



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3816731**

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 #	2024-0715	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2017-2 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 #	1919270023-000-52300 2486 W Moonlight 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.)			
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"/> 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"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.) <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"/> 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 # 2024-0715	Alternate Key: 3816731	Parcel ID: 19-19-27-0023-000-52300	
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 2486 W MOONLIGHT LN EUSTIS		<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2017-2 IH Borrower LP 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	\$ 303,977	\$ 303,977	
2. Assessed or classified use value, *if applicable	\$ 254,260	\$ 254,260	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 254,260	\$ 254,260	

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

Last Sale Date 1/17/2013 **Price:** \$92,700 Arm's Length Distressed **Book** 4276 **Page** 2164

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3816731	3816728	3816719	3373723
Address	2486 W MOONLIGHT LN EUSTIS	2390 W MOONLIGHT LN EUSTIS	2393 W MOONLIGHT LN EUSTIS	2750 GABLES DR EUSTIS
Proximity				
Sales Price		\$346,500	\$375,000	\$345,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.00%	1.60%
Adjusted Sale		\$304,227	\$326,250	\$298,770
\$/SF FLA	\$184.12 per SF	\$169.02 per SF	\$173.44 per SF	\$210.11 per SF
Sale Date		5/25/2023	7/17/2023	8/15/2023
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	1,651	1,800	-7450	1,881	-11500	1,422	11450
Year Built	2004	2004	0	2004	0	1992	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block	0
Condition	EX	EX	0	EX	0	Stucco	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	Garage	Garage	0	Garage	0	Garage	0
Porches	Open	Screen	-5000	Screen	-5000	Screen	-5000
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	-	-	0	-	-	0	0
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		-Net Adj. 4.1%	-12450	-Net Adj. 5.1%	-16500	Net Adj. 2.2%	6450
		Gross Adj. 4.1%	12450	Gross Adj. 5.1%	16500	Gross Adj. 5.5%	16450
Adj. Sales Price	Market Value \$303,977	Adj Market Value	\$291,777	Adj Market Value	\$309,750	Adj Market Value	\$305,220
	Value per SF 184.12						

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.

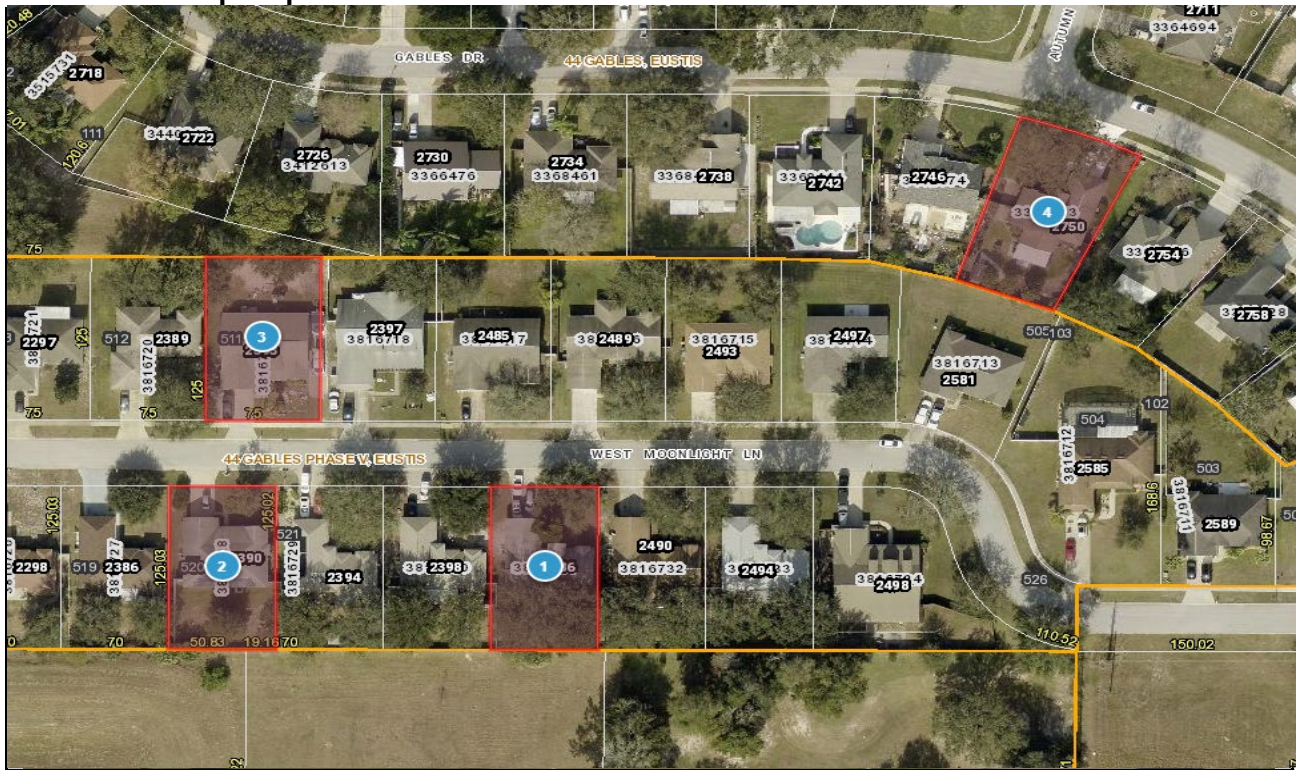
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: [REDACTED]

