



**PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING**
Section 194.011, Florida Statutes *3836015*

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>2024-0713</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</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>1822251600-000-05900 1120 Sea Eagle Ave</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"/> 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

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0713	Alternate Key: 3836015	Parcel ID: 18-22-25-1600-000-05900	
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 1120 SEA EAGLE AVE GROVELAND		<input type="checkbox"/> Check if Multiple Parcels
Owner Name INV_HOME; SRP Sub LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 262,958	\$ 262,958	
2. Assessed or classified use value, *if applicable	\$ 218,730	\$ 218,730	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 218,730	\$ 218,730	

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

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3836015	3835974	3809939	3869054
Address	1120 SEA EAGLE AVE GROVELAND	1025 OSPREY COVE CIR GROVELAND	170 QUAILS OAK CIR GROVELAND	1073 OSPREY CV CIR GROVELAND
Proximity		0.09 Miles	0.11 Miles	0.12 Miles
Sales Price		\$320,000	\$314,000	\$350,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	0.40%	3.20%
Adjusted Sale		\$274,560	\$268,156	\$308,700
\$/SF FLA	\$176.84 per SF	\$168.24 per SF	\$193.06 per SF	\$133.06 per SF
Sale Date		10/13/2023	11/8/2023	4/21/2023
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	1,487	1,632	-7250	1,389	4900	2,320	-41650
Year Built	2005	2005	0	2003	0	2009	0
Constr. Type	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
Condition	Good	Good	0	Good	0	Good	0
Baths	2.0	2.0	0	2.0	0	2.1	-1000
Garage/Carport	2 Car	2 Car	0	2 Car	0	2 Car	0
Porches	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N	0	N	0	N	0
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residetal	Residetal	0	Residetal	0	Residetal	0
		-Net Adj. 2.6%	-7250	Net Adj. 1.8%	4900	-Net Adj. 13.8%	-42650
		Gross Adj. 2.6%	7250	Gross Adj. 1.8%	4900	Gross Adj. 13.8%	42650
Adj. Sales Price	Market Value \$262,958	Adj Market Value	\$267,310	Adj Market Value	\$273,056	Adj Market Value	\$266,050
	Value per SF 176.84						

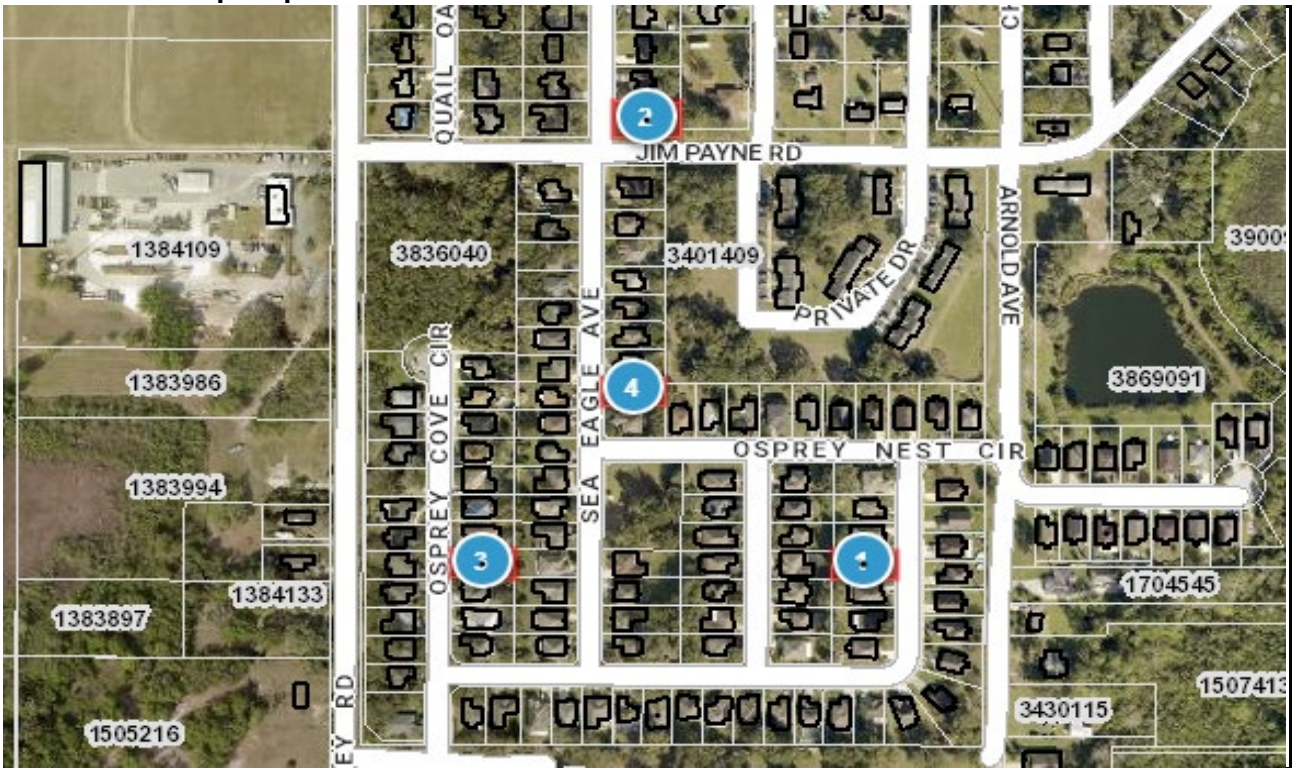
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

