

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

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

Section 194.011, Florida Statutes 3796806

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.

	COMPLEMED BY CU	ERAKSIOLF WALE WAY	THE WORRDAN E	ANTEO ARD (	V(4)B)	
Petition #	2024-0730	County Lake		ax year <b>2024</b>	Date received	9.12.24
		MPLETEDBYT	HE PERMINERIER			
PART 1. Taxpay						
	IV_HOME; IH6 Property Florida, LP		Representative: I	Ryan, LLC c/o	Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Ro Scottsdale, AZ 85254	d, Ste 650	Parcel ID and physical address or TPP account #	2022261905 1755 Presid		
Phone 954-740-6	5240		Email	ResidentialA	ppeals@ryan.co	m
The standard way	to receive information is by	US mail. If possible	e, I prefer to receiv	ve information	by 🗹 email [	] fax.
	petition after the petition dea at support my statement.	adline. I have attac	hed a statement of	of the reasons	I filed late and an	у
your evidence evidence. The	the hearing but would like my to the value adjustment board VAB or special magistrate ru	clerk. Florida law a ling will occur unde	llows the property or the same statuto	appraiser to cro ory guidelines a	oss examine or ob is if you were pres	ject to your sent.)
	☑ Res. 1-4 units Industria □ Res. 5+ units □ Agricultur	l and miscellaneou al or classified use	Is High-water re Vacant lots and	-	Historic, commercia Business machinery	•
PART 2. Reason	for Petition Check	one. If more than	one, file a separ	ate petition.		
Real property	value (check one) I decreas	e 🗌 increase	Denial of exe	mption Select	or enter type:	
Tangible persor return required	arent reduction ot substantially complete on nal property value <u>(</u> You must by s.193.052. (s.194.034, F. s for catastrophic event	t have timely filed	(Include a dat a∏Qualifying impro	te-stamped cop ovement (s. 193 control (s. 193.1	nption or classifica py of application.) .1555(5), F.S.) or c 155(3), 193.1554(5	) hange of
	if this is a joint petition. Attac n that they are substantially				erty appraiser's	
by the reques	e (in minutes) you think you n sted time. For single joint petit	ions for multiple un	its, parcels, or acc	ounts, provide t	the time needed fo	
<u> </u> _ ,	s or I will not be available to	•				
evidence directly appraiser's evider	t to exchange evidence with to the property appraiser at I nce. At the hearing, you have	east 15 days before the right to have	re the hearing and witnesses sworn.	l make a writte	n request for the	property
of your property re information redac	t, regardless of whether you ecord card containing inform ted. When the property appr ou how to obtain it online.	ation relevant to th	ne computation of	your current as	ssessment, with o	confidential

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 a without attaching a completed power of attorney or authorizat Written authorization from the taxpayer is required for access collector.	authorizing a representative listed in ion for representation to this form.	part 5 to represent you
□ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sig Complete part 4 if you are the taxpayer's or an affiliated entity representatives.	nature 's employee or you are one of the fo	Illowing licensed
I am (check any box that applies):  An employee of	(taxpayer or an affiliated	l entity).
A Florida Bar licensed attorney (Florida Bar number	).	
A Florida real estate appraiser licensed under Chapter 47	5, Florida Statutes (license number -	
A Florida real estate broker licensed under Chapter 475, F		
A Florida certified public accountant licensed under Chapt		
I understand that written authorization from the taxpayer is req appraiser or tax collector.	uired for access to confidential inforr	nation from the property
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read	g this petition and of becoming an ag	ent for service of process
Robert I. Payton	Robert Peyton	9/10/2024
Signature, representative	Print name	
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not lis	ted in part 4 above.	
□ I am a compensated representative not acting as one of th AND (check one)	ne licensed representatives or emplo	yees listed in part 4 above
Attached is a power of attorney that conforms to the requitaxpayer's authorized signature OR I the taxpayer's authorized signature.		
I am an uncompensated representative filing this petition A	AND (check one)	
the taxpayer's authorization is attached OR 🔲 the taxpay	er's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is reappraiser or tax collector.	quired for access to confidential info	rmation from the property
Under penalties of perjury, I declare that I am the owner's aut becoming an agent for service of process under s. 194.011(3 facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L			
Petition #		2024-0730		Alternate K	ey: <b>3796806</b>	Parcel II	D: 20-22-26-190	5-000-10300
Petitioner Name The Petitioner is:	Rober	t Peyton, Rya ecord 🗌 Tax	an LLC payer's agent	Property Address		RESIDIO DR ERMONT	Check if Mu	ltiple Parcels
Owner Name	IH6 PRO	PERTY FLO	RIDA LP	Value from TRIM Notice		re Board Actior nted by Prop Appr	I value atter i	Board Action
1. Just Value, rec	luired			\$ 348,82	28 \$	348,828	3	
2. Assessed or cl	-	lue, *if appli	icable	\$ 269,5		269,510	C	
3. Exempt value,	*enter "0" if no	ne		\$	-			
4. Taxable Value,				\$ 269,5	10 \$	269,510	D	
*All values entered		ntv taxable va	alues. School ar	. ,		,	-	
Last Sale Date		Prie			Arm's Length		BookF	Page
ITEM	Subj	ect	Compar	able #1	Compar	able #2	Compara	ble #3
AK#	37968		3789		3828		37900	
Address	1755 PRES CLERM	-	1404 MU CLERN	-	1510 PI CLERN		2010 CREST CLERM	
Proximity			0.30	Viles	0.48	Viles	0.46 N	iles
Sales Price			\$425,		\$410,		\$390,0	
Cost of Sale			-15		-15		-159	
Time Adjust			1.60		0.80		1.60	
Adjusted Sale			\$368,		\$351,		\$337,7	
\$/SF FLA	\$171.41	per SF	\$196.40 8/23/2		\$192.23 10/6/2		\$193.55 8/6/20	
Sale Date Terms of Sale			O/23/2 √ Arm's Length		Arm's Length		✓ Arm's Length	Distressed
					<u> </u>			
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,035		1,874	8050	1,830	10250	1,745	14500
Year Built	2002		2001		2006		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	Yes		Yes		Yes		Yes	
Porches	Yes		Yes		Yes		Yes	
Pool	<u>N</u>		Y	-20000	N	0	<u>N</u>	0
Fireplace	0		0 O a retreat	0	0	0	0	0
AC Other Adde	Central		Central	0	Central	0	Central	0
Other Adds Site Size	None Lot		None Lot		None Lot	+ +	None Lot	
	Sub		Sub		Sub	+ +	Sub	
Location View	House		House		House		House	
A IGM			-Net Adj. 3.2%	-11950	Net Adj. 2.9%	10250	Net Adj. 4.3%	14500
			-ivet Auj. 3.2% Gross Adj. 7.6%		Gross Adj. 2.9%		Gross Adj. 4.3%	14500
	Market Value	\$348,828	Adj Market Value	\$356,100	Adj Market Value		Adj Market Value	\$352,240
Adj. Sales Price	Value per SF	171.41		<i>+</i> ,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,	~~~ <u>,</u> v
	value per or	171.41						

