



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3784009**

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

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

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

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0745	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2018-2 IH Borrower LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	2122250700-000-00200 1008 Singleton Cir
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit <input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification <input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Property was not substantially complete on January 1 <input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET

RESIDENTIAL

Petition # 2024-0745	Alternate Key: 3784009	Parcel ID: 21-22-25-0700-000-00200	
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 1008 SINGLETON 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	\$ 287,182	\$ 287,182	
2. Assessed or classified use value, *if applicable	\$ 239,270	\$ 239,270	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 239,270	\$ 239,270	

**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#	3784009	3784127	3784142	3784156
Address	1008 SINGLETON CIR GROVELAND	1133 STONEHAM DR GROVELAND	1134 STONEHAM DR GROVELAND	1197 SINGLETON CIR GROVELAND
Proximity		640 FEET	650 FEET	1190 FEET
Sales Price		\$353,000	\$350,000	\$360,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	3.60%	2.00%
Adjusted Sale		\$315,582	\$310,100	\$313,200
\$/SF FLA	\$174.26 per SF	\$173.21 per SF	\$170.20 per SF	\$203.91 per SF
Sale Date		1/12/2023	3/21/2023	7/6/2023
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	1,648	1,822	-8700	1,822	-8700	1,536	5600
Year Built	1999	2000		2002		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/OPF	2000	OPF/SPU	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	.21 AC	.12 AC		.12 AC		.17 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		-Net Adj. 2.8%	-8700	-Net Adj. 2.2%	-6700	Net Adj. 1.8%	5600
		Gross Adj. 2.8%	8700	Gross Adj. 3.5%	10700	Gross Adj. 1.8%	5600
Adj. Sales Price	Market Value \$287,182	Adj Market Value	\$306,882	Adj Market Value	\$303,400	Adj Market Value	\$318,800
	Value per SF 174.26						

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.

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: R. Bryan Boone

DATE 12/10/2024

2024-0745 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3784009	1008 SINGLETON CIR GROVELAND	-
2	1	3784127	1133 STONEHAM DR GROVELAND	640 feet
3	2	3784142	1134 STONEHAM DR GROVELAND	650 feet
4	3	3784156	1197 SINGLETON CIR GROVELAND	1190 feet
5				
6				
7				
8				

Alternate Key 3784009
 Parcel ID 21-22-25-0700-000-00200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0745 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