DATE 12/10/2024

2024-0713 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3869054	1073 OSPREY CV CIR GROVELAND	0.12
2	comp 2	3809939	170 QUAILS OAK CIR GROVELAND	0.11
3	comp 1	3835974	1025 OSPREY COVE CIR GROVELAND	0.09
4	subject	3836015	1120 SEA EAGLE AVE GROVELAND	-
5				
6				
7				
8				

Alternate Key 3836015
Parcel ID 18-22-25-1600-000-05900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0713 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

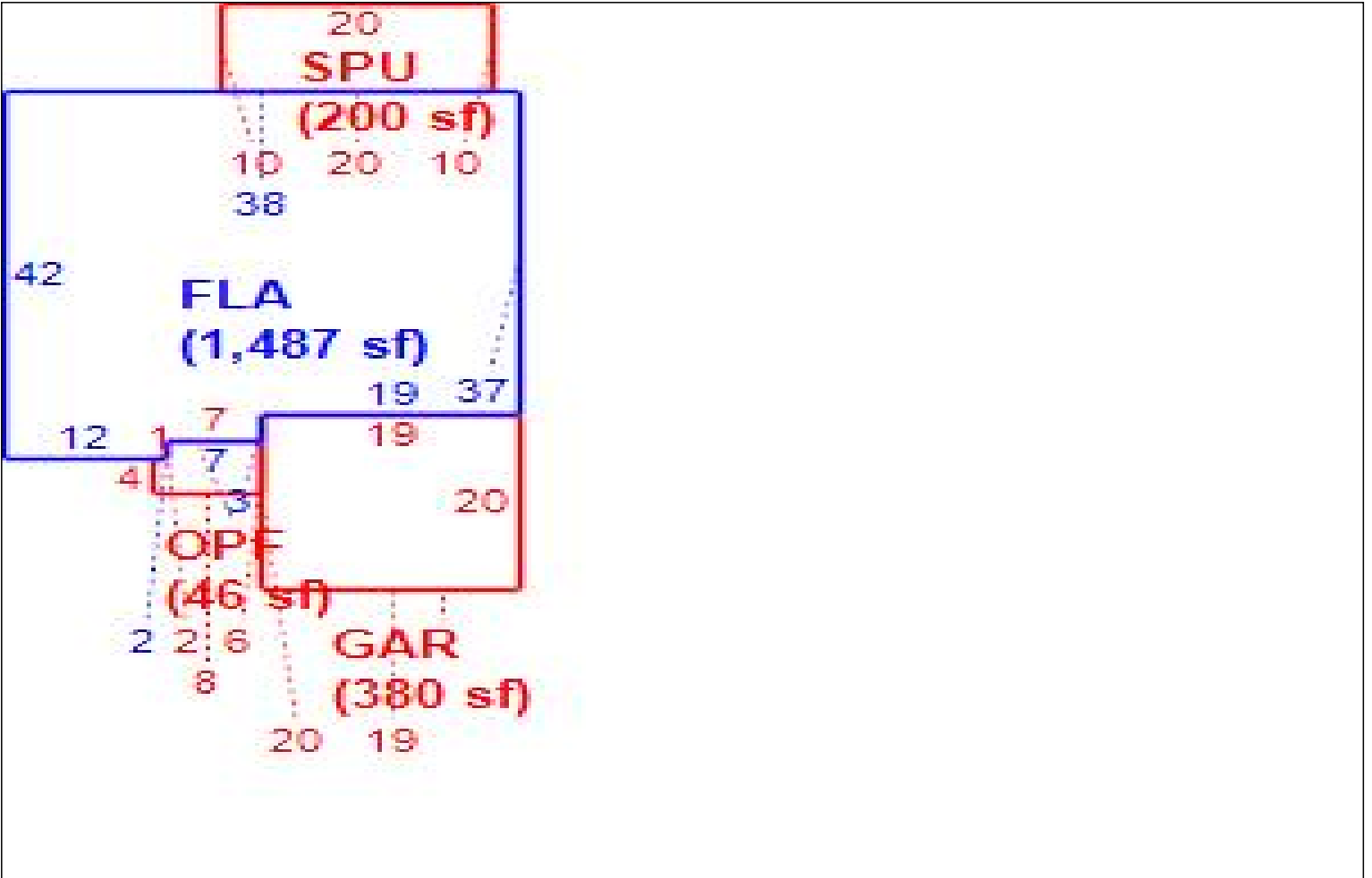
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address 1120 SEA EAGLE AVE		
GROVELAND FL 34736		
Mill Group 0GR1 NBHD 0532		
Property Use		Last Inspection
00100 SINGLE FAMILY		PJF 01-24-201

