



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **1420814**

DR-486  
R. 11/23  
Rule 12D-16.002  
F.A.C.  
Eff. 11/23  
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <b>2024-0716</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; SRP Sub LLC a Delaware LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices: <b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #: <b>1919270100-000-03600 2890 Alameda del Norte</b>		
Phone: <b>954-740-6240</b>	Email: <b>ResidentialAppeals@ryan.com</b>		
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification		<input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)	
<input type="checkbox"/> Parent/grandparent reduction		<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"/> 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"/> 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

<b>Petition #</b> 2024-0716		<b>Alternate Key:</b> 1420814		<b>Parcel ID:</b> 19-19-27-0100-000-03600	
<b>Petitioner Name</b> Ryan, LLC C/O Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		<b>Property Address</b> 2890 ALAMEDA DEL NORTE EUSTIS		<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> SRP Sub LLC C/O Invitation Homes		<b>Value from TRIM Notice</b>	<b>Value before Board Action</b> Value presented by Prop Appr	<b>Value after Board Action</b>	
<b>1. Just Value, required</b>		\$ 301,826	\$ 301,826		
<b>2. Assessed or classified use value, *if applicable</b>		\$ 301,826	\$ 301,826		
<b>3. Exempt value, *enter "0" if none</b>		\$ -			
<b>4. Taxable Value, *required</b>		\$ 301,826	\$ 301,826		
*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
<b>AK#</b>	1420814	2832487	1420890	2882093
<b>Address</b>	2890 ALAMEDA DEL NORTE	215 EASTRIDGE DR EUSTIS	2865 ALAMEDA DEL NORTE	102 HILLSIDE DR EUSTIS
<b>Proximity</b>		0.39 Miles	0.09 Miles	0.24 Miles
<b>Sales Price</b>		\$369,000	\$347,000	\$295,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	4.00%	0.40%
<b>Adjusted Sale</b>		\$313,650	\$308,830	\$251,930
<b>\$/SF FLA</b>	\$168.81 per SF	\$198.26 per SF	\$193.38 per SF	\$147.85 per SF
<b>Sale Date</b>		12/8/2023	2/3/2023	11/8/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	1,788	1,582	10300	1,597	9550	1,704	4200
<b>Year Built</b>	2005	1986	0	1984	0	1987	0
<b>Constr. Type</b>	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
<b>Condition</b>	EX	EX	0	EX	0	EX	0
<b>Baths</b>	2.0	2.0	0	2.0	0	2.0	0
<b>Garage/Carport</b>	Garage	Garage	0	Garage	0	Garage	0
<b>Porches</b>	2 OPF	OPF SPF	-5000	OPF SPF	-5000	-	40000
<b>Pool</b>	N	Y	-20000	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	1	-2500
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	-	SEN	-10000	-	0	-	0
<b>Site Size</b>	Lot	Small Lot	10000	Lot	0	Small lot	10000
<b>Location</b>	Sub	Sub	0	Sub	0	Sub	0
<b>View</b>	House	House	0	House	0	House	0
		-Net Adj. 4.7%	-14700	Net Adj. 1.5%	4550	Net Adj. 20.5%	51700
		Gross Adj. 17.6%	55300	Gross Adj. 4.7%	14550	Gross Adj. 22.5%	56700
<b>Adj. Sales Price</b>	Market Value <b>\$301,826</b>	Adj Market Value	<b>\$298,950</b>	Adj Market Value	<b>\$313,380</b>	Adj Market Value	<b>\$303,630</b>
	Value per SF 168.81						

