



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *1651425*

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

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

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

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # <i>2024-0753</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
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 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>22-19-24-0200-00C-02500 2311 OLIVET AVE</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			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0753		Alternate Key: 1651425		Parcel ID: 22-19-24-0200-00C-02500	
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		Property Address 2311 OLIVET AVE LEESBURG		<input type="checkbox"/> Check if Multiple Parcels	
Owner Name INV-HOME;STAR SFR2 Borrower LP		Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action	
1. Just Value, required		\$ 175,814	\$ 175,814		
2. Assessed or classified use value, *if applicable		\$ 175,814	\$ 175,814		
3. Exempt value, *enter "0" if none		\$ -	\$ -		
4. Taxable Value, *required		\$ 175,814	\$ 175,814		
*All values entered should be county taxable values, School and other taxing authority values may differ.					

Last Sale Date 12/4/2019 **Price:** \$125,000 Arm's Length Distressed **Book** 5384 **Page** 2431

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1651425	3794578	1232627	1456908
Address	2311 OLIVET AVE LEESBURG	1220 TUSKEGEE ST LEESBURG	906 NEBRASKA ST LEESBURG	908 NEBRASKA ST LEESBURG
Proximity		.25 mi	.5 mi	.5 mi
Sales Price		\$215,000	\$225,000	\$225,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	1.20%	3.60%
Adjusted Sale		\$187,910	\$193,950	\$199,350
\$/SF FLA	\$135.66 per SF	\$173.35 per SF	\$189.04 per SF	\$216.92 per SF
Sale Date		6/23/2023	9/11/2023	3/22/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,296	1,084	10600	1,026	13500	919	18850
Year Built	1978	2001		1984		1963	
Constr. Type	BLK	BLK		BLK		BLK	
Condition	VG	VG		VG		VG	
Baths	2.0	2.0		1.1	5000	1.0	6000
Garage/Carport	NONE	1-Car	-10000	NONE		NONE	
Porches	Open	Screened	-1000	Open		Open	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	None	10000
Other Adds				Enclosed Porch	-15000	Enclosed Porch	-20000
Site Size	LOT	LOT		LOT		LOT	
Location	NBHD	NBHD		NBHD		NBHD	
View	House	House		House		House	
		-Net Adj. 0.2%	-400	Net Adj. 1.8%	3500	Net Adj. 7.4%	14850
		Gross Adj. 11.5%	21600	Gross Adj. 17.3%	33500	Gross Adj. 27.5%	54850
Adj. Sales Price	Market Value \$175,814	Adj Market Value	\$187,510	Adj Market Value	\$197,450	Adj Market Value	\$214,200
	Value per SF 135.66						

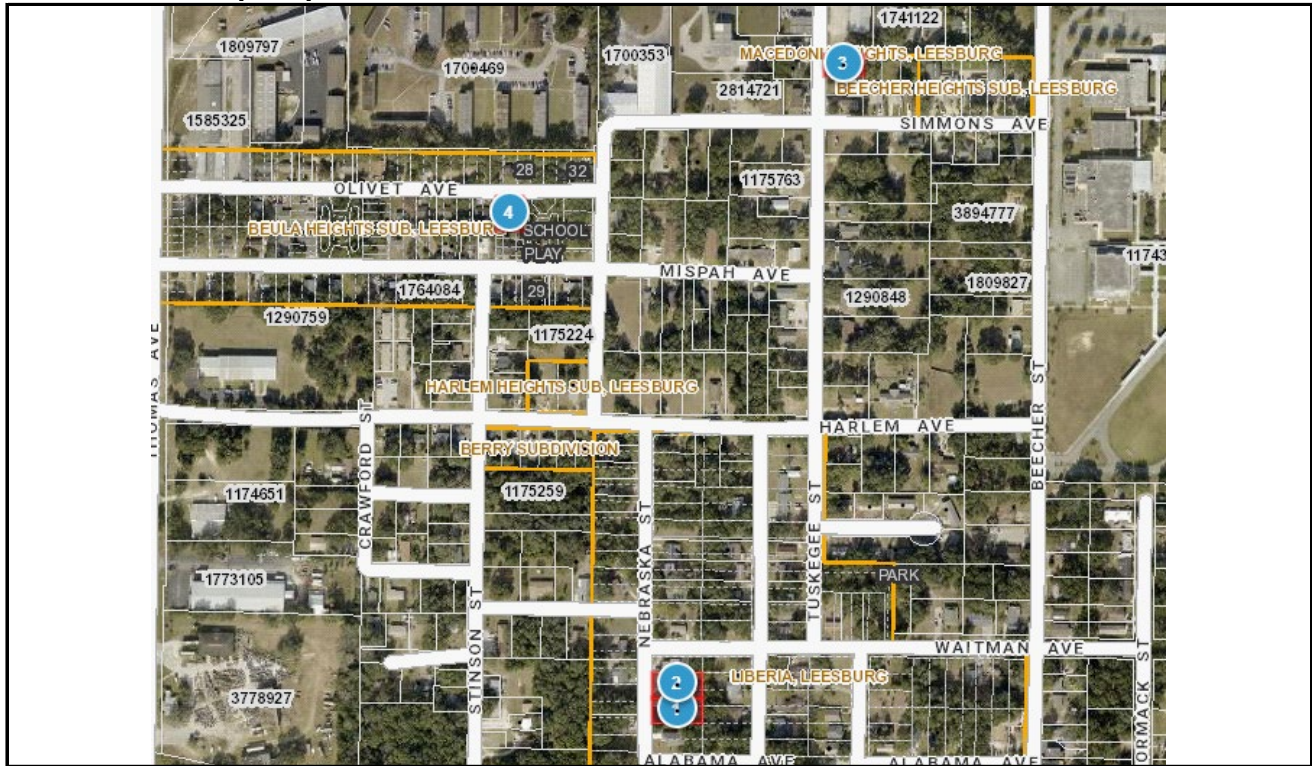
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