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:

DATE

# 2024-0730 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3790069	2010 CRESTRIDGE DR	
•	comp 5	5750005	CLERMONT	0.46
2	subject	3796806	1755 PRESIDIO DR	
	Subject	0700000	CLERMONT	-
3	comp 1	3789942	1404 MUIR CIR	
5	comp i	070334E	CLERMONT	0.3
4	comp 2	3828396	1510 PIER ST	
4	comp z	5020550	CLERMONT	0.48
5				
6				
7				
8				

	Key 37			-	_CPA Prop	-		rd		2024-07 PRC Run: 1		-	
Parcel ID		2-26-190 nt Owner	5-000-1030	U	Roll Year 2	025 Sta	tus: A			Drov	Card # perty Loca		F 1
IH6 PROPE									Site A	ddress 1755.			
C/O INVITA			EPT								RMONT		34711
1717 MAIN	ST STE 20	000							Mill G	roup 000C Property U		IBHD 05 Last Insp	583
DALLAS		ТХ	75201						0010		E FAMILY		-01-202
Legal Desc	ription												
		VISTA PH	ASE II SUB L	ot 103 pe	3 43 PGS 85-86	6 ORB 4963 P	G 2460						
Land Lines			Notes	1		Unit	Depth	Loc	Shp	Phys	<b>.</b>	La	nd
LL Code	Front	Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Va	lue
1 0100	0	0			1.00 LT	44,000.00	0.0000	2.00	1.000	1.000		0	88,000
	Total A		0.00	Classi	JV/Mkt 0	000			Adj JV/M				88,000
C	lassified A	cres	0	Classi	fied JV/Mkt 88,	,000 Sketch		Classified	l Adj JV/M	к( <u> </u>			0
Bldg 1	Sec 1	of 1		Repla	acement Cost	268,895		Deprec B	dg Value	260,828	Mul	Iti Story	0
			PAT	1			-						
37		3 (	18 55 FLA (2,0) 55	35 : sf)	sf) 20 G/ (42 21 20								

## LCPA Property Record Card

Status: A

Roll Year 2025

2024-0730 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

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

							Bui	lding Perr	nits					
Roll Year	Permit	ID	Issue Da	ate 🛛 Comp 🛛	Date	An	nount	Туре		Descri	ption	Review D	Date	CO Date
2013 2006	SALE SALE		01-01-20 01-01-20	01-31-2	013			1 0099 1 0000	CHECK VALU CHECK VALU			01-25-20	013	
				Sales Informa	ation						Exer	nptions		
Instrume	ent No	Book	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
201706	9177	4963 4234 4190 3333 2913	2460 1031 1022 2182 0243	06-23-2017 10-29-2012 06-28-2012 12-19-2006 07-27-2005	WD WD CT WD WD		Q U U Q Q		203,000 154,500 100 265,000 260,000			Tatal		0.00
												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
88,000	260,828	0	348,828	52368	296460	0.00	296460	348828	348,828
				Parcel	Notes				

02FC LOTS 59-119 NBHD FROM 4580 AND ADD LOC TO EQUAL PHS I RS 082301

2813/243 JUN KUN KIM ONLY

06 LOC FROM 175 QG FROM 610 JSB 042106

4190/1022 CT VS KEVIN BARR JR ET AL PROP SOLD TO FEDERAL NATL MTG ASSN

4234/1031 FEDERAL NATL MTG ASSN TO MCANNUFF INVESTMENTS LLC

13FC NO CHGS SFR IN GOOD COND PER LISTING VALUE CHGS IN MASS EVEN THOUGH SALE WAS A BANK SALE IT WAS THE HIGHEST SALE IN SUB DURING 2012 CRA 012513