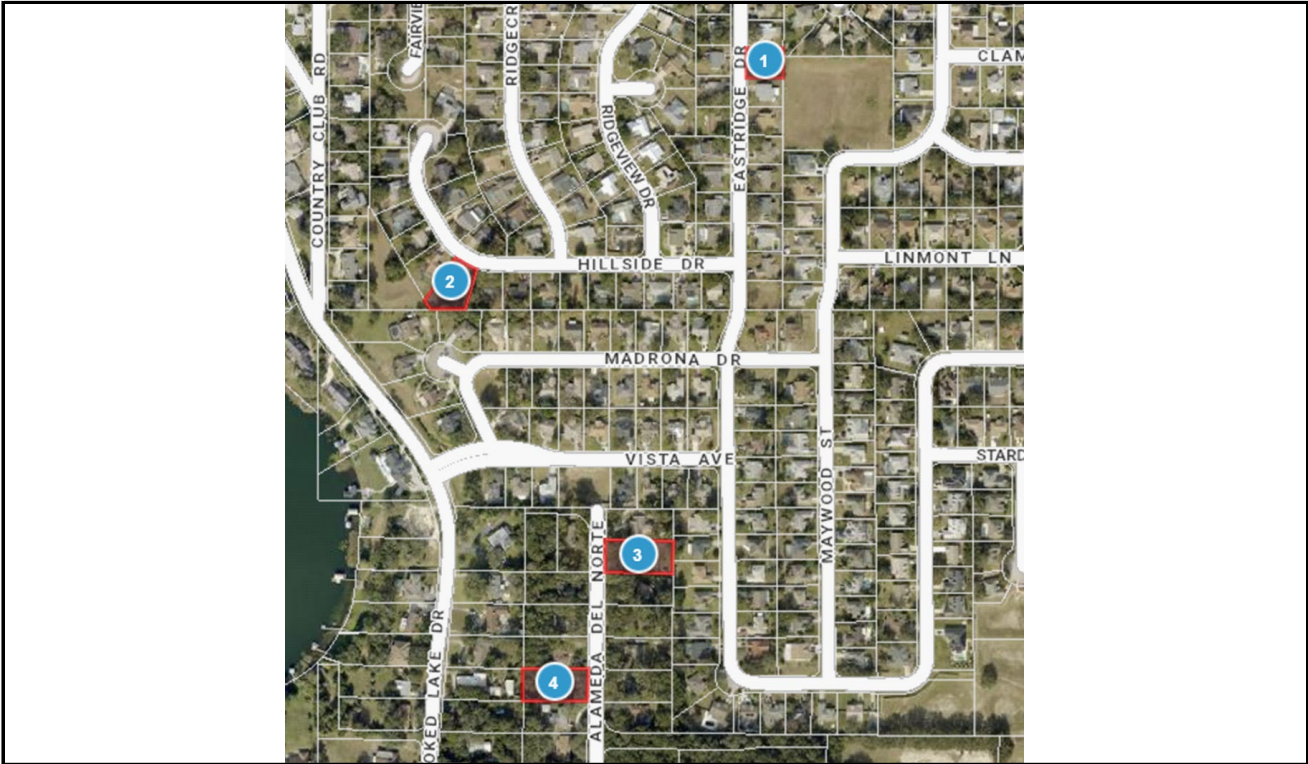
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0716 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	2832487	215 EASTRIDGE DR EUSTIS	0.39
2	Comp 3	2882093	102 HILLSIDE DR EUSTIS	0.24
3	Comp 2	1420890	2865 ALAMEDA DEL NORTE EUSTIS	0.09
4	Subject	1420814	2890 ALAMEDA DEL NORTE EUSTIS	-
5				
6				
7				
8				