DATE [REDACTED]

2024-0715 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3816731	2486 W MOONLIGHT LN EUSTIS	-
2	Comp 1	3816728	2390 W MOONLIGHT LN EUSTIS	0.03
3	Comp 2	3816719	2393 W MOONLIGHT LN EUSTIS	0.03
4	Comp 3	3373723	2750 GABLES DR EUSTIS	0.06
5				
6				
7				
8				

Alternate Key 3816731
 Parcel ID 19-19-27-0023-000-52300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0715 Subject
 PRC Run: 12/3/2024 By j bush
 Card # 1 of 1

Current Owner		
2017-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

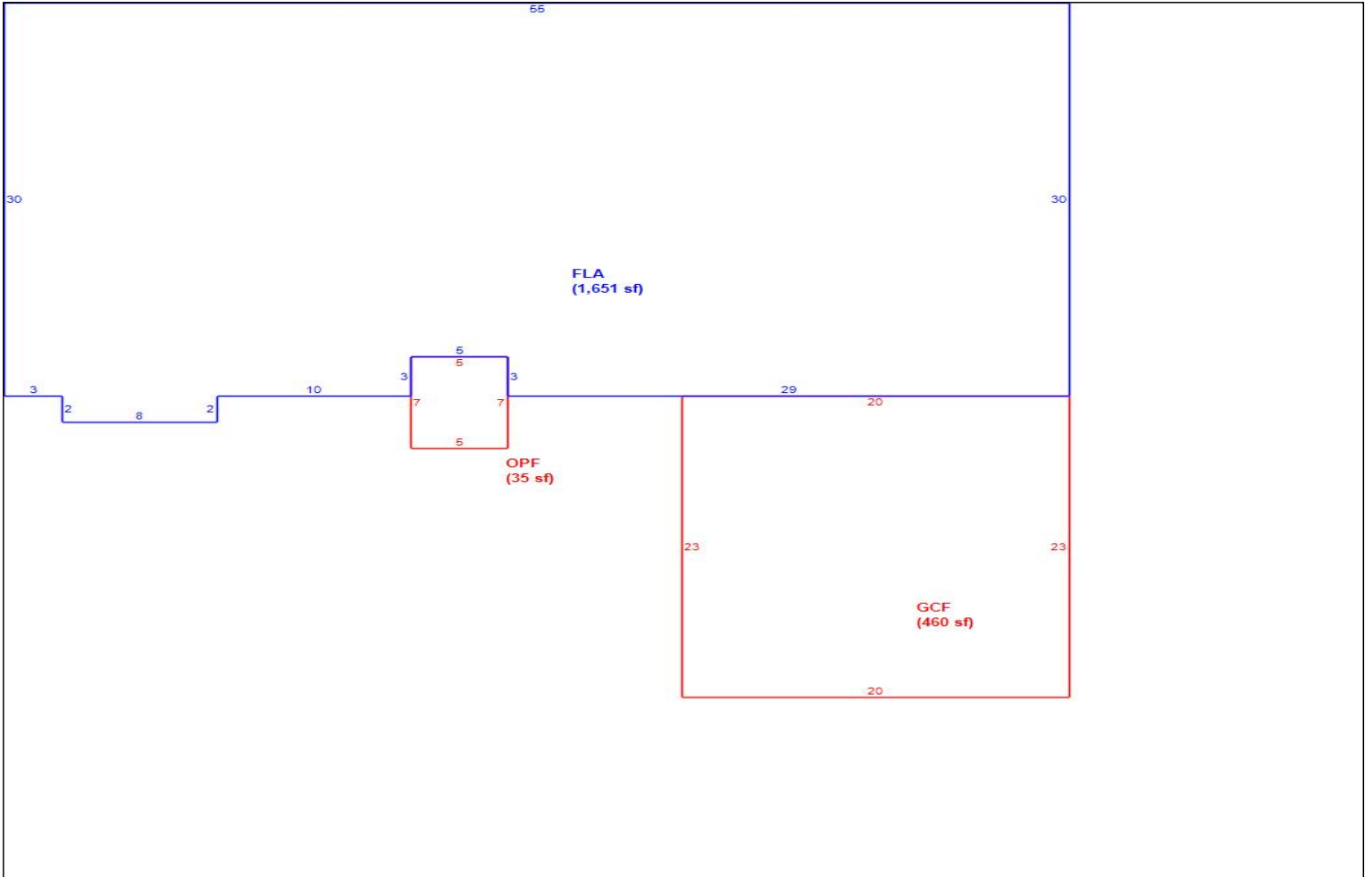
Subject

Property Location		
Site Address 2486 W MOONLIGHT LN		
EUSTIS FL 32726		
Mill Group	000E	NBHD 4550
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 03-05-201

Legal Description
EUSTIS, 44 GABLES PHASE V SUB LOT 523 PB 49 PG 21-22 ORB 4519 PG 1200 ORB 5025 PG 2026

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 226,780	Deprec Bldg Value 219,977	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	1,651	1,651	1651	2004	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	460	0	112.57	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	35	0	226,780	Wall Type	03	Heat Type	6	
TOTALS		1,651	2,146	1,651	EX	Foundation	3	Fireplaces	0	
					97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD					
					219,977					

Alternate Key 3816731
