

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3839 52/8

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 CLI	ENKOF THE VA		NT BOARD (N	(AB)
Petition# 2	024-0744	County Lake		ax year 2024	Date received 9. 12.24
	ee ee	WISHELLED BALL	HEREUMONER		
PART 1. Taxpaye	er Information		75年以外 55万		
Taxpayer name: IN	V_HOME; 2018-2 IH Borrower LP		Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Ro Scottsdale, AZ 85254	i, Ste 650	Parcel ID and physical address or TPP account #	2119270025- 2238 Wolf Ri	
Phone 954-740-6	240		Email	ResidentialA	opeals@ryan.com
	to receive information is by l				
	petition after the petition dea at support my statement.	dline. I have attac	ched a statement o	of the reasons I	filed late and any
your evidence t	the hearing but would like my o the value adjustment board VAB or special magistrate ru	clerk. Florida law a ling will occur unde	allows the property a er the same statuto	appraiser to cro ry guidelines as	ss examine or object to your s if you were present.)
	Res. 1-4 units Industria			•	Historic, commercial or nonprofit
Commercial L	Res. 5+ units Agricultura	al or classified use	☐ Vacant lots and	acreage LB	Business machinery, equipment
PART 2. Reason	for Petition Check	one. If more than	one, file a separ	ate petition.	
Real property v	value (check one) <mark>.</mark> decreas ification	e 🗌 increase	☐ Denial of exer	mption Select o	or enter type:
Tangible person return required l	arent reduction of substantially complete on eal property value (You must by s.193.052. (s.194.034, F. s for catastrophic event	have timely filed	(Include a date aQualifying impro	e-stamped cop evement (s. 193. control (s. 193.1	ption or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination 5 Enter the time by the reques	f this is a joint petition. Attac n that they are substantially e (in minutes) you think you n sted time. For single joint petit	similar. (s. 194.01 eed to present you	1(3)(e), (f), and (g ır case. Most hearii), F.S.) ngs take 15 mir	nutes. The VAB is not bound
group. My witnesses	s or I will not be available to	attend on specific	dates. I have attac	ched a list of da	ates.
evidence directly t appraiser's eviden	to exchange evidence with to the property appraiser at loce. At the hearing, you have	east 15 days before the right to have	re the hearing and witnesses sworn.	make a writter	request for the property
of your property re information redact	i, regardless of whether you ecord card containing informated. When the property approu	ation relevant to th	ne computation of	your current as	sessment, with 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 a without attaching a completed power of attorney or author Written authorization from the taxpayer is required for accollector.	rization for representation to this form.	. ,
I authorize the person I appoint in part 5 to have acces Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional	Signature	in the state of th
Complete part 4 if you are the taxpayer's or an affiliated e representatives.		ollowing licensed
I am (check any box that applies):	(4	d antib A
An employee of		ed entity).
A Florida Bar licensed attorney (Florida Bar number _		
A Florida real estate appraiser licensed under Chapte	er 475, Florida Statutes (license number	RD6182).
A Florida real estate broker licensed under Chapter 4	75, Florida Statutes (license number).
A Florida certified public accountant licensed under C	hapter 473, Florida Statutes (license nui	mber).
