

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

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

Section 194.011, Florida Statutes 3787944

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.

	GOIL	PLETEDEY	QUERKOF THE VA	LUBADUSTIM	AUTEROARD()	YAE)
Petition#	2024	-0768	County Lake	Τ̈́	ax year 2024	Date received 9,12.24
			COMBREMED BA'1		X	
PART 1. Táxr	oayer Informa	ation-INVIT,	ation houes t			
			ial Exchange Borrower Lic	Representative:	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	1622Ó I	.LC North Scottsda Iale, AZ 85254	le Rd, Ste 650	Parcel ID and physical address or TPP account #	22-24-26-230 15733 Bay V	05-000-30200 'ista Dr
Phone 954-7 4	10-6240			Email	ResidentialA	ppeals@ryan.com
			by US mail. If possible			
		ter the petition t my statemen	deadline. I have attact.	ched a statement	of the reasons	I filed late and any
your evider evidence. 7	nce to the valu The VAB or sp	e adjustment be ecial magistra	oard clerk. Florida law	allows the property er the same statuto	appraiser to cro ory guidelines a	st submit duplicate copies of iss examine or object to your if you were present.) Historic, commercial or nonprofit
☐ Commercia	-=		ultural or classified use	☐ Vacant lots and	_	Business machinery, equipment
PART 2. Rea			eck one. If more that			
Real prope	•	eck one)⊡dec	rease 🗌 increase	☐ Denial of exe	mption Select	or enter type:
☐Property wa ☐Tangible per return requir	rsonal proper red by s.193.0	tially complete	must have timely filed	(Include a da a∐Qualifying impr	te-stamped cop ovement (s. 193. control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination de	ation that the time (in minut	y are substant es) you think y		1(3)(e), (f), and (g ur case. Most hear	g), F.S.) ings take 15 mii	nutes. The VAB is not bound
group.			,	•	•	he time needed for the entire
I			e to attend on specific			
evidence direc appraiser's evi	tly to the propidence. At the	erty appraise hearing, you	have the right to have	re the hearing and witnesses sworn.	d make a writte	n request for the property
of your propert	ty record card dacted. When	containing inf the property a	ormation relevant to the organiser receives the	ne computation of	your current as	e property appraiser a copy ssessment, with confidential and the property record card

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you are without attaching a completed power of attorney or authorized. Written authorization from the taxpayer is required for accecollector.	zation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of 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 er representatives.		ollowing licensed
l am (check any box that applies):		
An employee of	(taxpayer or an affiliated	l 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 47	5, Florida Statutes (license number).
A Florida certified public accountant licensed under Ch	apter 473, Florida Statutes (license num	nber).
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential inforr	mation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of funder s. 194.011(3)(h), Florida Statutes, and that I have re	filing this petition and of becoming an ag	gent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative no	t listed in part 4 above.	
☐ I am a compensated representative not acting as one of AND (check one)	·	yees listed in part 4 above
☐ Attached is a power of attorney that conforms to the re taxpayer's authorized signature OR ☐ the taxpayer's auth		
☐ I am an uncompensated representative filing this petition	on AND (check one)	
the taxpayer's authorization is attached OR 🔲 the tax	payer's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential info	rmation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.		
Signature, representative	Print name	Date
	· · · · · · · · · · · · · · · · · · ·	

