



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *1290821*

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.

|  |  |  |  |
|--|--|--|--|
| <b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>  |  |  |  |
| Petition #   | <i>2024-0752</i>   | County   | <i>Lake</i>  |
|  |  | Tax year   | <i>2024</i>  |
|  |  | Date received                                      | <i>9.12.24</i>                                     |
| <b>COMPLETED BY THE PETITIONER</b>   |  |  |  |
| <b>PART 1. Taxpayer Information</b>  |  |  |  |
| Taxpayer name: <i>INV_HOME; STAR 2021-SFR2 BORROWER LP</i>   |  | Representative: <i>Ryan, LLC c/o Robert Peyton</i> |  |
| Mailing address for notices  | <i>Ryan, LLC<br/>16220 North Scottsdale Rd, Ste 650<br/>Scottsdale, AZ 85254</i> | Parcel ID and physical address or TPP account #    | <i>22-19-24-0001-000-01307<br/>1004 BEECHER ST</i> |
| Phone  | <i>954-740-6240</i>  | Email  | <i>ResidentialAppeals@ryan.com</i>                 |
| 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   |  |  |  |
| <b>PART 2. Reason for Petition</b> 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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)   |  |  |  |
| <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"/> 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"/> Refund of taxes for catastrophic event  |  |  |  |
| <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 checked="" 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

|   |  |  |  |  |  |
|---|--|--|--|--|--|
| <b>Petition #</b> 2024-0752   |  | <b>Alternate Key:</b> 1290821                          |  | <b>Parcel ID:</b> 22-19-24-0001-000-01307          |  |
| <b>Petitioner Name</b> Ryan, LLC C/O Robert Peyton<br>The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent<br><input type="checkbox"/> Other, Explain: |  | <b>Property Address</b><br>1004 BEECHER ST<br>LEESBURG |  | <input type="checkbox"/> Check if Multiple Parcels |  |
| <b>Owner Name</b> INV_Home; Star 2021-SFR2 Borrower LP  |  | <b>Value from TRIM Notice</b>                          | <b>Value before Board Action</b><br>Value presented by Prop Appr | <b>Value after Board Action</b>                    |  |
| <b>1. Just Value, required</b>  |  | \$ 139,774   | \$ 139,774   |  |  |
| <b>2. Assessed or classified use value, *if applicable</b>  |  | \$ 139,610   | \$ 139,610   |  |  |
| <b>3. Exempt value, *enter "0" if none</b>  |  | \$ -   |  |  |  |
| <b>4. Taxable Value, *required</b>  |  | \$ 139,610   | \$ 139,610   |  |  |

\*All values entered should be county taxable values, School and other taxing authority values may differ.

**Last Sale Date** 8/12/2024      **Price:** \$205,000       Arm's Length     Distressed    **Book** 6392    **Page** 205

| ITEM                 | Subject                     | Comparable #1  | Comparable #2  | Comparable #3  |
|----------------------|-----------------------------|--|--|--|
| <b>AK#</b>           | 1290821                     | 3640021  | 3639979  | 1653371  |
| <b>Address</b>       | 1004 BEECHER ST<br>LEESBURG | 1025 BIRCHWOOD CT<br>LEESBURG  | 1024 BIRCHWOOD CT<br>LEESBURG  | 1603 WILLIAM ST<br>LEESBURG  |
| <b>Proximity</b>     |                             |  |  |  |
| <b>Sales Price</b>   |                             | \$265,600  | \$266,100  | \$245,000  |
| <b>Cost of Sale</b>  |                             | -15%   | -15%   | -15%   |
| <b>Time Adjust</b>   |                             | 2.40%  | 3.20%  | 3.20%  |
| <b>Adjusted Sale</b> |                             | \$232,134  | \$234,700  | \$216,090  |
| <b>\$/SF FLA</b>     | \$99.84 per SF              | \$120.15 per SF  | \$152.40 per SF  | \$258.48 per SF  |
| <b>Sale Date</b>     |                             | 6/8/2023   | 4/4/2023   | 4/27/2023  |
| <b>Terms of Sale</b> |                             | <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 |
|-------------------------|-------------------------------|-----------------------------------|------------|-----------------------------------|------------|-----------------------------------|------------|
| <b>Fla SF</b>           | 1,400                         | 1,932                             | -26600     | 1,540                             | -7000      | 836                               | 28200      |
| <b>Year Built</b>       | 1957                          | 1984                              | 0          | 1984                              | 0          | 1958                              |            |
| <b>Constr. Type</b>     | Block                         | Block/Stucco                      | -10000     | Block/Stucco                      | -10000     | BLK                               |            |
| <b>Condition</b>        | EX                            | EX                                | 0          | P                                 | 20000      | VG                                |            |
| <b>Baths</b>            | 2.0                           | 2.0                               | 0          | 2.0                               | 0          | 1.0                               | 7500       |
| <b>Garage/Carpport</b>  | -                             | -                                 | 0          | -                                 | 0          | CPF                               | -5000      |
| <b>Porches</b>          | 2 small OPF 2 OPF             | 2 small OPF 2 SPU                 | 10000      | 2 small OPF 2 SPF                 | -10000     | OPF/EPF                           | -15000     |
| <b>Pool</b>             | N                             | N                                 | 0          | N                                 | 0          | N                                 | 0          |
| <b>Fireplace</b>        | 0                             | 0                                 | 0          | 0                                 | 0          | 1                                 | -2500      |
| <b>AC</b>               | None                          | Central                           | -10000     | Central                           | -10000     | None                              | 0          |
| <b>Other Adds</b>       | -                             | 2 STF                             | -5000      | 2 STF                             | -5000      | STF                               | -2500      |
| <b>Site Size</b>        | Lot                           | Lot                               | 0          | Lot                               | 0          | LOT                               |            |
| <b>Location</b>         | Neighborhood                  | Neighborhood                      | 0          | Neighborhood                      | 0          | NBHD                              |            |
| <b>View</b>             | House                         | House                             | 0          | House                             | 0          | Park                              | -15000     |
|                         |                               | -Net Adj. 17.9%                   | -41600     | -Net Adj. 9.4%                    | -22000     | -Net Adj. 2.0%                    | -4300      |
|                         |                               | Gross Adj. 26.5%                  | 61600      | Gross Adj. 26.4%                  | 62000      | Gross Adj. 35.0%                  | 75700      |
| <b>Adj. Sales Price</b> | Market Value <b>\$139,774</b> | Adj Market Value <b>\$190,534</b> |            | Adj Market Value <b>\$212,700</b> |            | Adj Market Value <b>\$211,790</b> |            |
|                         | Value per SF 99.84            |                                   |            |                                   |            |                                   |            |

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.

