



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3454197

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	2024-0709	County	Lake
		Tax year	2024
		Date received	9.12.24
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: INV_HOME; 2018-3 IH Borrower LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	1819270115-000-01600 3002 E Beaumont Ln
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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"/> 5 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.**



# House Price Index Datasets

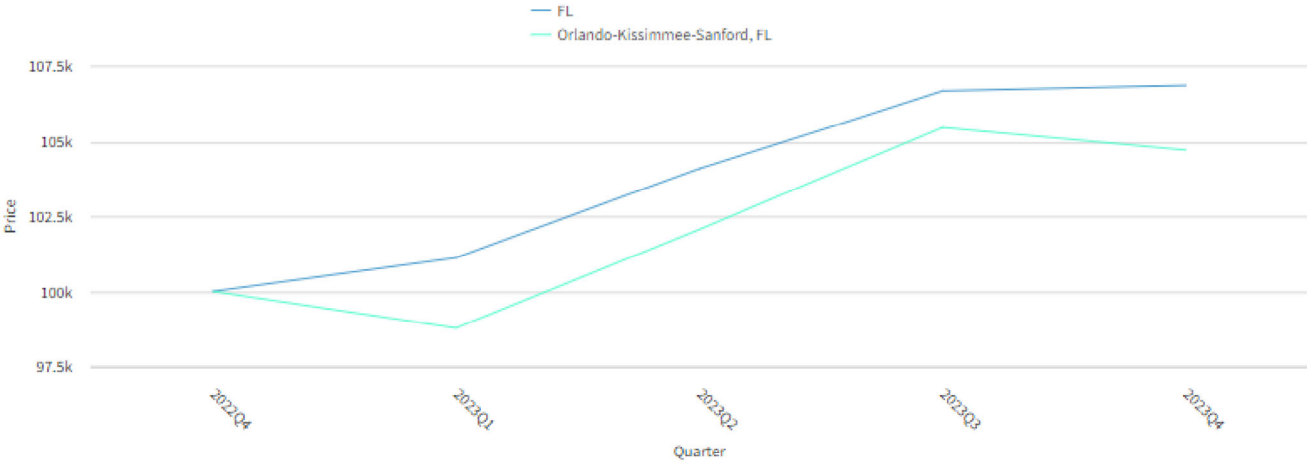
HPI Datasets | HPI Summary Table | **HPI Calculator**

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

<b>Petition #</b> 2024-0709	Alternate Key: 3454197	Parcel ID: 18-19-27-0115-000-01600	
<b>Petitioner Name</b> 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:	<b>Property Address</b> 3002 E BEAUMONT LN EUSTIS		<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> 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
<b>1. Just Value, required</b>	\$ 300,574	\$ 300,574	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 257,800	\$ 257,800	
<b>3. Exempt value, *enter "0" if none</b>	\$ -	\$ -	
<b>4. Taxable Value, *required</b>	\$ 257,800	\$ 257,800	

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

**Last Sale Date** 9/5/2013      **Price:** \$140,000       Arm's Length     Distressed    Book 4377 Page 1647

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3454197	3731867	3589882	3566785
<b>Address</b>	3002 E BEAUMONT LN EUSTIS	2599 STARDUST AVE EUSTIS	3006 LINMONT LN EUSTIS	2997 W BEAUMONT LN EUSTIS
<b>Proximity</b>		0.26 Miles	0.19 Miles	0.06 Miles
<b>Sales Price</b>		\$375,000	\$339,000	\$336,300
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.20%	3.60%	2.40%
<b>Adjusted Sale</b>		\$323,250	\$300,354	\$293,926
<b>\$/SF FLA</b>	\$176.60 per SF	\$181.19 per SF	\$191.80 per SF	\$156.01 per SF
<b>Sale Date</b>		9/1/2023	3/30/2023	6/17/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,702	1,784	-4100	1,566	6800	1,884	-9100
<b>Year Built</b>	1993	1997	0	1996	0	1996	0
<b>Constr. Type</b>	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
<b>Condition</b>	EX	EX	0	EX	0	EX	0
<b>Baths</b>	2.0	2.0	0	2.0	0	2.0	0
<b>Garage/Carport</b>	Garage	Garage	0	Garage	0	Garage	0
<b>Porches</b>	OPF SPU	2 OPF	5000	OPF SPF	0	OPF	20000
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	2 UBU	-	2000	-	2000	UBU	1000
<b>Site Size</b>	Lot	Lot	0	Lot	0	Lot	0
<b>Location</b>	Sub	Sub	0	Sub	0	Sub	0
<b>View</b>	House	House	0	House	0	House	0
		Net Adj. 0.9%	2900	Net Adj. 2.9%	8800	Net Adj. 4.0%	11900
		Gross Adj. 3.4%	11100	Gross Adj. 2.9%	8800	Gross Adj. 10.2%	30100
<b>Adj. Sales Price</b>	Market Value <b>\$300,574</b>	Adj Market Value <b>\$326,150</b>		Adj Market Value <b>\$309,154</b>		Adj Market Value <b>\$305,826</b>	
	Value per SF 176.60						

