



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3788827*

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

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

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

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # <i>2025-0722</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9-12-24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; THR Florida, LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>2019271575-001-02600 8053 Saint James Way</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input 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 # 2024-0722	Alternate Key: 3788827	Parcel ID: 20-19-27-1575-001-02600	
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 8053 ST JAMES WAY MOUNT DORA		<input type="checkbox"/> Check if Multiple Parcels
Owner Name THR Florida 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	\$ 324,406	\$ 324,406	
2. Assessed or classified use value, *if applicable	\$ 324,406	\$ 324,406	
3. Exempt value, *enter "0" if none	\$ -	-	
4. Taxable Value, *required	\$ 324,406	\$ 324,406	

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

Last Sale Date 1/30/2013 **Price:** \$120,000 Arm's Length Distressed **Book** 4280 **Page** 538

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3788827	3675541	3535081	3535073
Address	8053 ST JAMES WAY MOUNT DORA	8001 PINE HOLLOW DR MOUNT DORA	9013 LAUREL RIDGE DR MOUNT DORA	9015 LAUREL RIDGE DR MOUNT DORA
Proximity		0.27 Miles	0.50 Miles	0.50 Miles
Sales Price		\$375,000	\$440,000	\$421,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	2.40%	4.40%
Adjusted Sale		\$335,250	\$384,560	\$376,374
\$/SF FLA	\$144.18 per SF	\$166.29 per SF	\$187.04 per SF	\$187.25 per SF
Sale Date		1/26/2023	6/20/2023	1/12/2023
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	2,250	2,016	11700	2,056	9700	2,010	12000
Year Built	2003	1996	0	1996	0	2000	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX	EX	0	EX	0	EX	0
Baths	2.0	2.0	0	2.1	-15000	2.0	0
Garage/Carport	Garage	Garage	0	Large Garage	-15000	Garage	0
Porches	2 OPF SPU	OPF SPF	5000	2 OPF	15000	2 OPF	15000
Pool	N	N	0	Y	-20000	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	-	-	0	SEN	-15000	SEN	-15000
Site Size	Lot	Large Lot	-20000	Large Lot	-20000	Large Lot	-20000
Location	Golf Sub	Golf Sub	0	Golf Sub	0	Golf Sub	0
View	House	House	0	House	0	House	House
		-Net Adj. 1.0%	-3300	-Net Adj. 15.7%	-60300	-Net Adj. 7.4%	-28000
		Gross Adj. 10.9%	36700	Gross Adj. 28.5%	109700	Gross Adj. 21.8%	82000
Adj. Sales Price	Market Value \$324,406	Adj Market Value	\$331,950	Adj Market Value	\$324,260	Adj Market Value	\$348,374
	Value per SF 144.18						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