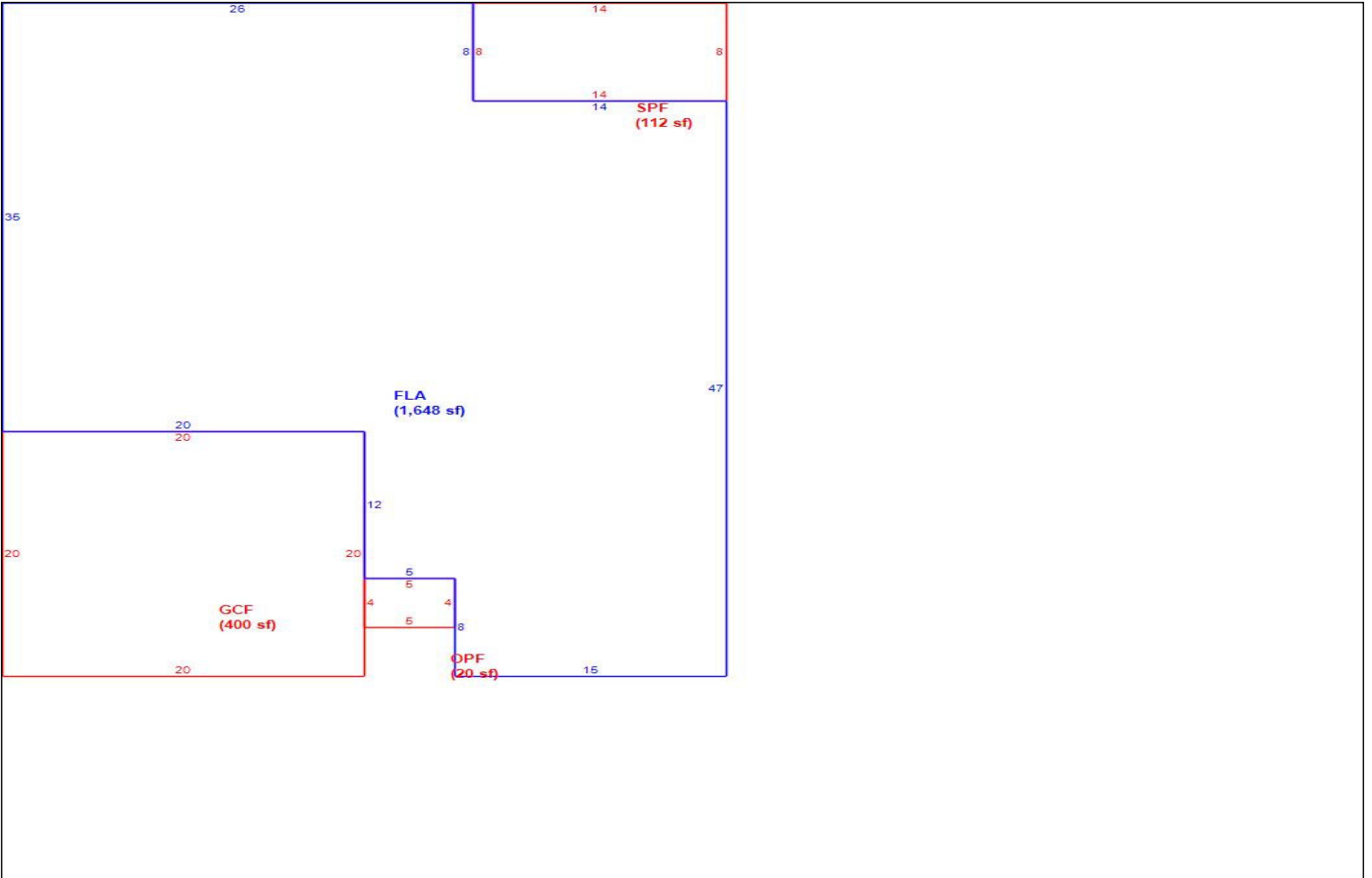
Current Owner		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 1008 SINGLETON CIR GROVELAND FL 34736		
Mill Group 0GR1	NBHD 4512	
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-16-201

Legal Description
GROVELAND, GREEN VALLEY WEST LOT 2 PB 40 PGS 50-54 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	40,000.00	0.0000	2.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 213,590
		Deprec Bldg Value 207,182	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,648	1,648	1648	Effective Area	1648	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	106.15	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0	Building RCN	213,590	Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	112	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		1,648	2,180	1,648	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	207,182				

Alternate Key 3784009
Parcel ID 21-22-25-0700-000-00200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0745 Subject
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	
2005	IMPS	03-18-2004	04-06-2005	10	0000	RENOVATIONS C-NOTES			
2005	SALE	01-01-2004	04-12-2005	1	0000	CHECK VALUE			
2004	456-03-11BE	11-14-2003	03-18-2004	77,000	0000	RENOVATIONS			
2004	SALE	01-01-2003	03-18-2004	1	0000	CHECK VALUES			
2000	9811146	01-01-1999	12-01-1999	85,000	0000	SFR U/C '99			
1999	9811146	11-23-1998	12-31-1998	85,000	0000	SFR/DGF-1008 SINGLETON CI			

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			
	4301	1270	03-19-2013	CT	U	U	I	103,000			
	2690	1438	11-01-2004	WD	Q	Q	I	167,000			
	2493	2167	11-14-2003	WD	Q	Q	I	149,000			
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	
80,000	207,182	0	287,182	47912	239270	0.00	239270	287182	280,641	

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 3784127
Parcel ID 21-22-25-0700-000-11900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0745 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