Legal Description
OSPREY COVE PHASE 1 PB 53 PG 72-74 LOT 59 ORB 5196 PG 2004

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	35,000.00	0.0000	2.00	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 198,926 Deprec Bldg Value 192,958 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,487	1,487	1487	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	108.06	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	46	0	Condition	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	200	0	% Good	Foundation	3	Fireplaces	0
TOTALS		1,487	2,113	1,487	Building RCNLD	Roof Cover	3	Type AC	03

Alternate Key 3836015
 Parcel ID 18-22-25-1600-000-05900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0713 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	
2011	SUBS	01-01-2010	01-27-2011	1	0008	DO SUB FOR 2011 DN	01-27-2011		
2006	309-04-07BEP	06-09-2005	08-12-2005	152,625	0000	SFR FOR 06			
2005	309-04-07BEP	07-01-2004	06-09-2005	152,625	0000	SFR 1120 SEA EAGLE AVE LOT 59			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018131942	5196	2004	11-07-2018	WD	U	M	I	100			
	4641	1131	06-11-2015	WD	U	M	I	100			
	4389	0766	09-26-2013	CT	U	U	I	90,000			
	2804	0131	03-29-2005	WD	Q	Q	I	127,200			
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	
70,000	192,958	0	262,958	22358	240600	0.00	240600	262958	262,958	

Parcel Notes

06X CIVDX BELONGS TO JAMES MC CLURE
 10X SOS JAMES R MC CLURE 09 1040 FILED AS SINGLE
 10X JAMES AND PHYLLIS MC CLURE ARE DIVORCED SHE LIVES AT 618 GOYNE AVE JEFFERSONVILLE IN 47188 PER NOTE DTD 050610
 10IM CALL ON VAL SEE SALES AK3835966 3869065 3851959 STILL NOT AGREEING WITH VAL DN 082410
 11FC ROM WATSON REALTY THIANA FESTER 407 340 8836 SFR IN GOOD COND NO CHGS PER MLS ASKING 139K DN 012711
 12X RENEWAL CARD RETURNED WITH ADDRESS OF 3050 RILEY RD JOHNSTOWN OH 43031 SENT LETTER 011312
 12X DENY
 12X MCCLURE DENIAL RETURNED WITH ADDR OF 3050 RILEY RD JOHNSTOWN OH 43031 071212 RESENT CMD 071612
 12X MCCLURE DENIAL RETURNED MOVED LEFT TO ADDR UNABLE TO FORWARD 072112 CMD 073012
 12TR MOVED LEFT NO ADDRESS 3050 RILEY RD JOHNSTOWN OH 43031 9435
 4389/766 CT VS JAMES R MC CLURE SR ET AL PROP SOLD TO COLFIN AI-FL4 LLC
 4641/1131 COLFIN AI-FL 4 LLC TO CAH 2015-1 BORROWER LLC
 4641/1131 M SALE INCL OVER 25 PARCELS IN MULTI SUBS AND M&B
 15VAB PETITION 2015-071 ADT 091515
 15VAB PETITION 2015-071 WITHDRAWN NO CHANGE TJW 121415
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB 080516
 18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218
 5196/2004 2018-4 IH BORROWER LP AS SUCC BY MERGER WITH CAH 2016-1 BORROWER LLC AND CAH 2015-1 BORROWER LLC TO SRP SUB LLC
 5196/2004 M SALE INCL 11 PARCELS IN MULTI SUBS

