



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3786367

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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 # 2024-0723	Alternate Key: 3786367	Parcel ID: 20-22-25-0805-000-08600	
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 318 COUNTRY LAKES CIR GROVELAND	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name 2018-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 286,527	\$ 286,527	
2. Assessed or classified use value, *if applicable	\$ 239,330	\$ 239,330	
3. Exempt value, *enter "0" if none	\$ -	\$ -	
4. Taxable Value, *required	\$ 239,330	\$ 239,330	
*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#	3786367	3786344	3786386	3817732
Address	318 COUNTRY LAKES CIR GROVELAND	204 COUNTRY LAKES CR GROVELAND	198 CYPRESS VIEW LN GROVELAND	14819 COUNTY ROAD 565A
Proximity		510 FEET	280 FEET	.26 MILE
Sales Price		\$321,100	\$315,000	\$350,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.80%	2.00%
Adjusted Sale		\$281,926	\$276,570	\$304,500
\$/SF FLA	\$175.14 per SF	\$182.01 per SF	\$163.17 per SF	\$217.34 per SF
Sale Date		5/30/2023	5/25/2023	7/28/2023
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	1,636	1,549	4350	1,695	-2950	1,401	11750
Year Built	2000	2000		2000		2002	
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/SPF	OPF/SPF		OPF/SPF		OPF/SPF	
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	PAT	-1000	PAT	-1000	OPU	-1000
Site Size	.23 AC	.22 AC		.37 AC		.61 AC	-20000
Location	Hidden Lakes	Hidden Lakes		Hidden Lakes		RESIDENTIAL	14200
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		CONSERVATION	
		Net Adj. 1.2%	3350	-Net Adj. 1.4%	-3950	Net Adj. 1.6%	4950
		Gross Adj. 1.9%	5350	Gross Adj. 1.4%	3950	Gross Adj. 15.4%	46950
Adj. Sales Price	Market Value \$286,527	Adj Market Value \$285,276		Adj Market Value \$272,620		Adj Market Value \$309,450	
	Value per SF 175.14						

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: R. Bryan Boone

DATE 12/10/2024

2024-0723 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3786367	318 COUNTRY LAKES CIR GROVELAND	-
2	Comp 1	3786344	204 COUNTRY LAKES CIR GROVELAND	510 FEET
3	Comp 3	3817732	14819 COUNTY RD 565A GROVELAND	.26 MILE
4	Comp 2	3786386	198 CYPRESS VIEW LN GROVELAND	280 FEET
5				
6				
7				
8				

Alternate Key 3786367
 Parcel ID 20-22-25-0805-000-08600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0723 Subject
 PRC Run: 12/10/2024 By bboone
 Card # 1 of 1

