



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3640080**

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

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

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

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0754	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: INV_HOME; Star 2021 SFR-1 Borrower LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	2219240250-000-02700 Unit - 1 1100 BIRCHWOOD CT - A
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2: Reason for Petition Check one: If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> 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 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 # 2024-0754	Alternate Key: 3640080	Parcel ID: 22-19-24-0250-000-02700	
Petitioner Name Ryan, LLC C/O Robet Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1100 BIRCHWOOD CT LEESBURG		<input type="checkbox"/> Check if Multiple Parcels
Owner Name Star 2021-SFR1 Borrower LP C/O Starwood Capital Group	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 218,708	\$ 218,708	
2. Assessed or classified use value, *if applicable	\$ 183,710	\$ 183,710	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 183,710	\$ 183,710	

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

Last Sale Date 11/14/2019 **Price:** \$140,000 Arm's Length Distressed Book 5382 Page 1680

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3640080	3640021	3639979	1290821
Address	1100 BIRCHWOOD CT LEESBURG	1025 BIRCHWOOD CT LEESBURG	1024 BIRCHWOOD CT LEESBURG	1004 BEECHER ST LEESBURG
Proximity		0.04 Miles	0.02 Miles	0.26 Miles
Sales Price		\$265,600	\$266,100	\$205,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	3.20%	0.00%
Adjusted Sale		\$232,134	\$234,700	\$174,250
\$/SF FLA	\$142.02 per SF	\$120.15 per SF	\$152.40 per SF	\$124.46 per SF
Sale Date		6/8/2023	4/4/2023	8/12/2024
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	1,540	1,932	-19600	1,540	0	1,400	7000
Year Built	1984	1984	0	1984	0	1957	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block	10000
Condition	EX	AV	15000	AV	15000	G	10000
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	-	-	0	-	0	-	0
Porches	2 small OPF 2 SPF	2 small OPF 2 SPU	0	2 small OPF 2 SPF	0	2 small OPF 2 OPF	10000
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	2 STF	2 STF	0	2 STF	0	-	5000
Site Size	Lot	Lot	0	Lot	0	Lot	
Location	Sub	Sub	0	Sub	0	Sub	
View	House	House	0	House	0	House	
		-Net Adj. 2.0%	-4600	Net Adj. 6.4%	15000	Net Adj. 29.8%	52000
		Gross Adj. 14.9%	34600	Gross Adj. 6.4%	15000	Gross Adj. 29.8%	52000
Adj. Sales Price	Market Value \$218,708	Adj Market Value \$227,534		Adj Market Value \$249,700		Adj Market Value \$226,250	
	Value per SF 142.02						