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential info	rmation from the property
Under penalties of perjury, I certify that I have authorizati am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have r	filing this petition and of becoming an a	agent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature	19 To	
Complete part 5 if you are an authorized representative n	ot listed in part 4 above.	
☐ I am a compensated representative not acting as one AND (check one)	·	oyees listed in part 4 above
☐ Attached is a power of attorney that conforms to the r taxpayer's authorized signature OR ☐ the taxpayer's aut		
☐ I am an uncompensated representative filing this petit	tion AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the tax	xpayer's authorized signature is in part	3 of this form.
I understand that written authorization from the taxpayer appraiser or tax collector.	is required for access to confidential inf	ormation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.0 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	ŧ	2024-0744		Alternate K	ey: 3839548	Parcel	ID: 21-19-27-00 2	25-000-02900
Petitioner Name	Rvan. LL	C C/O Robe	rt Pevton				Check if Mu	ıltiple Parcels
The Petitioner is:	Taxpayer of Re		payer's agent	Property		LF RIDGE LN		•
Other, Explain:			, p. 1, 2, 2, 2, 3, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	Address	MOU	NT DORA		
Other, Explain.								
	2018-2 IH Bo	rrower LP C	O Invitation	Value from	Value befor	e Board Actio	on l.,	
Owner Name)	Homes		TRIM Notice	T Value Beloi	nted by Prop App	· i value atter i	Board Action
					·	, , ,,		
1. Just Value, red	quired			\$ 287,5	70 \$	287,57	70	
2. Assessed or c	lassified use va	lue. *if appl	icable	\$ 263,0	60 \$	263,06	60	
3. Exempt value,				\$	_	,-		
4. Taxable Value				\$ 263,0	60 \$	263,06	30	
		tu tavalala va	luca Cabaal an	· ,	•		DO [
*All values entered	a snoula de coun	ty taxable va	alues, School and	d otner taxing	authority values	s may diller.		
Last Sale Date	7/26/2013	Pri	ce: \$13 ²	1,000	Arm's Length	Distressed	Book 4363 F	Page
						_		
ITEM	Subje		Compara		Compar		Compara	
AK#	38395		3849		3859		3859	
Address	2238 WOLF F		2255 NATO		2137 BRIAR		2145 BRIAR	
5	MOUNT [MOUNT		MOUNT		MOUNT DORA		
Proximity			0.98 N		0.24 N		0.21 M	
Sales Price			\$345,0		\$294,		\$336,0	
Cost of Sale			-15		-15		-15°	
Time Adjust			2.40		3.60		0.00	
Adjusted Sale \$/SF FLA	¢402.00 .	or CE	\$301,5 \$203.46		\$261, \$161.28		\$285,6 \$159.73	
Sale Date	\$183.28	Del SF	6/7/20	•	3/9/2	•	12/11/2	•
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Terms of Sale			Allii's Lengtii	Distressed	Allis Lengti	Distressed	Amis Length	Distressed
				I		I		
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,569		1,482	4350	1,620	-2550	1,788	-10950
Year Built	2005 Block/Stucco		2009	0	2008	0	2008	0
Constr. Type Condition	EX		Block/Stucco EX	0	Block/Stucco EX	0	Block/Stucco EX	
Baths	2.0		2.0	0	2.0	0	2.0	0
Garage/Carport			Garage	0	Garage	0	Garage	0
Porches	2 OPF		OPF SPU	-10000	OPF	25000	2 Sm OPF	10000
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	PLD		-	7000	PAT	6400	-	7000
Site Size	Lot		Lot	0	Lot	0	Lot	0
Location	Sub		Sub	0	Sub	0	Sub	0
View	House		House	0	House	0	House	0
41044			Net Adj. 0.4%		Net Adj. 11.0%	28850	Net Adj. 2.1%	6050
			· ·	1350	1		•	
			Gross Adj. 7.1%	21350	Gross Adj. 13.0%		Gross Adj. 9.8%	27950
Adj. Sales Price	Market Value	\$287,570	Adj Market Value	\$302,880	Adj Market Value	\$290,131	Adj Market Value	\$291,650
i Auj. Guico i lite	1.7.1	400.00	1		1	·	1	