13TR NOT DELIVERABLE AS ADDRESSED 155 OFFICE PLZ STE A TALLAHASSEE FL 32301 2844

14TR ATTEMPTED NOT KNOWN 155 OFFICE PLZ STE A TALLAHASSEE FL 32301 2844

15TR NOT DELIVERABLE AS ADDRESSED 155 OFFICE PLZ STE A TALLAHASSEE FL 32301 2844

4963/2460 MC ANNUFF INVESTMENTS LLC TO IH6 PROPERTY FLORIDA LP

18 MLS O5507307 CRA 082917

18VAB PETITION 2018-073 TJW 091418

18VAB PETITION 2018-073 DENIED TJW 011019

\*\*\*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	e Key 3			LCP	A Prop	ену кес	ord Ca	ra		2024-07 PRC Run:		• Ву	
Parcel ID			5-000-05500		I Year 2	-	tus: A				Card #	1 of	f 1
		ent Owner							Site A	Pro ddress 1404	perty Loca	tion	
	ARIA & GIA	INFRANCO								CLE	ERMONT	FL	34711
1404 MUIF	R CIR								Mill G	roup 0000 Property L		IBHD 05	583
CLERMON	NT	FL	34711						001		LE FAMILY		1-01-202
Legal Des													
Land Line			T 55 PB 42 PG										
LL Use Code	, Eront	Depth	Notes	Un	iits	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val		ind lue
1 0100		0	Adj	1	.00 LT	44,000.00		2.00	1.000	1.000		0 va	88,000
	Total A	vcres	0.00		JV/Mkt 0			Tota	Adj JV/M	lkt			88,000
	Classified A	Acres	0	Classified	JV/Mkt 88,	,000 Sketch			d Adj JV/N				0
Bldg 1	Sec 1	of 1		Replacem	ent Cost	242,481		Deprec B	dg Value	235,207	Mul	Iti Story	0
10	200	sf)	10										
38	200 21 20	2	40										
G	200 21 20 19 19 5AR 380 19	Fl (1 sf)	A 874	sf) 5 11	15	58							
Code FLA SAR GAR COPF OF	23 23 23 24 24 25 25 26 19 25 26 27 25 26 27 25 26 27 26 27 27 27 27 27 27 27 27 27 27 27 27 27	FL (1 sf) bion //ING AREA ISH H FINISHE	874 9 9 (30 20 5 8 7 8 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7	Gross Are E 1,874 380 30	iff Area 1874 0 0	Bu Year Built Effective Area Base Rate		aluation	2001 1874 108.76	Imp Type No Stories	Construction R1 1.00 de 670	<u>n Detail</u> Bedroom Full Bath Half Bath	s 2
Code FLA SAR GAR COPF OF	23 23 23 23 24 25 25 25 25 25 25 25 25 25 25 25 25 25	FL (1 sf) bion //ING AREA ISH H FINISHE	874 9 (30 205 8 1.874 0	Gross Are E 1,874 380	iff Area 1874 0 0	Bu Year Built Effective Area	3	aluation	1874	Imp Type No Stories Quality Grad	R1 1.00 de 670	Bedroom Full Bath Half Bath	s 2 Is 0
Code FLA SAR GAR COPF OF	23 23 23 24 24 25 25 26 19 25 26 27 25 26 27 25 26 27 26 27 27 27 27 27 27 27 27 27 27 27 27 27	FL (1 sf) bion //ING AREA ISH H FINISHE	874 9 9 (30 20 5 8 7 8 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7	Gross Are E 1,874 380 30	iff Area 1874 0 0	Bu Year Built Effective Area Base Rate Building RCN	3	aluation	1874 108.76 242,481	Imp Type No Stories	R1 1.00 de 670 03	Bedroom Full Bath	s 2 is 0 e 6