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

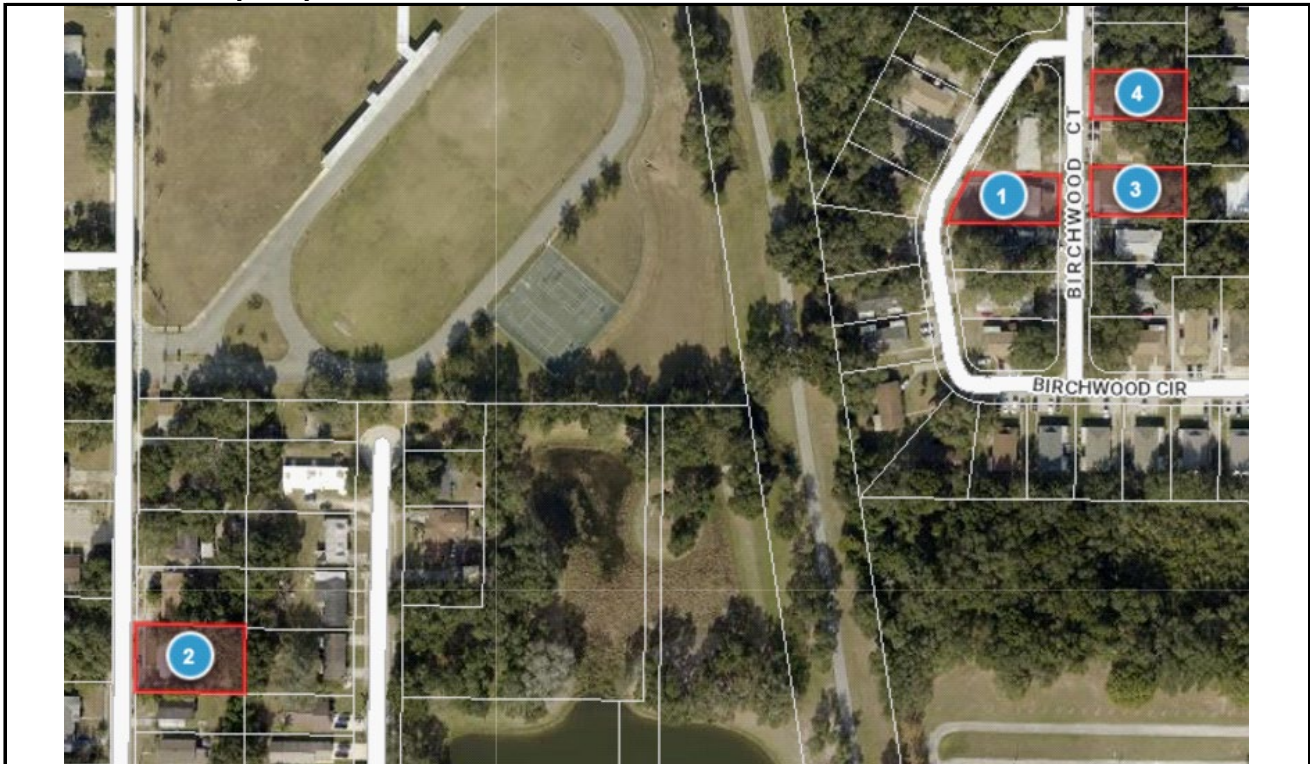
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

DEPUTY: Chris Jensen

DATE 11/21/2024

2024-0754 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3640021	1025 BIRCHWOOD CT LEESBURG	0.04
2	Comp 3	1290821	1004 BEECHER ST LEESBURG	0.26
3	Comp 2	3639979	1024 BIRCHWOOD CT LEESBURG	0.02
4	Subject	3640080	1100 BIRCHWOOD CT LEESBURG	-
5				
6				
7				
8				

Alternate Key 3640080
 Parcel ID 22-19-24-0250-000-02700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0754 Subject
 PRC Run: 12/12/2024 By

