



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *8814187*

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>2024-0711</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>1819270850-000-01600 104 Ridgcrest Dr</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"/> <i>5</i> 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

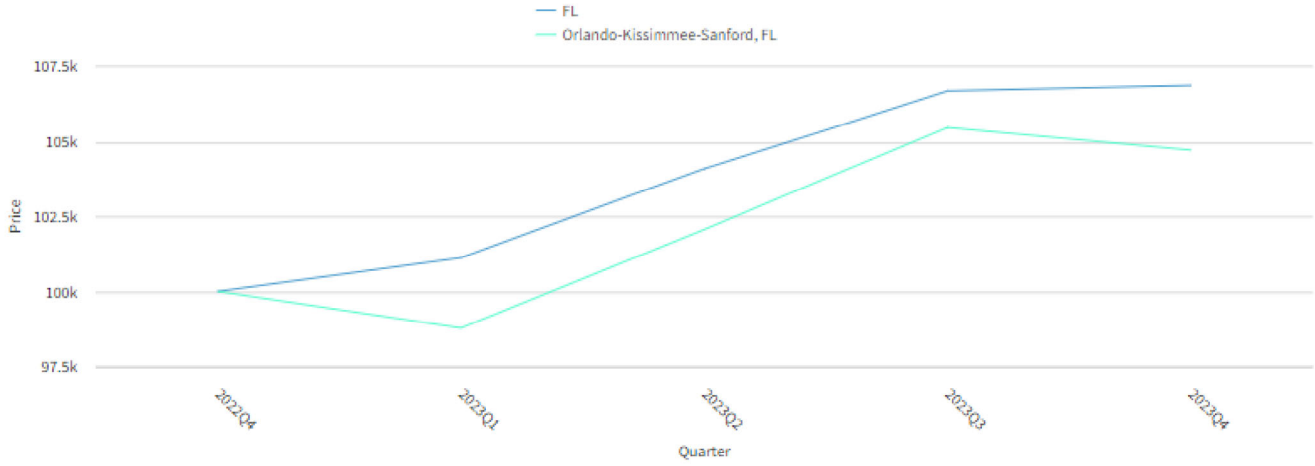
Purchase Price *

100000

Submit

Estimated Value for MSA: \$104,726	Estimated Value for State: \$106,893	MSA Percentage Change: 4.73%
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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 # 2024-0711		Alternate Key: 2814187		Parcel ID: 18-19-27-0850-000-01600	
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 104 RIDGECREST DR EUSTIS		<input type="checkbox"/> Check if Multiple Parcels	
Owner Name SRP Sub LLC 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		\$ 300,994	\$ 300,994		
2. Assessed or classified use value, *if applicable		\$ 254,880	\$ 254,880		
3. Exempt value, *enter "0" if none		\$ -	\$ -		
4. Taxable Value, *required		\$ 254,880	\$ 254,880		
*All values entered should be county taxable values, School and other taxing authority values may differ.					

Last Sale Date 4/4/2013 **Price:** \$110,000 Arm's Length Distressed **Book** 4313 **Page** 2003

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	2814187	2832487	1420890	2882093
Address	104 RIDGECREST DR EUSTIS	215 Eastridge DR EUSTIS	2865 ALAMEDA DEL NORTE	102 HILLSIDE DR EUSTIS
Proximity		0.17 Miles	0.17 Miles	0.16 Miles
Sales Price		\$369,000	\$347,000	\$295,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	4.00%	0.40%
Adjusted Sale		\$313,650	\$308,830	\$251,930
\$/SF FLA	\$172.49 per SF	\$198.26 per SF	\$193.38 per SF	\$147.85 per SF
Sale Date		12/8/2023	2/3/2023	11/8/2023
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	1,745	1,582	8150	1,597	7400	1,704	2050
Year Built	1986	1986	0	1984	0	1987	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 EPF	OPF SPF	10000	OPF SPF	10000	-	35000
Pool	N	Y	-20000	N	0	N	0
Fireplace	1	0	2500	0	2500	1	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	-	SEN	-10000	-	0	-	0
Site Size	Lot	Lot	0	Large Lot	-10000	Lot	0
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		-Net Adj. 3.0%	-9350	Net Adj. 3.2%	9900	Net Adj. 14.7%	37050
		Gross Adj. 16.1%	50650	Gross Adj. 9.7%	29900	Gross Adj. 14.7%	37050
Adj. Sales Price	Market Value \$300,994	Adj Market Value	\$304,300	Adj Market Value	\$318,730	Adj Market Value	\$288,980
	Value per SF 172.49						

