



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 1727375

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and checkboxes for property type and reason for petition.

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

Petition # 2024-0770	Alternate Key: 1727375	Parcel ID: 23-19-24-1600-00D-00200
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 1124 SUNSHINE AVE LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
Owner Name Ryan, LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 185,042	\$ 185,042
2. Assessed or classified use value, *if applicable	\$ 185,042	\$ 185,042
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 185,042	\$ 185,042

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

Last Sale Date 10/14/2020 **Price:** \$130,000 Arm's Length Distressed Book 5568 Page 873

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1727375	1458935	1656745	1458978
Address	1124 SUNSHINE AVE LEESBURG	1201 SUNSHINE AVE LEESBURG	1209 SUNSHINE AVE LEESBURG	1119 EDMONDS ST LEESBURG
Proximity		.2 mi	.2 mi	.3 mi
Sales Price		\$225,000	\$390,000	\$249,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	0.80%	2.80%
Adjusted Sale		\$199,350	\$334,620	\$219,412
\$/SF FLA	\$106.59 per SF	\$132.37 per SF	\$142.27 per SF	\$118.86 per SF
Sale Date		3/15/2023	10/13/2023	5/16/2023
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	1,736	1,506	11500	2,352	-30800	1,846	-5500
Year Built	1939	1925		1925		1940	
Constr. Type	BLK	BR/BLK	-10000	BR/BLK	-10000	BR/BLK	-10000
Condition	G	G		G		G	
Baths	2.0	2.0		2.1	-5000	2	
Garage/Carport	CPU	NONE	5000	NONE	5000	GAR 2.5	-5000
Porches	OPF	OPF		OPF		OPF	
Pool	Y	N	20000	N	20000	N	20000
Fireplace	1	1	0	1	0	1	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	EPF/EPF	SPF					
Site Size	XL LOT	XL LOT		XXL LOT	-30000		
Location	NBHD	NBHD		NBHD			
View	House	House		House			
		Net Adj. 13.3%	26500	-Net Adj. 15.2%	-50800	-Net Adj. 0.2%	-500
		Gross Adj. 23.3%	46500	Gross Adj. 30.1%	100800	Gross Adj. 18.5%	40500
Adj. Sales Price	Market Value \$185,042	Adj Market Value \$225,850		Adj Market Value \$283,820		Adj Market Value \$218,912	
	Value per SF 106.59						

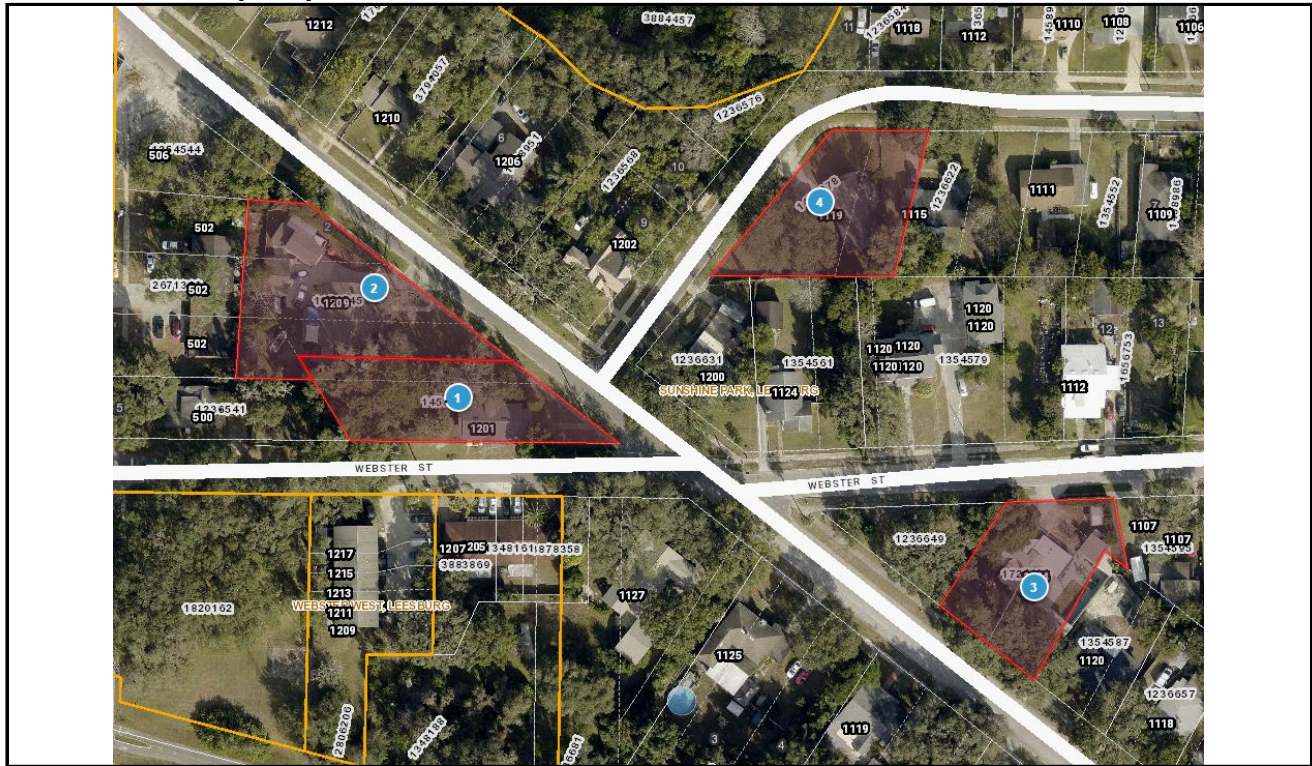
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0770 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	1727375	1124 SUNSHINE AVE LEESBURG	-
2	comp 1	1458935	1201 SUNSHINE AVE LEESBURG	.2 mi
3	comp 2	1656745	1209 SUNSHINE AVE LEESBURG	.25 mi
4	comp 3	1458978	1119 EDMONDS ST LEESBURG	.3 mi
5				
6				
7				
8				

