

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

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

Section 194.011, Florida Statutes 3832566

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 C	LERK OF THE VAL		TEOARD (Y	(AB)
Petition# 202	24-0749	County Lake	Ta	x year 2024	Date received 9.12.24
		N VEIGENEURINOS			
PART 1. Taxpaye	r Information		E. Kuta Keta	ikiğika.	
Taxpayer name: INV	V_HOME; IH3 Property Florida,	L.P.	Representative: Ry	yan, LLC c/o	Robert Peyton
Mailing address	Ryan, LLC		Parcel ID and	2122252300-0	200 00600
for notices	16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	priyotodi addicoo	135 Compass	
Phone 954-740-62	240		Email I	ResidentialAp	peals@ryan.com
	to receive information is b				
	petition after the petition data	leadline. I have attac	ched a statement of	the reasons I	filed late and any
your evidence to evidence. The \	o the value adjustment boa VAB or special magistrate	ard clerk. Florida law a ruling will occur unde	illows the property aper the same statutory	ppraiser to cros y guidelines as	
	Res. 1-4 units Industr		_	_	listoric, commercial or nonprofit
☐ Commercial L	Res. 5+ units Agricult	tural or classified use	☐ Vacant lots and a	acreage B	usiness machinery, equipment
PART 2 Reason	for Petition Cher	ck one. If more than	one, file a separa	te petition.	
Real property v	ralue (check one). ☑ decre fication	ase 🗌 increase	☐ Denial of exem	ption Select o	r enter type:
☐ Parent/grandpa	rent reduction				otion or classification
	t substantially complete c				y of application.)
return required b	al property value (You mu by s.193.052. (s.194.034, s for catastrophic event			ontrol (s. 193.15	1555(5), F.S.) or change of 55(3), 193.1554(5), or
	this is a joint petition. Att	ach a list of units na	reels or accounts v	with the proper	ty appraiser's
	n that they are substantial				ty appraiser s
5 Enter the time	e (in minutes) you think you	need to present you	ır case. Most hearing	gs take 15 min	utes. The VAB is not bound the time needed for the entire
	s or I will not be available t	to attend on specific	dates. I have attach	ned a list of da	tes.
evidence directly to	to exchange evidence wi the property appraiser a ce. At the hearing, you ha	it least 15 days befor	re the hearing and r		
of your property re- information redacte	cord card containing infor	mation relevant to th	e computation of yo	our current as:	property appraiser a copy sessment, with confidential d the property record card

