



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3807367*

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 # <i>2024-0717</i>  | County <i>Lake</i>   | Tax year <i>2024</i>                               | Date received <i>9.12.24</i>                   |
| <b>COMPLETED BY THE PETITIONER</b>   |  |  |  |
| <b>PART 1. Taxpayer Information</b>  |  |  |  |
| Taxpayer name: <i>INV_HOME; 2018-2 IH Borrower LP</i>  |  | Representative: <i>Ryan, LLC c/o Robert Peyton</i> |  |
| Mailing address for notices  | <i>Ryan, LLC<br/>16220 North Scottsdale Rd, Ste 650<br/>Scottsdale, AZ 85254</i> | Parcel ID and physical address or TPP account #    | <i>1922251350-000-04800<br/>228 Curtis 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   |  |  |  |
| <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"/> 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 # <b>2024-0717</b>   | Alternate Key: <b>3807367</b>                    | Parcel ID: <b>19-22-25-1350-000-04800</b>                 |  |
| Petitioner Name <b>RYAN, LLC</b><br>The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent<br><input type="checkbox"/> Other, Explain: | Property Address <b>228 CURTIS AVE GROVELAND</b> |   | <input type="checkbox"/> Check if Multiple Parcels |
| Owner Name <b>2018-2 IH BORROWER LP</b>   | Value from TRIM Notice                           | Value before Board Action<br>Value presented by Prop Appr | Value after Board Action                           |
| <b>1. Just Value, required</b>  | \$ 260,227                                       | \$ 260,227  |  |
| <b>2. Assessed or classified use value, *if applicable</b>  | \$ 234,630                                       | \$ 234,630  |  |
| <b>3. Exempt value, *enter "0" if none</b>  | \$ -   | \$ -  |  |
| <b>4. Taxable Value, *required</b>  | \$ 234,630                                       | \$ 234,630  |  |
| *All values entered should be county taxable values, School and other taxing authority values may differ.   |  |   |  |

Last Sale Date 5/8/2018 Price: \$100  Arm's Length  Distressed Book 5107 Page 1533

| ITEM          | Subject                  | Comparable #1  | Comparable #2  | Comparable #3  |
|---------------|--------------------------|--|--|--|
| AK#           | <b>3807367</b>           | <b>3807372</b>   | <b>1326800</b>   | <b>3786344</b>   |
| Address       | 228 CURTIS AVE GROVELAND | 203 CURTIS AVE GROVELAND   | 8035 GROVEMONT ESTATES RD  | 204 COUNTRY LAKES CR GROVELAND   |
| Proximity     |                          | 720 FEET   | 1.07 MILE  | 1.08 MILE  |
| Sales Price   |                          | \$305,000  | \$330,000  | \$321,100  |
| Cost of Sale  |                          | -15%   | -15%   | -15%   |
| Time Adjust   |                          | 4.00%  | 3.60%  | 2.80%  |
| Adjusted Sale |                          | \$271,450  | \$292,380  | \$281,926  |
| \$/SF FLA     | \$161.43 per SF          | \$167.98 per SF  | \$204.75 per SF  | \$182.01 per SF  |
| Sale Date     |                          | 2/28/2023  | 3/6/2023   | 5/30/2023  |
| 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           | 1,612                         | 1,616            | -200             | 1,428            | 9200             | 1,549            | 3150             |
| Year Built       | 2002                          | 2003             |                  | 2004             |                  | 2000             |                  |
| Constr. Type     | BLK/STUCCO                    | BLK/STUCCO       |                  | BLK/STUCCO       |                  | BLK/STUCCO       |                  |
| Condition        | GOOD                          | GOOD             |                  | GOOD             |                  | GOOD             |                  |
| Baths            | 2.0                           | 2.0              |                  | 2.0              |                  | 2.0              |                  |
| Garage/Carport   | GARAGE                        | GARAGE           |                  | GARAGE           |                  | GARAGE           |                  |
| Porches          | OPF/PAT                       | OPF/PAT          | -1000            | OPF/SPF          | -4000            | OPF/SPF          | -4000            |
| 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       | NONE                          | NONE             |                  | EPF              | -2000            | PAT              | -2000            |
| Site Size        | .12 AC                        | .12 AC           |                  | .26 AC           | -20000           | .22 AC           |                  |
| Location         | RESIDENTIAL                   | RESIDENTIAL      |                  | RESIDENTIAL      |                  | RESIDENTIAL      |                  |
| View             | RESIDENTIAL                   | RESIDENTIAL      |                  | RESIDENTIAL      |                  | RESIDENTIAL      |                  |
|                  |                               | -Net Adj. 0.4%   | -1200            | -Net Adj. 5.7%   | -16800           | -Net Adj. 1.0%   | -2850            |
|                  |                               | Gross Adj. 0.4%  | 1200             | Gross Adj. 12.0% | 35200            | Gross Adj. 3.2%  | 9150             |
| Adj. Sales Price | Market Value <b>\$260,227</b> | Adj Market Value | <b>\$270,250</b> | Adj Market Value | <b>\$275,580</b> | Adj Market Value | <b>\$279,076</b> |
|                  | Value per SF 161.43           |                  |                  |                  |                  |                  |                  |

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.