### LCPA Property Record Card Roll Year 2025 Status: A

2024-0730 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

Open and services           Open and services         Number of services				010 000			oli rear			atus: A			04.4 //		
Code         Description         Units         Type         Unit Price         Year Bit         Effect //         RCN         Scienced         Apr Value         Scienced         Scie															
CL2         SYMMMOR POOL - RESIDENTIAL         276.00         SF         35.00         2009         2009         2009         2000         85.00         1.6           SUMMOR POOL - RESIDENTIAL         276.00         SF         7.33         2009         2009         2009         2010         86.00         1.6           Restrict         Bailding Permits         Bailding Permits         Description         Review Date         COD Date         7.00         1.6           2002         2003         2010         Partice         Description         Review Date         COD Date           2012         20000         10         07-0.00         10.000         PAREL ROOM 12720         0 <td>• • •</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1 a/ a</td> <td></td> <td></td>	• • •						-						1 a/ a		
LD3         POOLOCOOL DECK         325.00         SF         7.33         2009         2009         2382.00         70.00         1,64           Rol Year         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date         CO         Date           2027         220077         10         102-70-2004         H-06-2010         170.00         Discription         Review Date         CO         Date         Date         CO         Date         Date         CO         Date         Date         CO         Date														· ·	
Sol Ver         Permit ID         Issue Date         Comp Date         Amount         Description         Review Date         CO Date           2010         201000710         07-10-2009         44-66-2010         10.943         Dype         Permits         Description         Review Date         CO Date           2010         210000710         07-10-2009         44-66-2010         10.943         Dype         Prot Log MUIR C/R         04-66-2010         04-66-2010         04-66-2010         04-66-2010         04-66-2010         04-66-2010         04-66-2010         04-66-2010         04-66-2010         04-66-2010         04-66-2010         04-66-2010         02-201         14-66-2010         04-66-2010         04-66-2010         02-204         250         0000         258         MUIR C/R         04-66-2010         02-21         240         14-66-2010         0         0         1         42-600         038         MUIR C/R         Muile         2024         250         2002         2002         10-12-202         2002         2002         2002         2002         2002         2002         2002         2002         2002         2002         2002         2002         2002         2002         2002         2002         2002         2002         2002 <td></td> <td></td> <td></td> <td>RESIDEN</td> <td>TIAL</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td>				RESIDEN	TIAL						1				
Rol Yaar         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date         CO Date           2025         241177         03-22-2024         07-10-2009         04-06-2010         17.000         0000         PALE ROOM 12X20         04-06-2010		POOL/COOL	DECK			325.00	SF		7.33	2009	2009	2382.00	70.00	1	1,66
Rol Yaar         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date         CO Date           2025         241177         03-22-2024         07-10-2009         04-06-2010         17.000         0000         PALE ROOM 12X20         04-06-2010															
Rol Yaar         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date         CO Date           2025         241177         03-22-2024         07-10-2009         04-06-2010         17.000         0000         PALE ROOM 12X20         04-06-2010															
Rol Yaar         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date         CO Date           2025         241177         03-22-2024         07-10-2009         04-06-2010         17.000         0000         PALE ROOM 12X20         04-06-2010															
Rol Yaar         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date         CO Date           2025         241177         03-22-2024         07-10-2009         04-06-2010         17.000         0000         PALE ROOM 12X20         04-06-2010															
Rol Yaar         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date         CO Date           2025         241177         03-22-2024         07-10-2009         04-06-2010         17.000         0000         PALE ROOM 12X20         04-06-2010															
Rol Yaar         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date         CO Date           2025         241177         03-22-2024         07-10-2009         04-06-2010         17.000         0000         PALE ROOM 12X20         04-06-2010															
Rol Yaar         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date         CO Date           2025         241177         03-22-2024         07-10-2009         04-06-2010         17.000         0000         PALE ROOM 12X20         04-06-2010															
Rol Yaar         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date         CO Date           2025         241177         03-22-2024         07-10-2009         04-06-2010         17.000         0000         PALE ROOM 12X20         04-06-2010															
Rol Yaar         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date         CO Date           2025         241177         03-22-2024         07-10-2009         04-06-2010         17.000         0000         PALE ROOM 12X20         04-06-2010															
Rol Yaar         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date         CO Date           2025         241177         03-22-2024         07-10-2009         04-06-2010         17.000         0000         PALE ROOM 12X20         04-06-2010															
D25 2010         24-1177 2000         03-22-2024         10-06-2010         10-06-2010         10-06-2010         04-06-2		1			1 -		<b>1</b> -			mits			1		
2000 2002         10353         07-10-2009         04-06-2010         17.000         0003         POL         04-06-2010           2002         110353         01-01-2001         09-04-2001         1102.388         0003         SPR/1404 MUIR CIR         04-06-2010           Instrument No         Sales information         Exemptions         Exemptions           2023106380         2024         1584         08-20-2023         WD         0         01         1         428,000         039         ADDITIONAL HOMESTEAD         2024         250           2023106380         2022         122.4         059         0.00         1         428,000         039         ADDITIONAL HOMESTEAD         2024         250           2023106380         2022         10-22         10-23         WD         0         1         428,000         059         ADDITIONAL HOMESTEAD         2024         250           2023106380         2032         10-22         10-23         WD         0         1         120,800         100         10         100,800         100         100         100         100         100         100         100         100         100         100         100         100         100         100 <td>Roll Year</td> <td></td> <td>ID</td> <td></td> <td></td> <td>omp Date</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>ion</td> <td>Review Da</td> <td>te CO Dat</td> <td>te</td>	Roll Year		ID			omp Date						ion	Review Da	te CO Dat	te
2002         110353         01-01-2001         09-04-2001         102:388         0000         SFR/1404 MUIR CIR           Instrument No         BookPage         Sale Information         Exemptions         Model           2023106380         2202         ISA         09-04-2001         0         1         1         425.000         059         ADDITIONAL HOMESTEAD         2024         250           2023106380         2202         ISA         09-04-2001         VD         0         1         1         452.000         059         ADDITIONAL HOMESTEAD         2024         250           2023106380         2302         ISA         09-04-2001         WD         0         1         1         452.000         059         ADDITIONAL HOMESTEAD         2024         250           2033         0872         10-28-2001         WD         0         0         1         120.800         0         30.000         28306         33.005         0         33.005         0.000.00         28306         33.005         33.005         33.005         0.000.00         28306         33.005         33.005         33.005         33.005         33.005         33.005         33.005         33.005         33.005         33.005			_								OM 12X20				
