



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **2744324**

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 #	2024-0712	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; SRP Sub LLC a Delaware LLC		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 #	1819270850-000-03500 109 Ridgeview Cir
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.)			
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 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

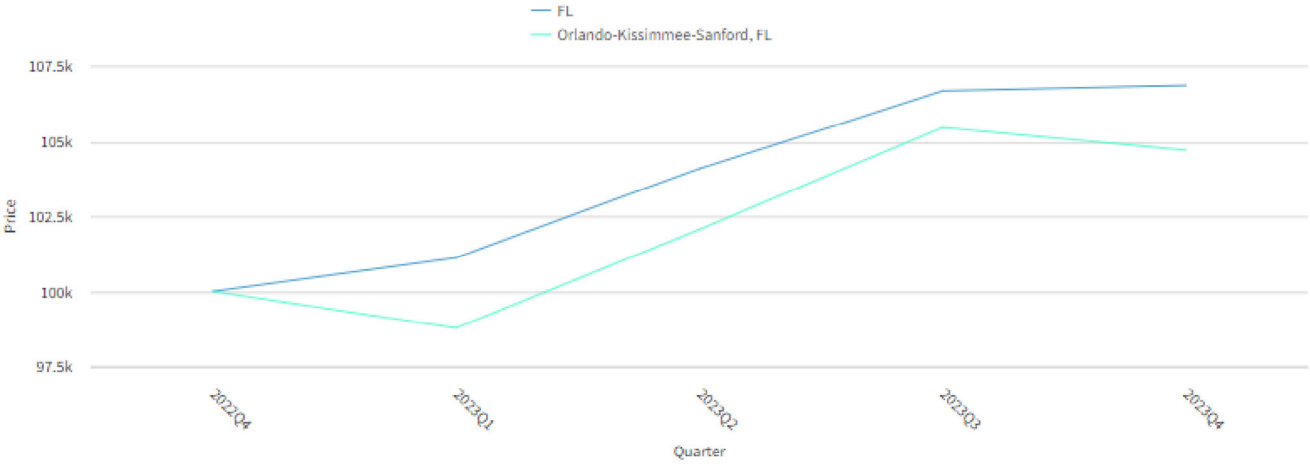
HPI Datasets | HPI Summary Table | **HPI Calculator**

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%
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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 # 2024-0712	Alternate Key: 2744324	Parcel ID: 18-19-27-0850-000-03500	
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 109 RIDGEVIEW CIR 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	\$ 264,042	\$ 264,042	
2. Assessed or classified use value, *if applicable	\$ 240,460	\$ 240,460	
3. Exempt value, *enter "0" if none	\$ -	\$ -	
4. Taxable Value, *required	\$ 240,460	\$ 240,460	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 4/10/2014 Price: \$2,465,500 Arm's Length Distressed Book 4465 Page 2079

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	2744324	2832487	2527978	1420890
Address	109 RIDGEVIEW CIR EUSTIS	215 EASTRIDGE DR EUSTIS	611 BROOKLINE AVE EUSTIS	2865 ALAMEDA DEL NORTE
Proximity		0.05 Miles	1.04 Miles	0.29 Miles
Sales Price		\$369,000	\$255,000	\$347,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	2.00%	4.00%
Adjusted Sale		\$313,650	\$221,850	\$308,830
\$/SF FLA	\$208.89 per SF	\$198.26 per SF	\$192.91 per SF	\$193.38 per SF
Sale Date		12/8/2023	7/31/2023	2/3/2023
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	1,264	1,582	-15900	1,150	5700	1,597	-16650
Year Built	1985	1986	0	1981	0	1984	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	VG	EX	-10000	VG	0	VG	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	Garage	Garage	0	1 car Garage	15000	Garage	0
Porches	OPF SPF	2 OPF	5000	OPF small EPF	0	OPF SPF	0
Pool	Y	Y	0	N	20000	N	20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds			0	-		-	
Site Size	Lot	Small Lot	10000	Lot	0	Large Lot	-10000
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		-Net Adj. 3.5%	-10900	Net Adj. 18.3%	40700	-Net Adj. 2.2%	-6650
		Gross Adj. 13.0%	40900	Gross Adj. 18.3%	40700	Gross Adj. 15.1%	46650
Adj. Sales Price	Market Value \$264,042	Adj Market Value	\$302,750	Adj Market Value	\$262,550	Adj Market Value	\$302,180
	Value per SF 208.89						

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.