Card # 1 of 1

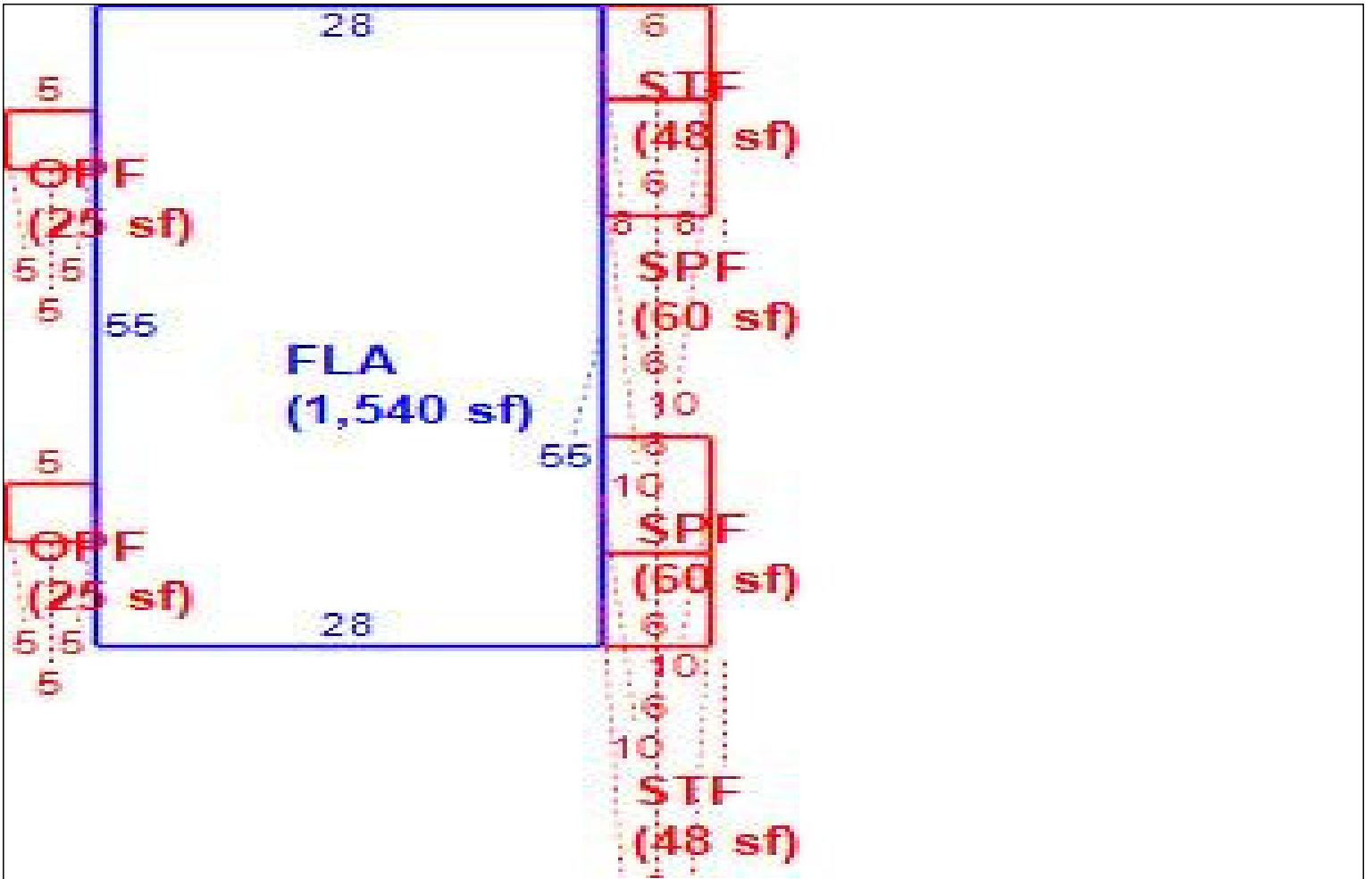
Current Owner		
STAR 2021-SFR1 BORROWER LP C/O STARWOOD CAPITAL GROUP 591 W PUTNAM AVE		
GREENWICH	CT	06830

Property Location		
Site Address 1100 BIRCHWOOD CT		
LEESBURG FL 34748		
Mill Group 0L2X	NBHD 0673	
Property Use		Last Inspection
00800 MULTI FAMILY LES		MHS 01-01-202

Legal Description
LEESBURG, BIRCHWOOD SUB LOT 27 PB 27 PG 5 ORB 5665 PG 773

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 141,709
Deprec Bldg Value 137,458		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	Base Rate	Quality Grade	630	Half Baths	0
SPF	SCREEN PORCH FINIS	0	120	0	Building RCN	Condition	EX	Heat Type	6
STF	STORAGE ROOM FINIS	0	96	0	% Good	Foundation	3	Fireplaces	0
TOTALS		1,540	1,806	1,540	Building RCNLD	Roof Cover	3	Type AC	03

Alternate Key 3640080
 Parcel ID 22-19-24-0250-000-02700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0754 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	19-17-1672	09-10-2019	04-24-2020	100	0002	REPL WINDOWS 5	04-24-2020	
2020	19-17-1671	09-10-2019	04-24-2020	1,100	0002	REPL WINDOWS 5	04-24-2020	
2019	18-17-1662	10-24-2018	04-02-2019	900	0002	REPL WINDOW	04-02-2019	
2001	1	01-01-2000	01-23-2001	1	0000	CK VALUES		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021035907	5665	0773	02-22-2021	QC	U	11	100				
2019136098	5382	1680	11-14-2019	WD	Q	Q	140,000				
2019135469	5381	1836	11-14-2019	WD	Q	Q	125,000				
2019084406	5316	2365	07-23-2019	WD	U	U	46,000				
	2599	2431	06-21-2004	WD	Q	Q	72,500				
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
81,250	137,458	0	218,708	16628	202080	0.00	202080	218708	218,708