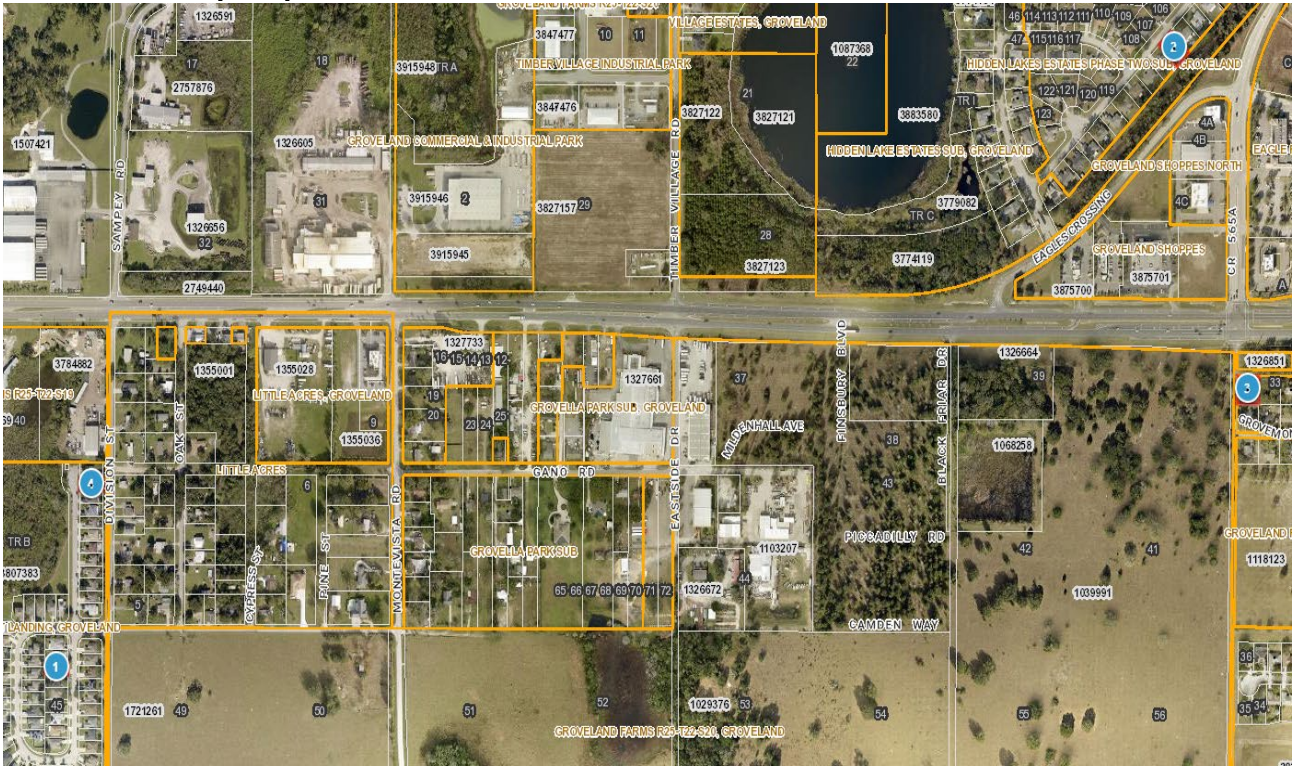
Petitioner pulled comps from a subdivision west of subject named Park Central, the sales in there have always been lower than most sales in area. They are smaller in SF have a single car detached garage and are wood framed. They do not compare to the subject, I pulled comps that were similar year built SF and construction type.

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: R. Bryan Boone**

**DATE 12/10/2024**

**2024-0717 Comp Map**



| Bubble # | Comp #  | Alternate Key | Parcel Address                      | Distance from Subject(mi.) |
|----------|---------|---------------|-------------------------------------|----------------------------|
| 1        | SUBJECT | 3807367       | 228 CURTIS AVE<br>GROVELAND         | -                          |
| 2        | 3       | 3786344       | 204 COUNTRY LAKES CIR GROVELAND     | 1.08 MILE                  |
| 3        | 2       | 1326800       | 8035 GROVEMONT ESTATES<br>GROVELAND | 1.07 MILE                  |
| 4        | 1       | 3807372       | 203 CURTIS AVE GROVELAND            | 720 FEET                   |
| 5        |         |               |                                     |                            |
| 6        |         |               |                                     |                            |
| 7        |         |               |                                     |                            |
| 8        |         |               |                                     |                            |
|          |         |               |                                     |                            |

Alternate Key 3807367  
Parcel ID 19-22-25-1350-000-04800

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

2024-0717 Subject  
PRC Run: 12/10/2024 By bboone  
Card # 1 of 1

| Current Owner   |    |       |
|---|----|-------|
| 2018-2 IH BORROWER LP<br>C/O INVITATION HOMES TAX DEPT<br>1717 MAIN ST STE 2000 |    |       |
| DALLAS  | TX | 75201 |