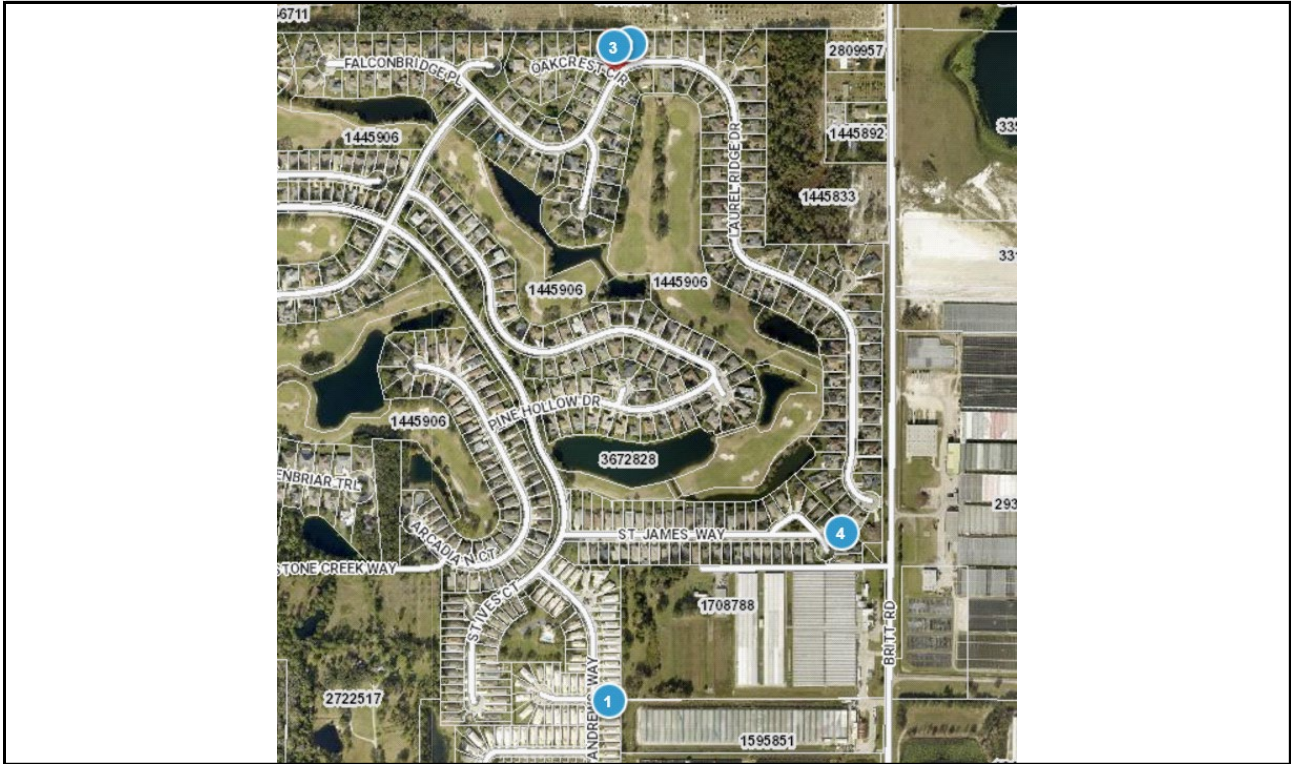
Ryan comps 1,5,6 significantly smaller FLA, -23.3%, -22.6%, and -19.4%, respectively----- Ryan comp 2 is the only one of the six that has an adjusted sales value less than market value (Adj sale is \$1,106 less than market)

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 11/18/2024

2024-0722 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3675541	8001 PINE HOLLOW DR MOUNT DORA	0.27
2	Comp 3	3535073	9015 LAUREL RIDGE DR MOUNT DORA	0.5
3	Comp 2	3535081	9013 LAUREL RIDGE DR MOUNT DORA	0.5
4	Subject	3788827	8053 ST JAMES WAY MOUNT DORA	-
5				
6				
7				
8				

Alternate Key 3788827
 Parcel ID 20-19-27-1575-001-02600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0722 Subject
 PRC Run: 12/11/2024 By