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

2024-0711Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	2832487	215 EASTRIDGE DR EUSTIS	0.17
2	Comp 2	1420890	2865 ALAMEDA DEL NORTE EUSTIS	0.17
3	Comp 3	2882093	102 HILLSIDE DR EUSTIS	0.16
4	Subject	2814187	104 RIDGECREST DR EUSTIS	-
5				
6				
7				
8				

Alternate Key 2814187
 Parcel ID 18-19-27-0850-000-01600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0711 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

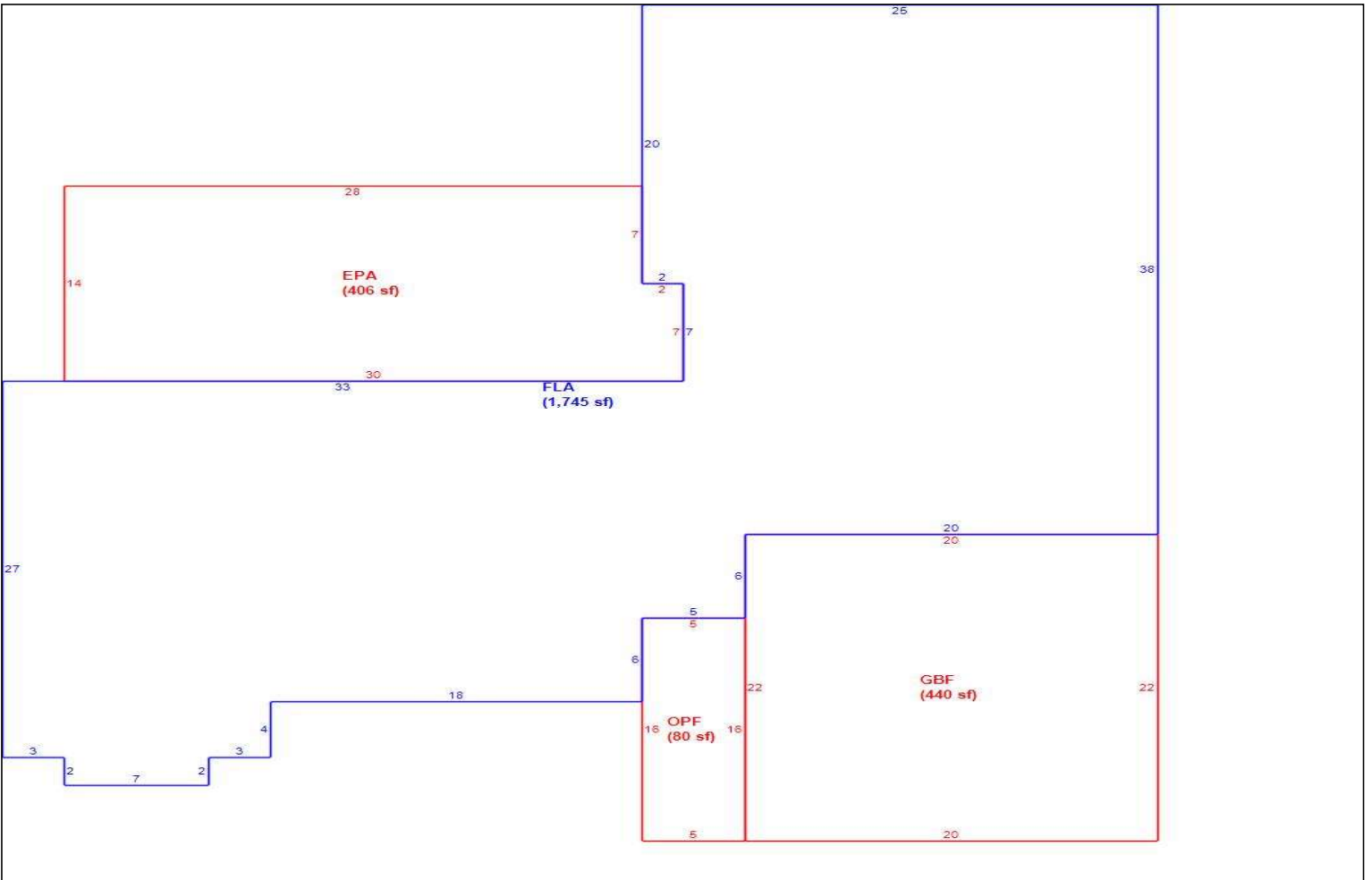
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 104 RIDGECREST DR EUSTIS FL 32726		
Mill Group	000E	NBHD 4550
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
EUSTIS, RIDGEVIEW AT EAST CROOKED LAKE SUB LOT 16 PB 27 PGS 17-18 ORB 5065 PG 658