 Parcel ID 19-19-27-0023-000-52300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0715 Subject
 PRC Run: 12/3/2024 By jbush
 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	04-00503	05-13-2004	11-23-2004	107,100	0000	SFR 3BR/2486 W MOONLIGHT LN		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120620	5025	2026	11-09-2017	WD	U	M	I	100			
	4519	1200	08-14-2014	WD	U	M	I	100			
	4276	2164	01-17-2013	CT	U	U	I	92,700			
	3761	0428	04-21-2009	WD	Q	Q	I	151,400			
	2557	0839	04-19-2004	WD	Q	Q	V	25,900			
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
84,000	219,977	0	303,977	49717	254260	0.00	254260	303977	297,049

Parcel Notes

4276/2164 CT VS BOZIDAR & MERI HRISTOVSKI PROP SOLD TO THR FLORIDA LP
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 4519/1200 THR FLORIDA LP TO 2014-2 IH BORROWER LP
 4519/1200 M SALE INCL OVER 25 PARCELS IN MULTI SUBS
 14VAB PETITION 2014-202 TJW 091714
 14VAB PETITION 2014-202 WITHDRAWN NO CHANGE TJW 010615
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO
 SCANNED TO AK3784225 CB 080516
 5025/2026 2017-2 IH BORROWER LP TO 2017-2 IH BORROWER LP
 5025/2026 M SALE INCL OVER 25 PARCELS IN MULTI SUBS
 18 CERTIFICATE OF MERGER BT 2014-2 IH BORROWER LP AND 2014-3 IH BORROWER LP AND 2017-2 IH BORROWER LP SURVIVING
 DELAWARE LP IS 2017-2 IH BORROWER LP RECD WITHIN ORB 5025/2026 CB 113017
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418