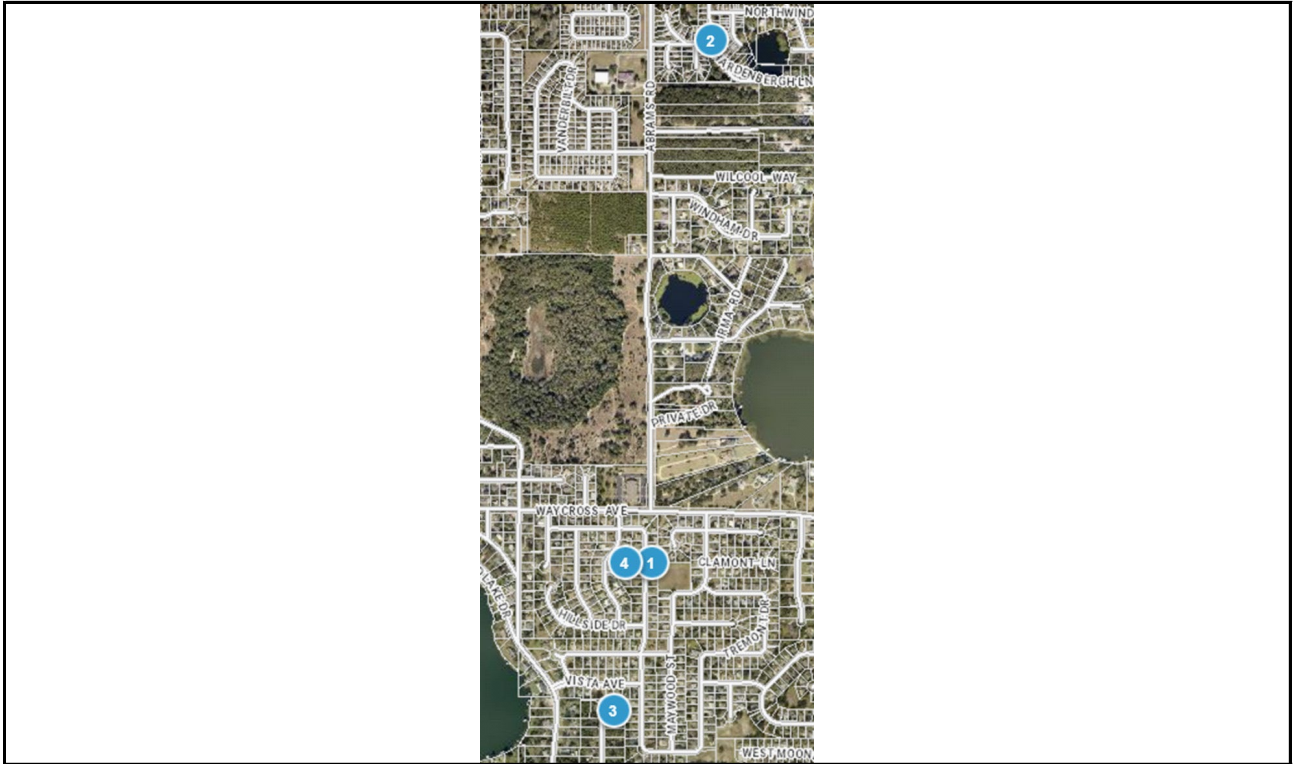
Ryan Comp 3 102 Hillside - FLA and GAR only, no adj made for OPF and SPF ---- Ryan Comp 4 2488 Tremont Dr - sale \$ extremely low for the area, unqualified

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

2024-0712 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	2832487	215 EASTRIDGE DR EUSTIS	0.05
2	Comp 2	2527978	611 BROOKLINE AVE EUSTIS	1.04
3	Comp 3	1420890	2865 ALAMEDA DEL NORTE EUSTIS	0.29
4	Subject	2744324	109 RIDGEVIEW CIR EUSTIS	-
5				
6				
7				
8				

Alternate Key 2744324
Parcel ID 18-19-27-0850-000-03500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0712 Subject
PRC Run: 12/11/2024 By