Card # 1 of 1

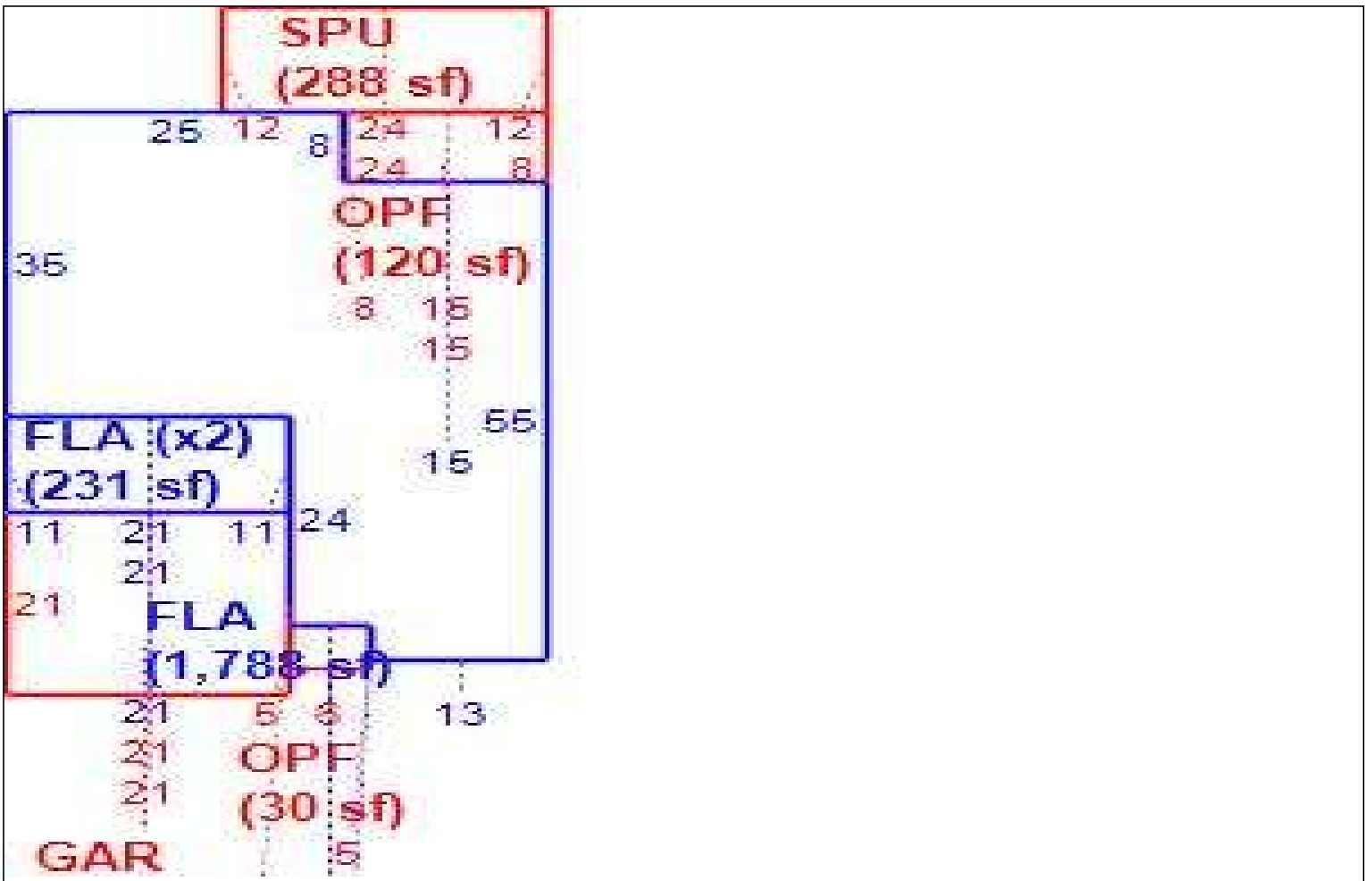
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location			
Site Address	8053 ST JAMES WAY		
	MOUNT DORA FL	32757	
Mill Group	00MD	NBHD	0722
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-05-201

Legal Description
 MOUNT DORA, COUNTRY CLUB OF MOUNT DORA PHASE II-11 SUB LOT 26, BLK I PB 42 PGS 38-40 ORB 4554 PG 555 ORB 5025 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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 231,346 Deprec Bldg Value 224,406 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	2,250	2,250	2250	2003	2250	R1		3
GAR	GARAGE FINISH	0	441	0		85.27	No Stories	2.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	150	0		231,346	Quality Grade	650	Half Baths 0
SPU	SCREEN PORCH UNFIN	0	288	0		EX	Wall Type	03	Heat Type 6
						97.00	Foundation	3	Fireplaces 0
						0	Roof Cover	3	Type AC 03
TOTALS		2,250	3,129	2,250		224,406			