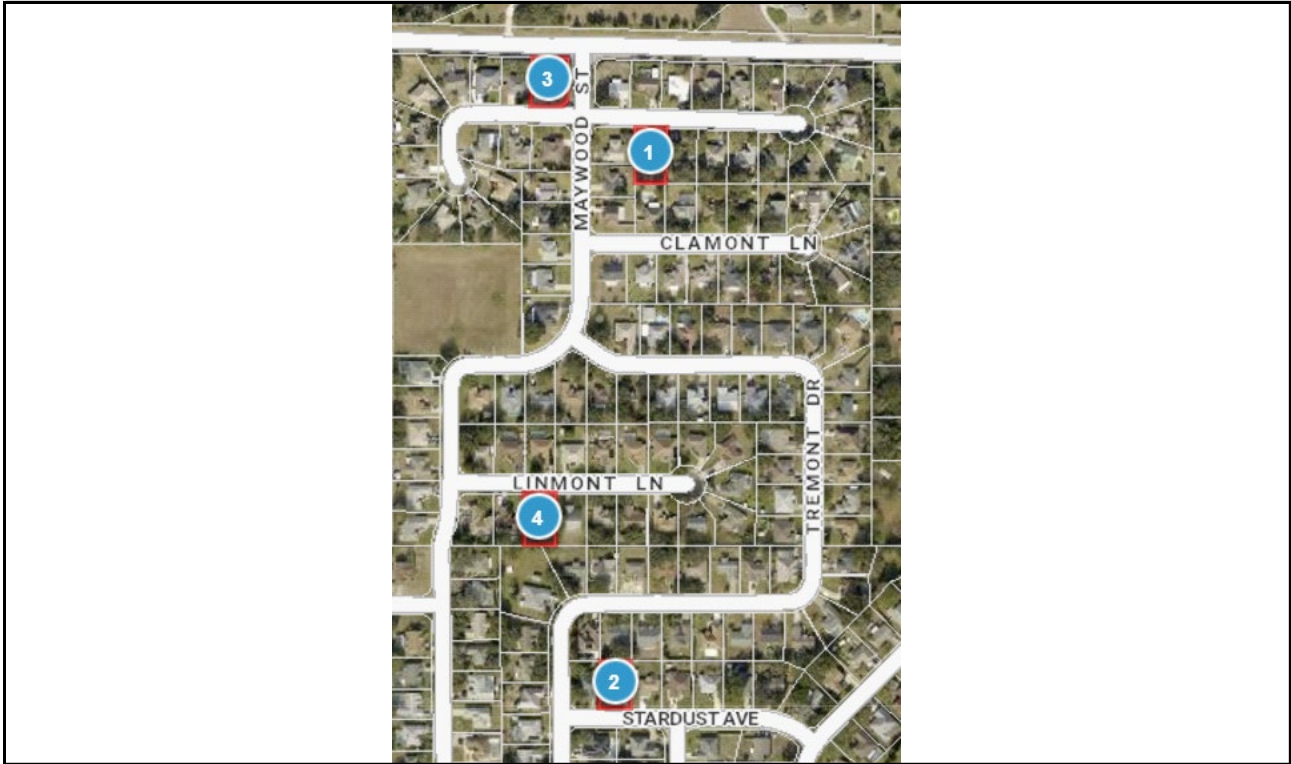
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0709 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3454197	3002 E BEAUMONT LN EUSTIS	-
2	Comp 1	3731867	2599 STARDUST AVE EUSTIS	0.26
3	Comp 3	3566785	2997 W BEAUMONT LN EUSTIS	0.06
4	Comp 2	3589882	3006 LINMONT LN EUSTIS	0.19
5				
6				
7				
8				

Alternate Key 3454197  
Parcel ID 18-19-27-0115-000-01600

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0709 Subject  
PRC Run: 12/10/2024 By