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 3816728
 Parcel ID 19-19-27-0023-000-52000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0715 Comp 1
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
HORTON WAYNE R & ROSE V		
2390 W MOONLIGHT LN		
EUSTIS	FL	32726

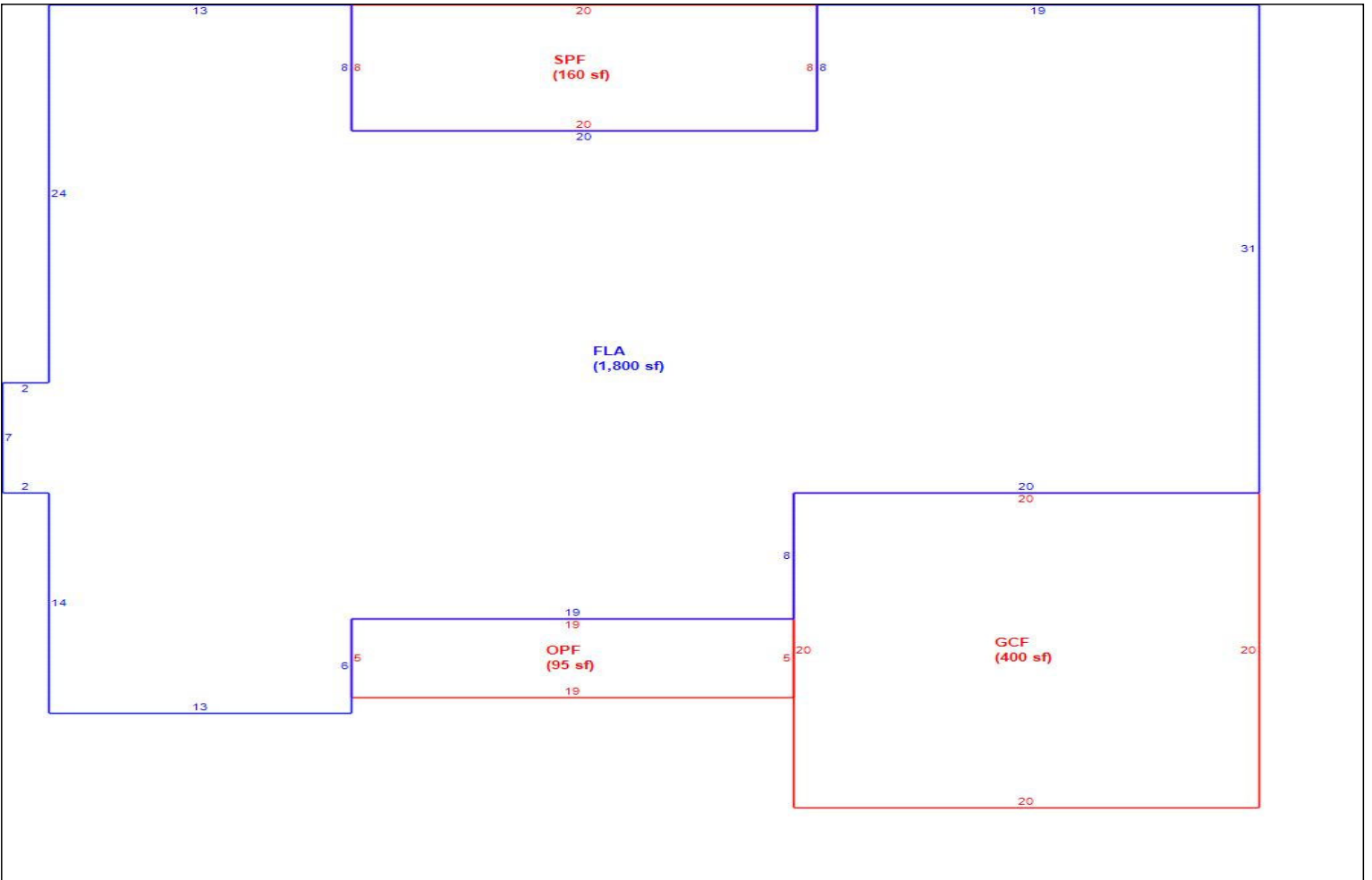
Comp 1

Property Location		
Site Address 2390 W MOONLIGHT LN		
EUSTIS FL 32726		
Mill Group	000E	NBHD 4550
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 03-05-201