Alternate Key 1420814  
Parcel ID 19-19-27-0100-000-03600

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

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		

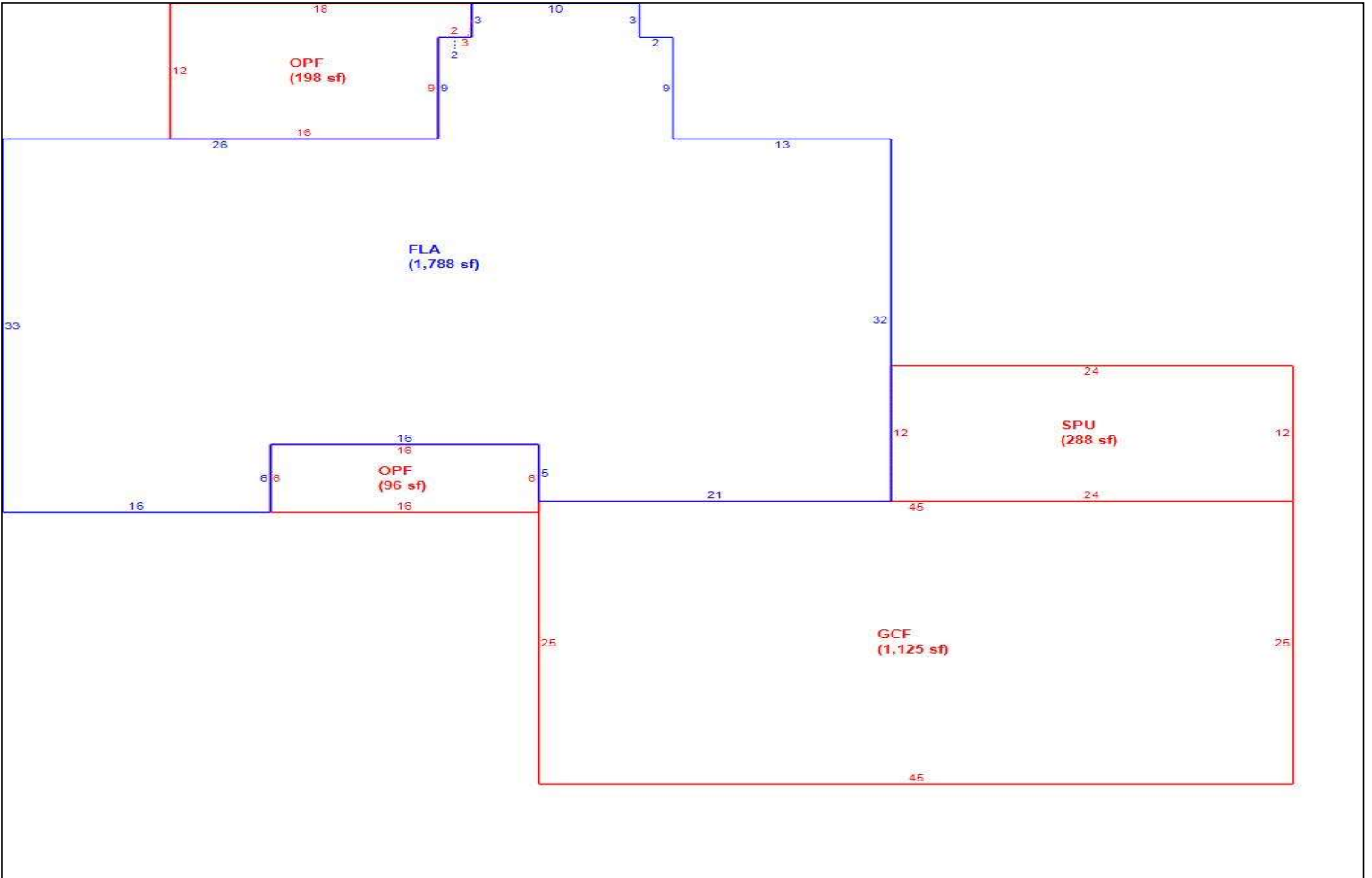
Property Location		
Site Address	2890 ALAMEDA DEL NORTE	
	EUSTIS	FL 32726
Mill Group	0002	NBHD 2365

Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 03-05-201

Legal Description
EL BONITO LOT 36 PB 5 PG 46 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	100	200		20,000.00 FD	300.00	1.1167	1.75	1.000	1.000	0	58,627
Total Acres		0.46		JV/Mkt		0		Total Adj JV/Mkt		58,627		
Classified Acres		0		Classified JV/Mkt		58,627		Classified Adj JV/Mkt		0		

Sketch										
Bldg 1	Sec 1	of 1	Replacement Cost	250,721	Deprec Bldg Value	243,199	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	1,788	1,788	1788	Effective Area	1788	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	1,125	0	Base Rate	105.78	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	294	0	Building RCN	250,721	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	288	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		1,788	3,495	1,788	Building RCNLD	243,199	Roof Cover	3	Type AC	03

Alternate Key 1420814  
 Parcel ID 19-19-27-0100-000-03600

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

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	
2005	2004070153	07-29-2004	02-14-2005	141,812	0000	SFR 2890 ALAMEDA DEL NORTE			

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				
	4341	2273	06-11-2013	CT	U	U	I	166,600				
	2605	0312	06-15-2004	WD	Q	Q	V	31,800				
	2594	1437	06-10-2004	WD	Q	Q	V	30,000				
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	
58,627	243,199	0	301,826	0	301826	0.00	301826	301826	294,775	