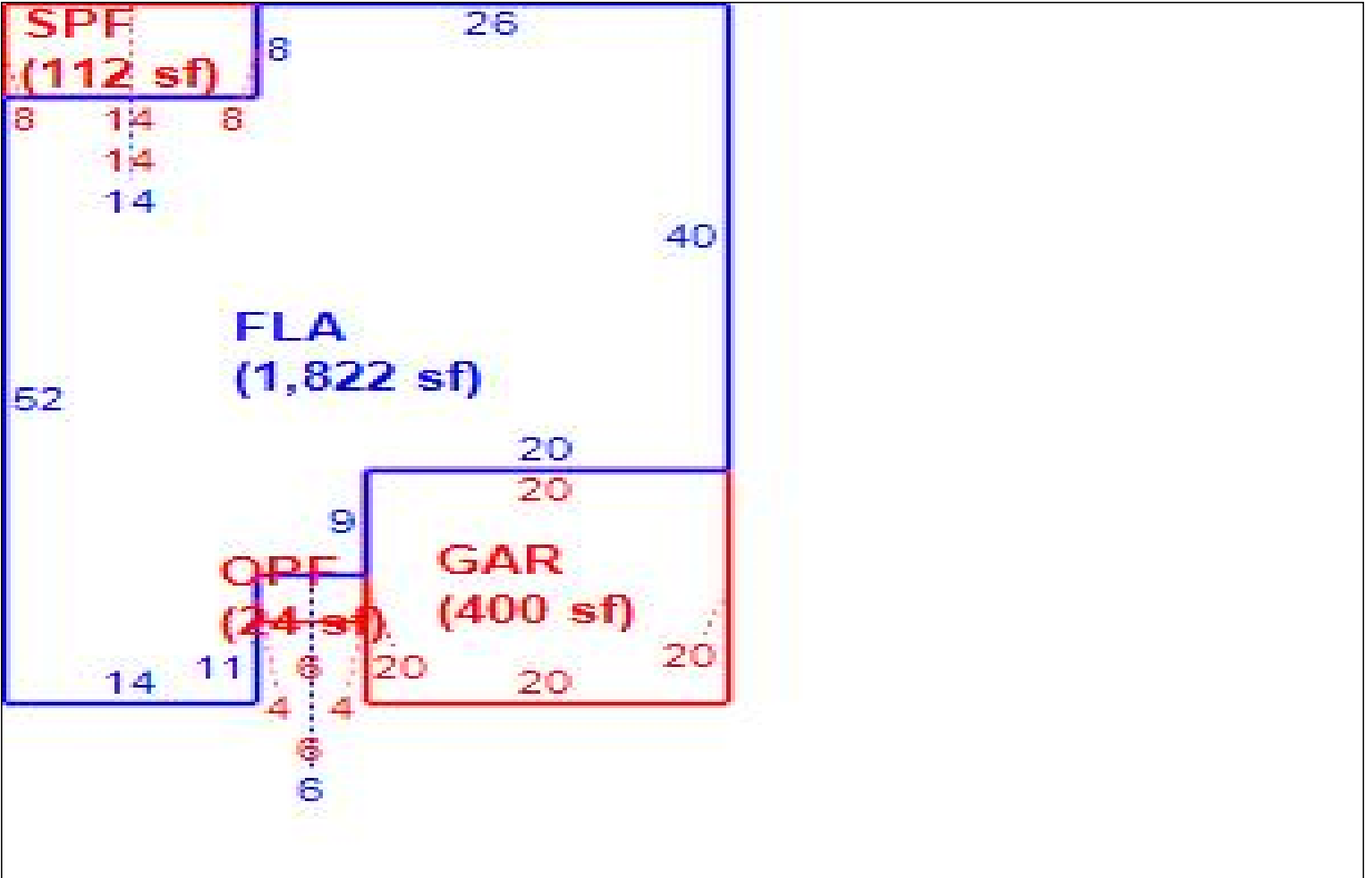
Current Owner		
HAMILTON RAY		
1133 STONEHAM DR		
GROVELAND	FL	34736

Property Location		
Site Address 1133 STONEHAM DR		
GROVELAND FL 34736		
Mill Group	OGR1	NBHD 4512
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
GROVELAND, GREEN VALLEY WEST LOT 119 PB 40 PGS 50-54 ORB 6080 PG 2034

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	40,000.00	0.0000	2.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 231,623 Deprec Bldg Value 224,674 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	4
FLA	FINISHED LIVING AREA	1,822	1,822	1822	Effective Area	1822	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	105.69	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	231,623	Condition	EX	Wall Type	03
SPF	SCREEN PORCH FINIS	0	112	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		1,822	2,358	1,822	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	224,674				