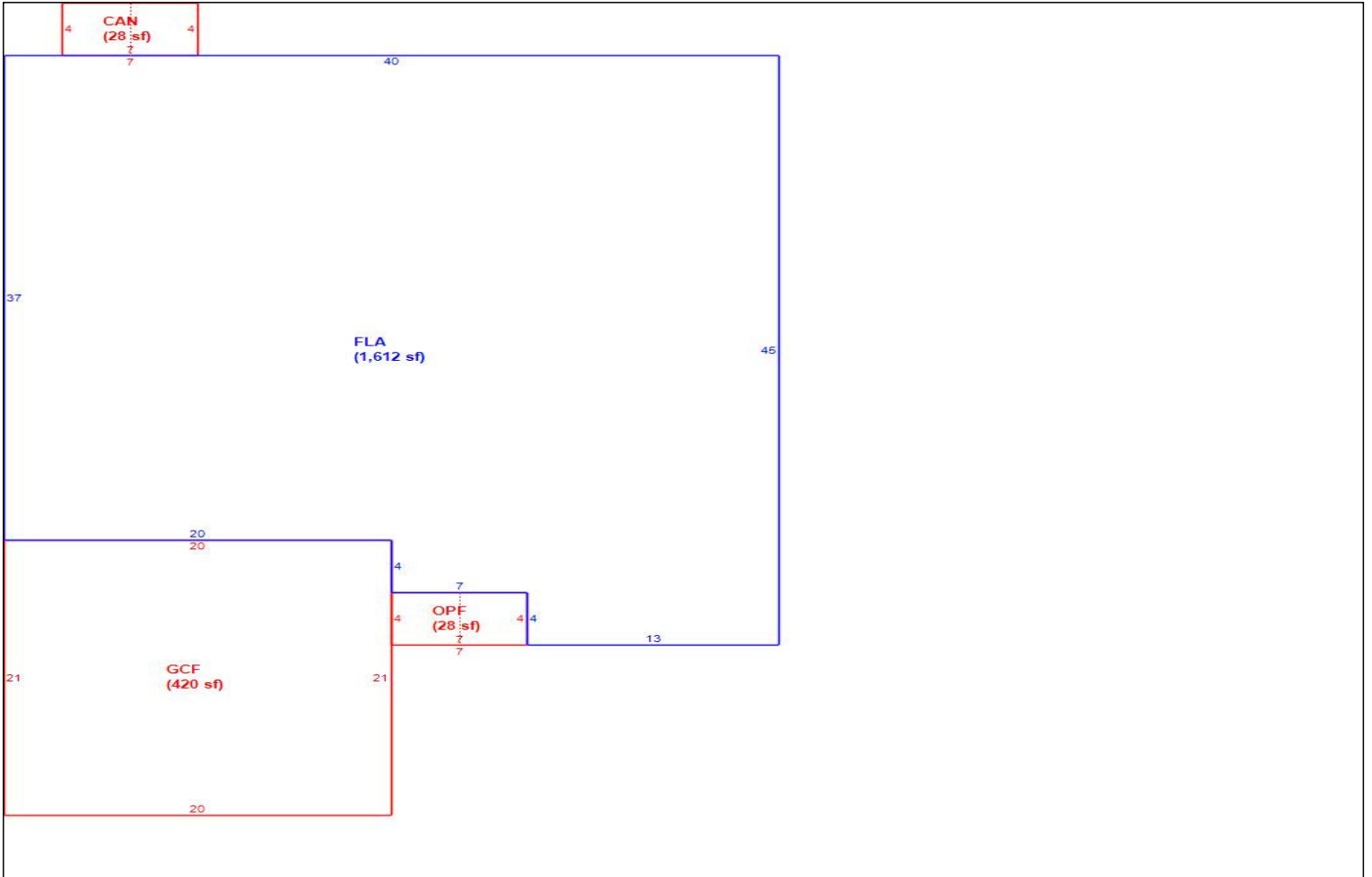
| Property Location |                |      |       |
|-------------------|----------------|------|-------|
| Site Address      | 228 CURTIS AVE |      |       |
|                   | GROVELAND      | FL   | 34736 |
| Mill Group        | OGR2           | NBHD | 0532  |

| Property Use |               | Last Inspection |           |
|--------------|---------------|-----------------|-----------|
| 00100        | SINGLE FAMILY | DLS             | 10-12-201 |

**Legal Description**  
GROVELAND, LAKE DOT LANDING SUB LOT 48 PB 46 PGS 7-8 ORB 4582 PG 891 ORB 5107 PG 1533

| 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 196,110 Deprec Bldg Value 190,227 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 | 1,612      | 1,612     | 1612     | 2002               | 1612    | No Stories          | 1.00    | Full Baths | 2  |
| GAR                | GARAGE FINISH        | 0          | 420       | 0        |                    | 99.81   | Quality Grade       | 655     | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 28        | 0        |                    | 196,110 | Condition           | EX      | Heat Type  | 6  |
| PAT                | PATIO UNCOVERED      | 0          | 28        | 0        |                    | 97.00   | % Good              | 97.00   | Foundation | 3  |
|                    |                      |            |           |          |                    | 0       | Functional Obsol    | 0       | Fireplaces | 0  |
| TOTALS             |                      | 1,612      | 2,088     | 1,612    |                    | 190,227 | Building RCNLD      | 190,227 | Roof Cover | 3  |
|                    |                      |            |           |          |                    |         |                     | 3       | Type AC    | 03 |