Card # 1 of 1

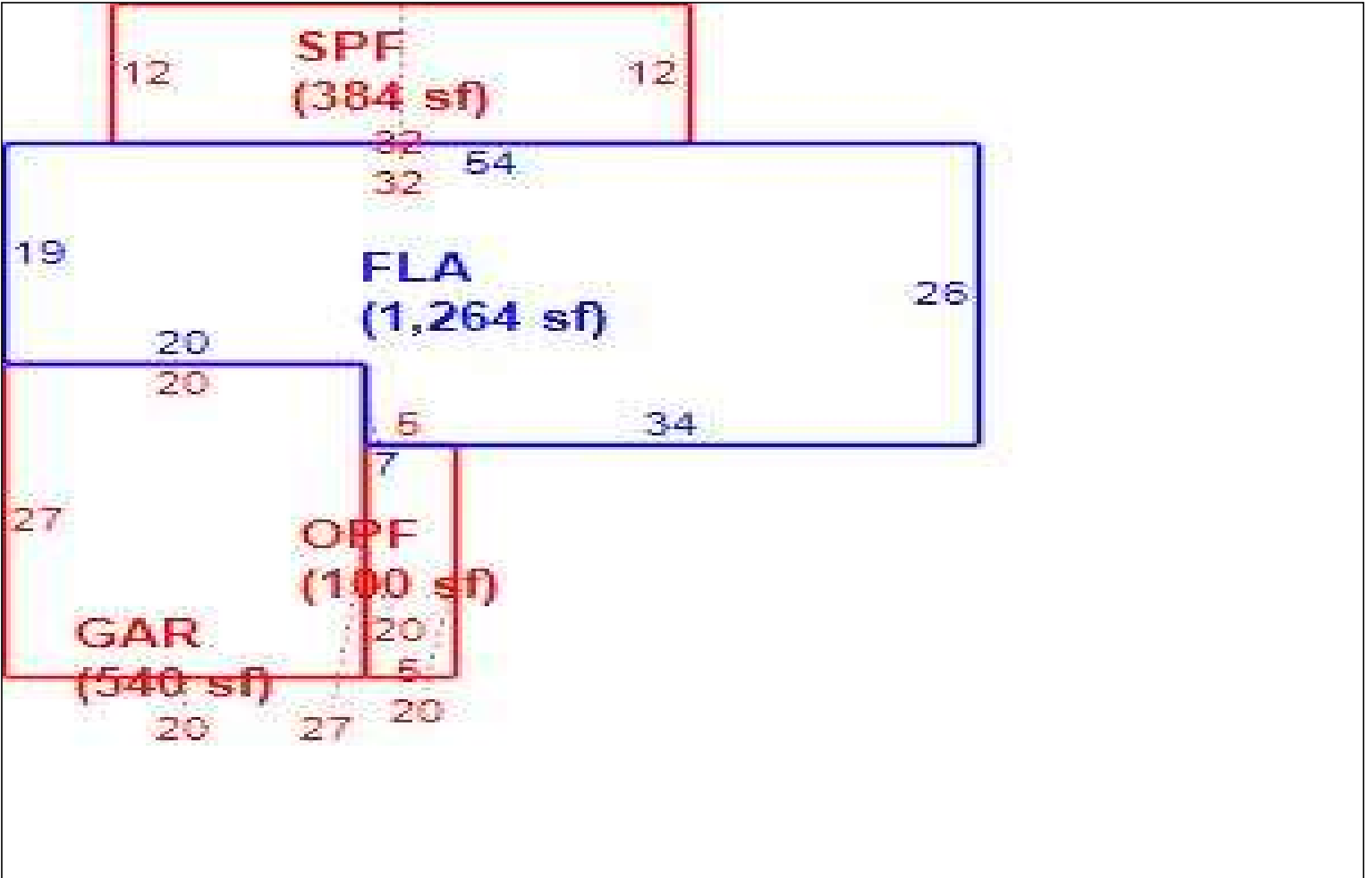
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	109 RIDGEVIEW CIR	
	EUSTIS FL 32726	
Mill Group	000E NBHD 4550	
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-05-201