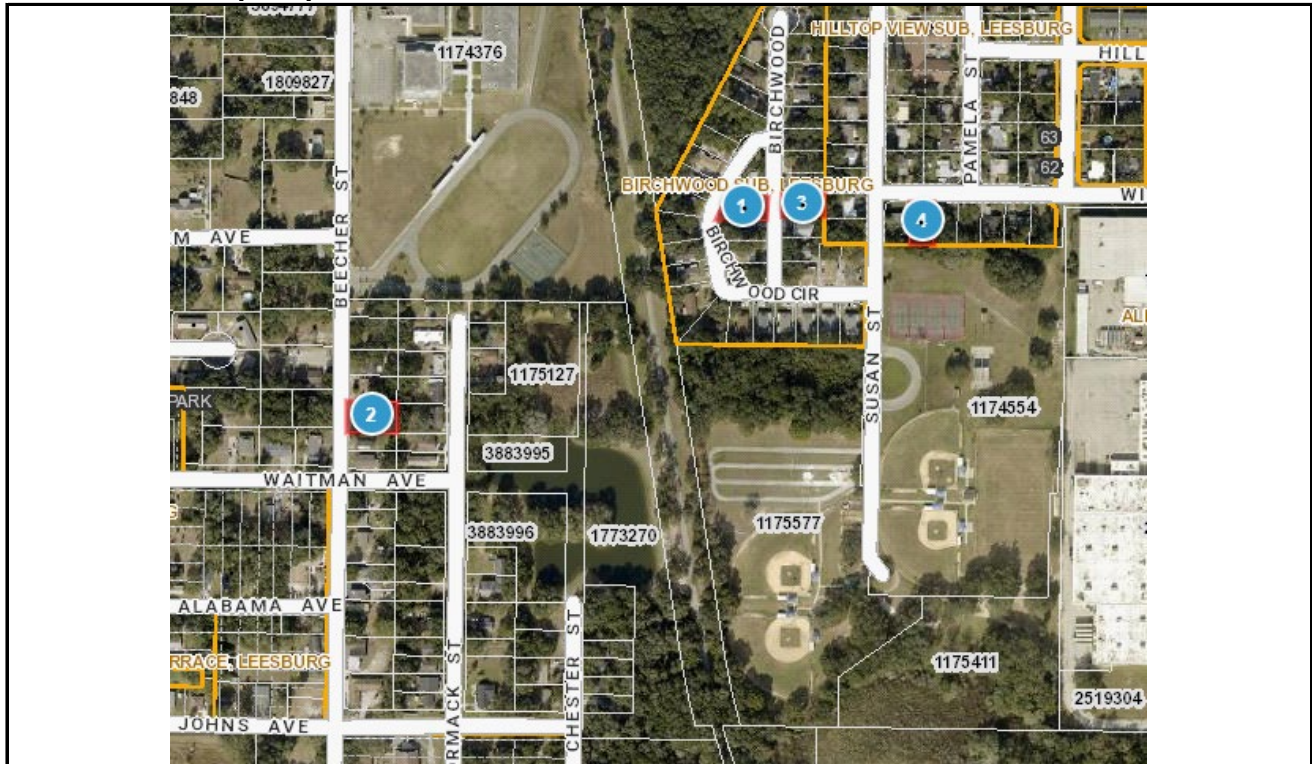
sold for 191,700 on 6/13/24 and sold again for 205,000 on 8/12/24

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:            AFH**

**DATE    11/26/2024**

2024-0752 Comp Map



| Bubble # | Comp #  | Alternate Key | Parcel Address                | Distance from Subject(mi.) |
|----------|---------|---------------|-------------------------------|----------------------------|
| 1        | subject | 1290821       | 1004 BEECHER ST<br>LEESBURG   | -                          |
| 2        | comp 1  | 3640021       | 1025 BIRCHWOOD CT<br>LEESBURG | 0                          |
| 3        | comp 2  | 3639979       | 1024 BIRCHWOOD CT<br>LEESBURG | 0                          |
| 4        | comp 3  | 1653371       | 1603 WILLIAM ST<br>LEESBURG   | 0                          |
| 5        |         |               |                               |                            |
| 6        |         |               |                               |                            |
| 7        |         |               |                               |                            |
| 8        |         |               |                               |                            |
|          |         |               |                               |                            |

Alternate Key 1290821  
 Parcel ID 22-19-24-0001-000-01307

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

2024-0752 Subject  
 PRC Run: 12/12/2024 By

Card # 1 of 1

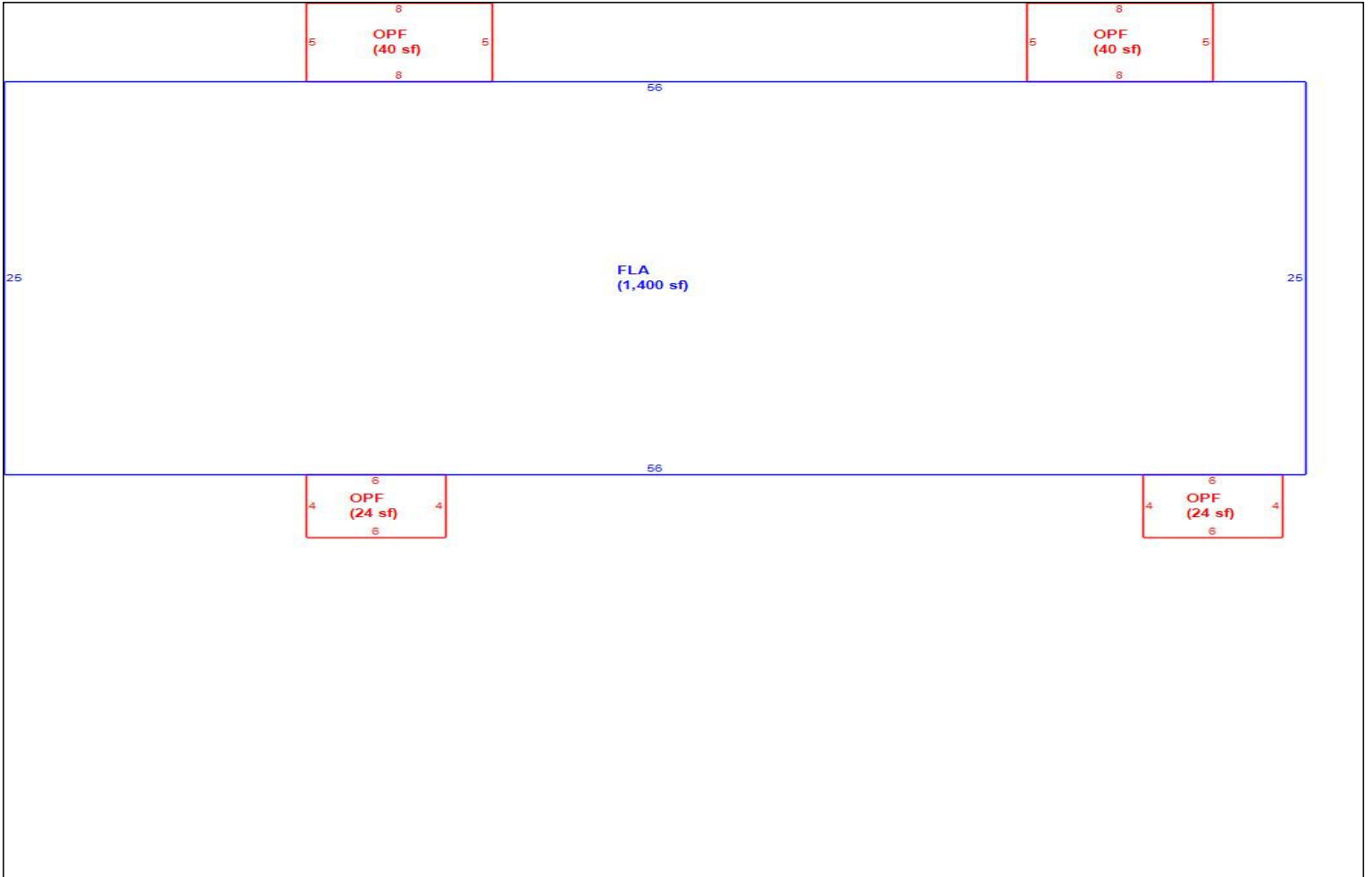
| Current Owner   |    |       |  |
|-----------------|----|-------|--|
| LEWIS EDDIE II  |    |       |  |
| 1004 BEECHER ST |    |       |  |
| LEESBURG        | FL | 34748 |  |