Alternate Key 3807367  
 Parcel ID 19-22-25-1350-000-04800

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

2024-0717 Subject  
 PRC Run: 12/10/2024 By bboone  
 Card # 1 of 1

| <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 |  |
| 2003                    | 00040201BEP | 01-01-2002 | 01-16-2003 | 89,000 | 0000 | SFR/228 CURTIS AVE |             |         |  |

| <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 |
| 2018054192               | 5107      | 1533      | 05-08-2018 | WD  | U    | M       | I          | 100               |             |      |        |
|                          | 4582      | 0891      | 01-29-2015 | WD  | U    | M       | I          | 100               |             |      |        |
|                          | 4341      | 1841      | 06-14-2013 | WD  | Q    | Q       | I          | 95,000            |             |      |        |
|                          | 4328      | 0235      | 05-06-2013 | QC  | U    | U       | I          | 73,500            |             |      |        |
|                          | 4295      | 2230      | 03-07-2013 | CT  | U    | U       | I          | 100               |             |      |        |
| <b>Total</b>             |           |           |            |     |      |         |            |                   |             |      | 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 |  |
| 70,000               | 190,227    | 0          | 260,227      | 25597        | 234630     | 0.00        | 234630     | 260227      | 254,216       |  |

\*\*\*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 3807372  
 Parcel ID 19-22-25-1350-000-05200

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

2024-0717 Comp 1  
 PRC Run: 12/10/2024 By

Card # 1 of 1

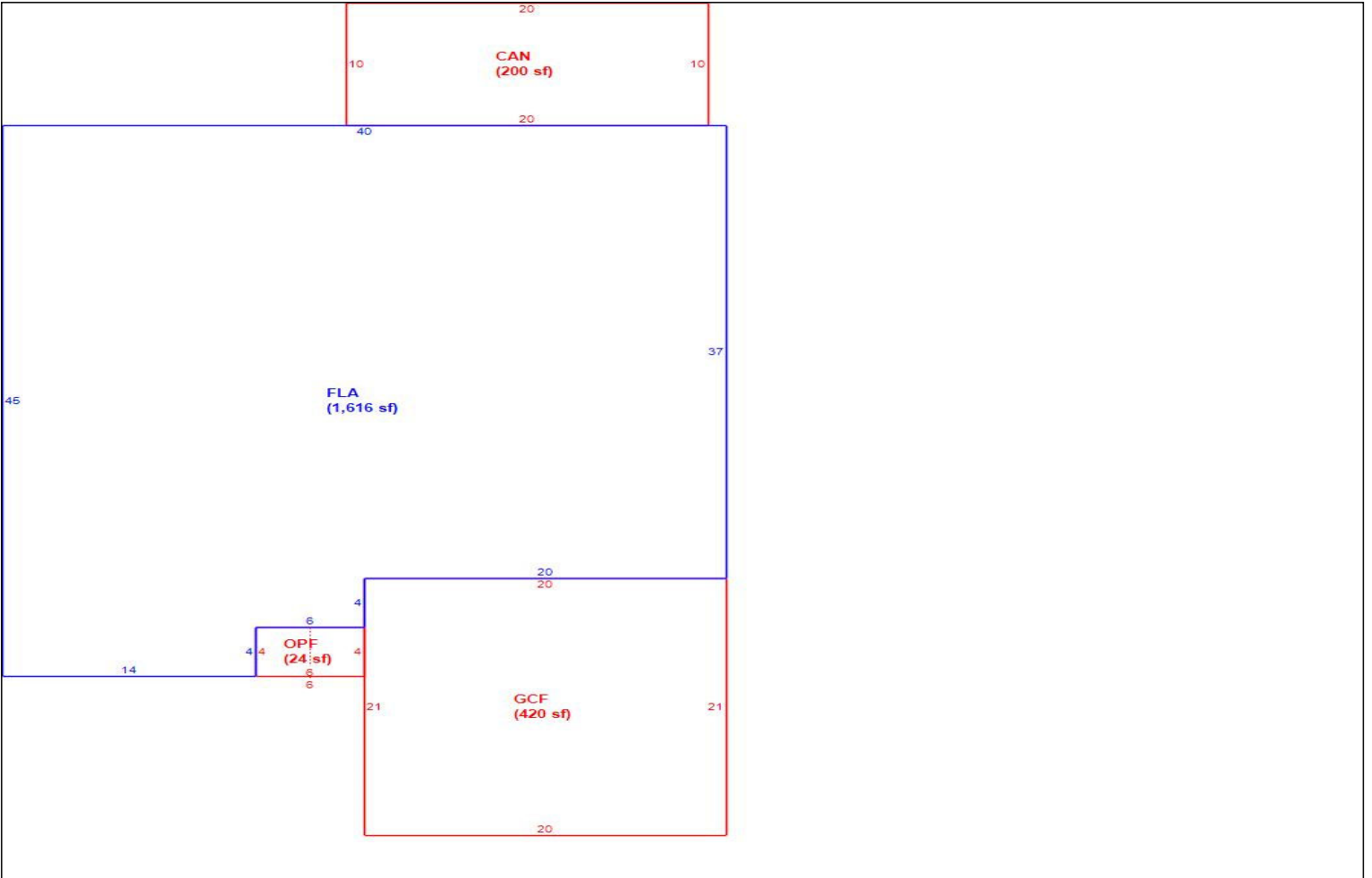
| Current Owner           |    |       |
|-------------------------|----|-------|
| TORRELLAS ANTONIO ET AL |    |       |
| 800 ARBOR HILL CIR      |    |       |
| MINNEOLA                | FL | 34715 |