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 au without attaching a completed power of attorney or authorizatio Written authorization from the taxpayer is required for access to collector.	n for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to an Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signa	ature	:- '.
Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.		lowing licensed
I am (check any box that applies):		
An employee of		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).
A Florida certified public accountant licensed under Chapter	473, Florida Statutes (license numb	oer).
I understand that written authorization from the taxpayer is requappraiser or tax collector.	ired for access to confidential inform	nation from the property
Under penalties of perjury, I certify that I have authorization to fam the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the	this petition and of becoming an age	ent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		1.5
Complete part 5 if you are an authorized representative not liste	d in part 4 above.	
I am a compensated representative not acting as one of the AND (check one)	licensed representatives or employ	vees listed in part 4 above
☐ Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR ☐ the taxpayer's authorized		
☐ I am an uncompensated representative filing this petition AN	ID (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpaye	r's authorized signature is in part 3 o	of this form.
I understand that written authorization from the taxpayer is requappraiser or tax collector.	uired for access to confidential infor	mation from the property
Under penalties of perjury, I declare that I am the owner's auth becoming an agent for service of process under s. 194.011(3)(facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0749		Alternate K	ey:	3832566	Parcel	D: 21-22-25-23	00-000-09600	
Petitioner Name The Petitioner is: Other, Explain:	Taxpayer of Rec	RYAN, LLC cord 🗸 Taxı	payer's agent	Property Address			ASS ROSE DE VELAND	Check if M	ultiple Parcels	
	III2 DDOI	DEDTY EL O	DIDALD	Value from			- D 1 A - 4'-			
Owner Name	IH3 PRUI	PERTY FLO	RIDA LP	Value from TRIM Notice			re Board Action Inted by Prop App	i value atter	Board Action	
1. Just Value, red	quired			\$ 287,3	73	\$	287,37	73		
2. Assessed or c	lassified use val	ue, *if appli	cable	\$ 260,0	20	\$	260,02	20		
3. Exempt value,				\$	-		,			
4. Taxable Value,				\$ 260,0	20	\$	260,02	20		
*All values entered	-	ty taxable va	lues, School and				•	- 1		
Last Sale Date	12/3/2013	Pric	ce : \$122	•		Arm's Length	_		Page <u>1579</u>	
ITEM	Subje		Compara			Compara		Compar		
AK#	38325		38324			3848	-	3848		
Address	135 COMPASS GROVEL		505 LAKE SU GROVEL			601 NEPT GROVE		745 LAKE DO GROVE		
Proximity			.22 MI	LE		.24 M	ILE	.55 N	IILE	
Sales Price			\$356,600			\$365,		\$345,000		
Cost of Sale			-15%			-15		-15		
Time Adjust		2.40			2.00		4.00			
Adjusted Sale	* 430.03	\$311,6			\$317,		\$307,			
\$/SF FLA	\$179.27 p	\$185.96			\$180.63		\$176.47	•		
Sale Date			6/15/2023 Arm's Length Distressed			7/6/2	_	2/22/2		
Terms of Sale			✓ Arm's Length	Distressed	✓	Arm's Length	Distressed	✓ Arm's Length	Distressed	
				T	_		I			
Value Adj. Fla SF	Description		Description	Adjustment		Description	Adjustment	Description 1,740	Adjustment	
Year Built	1,603 2006		1,676 2005	-3650		1,758 2011	-7750	2006	-6850	
Constr. Type	BLK/STUCCO		BLK/STUCCO		RI	LK/STUCCC)	BLK/STUCCC)	
Condition	GOOD		GOOD		<u> </u>	GOOD	1	GOOD		
Baths	2.0		2.0			2.0		2.0		
Garage/Carport	GARAGE		GARAGE			GARAGE		GARAGE		
Porches	OPF/OPF		OPF/SPF	-2000		OPF/OPF		OPF/SPF	-2000	
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	1		NONE	+	NONE		
Site Size	.24 AC		.17 AC	1100	_	.22 AC	1.100	.17 AC		
Location	RESIDENTIAL		RESIDENTIAL	-1400	-	ESIDENTIAL		RESIDENTIAL		
View	RESIDENTIAL		RESIDENTIAL		RI	ESIDENTIAL	-	RESIDENTIAL	-	
			-Net Adj. 2.3%	-7050	_	Net Adj. 2.9%	-9150	-Net Adj. 2.9%	-8850	
			Gross Adj. 2.3%	7050	G	ross Adj. 2.9%	9150	Gross Adj. 2.9%	8850	
Adi Odica Dai	Market Value	\$287,373	Adj Market Value	\$304,618	Adj	Market Value	\$308,400	Adj Market Value	\$298,200	
Adj. Sales Price	Value per SF	179.27								

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 12/9/2024

2024-0749 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3848374	745 LAKE DOUGLAS DR GROVELAND	.55 MILE
2	Comp 2	3848314	601 NEPTUNE DR GROVELAND	.24 MILE
3	Subject	3832566	135 COMPASS ROSE DR GROVELAND	-
4	Comp 1	3832436	505 LAKE SUMNER DR GROVELAND	.22 MILE
5				
6				
7				
8				