Alternate Key 3784127
 Parcel ID 21-22-25-0700-000-11900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0745 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	605-15-05BR	04-09-2015	04-22-2016	27,030	0002	IMPS PER CDBG-HR PROGRAM	04-22-2016		
2005	SALE	01-01-2004	04-12-2005	1	0000	CHECK VALUE			
2001	0070676	07-17-2000	04-05-2001	111,800	0000	SFR/1133 STONEHAM DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023006232	6080	2034	01-12-2023	WD	Q	01	I	353,000	039	HOMESTEAD	2024	25000
	3087	2369	02-08-2006	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2629	1254	07-28-2004	WD	Q	Q	I	161,000				
	2487	0743	12-12-2003	WD	Q	Q	I	136,000				
	1896	0173	12-28-2000	WD	Q	Q	I	127,100				
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	
80,000	224,674	0	304,674	0	304674	50,000.00	254674	279674	297,489	

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Alternate Key 3784142
Parcel ID 21-22-25-0700-000-13400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0745 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

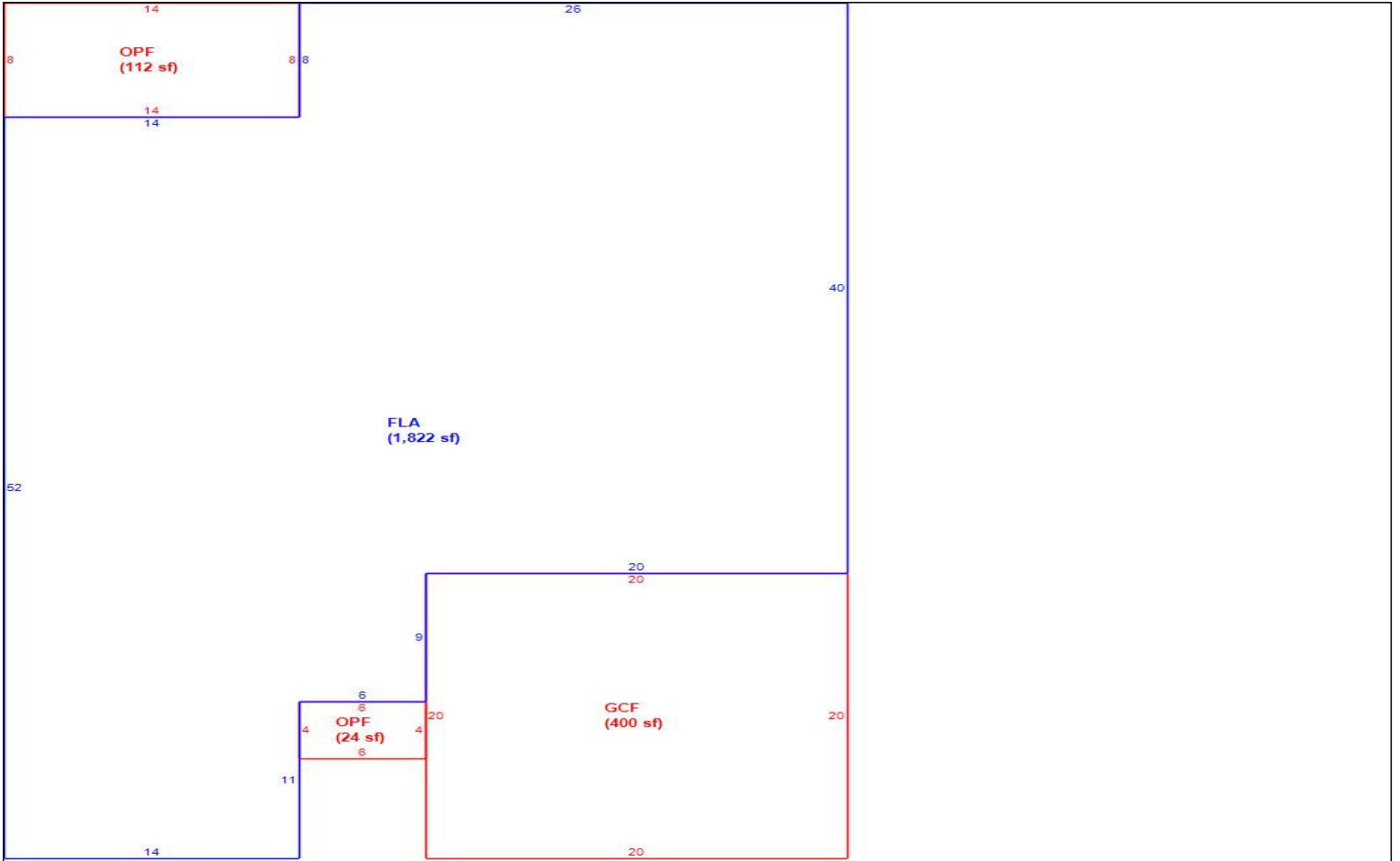
Current Owner		
SHAVELL KELLY J		
1134 STONEHAM DR		
GROVELAND	FL	34736