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 248,906
		Deprec Bldg Value	228,994
		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	
EPF	ENCLOSED PORCH FIN	0	406	0	Effective Area	1745	No Stories	1.00	Full Baths	2	
FLA	FINISHED LIVING AREA	1,745	1,745	1745	Base Rate	112.31	Quality Grade	675	Half Baths	0	
GAR	GARAGE FINISH	0	440	0	Building RCN	248,906	Wall Type	02	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	80	0	Condition	EX	Foundation	3	Fireplaces	1	
		% Good			92.00	Functional Obsol					
		0			0	Building RCNLD	228,994	Roof Cover	3	Type AC	03
TOTALS		1,745	2,671	1,745							

Alternate Key 2814187
 Parcel ID 18-19-27-0850-000-01600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0711 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	04-13-2006	1	0000	CHECK VALUE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018016011	5065	0658	02-08-2018	WD	U	M	I	100			
	4500	1402	06-30-2014	WD	U	M	I	100			
	4360	0489	04-04-2013	CT	U	U	I	100			
	4313	2003	04-04-2013	CT	U	U	I	110,000			
	2902	0344	07-18-2005	WD	Q	Q	I	189,900			
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	228,994	0	300,994	46114	254880	0.00	254880	300994	294,071	

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 2832487
 Parcel ID 18-19-27-0855-000-05800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0711 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
POL1	SWIMMING POOL - RESIDENTIAL	450.00	SF	25.00	1985	1985	11250.00	85.00	9,563
PLD2	POOL/COOL DECK	609.00	SF	5.38	1985	1985	3276.00	70.00	2,293
SEN2	SCREEN ENCLOSED STRUCTURE	1981.00	SF	3.50	2005	2005	6934.00	55.00	3,814

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	20051462	08-25-2005	04-13-2006	6,000	0000	POOL ENCL			
2006	SALE	01-01-2005	04-13-2006	1	0000	CHECK VALUE			
2003	SALE	01-01-2002	07-23-2002	1	0000	CHECK VALUES			
1987	36848	06-01-1986	12-01-1986	1,250	0000	SCRN RM ON REAR OF RES			
1987	10620	05-01-1986	12-01-1986	8,200	0000	ADD SWIMMING POOL			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023152452	6257	1989	12-08-2023	WD	Q	01	369,000	039	HOMESTEAD	2024	25000
2019133697	5379	1282	10-24-2019	QC	U	U	100	059	ADDITIONAL HOMESTEAD	2024	25000
	2861	1049	06-06-2005	WD	Q	Q	200,000				
	2357	0939	05-27-2003	QC	U	U	12,800				
	2166	0645	08-29-2002	WD	Q	Q	135,000				
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	206,254	15,670	293,924	0	293924	50,000.00	243924	268924	287,760	

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Alternate Key 1420890
Parcel ID 19-19-27-0100-000-07100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0711 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