Parcel Notes

01FC UPDATE SUB EJP 012301
 2599/2431 DANESH SINGH SINGLE
 04TR NOT DELIVERABLE AS ADDRESSED 1100 BIRCHWOOD CT LEESBURG 34748
 05TR UNDELIVERABLE AS ADDRESSED 1100 BIRCHWOOD CT LEESBURG 34748
 06TR INSUFFICIENT ADDRESS 1100 BIRCHWOOD CT LEESBURG 34748
 07TR NOT DELIVERABLE AS ADDRESSED 1100 BIRCHWOOD CT LEESBURG 34748
 08TR NOT DELIVERABLE AS ADDRESSED 1100 BIRCHWOOD CT LEESBURG 34748
 09TR NOT DELIVERABLE AS ADDRESSED 1100 BIRCHWOOD CT LEESBURG 34748
 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
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 18 MAILING ADDR CHGD FROM 1100 BIRCHWOOD CT LEESBURG FL 34748 INFO SCANNED KCH 092718
 19FCL SFR IN AVG COND SPJ 040219
 5316/2365 DANESH SINGH TO FREEMAN VALUE INVESTMENTS LLC
 20SALE ORB 5316/2365 U SALE SALE NOT EXPOSED TO OPEN MARKET SPJ 092319
 5381/1836 FREEMAN VALUE INVESTMENTS LLC TO INTEGRITY FINANCIAL GROUP LLC
 5382/1680 INTEGRITY FINANCIAL GROUP LLC TO SFR ORLANDO OWNER 1 LP
 20 EAG FROM 5 COND FROM 1 SPJ 012720
 20 MLS NO MLS FOUND INTERNALLY UPDATED SPJ 012720
 20IT LOC FROM 140 EAG FROM 2 QG FROM 450 AS PER LISTING SFR IS COMPLETELY RENO FLAG RENO NEW KITCHEN FLOORING
 BATHROOM SFR HAS NEW WINDOWS MHS 042420
 5665/773 SFR ORLANDO OWNER 1 LP TO STAR 2021-SFR1 BORROWER LP
 5665/773 M SALE INCL 13 LOTS MULTI SUBS AND 1 M&B

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Alternate Key 3640021
Parcel ID 22-19-24-0250-000-03800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0754 Comp 1
PRC Run: 12/12/2024 By