Alternate Key 3788827
 Parcel ID 20-19-27-1575-001-02600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0722 Subject
 PRC Run: 12/11/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	05-00815	12-01-2005	05-01-2006	7,390	0000	SCRN RM			
2004	03-479	09-15-2003	01-30-2004	190,000	0000	4BR SFR, 8053 ST JAMES			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2017120619	5025	1989	11-09-2017	WD	U	M	I	100				
	4554	0555	11-12-2014	WD	U	M	I	100				
	4280	0538	01-30-2013	CT	U	U	I	120,000				
	2498	0406	12-18-2003	WD	Q	Q	I	222,000				
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	
100,000	224,406	0	324,406	0	324406	0.00	324406	324406	324,406	

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 3675541
Parcel ID 20-19-27-1535-000-02700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0722 Comp 1
PRC Run: 12/11/2024 By

Card # 1 of 1

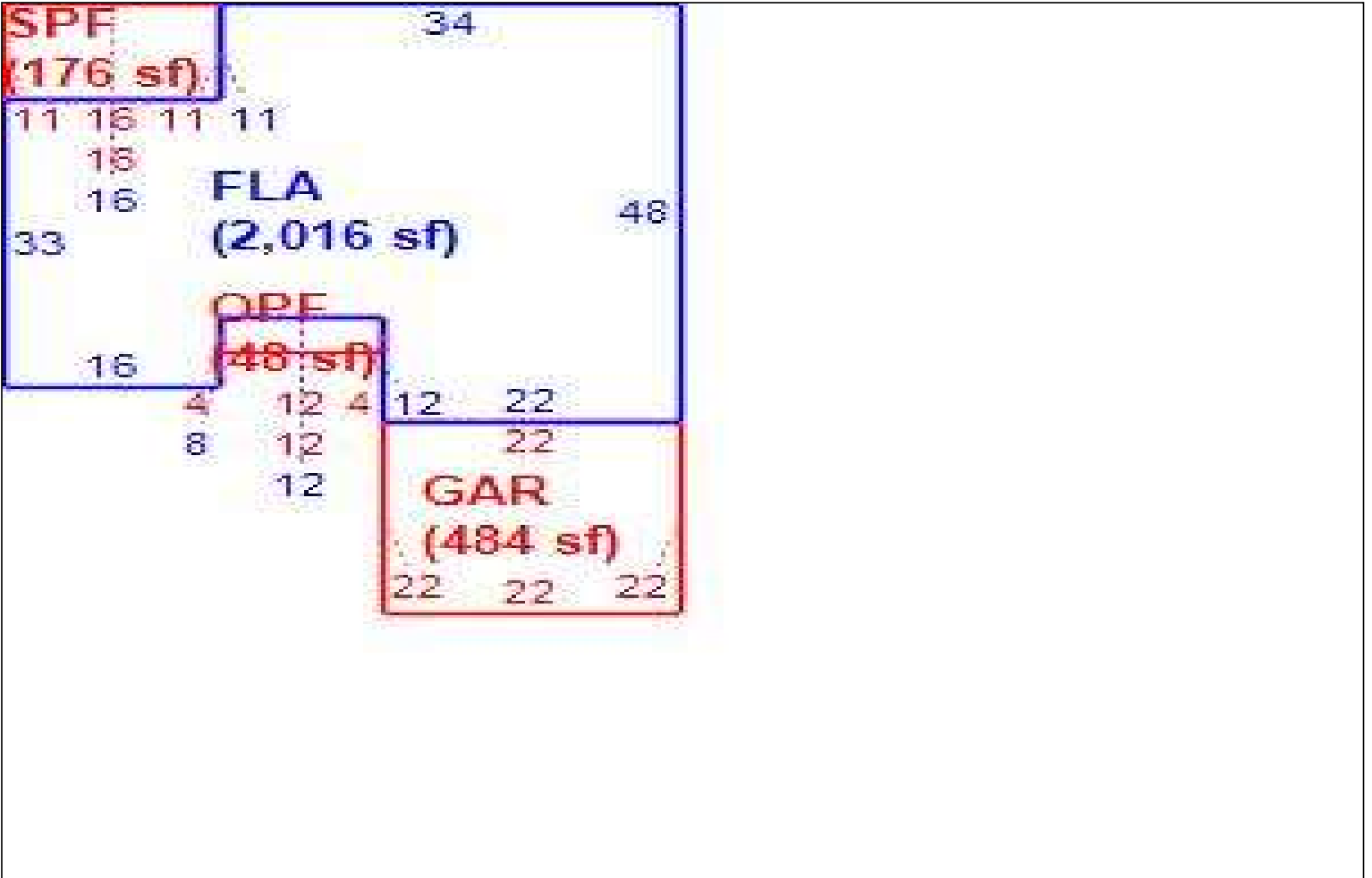
Current Owner		
SCHERRER CHRISTINE LIFE ESTATE		
8001 PINE HOLLOW DR		
MOUNT DORA	FL	32757

