

### PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 37840/7

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.

| GOMIPLENED BY GLERK OF WHE WAL   | LUE ADJUSTIMENT EXXARD ((VAE)   |
|--|---|
| Petition # 2024-0746 County Lake   | Tax year 2024 Date received 9./2.24   |
| COMPLEMED BY TI  | IE PETAMONER  |
| PART 1. Taxpayer Information   |   |
| Taxpayer name: INV_HOME; 2018-2 IH Borrower LP   | Representative: Ryan, LLC c/o Robert Peyton   |
| Mailing address       Ryan, LLC         for notices       16220 North Scottsdale Rd, Ste 650         Scottsdale, AZ 85254  | Parcel ID and<br>physical address 2122250700-000-01000<br>or TPP account # 1054 Singleton Cir   |
| Phone 954-740-6240   | Email ResidentialAppeals@ryan.com   |
| The standard way to receive information is by US mail. If possible   | e, I prefer to receive information by 🗹 email 🗌 fax.  |
| I am filing this petition after the petition deadline. I have attac<br>documents that support my statement.  | hed a statement of the reasons I filed late and any   |
| I will not attend the hearing but would like my evidence consider<br>your evidence to the value adjustment board clerk. Florida law al<br>evidence. The VAB or special magistrate ruling will occur unde   | llows the property appraiser to cross examine or object to your r the same statutory guidelines as if you were present.)  |
| Type of Property P       Res. 1-4 units       Industrial and miscellaneou         Commercial       Res. 5+ units       Agricultural or classified use  | Image: Second |
| PART 2. Reason for Petition Check one. If more than  | one, file a separate petition.  |
| Real property value (check one)<br>Denial of classification  | Denial of exemption Select or enter type:   |
| <ul> <li>Parent/grandparent reduction</li> <li>Property was not substantially complete on January 1</li> <li>Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.))</li> <li>Refund of taxes for catastrophic event</li> </ul>  | <ul> <li>Denial for late filing of exemption or classification<br/>(Include a date-stamped copy of application.)</li> <li>a Qualifying improvement (s. 193.1555(5), F.S.) or change of<br/>ownership or control (s. 193.155(3), 193.1554(5), or<br/>193.1555(5), F.S.)</li> </ul>   |
| <ul> <li>Check here if this is a joint petition. Attach a list of units, part determination that they are substantially similar. (s. 194.01)</li> <li>Enter the time (in minutes) you think you need to present you by the requested time. For single joint petitions for multiple uni group.</li> <li>My witnesses or I will not be available to attend on specific of the second seco</li></ul> | 1(3)(e), (f), and (g), F.S.)<br>r case. Most hearings take 15 minutes. The VAB is not bound<br>its, parcels, or accounts, provide the time needed for the entire  |
| You have the right to exchange evidence with the property appra<br>evidence directly to the property appraiser at least 15 days befor<br>appraiser's evidence. At the hearing, you have the right to have<br>You have the right, regardless of whether you initiate the evidence<br>of your property record card containing information relevant to the<br>information redacted. When the property appraiser receives the<br>to you or notify you how to obtain it online.   | aiser. To initiate the exchange, you must submit your<br>e the hearing and make a written request for the property<br>witnesses sworn.<br>ce exchange, to receive from the property appraiser a copy<br>e computation of your current assessment, 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 are a without attaching a completed power of attorney or authorizatio Written authorization from the taxpayer is required for access t collector.   | on for representation to this form.               |                                       |
| □ I authorize the person I appoint in part 5 to have access to a<br>Under penalties of perjury, I declare that I am the owner of the<br>petition and the facts stated in it are true.  |   |                                       |
| Signature, taxpayer  | Print name  | Date                                  |
| PART 4. Employee, Attorney, or Licensed Professional Sign  | ature   |                                       |
| Complete part 4 if you are the taxpayer's or an affiliated entity' representatives.  |   | licensed                              |
| I am (check any box that applies):   |   |                                       |
|  | (taxpayer or an affiliated entity).               |                                       |
| A Florida Bar licensed attorney (Florida Bar number  | ).  |                                       |
| A Florida real estate appraiser licensed under Chapter 475   | Elorida Statutes (license number - RD618          | <u>32</u> ).                          |
| A Florida real estate broker licensed under Chapter 475, F   |   | ).                                    |
| A Florida certified public accountant licensed under Chapte  |   | ).                                    |
| I understand that written authorization from the taxpayer is requappraiser or tax collector.   | · · · · · · · · · · · · · · · · · · ·             | rom the property                      |
| Under penalties of perjury, I certify that I have authorization to<br>am the owner's authorized representative for purposes of filing<br>under s. 194.011(3)(h), Florida Statutes, and that I have read to   | this petition and of becoming an agent for        | service of process                    |
| Robert L. Peyton   | Robert Peyton                                     | 9/10/2024                             |
| Signature, representative  | Print name  | Date                                  |
| PART 5. Unlicensed Representative Signature  |   | · · · · · · · · · · · · · · · · · · · |
| Complete part 5 if you are an authorized representative not list   | ed in part 4 above.                               |                                       |
| I am a compensated representative not acting as one of th AND (check one)  | e licensed representatives or employees lis       | ted in part 4 above                   |
| Attached is a power of attorney that conforms to the requir taxpayer's authorized signature OR I the taxpayer's authorized signature or taxpayer's authorised signature or taxpayer's authorize |   | cuted with the                        |
| I am an uncompensated representative filing this petition A  | ND (check one)                                    |                                       |
| the taxpayer's authorization is attached OR [] the taxpayer  | er's authorized signature is in part 3 of this fo | orm.                                  |
| I understand that written authorization from the taxpayer is rec<br>appraiser or tax collector.  | uired for access to confidential information      | from the property                     |
| Under penalties of perjury, I declare that I am the owner's auth<br>becoming an agent for service of process under s. 194.011(3)<br>facts stated in it are true.   |   |                                       |
| Signature, representative  | Print name  | Date                                  |