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 3835974
 Parcel ID 18-22-25-1600-000-03100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0713 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

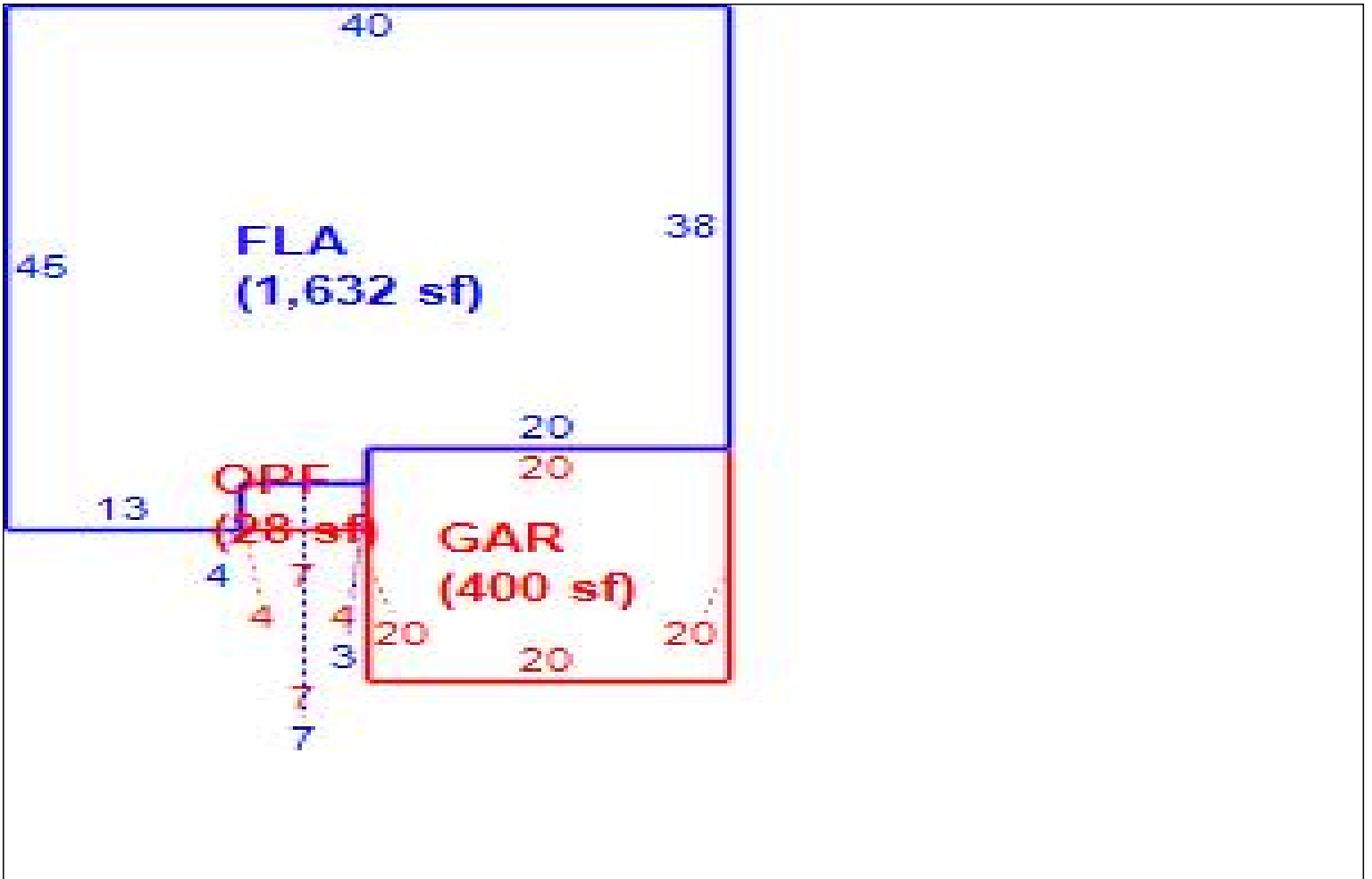
Current Owner		
SCHRIMSHER JESSIE AND JULIA OLEKSYN		
1025 OSPREY COVE CR		
GROVELAND	FL	34736