Legal Description
EUSTIS, RIDGEVIEW AT EAST CROOKED LAKE SUB LOT 35 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 196,862 Deprec Bldg Value 179,144 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,264	1,264	1264	1985	1264	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	540	0		116.58	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	100	0		196,862	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	384	0		0	Foundation	3	Fireplaces	0
TOTALS		1,264	2,288	1,264		179,144	Roof Cover	3	Type AC	03

Alternate Key 2744324
Parcel ID 18-19-27-0850-000-03500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0712 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
POL2	SWIMMING POOL - RESIDENTIAL	260.00	SF	35.00	1998	1998	9100.00	85.00	7,735
PLD2	POOL/COOL DECK	672.00	SF	5.38	1998	1998	3615.00	70.00	2,531
SEN2	SCREEN ENCLOSED STRUCTURE	1880.00	SF	3.50	1998	1998	6580.00	40.00	2,632

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	2013758	08-14-2013	12-09-2013	9,500	0002	REROOF			
1999	9800605	10-07-1998	12-01-1998	3,200	0000	SEN			
1999	9800560	09-11-1998	12-01-1998	17,650	0000	POOL			

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			
	4465	2079	04-10-2014	WD	U	M	I	2,465,500			
	4362	0873	05-15-2013	CT	U	U	I	100			
	4330	1681	05-15-2013	CT	U	U	I	85,900			
	2513	0179	02-06-2004	WD	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	179,144	12,898	264,042	0	264042	0.00	264042	264042	264,042	

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 2025 Status: A

2024-0712 Comp 1
PRC Run: 12/11/2024 By

Card # 1 of 1

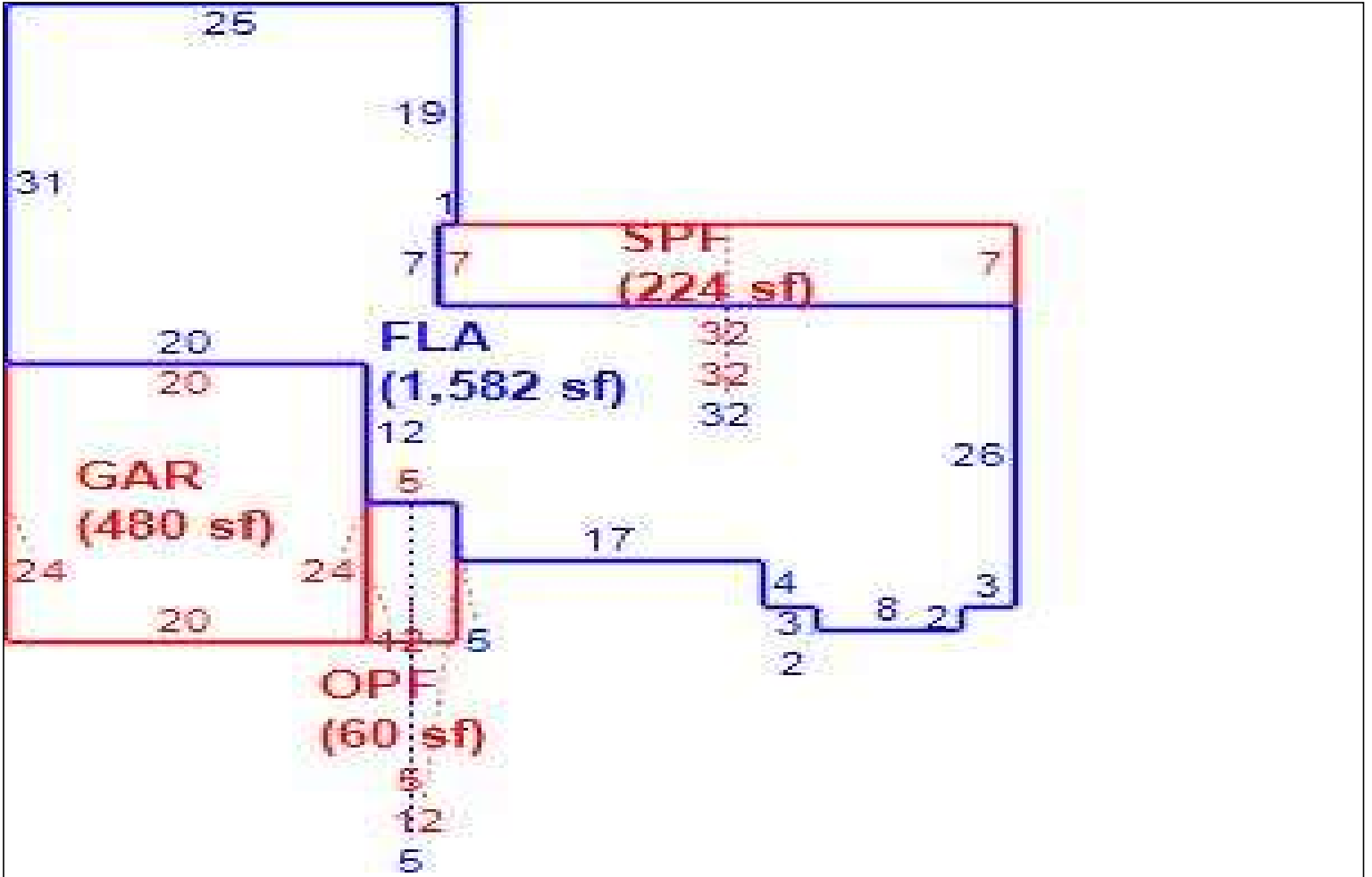
Current Owner		
BROGDEN GWENDOLEN D		
215 EASTRIDGE DR		
EUSTIS	FL	32726