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

|                     |                       |               | RES                | SIDENTIA                | L                  |                              |                      |                              |
|---------------------|-----------------------|---------------|--------------------|-------------------------|--------------------|------------------------------|----------------------|------------------------------|
| Petition #          | Ŀ                     | 2024-0746     |                    | Alternate K             | ey: <b>3784017</b> | Parcel II                    | D: 21-22-25-070      | 00-000-01000                 |
| Petitioner Name     |                       | RYAN, LLC     |                    | Dranarty                | 4054 00            |                              | Check if Mu          | Itiple Parcels               |
| The Petitioner is:  | Taxpayer of Red       | cord 📝 Tax    | payer's agent      | Property<br>Address     |                    | NGLETON CIR                  |                      |                              |
| Other, Explain:     |                       |               |                    | Address                 | GRU                | JVELAND                      |                      |                              |
| Owner Name          | 2018-2                | H BORROV      | VER LP             | Value from              | Value befo         | ore Board Action             | <u> </u>             |                              |
|                     |                       |               |                    | TRIM Notic              |                    | Value presented by Prop Appr |                      | Board Action                 |
| 1. Just Value, rec  | nuired                |               |                    | \$ 318,6                | 33 \$              | 318,63                       | 3                    |                              |
| 2. Assessed or cl   |                       | ue *if annli  | cable              | \$ 260,3                |                    | 260.33                       |                      |                              |
| 3. Exempt value,    |                       |               | Cabio              | \$ 200,0                | -                  | 200,00                       | <u> </u>             |                              |
| 4. Taxable Value,   |                       |               |                    | \$ 260,3                | 30 \$              | 260,33                       | 0                    |                              |
| *All values entered | -                     | ty taxable va | lues School an     | . ,                     |                    | ,                            | 0                    |                              |
| All values entered  |                       | ly laxable va | liues, School an   |                         | authonity value    | s may uner.                  |                      |                              |
| Last Sale Date      | 5/8/2018              | Pric          | ce: \$             | 100                     | Arm's Length       | ✓ Distressed                 | Book <u>5107</u>     | <sup>D</sup> age <u>1533</u> |
| ITEM                | Subje                 |               | Compar             |                         |                    | rable #2                     | Compara              |                              |
| AK#                 | 37840 <sup>-</sup>    |               | 3784               |                         |                    | 4142                         | 3784′                |                              |
| Address             | 1054 SINGLE<br>GROVEL |               | 1133 STON<br>GROVE |                         | 1134 STON<br>GROV  | NEHAM DR<br>ELAND            | 1197 SINGLI<br>GROVE |                              |
| Proximity           |                       |               | 730 F              | EET                     | 665 F              | EET                          | 1180 F               | EET                          |
| Sales Price         |                       |               | \$353,             | 000                     | \$350              | ,000                         | \$360,0              | 000                          |
| Cost of Sale        |                       |               | -15                | %                       | -1                 | 5%                           | -15                  | %                            |
| Time Adjust         |                       |               | 4.40               | )%                      | 3.6                | 0%                           | 2.00                 | %                            |
| Adjusted Sale       |                       |               | \$315,             | 582                     | \$310              |                              | \$313,2              | 200                          |
| \$/SF FLA           | \$160.93 p            | er SF         | \$173.21           | •                       | \$170.20           |                              | \$203.91             |                              |
| Sale Date           |                       |               | 1/12/2             | 2023                    | 3/21/              | 2023                         | 7/6/20               | )23                          |
| Terms of Sale       |                       |               | ✓ Arm's Length [   | Arm's Length Distressed |                    | Distressed                   | ✓ Arm's Length       | Distressed                   |
| Value Adj.          | Description           | [             | Description        | Adjustment              | Description        | Adjustment                   | Description          | Adjustment                   |
| Fla SF              | 1,980                 |               | 1,822              | 7900                    | 1,822              | 7900                         | 1,536                | 22200                        |
| Year Built          | 2000                  |               | 2000               |                         | 2002               |                              | 2002                 |                              |
| Constr. Type        | BLK/STUCCO            |               | BLK/STUCCC         |                         | BLK/STUCC          | D C                          | BLK/STUCCO           |                              |
| Condition           | GOOD                  |               | GOOD               |                         | GOOD               |                              | GOOD                 |                              |
| Baths               | 2.0                   |               | 2.0                |                         | 2.0                |                              | 2.0                  |                              |
| Garage/Carport      | GARAGE                |               | GARAGE             |                         | GARAGE             |                              | GARAGE               |                              |
| Porches             | OPF                   |               | OPF/SPF            | -6000                   | OPF/OPF            | -5000                        | OPF/SPU              | -5000                        |
| Pool                | N                     |               | N                  | 0                       | N                  | 0                            | Ν                    | 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           |               | RESIDENTIA         |                         | RESIDENTIA         |                              | RESIDENTIAL          |                              |
| View                | RESIDENTIAL           |               | RESIDENTIA         |                         | RESIDENTIA         | L                            | RESIDENTIAL          |                              |
|                     |                       |               | Net Adj. 0.6%      | 1900                    | Net Adj. 0.9%      | 2900                         | Net Adj. 5.5%        | 17200                        |
|                     |                       |               | Gross Adj. 4.4%    | 13900                   | Gross Adj. 4.2%    | 6 12900                      | Gross Adj. 8.7%      | 27200                        |
|                     | Market Value          | \$318,633     | Adj Market Value   | \$317,482               | Adj Market Value   | \$313,000                    | Adj Market Value     | \$330,400                    |
| Adj. Sales Price    | Value per SF          | 160.93        | -                  | . , -                   | -                  | . ,                          | -                    | . ,                          |