Card # 1 of 1

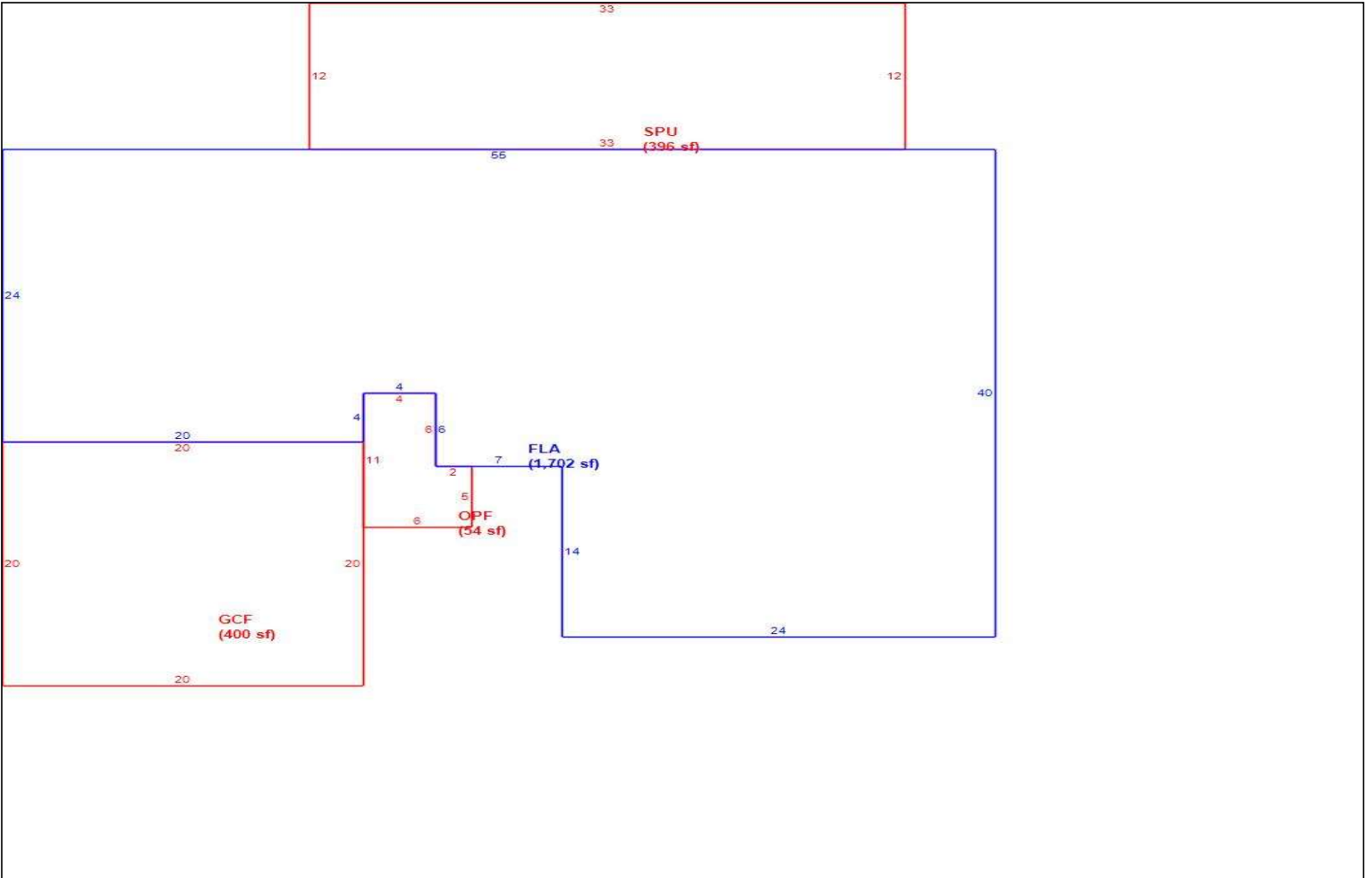
Current Owner		
2018-3 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 3002 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 16 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 235,014
		Deprec Bldg Value	227,964
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1993	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,702	1,702	1702	Effective Area	1702	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	Base Rate	112.43	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	54	0	Building RCN	235,014	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	396	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,702	2,552	1,702	Building RCNLD	227,964					

Alternate Key 3454197  
 Parcel ID 18-19-27-0115-000-01600

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0709 Subject  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBU3	UTILITY BLDG UNFINISHED	120.00	SF	7.50	2009	2009	900.00	40.00	360
UBU2	UTILITY BLDG UNFINISHED	100.00	SF	6.25	2009	2009	625.00	40.00	250

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014 2010	SALE 2009553	01-01-2013 07-31-2009	04-15-2014 04-14-2010	1 11,350	0099 0002	CHECK VALUE REROOF SHINGLES	04-25-2014		