Property Location		
Site Address 1134 STONEHAM DR		
GROVELAND FL 34736		
Mill Group	OGR1	NBHD 4512
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
GROVELAND, GREEN VALLEY WEST LOT 134 PB 40 PGS 50-54 ORB 6114 PG 1342

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	40,000.00	0.0000	2.00	1.000	1.000	0	80,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000			
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	231,179	Deprec Bldg Value	224,244	Multi Story	0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	
FLA	FINISHED LIVING AREA	1,822	1,822	1822	2002	1822	105.69	No Stories	1.00	3	
GAR	GARAGE FINISH	0	400	0				Quality Grade	665	2	
OPF	OPEN PORCH FINISHE	0	136	0				Wall Type	03	0	
TOTALS					1,822	2,358	1,822	Building RCNLD	224,244	Roof Cover	03

Alternate Key 3784142
 Parcel ID 21-22-25-0700-000-13400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0745 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	
2003	0121-02-05B	04-23-2002	01-27-2003	105,570	0000	SFR/1134 STONEHAM DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023034590	6114	1342	03-21-2023	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000
	4096	2312	11-04-2011	QC	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2191	1060	08-23-2002	WD	Q	Q	I	124,900				
	1936	1613	04-09-2001	WD	U	M	V	1				
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	
80,000	224,244	0	304,244	0	281474	50,000.00	231474	256474	297,059	

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Alternate Key 3784156
Parcel ID 21-22-25-0700-000-14700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0745 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