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

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: R. Bryan Boone

DATE 12/10/2024

## 2024-0746 Comp Map

| 1204   | 1221                | 1205 1208  | 1207  |
|--|---------------------|--|---|
| 1198   |                     | 1199 1202  | 1201  |
| C1192140   | 1191 1194           | 1193 1196  |   |
| 1186   | 1185 1188           | S 11877 1190   | 1189  |
| 1180   | 1179 1182           | 1181 1184  | 1083  |
| 1174   | 3 11739 1176        | EXUL75 0 11178   | 30022280  |
| 1168   | 11167 11170         | 1169 1172  | SOED A  |
| 1162   | 1161 1164           | 1163 1166  | TILES   |
| 1156   | 1155 61158.7        | 1157 1160  | 0159  |
| 1150   | 1149 1152           | 0151 811545  | 0050  |
| 0044   | 1143 1146           | 1145 1148  | 00.07   |
|  | 1137 1140           | 1159 1142  | 0020  |
| 1132   | -0130               | 3 2 7 1136   | 1135  |
| 1126   | 1125 1128           | 1127 1130  | VILLAGE C   |
| 1120   | 1119 1122           | 1121   | 1123  |
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| and the second s |                     | AT THE REAL PROPERTY AND A DECIMAL OF A DECI | the second se |

| Bubble # | Comp #  | Alternate Key | Parcel Address                  | Distance from<br>Subject(mi.) |
|----------|---------|---------------|---------------------------------|-------------------------------|
| 1        | SUBJECT | 3784017       | 1054 SINGLETON CIR<br>GROVELAND | -                             |
| 2        | 1       | 3784127       | 1133 STONEHAM DR GROVELAND      | 730 feet                      |
| 3        | 2       | 3784142       | 1134 STONEHAM DR GROVELAND      | 665 feet                      |
| 4        | 3       | 3784156       | 1197 SINGLTON CIR GROVELAND     | 1180 feet                     |
| 5        |         |               |                                 |                               |
| 6        |         |               |                                 |                               |
| 7        |         |               |                                 |                               |
| 8        |         |               |                                 |                               |
|          |         |               |                                 |                               |