<b>Sales Information</b>								<b>Exemptions</b>			
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				
	4377 1647	09-05-2013	WD	Q	Q	I	140,000				
	4053 2189	07-19-2011	WD	Q	Q	I	115,000				
	2601 1169	06-23-2004	WD	Q	Q	I	148,500				
<b>Total</b>											0.00

<b>Value Summary</b>										
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	227,964	610	300,574	42774	257800	0.00	257800	300574	293,431	

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

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0709 Comp 1  
PRC Run: 12/10/2024 By

Card # 1 of 1

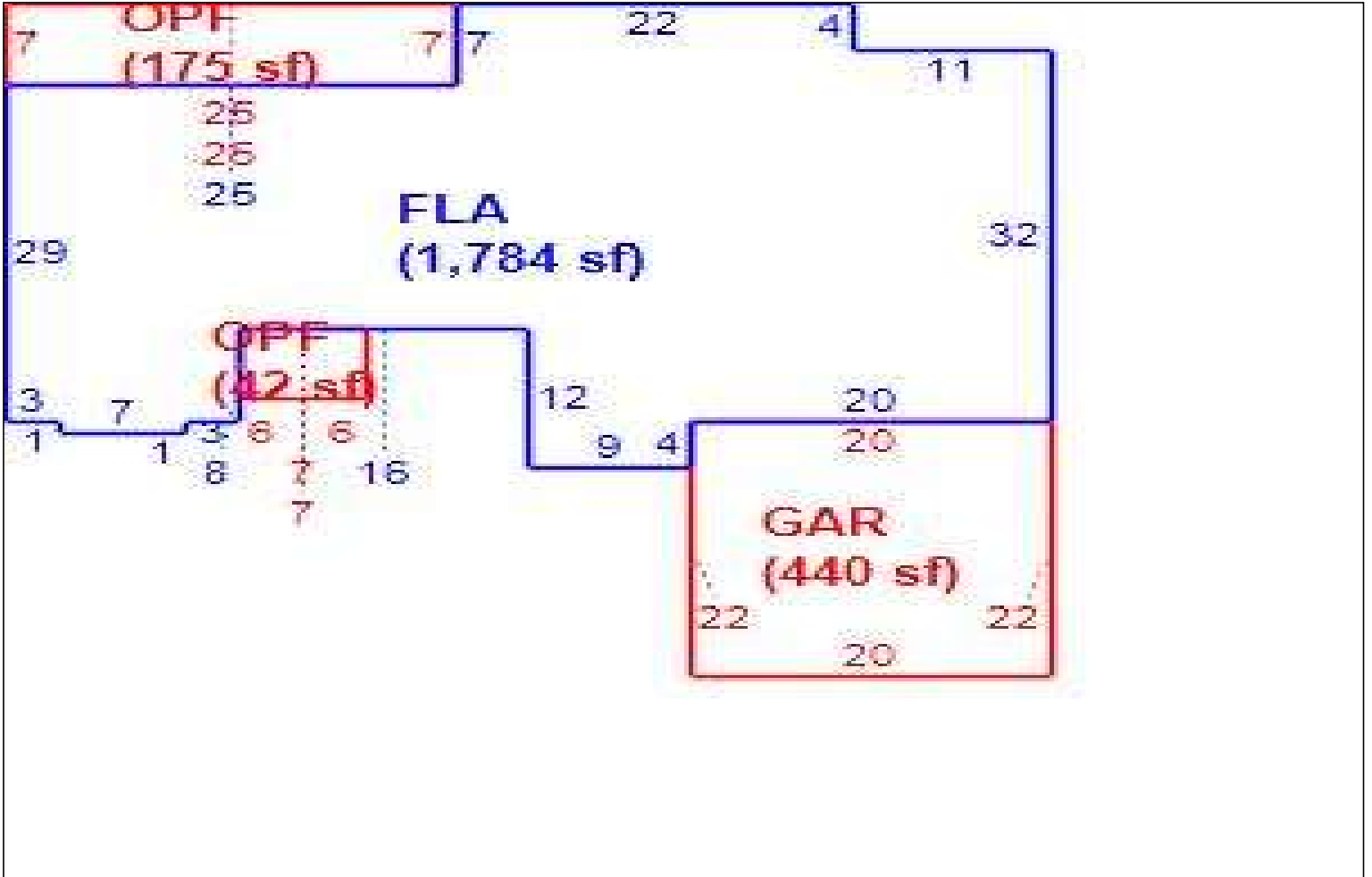
Current Owner		
BOOTH WILLIAM SR AND WILLIAM BOOTH		
2599 STARDUST AVE		
EUSTIS	FL	32726