| Property Location |                |                 |           |
|-------------------|----------------|-----------------|-----------|
| Site Address      | 203 CURTIS AVE |                 |           |
|                   | GROVELAND      | FL              | 34736     |
| Mill Group        | OGR2           | NBHD            | 0532      |
| Property Use      |                | Last Inspection |           |
| 00100             | SINGLE FAMILY  | DLS             | 10-12-201 |

**Legal Description**  
 GROVELAND, LAKE DOT LANDING SUB LOT 52 PB 46 PGS 7-8 ORB 6100 PG 842

| 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 196,968 Deprec Bldg Value 191,059 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 | 1,616      | 1,616     | 1616               | 2003       |         | No Stories          | 1.00 | Full Baths | 2  |
| GAR                | GARAGE FINISH        | 0          | 420       | 0                  |            | 99.80   | Quality Grade       | 655  | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 24        | 0                  |            | 196,968 | Wall Type           | 03   | Heat Type  | 6  |
| PAT                | PATIO UNCOVERED      | 0          | 200       | 0                  |            |         | Foundation          | 3    | Fireplaces | 0  |
| TOTALS             |                      | 1,616      | 2,260     | 1,616              |            | 191,059 | Roof Cover          | 3    | Type AC    | 03 |



Alternate Key 3807372  
 Parcel ID 19-22-25-1350-000-05200

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

2024-0717 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 |  |
| 2016             | 603-15-05BR | 05-08-2015 | 11-17-2015 | 5,469   | 0002 | REPL WINDOWS & DOORS | 11-17-2015  |         |  |
| 2004             | 267-03-07B  | 07-21-2003 | 01-21-2004 | 112,285 | 0000 | SFR/3                |             |         |  |

| Sales Information |           |           |            |     |      |         |            |         | Exemptions |             |      |        |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|---------|------------|-------------|------|--------|
| Instrument No     | Book/Page | Sale Date | Instr      | Q/U | Code | Vac/Imp | Sale Price |         | Code       | Description | Year | Amount |
| 2023023264        | 6100      | 0842      | 02-28-2023 | WD  | Q    | 01      | I          | 305,000 |            |             |      |        |
| 2022088837        | 5982      | 1300      | 06-21-2022 | CT  | U    | 11      | I          | 265,500 |            |             |      |        |
|                   | 2483      | 1334      | 12-31-2003 | WD  | Q    | Q       | I          | 112,900 |            |             |      |        |
|                   | 2247      | 0689      | 01-22-2003 | 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        | 191,059    | 0          | 261,059      | 0            | 261059     | 0.00        | 261059     | 261059      | 255,053       |  |

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Alternate Key 1326800  
Parcel ID 01-22-24-4400-033-00005