Legal Description
EUSTIS, 44 GABLES PHASE V SUB LOT 520 PB 49 PG 21-22 ORB 6151 PG 779

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	244,948		Deprec Bldg Value 237,600
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	1,800	1,800	1800	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	112.15	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	95	0	Condition	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	160	0	% Good	Foundation	3	Fireplaces	0
TOTALS		1,800	2,455	1,800	Building RCNLD	Roof Cover	3	Type AC	03

Alternate Key 3816728
 Parcel ID 19-19-27-0023-000-52000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0715 Comp 1
 PRC Run: 12/3/2024 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	04-00732	07-12-2004	01-20-2005	119,011	0000	SFR 3BR/2390 W MOONLIGHT LN		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064317	6151	0779	05-25-2023	WD	Q	01	I	346,500	035	DISABILITY CIVILIAN	2024	5000
	4707	0497	10-09-2015	QC	U	U	I	100	039	HOMESTEAD	2024	25000
	4501	0228	07-08-2014	WD	Q	Q	I	161,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2588	1367	06-02-2004	WD	Q	Q	V	25,900				
Total											55,000.00	

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
84,000	237,600	0	321,600	0	148070	55,000.00	93070	118070	314,071

Parcel Notes

4501/216 AFFIDAVIT OF ATTY IN FACT FOR JOSE V RODRIGUEZ NAMES EDNA J HERNANDEZ ATTY IN FACT
 4501/228 JOSE V RODRIGUEZ BY EDNA J HERNANDEZ ATTY IN FACT & CARMEN RODRIGUEZ TO CHARLES M & KIMBERLY WELLER HW
 14X JOSE V RODRIGUEZ 85 DECEASED 081814 STATE FILE NUMBER 2014117602
 15X CHARLES & KIMBERLY WELLER FILED PORTABILITY FROM 493265 KM 100614
 4707/497 KIMBERLY A WELLER TO CHARLES M WELLER
 17X KIMBERLY A WELLER HAS PROPERTY AT 906 HENDERSON ST DELTONA 32725 WITH HX FOR 2016 LIEN 2016 JMK 110916
 17X 2016 HX LIEN LETTER SENT JMK 121916
 17X CHARLES WELLER CALLED ABOUT HX LIEN EXPLAINED FAMILY UNIT ELIGIBLE FOR 1 HX STATED THEY WERE DIVORCED 2015 ASKED HIM TO SEND COPY OF THE DIVORCE PAPERS JMK 122216
 17CC CERTIFIED RECEIPT RETURNED SIGNED BY CHARLES WELLER JJN 122316
 17X RECD COPY OF DIVORCE PAPERS DATED 123115 SENT LETTER CONFIRMING REVERSAL OF HX LIEN AND HX GRANTED FOR 2017 JMK 122916
 17X CHARLES M WELLER MARRIED SYLVIA K PUCKETT 020216 PER OR4736/706 SYLVIA INFO ADDED TO SS SCREEN JRF 072617
 6151/779 CHARLES M WELLER TO WAYNE ROBERT & ROSE VILLARAN HORTON HW
 24CC SUBMITTED HX CIVDX PORT APP WITH SS DIS LTR CP 110823

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Alternate Key 3816719
Parcel ID 19-19-27-0023-000-51100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0715 Comp 2
PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
MARTIN DAVID W & COLLEEN M		
2393 W MOONLIGHT LN		
EUSTIS	FL	32726