Alternate Key 3832566 Parcel ID 21-22-25-2300-000-09600

Current Owner IH3 PROPERTY FLORIDA LP

C/O INVITATION HOMES TAX DEPT

75201 **DALLAS** TX

LCPA Property Record Card Roll Year 2024 Status: A

subject

2024-0749 Subject PRC Run: 12/9/2024 By By bboone

> Card # 1 of

Property Location

Site Address 135 COMPASS ROSE DR

GROVELAND 34736 Mill Group 0532 00GR NBHD

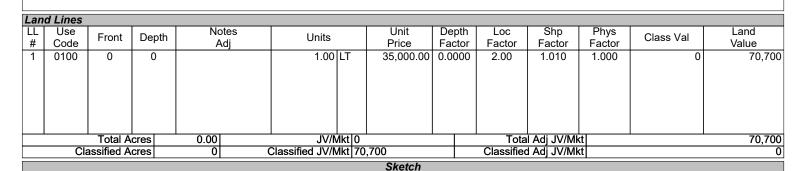
Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Legal Description

1717 MAIN ST STE 2000

WESTWOOD PHASE I PB 53 PG 37-39 LOT 96 ORB 4417 PG 1579



Bldg 1 of 1 Replacement Cost 223,374 Deprec Bldg Value 216,673 0 1 Sec Multi Story 12 12 OPF FLA (1,603 sf) OPF (16 sf) GCF (460 sf)

	Building S				Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,603	1,603	1603	Effective Area	1603			- " - "	
-	GARAGE FINISH	0	460	0	Base Rate	112.71	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	184	0	Building RCN	223,374	Quality Grade	675	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,603	2,247	1,603	Building RCNLD	216,673	Roof Cover	3	Type AC	03

Alternate Key 3832566 Parcel ID 21-22-25-2300-000-09600

LCPA Property Record Card Roll Year 2024 Status: A

2024-0749 Subject PRC Run: 12/9/2024 By bboone

Card# 1 of 1 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 CO Date Permit ID Issue Date Comp Date Amount Туре Description Review Date 07-07-2006 865-05-09BEP SFR FOR 07 01-10-2006 146,625 0000 07-07-2006 2007 09-21-2005 01-10-2006 865-05-09BEP 146,625 0000 SFR 4BEDS 135 COMPASS ROSE DR 2006 Sales Information Exemptions Book/Page Q/U Code Instrument No Sale Date Instr Vac/Imp Sale Price Code Description Year Amount 4417 1579 12-03-2013 U 122,000 CT 04-28-2006 WD 246,800 3151 0417 Q Q 0.00 Total Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
70.700	216.673	0	287.373	27353	260020	0.00	260020	287373	280.624

^{***}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 3832436 Parcel ID 21-22-25-2300-000-03800

LCPA Property Record Card Roll Year 2024 Status: A

2024-0749 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 505 LAKE SUMNER DR

GROVELAND FL 34736 00GR **NBHD** 0532

Mill Group Property Use Last Inspection 00100 SINGLE FAMILY MHS 03-04-201

Current Owner SHAFER STEPHEN A 1390 W LAKESHORE DR CLERMONT 34711

Legal Description

WESTWOOD PHASE I PB 53 PG 37-39 LOT 38 ORB 6161 PG 196

Lan	Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.020	1.000	0	71,400	
					JV/Mkt	0	<u> </u>	Tota	d Adj JV/MI	ct		71,400	
	Classified Acres 0 Cla				Classified JV/Mkt	Classified JV/Mkt 71,400			Classified Adj JV/Mkt			0	

Sketch

Bldg 1 1 of 1 231,037 Deprec Bldg Value 224,106 Multi Story 0 Sec Replacement Cost SPF (168 sf) FLA (1,676 sf) OPF (16 sf) GCF (420 sf)