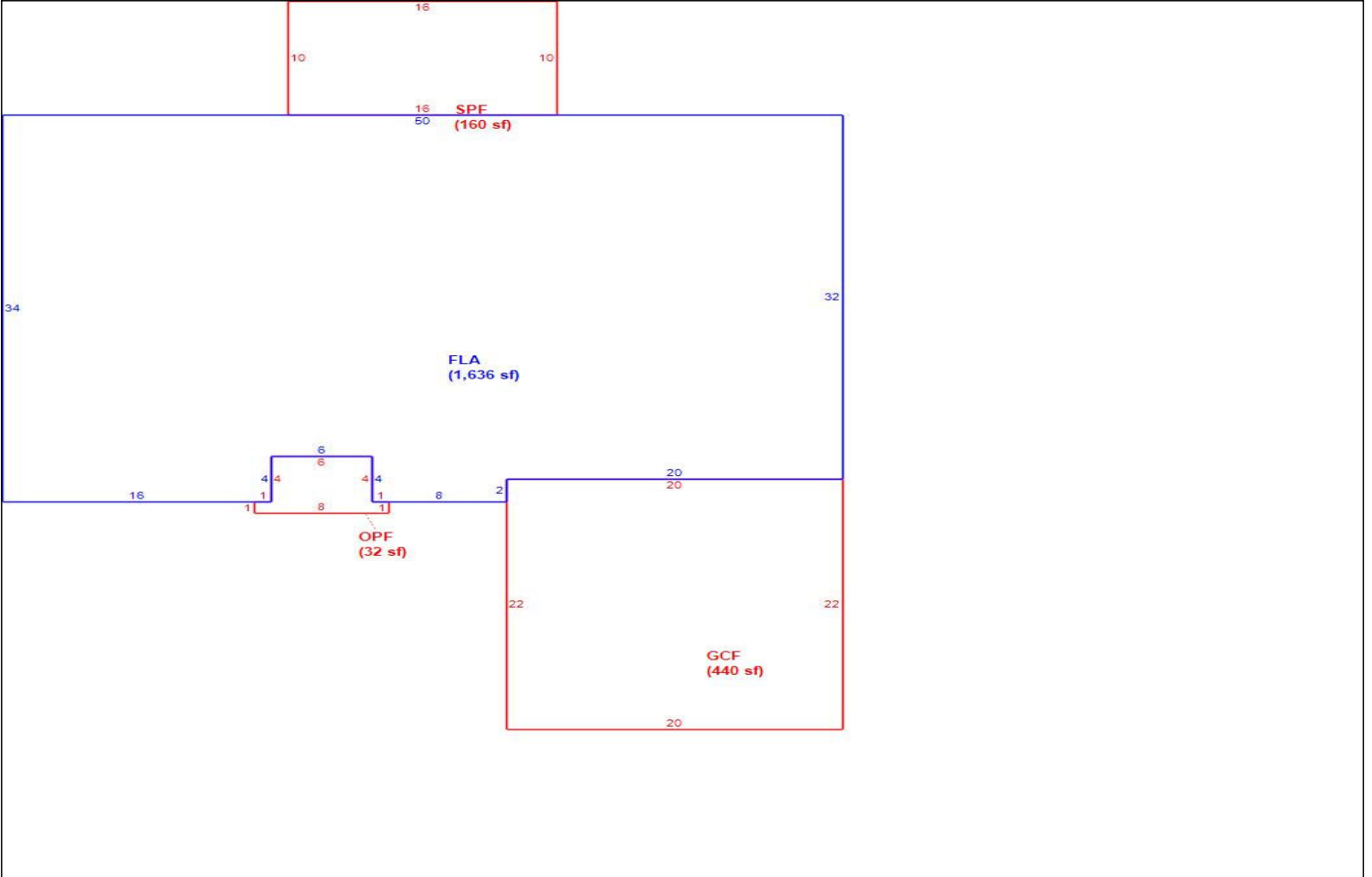
Current Owner		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 318 COUNTRY LAKES CIR GROVELAND FL 34736		
Mill Group	00GR	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-16-201

Legal Description
 GROVELAND, HIDDEN LAKES ESTATES PHASE TWO SUB LOT 86 PB 41 PGS 24-26 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 235,355 Deprec Bldg Value 216,527 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	1,636	1,636	1636	Effective Area	1636	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	Base Rate	116.64	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN	235,355	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	160	0	Condition	G	Foundation	3	Fireplaces	0	
						% Good	92.00				
						Functional Obsol	0				
TOTALS		1,636	2,268	1,636	Building RCNLD	216,527	Roof Cover	3	Type AC	03	

Alternate Key 3786367
 Parcel ID 20-22-25-0805-000-08600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0723 Subject
 PRC Run: 12/10/2024 By bboone
 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	
2014 2001	SALE 0081600	01-01-2013 09-13-2000	02-25-2014 04-13-2001	1 98,900	0099 0000	CHECK VALUE MLS READY FOR NEW SFR C-NOTES	02-25-2014		

Sales Information								Exemptions			
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			
	4347	2085	06-11-2013	WD	Q	Q	I	126,100			
	4319	1525	04-26-2013	WD	U	U	I	77,000			
	2559	0854	03-31-2004	WD	Q	Q	I	133,000			
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	
70,000	216,527	0	286,527	47197	239330	0.00	239330	286527	279,783	

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0723 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