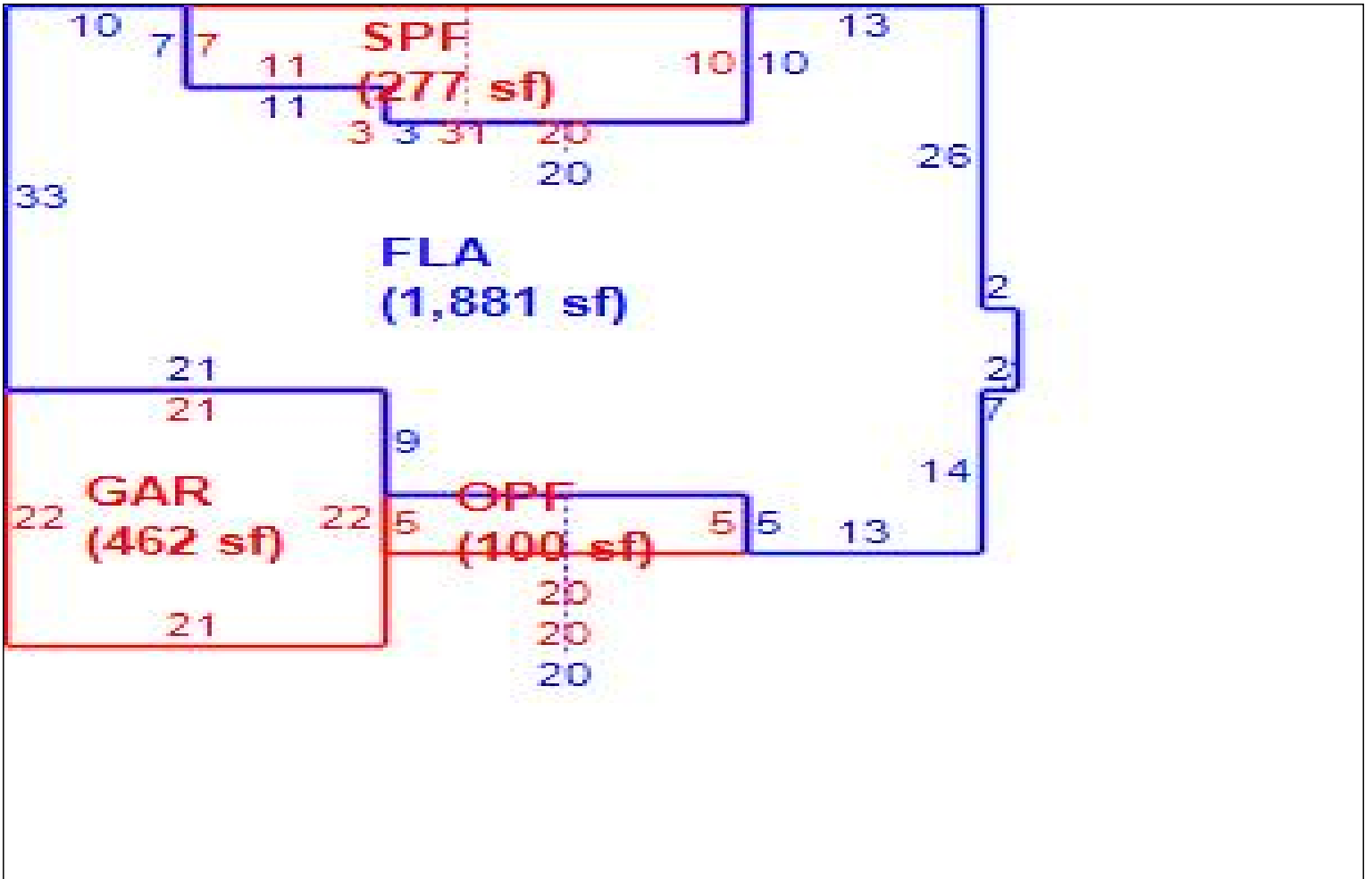
Comp 2

Property Location		
Site Address 2393 W MOONLIGHT LN		
EUSTIS FL 32726		
Mill Group	000E	NBHD 4550
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 03-05-201

Legal Description
EUSTIS, 44 GABLES PHASE V SUB LOT 511 PB 49 PG 21-22 ORB 6180 PG 2013

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 257,487
		Deprec Bldg Value	249,762
		Multi Story	0



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	1,881	1,881	1881	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	111.93	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	100	0	257,487	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	277	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,881	2,720	1,881	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	249,762			