Land       Sales information       Examplions         instrument No       Book/Page       Sale Date       Instrumont       0       0       0       1       420.000       038       ADDITIONAL HOMESTEAD       Veral Amount         2023106380       G202       1584       0e-202.020       VD       0       0       1       420.000       038       ADDITIONAL HOMESTEAD       2024       2501         2033106380       G202       1584       0e-202.020       VD       0       0       1       420.000       038       ADDITIONAL HOMESTEAD       2024       2501         2033106380       G725       05-16-2001       WD       0       0       1       120,800       0       1       120,800       0       1       120,800       0       1       120,800       0       1       100,800       0       0       0       1       120,800       0       1       120,800       0       330,005       333,005       0       333,005       0       333,005       0       333,005       308,005       333,005       308,005       333,005       308,005       333,005       308,005       333,005       308,005       333,005       308,005       333,005       308,005       3			0										04-06-201	0	
Instrument No       Book/Page       Sale Date       Instr       OUL       Code       Vac/Imp       Sale Price       Code       Description       Year       Amount         2023106380       6202       1584       08-23-2023       WD       Q       01       1       425,000       059       ADDITIONAL HOMESTEAD       2024       2500         2396       1514       05-22-2003       WD       Q       Q       1       132,500       059       ADDITIONAL HOMESTEAD       2024       2500         2203       0725       05-16-2001       WD       Q       Q       1       132,500       117,000       model       model       704       50,000       50,000       059       ADDITIONAL HOMESTEAD       2024       2500         Value Summary         Land Value       Bidg Value       Misc Value       Market Value       Deferred Amt       Assd Value       Cnity Ex Amt       Co Tax Val       Sch Tax Val       Previous Value         88,000       235,207       9.878       333,085       0       333085       50,000.00       283085       308085       333,085         Value Summary         Starket Value Code To Sch Xalue       Code To Xalue <td< td=""><td>2002</td><td>110353</td><td></td><td>01-01-20</td><td>01   09</td><td>-04-2001</td><td>1</td><td>02,388</td><td>0000</td><td>SFR/1404 N</td><td>IUR CR</td><td></td><td></td><td></td><td></td></td<>	2002	110353		01-01-20	01   09	-04-2001	1	02,388	0000	SFR/1404 N	IUR CR				
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2023106380       2026       1584       08-23-2023       WD       0       0       1       425.000       059       ADDITIONAL HOMESTEAD       2024       2500         2023       0872       10-29-2002       WD       0       0       1       117.000			-							1 -					
2020 100000       2958       1653       09.16.2005       QC       U       1       164.500       059       ADDITIONAL HOMESTEAD       2024       2504         2020 100000       1949       0725       05-16-2001       WD       Q       Q       1       117,000       1       102,000       Image: Control of the c	Instrun	nent No	Book	k/Page	Sale D	ate Inst		Code V	/ac/Imp	Sale Price					
2832       1514       05-22:2003       WD       Q       Q       1       132:500         1949       0725       05-16-2001       WD       Q       Q       1       170:000         Value Summary         Land Value       Bidg Value       Misc Value       Market Value       Deferred Amt       Assd Value       Cnty Ex Amt       Co Tax Val       Sch Tax Val       Previous Value         88,000       235:207       9,878       333,085       0       333085       50,000.00       283085       308085       333,085         Parcel Notes         Stylet Summary         203072 UK Sch Tax Val       Previous Value         949/725         05.000.0         23008       Parcel Notes         95/445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC         203072 UK A JR & PATICIA M SEPE HW         30G FROM 525 FER 042803         GPC BOX STO FROM 320 DO LMISC SMALL METAL UBU NOT ASSESSED CRA 040610         857/5445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARIA & GIANFRANCO MIRTO HW         GC EFILE HX APP CP 082924	20231	106380							I		0 - 0				
2203       0872       10-29-2002       WD       Q       Q       I       117,000         1949       0725       05-16-2001       WD       Q       Q       I       120,800         Value Summary         Land Value       Bidg Value       Misc Value       Market Value       Deferred Amt       Assd Value       Cnty Ex Amt       Co Tax Val       Sch Tax Val       Previous Value         88,000       235,207       9,878       333,085       0       333085       50,000.00       283085       308085       333,085         Parcel Notes         875/445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC         949/725 MARONDA HOMES INC TO OSCAR P & TIFFANY L SOBENES-DESME HW       203872 LUKE A JR & PATRICIA M SEPE HW       30 GG FROM 525 FER 042803         1932/1514 DAVID TRAWICK SINGEI       956/1653 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW       Of C BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610         9502/1514 DAVID TRAWICK SUSTAINED HURRICANE IRMA DAMAGE TJW 010818       202/21/584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW         4CC EFILE HX APP CP 082924       ***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 Administrat								-	I		•	ADDITIONAL HOM	IESTEAD	2024 2	5000
1949       0725       05-16-2001       WD       Q       I       120,800       Total       50,000.0         Value Summary         Land Value       Bidg Value       Misc Value       Market Value       Deferred Amt       Assd Value       Cnty Ex Amt       Co Tax Val       Sch Tax Val       Previous Valu         88,000       235,207       9,878       333,085       50,000.00       283085       308085       333,085         Parcel Notes         875/445       JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC         949/725       MARONDA HOMES INC TO OSCAR P & TIFFANY L SOBENES-DESME HW         203/872       LUKE A JR & PATRICIA M SEPE HW         3020/872       JAYMARK SUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC         920/872       JAYMARK SUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC         930/872       JAYE A JR & PATRICIA M SEPE HW         3020750       DAVID TRAWICK SINGLE         996/1533       QC DAVID & KAREN TRAWICK HOW JOT ASSESSED CRA 040610         85TORM 091117       PARCEL SUSTAINED HURRICANE IRMA DAMAGE TUW 010818         2021564       DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW         4CC EFILE HX APP CP 082924       Marcel Assister TraWick TO MARIA & GIANFRANCO MIRTO HW         Af									!						
Value         Understand         Total         50,000.0           Value Summary           Land Value         Bidg Value         Misc Value         Market Value         Deferred Amt         Assd Value         Cnty Ex Amt         Co Tax Val         Sch Tax Val         Previous Valu.           88,000         235,207         9,878         333,085         0         333085         50,000.00         283085         308085         333,085           Parcel Notes           875/445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC           949/725 MARONDA HOMES INC TO OSCAP & TIFFANY L SOBENES-DESME HW         203/872 LUKE A JR & PATRICIA M SEPE HW         30 GG FCM 055 FER 0/2203           892/1514 DAVID TRAWICK SINGLE         996/153 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW         9FC BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CR 0/40610         85TORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818         202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW         4CC EFILE HX APP CP 082924															