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.

Value per SF

183.28

- 1. Describe Subject
- 2. Describe Comps
- 3. Describe Range of Values
- 4. Describe Petitioner's Comps

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 11/19/2024

2024-0744 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3839548	2238 WOLF RIDGE LN	
			MOUNT DORA	-
2	Comp 3	3859585	2145 BRIARCLIFF CIR	
	30		MOUNT DORA	0.21
3	Comp 2	3859583	2137 BRIARCLIFF CIR	
3	Comp 2	303300	MOUNT DORA	0.24
4	Comm 4	3849053	2255 NATOMA BLVD	
4	Comp 1	3043033	MOUNT DORA	0.98
5				
6				
7				
8				

Alternate Key 3839548 Parcel ID 21-19-27-0025-000-02900

LCPA Property Record Card Roll Year 2024 Status: A 2024-0744 Subject PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 2238 WOLF RIDGE LN

MOUNT DORA FL 32757

Mill Group 0002 NBHD 2375

Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Current Owner

2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

DALLAS

TX 75201

Legal Description

ADDISON PLACE PB 55 PG 31-32 LOT 29 ORB 4582 PG 891 ORB 5107 PG 1533

Land	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIOIIL	Depui	Adj	Units	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	53,500.00	0.0000	1.70	1.000	1.000	0	90,950
		Total A	oraa	0.00	1\//\Allet10			Tota		п		00.050
		Total A	cres	0.00	JV/Mkt 0			TOLA	l Adj JV/Mk	L]		90,950
Classified Acres 0 Classified JV/Mkt 90,950							Classified	d Adj JV/Mk			0	
	Sketch											

Bldg 1 Sec 1 of 1 Replacement Cost 201,062 Deprec Bldg Value 195,030 Multi Story 0

	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,569	1,569	1569	Effective Area	1569				
GAR	GARAGE FINISH	0	400	0	Base Rate	103.53	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	283	0	Building RCN	201,062	Quality Grade	660	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS		2,252	1,569	Building RCNLD	195,030	Roof Cover	3	Type AC	03

Alternate Key 3839548 Parcel ID 21-19-27-0025-000-02900

LCPA Property Record Card Roll Year 2024 Status: A

2024-0744 Subject PRC Run: 12/10/2024 By

Card#

1

of 1 Miscellaneous Features *Only the first 10 records are reflected below Code Description Units Unit Price Year Blt Effect Yr RCN %Good Туре Apr Value PLD1 POOL/COOL DECK 680.00 3.34 2007 2007 2271.00 70.00 1,590

			Build	ing Perr	nits		
Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2005061028	07-15-2005	05-15-2006	98,428	0000	SFR 2238 WOLF RIDGE LN		
				Permit ID Issue Date Comp Date Amount	Permit ID Issue Date Comp Date Amount Type		Permit ID Issue Date Comp Date Amount Type Description Review Date

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107 4582 4363 3059	1533 0891 2081 0933	05-08-2018 01-29-2015 07-26-2013 01-10-2006	WD WD WD WD	U U U Q	M M U Q		100 100 131,000 197,600				
							ue Summ			Total		0.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
90.950	195.030	1.590	287.570	24510	263060	0.00	263060	287570	267.062

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Alternate Key 3849053 Parcel ID 28-19-27-0400-000-11700