\*\*\*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

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

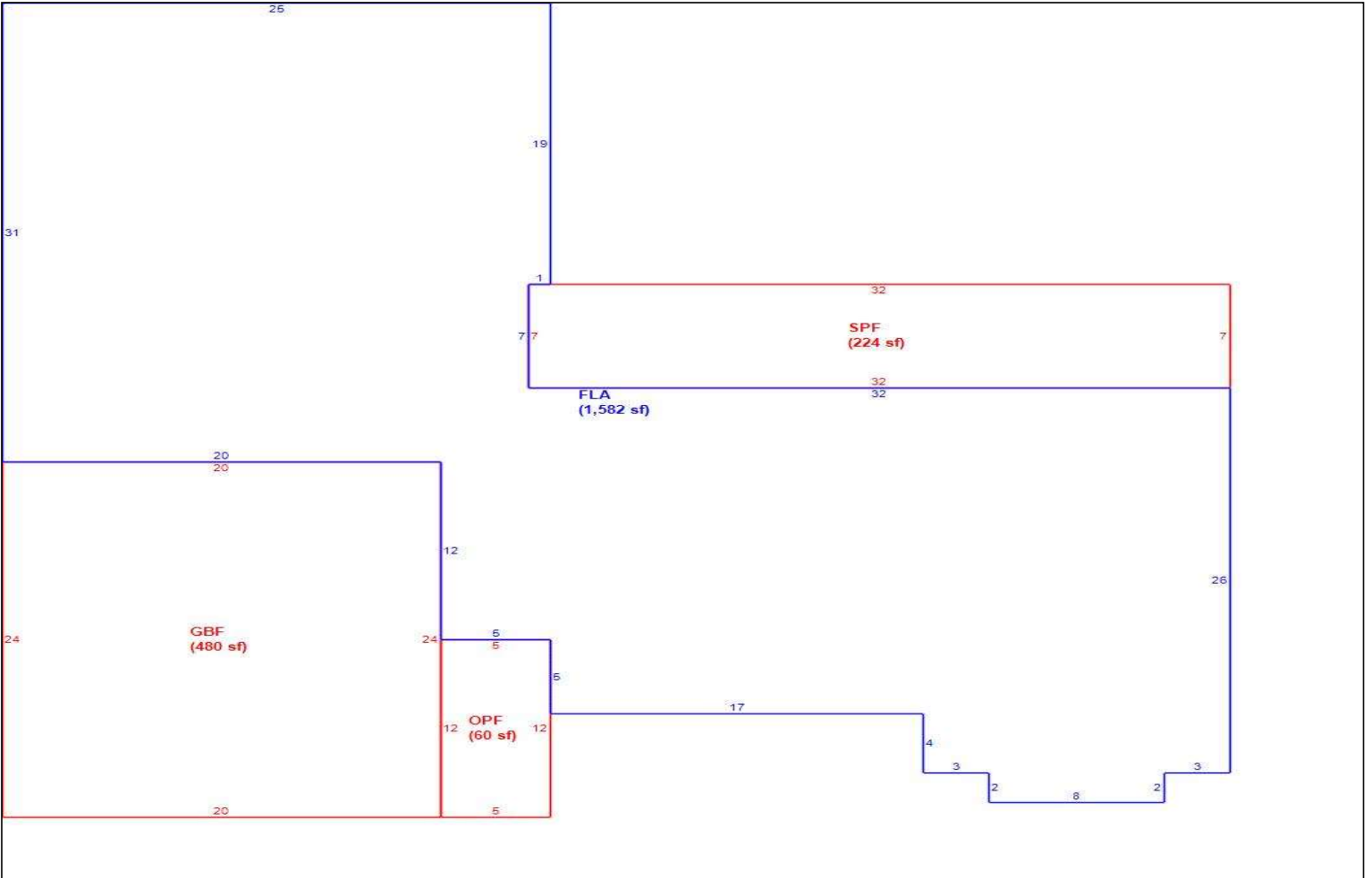
Current Owner		
BROGDEN GWENDOLEN D		
215 EASTRIDGE DR		
EUSTIS	FL	32726

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		Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,582	1,582	1582	1986	1582	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	480	0		113.02	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	60	0		224,189	Wall Type	02	Heat Type	6
SPF	SCREEN PORCH FINIS	0	224	0		EX	Foundation	3	Fireplaces	0
						92.00	Functional Obsol	0		
TOTALS		1,582	2,346	1,582		0	Building RCNLD	206,254	Roof Cover	3
									Type AC	03