|                   |                       | Key 37     |                       | 00 01000                                 |              |              | perty Reco                             |           | rd        |                         | 2024-07<br>PRC Run: 1     |                      | •                        |        |
|-------------------|-----------------------|------------|-----------------------|--|--------------|--------------|--|-----------|-----------|-------------------------|---------------------------|----------------------|--------------------------|--------|
| Par               | Cel ID                |            | 25-0700-0<br>nt Owner | 00-01000                                 | R            | oll Year 2   | 2024 Sta                               | tus: A    |           |                         | Pro                       | Card #<br>Derty Loca | 1 of<br><i>tion</i>      | 1      |
| 2018              | 8-2 IH BC             | DRROWE     |                       |  |              |              |  |           |           | Site A                  | ddress 1054               |                      |                          |        |
|                   |                       |            | IES TAX DEI           | PT                                       |              |              |  |           |           |                         |                           | VELAND               | FL 3                     |        |
| 1717              | 7 MAIN S              | ST STE 20  | 000                   |  |              |              |  |           |           | Mill G                  | iroup 0GR1<br>Property U  |                      | BHD 4512                 |        |
| DAL               | LAS                   |            | ТΧ                    | 75201                                    |              |              |  |           |           | 001                     |                           | E FAMILY             | LPD 03-1                 |        |
| l eas             | al Descri             | intion     |                       |  |              |              |  |           |           |                         |                           |                      |                          |        |
|                   |                       |            | N VALLEY W            | EST LOT 10                               | ) PB 40 PG   | S 50-54 ORE  | 3 4582 PG 89 <sup>-</sup>              | ORB 51    | 07 PG 153 | 3                       |                           |                      |                          |        |
| LL                | <b>d Lines</b><br>Use | Front      | Donth                 | Notes                                    |              | Linita       | Unit                                   | Depth     | Loc       | Shp                     | Phys                      |                      | Land                     | d      |
| #                 | Code                  | Front      | Depth                 | Adj                                      |              | Units        | Price                                  | Factor    | Factor    | Factor                  | Factor                    | Class Val            | Value                    |        |
| 1                 | 0100                  | 0          | 0                     |  |              | 1.00 LT      | 40,000.00                              | 0.0000    | 2.00      | 1.000                   | 1.000                     |                      | 0 8                      | 30,000 |
|                   |                       | Total A    | cres                  | 0.00                                     |              | JV/Mkt 0     |  |           | Tota      | I Adj JV/N              | <br>/kt                   |                      |                          | 30,000 |
|                   | Cla                   | assified A |                       | 0  | Classifie    | ed JV/Mkt 80 |  |           |           | d Adj JV/M              |                           |                      |                          | 0      |
| Bldg              | g 1 S                 | ec 1       | of 1                  |  | Renlac       | ement Cost   | <b>Sketch</b><br>246,013               |           | Deprec Bl | da Value                | 238 633                   | Mul                  | Iti Story 0              | )      |
| Diag              |                       |            |                       | 40                                       |              |              | 210,010                                |           | Bopiec B  | ag value                | 200,000                   |                      |                          |        |
| 20                |                       | 20<br>20   | GCF<br>(400 sf)       | FLA<br>(1,980<br>16<br>20<br>5<br>4<br>5 | 9 sf)<br>4 4 | 15           | 60                                     |           |           |                         |                           |                      |                          |        |
| 1                 |                       | 20         |                       | 5  | OPF          | 15           | i                                      |           |           |                         |                           |                      |                          |        |
|                   | _                     |            | Building              |  | (20 sf)      |              |  | ilding Va | aluation  |                         |                           | onstructio           |                          |        |
| <u> </u>          | 1. 1                  | 1)escrir   | otion                 | Living Are                               | Gross Are    |              | Year Built                             |           |           | 2000                    | Imp Type                  | R1                   | Bedrooms                 | 4      |
| Cod               |                       |            |                       | 1 000                                    | 1 1 1 1 1 1  |              |  |           |           | 1980                    | 1                         |                      |                          |        |
| Cod<br>FLA<br>GAR | FINIS                 |            | ING AREA<br>SH        | 1,980<br>0                               | 1,980<br>400 | 0            | Effective Area                         |           |           |                         | No Stories                | 1.00                 | Full Baths               | 2      |
| FLA               | FINIS<br>GAR/         | HED LIV    |                       |  |              | 0            | Base Rate                              |           |           | 105.28                  |                           |                      | Full Baths<br>Half Baths |        |
| FLA<br>GAR        | FINIS<br>GAR/         | HED LIV    | SH                    | 0  | 400          | 0<br>0       |  |           |           | 105.28<br>246,013       | Quality Grad              | e 665                | Half Baths               | 0      |
| FLA<br>GAR        | FINIS<br>GAR/         | HED LIV    | SH                    | 0  | 400          | 0<br>0       | Base Rate<br>Building RCN              |           |           | 105.28                  | Quality Grad<br>Wall Type | e 665<br>03          | Half Baths<br>Heat Type  | 0<br>6 |
| FLA<br>GAR        | FINIS<br>GAR/         | HED LIV    | SH                    | 0  | 400          | 0<br>0       | Base Rate<br>Building RCN<br>Condition |           |           | 105.28<br>246,013<br>EX | Quality Grad              | e 665                | Half Baths               | 0      |