DATE 11/26/2024

2024-0753 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	1651425	2311 OLIVET AVE LEESBURG	-
2	comp 1	3794578	1220 TUSKEGEE ST LEESBURG	.25 mi
3	comp 2	1232627	906 NEBRASKA ST LEESBURG	.5 mi
4	comp 3	1456908	908 NEBRASKA ST LEESBURG	.5 mi
5				
6				
7				
8				

Alternate Key 1651425
 Parcel ID 22-19-24-0200-00C-02500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0753 Subject
 PRC Run: 12/12/2024 By

Card # 1 of 1

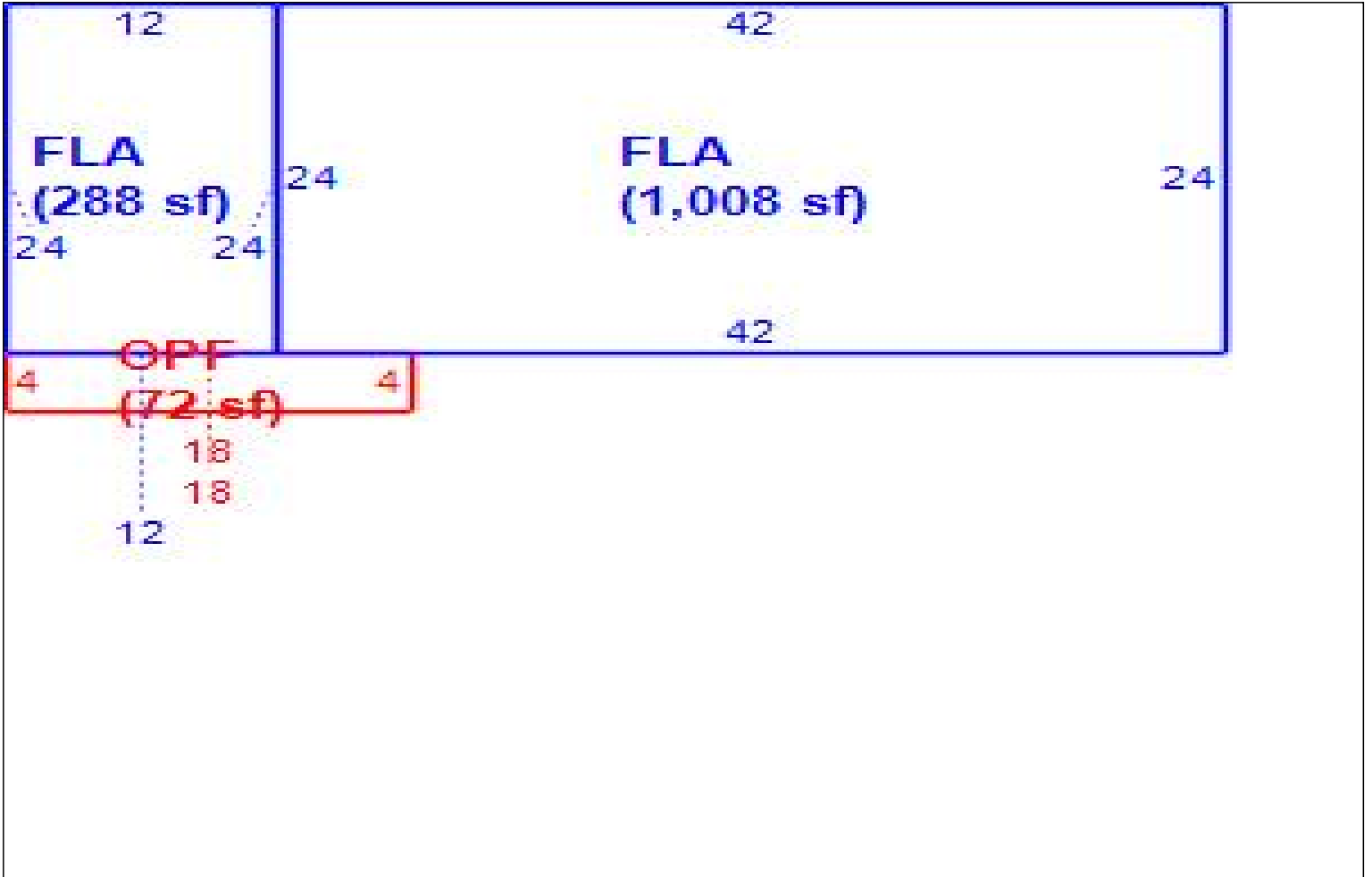
Current Owner		
STAR 2021-SFR2 BORROWER LP		
591 W PUTNAM AVE		
GREENWICH	CT	06830

