from the computation of your current a petition, he or she will either se	ssessment, 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.

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you ar without attaching a completed power of attorney or authoriz Written authorization from the taxpayer is required for acce collector.	zation for representation to this form.	
I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional S	Signature	
Complete part 4 if you are the taxpayer's or an affiliated en representatives.	ntity's employee or you are one of the	following licensed
I am (check any box that applies): An employee of	(taxpaver or an affiliat	ed entity).
	(carpayor or an annual	
 A Florida Bar licensed attorney (Florida Bar number A Florida real estate appraiser licensed under Chapter 	475. Florida Statutes (license numbe	RD6182
☐ A Florida real estate broker licensed under Chapter 47		
A Florida certified public accountant licensed under Cha	apter 473. Florida Statutes (license nu	ımber).
I understand that written authorization from the taxpayer is appraiser or tax collector.		
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of funder s. 194.011(3)(h), Florida Statutes, and that I have re	filing this petition and of becoming an	agent for service of process
Robert I. Payton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		4.
Complete part 5 if you are an authorized representative not	t listed in part 4 above.	
☐ I am a compensated representative not acting as one of AND (check one)	of the licensed representatives or emp	ployees listed in part 4 above
☐ Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR ☐ the taxpayer's auth		
☐ I am an uncompensated representative filing this petition	on AND (check one)	
the taxpayer's authorization is attached OR the tax	payer's authorized signature is in part	3 of this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential in	formation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.	authorized representative for purpose 1(3)(h), Florida Statutes, and that I ha	es of filing this petition and of ave read this petition and the
Signature, representative	Print name	Date

House Price Index Datasets



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 K	ey: 3379233	Parcel I	D: 18-19-27-01	15-000-01500	
Petitioner Name	Ryan, LL0	C C/O Robe	rt Peyton	5 ,			Check if Mu	Iltiple Parcels	
The Petitioner is:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property		EAUMONT LN			
Other, Explain:		_		Address	E	USTIS			
отногу диришни									
	2018-3 IH Bor	rower LP C	/O Invitation	Value from	Value befo	re Board Actio	nl., ",		
Owner Name	1	Homes		TRIM Notice		nted by Prop App	i value atter i	Board Action	
1. Just Value, red	Juired			\$ 288,62	27 \$	288,62	27		
2. Assessed or cl	assified use val	ue, *if appli	icable	\$ 246,0	30 \$	246,03	80		
3. Exempt value,	*enter "0" if nor	ne		\$	_				
4. Taxable Value,	*required			\$ 246,0	30 \$	246,03	80		
*All values entered	d should be coun	ty taxable va	alues, School an	d other taxing	authority value	s may differ.			
Last Sale Date	3/12/2013	Prid	ce:\$118	8,500	Arm's Length	✓ Distressed	Book <u>4299</u> F	Page <u>501</u>	
ITEM	Subje	ct	Compara	able #1	Compar	able #2	Comparable #3		
AK#	33792		3731		3589		35667		
Address	3004 E BEAU		2599 STARI		3006 LINN		2997 W BEAU	JMONT LN	
Address	EUSTI	IS	EUS'	TIS	EUS	TIS	EUS	TIS	
Proximity			0.26 N	⁄liles	0.19 N	/liles	0.07 N	liles	
Sales Price			\$375,	000	\$339,	000	\$336,3	300	
Cost of Sale			-15		-15		-15°		
Time Adjust			1.20)%	3.60)%	2.40	%	
Adjusted Sale			\$323,		\$300,		\$293,9		
\$/SF FLA	\$183.14 p	er SF	\$181.19	•	\$191.80	•	\$156.01	•	
Sale Date			9/1/2	023	3/30/2	2023	6/17/2	023	
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	1,576		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	<u>N</u>		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 Sub	0	Lot	0	Lot	0	
Location	Location 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	
Adi Calaa Drisa	Market Value	\$288,627	Adj Market Value	\$311,850	Adj Market Value	\$289,854	Adj Market Value	\$296,526	
Adj. Sales Price	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

TRF 01-01-202

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 000E NBHD 4550

Mill Group 000E NBHD 4550

Property Use Last Inspection

00100 SINGLE FAMILY

Legal Description

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

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Бериі	Adj	Office		Price	Factor	Factor	Factor Factor		Class vai	Value
1	0100	0	0		1.00 1	_T	48,000.00	0.0000	1.50	1.000	1.000	0	72,000
		T-4-1 A		0.001	10.774.41	1410			T-4-	 A -I: I\ //\ AI	41		70.000
	Total Acres 0.00		0.001	JV/M	κιμυ		1	ıota	l Adj JV/Mk	α		72,000	
	Cla	assified A	cres	0	Classified JV/MI	kt 72	,000		Classified	d Adj JV/Mk	t l		0