Property Location		
Site Address 1025 OSPREY COVE CIR		
GROVELAND FL 34736		
Mill Group	OGR1	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

Legal Description
OSPREY COVE PHASE 1 PB 53 PG 72-74 LOT 31 ORB 6229 PG 592

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	35,000.00	0.0000	2.00	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 210,244
Deprec Bldg Value 203,937		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
FLA	FINISHED LIVING AREA	1,632	1,632	1632	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	106.19	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	210,244	Wall Type	03	Heat Type	6
TOTALS		1,632	2,060	1,632	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					203,937				

Alternate Key 3835974
 Parcel ID 18-22-25-1600-000-03100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0713 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features
 *Only the first 10 records are reflected below

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2006	468-05-05BEP	03-30-2005	01-20-2006	136,375	0000	SFR 1025 OSPREY COVE CIR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023128724	6229 0592	10-13-2023	WD	Q	01	I	320,000				
	4178 2304	06-15-2012	WD	U	U	I	67,000				
	3058 2281	12-30-2005	WD	Q	Q	I	136,400				
	2827 0067	04-30-2005	WD	U	M	V	1				
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
70,000	203,937	0	273,937	0	273937	0.00	273937	273937	273,937

Parcel Notes

3058/2281 MARIA E ORTIZ & MARIA J ROMAN BOTH SINGLE JTWROS
 11STORM FC NO DAMAGE PER OWNER TJW CRA 012611
 4178/2304 MARIA E ORTIZ AND MARIA J ROMAN TO PERRY L & DEBRA L BRIGMOND HW
 12SALE ORB 4178/2304 U SALE SHORT SALE 122737 MTG FER 071212
 13 SEE MLS T2500252 SFR IN GOOD COND SHORT SALE DN 010413
 16IT CK 12X25 REAR ADD PJF 101116
 6229/592 PERRY L & DEBRA L BRIGMOND TO JESSIE SCHRIMSHER SINGLE AND JULIA OLEKSYN UNMARRIED JTWROS

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 3809939
Parcel ID 18-22-25-1700-000-01700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0713 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