Property Location			
Site Address	2311 OLIVET AVE		
	LEESBURG	FL	34748
Mill Group	00L2	NBHD	0685
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	01-01-202

Legal Description
 LEESBURG, BEULAH HEIGHTS LOTS 25, 26, 27, 28 BLK C PB 5 PG 74 ORB 5864 PG 1527

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	100	80		8,000.00 FD	200.00	0.9200	2.00	1.000	1.000	0	36,800
Total Acres		0.18		JV/Mkt		0		Total Adj JV/Mkt		36,800		
Classified Acres		0		Classified JV/Mkt		36,800		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 143,313 Deprec Bldg Value 139,014 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,296	1,296	1296	1978	1296	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	72	0	93.16	143,313	Quality Grade	640	Half Baths	0
					EX		Wall Type	02	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,296	1,368	1,296	Building RCNLD	139,014				

Alternate Key 1651425
Parcel ID 22-19-24-0200-00C-02500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0753 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	
2020	SALE	01-01-2019	04-30-2020	1	0099	CHECK VALUE	04-30-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021178002	5864 1527	12-02-2021	WD	U	11	I	100					
2019137937	5384 2431	12-04-2019	WD	Q	Q	I	125,000					
2019042025	5265 0355	04-12-2019	WD	Q	Q	I	32,000					
	4680 0957	09-02-2015	CT	U	U	I	100					
	2704 1253	10-29-2004	WD	Q	Q	I	56,000					
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	
36,800	139,014	0	175,814	0	175814	0.00	175814	175814	175,814	

Parcel Notes

88 NBHD FROM 4118
 93 RAISE QG FROM 250 ADD AC PAP 072393
 2649/219 AMENDED CT DOES NOT SAY WHAT ORB PG IT IS CORRECTING
 2704/1250 DEED LEGAL DOES NOT SAY BLK C
 2704/1253 TIMOTHY F COATES AND MARIE G MORTON ONLY
 2704/1253 DEED LEGAL DOES NOT SAY BLK C
 4680/957 CT VS TIMOTHY F COATES AND MARIA G COATES AND COATES REALTY LTD ET AL PROP SOLD TO FOX HILL INVESTMENTS LLC
 16CC MAILING ADDR CHGD FROM CO GAUSE & MANGROVE 229 E MAIN ST TAVARES FL 32778 INFO SCANNED DB 070816
 5265/355 FOX HILL INVESTMENTS LLC TO GERARDO SANCHEZ LOPEZ & MA ESMERALDA HERNANDEZ JIMENEZ HW
 19X COURTESY HX CARD SENT 052119
 20 MLS NO CURRENT MLS FOUND ONLY OLDER ONES SALE SEEMS VERY LOW AND APPEARS TO BE AN OUTLIER SPJ 070219
 20X COURTESY HX CARD SENT 010320
 5384/2431 GERARDO SANCHEZ LOPEZ AND MA ESMERALDA HERNANDEZ JIMENEZ TO SFR ORLANDO OWNER 1 LP
 20IT PER LISTING MANY UPGRADES FLOORING KITCHEN ETC GBF2 TO EPB EAG FROM 2 COND FROM 2 QG FROM 300 SPJ 020320
 20 MLS G5022770 SPJ 020320
 20IT SFR IS COMP RENO INSIDE NEW WOOD FLOORS NEW COUNTER TOP NEW CABINETS BATH TILE SINK NEW PAINT JOB INSIDE AND OUTSIDE LOC FROM 100 QG FROM 500 CHG EPB2 TO FLA MHS 043020
 21VAB PETITION 2021-222 TJW 092321
 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