Property Location			
Site Address 215 EASTRIDGE 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 FIRST ADD LOT 58 PB 27 PG 67 ORB 6257 PG 1989

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 224,189
Deprec Bldg Value 206,254		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	3
FLA	FINISHED LIVING AREA	1,582	1,582	1582	1986	1582	113.02	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	480	0				Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	60	0				Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	224	0				% Good	92.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		1,582	2,346	1,582				Building RCNLD	206,254	Roof Cover	3
										Type AC	03

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0712 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
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	52.50	3,640

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	15,496	293,750	0	293750	50,000.00	243750	268750	293,924	

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 2527978
Parcel ID 07-19-27-0050-000-00600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0712 Comp 2
PRC Run: 12/11/2024 By

Card # 1 of 1

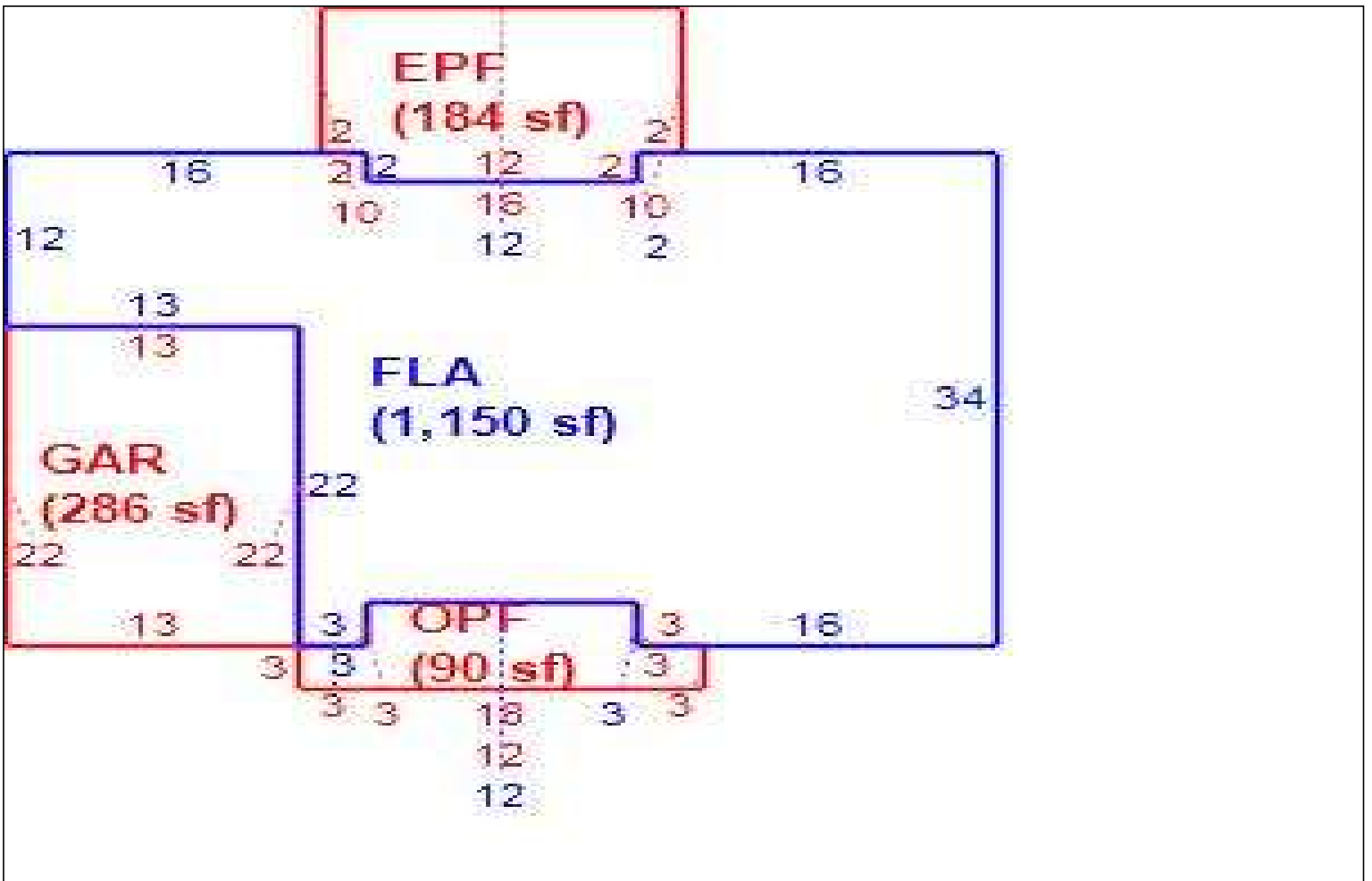
Current Owner		
GLUFF HAILEY M		
611 BROOKLINE AVE		
EUSTIS	FL	32726

Property Location		
Site Address 611 BROOKLINE AVE		
EUSTIS FL 32726		
Mill Group	000E	NBHD 2352
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, BAY STATE SOUTH PHASE ONE LOT 6 PB 25 PG 13 ORB 6195 PG 848