LCPA Property Record Card Roll Year 2024 Status: A

2024-0744 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 2255 NATOMA BLVD

MOUNT DORA FL 32757 NBHD 2375 00MD

Mill Group Property Use Last Inspection 00100 SINGLE FAMILY LPD 03-05-201

Current Owner

SNYDER KEEGAN R R & ELANA GOLD

2255 NATOMA BLVD

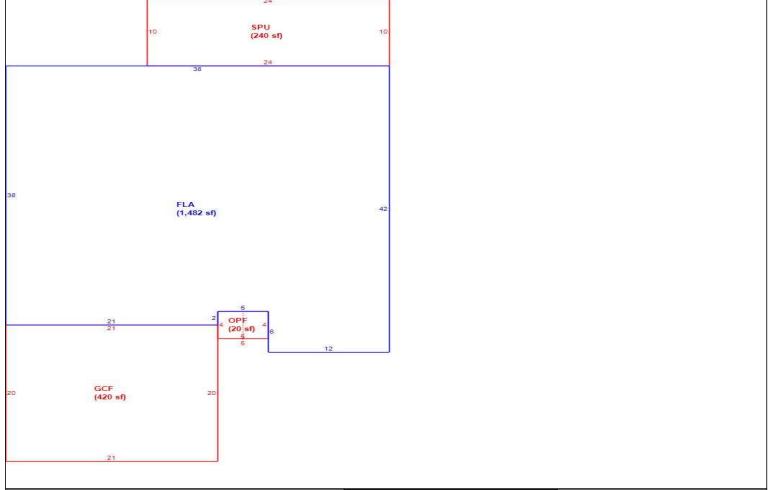
MOUNT DORA FL 32757

Legal Description

SUMMERBROOKE PHASE 1 PB 58 PG 1-10 LOT 117 ORB 6158 PG 1034

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIOIIL	Deptil	Adj	Units	Price	Factor	Factor Factor		Factor	Class val	Value
1	0100	0	0		1.00 LT	53,500.00	0.0000	1.80	1.000	1.000	0	96,300
			l .				<u> </u>					
		Total A	cres	0.00	JV/Mkt 0				l Adj JV/Mk			96,300
Classified Acres 0 Classified JV/Mkt 96					6,300		Classified	d Adj JV/Mk	t		0	
_												

Sketch Bldg 1 1 of 1 193,533 Deprec Bldg Value 187,727 Multi Story 0 Sec Replacement Cost



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2009	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,482	1,482	1482	Effective Area	1482				
GAR	GARAGE FINISH	0	420	0	Base Rate	104.86	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	20	0	Building RCN	193,533	Quality Grade	660	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	240	0	•	,	Guanty Grado	000	rian Banio	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,482	2,162	1,482	Building RCNLD	187,727	Roof Cover	3	Type AC	03

Alternate Key 3849053 Parcel ID 28-19-27-0400-000-11700

LCPA Property Record Card Roll Year 2024 Status: A

2024-0744 Comp 1 PRC Run: 12/10/2024 By

Card#

1

of 1

Miscellaneous Features *Only the first 10 records are reflected below Code Units Type Unit Price Year Blt Effect Yr RCN %Good Description Apr Value **Building Permits** Roll Year Review Date CO Date Permit ID Issue Date Comp Date Amount Туре Description 2012120012 06-03-2013 5,883 SCRN RM 03-22-2013 12-14-2012 0002 2013 02-24-2010 2009060105 07-01-2009 195,438 0001 SFR 3/2 2255 NATOMA BLVD 2010 03-11-2009 199,300 2007050109 03-12-2008 0000 SFR FOR 09 2009 2007050109 05-01-2007 03-12-2008 SFR 3/BR 2255 NATOMA BLVD 199,300 0000 2008

Instrument No	Exemptions			
2020102900 5544 2195 08-21-2020 WD Q 01 I 245,000 039 HOMESTE 2017062643 4956 0797 06-06-2017 WD Q Q I 189,000 059 ADDITIONAL HO	ription	Year	Amount	
	STEAD HOMESTEAD	2024 2024	4 25000 4 25000	
	Total 284,0			

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
96 300	187 727	0	284 027	0	284027	284 027 00	0	0	262 931

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Alternate Key 3859583 Parcel ID 21-19-27-0010-000-02200

Current Owner

ΑZ

RESIDENTIAL HOME BUYER ORLANDO LLC

LCPA Property Record Card Roll Year 2024 Status: A

2024-0744 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 2137 BRIARCLIFF CIR MOUNT DORA FL 32757