Card # 1 of 1

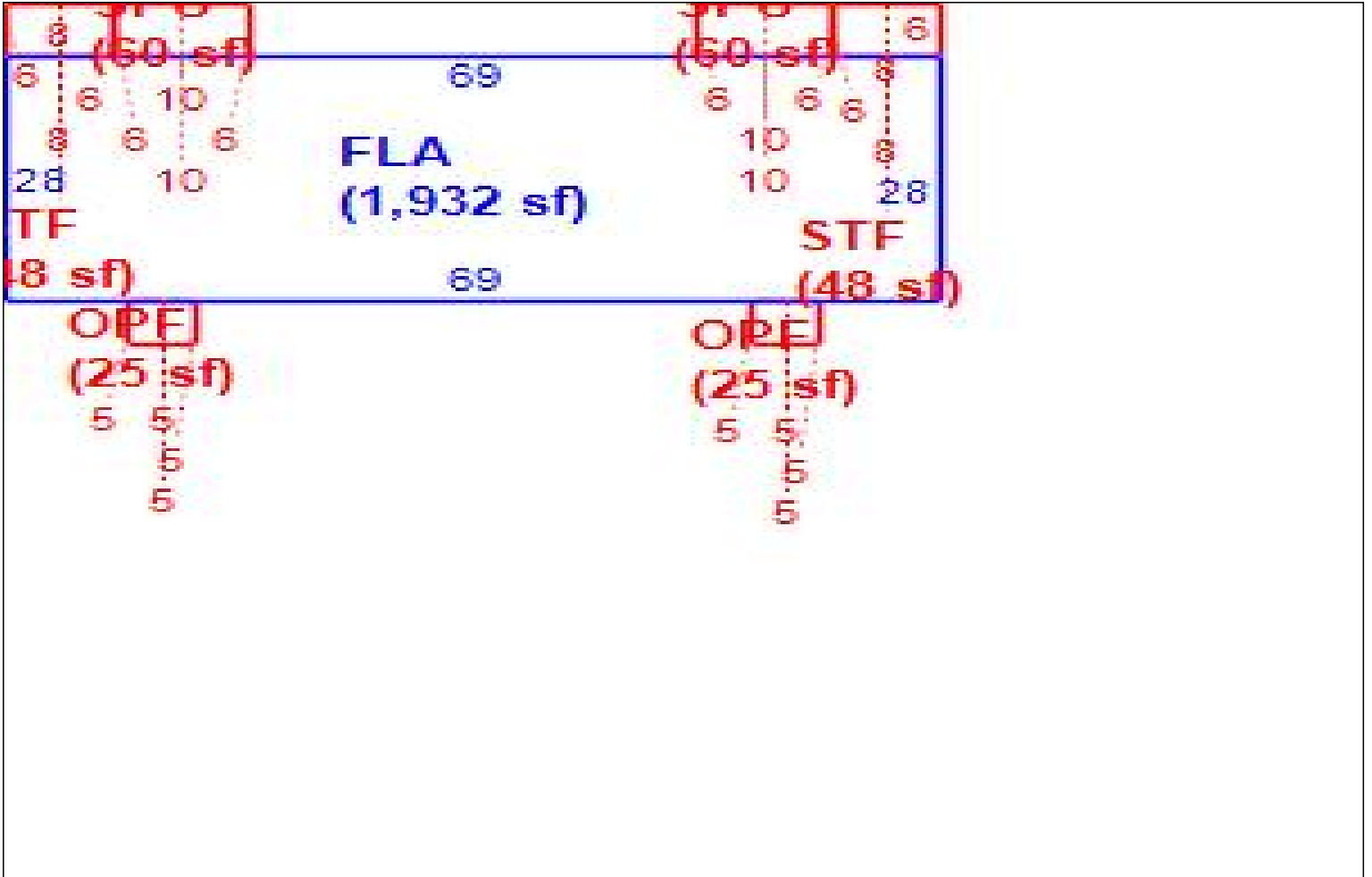
Current Owner		
DA COSTA DE CARVALHO RAFAEL H		
1025 BIRCHWOOD CT		
LEESBURG	FL	34748

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	Base Rate	Quality Grade	500	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	120	0	Building RCN	Wall Type	03	Heat Type	6
STF	STORAGE ROOM FINIS	0	96	0	Condition	Foundation	3	Fireplaces	0
TOTALS		1,932	2,198	1,932	% Good	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD				

Alternate Key 3640021
Parcel ID 22-19-24-0250-000-03800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0754 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	
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	204,323	

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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0754 Comp 2
 PRC Run: 12/12/2024 By