Property Location		
Site Address 8001 PINE HOLLOW DR		
MOUNT DORA FL 32757		
Mill Group	00MD	NBHD 0722
Property Use		Last Inspection
00100	SINGLE FAMILY	TMP 01-30-201

Legal Description
MOUNT DORA, THE COUNTRY CLUB OF MOUNT DORA PHASE II-3 SUB LOT 27 PB 36 PGS 69-70 ORB 6087 PG 1043 ORB 6153 PG 366

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	0138	0	0		1.00 LT	120,000.00	0.0000	1.00	1.000	1.000	0	120,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000		
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 246,962
Deprec Bldg Value 239,553		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,016	2,016	2016	1996	2016	101.88	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	484	0				Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	48	0				Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	176	0				% Good	97.00	Foundation	3
TOTALS		2,016	2,724	2,016	Building RCNLD	239,553		Roof Cover	3	Type AC	03

Alternate Key 3675541
 Parcel ID 20-19-27-1535-000-02700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0722 Comp 1
 PRC Run: 12/11/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	01-30-2019	1	0099	CHECK VALUE	01-30-2019		
2014	2013010008	01-04-2013	02-21-2014	9,190	0002	REROOF SHINGLE			
1997	9600301	06-01-1996	12-01-1996	102,000	0000	3BR SFR,8001 PINE HOLLOW			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023065689	6153	0366	05-31-2023	QC	U	11	100	002	WIDOW	2024	0	
2023012226	6087	1043	01-26-2023	WD	Q	01	375,000	037	MULTIPLE HOMESTEAD	2024	256320	
2018012968	5061	2236	01-31-2018	WD	Q	Q	284,500	047	ADDITIONAL MULTIPLE HO	2024	0	
	1468	1502	09-01-1996	WD	Q	Q	180,200					
Total											256,320.00	

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
120,000	239,553	0	359,553	103233	256320	256,320.00	0	0	359,553

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Alternate Key 3535081
 Parcel ID 20-19-27-1525-00F-02400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0722 Comp 2
 PRC Run: 12/11/2024 By