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

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

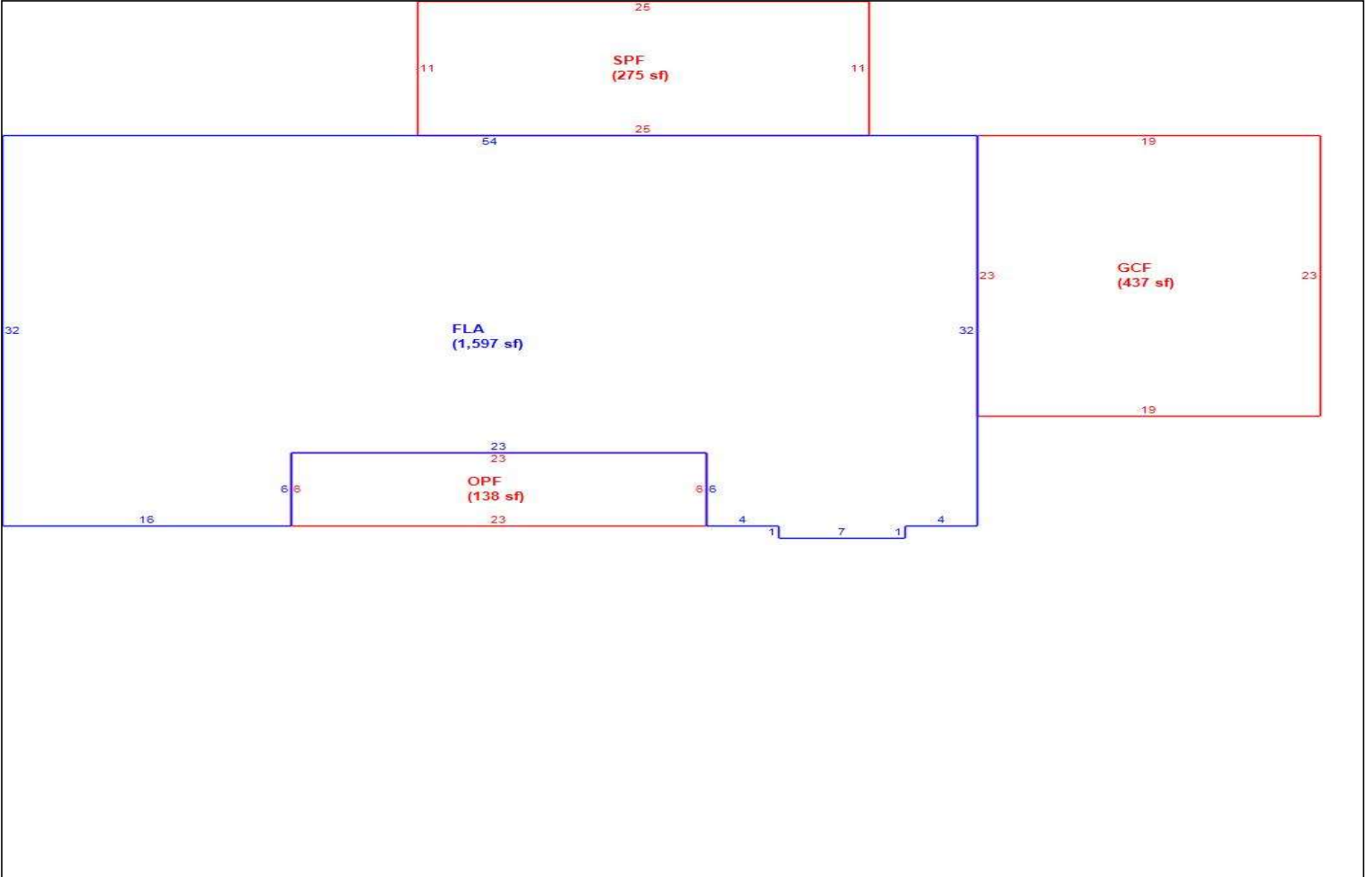
Current Owner		
RIVERA MAYRA L		
2865 ALAMEDA DEL NORTE		
EUSTIS	FL	32726

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

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
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	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
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