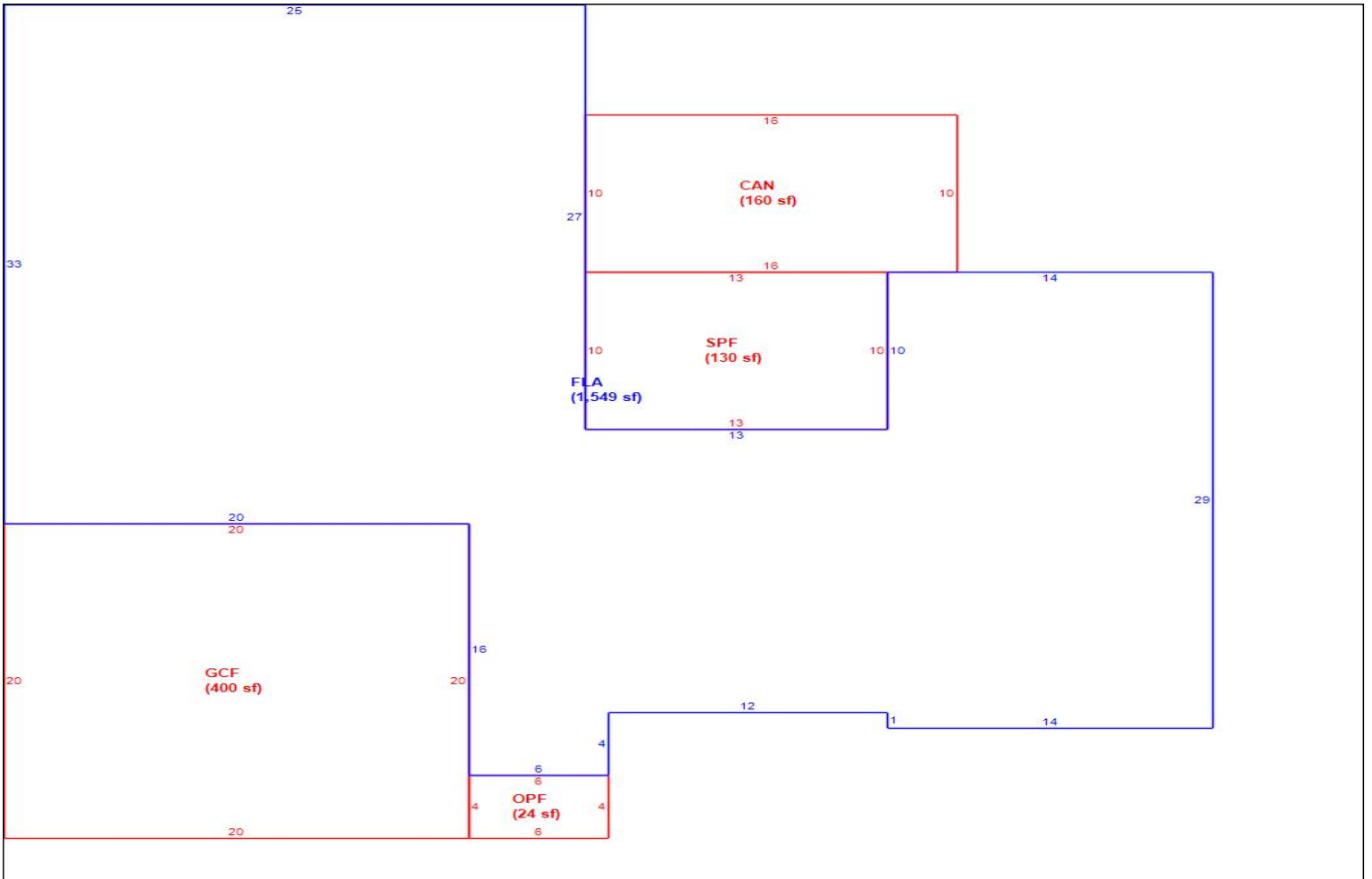
Current Owner		
BLAZIER MOLLY		
204 COUNTRY LAKES CR		
GROVELAND	FL	34736