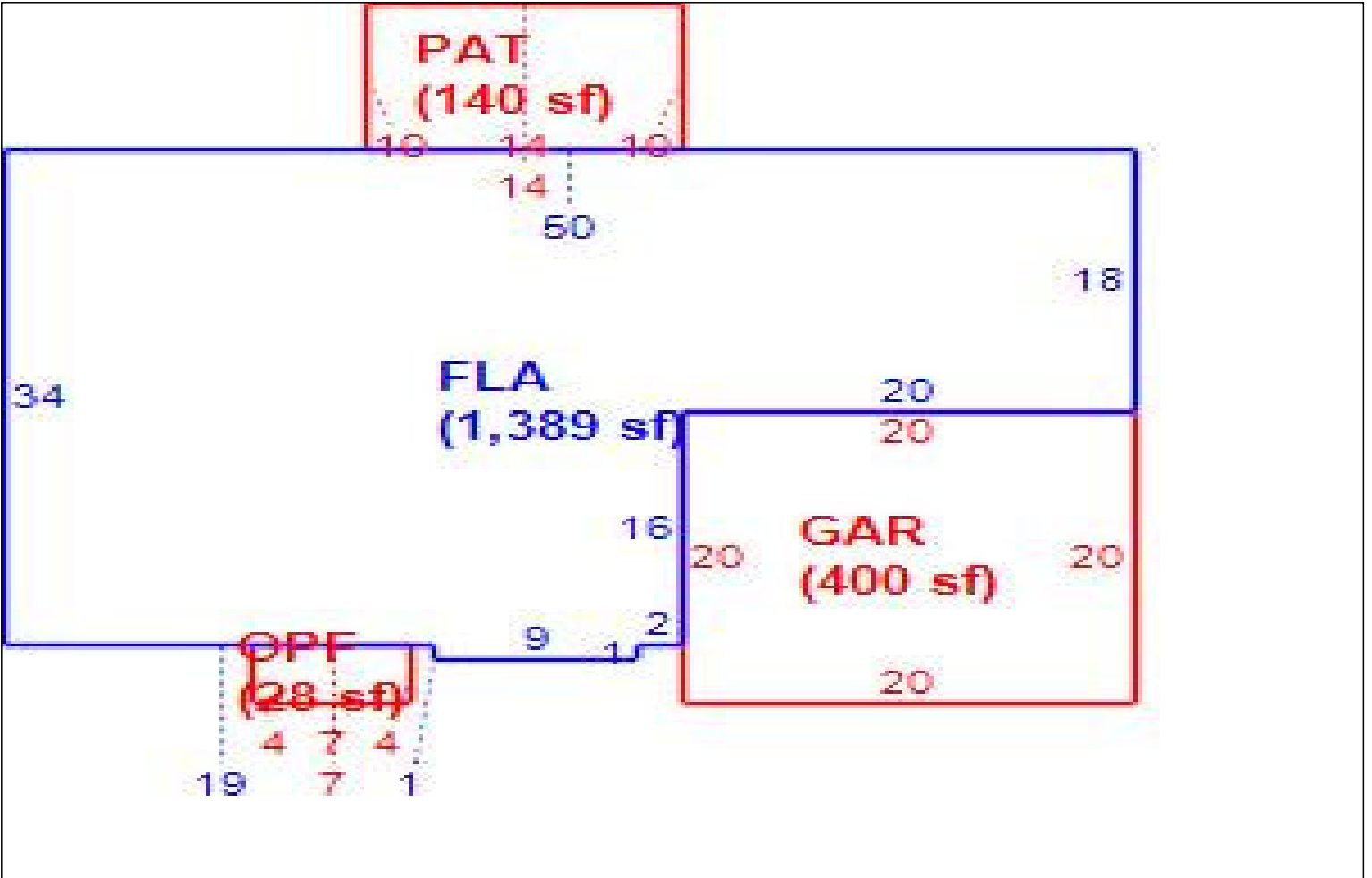
Current Owner		
RELATADO RABEIAS JOSE E & MA T G RIC		
170 QUAIL OAK CIR		
GROVELAND	FL	34736

Property Location		
Site Address 170 QUAILS OAK CIR		
GROVELAND FL 34736		
Mill Group	00GR	NBHD 0531
Property Use		Last Inspection
00100	SINGLE FAMILY	DLS 10-03-201

Legal Description
QUAIL OAKS PB 47 PG 89-90 LOT 17 ORB 6240 PG 1496

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	38,000.00	0.0000	2.00	1.000	1.000	0	76,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,000		
Classified Acres		0		Classified JV/Mkt		76,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 171,774
Deprec Bldg Value 166,621		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
FLA	FINISHED LIVING AREA	1,389	1,389	1389	2003	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Effective Area	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	Base Rate	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	140	0	Building RCN	Foundation	3	Fireplaces	0
TOTALS		1,389	1,957	1,389	171,774	Roof Cover	3	Type AC	03
					Condition				
					% Good				
					Functional Obsol				
					Building RCNLD				

Alternate Key 3809939
 Parcel ID 18-22-25-1700-000-01700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0713 Comp 2
 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	
2005 2004	SALE 073-03-03B	01-01-2004 03-27-2003	06-02-2005 01-16-2004	90,000	1 0000	CHECK VALUE SFR/3-170 QUAILS OAK CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023138251	6240 1496	11-08-2023	WD	Q	01	I	314,000					
2019029460	5250 0950	03-04-2019	WD	Q	Q	I	195,500					
2018148593	5216 1227	12-14-2018	WD	Q	Q	I	166,700					
	4722 1656	12-21-2015	WD	Q	Q	I	120,000					
	2720 2170	12-13-2004	WD	Q	Q	I	165,000					
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
76,000	166,621	0	242,621	0	242621	0.00	242621	242621	242,621	