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

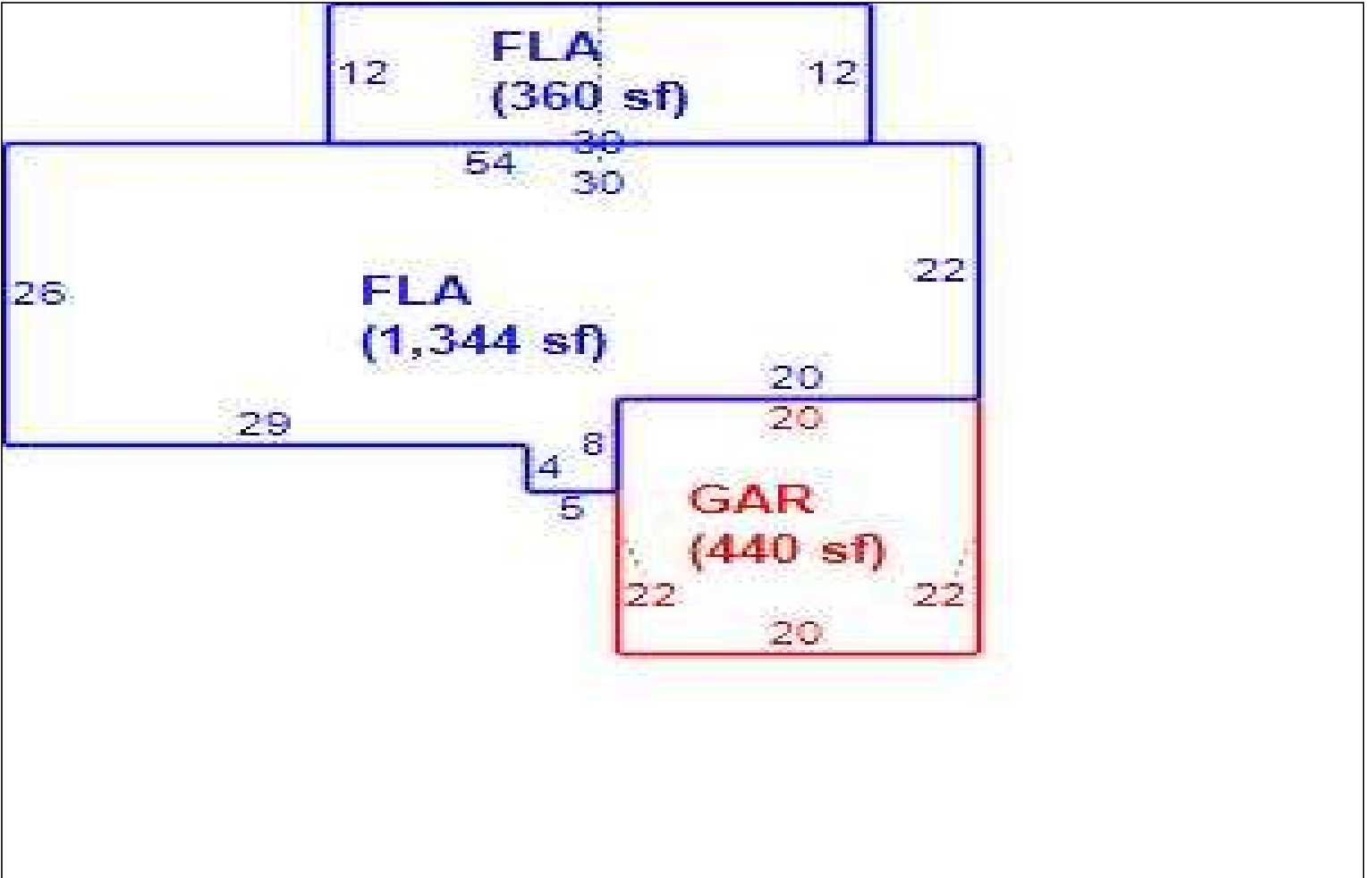
Current Owner		
ODOM DOROTHY J		
250 SHADY OAKS CIR		
LAKE MARY	FL	32746

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		Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,704	1,704	1704	Effective Area	1704	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	112.43	Quality Grade	675	Half Baths	0
					Building RCN	233,188	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	1
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,704	2,144	1,704	Building RCNLD	226,192				

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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