Alternate Key 3816719
 Parcel ID 19-19-27-0023-000-51100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0715 Comp 2
 PRC Run: 12/3/2024 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	04-00622	06-15-2004	11-23-2004	127,504	0000	SFR 4BR/2393 W MOONLIGHT LN			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023088616	6180	2013	07-17-2023	WD	Q	01	I	375,000	039	HOMESTEAD	2025	0
	4672	0339	08-21-2015	WD	Q	Q	I	174,000	059	ADDITIONAL HOMESTEAD	2025	0
	2569	0521	05-11-2004	WD	Q	Q	V	26,900				
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	
84,000	249,762	0	333,762	0	333762	0.00	333762	333762	325,920	

Parcel Notes

11X DONALD LEWIS ADDR PO BOX 1176 EUSTIS 32727 PER ADDR CARD 080911
 12X REMOVED BY DONALD LEWIS
 15 WEB CHG BEDS FROM 3 DLS 052215
 4672/339 DONALD W & EMILY K LEWIS TO HEATHER M CARELLI SINGLE AND KEVIN T CHENEY SINGLE JTWROS
 15X COURTESY HX CARD SENT 092115
 16X DONALD & EMILY LEWIS FILED 16X PORTABILITY ON 3851451 110915
 16CC MAILING ADDR CHGD PER NCOA INFO SCANNED DB 011116
 6180/2013 KEVIN T CHENEY & HEATHER M CARELLI NKA CHENEY TO DAVID WILLIAM & COLLEEN MARIE MARTIN HW
 24CC EFILE HX PORT APP CP 090924

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Alternate Key 3373723
Parcel ID 19-19-27-0010-000-10400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0715 Comp 3
PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
RITENOUR DELINA & JAMES		
2750 GABLES DR		
EUSTIS	FL	32726