Parcel Notes

2245/1451 RICHARD H LANGLEY TO JON JONES
 04X DENY TROY & RHONDA BAILEY FILED FOR TVADX BUT DID NOT FURNISH CORRECT VA DOCUMENTATION
 2720/2170 TROY E & RHONDA L BAILEY TO HARALD & JUDITH G GILBERG HW AND HALFDAN MOYER GILBERG SINGLE ONLY
 05FC QG FROM 615 TMP 060205
 16FCL ROM IN GOOD EXT COND ASKING 129900 DN 072815
 16CC HX RENEWAL POSTCARD RETURNED WITH FORWARDING ADDR OF 1533 COLUSO DR WINTER GARDEN FL 34787 DB 012016
 4722/1656 HALFDAN M & HEATHER GILBERG AND HARALD & JUDITH G GILBERG TO MATTHEW A BOGGAN SINGLE
 16X COURTESY HX CARD SENT 012716
 19FCL SFR IN GOOD COND QG FROM 600 TO EQUAL OTHERS DLS 100318
 5216/1227 MATTHEW A BOGGAN TO OP SPE TPA1 LLC
 5250/950 OP SPE TPA1 LLC TO BONNIE ANNA BEINA UNMARRIED
 19IT NCI TRF 022219
 19X COURTESY HX CARD SENT 041919
 20 MLS NO NUMBER FOR MARCH OF 19 SALE DLS 072319
 6240/1496 BONIE ANNA & VALERIE REINA TO JOSE EDUARDO RELATADO RABEIAS & MA THERESA GAY RICAFOR REARIO HW

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 3869054
Parcel ID 18-22-25-1601-000-08600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0713 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

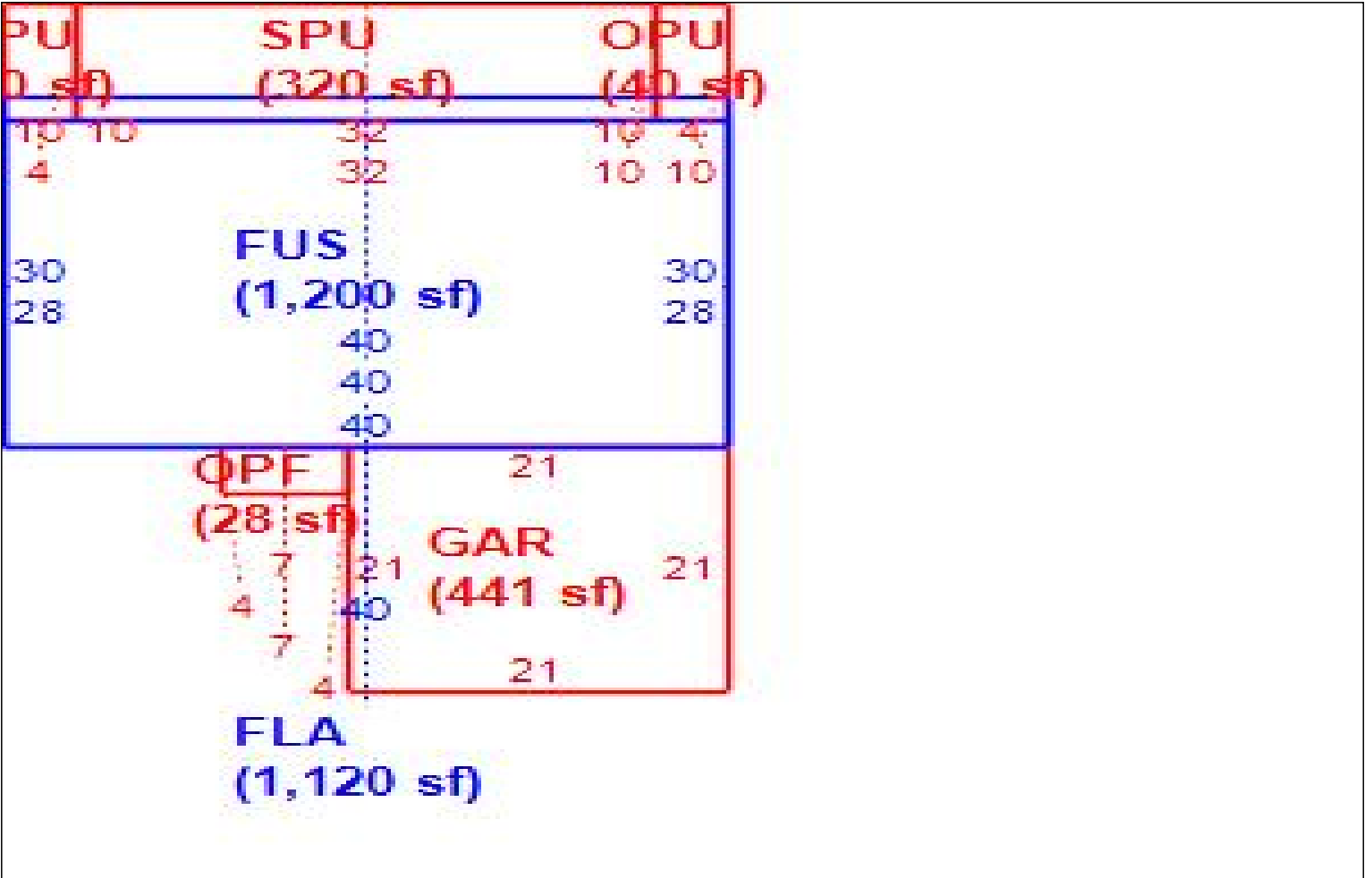
Current Owner		
CHARLES VANCE MINISTRIES INC		
4756 ROUTE 10		
BARBOURSVILLE	WV	25504