	Building S	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			- " D "	
_	GARAGE FINISH	0	440	0	Base Rate	113.12	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE SCREEN PORCH UNFIN	0	56 280	0	Building RCN	221,587	Quality Grade	675	Half Baths	0
SPU	SCREEN PORCH UNFIN	U	200	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Typo	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	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

		11	OII I Cai	2024 31	alus. A							
	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 2002 1993 1993	05-00297 0100355 9200228 9200052	02-23-2005 05-01-2001 04-01-1992 01-01-1992	04-13-2006 06-10-2002 12-01-1992 12-01-1992	5,000 8,400 675 1,500	0000 0000	REROOF VINYL SIDING 8X12 SHED 10X28 SPF						

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018078381	2018078381 5135 189 4646 156 4299 050 1138 067		06-28-2018 06-25-2015 03-12-2013 11-01-1991	WD WD CT WD	UUUQ	M M U Q		0 100 118,500 73,000				
									•	Total		0.00

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

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

BOOTH WILLIAM SR AND WILLIAM BOOTH

Current Owner

2599 STARDUST AVE

EUSTIS FL 32726 **LCPA Property Record Card** Roll Year 2024 Status: A

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

Card # of 1

Property Location

Site Address 2599 STARDUST AVE

EUSTIS FL 32726 000E

NBHD 4550

Property Use 00100 SINGLE FAMILY TMP 01-21-202

Mill Group

Last Inspection

Legal Description

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

Lan	d Lines														
LL #	Use Code	Front	Depth	Notes Adi	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value			
#	Code		-	Auj		FIICE	Factor	Factor	Factor	racioi		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		0.00	JV/Mkt 0			Tota	i Adj JV/Mk	ct		84,000					
Classified Acres 0			Classified JV/Mkt 84	000		Classified	M/VL ibA b	rt l		0					

Sketch Bldg Replacement Cost 243,146 Deprec Bldg Value 235,852 Multi Story 1 Sec of 1 22 29 (1,784 sf)

12 20 GAR

	Building S	Sub Areas			Building Valuati	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	1,784	1,784	1784	Effective Area	1784			- " B "	
_	GARAGE FINISH	0	440	0	Base Rate	112.21	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	217	0	Building RCN	243,146	Quality Grade	675	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,784	2,441	1,784	Building RCNLD	235 852	Roof Cover	3	Type AC	03

Alternate Key 3731867

LCPA Property Record Card

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

Parcel ID 19-19-27-0015-000-25000 Card# 1 of 1 Roll Year 2024 Status: A Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Type Apr Value Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date CHECK VALUE SALE 01-01-2019 05-18-2020 0099 01-22-2020 2020 04-24-2015 SALE 01-01-2014 0099 CHECK VALUE 04-24-2015 2015 97-165 03-24-1997 12-01-1997 99,546 0000 SFR 1998 Calaa Information

			Sales Inform	ation						Exemptions			
Instrument No	Book	:/Page	Sale Date	Instr	Sale Price	Code	Description	Year	Amount				
2023109928 6207 0430 09-01-2023 WD Q 01 I 37													
2020031460 5438 0825 03-10-2020 WD Q 01 I 239													
2019093320 5328 0690 07-22-2019 WD U U I 162													
2019093103 5328 0099 07-22-2019 QC U U I													
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

^{***}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 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

Property Location

Site Address 3006 LINMONT LN

EUSTIS FL 32726

NBHD 4550

Property Use 00100 SINGLE FAMILY TRF 03-14-202

000E

Mill Group

Last Inspection

Current Owner

HILL SARA B AND KELLY A HILL

3006 LINMONT LN

EUSTIS FL 32726

Legal Description

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

Lan	Land Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	FIOIIL	Depui	Adj	Ullits	Price	Factor	Factor	Factor	Factor	Ciass vai	Value		
1	0100	0	0		1.00 LT	48,000.00	0.0000	1.50	1.000	1.000	0	72,000		
		Total A		0.00	1) // M 4 4 10			T-4-		LI .		70.000		
		Total A	cres	0.00	JV/Mkt 0			rota	l Adj JV/Mk	[]		72,000		
	Classified Acres 0 Classified JV/Mkt 72,000 Classified Adj JV/Mkt 0													
						Sketch								