| Property Location            |               |                 |           |
|------------------------------|---------------|-----------------|-----------|
| Site Address 1004 BEECHER ST |               |                 |           |
| LEESBURG FL 34748            |               |                 |           |
| Mill Group                   | 00L2          | NBHD            | 0668      |
| Property Use                 |               | Last Inspection |           |
| 00100                        | SINGLE FAMILY | JDB             | 05-14-202 |

**Legal Description**  
 N 84.5 FT OF S 874.5 FT OF E 136.42 FT OF W 166.42 FT OF SW 1/4 OF NE 1/4 ORB 6392 PG 205

| 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     | 84    | 136   |           | 11,424.00 FD      | 450.00     | 1.1252       | 1.00       | 1.000      | 1.000                 | 0         | 42,533     |  |        |
| Total Acres      |          |       |       | 0.26      | JV/Mkt            |            |              |            | 0          | Total Adj JV/Mkt      |           |            |  | 42,533 |
| Classified Acres |          |       |       | 0         | Classified JV/Mkt |            |              |            | 42,533     | Classified Adj JV/Mkt |           |            |  | 0      |

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 106,858 Deprec Bldg Value 97,241 Multi Story 0



| Building Sub Areas |                      |             |            |                  | Building Valuation |          |               | Construction Detail |            |    |
|--------------------|----------------------|-------------|------------|------------------|--------------------|----------|---------------|---------------------|------------|----|
| Code               | Description          | Living Area | Gross Area | Eff Area         | Year Built         | Imp Type | R1            | Bedrooms            |            |    |
| FLA                | FINISHED LIVING AREA | 1,400       | 1,400      | 1400             | 1957               |          |               |                     |            |    |
| OPF                | OPEN PORCH FINISHE   | 0           | 128        | 0                | Effective Area     | 1400     | No Stories    | 1.00                | Full Baths | 1  |
|                    |                      |             |            | Base Rate        |                    | 69.64    | Quality Grade | 550                 | Half Baths | 0  |
|                    |                      |             |            | Building RCN     |                    | 106,858  | Wall Type     | 02                  | Heat Type  | 6  |
|                    |                      |             |            | Condition        |                    | EX       | Foundation    | 3                   | Fireplaces | 0  |
|                    |                      |             |            | % Good           |                    | 91.00    | Roof Cover    | 3                   | Type AC    | 01 |
|                    |                      |             |            | Functional Obsol |                    | 0        |               |                     |            |    |
| TOTALS             |                      | 1,400       | 1,528      | 1,400            | Building RCNLD     | 97,241   |               |                     |            |    |

Alternate Key 1290821  
 Parcel ID 22-19-24-0001-000-01307

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

2024-0752 Subject  
 PRC Run: 12/12/2024 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 |  |
| 2021<br>2011     | SALE<br>10-00000466 | 01-01-2020<br>06-30-2010 | 06-01-2021<br>03-16-2011 | 1<br>1,532 | 0099<br>0002 | CHECK VALUE<br>DOORS | 05-14-2021<br>03-16-2011 |         |  |

| Sales Information |           |            |       |     |      |         |            |      | Exemptions  |      |        |  |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------|-------------|------|--------|--|
| Instrument No     | Book/Page | Sale Date  | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |  |
| 2024103312        | 6392 0205 | 08-12-2024 | WD    | Q   | 01   | I       | 205,000    |      |             |      |        |  |
| 2024072955        | 6353 0797 | 06-13-2024 | WD    | Q   | 01   | I       | 191,700    |      |             |      |        |  |
| 2021178002        | 5864 1527 | 12-02-2021 | WD    | U   | 11   | I       | 100        |      |             |      |        |  |
| 2020048169        | 5462 1321 | 04-24-2020 | WD    | Q   | 01   | I       | 95,000     |      |             |      |        |  |
| 2016120812        | 4865 2050 | 11-18-2016 | WD    | U   | U    | I       | 38,000     |      |             |      |        |  |
| 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 |  |
| 42,533        | 97,241     | 0          | 139,774      | 164          | 139610     | 0.00        | 139610     | 139774      | 126,918       |  |