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 3794578
 Parcel ID 22-19-24-0850-000-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0753 Comp 1
 PRC Run: 12/12/2024 By

Card # 1 of 1

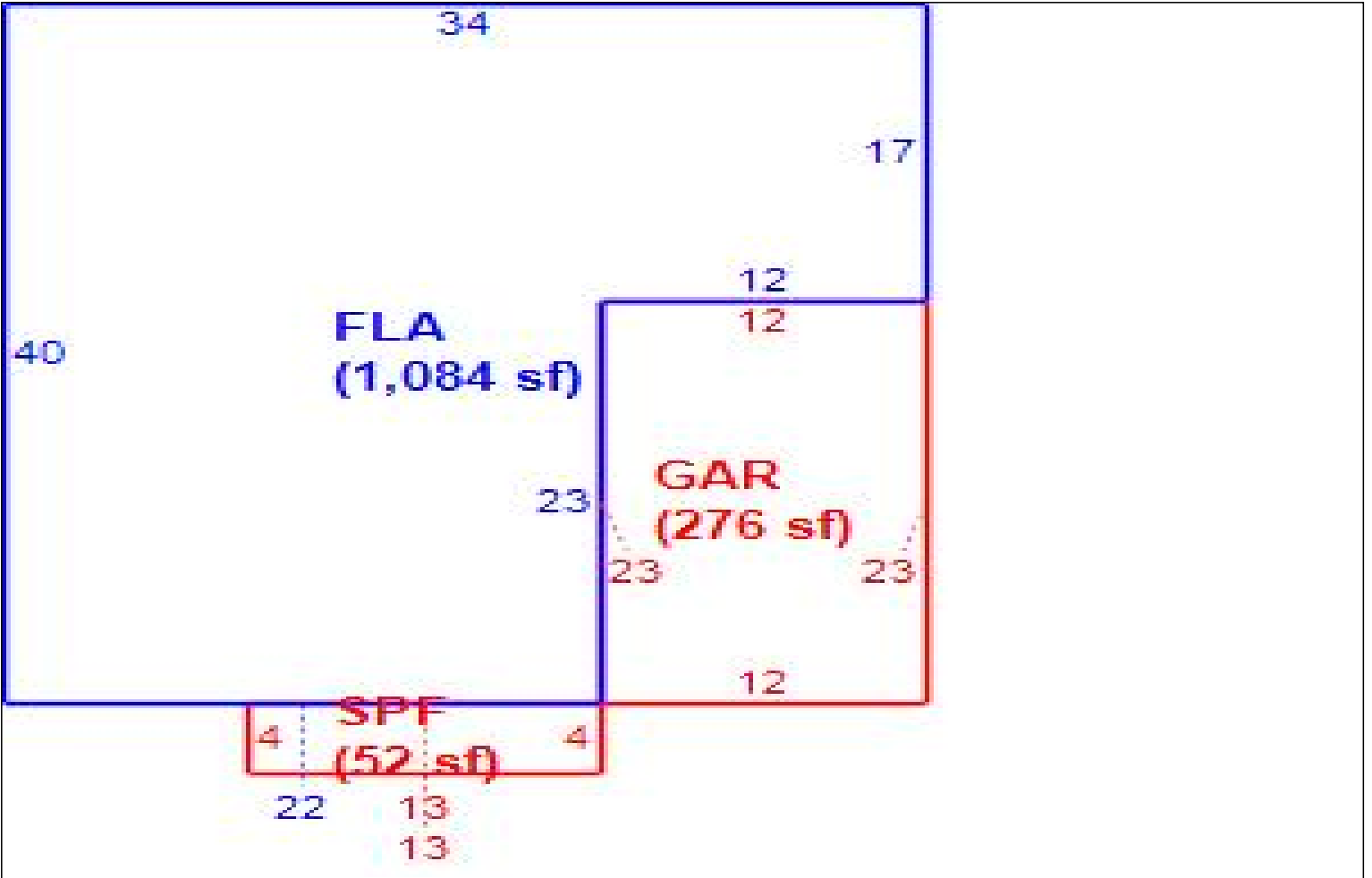
Current Owner		
OLIO MARY F		
1220 TUSKEGEE ST		
LEESBURG	FL	34748

Property Location		
Site Address 1220 TUSKEGEE ST		
LEESBURG FL 34748		
Mill Group	00L2	NBHD 0661
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
LEESBURG, MACEDONIA HEIGHTS SUB LOT 1 PB 43 PGS 88-89 ORB 6173 PG 1818