80,000

238,633

0

318,633

### LCPA Property Record Card

Status: A

Roll Year 2024

2024-0746 Subject PRC Run: 12/10/2024 By bboone

Card # 1 of 1

|      | Miscellaneous Features   |  |  |  |  |   |  |   |  |  |  |  |
|------|--|--|--|--|--|---|--|---|--|--|--|--|
|      | *Only the first 10 records are reflected below                             |  |  |  |  |   |  |   |  |  |  |  |
| Code | e Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value |  |  |  |  |   |  |   |  |  |  |  |
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|      |  |  |  |  |  | 1 |  | l |  |  |  |  |

| Building Permits |           |            |            |        |      |                        |             |         |  |  |
|------------------|-----------|------------|------------|--------|------|------------------------|-------------|---------|--|--|
| Roll Year        | Permit ID | Issue Date | Comp Date  | Amount | Туре | Description            | Review Date | CO Date |  |  |
| 2014             | SALE      | 01-01-2013 | 05-05-2014 | 1      | 0099 | CHECK VALUE            | 05-05-2014  |         |  |  |
| 2001             | 9900149   | 01-01-2000 | 04-05-2001 | 68,845 | 0000 | SFR/1054 SINGLETON CIR |             |         |  |  |
|                  |           |            |            |        |      |                        |             |         |  |  |
|                  |           |            |            |        |      |                        |             |         |  |  |
|                  |           |            |            |        |      |                        |             |         |  |  |
|                  |           |            |            |        |      |                        |             |         |  |  |
|                  |           |            |            |        |      |                        |             |         |  |  |
|                  |           |            |            |        |      |                        |             |         |  |  |
|                  |           |            |            |        |      |                        |             |         |  |  |
|                  |           |            |            |        |      |                        |             |         |  |  |
|                  |           |            |            |        |      |                        |             |         |  |  |
|                  |           |            |            |        |      | 1                      |             |         |  |  |

|                |   |                                      | Sales Informa  | ation                      |                  |                       |         |                                       |      | Exemptions  |      |        |
|----------------|---|--------------------------------------|--|----------------------------|------------------|-----------------------|---------|---------------------------------------|------|-------------|------|--------|
| Instrument No  | Book  | /Page                                | Sale Date  | Instr                      | Q/U              | Code                  | Vac/Imp | Sale Price                            | Code | Description | Year | Amount |
| 2018054192     | 5107<br>4582<br>4349<br>4270<br>1858  | 1533<br>0891<br>2160<br>2219<br>2093 | 05-08-2018<br>01-29-2015<br>06-18-2013<br>01-10-2013<br>08-24-2000 | WD<br>WD<br>WD<br>CT<br>WD | U<br>U<br>U<br>Q | M<br>M<br>U<br>U<br>Q |         | 100<br>100<br>123,300<br>0<br>118,700 |      |             |      |        |
|                |   |                                      |  |                            |                  | Val                   | ue Summ | arv                                   |      | Total       |      | 0.00   |
| Land Value Bld | <i>Value Summary</i><br>and Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu |                                      |  |                            |                  |                       |         |                                       |      |             |      |        |

260330

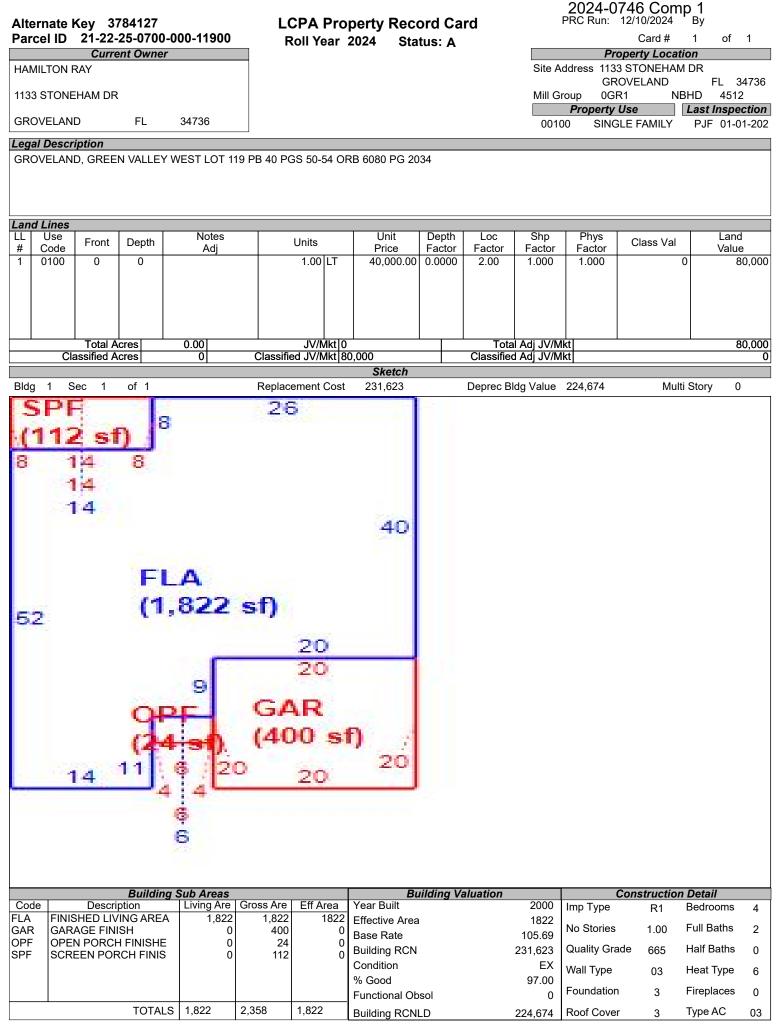
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260330