	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	2005	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,676	1,676	1676	Effective Area	1676				
GAR	GARAGE FINISH	0	420	0	Base Rate	112.50	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	16	0	Building RCN	231,037	Quality Grade	675	Half Baths	0
SPF	SCREEN PORCH FINIS	0	168	0	Condition	,		010		U
					-	EX	Wall Type	03	Heat Type	6
					% Good	97.00	C	_	- :!	_
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,676	2,280	1,676	Building RCNLD	224,106	Roof Cover	3	Type AC	03

Alternate Key 3832436 Parcel ID 21-22-25-2300-000-03800

LCPA Property Record Card Roll Year 2024 Status: A

2024-0749 Comp 1 PRC Run: 12/9/2024 By

Card# 1 of 1 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 Type Description Review Date 03-04-2019 CHECK VALUE SALE 01-01-2018 0099 2019 551-05-06B 06-06-2005 10-20-2005 146,625 0000 SFR 505 LAKE SUMNER DR 2006

	Sales Information Exemptions												
Instrument No	Instrument No Book/Page Sale Date Ins						Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023072240 2019044188 2018007104	6161 5267 5055 4169 3021	0196 1840 1731 0904 0816	06-15-2023 04-12-2019 01-16-2018 05-30-2012 11-22-2005	WD WD WD WD WD	Q/U Q Q Q U Q	01 Q Q U Q		356,600 225,000 189,500 97,000 230,300	_	Description	Teal	Amount	
										Total		0.00	
						Val	ue Summ	ary					

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
71,400	224,106	0	295,506	0	295506	0.00	295506	295506	288,472

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Alternate Key 3848314

Parcel ID 21-22-25-2301-000-18400

Current Owner

DRISLANE YOLANDA I & REGINA A SMITH

601 NEPTUNE DR

GROVELAND FL 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0749 Comp 2 PRC Run: 12/9/2024 By

Card # of 1

Property Location

Site Address 601 NEPTUNE DR

GROVELAND FL 34736

Mill Group NBHD 00GR 0532

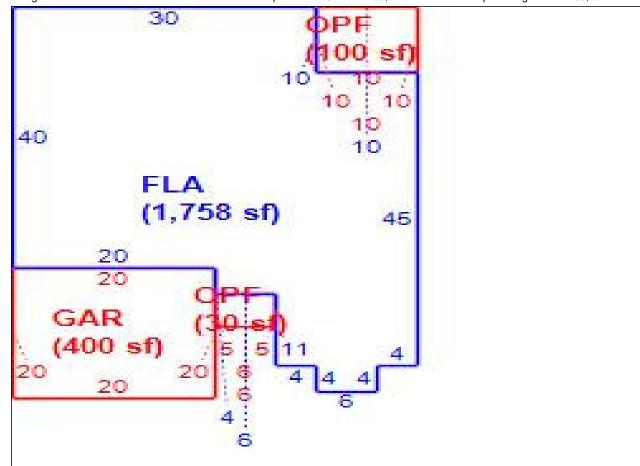
Property Use Last Inspection 00100 SINGLE FAMILY TRF 03-16-201

Legal Description

WESTWOOD PHASE II PB 57 PG 74-76 LOT 184 ORB 6173 PG 1530

Lan	Land 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	35,000.00	0.0000	2.00	1.020	1.000	0	71,400		
		Total A	cres	0.001	JV/Mkt 0			Tota	ıl Adj JV/Mk	ŧI.		71,400		
				0.00								7 1,700		
	Classified Acres 0 Classified JV/Mkt 71,400							0 Classified Adj JV/Mkt				0		
						Sketch								

Bldg 1 1 of 1 Replacement Cost 238,121 Deprec Bldg Value 230,977 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2011	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,758	1,758	1758	Effective Area	1758			- " - "	
-	GARAGE FINISH	0	400	0	Base Rate	112.28	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	130	0	Building RCN	238,121	Quality Grade	675	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,758	2,288	1,758	Building RCNLD	230,977	Roof Cover	3	Type AC	03