**Parcel Notes**

88 NBHD CHANGED FROM 4113  
 88X CHARLIE MAE TARVER DECEASED 051783 DC  
 1274/2306 EDDIE TARVER LE REM LUCY M JENKINS  
 96X EDDIE TARVER SR DECEASED 040396  
 03FC CHANGE FROM DUPLEX 2ND DOOR HAS BEEN BLOCKED IN EAG FROM 4 QG FROM 100 EJB 052803  
 05 LOC FROM 70 FER 120804  
 09X LEESBURG UTILITY IN NAME OF EDDIE TARVER SINCE 010687 HE WAS PREVIOUS OWNER  
 11FC SFR HAS NEW DOORS NO OTHER CHANGES MHS 031611  
 15X RENEWAL CARD RETURNED WITH NEW MAILING ADDRESS OF 3444 HARBOR WINDS WAY LEESBURG 34748  
 15X DENY APPLICANT DID NOT MAKE THE PROPERTY CLAIMED AS HOMESTEAD HIS/HER PERMANENT RESIDENCE AS OF JANUARY 1ST AS  
 REQUIRED BY FLORIDA STATUTE 196.031(1) & 196.012(16) MUST PROVIDE EVIDENCE THAT YOU ARE A FLORIDA RESIDENT AND YOU  
 OCCUPIED THE  
 PROPERTY AS YOUR PERMANENT RESIDENCE AS OF JANUARY 1ST  
 4735/2328 CT VS LUCY M JENKINS SOLD TO MATRIX FINANCIAL SERVICES CORP  
 4825/1739 MATRIX FINANCIAL SERVICES CORP TO SECRETARY OF HUD  
 4865/2050 SECRETARY OF HUD TO FLORIDA LENDING CORP  
 4866/922 FLORIDA LENDING CORP TO CHERESTAL GROUP INVESTMENTS LLC  
 19IT CK IMPS FOR REAR ADD PJF 121818  
 5462/1321 CHERESTAL GROUP INVESTMENTS LLC TO SFR ORLANDO OWNER 1 LP  
 21 MLS O5847888 SFR FAIR CONDITION JKB 091520  
 21FCL SFR AVG COND EAG FROM 3 JDB 051421  
 5864/1527 M SALE INCL AK1354293 AK1290821 AK1352584 AK1346045 AK1655889 AK1751985 AK1457521 AK1651425 AK3438655 SFR ORLANDO  
 OWNER 1 LP TO STAR 2021-SFR2 BORROWER LP  
 6353/797 STAR 2021-SFR2 BORROWER LP TO SFR TB OWNER LP

\*\*\*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 3640021  
 Parcel ID 22-19-24-0250-000-03800

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

2024-0752 Comp 1  
 PRC Run: 12/12/2024 By

Card # 1 of 1

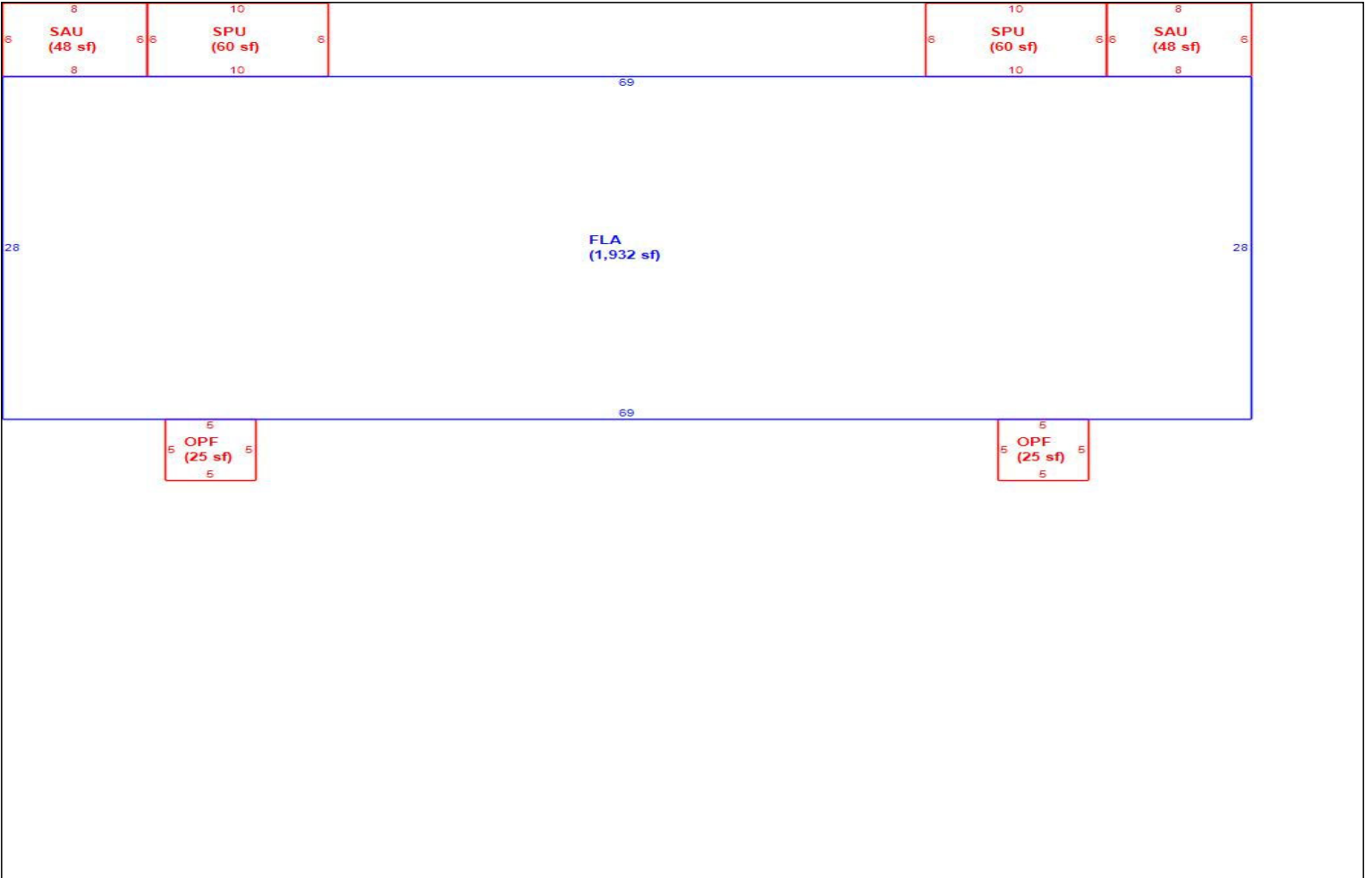
| Current Owner                 |    |       |
|-------------------------------|----|-------|
| DA COSTA DE CARVALHO RAFAEL H |    |       |
| 1025 BIRCHWOOD CT             |    |       |
| LEESBURG                      | FL | 34748 |

| Property Location              |           |                 |
|--------------------------------|-----------|-----------------|
| Site Address 1025 BIRCHWOOD CT |           |                 |
| LEESBURG FL 34748              |           |                 |
| Mill Group 0L2X                | NBHD 0673 |                 |
| Property Use                   |           | Last Inspection |
| 00800 MULTI FAMILY LES         |           | SPJ 04-02-201   |

| Legal Description  |
|--|
| LEESBURG, BIRCHWOOD SUB LOT 38 PB 27 PG 5 ORB 6158 PG 1569 |

| 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                | 0800     | 0     | 0     |                   | 1.00 LT | 32,500.00  | 0.0000       | 2.50                  | 1.000      | 1.000       | 0         | 81,250     |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 81,250      |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 81,250     |              | Classified Adj JV/Mkt |            | 0           |           |            |

| Sketch                    |       |               |                          |
|---------------------------|-------|---------------|--------------------------|
| Bldg 1                    | Sec 1 | of 1          | Replacement Cost 126,879 |
| Deprec Bldg Value 123,073 |       | Multi Story 0 |                          |