318633

310,850

58303



80,000

224,674

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304,674

#### LCPA Property Record Card Roll Year 2024

Status: A

2024-0746 Comp 1 PRC Run: 12/10/2024 By By

> Card # 1 of 1

|      | Miscellaneous Features  |  |  |              |      |  |  |   |  |  |  |  |  |
|------|---|--|--|--------------|------|--|--|---|--|--|--|--|--|
|      | *Only the first 10 records are reflected below  |  |  |              |      |  |  |   |  |  |  |  |  |
| Code | Code         Description         Units         Type         Unit Price         Year Blt         Effect Yr         RCN         %Good         Apr Value |  |  |              |      |  |  |   |  |  |  |  |  |
|      |   |  |  |              |      |  |  | 1 |  |  |  |  |  |
|      |   |  |  |              |      |  |  |   |  |  |  |  |  |
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|      |   |  |  |              |      |  |  |   |  |  |  |  |  |
|      |   |  |  | Ruilding Por | mite |  |  | * |  |  |  |  |  |

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

|                |   |                                      | Sales Inform   | ation                      |           |                        |         |   |            | Exemptions                        |              |                |
|----------------|---|--------------------------------------|--|----------------------------|-----------|------------------------|---------|---|------------|-----------------------------------|--------------|----------------|
| Instrument No  | Book  | /Page                                | Sale Date  | Instr                      | Q/U       | Code                   | Vac/Imp | Sale Price                                    | Code       | Description                       | Year         | Amount         |
| 2023006232     | 6080<br>3087<br>2629<br>2487<br>1896  | 2034<br>2369<br>1254<br>0743<br>0173 | 01-12-2023<br>02-08-2006<br>07-28-2004<br>12-12-2003<br>12-28-2000 | WD<br>WD<br>WD<br>WD<br>WD | Q U Q Q Q | 01<br>U<br>Q<br>Q<br>Q |         | 353,000<br>0<br>161,000<br>136,000<br>127,100 | 039<br>059 | HOMESTEAD<br>ADDITIONAL HOMESTEAD | 2024<br>2024 | 25000<br>25000 |
|                |   |                                      |  |                            |           |                        |         |   |            | Total                             |              | 50,000.00      |
|                | Value Summary   |                                      |  |                            |           |                        |         |   |            |                                   |              |                |
| Land Value Bld | and Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu |                                      |  |                            |           |                        |         |   |            |                                   |              |                |