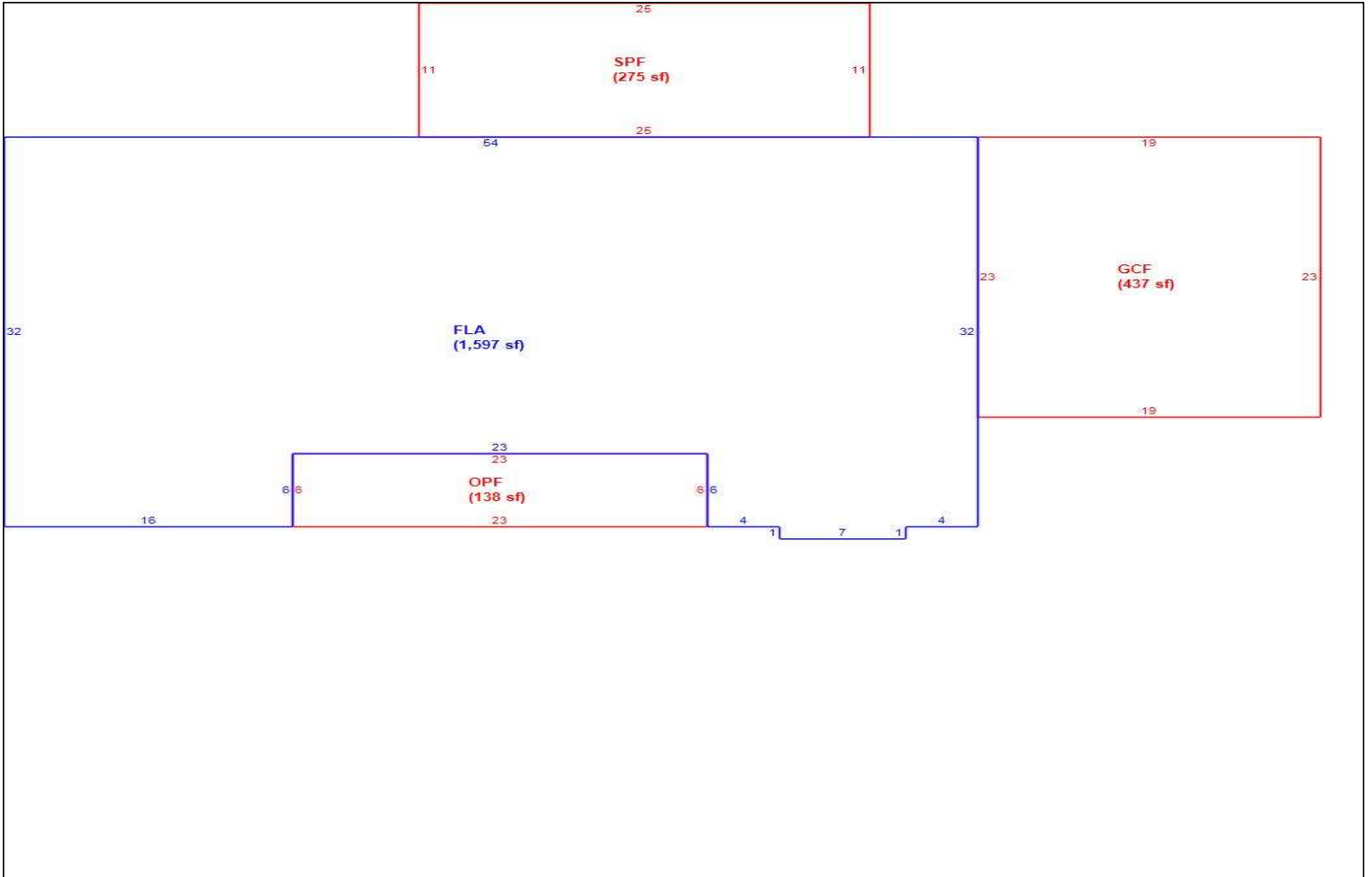
Current Owner		
RIVERA MAYRA L		
2865 ALAMEDA DEL NORTE		
EUSTIS	FL	32726

Property Location			
Site Address 2865 ALAMEDA DEL NORTE			
EUSTIS		FL 32726	
Mill Group	0002	NBHD	2365
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	03-05-201

Legal Description
EL BONITO LOT 71 PB 5 PG 46 ORB 6090 PG 225

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	100	216		21,600.00	FD	300.00	1.1508	1.75	1.000	1.000	0	60,417
Total Acres		0.50		JV/Mkt		0		Total Adj JV/Mkt		60,417			
Classified Acres		0		Classified JV/Mkt		60,417		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 213,270	Deprec Bldg Value 194,076	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,597	1,597	1597	1984	1597	106.33	213,270	VG	91.00	0	194,076	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	437	0									Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	138	0									Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	275	0									Foundation	3	Fireplaces	0
TOTALS		1,597	2,447	1,597									Roof Cover	3	Type AC	03

Alternate Key 1420890
 Parcel ID 19-19-27-0100-000-07100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0711 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	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023014473	6090	0225	02-03-2023	WD	Q	01	I	347,000				
	1659	0222	11-05-1998	WD	Q	Q	I	108,000				
	0788	0783	09-01-1983	WD	Q	Q	V	9,500				
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	
60,417	194,076	0	254,493	0	254493	0.00	254493	254493	248,546	

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Alternate Key 2882093
Parcel ID 18-19-27-0860-000-09900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0711 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