| Building Sub Areas |                      |            |           | Building Valuation |                  |               | Construction Detail |            |    |  |
|--------------------|----------------------|------------|-----------|--------------------|------------------|---------------|---------------------|------------|----|--|
| Code               | Description          | Living Are | Gross Are | Eff Area           | Year Built       | Imp Type      | R2                  | Bedrooms   | 4  |  |
| FLA                | FINISHED LIVING AREA | 1,932      | 1,932     | 1932               | 1984             | No Stories    | 1.00                | Full Baths | 2  |  |
| OPF                | OPEN PORCH FINISHE   | 0          | 50        | 0                  | 56.31            | Quality Grade | 500                 | Half Baths | 0  |  |
| SPU                | SCREEN PORCH UNFIN   | 0          | 120       | 0                  | 126,879          | Wall Type     | 03                  | Heat Type  | 6  |  |
| STF                | STORAGE ROOM FINIS   | 0          | 96        | 0                  | EX               | Foundation    | 3                   | Fireplaces | 0  |  |
| TOTALS             |                      | 1,932      | 2,198     | 1,932              | 97.00            | Roof Cover    | 3                   | Type AC    | 03 |  |
|                    |                      |            |           |                    | 0                |               |                     |            |    |  |
|                    |                      |            |           |                    | Functional Obsol |               |                     |            |    |  |
|                    |                      |            |           |                    | Building RCNLD   |               |                     |            |    |  |
|                    |                      |            |           |                    | 123,073          |               |                     |            |    |  |



| 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 |  |
| 2019             | SALE        | 01-01-2018 | 04-02-2019 | 1      | 0099 | CHECK VALUE | 04-02-2019  |         |  |
| 2013             | SALE        | 01-01-2012 | 12-12-2012 | 1      | 0099 | CHECK VALUE |             |         |  |
| 2011             | 10-00000243 | 04-14-2010 | 03-29-2011 | 4,030  | 0002 | REROOF      | 03-29-2011  |         |  |

| Sales Information |           |            |       |     |      |         |            |      | Exemptions           |      |           |  |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------|----------------------|------|-----------|--|
| Instrument No     | Book/Page | Sale Date  | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description          | Year | Amount    |  |
| 2023070055        | 6158 1569 | 06-08-2023 | WD    | Q   | 01   | I       | 265,600    | 039  | HOMESTEAD            | 2024 | 25000     |  |
| 2022048122        | 5932 0169 | 12-11-2021 | QC    | U   | 11   | I       | 294,800    | 059  | ADDITIONAL HOMESTEAD | 2024 | 25000     |  |
| 2021164405        | 5845 1274 | 11-16-2021 | WD    | Q   | 01   | I       | 131,000    |      |                      |      |           |  |
| 2019083889        | 5316 0718 | 06-04-2019 | TR    | Q   | Q    | I       | 125,000    |      |                      |      |           |  |
| 2018060303        | 5114 1080 | 05-21-2018 | WD    | Q   | Q    | I       | 100,800    |      |                      |      |           |  |
| 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 |  |
| 81,250        | 123,073    | 0          | 204,323      | 0            | 204323     | 50,000.00   | 154323     | 179323      | 200,124       |  |

**Parcel Notes**

1540/2067 CHARLES V SENDELBACH TTEE OF THE CHARLES SENDELBACH FAMILY TR DTD 081297 1/2 AND MURIEL V SENDELBACH TTEE OF THE MURIEL V SENDELBACH FAMILY TR DTD 081297 1/2  
01FC UPDATE SUB EJP 012301

3802/1112-1118 AFFIDAVIT INCL NOTICE OF RESIGNATION OF TTEE MURIEL B SENDELBACH RESIGNS AS TTEE OF THE MURIEL B SENDELBACH REVC TRS DTD 081297 SUZANNE T SENDELBACH RESIGNS AS SUCC TTEE OF MURIELS TRS JUNE M BERKUN IS APPOINTED THE NEW SUCC TTEE  
HOWEVER SUZANNES RESIGNATION IS CONDITIONAL IF JUNE M BERKUN DIES RESIGNS OR IS UNABLE TO SERVE AS SUCC TTEE THEN SUZANNES RESIGNATION SHALL AUTOMATICALLY BE REVOKED AND SUZANNE T SENDELBACH WILL SERVE AS SUCC TTEE OF THE MURIEL B SENDELBACH REVC TRS  
DTD 081297

3802/1119-1125 AFFIDAVIT INCL NOTICE OF RESIGNATION OF TTEE MURIEL B SENDELBACH AND SUZANNE T SENDELBACH RESIGNS AS SUCC TTEES OF THE CHARLES V SENDELBACH REVC TRS DTD 081297 HOWEVER SUZANNES RESIGNATION IS CONDITIONAL IF JUNE M BERKUN DIES RESIGNS  
OR IS UNABLE TO SERVE AS SUCC TTEE THEN SUZANNES RESIGNATION SHALL AUTOMATICALLY BE REVOKED AND SUZANNE T SENDELBACH WILL SERVE AS SUCC TTEE OF THE CHARLES V SENDELBACH REVC TRS DTD 081297

3803/1542 JUNE M BERKUN SUCC TTEES OF THE CHARLES V SENDELBACH FAMILY TRS AND THE MURIEL B SENDELBACH FAMILY TRS TO LEESBURG DUPLEXES LLC  
3803/1542 M SALE INCL AK3358546 AK3358473 AK3640012 AK3640004 AK3640021 AK3640039  
11FC SFR HAS NEW ROOF MHS 032911

4157/2118 LEESBURG DUPLEXES LLC TO JOVANI GUADAGNOLI  
4157/2118 M SALE INCL AK3640021 AK3640039

13FC LOC FROM 100 QG FROM 200 CHG SCF2 TO SAU2 SPF3 TO SAU3 SCF6 TO SAU6 SPF7 TO SPU7 JSB 121212

15TR UNCLAIMED 1025 BIRCHWOOD CT LEESBURG FL 34748 2400

16 MILL CODE CHGD FROM 000L PER RAB PER CITY OF LEESBURG ORD NO 16-26 THIS PARCEL IS NOW A PART OF THE NEWLY EXPANDED C

\*\*\*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 3639979  
 Parcel ID 22-19-24-0250-000-02900