304674

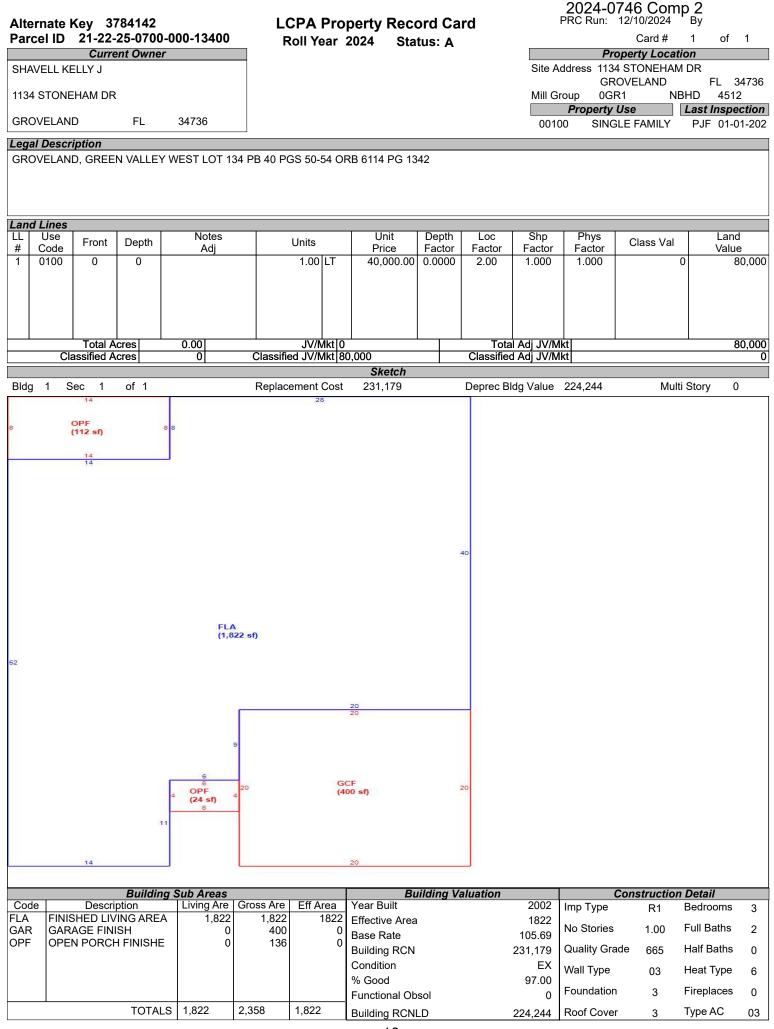
50,000.00

254674

279674

297,489

0



#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0746 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

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

|           | Building Permits |            |            |         |      |                      |             |         |  |  |  |
|-----------|------------------|------------|------------|---------|------|----------------------|-------------|---------|--|--|--|
| Roll Year | Permit ID        | Issue Date | Comp Date  | Amount  | Туре | Description          | Review Date | CO Date |  |  |  |
| 2003      | 0121-02-05B      | 04-23-2002 | 01-27-2003 | 105,570 | 0000 | SFR/1134 STONEHAM DR |             |         |  |  |  |
|           |                  |            |            |         |      |                      |             |         |  |  |  |
|           |                  |            |            |         |      |                      |             |         |  |  |  |
|           |                  |            |            |         |      |                      |             |         |  |  |  |
|           |                  |            |            |         |      |                      |             |         |  |  |  |
|           |                  |            |            |         |      |                      |             |         |  |  |  |
|           |                  |            |            |         |      |                      |             |         |  |  |  |
|           |                  |            |            |         |      |                      |             |         |  |  |  |
| L         | 1                | 1          |            |         |      |                      | 1 1         | I       |  |  |  |

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

| Alternate Key 3784156                                |                      | perty Record                       |              | 2024-0746 Comp 3<br>PRC Run: 12/10/2024 By |                        |               |                       |  |
|--|----------------------|------------------------------------|--------------|--|------------------------|---------------|-----------------------|--|
| Parcel ID 21-22-25-0700-000-14700<br>Current Owner   | Roll Year            | 2024 Status:                       | Α            |  | Prope                  | Card # 1      | of 1                  |  |
| AMARIT DANIELLE                                      |                      |                                    |              | Site A                                     | ddress 1197 SI         | NGLETON CIR   | FL 3473               |  |
| 197 SINGLETON CIR                                    |                      |                                    |              | Mill G                                     |                        | ELAND<br>NBHD | FL 3473<br>4512       |  |
| GROVELAND FL 34736                                   |                      |                                    |              | 001  | Property Use           |               | Inspectio             |  |
| egal Description                                     |                      |                                    |              | 0010                                       | JU SINGLE              |               | 5 02-27-20            |  |
| GROVELAND, GREEN VALLEY WEST LOT 147 F               | PB 40 PGS 50-54 OF   | RB 6178 PG 652                     |              |  |                        |               |                       |  |
| and Lines  |                      |                                    | uth Loo I    | Chra                                       | Dhur                   |               | l a mal               |  |
| L Use Front Depth Notes<br># Code Front Depth Adj    | Units                | Unit De<br>Price Fac               | ctor Factor  | Shp<br>Factor                              | Phys<br>Factor         | Class Val     | Land<br>Value         |  |
| 1 0100 0 0   | 1.00 LT              | 40,000.00 0.00                     | 000 2.00     | 1.000                                      | 1.000                  | 0             | 80,00                 |  |
| Total Acres 0.00                                     | JV/Mkt 0             |                                    | Tota         | Adj JV/N                                   |                        |               | 80,00                 |  |
| Classified Acres 0                                   | Classified JV/Mkt 80 |                                    | Classified   |  |                        |               |                       |  |
| Bildg 1 Sec 1 of 1                                   | Replacement Cost     | Sketch<br>205,037                  | Deprec Blo   | dq Value                                   | 198,886                | Multi Stor    | y 0                   |  |
| 26   |                      | 7                                  |              | 5  |                        |               | , -                   |  |
| (312 sf)<br>28<br>40<br>FLA<br>(1,536 sf)            |                      | 31                                 |              |  |                        |               |                       |  |
|  |                      |                                    |              |  |                        |               |                       |  |
|  | 21<br>21             |                                    | -            |  |                        |               |                       |  |
| 6  |                      |                                    |              |  |                        |               |                       |  |
| 6<br>6<br>5 OPF 5<br>(30 sf) 5<br>6<br>20<br>14      | GCF<br>(420 sf)      | 20                                 |              |  |                        |               |                       |  |
| 13   | 21                   |                                    |              |  |                        |               |                       |  |
|  |                      |                                    |              |  |                        |               |                       |  |
| Building Sub Areas Code Description Living Are   Gr  | oss Are Eff Area     | Buildin<br>Year Built              | ng Valuation | 2002                                       | <b>Cor</b><br>Imp Type | R1 Bedr       | n <b>il</b><br>ooms 3 |  |
| LA FINISHED LIVING AREA 1,536<br>GAR GARAGE FINISH 0 |                      | Effective Area                     |              | 1536                                       | No Stories             |               | Baths 2               |  |
| OPF OPEN PORCH FINISHE 0                             | 30 0                 | Base Rate<br>Building RCN          |              | 107.29<br>205,037                          | Quality Grade          |               | Baths 0               |  |
| PU SCREEN PORCH UNFIN 0                              | 312 0                | Condition                          |              | EX   | Wall Type              |               | Type 6                |  |
|  |                      | % Good                             |              | 97.00                                      | Foundation             |               | laces 0               |  |
|  | 298 1,536            | Functional Obsol<br>Building RCNLD |              | 0  |                        |               |                       |  |
|  |                      |                                    |              | 198,886                                    | Roof Cover             | з Туре        | AC 03                 |  |