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

2024-0723 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	
2018 2001	SALE 0000049	01-01-2017 01-01-2000	01-23-2018 08-01-2000	1 78,107	0099 0000	CHECK VALUE 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	

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 3786386
 Parcel ID 20-22-25-0805-000-10500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0723 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

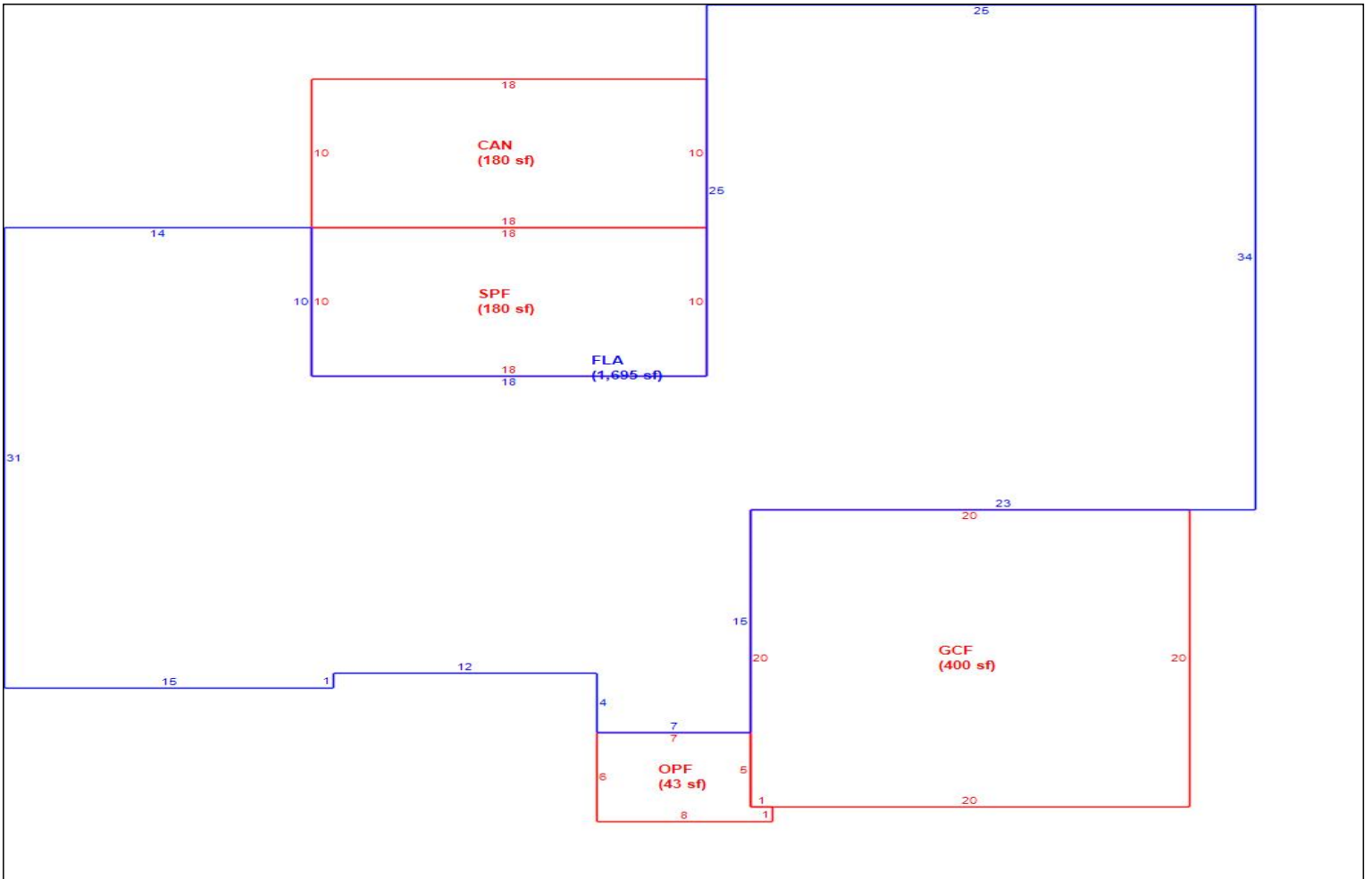
Current Owner		
MOORE HAROLD W & LISA D		
19435 VILLA CITY RD		
GROVELAND	FL	34736