NBHD 2375 0002

Property Use Last Inspection

Mill Group

00100 SINGLE FAMILY LPD 03-05-201

Legal Description

PO BOX 4090

SCOTTSDALE

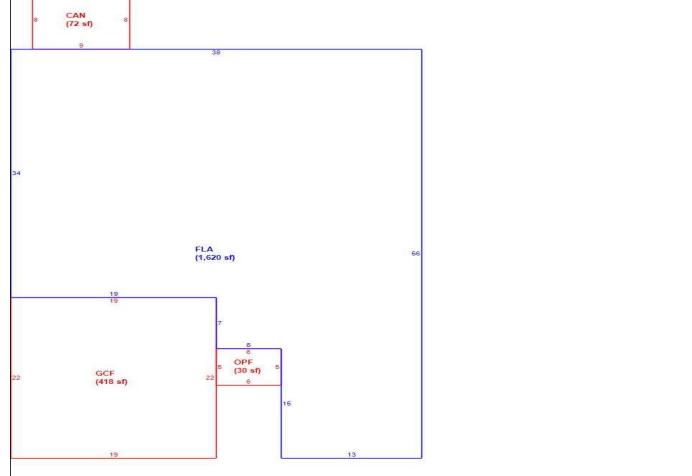
HARBOR PINES PB 60 PG 43-44 LOT 22 ORB 6105 PG 1989

85261-4090

Lan	LL Use Notes													
LL	Use	Front	Depth	Notes	S Units	Units		Depth	Loc	Shp	Phys	Class Val	Land	
#	Code		200	Adj	1 0		Price	Factor	Factor	Factor	Factor	0.000 10.	Value	
1	0100	0	0		1.00	1.00 LT		0.0000	1.16	1.000	1.000	0	62,060	
											.1			
Total Acres 0.00 JV/Mkt 0										i Adj JV/Mk			62,060	
	Classified Acres 0 Classified JV/Mkt 62,060							Classified Adj JV/Mkt				0		

Bldg 1 1 of 1 190,643 Deprec Bldg Value 184,924 Multi Story 0 Sec Replacement Cost

Sketch



	Building S	Sub Areas			Building Valuatior	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2008	Imp Type	R1	Bedrooms	3
1	FINISHED LIVING AREA	1,620	,		Effective Area	1620	Na Charias		Full Baths	
-	ARAGE FINISH 0 418 0		Base Rate	96.56	No Stories	1.00	Full Baths	2		
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	30 72	0	Building RCN	190,643	Quality Grade	650	Half Baths	0
I AI	TATIO GIVEOVERED	0	12	O	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wall Type	03	ricat Type	٥
					Functional Obsol	0	Foundation	3	Fireplaces	0
TOTALS 1,6		1,620	2,140	1,620	Building RCNLD	184 924	Roof Cover	3	Type AC	03

Alternate Key 3859583
Parcel ID 21-19-27-0010-000-02200

LCPA Property Record Card Roll Year 2024 Status: A

2024-0744 Comp 2 PRC Run: 12/10/2024 By

Cord # 1 of 1

Parcel ID	21-19-	27-001	0-000-0	2200		Rol	I Yea	r 202	-	atus: A			Card #	1	of	f 1
						*Only			laneous F	eatures re reflected l	helow					
Code		Descrip	tion		Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Goo	d	Apr \	Value
Poll Vear	Building Permits Roll Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO Date															
								180,42		SFR 2137 BRIARCLIFF CIR			TOTION	Date		J Date
l t	4. N.I	D	/D	Sales			0/11	0 - 1 -	1 \ / = = /	O-I- Dei-	Onde		Exemptions		1	A
202302		6105	/Page 1989	Sale 03-09		Instr WD	Q/U Q	Code 01	Vac/Imp	Sale Price 294,900	Code	Descri	iption	Yea	ar	Amount
202212		6022	0366	08-23	-2022	WD	U	37	i	366,200)					
		3673 3330	2441 0509	08-29 12-12		WD WD	Q U	Q M	V	159,600 1)					
													T			0.00
								Val	lue Summ	1271/			Tota	<u>' </u>		0.00
Land Value	e Bldg	y Value	Misc	Value	Mark	et Valu	e De	eterred	Amt As	ssd Value	Cnty Ex A	mt Co Tax V	aı Sch Tax	(Val l	revio	ous Valu