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	70,000.00	0.0000	1.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 165,020
Deprec Bldg Value 150,168		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
EPF	ENCLOSED PORCH FIN	0	184	0	1981	1150	110.31	165,020	VG	91.00	0	150,168
FLA	FINISHED LIVING AREA	1,150	1,150	1150								
GAR	GARAGE FINISH	0	286	0								
OPF	OPEN PORCH FINISHE	0	90	0								
TOTALS		1,150	1,710	1,150								
					Imp Type	R1	Bedrooms	2	No Stories	1.00	Full Baths	2
					Quality Grade	665	Half Baths	0	Wall Type	03	Heat Type	6
					Foundation	3	Fireplaces	0	Roof Cover	3	Type AC	03

Alternate Key 2527978
 Parcel ID 07-19-27-0050-000-00600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0712 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	
2022	21-01709	09-28-2021	04-06-2022	4,960	0002	REPL WINDOWS			
1999	1	01-01-1998	12-01-1998	1	0000	CHECK VALUE 99			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023099717	6195 0848	07-31-2023	WD	Q	01	I	255,000	039	HOMESTEAD	2024	25000	
2022074901	5965 1522	05-20-2022	QC	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
2019060688	5287 0913	05-23-2019	WD	Q	Q	I	155,000					
2018129391	5193 2239	10-26-2018	WD	U	U	I	100					
2018129390	5193 2237	10-26-2018	WD	U	U	I	100					
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	
70,000	150,168	0	220,168	0	220168	50,000.00	170168	195168	220,168	

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0712 Comp 3
PRC Run: 12/11/2024 By