Property Location		
Site Address 198 CYPRESS VIEW LN		
GROVELAND FL 34736		
Mill Group	00GR	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
GROVELAND, HIDDEN LAKES ESTATES PHASE TWO SUB LOT 105 PB 41 PGS 24-26 ORB 6154 PG 1810

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 241,989
		Deprec Bldg Value	222,630
		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	1,695	1,695	1695	2000	2000	R1		Bedrooms	3
GAR	GARAGE FINISH	0	400	0	Effective Area	1695	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	43	0	Base Rate	116.46	Quality Grade	680	Half Baths	0
PAT	PATIO UNCOVERED	0	180	0	Building RCN	241,989	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	180	0	Condition	G	Foundation	3	Fireplaces	0
TOTALS		1,695	2,498	1,695	% Good	92.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	222,630	Type AC	03		

Alternate Key 3786386
 Parcel ID 20-22-25-0805-000-10500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0723 Comp 2
 PRC Run: 12/10/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2001	867010	10-06-2000	04-13-2001	88,045	0000	SFR			
2001	00001	01-01-2000	04-13-2001	10	0000	SFR/HX			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023066832	6154	1810	05-25-2023	WD	Q	01	I	315,000				
	1911	0381	12-27-2000	WD	U	U	I	0				
	1895	1566	12-27-2000	WD	Q	Q	I	127,300				
	1866	0021	09-27-2000	WD	Q	Q	V	18,000				
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	
70,000	222,630	0	292,630	0	292630	0.00	292630	292630	285,643	

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 3817732
Parcel ID 21-22-25-0002-000-01000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0723 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

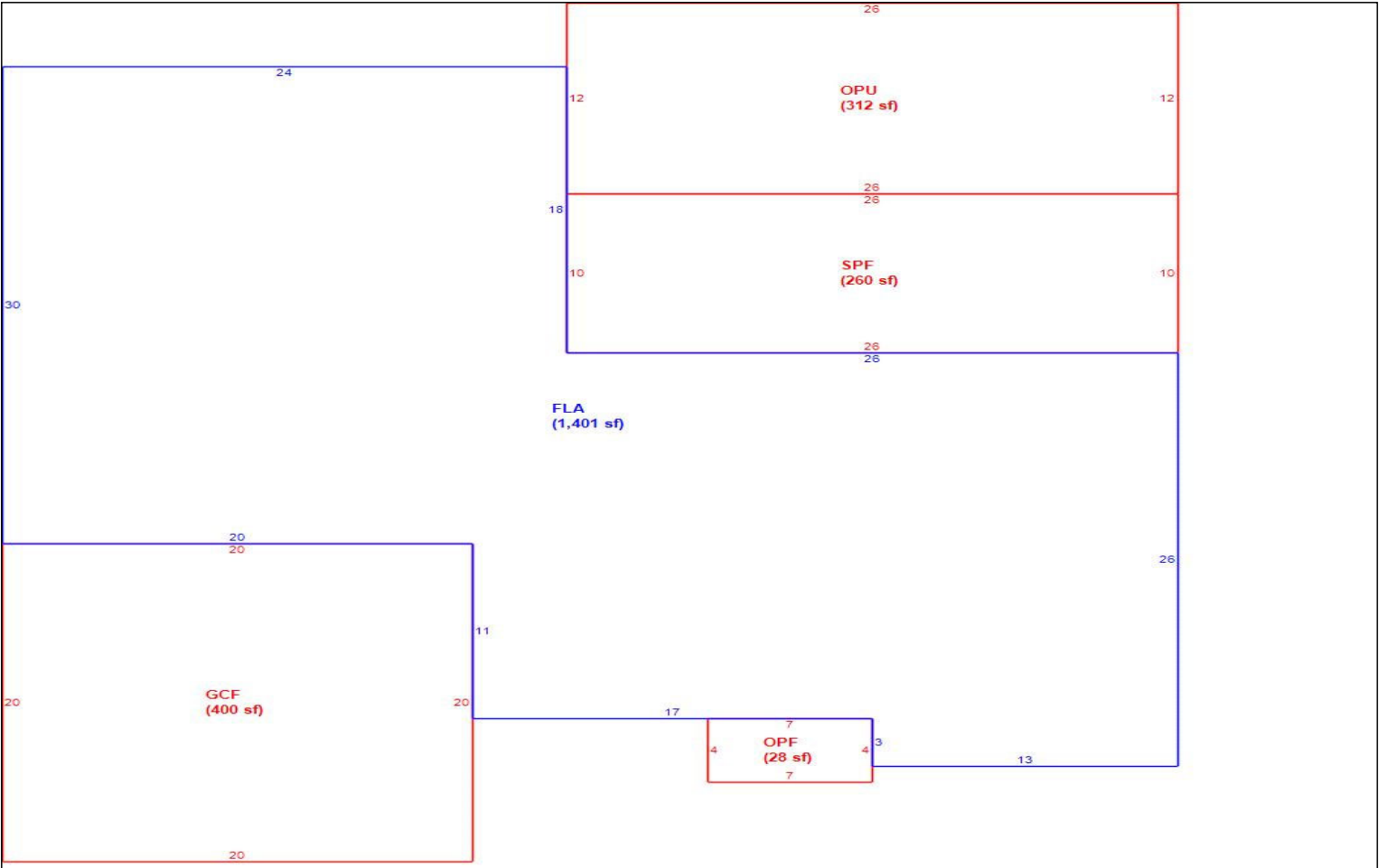
Current Owner		
BORGMAN BRIAN		
14819 COUNTY ROAD 565A		
GROVELAND	FL	34736