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

2024-0717 Comp 2  
PRC Run: 12/10/2024 By

Card # 1 of 1

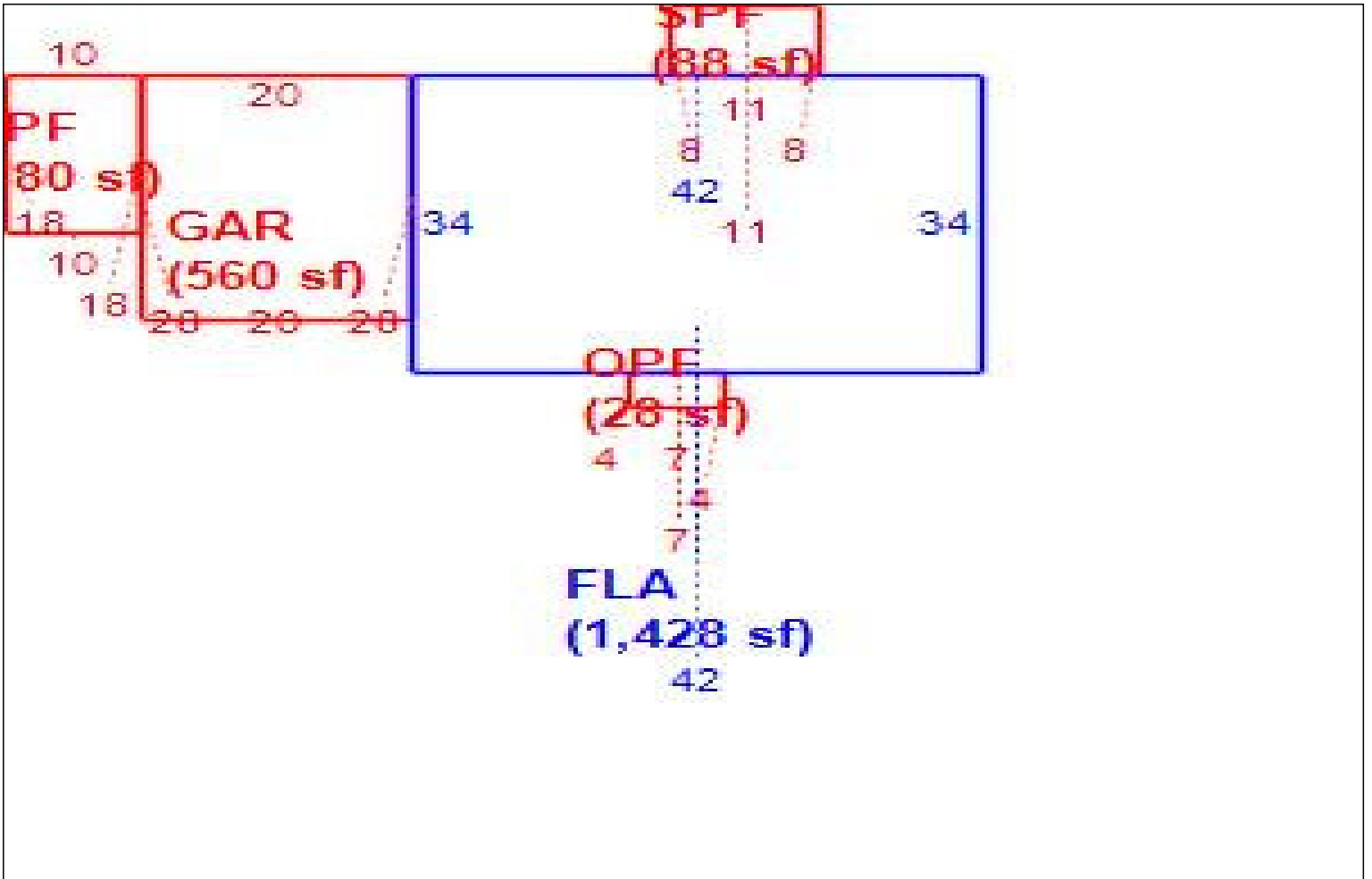
| Current Owner             |    |       |
|---------------------------|----|-------|
| CARRERO NUNEZ JERIKA      |    |       |
| 8035 GROVEMONT ESTATES RD |    |       |
| GROVELAND                 | FL | 34736 |

| Property Location                     |               |                 |
|---------------------------------------|---------------|-----------------|
| Site Address 8035 GROVEMONT ESTATES R |               |                 |
| GROVELAND FL 34736                    |               |                 |
| Mill Group                            | 0003          | NBHD 3311       |
| Property Use                          |               | Last Inspection |
| 00100                                 | SINGLE FAMILY | RBB 01-01-202   |

**Legal Description**  
GROVELAND FARMS 21-22-25 N 120 FT OF S 360 FT OF W 101.6 FT OF TRACT 33 PB 2 PGS 10-11 ORB 6106 PG 2344

| 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 | 30,000.00  | 0.0000       | 3.00                  | 1.000      | 1.000       | 0         | 90,000     |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 90,000      |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 90,000     |              | Classified Adj JV/Mkt |            | 0           |           |            |

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 189,660 Deprec Bldg Value 183,970 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  |
| EPF                | ENCLOSED PORCH FIN   | 0          | 180       | 0        | 2004               | 1428           | 102.39    | No Stories          | 1.00  | Full Baths | 2  |
| FLA                | FINISHED LIVING AREA | 1,428      | 1,428     | 1428     |                    |                |           | Quality Grade       | 655   | Half Baths | 0  |
| GAR                | GARAGE FINISH        | 0          | 560       | 0        |                    |                |           | Condition           | EX    | Heat Type  | 6  |
| OPF                | OPEN PORCH FINISHE   | 0          | 28        | 0        |                    |                |           | % Good              | 97.00 | Foundation | 3  |
| SPF                | SCREEN PORCH FINIS   | 0          | 88        | 0        |                    |                |           | Functional Obsol    | 0     | Fireplaces | 0  |
| TOTALS             |                      | 1,428      | 2,284     | 1,428    | Building RCNLD     | 183,970        |           | Roof Cover          | 3     | Type AC    | 03 |