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	40,000.00	0.0000	1.00	1.000	1.000	0	40,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		40,000		
Classified Acres		0		Classified JV/Mkt		40,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 74,143
Deprec Bldg Value 67,470		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,084	1,084	1084	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	276	0	53.57	Quality Grade	350	Half Baths	0
SPF	SCREEN PORCH FINIS	0	52	0	74,143	Wall Type	02	Heat Type	6
TOTALS		1,084	1,412	1,084	AV	Foundation	3	Fireplaces	0
					91.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					67,470				

Alternate Key 3794578
 Parcel ID 22-19-24-0850-000-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0753 Comp 1
 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	
2011	SALE	01-01-2010	03-16-2011	1	0099	CHECK VALUE	03-16-2011		
2007	SALE	01-01-2006	06-13-2007	1	0000	CHECK VALUES	06-13-2007		
2006	SALE	01-01-2005	04-12-2006	1	0000	CHECK VALUE			
2002	01-00000373	08-07-2001	04-19-2002	65,350	0000	SFR/1220 TUSKEGEE ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023082675	6173 1818	06-23-2023	WD	Q	01	I	215,000	039	HOMESTEAD	2024	25000	
	3918 0526	06-17-2010	WD	Q	Q	I	50,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	3193 2388	06-21-2006	WD	Q	Q	I	136,000					
	2985 1928	10-21-2005	WD	Q	Q	I	120,000					
	2104 2172	04-25-2002	WD	Q	Q	I	69,900					
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
40,000	67,470	0	107,470	0	107470	50,000.00	57470	82470	107,470	

Parcel Notes

02 LOC FROM 100 FER 112601
 2985/1928 WANDA M WELLMAKER TO SARITA & SEAN K THOMAS HW
 06FC LOC FROM 118 QG FROM 500 OPF3 TO SPF WGC 041206
 07 QG FROM 620 MHS 061307
 3918/526 SAMMIE LEE & SHALONDA L SMITH TO ALLENE V GADLEY SINGLE
 11FC LOC FROM 2.27 QG FROM 635 EAG FROM 1 CONDITION FROM 3 MHS 031611
 6173/1818 ALLENE V GADLEY TO MARY FRANCIS OLIO UNMARRIED
 23CC EFILE HX APP CP 091523
 24CC RECEIVED HX APP ACS 020624

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Alternate Key 1232627
 Parcel ID 22-19-24-0800-00G-00900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0753 Comp 2
 PRC Run: 12/12/2024 By

Card # 1 of 1

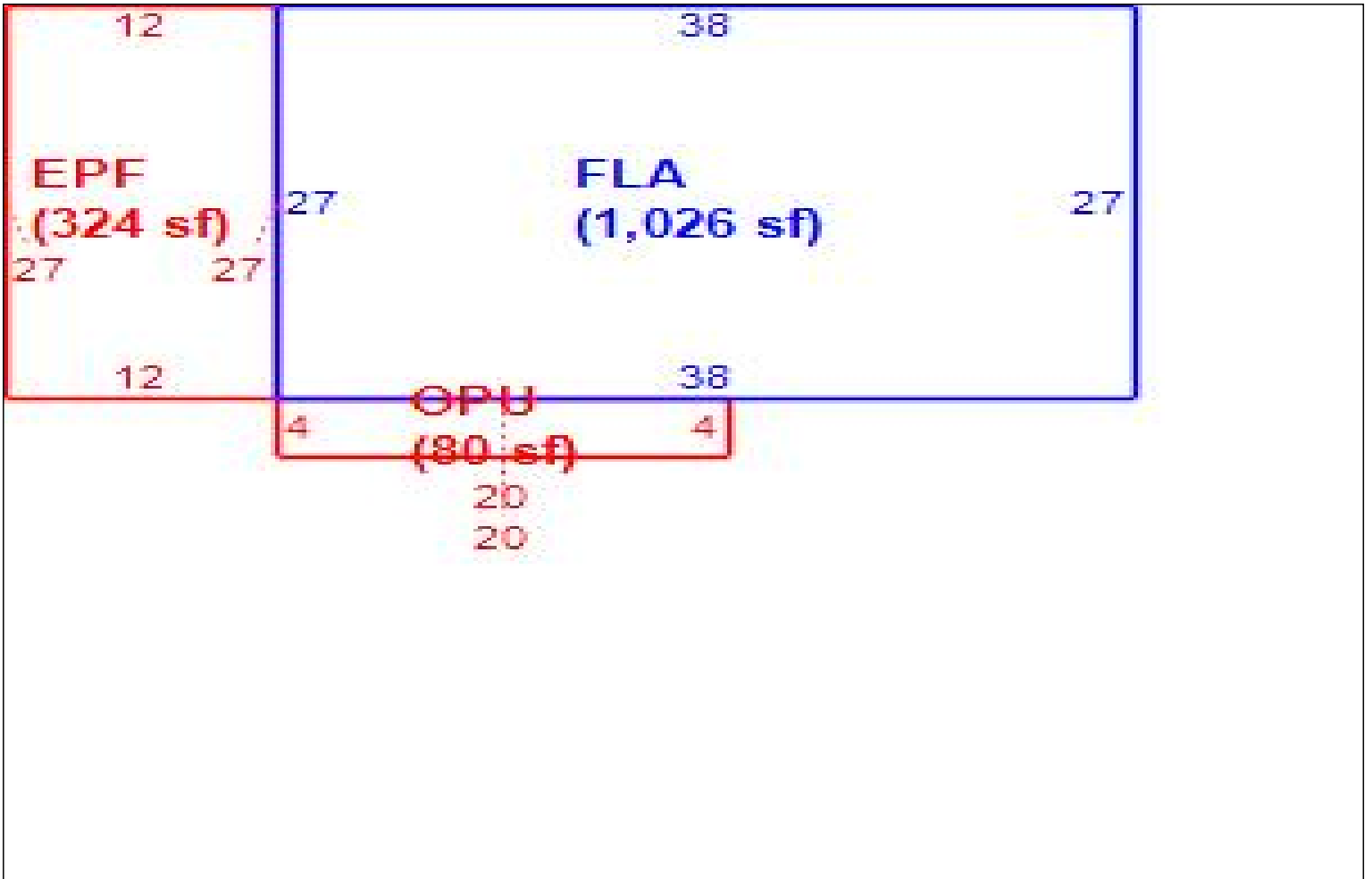
Current Owner		
DRAGON AMY F & SIDNEY J		
906 NEBRASKA ST		
LEESBURG	FL	34748