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

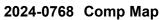
Petition #	!	2024-0768		Alternate K	ey: 3787944	Parcel	ID: 22-24-26-23	05-000-30200		
Petitioner Name The Petitioner is:	Rya Taxpayer of Rec	n,llc c/o Pey	rton payer's agent	Property		AY VISTA DR	Check if Mu	Check if Multiple Parcels		
Other, Explain:	,		. , ,	Address	CLE	RMONT				
Owner Name	lnvita	tion homes	7 lp	Value from	Value before	re Board Actio	on			
			•	TRIM Notice		nted by Prop App	i value atteri	Value after Board Action		
1. Just Value, red	quired			\$ 337,75	55 \$	337,75	55			
2. Assessed or c	lassified use val	ue, *if appli	icable	\$ 337,75	55 \$	337,75	55			
3. Exempt value,	*enter "0" if nor	1e		\$	-					
4. Taxable Value,	*required			\$ 337,7	55 \$	337,75	55			
*All values entered	d should be count	ty taxable va	alues, School an	d other taxing	authority values	s may differ.				
Last Sale Date	6/24/2016	Pric	ce:\$17	7,000	Arm's Length	Distressed	Book <u>4798</u>	Page <u>758</u>		
ITEM	Subje		Compara		Compara	able #2	Compara	able #3		
AK#	378794		3787		3787		3787			
Address	15733 BAY V CLERMO		2823 WILS CLERM		2917 WILS CLERN		2809 MAYFLO CLERM			
Proximity			same		same		same			
Sales Price			\$399,		\$377,		\$389,000			
Cost of Sale			-15		-15		-15			
Time Adjust			1.60		2.00		4.00			
Adjusted Sale	Φ47F 40 ···	05	\$346,3		\$327,		\$346,2			
\$/SF FLA Sale Date	\$175.18 p	er SF	\$225.61 8/18/2		\$213.12 7/6/2		\$182.70 2/24/2			
Terms of Sale			✓ Arm's Length	Distressed	77072 ✓ Arm's Length	Distressed	✓ Arm's Length	Distressed		
Terris or Sale			Ainra Lengur	Distressed	Amis Length	Distressed	Amstengar	Distressed		
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment		
Fla SF	1,928		1,535	27510	1,539	27230	1,895	2310		
Year Built	2000		2001		2002		2000			
Constr. Type	block/stucco		block/stucco		block/stucco		block/stucco			
Condition	good		good		good		good			
Baths	2.0		2.0		2.0		2.0			
Garage/Carport	2 car		2 car		2 car		2 car	_		
Porches	32 sf		35 sf Y	20000	30 sf	0	25 sf			
Pool Fireplace	N 0		0	-20000 0	N 0	0	N 0	0		
AC	Central		Central	0	Central	0	Central	0		
Other Adds	epa 252 sf		0	 	0	†	0	 		
Site Size	lot		lot		lot		lot			
Location	good		good		good		good			
View	good		good		good		good			
			Net Adj. 2.2%	7510	Net Adj. 8.3%	27230	Net Adj. 0.7%	2310		
			Gross Adj. 13.7%	47510	Gross Adj. 8.3%	27230	Gross Adj. 0.7%	2310		
Adi Salaa Brica	Market Value	\$337,755	Adj Market Value	\$353,823	Adj Market Value	\$355,220	Adj Market Value	\$348,520		
Adj. Sales Price	Value per SF	175.18								

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: Mohamed Shariff DATE 11/20/2024





Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3787999	2917 WILSHIRE RD	a a ma a cub
			CLERMONT 2809 MAYFLOWER LOOP	same sub
2	comp 3	3787785	CLERMONT	same sub
3	aubicat	3787944	15733 BAY VISTA DR	
3	subject	3/0/344	CLERMONT	same sub
4	comp 1	3787987	2823 WILSHIRE RD	
4	comp i	3101301	CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3787944 Parcel ID 22-24-26-2305-000-30200

Current Owner

LCPA Property Record Card Roll Year 2024 Status: A

2024-0768 Subject PRC Run: 12/4/2024 By

Card # 1 of 1

Property Location

Site Address 15733 BAY VISTA DR

CLERMONT FL 34714

Mill Group 0005 NBHD 0581 Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

INVITATION HOMES 7 LP

1717 MAIN ST STE 2000

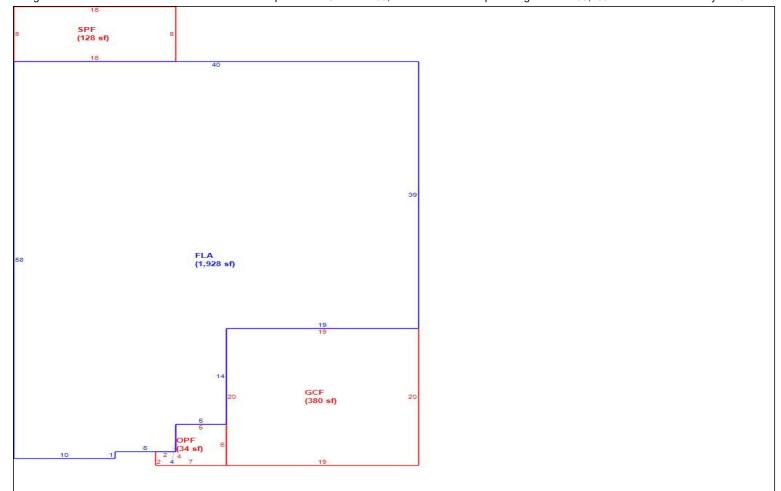
DALLAS 75201 TX

Legal Description

WESTON HILLS SUBDIVISION PHASE II LOT 302 PB 42 PGS 78-80 ORB 6179 PG 1796

Lan	d 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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
	Total Acres 0.00 JV/Mkt 0				ס '	Total Adj JV/Mkt					79,500	
Classified Acres 0 Classified JV/Mkt 7					•		Classified	d Adj JV/Mk	t		0	