Alternate Key 1326800  
Parcel ID 01-22-24-4400-033-00005

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

2024-0717 Comp 2  
PRC Run: 12/10/2024 By  
Card # 1 of 1

| <b>Miscellaneous Features</b><br><i>*Only the first 10 records are reflected below</i> |             |        |      |            |          |           |         |       |           |
|--|-------------|--------|------|------------|----------|-----------|---------|-------|-----------|
| Code   | Description | Units  | Type | Unit Price | Year Blt | Effect Yr | RCN     | %Good | Apr Value |
| DEC3   | DECK - WOOD | 312.00 | SF   | 5.66       | 2016     | 2016      | 1766.00 | 72.00 | 1,272     |

| <b>Building Permits</b> |            |            |            |        |      |                              |             |         |  |
|-------------------------|------------|------------|------------|--------|------|------------------------------|-------------|---------|--|
| Roll Year               | Permit ID  | Issue Date | Comp Date  | Amount | Type | Description                  | Review Date | CO Date |  |
| 2022                    | SALE       | 01-01-2021 |            | 1      | 0099 | CHECK VALUE                  |             |         |  |
| 2020                    | SALE       | 01-01-2019 | 05-14-2020 | 1      | 0099 | CHECK VALUE                  | 05-14-2020  |         |  |
| 2012                    | 2011100181 | 10-13-2011 | 03-16-2012 | 4,000  | 0002 | SCRN RM                      | 03-16-2012  |         |  |
| 2005                    | 2003090379 | 01-01-2004 | 02-23-2005 | 92,444 | 0000 | SFR 8035 GROVEMONT RD C-NOTE |             |         |  |
| 1991                    | 67150      | 03-01-1990 | 12-01-1991 | 47,130 | 0000 | SFR                          |             |         |  |

| <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    |
| 2023028618               | 6106 2344 | 03-06-2023 | WD    | Q   | 01   | I       | 330,000    |  | 039               | HOMESTEAD            | 2024 | 25000     |
| 2021036680               | 5666 0951 | 03-16-2021 | WD    | Q   | 01   | I       | 243,300    |  | 059               | ADDITIONAL HOMESTEAD | 2024 | 25000     |
| 2019069034               | 5297 1354 | 06-18-2019 | WD    | Q   | Q    | I       | 200,000    |  |                   |                      |      |           |
|                          | 2541 0505 | 04-02-2004 | WD    | U   | U    | I       | 55,400     |  |                   |                      |      |           |
|                          | 1998 1244 | 08-01-2001 | WD    | Q   | Q    | V       | 14,500     |  |                   |                      |      |           |
| <b>Total</b>             |           |            |       |     |      |         |            |  |                   |                      |      | 50,000.00 |

| <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 |  |
| 90,000               | 183,970    | 1,272      | 275,242      | 0            | 275242     | 50,000.00   | 225242     | 250242      | 222,513       |  |

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Alternate Key 3786344  
 Parcel ID 20-22-25-0805-000-06300

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

2024-0717 Comp 3  
 PRC Run: 12/10/2024 By

Card # 1 of 1

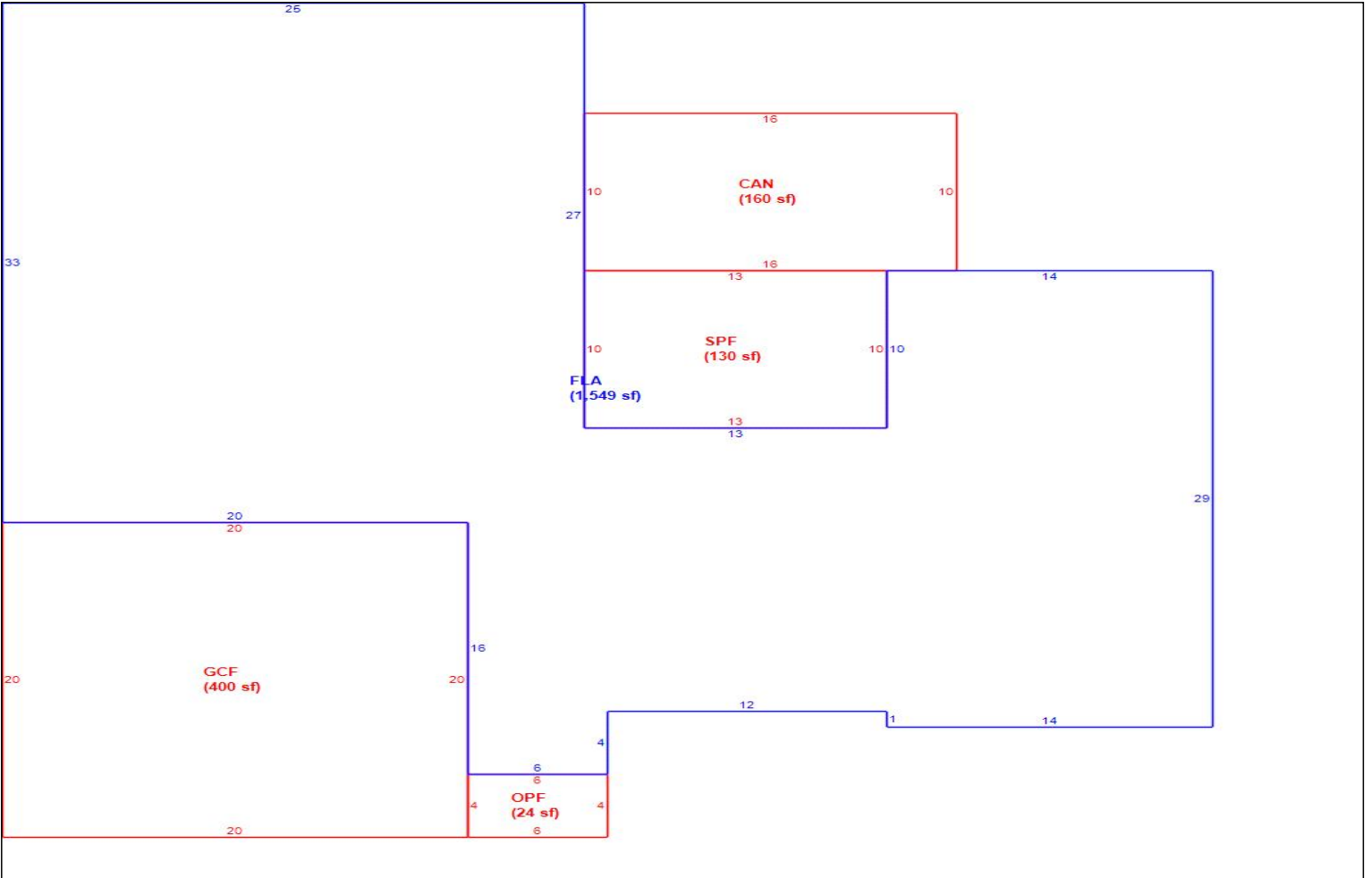
| Current Owner        |    |       |
|----------------------|----|-------|
| BLAZIER MOLLY        |    |       |
| 204 COUNTRY LAKES CR |    |       |
| GROVELAND            | FL | 34736 |