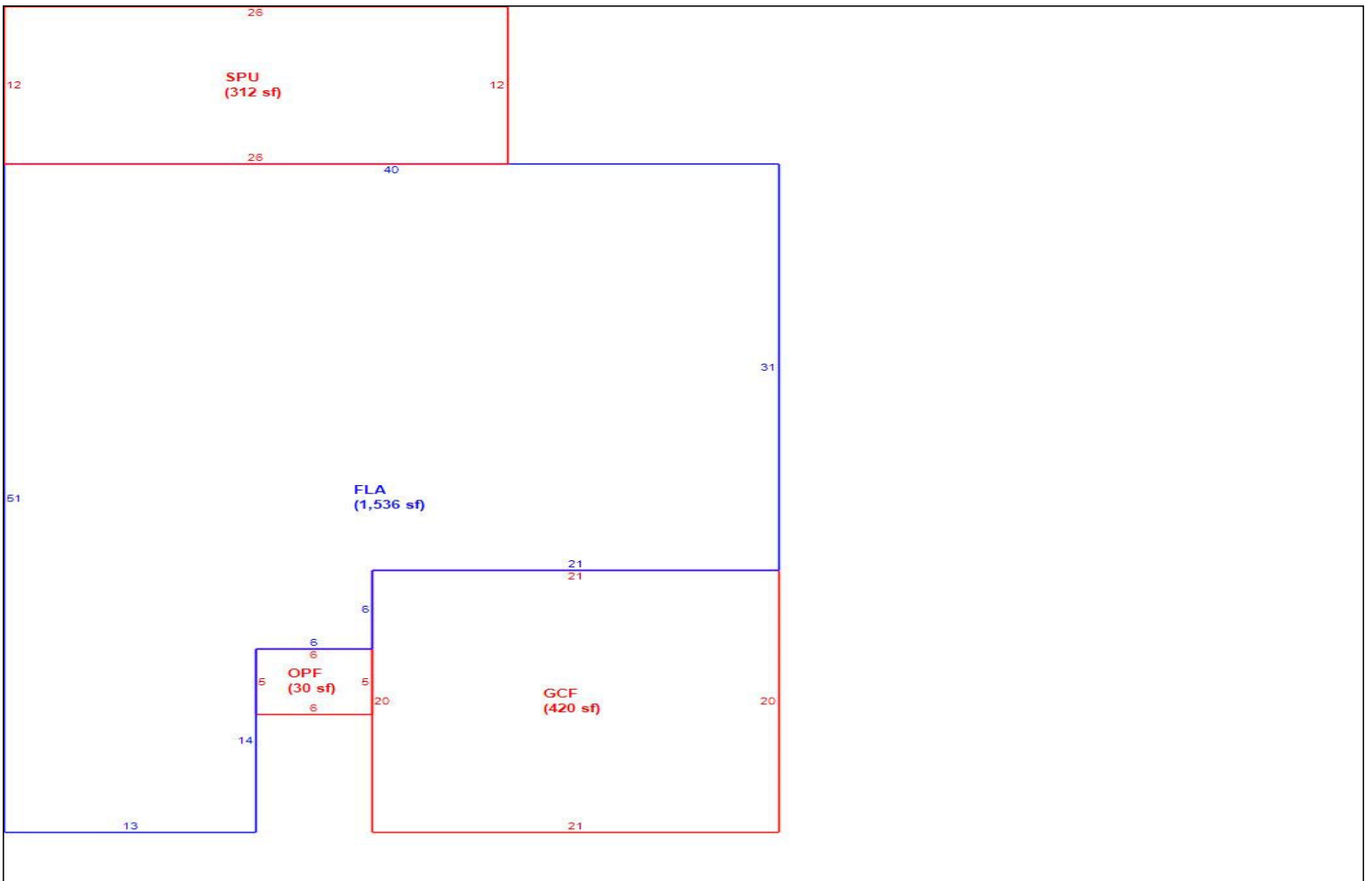
Current Owner		
TAMARIT DANIELLE		
1197 SINGLETON CIR		
GROVELAND	FL	34736

Property Location		
Site Address 1197 SINGLETON CIR		
GROVELAND FL 34736		
Mill Group	OGR1	NBHD 4512
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 02-27-201

Legal Description
GROVELAND, GREEN VALLEY WEST LOT 147 PB 40 PGS 50-54 ORB 6178 PG 652

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	40,000.00	0.0000	2.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 205,037 Deprec Bldg Value 198,886 Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,536	1,536	1536	2002	1536	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0		107.29	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0		205,037	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	312	0			Foundation	3	Fireplaces	0
TOTALS		1,536	2,298	1,536		198,886	Roof Cover	3	Type AC	03

Alternate Key 3784156
 Parcel ID 21-22-25-0700-000-14700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0745 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	
2024	2310-0140	10-25-2023	03-25-2024	14,602	0002	SCRN ROOM	03-25-2024		
2019	SALE	01-01-2018	02-27-2019	1	0099	CHECK VALUE SEE 18 NOTE	02-28-2019		
2013	SALE	01-01-2012	07-16-2012	1	0099	CHECK VALUE	07-16-2012		
2003	221-02-06B	06-20-2002	01-24-2003	89,862	0000	SFR/1197 STONEHAM DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023086530	6178	0652	07-06-2023	WD	Q	01	I	360,000	039	HOMESTEAD	2024	25000
2018066781	5122	1172	05-24-2018	WD	Q	Q	I	190,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4141	0573	03-23-2012	WD	Q	Q	I	85,000				
	4125	0928	02-02-2012	CT	U	U	I	51,100				
	2839	1054	03-23-2005	QC	U	U	I	63,900				
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	
80,000	198,886	0	278,886	0	113056	50,000.00	63056	88056	269,850	

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