Card # 1 of 1

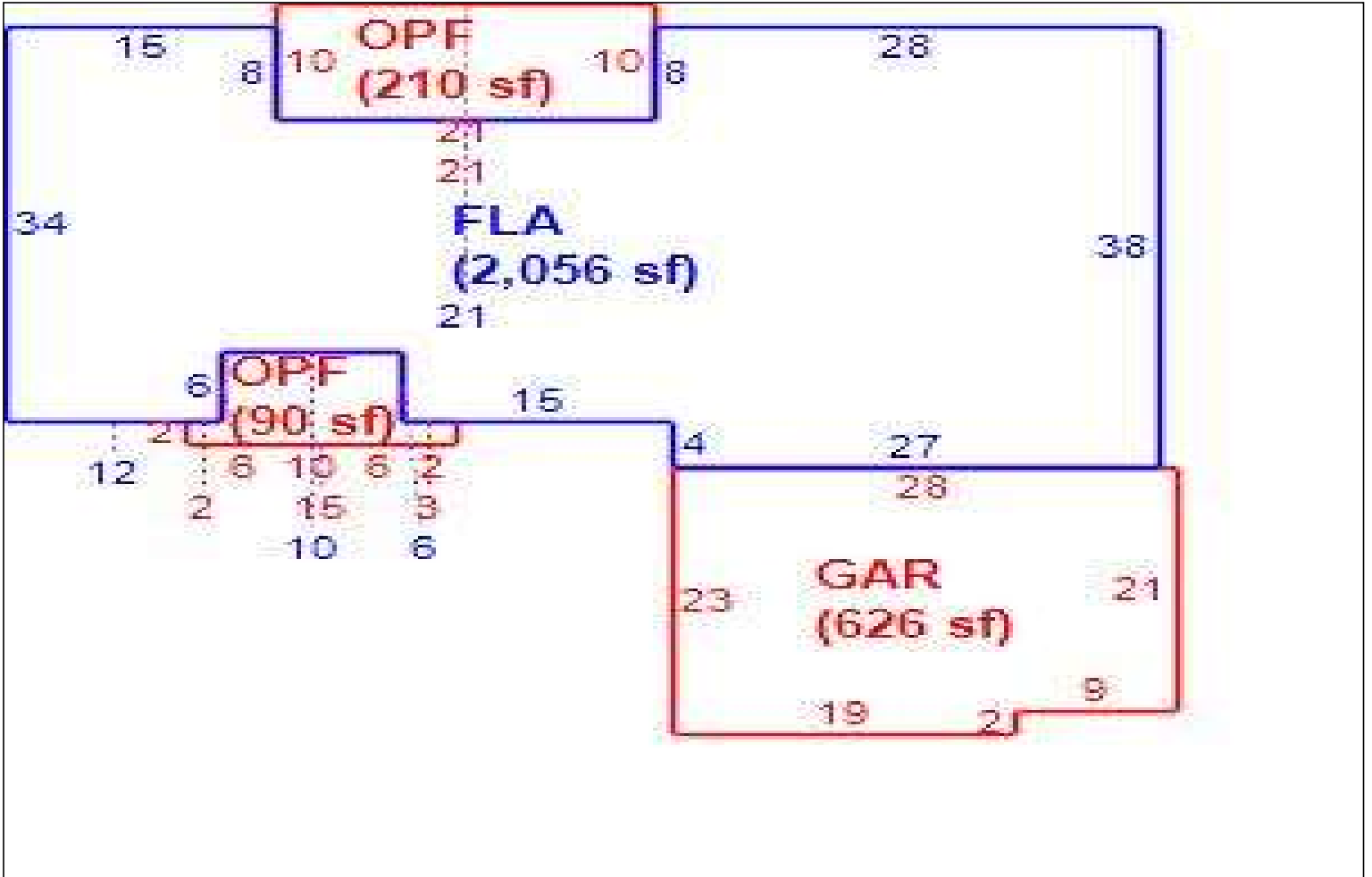
Current Owner		
MC NEECE GARY & PAULA		
9013 LAUREL RIDGE DR		
MOUNT DORA	FL	32757

Property Location			
Site Address 9013 LAUREL RIDGE DR			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	0722
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 MOUNT DORA, THE COUNTRY CLUB OF MOUNT DORA PHASE II-2 SUB LOT 24 BLK F PB 34 PGS 59-62 ORB 6173 PG 708

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 260,373 Deprec Bldg Value 252,562 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1996	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,056	2,056	2056	Effective Area	2056	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	626	0	Base Rate	101.47	Quality Grade	660	Half Baths	1
OPF	OPEN PORCH FINISHE	0	300	0	Building RCN	260,373	Condition	EX	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,056	2,982	2,056	Building RCNLD	252,562				