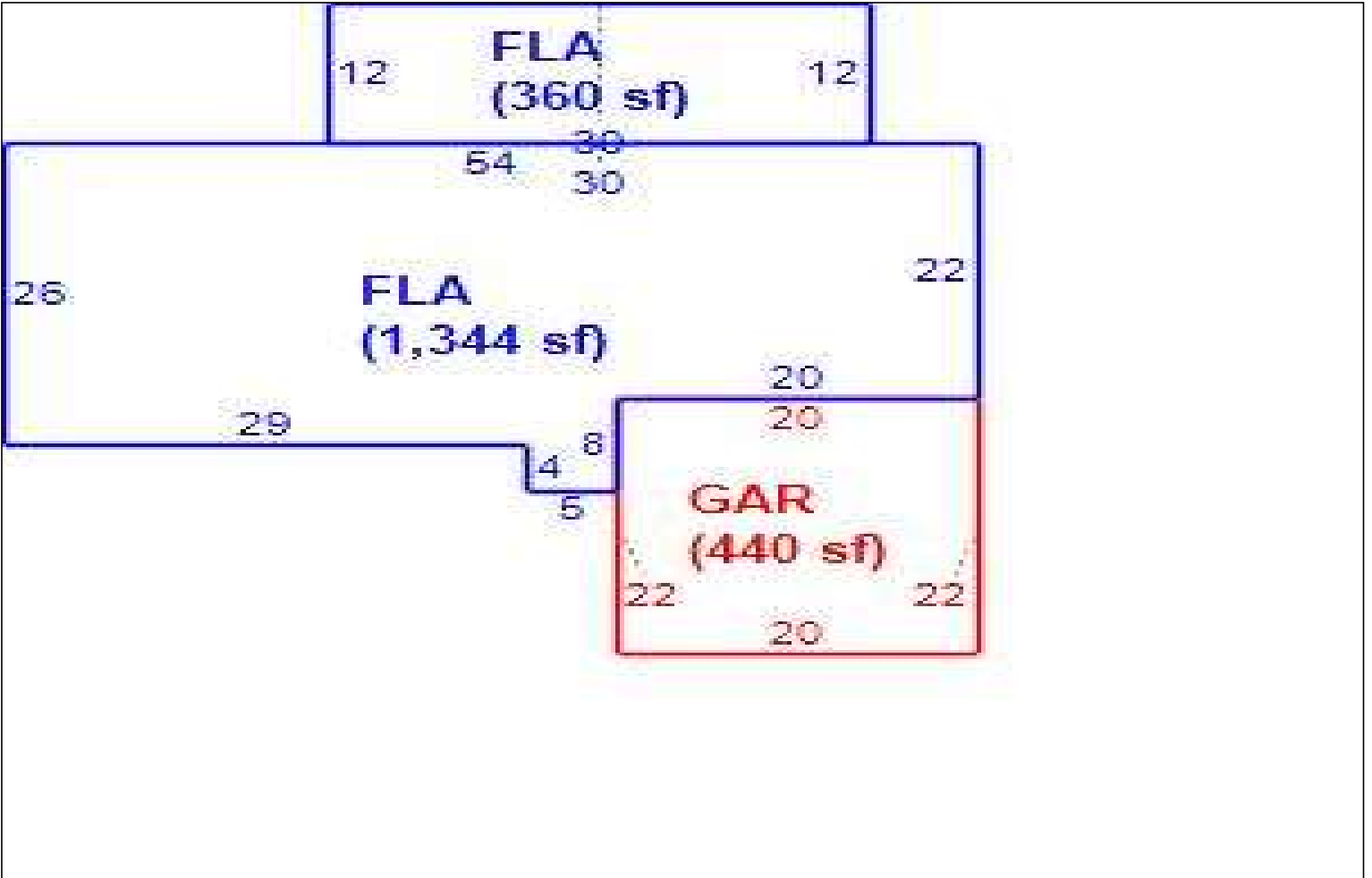
Current Owner		
ODOM DOROTHY J		
250 SHADY OAKS CIR		
LAKE MARY	FL	32746

Property Location			
Site Address 102 HILLSIDE DR			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	4550
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
EUSTIS, RIDGEVIEW AT EAST CROOKED LAKE SECOND ADD LOT 99 PB 28 PG 27 ORB 6242 PG 2193

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 233,188
Deprec Bldg Value 226,192		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,704	1,704	1704	1987	1704	112.43	No Stories	1.00	Full Baths 2
GAR	GARAGE FINISH	0	440	0	233,188	233,188	EX	Quality Grade	675	Half Baths 0
					Condition	97.00	% Good	Wall Type	03	Heat Type 6
					Functional Obsol	0	Foundation	3	Fireplaces	1
TOTALS		1,704	2,144	1,704	Building RCNLD	226,192	Roof Cover	3	Type AC	03

Alternate Key 2882093
 Parcel ID 18-19-27-0860-000-09900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0711 Comp 3
 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	
1991	9000570	11-01-1990	12-01-1990	800	0000	FP			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023140186	6242	2193	11-08-2023	WD	Q	01	I	295,000				
	1028	1754	09-01-1989	WD	Q	Q	I	86,300				
	1015	1539	03-01-1989	WD	Q	Q	I	80,000				
	0934	0673	09-01-1987	WD	Q	Q	V	79,700				
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	
72,000	226,192	0	298,192	0	298192	0.00	298192	298192	263,218	

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