Property Location			
Site Address 906 NEBRASKA ST			
LEESBURG FL 34748			
Mill Group	00L2	NBHD	0685
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
 LEESBURG, LIBERIA LOT 9, S 1/2 LOT 10 BLK G PB 9 PG 13 ORB 6212 PG 201

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	75	150		11,250.00 FD	200.00	1.1700	0.76	1.000	1.000	0	13,338		
Total Acres				0.26	JV/Mkt				0	Total Adj JV/Mkt				13,338
Classified Acres				0	Classified JV/Mkt				13,338	Classified Adj JV/Mkt				0

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 59,791 Deprec Bldg Value 50,224 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Building RCNLD
EPF	ENCLOSED PORCH FIN	0	324	0	1984	1026	46.04	G	84.00	0	50,224
FLA	FINISHED LIVING AREA	1,026	1,026	1,026							
OPU	OPEN PORCH UNFINIS	0	80	0							
TOTALS		1,026	1,430	1,026							

Alternate Key 1232627
 Parcel ID 22-19-24-0800-00G-00900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0753 Comp 2
 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	
2006	SALE	01-01-2005	04-12-2006	1	0000	CHECK VALUE			
1996	95-792	11-01-1995	12-01-1995	15,381	0000	ADD & ALTER BLDG			
1996	95-792	11-01-1995	12-01-1995	2,795	0000	REROOF			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023114141	6212 0201	09-11-2023	WD	Q	01	I	225,000	039	HOMESTEAD	2024	25000
2022092482	5987 0149	07-01-2022	WD	Q	01	I	150,000	059	ADDITIONAL HOMESTEAD	2024	13562
2022092480	5987 0145	06-29-2022	WD	Q	01	I	129,000				
	3796 1938	07-10-2009	WD	U	U	I	29,000				
	3796 1935	04-07-2009	QC	U	U	I	100				
Total											38,562.00

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	
13,338	50,224	0	63,562	0	63562	38,562.00	25000	38562	63,562	