Alternate Key 1727375
Parcel ID 23-19-24-1600-00D-00200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0770 Subject
PRC Run: 12/13/2024 By

Card # 1 of 1

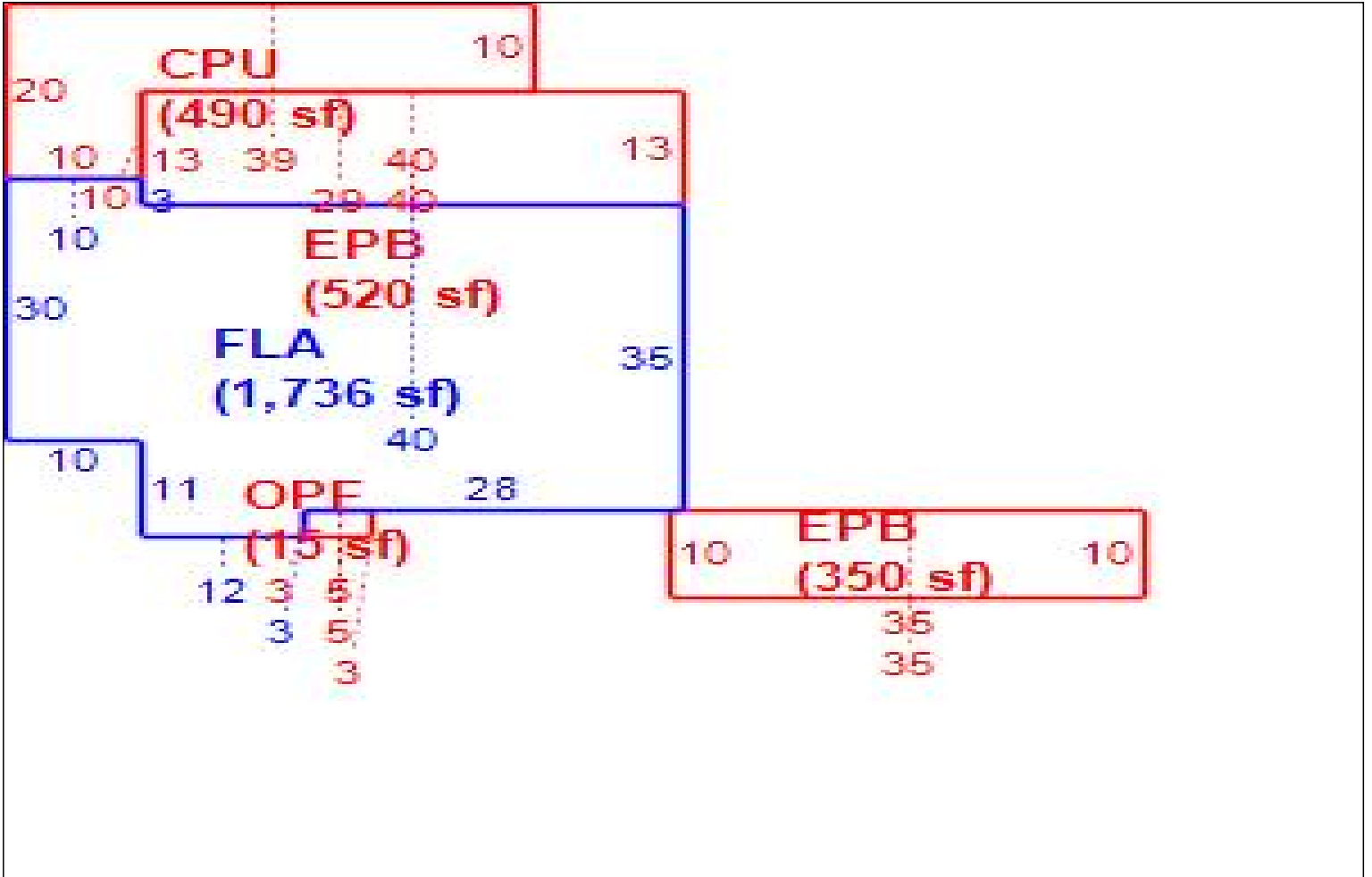
Current Owner		
STAR 2021-SFR2 BORROWER LP		
591 W PUTNAM AVE		
GREENWICH	CT	06830