Sketch Bldg 1 1 of 1 Replacement Cost 266,242 Deprec Bldg Value 258,255 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,928	1,928	1928	Effective Area	1928				
GAR	GARAGE FINISH	0	380	0	Base Rate	115.80	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	34	0	Building RCN	266,242	Quality Grade	680	Half Baths	0
SPF	SCREEN PORCH FINIS	0	128	0		•	Quality Crade	000	riaii batilo	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	,,		,,	•
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,928	2,470	1,928	Building RCNLD	258,255	Roof Cover	3	Type AC	03

Alternate Key 3787944 Parcel ID 22-24-26-2305-000-30200

79,500

258.255

337,755

LCPA Property Record Card Roll Year 2024 Status: A

2024-0768 Subject PRC Run: 12/4/2024 By

Card # 1 of 1

Parcel II	D 22-24-	26-230	5-000-3	30200		Rol	II Yea	r 202	24 Sta	itus: A				Card #	1	of 1
						*Only			laneous F	eatures re reflected b	nelow					
Code		Descrip	tion		Un		Type		nit Price	Year Blt	Effect Y	r RC	:N	%Good	I Ar	or Value
		·					71									
									ilding Per	mits						20.5
Roll Year 2001	Permit 0050356		Issue Da 05-25-20	 	Comp [03-02-2		An	ount 95,12	Type 21 0000	SFR/15733 E	Descri			Review D	ate	CO Date
In a few co		Deal	/D		Inform		0// 1	0-1-	11///	O-I- D-i	Onde			ptions		1 0
20230 2021 20170	ment No 087602 129909 080626 065819	Book 6179 5798 4977 4798 4385	/Page 1796 0823 2314 0758 1025	07-11 04-14 07-26 06-24	Date -2023 -2021 6-2017 -2016 3-2013	WD WD WD WD QC	Q/U Q U U Q U	05 11 M Q U	Vac/Imp I I I I I	Sale Price 3,069,300 0 100 177,000 100		De	scription		Year	Amount
														Total		0.00
Land Va	lue Bldg	g Value	Misc	Value	Mark	et Valu	e De	Va eferred	Iue Summ Amt As		Cnty Ex A	mt Co Ta	x Val	Sch Tax \	/al Pre	vious Valu
				_				_								

337755

0.00

337755

337755

329,430

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Alternate Key 3787987 Parcel ID 22-24-26-2305-000-33000

RAFULS ERICK R & LETICIA Y

Current Owner

 FL

LCPA Property Record Card Roll Year 2024 Status: A

2024-0768 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

Property Location

Site Address 2823 WILSHIRE RD

CLERMONT FL 34714 NBHD

0581 Last Inspection

Mill Group 0005

Property Use 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

CLERMONT

2823 WILSHIRE RD

WESTON HILLS SUBDIVISION PHASE II LOT 330 PB 42 PGS 78-80 ORB 6198 PG 299

34714

Lan	Land Lines											
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres 0.00 JV/N				JV/Mkt 0				l Adj JV/Mk			79,500	
	Cla	assified A	cres	0	Classified JV/Mkt 79,500			Classifie	d Adj JV/Mk		0	

Sketch Bldg 1 Sec 1 of 1 Replacement Cost 221,378 Deprec Bldg Value 214,737 Multi Story 0

36	FLA (1,535 sf)
20 20	6 3
20 GCF (400 sf)	3 2 7 2 7 7 5 OPF (35 sf) 5
20	

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,535	1,535	1535	Effective Area	1535	l			
GAR	GARAGE FINISH	0	400	0	Base Rate	117.87	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	35	0	Building RCN	221,378	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,535	1,970	1,535	Building RCNLD	214,737	Roof Cover	3	Type AC	03