Parcel Notes

88 NBHD CHGD FROM 4125
 93 CHG GBF TO EPB RAISE QG FROM 200 CFH 080493
 1321/1407 LILLOUS VAUGHN TO DEBORAH J VAUGHN
 95 WINDOWS MAY BE NEW REROOF COMPLETE ADD AC NO ADDN NOTED EXT APPEARS TO HAVE BEEN PAINTED RLC 032096
 1955/2480 DEBORAH J VAUGHN SINGLE TO PEARLEA INC
 2020/808 JOHNNY C ODOMS SINGLE PROBLEM DEED
 2208/2042 CORR DEED FOR 2020/0808 TO CORRECT LEGAL DESC
 2436/2448 JOHNNY ODOMS TO FOUR STAR FUNDING INC AS TRUSTEE OF THE 906 NEBRASKA ST FAMILY LAND TRS DTD 100903
 2609/1208 CT VS JOHNN C ODOMS SOLD TO CHASE MANHATTAN MTG CORP
 2670/323 CORRECTIVE DEED FOR 2658/1071 TO CORRECT DEFECTIVE NOTARY ACKNOWLEDGEMENT
 2751/2418 JIM KREMER MARRIED
 2802/164 MARC LOYD MARRIED
 06FC COND FROM 3 QG FROM 500 LOC FROM 100 WGC 041206
 08TR NOT DELIVERABLE AS ADDRESSED 1037 VIA COMO PL LAKE MARY FL 32746 1541
 3698/295 CT VS MARC LOYD SOLD TO DEUTSCHE BANK NATL TRS CO
 3796/1935 DEUTSCHE BANK NTL TRS CO TTEE TO STONECREST INCOME & OPPORTUNITY FUND I LLC
 3796/1938 STONECREST INCOME & OPPORTUNITY FUND I LLC TO DAVID K VILLARI SINGLE
 11TRIM FC SFR IS VACANT & IN NEED OF RENOVATION OLDER ROOF EPB HAS MINIMAL FINISH OPF2 TO OPU SIZE FROM 4X14 EAG FROM 1
 COND FROM 3 QG FROM 550 LOC FROM 125 FINAL CHGS PER TJW EJB 083011
 15 MAILING ADDR CHGD FROM 1123 BREEZY KNOLL ST MINNEOLA FL 34715 INFO SCANNED LH 031915
 19 MAILING ADDR CHGD FROM 529 GENTLE BREEZE DR MINNEOLA FL 34715 INFO SCANNED KCH 101918
 5987/145 DAVID K VILLARI TO RE PROPERTY HOLDINGS LLC
 5987/149 RE PROPERTY HOLDINGS LLC TO WILL ROBIN REAL ESTATE #1 LLC
 6212/201 WILL ROBIN REAL ESTATE 1 LLC TO AMY FAYE & SIDNEY JOSEPH DRAGON HW

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Alternate Key 1456908
Parcel ID 22-19-24-0800-00G-01000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0753 Comp 3
PRC Run: 12/12/2024 By

Card # 1 of 1

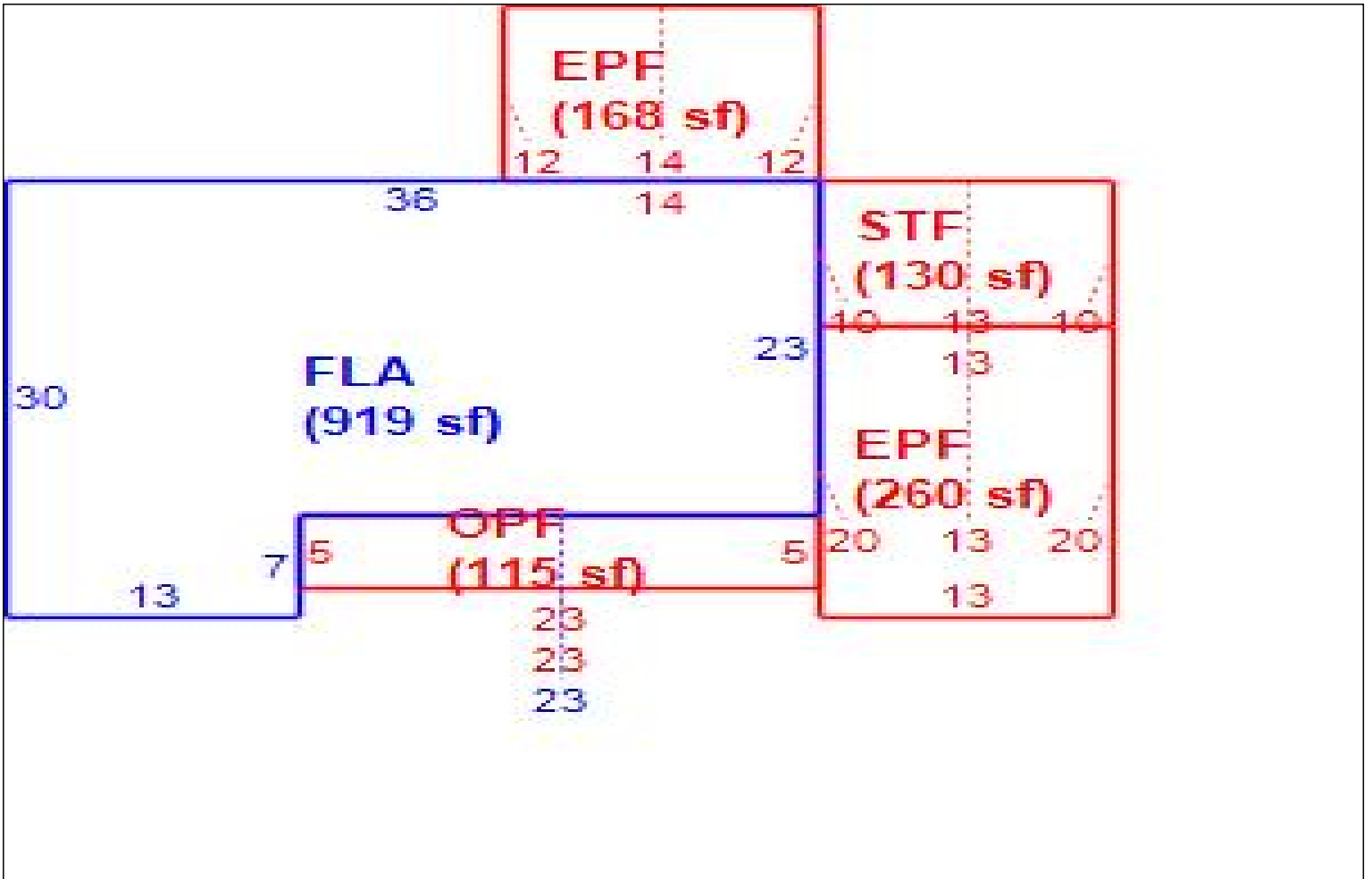
Current Owner		
HAYNES CHELSEY J		
908 NEBRASKA ST		
LEESBURG	FL	34748