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				
TOTALS		1,784	2,441	1,784	Building RCNLD	235,852				

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

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0709 Comp 1  
 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	
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

2024-0709 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

2024-0709 Comp 3  
PRC Run: 12/10/2024 By

Card # 1 of 1

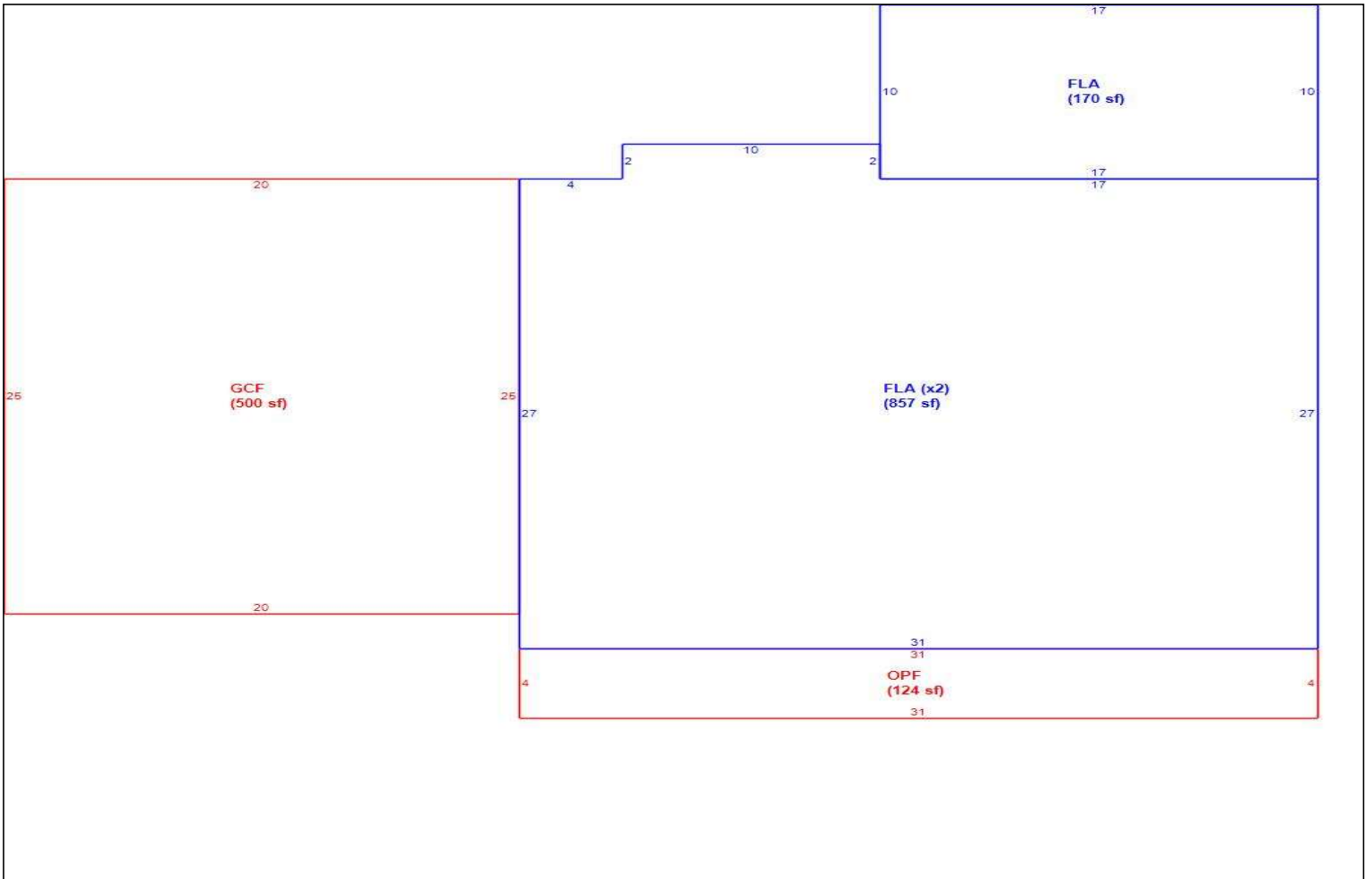
Current Owner		
BTR SCATTERED SITE OWNER 2 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

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	Heat Type	6
					% 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

2024-0709 Comp 3  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
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

<b>Building Permits</b>									
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		

<b>Sales Information</b>									<b>Exemptions</b>			
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					
<b>Total</b>											0.00	

<b>Value Summary</b>										
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 use or misuse. See the posted Site Notice on our website for details.\*\*\*