Value         Value <th< td=""><td></td><td></td><td>1949</td><td>0725</td><td>05-10-2</td><td></td><td></td><td>Q</td><td>1</td><td>120,00</td><td>0</td><td></td><td></td><td></td><td></td></th<>			1949	0725	05-10-2			Q	1	120,00	0				
Value         Value <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>															
Value         Value <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>·</td><td></td><td>Total</td><td>50.00</td><td>0.00</td></th<>											·		Total	50.00	0.00
Land Value Bidg Value Misc Value Market Value Deferred Amt Ased Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu 88,000 235,207 9,878 333,085 0 333085 50,000.0 283085 308085 333,085 Parcel Notes Parcel Notes Parcel Xotes Parcel X						I							I	,	
88,000       235,207       9,878       333,085       0       333085       50,000.00       283085       308085       333,085         Parcel Notes         875/445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC         949/725       MARONDA HOMES INC TO OSCAR P & TIFFANY L SOBENES-DESME HW         203/872       LVRE A JR & PATRICIA M SEPE HW         30 G FROM 525 FER 042803       692/1514         692/1514       DAVID TRAWICK SINGLE         996/1653 OC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW         0°C BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610         857ORM 091117       PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818         202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW         4CC EFILE HX APP CP 082924								Value	e Sumn	nary					
88,000       235,207       9,878       333,085       0       333085       50,000.00       283085       308085       333,085         Parcel Notes         875/445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC         949/725       MARONDA HOMES INC TO OSCAR P & TIFFANY L SOBENES-DESME HW         203/872       LVRE A JR & PATRICIA M SEPE HW         30 G FROM 525 FER 042803       692/1514         692/1514       DAVID TRAWICK SINGLE         996/1653 OC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW         0°C BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610         857ORM 091117       PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818         202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW         4CC EFILE HX APP CP 082924												· • • • • • •	0 I T 1/		
Parcel Notes         875/445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC         949/725 MARONDA HOMES INC TO OSCAR P & TIFFANY L SOBENES-DESME HW         203/872 LUKE A JR & PATRICIA M SEPE HW         3 QG FROM 525 FER 042803         1692/1514 DAVID TRAWICK SINGLE         956/1653 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW         0FC BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610         85TORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818         202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW         4CC EFILE HX APP CP 082924	Land Val	lue Bldg	Value	MISC	/alue	Market Va	ue Dete	erred Ar	nt A	ssd Value	Cnty Ex Am	nt Co Lax Val	Sch Tax V	al Previous V	/alu
Parcel Notes         875/445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC         949/725 MARONDA HOMES INC TO OSCAR P & TIFFANY L SOBENES-DESME HW         203/872 LUKE A JR & PATRICIA M SEPE HW         3 QG FROM 525 FER 042803         1692/1514 DAVID TRAWICK SINGLE         956/1653 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW         0FC BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610         85TORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818         202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW         4CC EFILE HX APP CP 082924	88,000	) 235	5,207	9,8	78	333,085		0		333085	50,000.00	283085	308085	333,08	5
875/445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC 949/725 MARONDA HOMES INC TO OSCAR P & TIFFANY L SOBENES-DESME HW 203/872 LUKE A JR & PATRICIA M SEPE HW 3 QG FROM 525 FER 042803 682/1514 DAVID TRAWICK SINGLE 956/1653 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW 0FC BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CR0 040610 8STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818 202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW 4CC EFILE HX APP CP 082924	,		, .	- , -		,					,			,	
949/725 MARONDA HOMES INC TO OSCAR P & TIFFANY L SOBENES-DESME HW 203/872 LUKE A JR & PATRICIA M SEPE HW 3 GG FROM 525 FER 042803 1992/1514 DAVID TRAWICK SINGLE 956/1653 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW 0FC BDRMS FROM 3 ADD POL INISC SMALL METAL UBU NOT ASSESSED CRA 040610 8STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818 202/1534 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW 4CC EFILE HX APP CP 082924								Par	cel Not	tes					
203/872 LUKE A JR & PATRICIA M SEPE HW 3 QG FROM 525 FER 042803 (992/1514 DAVID TRAWICK SINGLE 1996/1653 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW 0FC BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610 8STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818 (202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW 4CC EFILE HX APP CP 082924 ***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	1875/445	JAYMARK E	BUILDE	RS AND D	EVELOF	PERS INC	TO MARO	NDA HO	OMES I	NC					
<sup>33</sup> QG FROM 525 FER 042803 (692/15/4 DAVID TRAWICK SINGLE) 966/1653 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW 0FC BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610 85TORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818 (202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW 4CC EFILE HX APP CP 082924 ***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	1949/725	MARONDA	HOMES	S INC TO (	DSCAR F	P & TIFFAN	IY L SOBE	ENES-D	DESME	HW					
<sup>1692/1514</sup> DAVID TRAWICK SINGLE <sup>1956/1653</sup> QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW OFC BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610 8STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818 <sup>202/1584</sup> DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW <sup>4</sup> CC EFILE HX APP CP 082924 ***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					PE HW										
9956/1653 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW OFC BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610 8STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818 202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW 4CC EFILE HX APP CP 082924 ***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															
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202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW 4CC EFILE HX APP CP 082924 ***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															
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		Key 38					perty Reco	ord Ca	rd		2024-07 PRC Run: 1			
Parc	el ID		2-26-0160- ent Owner	-000-06200	R	oll Year 2	2025 Sta	tus: A			Pro	Card # perty Loca		1
ROJA	AS DAV			TRELLA RO	-					Site A	ddress 1510	PIER ST		
1510	PIER S	т								Mill G		RMONT C N	FL IBHD 058	34711 33
	RMONT		FL	34711							Property U		Last Inspe	ection
	Descr			54711						0010	JU SINGL	E FAMILY	PJF 01-0	01-202
			PB 52 PG 52	2-56 LOT 62 C	0RB 6225 P	°G 219								
	Lines Use			Notes			Unit	Depth	Loc	Shp	Phys	<u> </u>	Lan	d
	Code	Front	Depth	Adj			Price	Factor	Factor	Factor	Factor	Class Val	Valu	le
1	0100	0	0			1.00 LT	44,000.00	0.0000	2.00	1.000	1.000		0	88,000
		Total A	cres	0.00		JV/Mkt 0			Tota	l I Adj JV/M	  kt			88,000
	Cla	assified A		0.00	Classifie	d JV/Mkt 88				d Adj JV/M				00,000
Bldg	1 S	ec 1	of 1		Replace	ement Cost	<b>Sketch</b> 238,763		Deprec B	ldg Value	231,600	Mul	Iti Story (	0
36 0 7 8	9 PF2 9		7		FL. (1,1	A 830	<b>sf)</b>	G (4	2 2 5AR 420 2	1 sf)	2	8		
Code FLA GAR OPF	FINIS GAR	AGE FIN	ption ING AREA	Sub Areas Living Are 1 1,830 0 0	Gross Are 1,830 420 72	Eff Area 1830 0 0	Bu Year Built Effective Area Base Rate Building RCN	ilding Vé	aluation	2006 1830 108.87 238,763	C Imp Type No Stories Quality Grac	<u>onstructio</u> R1 1.00 de 670	<b>n Detail</b> Bedrooms Full Baths Half Baths	2
			TOTALS	1,830	2,322	1,830	Condition % Good Functional Ob Building RCNI			EX 97.00 0 231,600	Wall Type Foundation Roof Cover	03 3	Heat Type Fireplaces Type AC	