Property Location			
Site Address 14819 COUNTY ROAD 565A			
GROVELAND FL 34736			
Mill Group	OGR1	NBHD	0528
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	04-25-201

Legal Description
FROM INTERSECTION OF WESTERLY BOUNDARY OF SAID TRACT 15 GROVELAND FARMS, NOW VACATED WITH NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 565-A OF SECTION 21 TOWNSHIP 22 SOUTH RANGE 25 EAST, RUN NORTH 44-11-15 EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 277 FEET FOR POINT OF BEGINNING, CONTINUE NORTH 44-11-15 EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 100 FEET, NORTH 45-48-45 WEST 332.84 FEET, SOUTH 00-19-55 EAST 140.25 FEET, SOUTH 45-48-45 EAST 234.51 FEET TO POINT OF BEGINNING--LESS FROM AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 21 RUN

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	46,500.00	0.0000	1.00	1.200	1.000	0	55,800	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,800			
Classified Acres		0		Classified JV/Mkt		55,800		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 172,236	Deprec Bldg Value 167,069	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,401	1,401	1401	Effective Area	1401	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	96.15	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	Building RCN	172,236	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	312	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	260	0	% Good	97.00	Functional Obsol	0		
TOTALS		1,401	2,401	1,401	Building RCNLD	167,069	Roof Cover	3	Type AC	03

Alternate Key 3817732
 Parcel ID 21-22-25-0002-000-01000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0723 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	SALE	01-01-2017	04-25-2018	1	0099	CHECK VALUE	04-25-2018		
2017	IMPS	01-01-2016	12-13-2016	1	0008	CK BACK OF SFR	12-13-2016		
2005	SALE	01-01-2004	06-02-2005	1	0000	CHECK VALUE			
2004	SALE	01-01-2003	03-18-2004	1	0000	CHECK VALUES			
2003	1033-01-11B	01-01-2002	04-10-2003	77,242	0000	SFR/14819 CR 565A			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023092735	6186	0741	07-28-2023	WD	Q	01	I	350,000				
2017044176	4934	0883	04-17-2017	WD	Q	Q	I	200,000				
	2675	2331	09-30-2004	WD	Q	Q	I	164,900				
	2327	0849	05-16-2003	WD	Q	Q	I	132,900				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
55,800	167,069	0	222,869	0	222869	0.00	222869	222869	217,840	

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.