Property Location		
Site Address 1073 OSPREY CV CIR		
GROVELAND FL 34736		
Mill Group	OGR1	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-16-201

Legal Description
OSPREY COVE PHASE 2 PB 62 PG 96-98 LOT 86 ORB 6130 PG 2177

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	35,000.00	0.0000	2.00	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 249,528 Deprec Bldg Value 242,042 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,120	1,120	1120	2009					
FUS	FINISHED AREA UPPER	1,200	1,200	1200	Effective Area	2320	No Stories	2.00	Full Baths 2	
GAR	GARAGE FINISH	0	441	0	Base Rate	87.48	Quality Grade	655	Half Baths 1	
OPF	OPEN PORCH FINISHE	0	28	0	Building RCN	249,528	Wall Type	03	Heat Type 6	
OPU	OPEN PORCH UNFINIS	0	80	0	Condition	EX	Foundation	3	Fireplaces 0	
SPU	SCREEN PORCH UNFIN	0	320	0	% Good	97.00	Roof Cover	3	Type AC 03	
TOTALS		2,320	3,189	2,320	Functional Obsol	0				
					Building RCNLD	242,042				

Alternate Key 3869054
 Parcel ID 18-22-25-1601-000-08600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0713 Comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011	203-10-07B	07-01-2010	01-27-2011	4,646	0002	SCRN WALL W/SOLID ROOF 40X10	01-27-2011		
2010	116-08-03B	01-01-2009	06-24-2009	200,000	0001	SFR FOR 2010	06-24-2009		
2009	116-08-03B	03-13-2008	01-14-2009	200,000	0000	SFR 4/BR 1073 OSPREY COVE CIR	01-13-2009		
2009	SUBS	01-01-2008	03-04-2009	1	0000	CK VAC LAND VALUES	03-02-2009		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023047925	6130 2177	04-21-2023	WD	Q	01	I	350,000					
2023006887	6081 1396	01-18-2023	WD	Q	01	I	250,000					
	4462 1535	03-31-2014	WD	Q		I	150,000					
	3789 0647	06-26-2009	WD	Q	Q	I	160,000					
	3587 0347	01-18-2008	WD	U	M	V	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	
70,000	242,042	0	312,042	0	312042	0.00	312042	312042	312,042	

Parcel Notes

3587/347 CORRECTIVE DEED FOR 3580/543 TO CORRECT LEGAL TO INCL LOT 84
 11FC CAN5 AT 300SF TO SPU ADD OPU6 AND OPU7 AT EACH END OF SPU JUST ROOF NO DAMAGE TO SFR SEEN DN 012711
 14 PER MLS G4698006 ADD XFIX BATH NPA DN 091713
 4462/1535 KAMLA & JEETENDRA SUKHU TO LUCAS P YOUNG SINGLE
 14X COURTESY HX CARD SENT 042114
 15X COURTESY HX CARD SENT 012315
 16IT FLA1 FROM 2 STY FLA4 FROM 80SF TO FUS DN 042616
 6081/1396 LUCAS P YOUNG TO MC COY INVESTMENTS INC
 6130/2177 MC COY INVESTMENTS INC TO CHARLES VANCE MINISTRIES INC

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.