Alternate Key 3787987 Parcel ID 22-24-26-2305-000-33000

LCPA Property Record Card Roll Year 2024 Status: A

2024-0768 Comp 1 PRC Run: 12/4/2024 By

Card#

1

of 1

Miscellaneous Features *Only the first 10 records are reflected below Units %Good Code Unit Price Year Blt Effect Yr RCN Description Туре Apr Value SWIMMING POOL - RESIDENTIAL POL2 364.00 SF 35.00 2001 2001 12740.00 85.00 10,829 PLD2 POOL/COOL DECK 436.00 SF 5.38 2001 2001 2346.00 70.00 1,642 SEN2 SCREEN ENCLOSED STRUCTURE 1520.00 SF 3.50 2001 2001 5320.00 45.00 2,394

				Build	ing Peri	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2002 2002 2002	0110480 0110476 120340	01-17-2001 01-17-2001 01-01-2001	01-30-2002 01-30-2002 01-30-2002	15,860 2,380 85,624	0000	POOL SEN SFR/2823 WILSHIRE RD		

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023102208 2017088090	6198 4987 1942	0299 0374 1785	08-18-2023 08-10-2017 04-27-2001	WD WD WD	000	01 Q Q		399,900 206,300 139,800	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
										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
79.500	214.737	14.865	309.102	0	309102	50.000.00	259102	284102	302.477

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Alternate Key 3787999 Parcel ID 22-24-26-2305-000-34200

Current Owner

LCPA Property Record Card Roll Year 2024 Status: A

2024-0768 Comp 2 PRC Run: 12/4/2024 By

Card # 1 of 1

Property Location

SINGLE FAMILY

Site Address 2917 WILSHIRE RD

CLERMONT FL 34714

Mill Group 0005 **NBHD** 0581 Property Use Last Inspection

00100

PJF 01-01-202

ONTARIO L5L3Y5 Legal Description

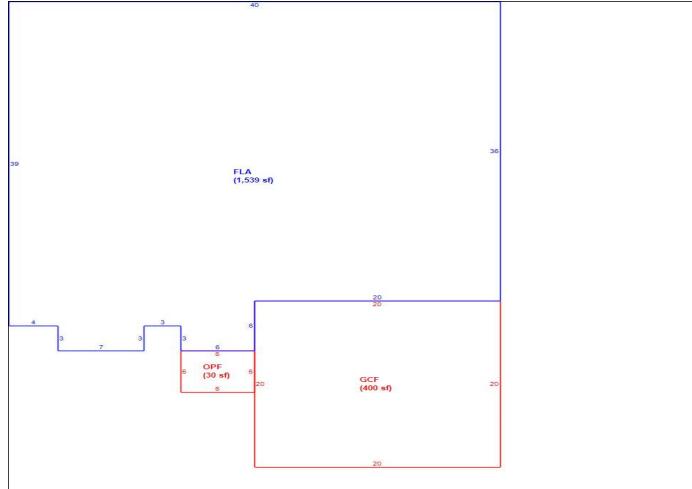
4005 SANCREST CT MISSISSAUGA

AL-A'RAF LLC

WESTON HILLS SUBDIVISION PHASE II LOT 342 PB 42 PGS 78-80 ORB 6174 PG 441

Lan	d 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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
		Total A	cres	0.00	JV/Mkt (ס '	<u> </u>	Tota	l Adj JV/Mk	ct		79,500
	Classified Acres 0 Classified JV/Mk					•		Classified	d Adj JV/Mk	t		0

Sketch Bldg 1 1 of 1 221,682 Deprec Bldg Value 215,032 Multi Story 0 Sec Replacement Cost



	Building S	Sub Areas			Building Valuati	on	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,539	,	1539	Effective Area	1539	No Charina	4.00	Full Batha	
GAR	GARAGE FINISH	0	400	0	Base Rate	117.80	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	221,682	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wall Type	03	riodi Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,539	1,969	1,539	Building RCNLD	215.032	Roof Cover	3	Type AC	03