Card # 1 of 1

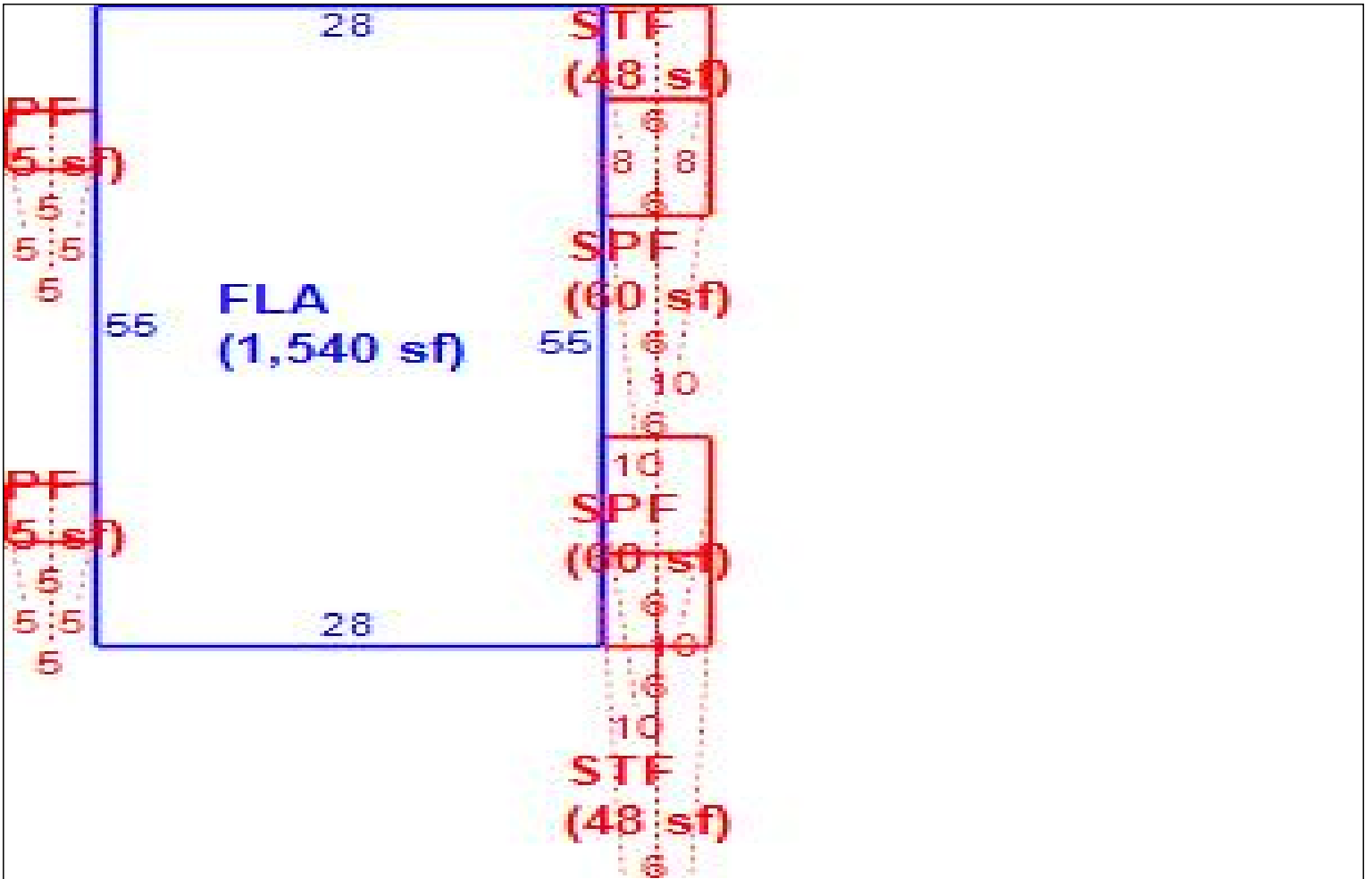
Current Owner		
ORCEL LEIKA J		
14036 ABACO ISLE DR		
ORLANDO	FL	32824

Property Location	
Site Address	1024 BIRCHWOOD CT
	LEESBURG FL 34748
Mill Group	0L2X NBHD 0673
Property Use	Last Inspection
00800 MULTI FAMILY LES	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	109,007	Wall Type	03	Heat Type	3
STF	STORAGE ROOM FINIS	0	96	0	P	Foundation	3	Fireplaces	0
TOTALS		1,540	1,806	1,540	64.00	Roof Cover	3	Type AC	03
					0				
					69,764				

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0754 Comp 2
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 Card # 1 of 1

Miscellaneous Features
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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
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				
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
81,250	69,764	0	151,014	0	151014	0.00	151014	151014	151,014

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0754 Comp 3
 PRC Run: 12/12/2024 By