Card # 1 of 1

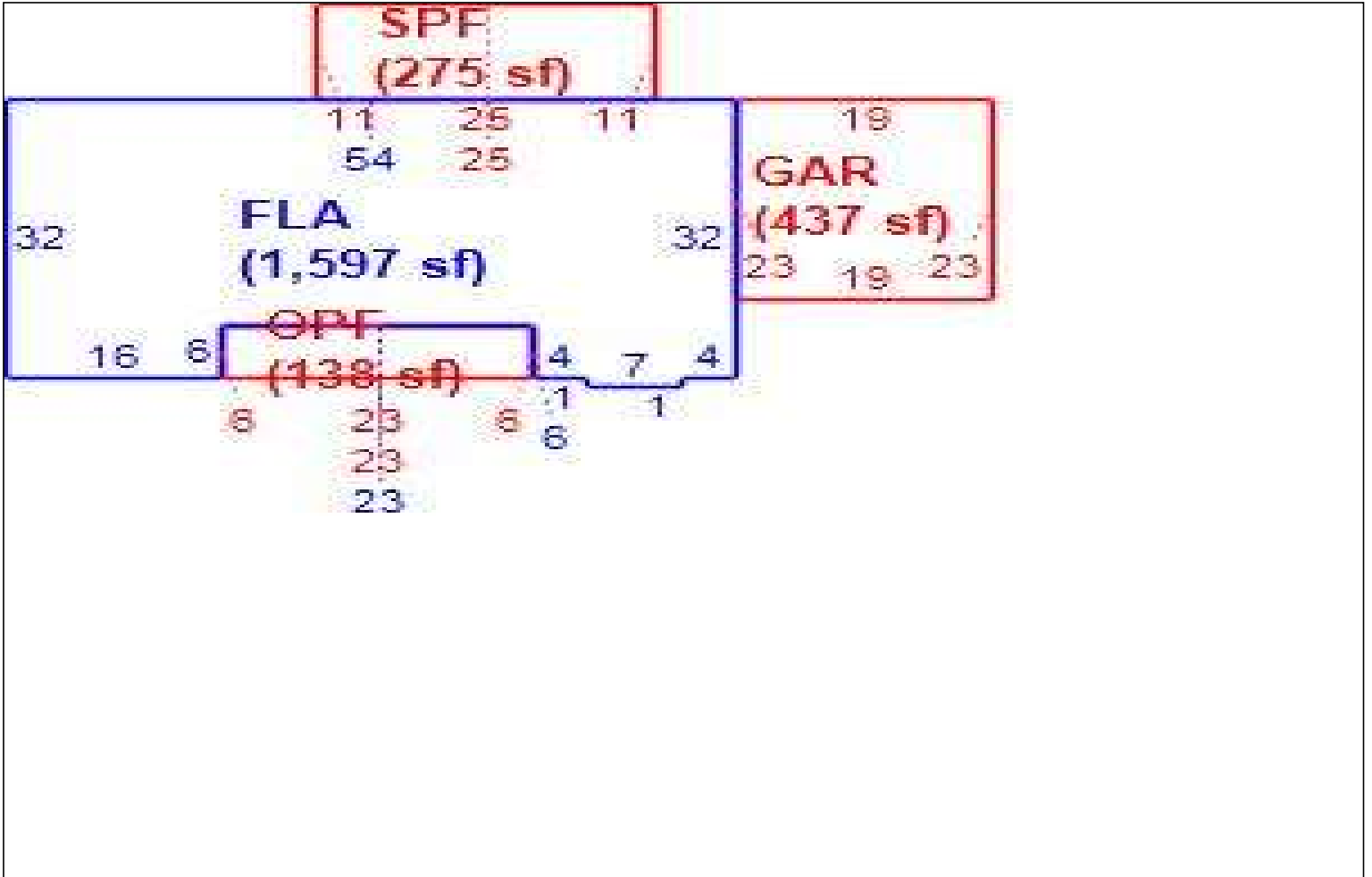
Current Owner		
RIVERA MAYRA L		
2865 ALAMEDA DEL NORTE		
EUSTIS	FL	32726

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	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,597	1,597	1,597	1984	1597	106.33	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	437	0	213,270	0	0	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	138	0	VG	0	0	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	275	0	91.00	0	0	Foundation	3	Fireplaces	0
TOTALS		1,597	2,447	1,597	0	0	0	Functional Obsol			
					Building RCNLD	194,076		Roof Cover	3	Type AC	03

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 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	254,493	

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