| Property Location                 |               |                 |           |
|-----------------------------------|---------------|-----------------|-----------|
| Site Address 204 COUNTRY LAKES CR |               |                 |           |
| GROVELAND                         |               | FL 34736        |           |
| Mill Group                        | 00GR          | NBHD            | 0532      |
| Property Use                      |               | Last Inspection |           |
| 00100                             | SINGLE FAMILY | DN              | 01-23-201 |

| Legal Description   |
|---|
| GROVELAND, HIDDEN LAKES ESTATES PHASE TWO SUB LOT 63 PB 41 PGS 24-26 ORB 6153 PG 2363 |

| 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 225,276 |
| Deprec Bldg Value 207,254 |       | Multi Story 0 |                          |



| Building Sub Areas |                      |            |           |          | Building Valuation |         | Construction Detail |      |            |    |
|--------------------|----------------------|------------|-----------|----------|--------------------|---------|---------------------|------|------------|----|
| Code               | Description          | Living Are | Gross Are | Eff Area | Year Built         | 2000    | Imp Type            | R1   | Bedrooms   | 3  |
| FLA                | FINISHED LIVING AREA | 1,549      | 1,549     | 1549     | Effective Area     | 1549    | No Stories          | 1.00 | Full Baths | 2  |
| GAR                | GARAGE FINISH        | 0          | 400       | 0        | Base Rate          | 117.62  | Quality Grade       | 680  | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 24        | 0        | Building RCN       | 225,276 | Condition           | G    | Heat Type  | 6  |
| PAT                | PATIO UNCOVERED      | 0          | 160       | 0        | % Good             | 92.00   | Foundation          | 3    | Fireplaces | 0  |
| SPF                | SCREEN PORCH FINIS   | 0          | 130       | 0        | Functional Obsol   | 0       | Roof Cover          | 3    | Type AC    | 03 |
| TOTALS             |                      | 1,549      | 2,263     | 1,549    | Building RCNLD     | 207,254 |                     |      |            |    |

Alternate Key 3786344  
 Parcel ID 20-22-25-0805-000-06300

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

2024-0717 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 |  |
| 2018<br>2001     | SALE<br>0000049 | 01-01-2017<br>01-01-2000 | 01-23-2018<br>08-01-2000 | 1<br>78,107 | 0099<br>0000 | CHECK VALUE<br>SFR/204 COUNTRY LAKES CIR | 01-23-2018  |         |  |

| Sales Information |           |           |            |     |      |         |            |         | Exemptions  |                      |           |       |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|---------|-------------|----------------------|-----------|-------|
| Instrument No     | Book/Page | Sale Date | Instr      | Q/U | Code | Vac/Imp | Sale Price | Code    | Description | Year                 | Amount    |       |
| 2023066332        | 6153      | 2363      | 05-30-2023 | WD  | Q    | 01      | I          | 321,100 | 039         | HOMESTEAD            | 2024      | 25000 |
| 2017107968        | 5011      | 0567      | 10-05-2017 | WD  | Q    | Q       | I          | 177,000 | 059         | ADDITIONAL HOMESTEAD | 2024      | 25000 |
|                   | 1785      | 1859      | 12-28-1999 | WD  | Q    | Q       | V          | 18,000  |             |                      |           |       |
| 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 |  |
| 70,000        | 207,254    | 0          | 277,254      | 0            | 277254     | 50,000.00   | 227254     | 252254      | 270,807       |  |

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