### LCPA Property Record Card Roll Year 2025

Status: A

2024-0730 Comp 2 PRC Run: 12/9/2024 By Bу

> Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below										
Code	*Only the first 10 records are reflected below           Code         Description         Units         Type         Unit Price         Year Blt         Effect Yr         RCN         %Good         Apr Value										
Code	Description	Units	туре	Unit Frice	Tear Dit	LIIECUTI	RON	70000u	Api value		
	1	I	1	Desilation of Des		l	1	1			

	Building Permits															
2005       2005080631       09-15-2005       01-20-2006       102,608       0000       SFR & PATIO/1510 PIER ST       Image: State St	Roll Year	Permit ID Issue			ate	Comp D	Date	An	nount	Туре		Descrip	otion	Review Date		CO Date
Instrument No         Book/Page         Sale Date         Instr         Q/U         Code         Vac/Imp         Sale Price         Code         Description         Year         Amount           2023125199         6225         0219         10-06-2023         WD         Q         01         I         410,000         2017042422         4932         1005         04-19-2017         WD         Q         Q         I         216,000         Image: Code	2007	20050806	31	01-01-20	006	08-10-2	006		102,608	8 0000		•		÷		
Instrument No         Book/Page         Sale Date         Instr         Q/U         Code         Vac/Imp         Sale Price         Code         Description         Year         Amount           2023125199         6225         0219         10-06-2023         WD         Q         01         I         410,000         2017042422         4932         1005         04-19-2017         WD         Q         Q         I         216,000         Image: Code					Sala	o Inform	ation						Evo	nntions		
2023125199       6225       0219       10-06-2023       WD       Q       01       I       410,000         2017042422       4932       1005       04-19-2017       WD       Q       Q       I       216,000         3620       1510       04-14-2008       WD       U       U       I       179,900         3536       2266       10-25-2007       CT       U       U       I       0         3173       1836       05-25-2006       WD       Q       Q       I       260,000	lu du un		Dee	lu/D a sua				0/11		\/~~//	O al a Dria a	0		-	N a a a	<b>A</b>
2017042422       4932       1005       04-19-2017       WD       Q       Q       I       216,000         3620       1510       04-14-2008       WD       U       U       I       179,900         3536       2266       10-25-2007       CT       U       U       I       0         3173       1836       05-25-2006       WD       Q       Q       I       260,000	Instrume	ent No	BOC	Book/Page S		lie Date	Instr	Q/U	Code	vac/imp	Sale Price	Code	Description	ו	Year	Amount
3620       1510       04-14-2008       WD       U       U       I       179,900         3536       2266       10-25-2007       CT       U       U       I       0         3173       1836       05-25-2006       WD       Q       Q       I       260,000	202312	5199	6225	0219	10-	06-2023	WD	Q	01	Ι	410,000					
3536       2266       10-25-2007       CT       U       U       I       0         3173       1836       05-25-2006       WD       Q       Q       I       260,000	201704	2422	4932	1005	1005 04-		WD	Q	Q	I	216,000					
3173 1836 05-25-2006 WD Q Q I 260,000			3620	1510	04-	14-2008	WD	U	U	I	179,900					
			3536	2266	10-	25-2007	СТ	U	υ	I	0					
			3173	1836	05-	25-2006	WD	Q	Q	I	260,000					
Total 0.00						-					,					
														T . 4 . 1		
														Iotal		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
88,000	231,600	0	319,600	0	319600	0.00	319600	319600	319,600
				Parcel	Notes				

3173/1836 STEVEN HALFORD MARRIED

07TR KEYED FORWARDING ADDR OF 19 REGAL PL WINTER GARDEN FL 34787 2332

3620/1510 FEDERAL HOME LOAN MORTGAGE CORP TO CHRISTOPHER M SUMNER SINGLE AND AMANDA N BROEMEL SINGLE ONLY 08SALE ORB 3620/1510 U SALE FER 051608