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

2024-0752 Comp 2  
 PRC Run: 12/12/2024 By

Card # 1 of 1

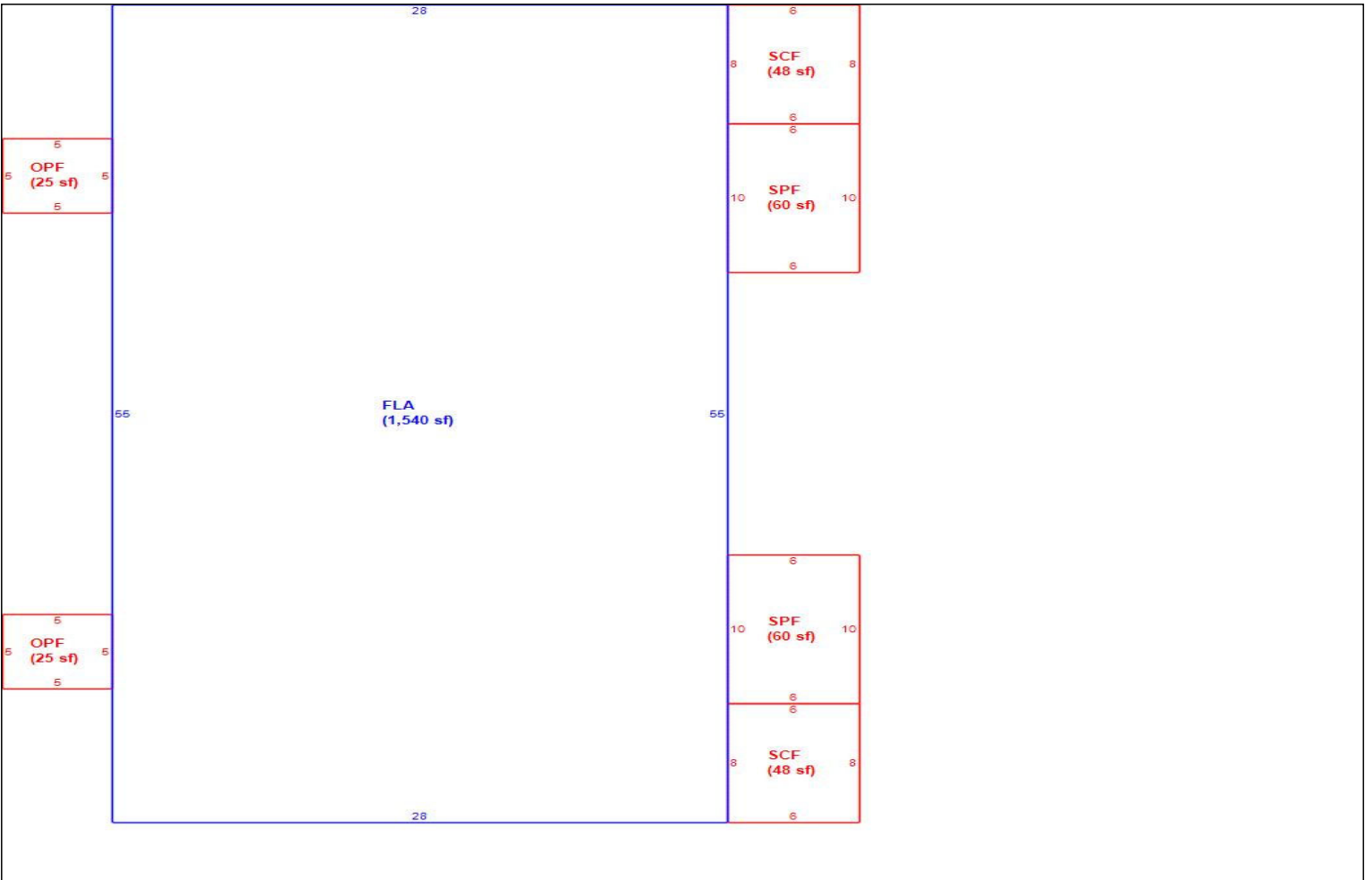
| Current Owner       |    |       |
|---------------------|----|-------|
| ORCEL LEIKA J       |    |       |
| 14036 ABACO ISLE DR |    |       |
| ORLANDO             | FL | 32824 |

| Property Location |                   |
|-------------------|-------------------|
| Site Address      | 1024 BIRCHWOOD CT |
|                   | LEESBURG FL 34748 |
| Mill Group        | 0L2X NBHD 0673    |
| Property Use      |                   |
| 00800             | MULTI FAMILY LES  |
| Last Inspection   |                   |
| TRF               | 01-01-202         |

| Legal Description   |
|---|
| LEESBURG, BIRCHWOOD SUB LOT 29 PB 27 PG 5 ORB 6125 PG 610 |

| 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                | 0800     | 0     | 0     |                   | 1.00 LT | 32,500.00  | 0.0000       | 2.50                  | 1.000      | 1.000       | 0         | 81,250     |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 81,250      |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 81,250     |              | Classified Adj JV/Mkt |            | 0           |           |            |

| Sketch |       |                          |                          |
|--------|-------|--------------------------|--------------------------|
| Bldg 1 | Sec 1 | of 1                     | Replacement Cost 109,007 |
|        |       | Deprec Bldg Value 69,764 | Multi Story 0            |



| Building Sub Areas |                      |            |           |          | Building Valuation |               | Construction Detail |            |    |  |
|--------------------|----------------------|------------|-----------|----------|--------------------|---------------|---------------------|------------|----|--|
| Code               | Description          | Living Are | Gross Are | Eff Area | Year Built         | Imp Type      | R2                  | Bedrooms   | 4  |  |
| FLA                | FINISHED LIVING AREA | 1,540      | 1,540     | 1540     | 1984               | No Stories    | 1.00                | Full Baths | 2  |  |
| OPF                | OPEN PORCH FINISHE   | 0          | 50        | 0        | 58.75              | Quality Grade | 525                 | Half Baths | 0  |  |
| SPF                | SCREEN PORCH FINIS   | 0          | 120       | 0        | P                  | Wall Type     | 03                  | Heat Type  | 3  |  |
| STF                | STORAGE ROOM FINIS   | 0          | 96        | 0        | 64.00              | Foundation    | 3                   | Fireplaces | 0  |  |
| TOTALS             |                      | 1,540      | 1,806     | 1,540    | 0                  | Roof Cover    | 3                   | Type AC    | 03 |  |

Alternate Key 3639979  
 Parcel ID 22-19-24-0250-000-02900

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

2024-0752 Comp 2  
 PRC Run: 12/12/2024 By  
 Card # 1 of 1

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

| <b>Building Permits</b> |           |            |           |        |      |             |             |         |  |
|-------------------------|-----------|------------|-----------|--------|------|-------------|-------------|---------|--|
| Roll Year               | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |

| <b>Sales Information</b> |           |            |       |     |      |         |            |  | <b>Exemptions</b> |             |      |        |
|--------------------------|-----------|------------|-------|-----|------|---------|------------|--|-------------------|-------------|------|--------|
| Instrument No            | Book/Page | Sale Date  | Instr | Q/U | Code | Vac/Imp | Sale Price |  | Code              | Description | Year | Amount |
| 2023043207               | 6125 0610 | 04-04-2023 | WD    | Q   | 01   | I       | 266,100    |  |                   |             |      |        |
| 2022001693               | 5870 0344 | 12-17-2021 | WD    | Q   | 01   | I       | 75,000     |  |                   |             |      |        |
| 2021178549               | 5865 1191 | 12-15-2021 | WD    | Q   | 01   | I       | 65,000     |  |                   |             |      |        |
| 2021046339               | 5679 2393 | 04-06-2021 | TD    | U   | 11   | I       | 82,000     |  |                   |             |      |        |
|                          | 2654 0136 | 08-31-2004 | WD    | Q   | Q    | I       | 72,500     |  |                   |             |      |        |
| <b>Total</b>             |           |            |       |     |      |         |            |  |                   |             | 0.00 |        |

| <b>Value Summary</b> |            |            |              |              |            |             |            |             |               |  |
|----------------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|--|
| Land Value           | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |  |
| 81,250               | 69,764     | 0          | 151,014      | 0            | 151014     | 0.00        | 151014     | 151014      | 148,791       |  |