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
62,060	184,924	0	246,984	0	246984	0.00	246984	246984	231,297

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Alternate Key 3859585 Parcel ID 21-19-27-0010-000-02400

LCPA Property Record Card Roll Year 2024 Status: A 2024-0744 Comp 3 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 2145 BRIARCLIFF CIR

MOUNT DORA FL 32757

Mill Group 0002 NBHD 2375

Property Use Last Inspection

00100 SINGLE FAMILY LPD 03-05-201

Current Owner

FAUNCE KYLE & MARISA

2145 BRIARCLIFF CIR

FL 32757

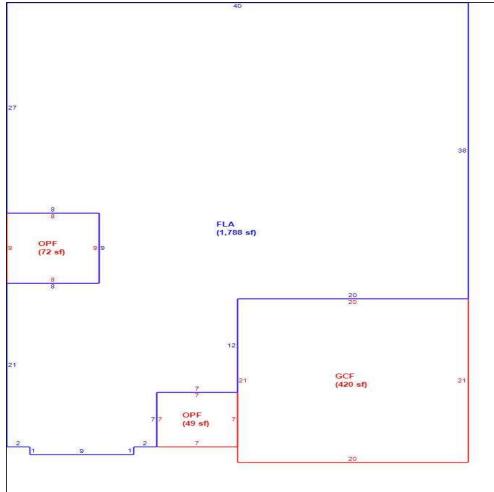
Legal Description

MOUNT DORA

HARBOR PINES PB 60 PG 43-44 LOT 24 ORB 6257 PG 1229

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	FIORE	Debiii	Adj	Units	Price	Factor	Factor	Factor	Factor	Class val	Value	
1	0100	0	0		1.00 LT	53,500.00	0.0000	1.16	1.000	1.000	0	62,060	
		T-4-1 A		0.001	1) // 1/4/0			T.4-		.1		00.000	
		Total A	cres	0.00	JV/Mkt 0			iota	l Adj JV/Mk	τι		62,060	
	Cla	assified A	cres	0	Classified JV/Mkt 62	Classified Adj JV/Mkt					0		
	Sketch												

Bldg 1 Sec 1 of 1 Replacement Cost 207,283 Deprec Bldg Value 201,065 Multi Story 0



	Building S	Sub Areas			Building Valuation Construction Deta				n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2008	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	1,788	1,788	1788	Effective Area	1788			E !! D !!	
_	GARAGE FINISH	0	420	-	Base Rate	96.17	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	121	0	Building RCN	207,283	Quality Grade	650	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	ricat Type	U
					Functional Obsol	0	Foundation	3	Fireplaces	0
TOTALS		1,788	2,329	1,788	Building RCNLD	201,065	Roof Cover	3	Type AC	03

Alternate Key 3859585 Parcel ID 21-19-27-0010-000-02400

LCPA Property Record Card Roll Year 2024 Status: A

2024-0744 Comp 3 PRC Run: 12/10/2024 By

Card#

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Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Type Apr Value Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date 01-01-2010 CHECK VALUE SALE 05-19-2011 0099 2011 03-20-2008 07-09-2008 SFR 2145 BRIARCLIFF CIR 2008020023 200,208 0000 2009

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023152238 2022083681 2022069217 2022018065	6257 5976 5958 5892	1229 0867 1448 2031 0509	12-11-2023 06-15-2022 05-13-2022 02-04-2022 12-02-2013	WD QC QC WD WD	Q U U U	01 11 11 19		336,000 100 100 170,000 100	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
	4412	0309	12-02-2013	VVD		U	lua Summ			Total		50,000.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
62 060	201 065	0	263 125	0	181855	50 000 00	131855	156855	246 854

^{***}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.***