09X CHRISTOPHER MICHAEL SUMNER MARRIED AMANDA NICOLE BROEMEL 080808 ML FROM PA

4932/1005 CHRISTOPHER MICHAEL & AMANDA NICOLE SUMNER TO BONNIE SUE BLACK SINGLE

17X COURTESY HX CARD SENT 051917

18 3FIX FROM 1 4FIX FROM 1 XFIX FROM 0 SFR IN VERY GOOD COND PER MLS 05495646 CRA 081017

18X PORT APP RECVD LP 113017

6225/219 BONNIE SUE BLACK TO OSFREDO I ROJAS DAVILA & ESTRELLA ROJAS HW

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	rnate ł cel ID	Key 37 20-22		0-000-07300	LCPA Prop Roll Year 2		ord Ca tus: A	rd		2024-073 PRC Run: 12	30 Com 2/9/2024 Card #	np 3 By 1 of	2
0.115			nt Owner	D & CLAUDI					Site A	Prop ddress 2010 0	erty Locat		
				D & CLAUDI						CLER	MONT	FL	
2010	) CREST	RIDGE D	R						Mill G	roup 000C Property Us		BHD 058 Last Inspe	
CLE	RMONT		FL	34711					0010		FAMILY	PJF 01-0	
	l Descr				LOT 73 PB 42 PGS 63								
Land	<i>I Lines</i> Use			Notes		Unit	Depth	Loc	Shp	Phys		Lan	4
LL	Code	Front	Depth	Adj	Units	Price	Factor	Factor	Factor	Factor	Class Val	Valu	е
1	0100	0 Total A	0	0.00	1.00 LT	44,000.00	0.0000	2.00 Tota	1.000	1.000			38,000 <u>38,000</u>
	Cla	assified A		0.00	Classified JV/Mkt 88,			Classified	d Adj JV/M	kt			0000
Bldg	1 8	ec 1	of 2		Replacement Cost	<b>Sketch</b> 231,341		Deprec R	ldg Value	224,401	Mul	ti Story (	)
4	4			P/ Si (1 FLA	12 50 AT ect(2) 92 sf) 45 sf)	33	1 ( 21 1	0 6 5AF 480 0 2	2	27			
		3	25	E	<b>(75 s</b> 5 15 15	n5							
Code FLA GAR OPF	FINIS GAR/	AGE FINI	otion ING AREA		1,745 1745 1 480 0 1 75 0 1	Bu Year Built Effective Area Base Rate Building RCN Condition	iilding Va		2000 1745 109.10 231,341 EX	Imp Type No Stories Quality Grade		Bedrooms Full Baths Half Baths	3 2 0 6
FLA GAR	FINIS GAR/	SHED LIV AGE FINI	otion ING AREA SH	Living Are Gi 1,745 0	ross Are Eff Area 1,745 1745 480 0 75 0 F 6 6 6 6 6 6 6 6 6 6 6 6 6	Year Built Effective Area Base Rate Building RCN			1745 109.10 231,341	Imp Type No Stories	R1 1.00	Bedrooms Full Baths	2

## LCPA Property Record Card

2024-0730 Comp 3 PRC Run: 12/9/2024 By

		Key 37				•			-	-	cord Card	t d		PRC Run: 1		Ву	
Parcel I	ID	20-22	2-26-1	950-000	J-0730	U	Ro	oll Yea		-	tatus: A				Card #	1	of 2
							*On				Features are reflected	below	,				
Code			Descrip	otion		Un		Туре		nit Price	Year Blt		ct Yr	RCN	%Good	Ap	r Value
	_									ildina: Da							
Roll Yea	ar	Permit	ID	Issue Da	ate C	Comp [	Date	An	nount	ilding Pe		De	scrip	tion	Review D	ate (	CO Date
		23-1319		06-23-20		2-28-2			2,4						02-28-20	24	
2005		SALE 0001		01-01-20		4-04-2 8-14-2			90,00	1 0000 000 000							
2001 2000		9991693		09-30-19		2-31-1			90,00		SFR/2010 CRESTRIDGE			GE DR			
					Sales I	nform	ation							Exo	mptions		
Instru	imei	nt No	Bool	k/Page	Sale		Inst	r Q/U	Code	Vac/Im	Sale Price	e Co	ode	Descriptio		Year	Amou
2023			6195	0045 1991		08-06-2023		Q	01	I I	390,0		39	HOMESTE		2024	
2021	057	7880	80 5696 2917			4-20-2021 7-28-2005	WD   QC	QU	01 U		272,0	00 0	59	ADDITIONAL HOM	IESTEAD	2024	250
			2619	1898 2232	07-15-	2004	WD	Q	Q	i	175,5	00					
			1818	1134	04-28-	2000	WD	Q	Q		115,20	00					
															Total		50,000.
									Va	lue Sum	mary						
Land Va	alue	Bldg	Value	Misc	Value	Mark	et Val	ue De	eferred	Amt	Assd Value	Cnty E	Ex An	nt Co Tax Val	Sch Tax \	√al Pre\	vious Val
88,00	00	-	3,527	(	31	6,527		0		316527	316527 50,000.00			291527		316,527	
			,,021				0,021							266527	201021		,021
3 QG EF	ROM	M 475 FEF	3 11120	12					F	Parcel No	tes						
					AR MAR	IN TO	DAVI	D DE SI	LVA &	JUANITA	PAET DE SIL	.VA HW					
											WITH SUB XF						
		UANITA P												CRA 07 1918			
		ESY HX C															
											2 LD 092321	מוחו וג		L PAGUAGA MORA	IESHW		
		EFILED					TAOL										
							AIL FO	OR PAL	JLINO	D AND C	LAUDIA G AL	S 12262	23				
2411 5FR	۲G(	OOD CON	עעא עו	CANTD	5 02282	4											

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