Alternate Key 3535081
 Parcel ID 20-19-27-1525-00F-02400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0722 Comp 2
 PRC Run: 12/11/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL4	SWIMMING POOL - RESIDENTIAL	450.00	SF	52.50	1996	1996	23625.00	85.00	20,081
PLD2	POOL/COOL DECK	264.00	SF	5.38	1996	1996	1420.00	70.00	994
SEN2	SCREEN ENCLOSED STRUCTURE	1470.00	SF	3.50	1996	1996	5145.00	40.00	2,058

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1997	9600025	01-01-1996	12-01-1996	3,255	0000	20X36 SEN			
1997	9600016	01-01-1996	12-01-1996	12,500	0000	SWIM'N POOL			
1997	9600002	01-01-1996	12-01-1996	102,000	0000	3BR SFR,9013 LAUREL RIDGE			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023082251	6173	0708	06-20-2023	WD	Q	01	I	440,000	039	HOMESTEAD	2024	25000
	3387	1262	02-26-2007	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	1427	0197	03-01-1996	WD	Q	Q	I	183,700				
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
100,000	252,562	23,133	375,695	0	375695	50,000.00	325695	350695	375,695

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Alternate Key 3535073
Parcel ID 20-19-27-1525-00F-02300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0722 Comp 3
PRC Run: 12/11/2024 By

Card # 1 of 1

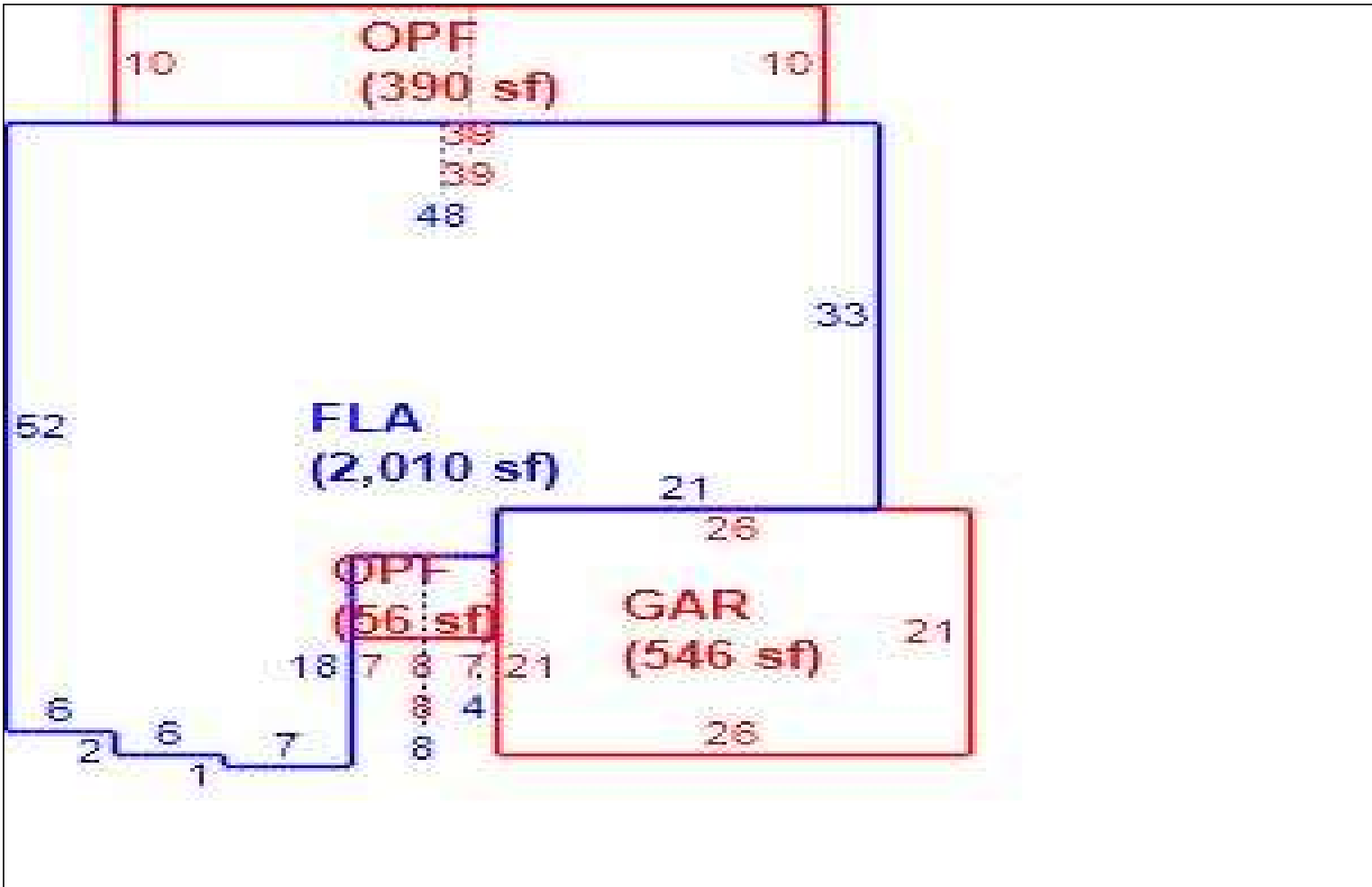
Current Owner		
JEANNETTE P PHILLIPS REVOCABLE LIVIN		
9015 LAUREL RIDGE DR		
MOUNT DORA	FL	32757