**Parcel Notes**

01FC UPDATE SUB EJP 012301  
 1940/2323 ROSA NEWKIRK SINGLE  
 1951/1865 ET AL ROSA NEWKIRK SINGLE BERNARD & ANNA MATHIS HW JTWROS  
 2654/136 JAGRANIE BALGOBIN MARRIED  
 14TR NO SUCH NUMBER 3269 WHITE BLOSSOM LN CLERMONT FL 34711 6245  
 16 MILL CODE CHGD FROM 000L PER RAB PER CITY OF LEESBURG ORD NO 16-26 THIS PARCEL IS NOW A PART OF THE NEWLY EXPANDED CARVER HEIGHTS/MONTCLAIR CRA DW 052516  
 16TR NOT DELIVERABLE AS ADDRESSED 3269 WHITE BLOSSOM LN CLERMONT FL 34711 6245  
 20TR NOT DELIVERABLE AS ADDRESSED 3269 WHITE BLOSSOM LN CLERMONT FL 34711 6245  
 5679/2393 TAX DEED VS JAGRANIE BALGOBIN SOLD TO OWNERS SELF FINANCE  
 5865/1191 OWNERS SELF-FINANCE INC TO EVERYDAY HOME BUYER LLC  
 5870/344 EVERYDAY HOME BUYER LLC TO FAIR PRICE PROPERTIES LLC  
 6125/610 FAIR PRICE PROPERTIES LLC TO LEIKA JENNIFER ORCEL UNMARRIED

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Alternate Key 1653371  
 Parcel ID 22-19-24-0600-000-02400

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

2024-0752 Comp 3  
 PRC Run: 12/12/2024 By

Card # 1 of 1

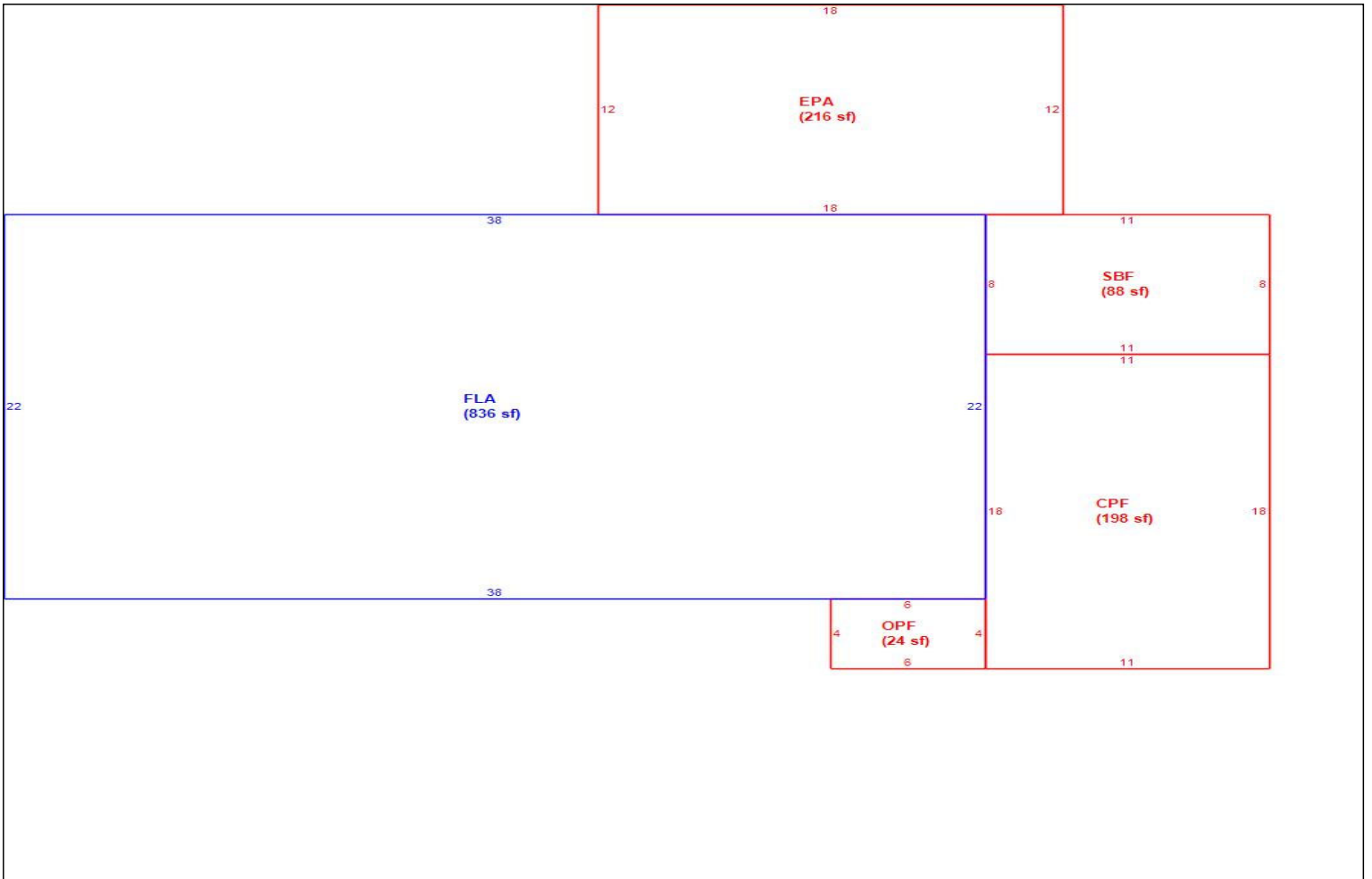
| Current Owner                    |    |       |
|----------------------------------|----|-------|
| RODRIGUEZ OQUENDO REYNEL AND NOR |    |       |
| 1603 WILLIAM ST                  |    |       |
| LEESBURG                         | FL | 34748 |