Alternate Key 3848314 Parcel ID 21-22-25-2301-000-18400

LCPA Property Record Card Roll Year 2024 Status: A

2024-0749 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

			· N	Jii i eai 2024	310	ilus. A				
				Miscella	neous F	eatures				
			*On	ly the first 10 re	ecords a	re reflected	below			
Code	Desci	ription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
		•		•						•
					ling Peri	mits				
Roll Yea	r Permit ID	Issue Date	Comp Date	Amount	Type		Description	n	Review Date	CO Date
2012	247-11-06BEP	05-25-2011	12-31-2011	148,525			601 NEPTUNI		12-13-2011	
2007	LAND	12-11-2006	04-11-2007	1	0000	LTS 184-24	LTS 184-240 DO PHYS ON ALL CK 240		04-11-2007	

				Sales Inform	Exemptions								
ľ	Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	2023082604 2018114275	6173 5176 4716 4104 3926	1530 1082 1747 2455 0751	07-06-2023 09-26-2018 12-09-2015 11-23-2011 07-06-2010	WD WD WD WD WD	Q Q Q U	01 Q Q Q M	 - - - -	365,000 205,000 166,500 148,200 1,200,000		HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
												50,000.00	
							Val	uo Summ	251/		Total		50,00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
71.400	230 977	0	302 377	0	302377	50 000 00	252377	277377	295 001

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Alternate Key 3848374 Parcel ID 21-22-25-2301-000-24300

Current Owner

BENAVENTE ELIJAH & DENISE COLON

745 LAKE DOUGLAS DR

GROVELAND 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0749 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 745 LAKE DOUGLAS DR

GROVELAND FL 34736 00GR NBHD 0532

Mill Group Property Use

Last Inspection 00100 SINGLE FAMILY DN 02-15-201

Legal Description

WESTWOOD PHASE II PB 57 PG 74-76 LOT 243 ORB 6097 PG 2275

Lan	Land Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	FIORE	Depui	Adj	Ullits	Price	Factor	Factor	Factor	Factor	Ciass Vai	Value	
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
		Total A	cres	0.00	JV/Mkt 0			Tota	al Adj JV/Mk	t		70,000	
Classified Acres 0 Classified JV/Mkt 70,						0,000	Classified Adj JV/Mkt 0					0	
						Sketch							

Bldg 1 1 of 1 238,415 Deprec Bldg Value 231,263 Multi Story 0 Sec Replacement Cost SPF (195 sf) FLA (1,740 sf) OPF (51 sf) GCF (400 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,740	1,740	1740	Effective Area	1740	l			
GAR	GARAGE FINISH	0	400	0	Base Rate	112.32	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	51	0	Building RCN	238.415	Quality Grade	675	Half Baths	0
SPF	SCREEN PORCH FINIS	0	195	0		,	Lucini, Ciaco	010	245	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	"		,,	
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,740	2,386	1,740	Building RCNLD	231,263	Roof Cover	3	Type AC	03

Alternate Key 3848374 Parcel ID 21-22-25-2301-000-24300

LCPA Property Record Card Roll Year 2024 Status: A

2024-0749 Comp 3 PRC Run: 12/9/2024 By

Card#

1

of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Apr Value Code Description Type **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date 02-15-2017 CHECK VALUE SALE 01-01-2016 0099 02-16-2017 2017 SALE 01-01-2012 10-08-2012 0099 CHECK VALUE 10-08-2012 2013 434-06-05B 0000 05-02-2006 10-17-2006 154,200 SFR 3/BR 745 LAKE DOUGLAS DR 10-17-2006 2007

			Sales Inform	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023021360 2016133136	6097 4881 4177 3578	2275 1445 1284 1922	02-22-2023 12-19-2016 06-12-2012 02-01-2008	WD WD WD WD	0000	01 Q Q Q		345,000 180,000 132,000 200,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
											50,000.00	
						Val	ue Summ	arv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
70 000	231 263	0	301 263	0	133893	50 000 00	83893	108893	293 985

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