80,000

198,886

0

278.886

### LCPA Property Record Card

Status: A

Roll Year 2024

2024-0746 Comp 3 PRC Run: 12/10/2024 By

Card # 1 of 1

|      | Miscellaneous Features<br>*Only the first 10 records are reflected below |           |      |                     |          |            |          |             |           |  |  |  |
|------|--|-----------|------|---------------------|----------|------------|----------|-------------|-----------|--|--|--|
| Code | Description  | Units     | Туре | Unit Price          | Year Blt | Effect Yr  | RCN      | %Good       | Apr Value |  |  |  |
|      |  |           |      |                     |          |            |          |             |           |  |  |  |
|      |  |           |      |                     |          |            |          |             |           |  |  |  |
|      |  |           |      |                     |          |            |          |             |           |  |  |  |
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|      |  |           |      |                     |          |            |          |             |           |  |  |  |
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|      |  |           |      |                     |          |            |          |             |           |  |  |  |
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|      |  |           |      |                     |          |            |          |             |           |  |  |  |
|      |  |           |      |                     |          |            |          |             |           |  |  |  |
|      |  |           |      |                     |          |            |          |             |           |  |  |  |
|      |  |           |      | <b>Building Per</b> | mits     |            |          |             |           |  |  |  |
|      | ar Pormit ID Jesuo Dato (  | Comp Data | Amou | nt Type             |          | Doscriptio | <u>n</u> | Poviow Date |           |  |  |  |

|   | Building Permits                                     |  |   |        |                              |             |   |         |  |  |  |  |
|---|--|--|---|--------|------------------------------|-------------|---|---------|--|--|--|--|
| Roll Year                                 | Permit ID  | Issue Date   | Comp Date   | Amount | Туре                         | Description | Review Date   | CO Date |  |  |  |  |
| Roll Year<br>2024<br>2019<br>2013<br>2003 | Permit ID<br>2310-0140<br>SALE<br>SALE<br>221-02-06B | Issue Date<br>10-25-2023<br>01-01-2018<br>01-01-2012<br>06-20-2002 | Comp Date<br>03-25-2024<br>02-27-2019<br>07-16-2012<br>01-24-2003 | r      | Type<br>0002<br>0099<br>0099 | •           | Review Date<br>03-25-2024<br>02-28-2019<br>07-16-2012 | CO Date |  |  |  |  |
|   |  |  |   |        |                              |             |   |         |  |  |  |  |

|                          |  |                                      | Sales Informa  | ation                |     |                   |         |  | Exemptions |                                   |              |           |
|--------------------------|--|--------------------------------------|--|----------------------|-----|-------------------|---------|--|------------|-----------------------------------|--------------|-----------|
| Instrument No            | Book   | /Page                                | Sale Date  | Instr                | Q/U | Code              | Vac/Imp | Sale Price                                       | Code       | Description                       | Year         | Amount    |
| 2023086530<br>2018066781 | 6178<br>5122<br>4141<br>4125<br>2839   | 0652<br>1172<br>0573<br>0928<br>1054 | 07-06-2023<br>05-24-2018<br>03-23-2012<br>02-02-2012<br>03-23-2005 | WD<br>WD<br>CT<br>QC |     | 01<br>Q<br>U<br>U |         | 360,000<br>190,000<br>85,000<br>51,100<br>63,900 |            | HOMESTEAD<br>ADDITIONAL HOMESTEAD | 2024<br>2024 |           |
|                          |  |                                      |  |                      |     |                   |         |  |            | Total                             |              | 50,000.00 |
|                          | Value Summary  |                                      |  |                      |     |                   |         |  |            |                                   |              |           |
| Land Value Bldg          | Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu |                                      |  |                      |     |                   |         |  |            |                                   |              |           |

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