| Property Location            |               |                 |           |
|------------------------------|---------------|-----------------|-----------|
| Site Address 1603 WILLIAM ST |               |                 |           |
| LEESBURG FL 34748            |               |                 |           |
| Mill Group                   | 00L3          | NBHD            | 0683      |
| Property Use                 |               | Last Inspection |           |
| 00100                        | SINGLE FAMILY | TRF             | 01-01-202 |

| Legal Description  |
|--|
| LEESBURG, HILLTOP VIEW SUB LOT 24 PB 14 PG 20 ORB 6135 PG 1456 |

| 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     | 65    | 108   |                   | 7,020.00 FD | 200.00     | 0.8760       | 0.78                  | 1.000      | 1.000       | 0         | 8,883      |  |
| Total Acres      |          | 0.16  |       | JV/Mkt            |             | 0          |              | Total Adj JV/Mkt      |            | 8,883       |           |            |  |
| Classified Acres |          | 0     |       | Classified JV/Mkt |             | 8,883      |              | Classified Adj JV/Mkt |            | 0           |           |            |  |

| Sketch |       |      |                         |                          |               |
|--------|-------|------|-------------------------|--------------------------|---------------|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 53,941 | Deprec Bldg Value 36,140 | 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   | 2 |            |
| CPF                | CARPORT FINISHED     | 0          | 198       | 0        | 1958               | 836            | 50.22     | No Stories          | 1.00   | Full Baths | 1 |            |
| EPF                | ENCLOSED PORCH FIN   | 0          | 216       | 0        |                    |                |           | Quality Grade       | 300    | Half Baths | 0 |            |
| FLA                | FINISHED LIVING AREA | 836        | 836       | 836      | 53,941             |                |           | Wall Type           | 02     | Heat Type  | 2 |            |
| OPF                | OPEN PORCH FINISHE   | 0          | 24        | 0        |                    |                |           | Foundation          | 2      | Fireplaces | 1 |            |
| STF                | STORAGE ROOM FINIS   | 0          | 88        | 0        |                    |                |           | % Good              | 67.00  |            |   |            |
|                    |                      |            |           |          |                    |                |           | Functional Obsol    | 0      |            |   |            |
| TOTALS             |                      | 836        | 1,362     | 836      |                    |                |           | Building RCNLD      | 36,140 | Roof Cover | 4 | Type AC 01 |

Alternate Key 1653371  
 Parcel ID 22-19-24-0600-000-02400

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

2024-0752 Comp 3  
 PRC Run: 12/12/2024 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 |
| UBU2   | UTILITY BLDG UNFINISHED     | 240.00 | SF   | 6.25       | 1983     | 1983      | 1500.00 | 40.00 | 600       |
| UCP2   | CARPORT/POLE SHED UNFINISHE | 240.00 | SF   | 5.25       | 1983     | 1983      | 1260.00 | 40.00 | 504       |

| Building Permits |           |            |            |        |      |             |             |         |  |
|------------------|-----------|------------|------------|--------|------|-------------|-------------|---------|--|
| Roll Year        | Permit ID | Issue Date | Comp Date  | Amount | Type | Description | Review Date | CO Date |  |
| 2004             | SALE      | 01-01-2003 | 04-01-2004 | 1      | 0000 | CHECK VALUE |             |         |  |
| 1993             | 9200247   | 04-01-1992 | 12-01-1992 | 500    | 0000 | PATIO SLAB  |             |         |  |

| Sales Information |           |            |       |     |      |         |            | Exemptions |             |      |        |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No     | Book/Page | Sale Date  | Instr | Q/U | Code | Vac/Imp | Sale Price | Code       | Description | Year | Amount |
| 2023051552        | 6135 1456 | 04-27-2023 | WD    | Q   | 01   | I       | 245,000    |            |             |      |        |
| 2022020375        | 5895 1763 | 02-08-2022 | WD    | Q   | 01   | I       | 106,000    |            |             |      |        |
| 2020139614        | 5599 0398 | 12-10-2020 | QC    | U   | 11   | I       | 100        |            |             |      |        |
|                   | 4696 2422 | 10-20-2015 | QC    | U   | U    | I       | 100        |            |             |      |        |
|                   | 4677 1109 | 09-05-2015 | QC    | U   | U    | I       | 100        |            |             |      |        |
| 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 |  |
| 8,883         | 36,140     | 1,104      | 46,127       | 0            | 46127      | 0.00        | 46127      | 46127       | 45,045        |  |

**Parcel Notes**

88 NBHD FROM 4123  
 92 ADD SPU5 PAP 051193  
 97X NATHAN L AND DORIS M WALL MOVED 041697 PER NOTE TO OFFICE  
 01 UPDATE SUB EJP 052201  
 2130/2126 TO SIVAD CORP  
 02TR NOT DELIVERABLE AS ADDRESSED 325 S ORLANDO AVE WINTER PARK 32789  
 03TR MOVED LEFT NO ADDRESS UNABLE TO FORWARD JOHN P SMITH III 1603 WILLIAMS ST LEESBURG 34748  
 2525/956 CT JOHN P SMITH III TO CHASE MANHATTAN MTG CORP  
 04FC SPU5 TO EPA ADD FPL EAG FROM 4 QG FROM 350 RENOVATED GOOD COND EJP 040104  
 2683/1345 POORAN SUDAT SINGLE  
 2730/248 POORAN SUDAT & MAY ELIZABETH SUDAT ONLY  
 04CORRECTION 260093 AVG COND OCCUPIED SKETCH OK QG FROM 450 COND FROM 3 EJP 111504  
 04X POORAN SUDAT CHANGED ADDRESS TO 1356 WILLOW WIND DR CLERMONT 34711 STATED THAT IT IS HIS WIFE'S ADDRESS HE WILL FILE HX BUT WE DO NOT THINK HE LIVES HERE PER TELCON WITH SUDAT 112304 EJP  
 05 MR SADAT CALLED WANTS ASSESSMENT LOWERED LOOKS LIKE VALUE IS OK EJP 052305  
 3800/1536 POORAN & MAY E SUDAT CO TTEES OF THE POORAN & MAY E SUDAT JOINT REVC TRS NO DATE GIVEN  
 4677/1109 MAY E SUDAT AND POORAN SUDAT TO RAY SUDAT  
 4677/1109 GRANTORS DID NOT SIGN OFF AS TTEES  
 4696/2422 CORRECTIVE DEED FOR 4677/1109 TO CORRECT GRANTOS SB POORAN SUDAT AND MAY E SUDAT TTEES TO RAY SUDAT  
 16X COURTESY HX CARD SENT 112415  
 16X COURTESY HX CARD SENT 012716  
 17X MAILING ADDRESS CHANGED FROM 1603 WILLIAM ST LEESBURG 34748 INFO SCANNED TF 010317  
 17TR KEYED FORWARDING ADDR OF 322 RED KITE DR GROVELAND FL 34736 8009  
 18 MAILING ADDR CHGD PER NCOA INFO DW 112117

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