Card # 1 of 1

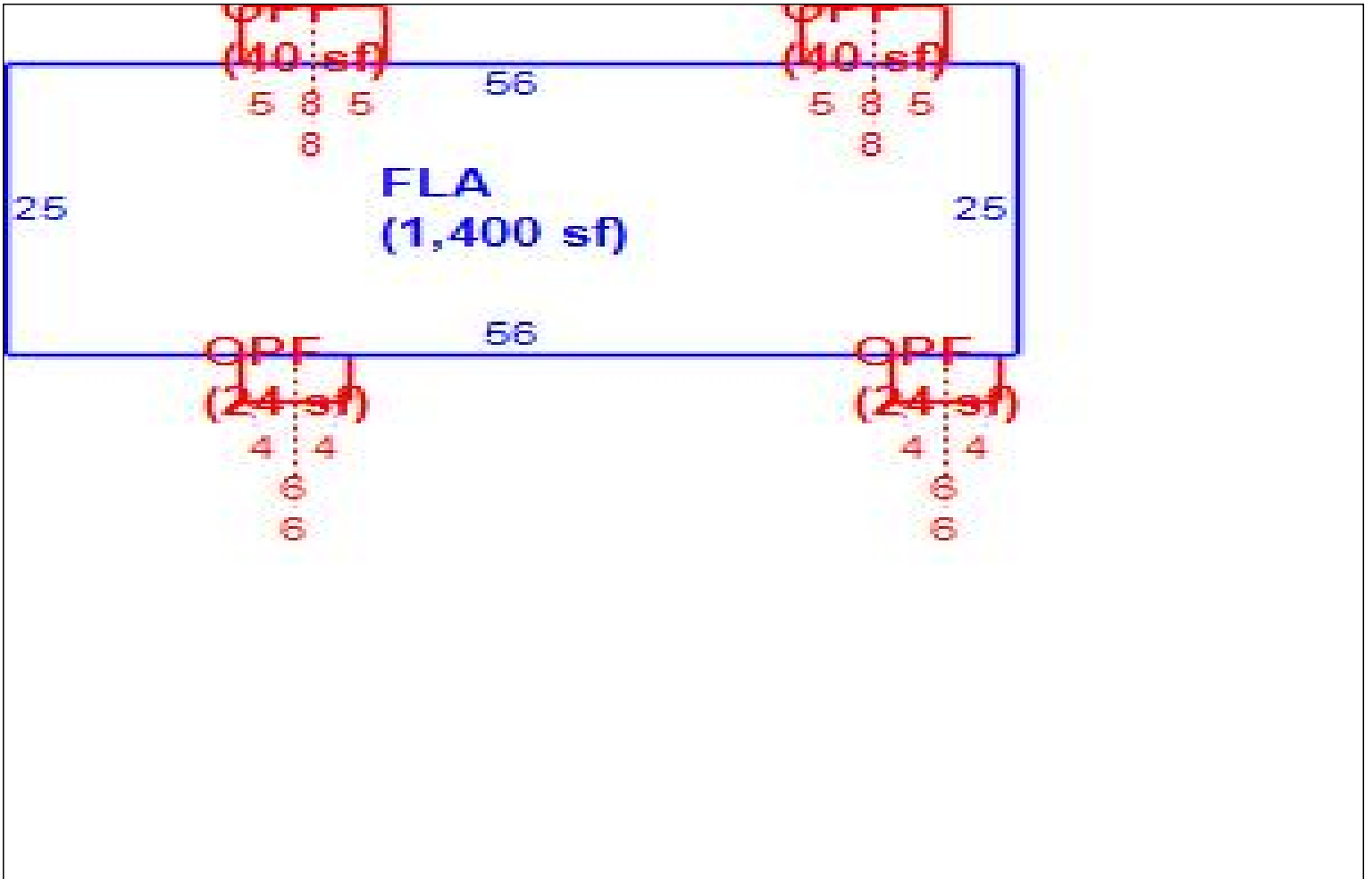
Current Owner			
LEWIS EDDIE II			
1004 BEECHER ST			
LEESBURG	FL	34748	

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 114,981 Deprec Bldg Value 104,633 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,400	1,400	1400	1957	1400	69.64	No Stories	1.00	Full Baths
OPF	OPEN PORCH FINISHE	0	128	0	Building RCN	114,981	Quality Grade	550	Half Baths	0
					Condition	EX	Wall Type	02	Heat Type	6
					% Good	91.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	104,633				
TOTALS		1,400	1,528	1,400						

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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	
2021 2011	SALE 10-00000466	01-01-2020 06-30-2010	06-01-2021 03-16-2011	1 1,532	0099 0002	CHECK VALUE DOORS	05-14-2021 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	104,633	0	147,166	0	147166	0.00	147166	147166	139,774	

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

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