Property Location		
Site Address 9015 LAUREL RIDGE DR		
MOUNT DORA FL 32757		
Mill Group	00MD	NBHD 0722
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 03-05-201

Legal Description
MOUNT DORA, THE COUNTRY CLUB OF MOUNT DORA PHASE II-2 SUB LOT 23 BLK F PB 34 PGS 59-62 ORB 6084 PG 1617 ORB 6338 PG 1982

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 249,877 Deprec Bldg Value 242,381 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	2
FLA	FINISHED LIVING AREA	2,010	2,010	2010	Effective Area	2010	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	546	0	Base Rate	101.94	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	446	0	Building RCN	249,877	Condition	EX	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS					Building RCNLD	242,381				

Alternate Key 3535073
 Parcel ID 20-19-27-1525-00F-02300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0722 Comp 3
 PRC Run: 12/11/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL3	SWIMMING POOL - RESIDENTIAL	312.00	SF	46.00	2000	2000	14352.00	85.00	12,199
PLD2	POOL/COOL DECK	351.00	SF	5.38	2000	2000	1888.00	70.00	1,322
SEN2	SCREEN ENCLOSED STRUCTURE	1466.00	SF	3.50	2000	2000	5131.00	40.00	2,052

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	24-03-0122	04-01-2024		37,000	0003	SEN			
2012	SALE	01-01-2011	04-26-2012	1	0099	CHECK VALUE	04-04-2012		
2001	00-443	07-30-2000	12-01-2000	5,786	0000	SEN			
2001	00-232	04-17-2000	12-01-2000	15,571	0000	SWIM'N POOL			
2001	99-838	01-01-2000	12-01-2000	80,640	0000	2BR SFR 9015 LAUREL RG			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024061690	6338	1982	05-22-2024	QC	U	11	100	002	WIDOW	2024	5000
2023009756	6084	1617	01-12-2023	WD	Q	01	421,000	003	DISABILITY VETERAN	2024	5000
2018107720	5169	0878	08-30-2018	WD	U	U	100	039	HOMESTEAD	2024	25000
	4063	1601	08-15-2011	WD	Q	Q	161,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1807	1434	03-23-2000	WD	Q	Q	177,800				
Total											60,000.00

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	
100,000	242,381	15,573	357,954	0	357954	60,000.00	297954	322954	358,083	

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