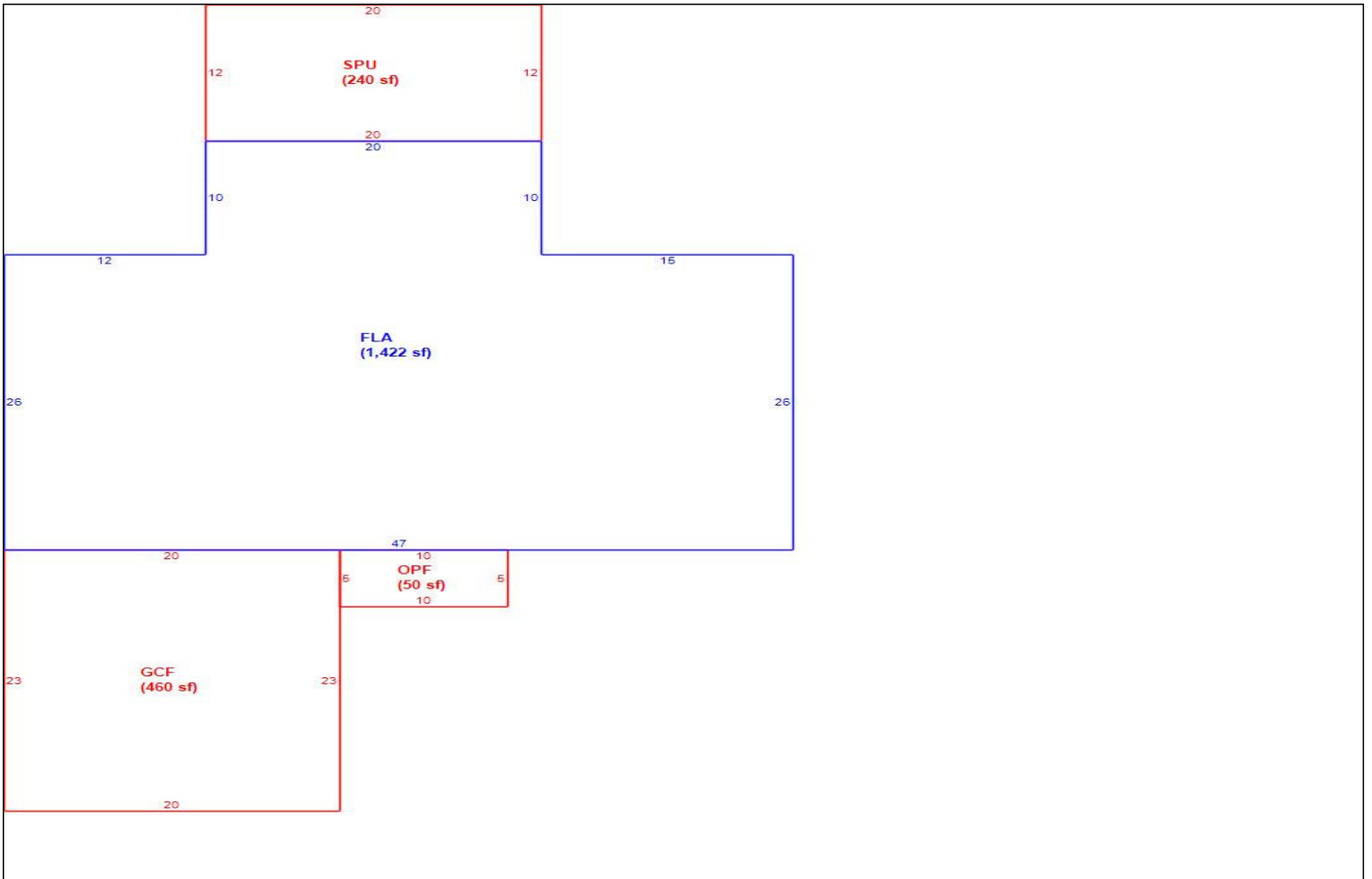
Comp 3

Property Location			
Site Address 2750 GABLES DR			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	4550
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
EUSTIS, 44 GABLES LOT 104 PB 32 PGS 91-93 ORB 6197 PG 1651

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	LOT 104	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 207,555
Deprec Bldg Value 201,328		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	1,422	1,422	1422	1992	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	460	0	115.70	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	50	0	EX	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	240	0	97.00	Foundation	3	Fireplaces	0	
TOTALS		1,422	2,172	1,422	0	Roof Cover	3	Type AC	03	

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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	05-00032	01-10-2005	04-12-2006	7,500	0000	REROOF			
1999	9800404	07-09-1998	12-01-1998	2,200	0000	12X20 SCRNM RM			
1993	9200362	07-01-1992	12-01-1992	67,182	0000	SFR,2746 " " " 105			
1993	9200127	03-01-1992	12-01-1992	76,301	0000	SFR,2750 GABLES DR.LT 104			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023101781	6197 1651	08-15-2023	WD	Q	01	I	345,000	039	HOMESTEAD	2024	25000	
2023040314	6121 1788	04-06-2023	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
	1510 0526	04-01-1997	WD	Q	Q	I	91,000					
	1193 0729	10-01-1992	WD	Q	Q	I	75,900					
	1157 0719	03-01-1992	WD	Q	Q	V	35,000					
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	
84,000	201,328	0	285,328	0	265728	50,000.00	215728	240728	279,187	

Parcel Notes

92 ADD SFERS BLDG1 ON LOT105 BLDG2 ON LOT104 GW 102992
 96X HENRY BEAVERS JR 71 DECEASED 021396 NEWS
 99FC CORRECT SKETCH OF SFR ADD SPU04 FD 110198
 01 LOC FROM 1.05 FER 011801
 02 LOC FROM 1.08 QG FROM 450 FER 040102
 04FC UBU NOT ADDED LITTLE VALUE QG FROM 500 DN 080403
 05 LAND FROM FF TO LT QG FROM 535 RWT 110304
 06FC QG FROM 590 TMP 041206
 6121/1788 GERALD K & DARLENE F SCHELL ENHANCED LE REM RANDY K SCHELL AND GERALD A SCHELL AND RICHARD L SCHELL JTWROS
 6197/1650 DARLENE FAYE SCHELL 82 DECEASED 060523 DC
 6197/1651 GERALD K SCHELL TO DELINA & JAMES RITENOUR HW
 23CC EFILE HX PORT APP CP 101223

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