Alternate Key 3787999 Parcel ID 22-24-26-2305-000-34200

LCPA Property Record Card Roll Year 2024 Status: A

2024-0768 Comp 2 PRC Run: 12/4/2024 By

Card # 1 of 1

		11	Oli Teal	2024 36	atus. A									
	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2012 2009 2003 2002	SALE SALE 2001080272 2001080272	01-01-2011 01-01-2008 04-18-2002 08-21-2001	04-11-2012 03-17-2009 07-18-2002 04-18-2002	1 1 85,668 85,668	0000 0000	CHECK VALUES CHECK VALUE SFR U/C FOR '03 SFR/2917 WILSHIRE RD	03-15-2012 03-17-2009	

			Sales Informa	ation				Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023083032 2023025038	6174 6102 4136 4023 3975	0441 1726 1552 0621 1154	07-06-2023 02-28-2023 02-15-2012 04-11-2011 09-10-2010	WD WD WD WD TR	00000	01 01 Q Q U	 	377,000 350,000 90,000 82,000 100				
										Total		0.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
79.500	215.032	0	294.532	0	294532	0.00	294532	294532	287.777

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Alternate Key 3787785 Parcel ID 22-24-26-2305-000-29000

LCPA Property Record Card Roll Year 2024 Status: A

2024-0768 Comp 3 PRC Run: 12/4/2024 By

Card # 1 of 1

Property Location

Site Address 2809 MAYFLOWER LOOP

CLERMONT FL 34714

0005 NBHD Mill Group 0581 Last Inspection

Property Use 00100 SINGLE FAMILY PJF 01-01-202

Current Owner

CASANOVA MARTHA L

2809 MAYFLOWER LOOP

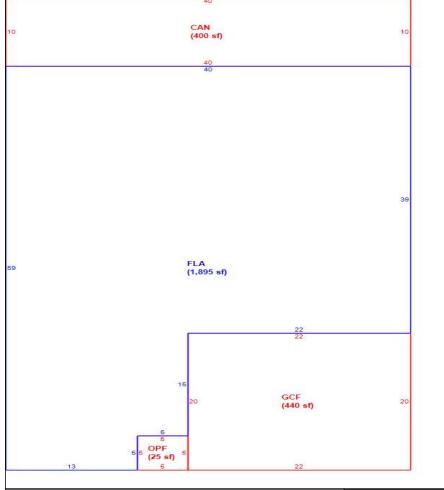
CLERMONT 34714

Legal Description

WESTON HILLS SUBDIVISION PHASE II LOT 290 PB 42 PGS 78-80 ORB 6102 PG 2274

Lan	d 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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
	Cla	Total A		0.00	JV/Mkt 0 Classified JV/Mkt 79	500			l Adj JV/Mk d Adj JV/Mk			79,500
	Cla	assilieu A	C169	VΙ	Ciassilieu JV/IVIKL 78	1,500		Ciassille	a Auj JV/IVIR	Щ		U

Sketch Bldg 1 1 of 1 Replacement Cost 263,069 Deprec Bldg Value 255,177 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,895	1,895	1895	Effective Area	1895			- " - "	
-	GARAGE FINISH	0	440	0	Base Rate	115.90	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	25 400	0	Building RCN	263,069	Quality Grade	680	Half Baths	0
FAI	PATIO UNCOVERED	0	400	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,895	2,760	1,895	Building RCNLD	255,177	Roof Cover	3	Type AC	03

Alternate Key 3787785 Parcel ID 22-24-26-2305-000-29000

LCPA Property Record Card Roll Year 2024 Status: A

2024-0768 Comp 3 PRC Run: 12/4/2024 By

Card # 1 of 1

			on rour		atus. A									
	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value													

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2024 2012 2003	Permit ID 2023040916 SALE SALE	04-25-2023 01-01-2011 01-01-2002	Comp Date 02-16-2024 02-17-2012 07-17-2002	Amount 21,800 1 1		REPL WINDOWS 7 CHECK VALUE CHECK VALUES	02-16-2024 02-17-2012	CO Date

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023025278	6102	2274	02-24-2023	WD	Q	01	1	389,000	039	HOMESTEAD	2024	
2016006757	4731	0160	07-21-2015	TR	U	U	1	100	059	ADDITIONAL HOMESTEAD	2024	25000
2016006758	4731	0162	07-13-2015	TR	U	U	1	100				
	4061	0930	07-19-2011	WD	Q	Q	1	125,000				
	4042	2109	05-26-2011	WD	Q	Q	I	135,000				
										Total		50,000.00
						Val	ua Summ	arv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
79.500	255.177	0	334.677	0	334677	50.000.00	284677	309677	326.468

^{***}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.***