Property Location			
Site Address	908 NEBRASKA ST		
	LEESBURG	FL	34748
Mill Group	00L2	NBHD	0685
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
LEESBURG, LIBERIA N 1/2 LOT 10, LOT 11, BLK G PB 9 PG 13 ORB 6118 PG 1798

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	75	150		11,250.00 FD	200.00	1.1700	0.76	1.000	1.000	0	13,338
Total Acres		0.26		JV/Mkt		0		Total Adj JV/Mkt		13,338		
Classified Acres		0		Classified JV/Mkt		13,338		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 53,644 Deprec Bldg Value 41,306 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	2
EPF	ENCLOSED PORCH FIN	0	428	0	1963		No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	919	919	919	46.04		Quality Grade	250	Half Baths	0
OPF	OPEN PORCH FINISHE	0	115	0	53,644		Wall Type	02	Heat Type	6
STF	STORAGE ROOM FINIS	0	130	0			Foundation	3	Fireplaces	0
TOTALS		919	1,592	919			Roof Cover	3	Type AC	01

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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	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023037874	6118 1798	03-22-2023	WD	Q	01	I	225,000					
2022091829	5986 0789	07-01-2022	WD	Q	01	I	155,000					
2022091827	5986 0785	06-29-2022	WD	Q	01	I	129,000					
	3827 0799	09-23-2009	WD	U	U	I	25,100					
	3831 1568	09-14-2009	CT	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	
13,338	41,306	0	54,644	0	54644	0.00	54644	54644	54,644	

Parcel Notes

88 NBHD CHANGED FROM 4125
 93 CH CPF4 TO EPB CH OPF5 TO SPF PAP 072393
 97X CORRECT 96TAX BILL ADD HX
 3784/2133 LIMITED POA DEUTSCHE BANK NATIONAL TRUST CO TTEE GIVES TO ONEWEST BANK FSB
 3794/483 CT VS HERBERT L & DOROTHY F MAYS PROP SOLD TO ONEWEST BANK FSB
 3827/799 ONEWEST BANK FSB TO DAVID K VILLARI SINGLE
 3831/1568 POST DEED ONLY AMENDED CT VS HERBERT L & DOROTHY F MAYS SOLD TO DEUTSCHE BANK NATL TRUST CO TTEE DOESNT
 STATE WHAT ORB/PG ITS AMENDING SB 3794/483 PROP ALREADY SOLD
 11TRIM FC SPF5 TO OPF NEWER ROOF & EXT PAINT OCCUPIED AVG COND LOC FROM 125 FINAL CHGS PER TJW EJB 083011
 15 MAILING ADDR CHGD FROM 1123 BREEZY KNOLL ST MINNEOLA FL 34715 INFO SCANNED LH 031915
 19 MAILING ADDR CHGD FROM 529 GENTLE BREEZE DR MINNEOLA FL 34715 INFO SCANNED KCH 101918
 5986/785 DAVID K VILLARI TO RE PROPERTY HOLDINGS LLC
 5986/789 RE PROPERTY HOLDINGS LLC TO WILL ROBIN REAL ESTATE 1 LLC
 6118/1798 WILL ROBIN REAL ESTATE 1 LLC TO CHELSEY JACOLE HAYNES SINGLE

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