Bldg 1 1 of 1 Replacement Cost 224,787 Deprec Bldg Value 218,043 Multi Story 0 Sec SPF (224 sf) FLA (1,566 sf) OPF (118 sf) GCF (528 sf)

	Building S				Building Valuation		Construction Det			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1996	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,566	1,566	1566	Effective Area	1566			- " D "	_
_	GARAGE FINISH	0	528	0	Base Rate	113.29	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	118 224	0	Building RCN	224,787	Quality Grade	675	Half Baths	0
011	SCILLINI OILOITI INIS	U	224	o	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Type	03	riodi Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,566	2,436	1,566	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 *Only the first 10 records are reflected below Code Description Wister Type With Price Weer Pit Effect Vr. DCN 0/ Cood Arr Volve														
Cada	Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value														
Code	Code Description Units Type Unit Price Year Bit Effect Yr RCN %Good Apr Value														
					ding Per	mits									
Roll Yea		Issue Date	Comp Date	Amount	Туре	1	Descriptio		Review Date	CO Date					
1997	9600127	02-01-1996	12-01-1996	97,000	0000	3BR SFR,3	006 LINMONT	•							

			Sales Informa	ation					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	- 1	339,000	039	HOMESTEAD	2024	25000		
2022139618	6042	0725	06-30-2022	WD	U	37	- 1	343,800	059	ADDITIONAL HOMESTEAD	2024	25000		
2022139619	6042	0726	10-10-2022	PO	U	11	- 1	0						
2022134220	6036	0526	10-10-2022	PO	U	11	- 1	0						
	4547	1987	10-31-2014	WD	U	U	- 1	140,000						
										Total		50,000.00		
						Val	uo Summ	201/		<u> </u>				

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

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

BTR SCATTERED SITE OWNER 2 LLC

5001 PLAZA ON THE LAKE STE 200

Current Owner

 TX

LCPA Property Record Card Roll Year 2024 Status: A

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

Card # 1 of 1

Property Location

EUSTIS FL 32726 000E **NBHD**

4550 Last Inspection

Site Address 2997 W BEAUMONT LN

Mill Group Property Use

00100 SINGLE FAMILY TMP 05-10-202

Legal Description

AUSTIN

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

78746

Lan	d Lines													
LL	Use	Front	Depth	Note	es	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIORE	Depui	Ad	ij	Ullits		Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0			1.00	LT	48,000.00	0.0000	1.50	1.000	1.000	0	72,000
							/lkt 0				l Adj JV/MI			72,000
	Cla	assified A	cres	0	Classified JV/Mkt 72,000					Classified Adj JV/Mkt				0

Sketch

Bldg 1 of 1 236,408 Deprec Bldg Value 215,131 Multi Story 1 Sec 1 Replacement Cost FLA (170 sf) GCF (500 sf) FLA (x2) (857 sf) OPF (124 sf)

	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	1996	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,884	1,884	1884	Effective Area	1884				
GAR	GARAGE FINISH	0	500	0	Base Rate	102.33	No Stories	2.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	124	0	Building RCN	236,408	Quality Grade	675	Half Baths	0
					Condition	G	Wall Type	03	Heat Type	6
					% Good	91.00	Wan Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,884	2,508	1,884	Building RCNLD	215,131	Roof Cover	3	Type AC	03

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

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	Miscellaneous Features												
		*On		scellaneous F t 10 records a		below							
Code	Description	Units	Туре	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													
Roll Year	Description	Review Date	CO Date											
2021	VALU	01-01-2020	05-10-2021	1	8000	CK VALUE FOR OWNER	05-10-2021							
2013	20121130	12-27-2012	03-22-2013	6,800	0002	ENCL SCRN RM	03-22-2013							
2010	VALU	01-01-2009	06-02-2010	1	0000	CK VALUE PER OWNER	04-28-2010							
1	1					1	I							

			Sales Inform	ation					Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023076061 2022157037	6165 6062 2452 2376 2336	1856 1865 0171 1935 0388	06-17-2023 12-05-2022 10-02-2003 07-29-2003 06-10-2003	WD WD WD CT	QQUUU	01 01 U U	 - - -	336,300 270,000 120,200 0				
										Total		0.00
		l .	<u> </u>			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
72.000	215.131	504	287.635	0	287635	0.00	287635	287635	280.890

^{***}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 dise or misuse. See the posted Site Notice on our website for details.***