Property Location		
Site Address 1124 SUNSHINE AVE		
LEESBURG FL 34748		
Mill Group	00L3	NBHD 0690
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
LEESBURG, SUNSHINE PARK PB 6 PG 71 LOTS 2, 3, BEGIN 90.5 FEET WEST OF NORTHEAST CORNER OF LOT 10, RUN WEST 54.5 FEET TO NORTHWEST CORNER OF LOT 10, SOUTHEASTERLY ALONG SOUTH BOUNDARY OF LOT 10 44.75 FEET, NORTHLY TO POINT OF BEGINNING, BLK D, FROM NORTHEAST CORNER OF LOT 10, RUN WEST 82.5 FEET FOR POINT OF BEGINNING, CONTINUE WEST 8 FEET, SOUTHWESTERLY TO POINT ON SOUTH BOUNDARY OF LOT 10 WHICH IS 44.75 FEET SOUTHEASTERLY FROM NORTHWEST CORNER, SOUTHEASTERLY ALONG SOUTHERLY LOT LINE 47.5 FEET, NORTHWESTERLY TO POINT OF BEGINNING, BLK D ORB 5864 PG 1538

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	25,000.00	0.0000	1.50	1.000	1.000	0	37,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		37,500		
Classified Acres		0		Classified JV/Mkt		37,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 140,627
Deprec Bldg Value 120,939		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1939	Imp Type	R1	Bedrooms	3
CPU	CARPOR/POLE SHED	0	490	0	Effective Area	1736	No Stories	1.00	Full Baths	2
EPF	ENCLOSED PORCH FIN	0	870	0	Base Rate	62.59	Quality Grade	500	Half Baths	0
FLA	FINISHED LIVING AREA	1,736	1,736	1736	Building RCN	140,627	Condition	EX	Wall Type	02
OPF	OPEN PORCH FINISHE	0	15	0	% Good	86.00	Foundation	2	Fireplaces	1
TOTALS		1,736	3,111	1,736	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	120,939				

Alternate Key 1727375
Parcel ID 23-19-24-1600-00D-00200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0770 Subject
PRC Run: 12/13/2024 By
Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
HTB1	HOT TUB/SPA	1.00	UT	4000.00	1979	1979	4000.00	50.00	2,000
UBF2	UTILITY BLDG FINISHED	578.00	SF	7.50	1979	1979	4335.00	60.00	2,601
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	1979	1979	15750.00	85.00	13,388
SEN2	SCREEN ENCLOSED STRUCTURE	1904.00	SF	3.50	1979	1979	6664.00	40.00	2,666
PLD2	POOL/COOL DECK	1473.00	SF	5.38	1979	1979	7925.00	70.00	5,548
UBU2	UTILITY BLDG UNFINISHED	160.00	SF	6.25	2005	2005	1000.00	40.00	400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	LAND	01-01-2021		1	0008	CH ALL SUB TO LT PAPA 110921			
2021	LAND	01-01-2020	03-31-2021	1	0008	CH ALL SUB TO LT PAP 110920	03-31-2021		
2015	14-10-265	04-11-2014	12-09-2014	15,175	0002	REROOF SHINGLE	12-09-2014		
1995	9400802	08-01-1994	12-01-1994	3,400	0000	REROOF WITH FIBGLASS SHIG			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021178003	5864	1538	12-02-2021	WD	U	11	100				
2020118715	5568	0873	10-14-2020	WD	Q	05	130,000				
2020118275	5567	1834	10-14-2020	WD	Q	05	115,000				
	0758	0410	09-01-1982	WD	U	M	62,600				
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	
37,500	120,939	26,603	185,042	0	185042	0.00	185042	185042	176,956	

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Alternate Key 1458935
Parcel ID 23-19-24-1600-00A-00700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0770 Comp 1
PRC Run: 12/13/2024 By

Card # 1 of 1

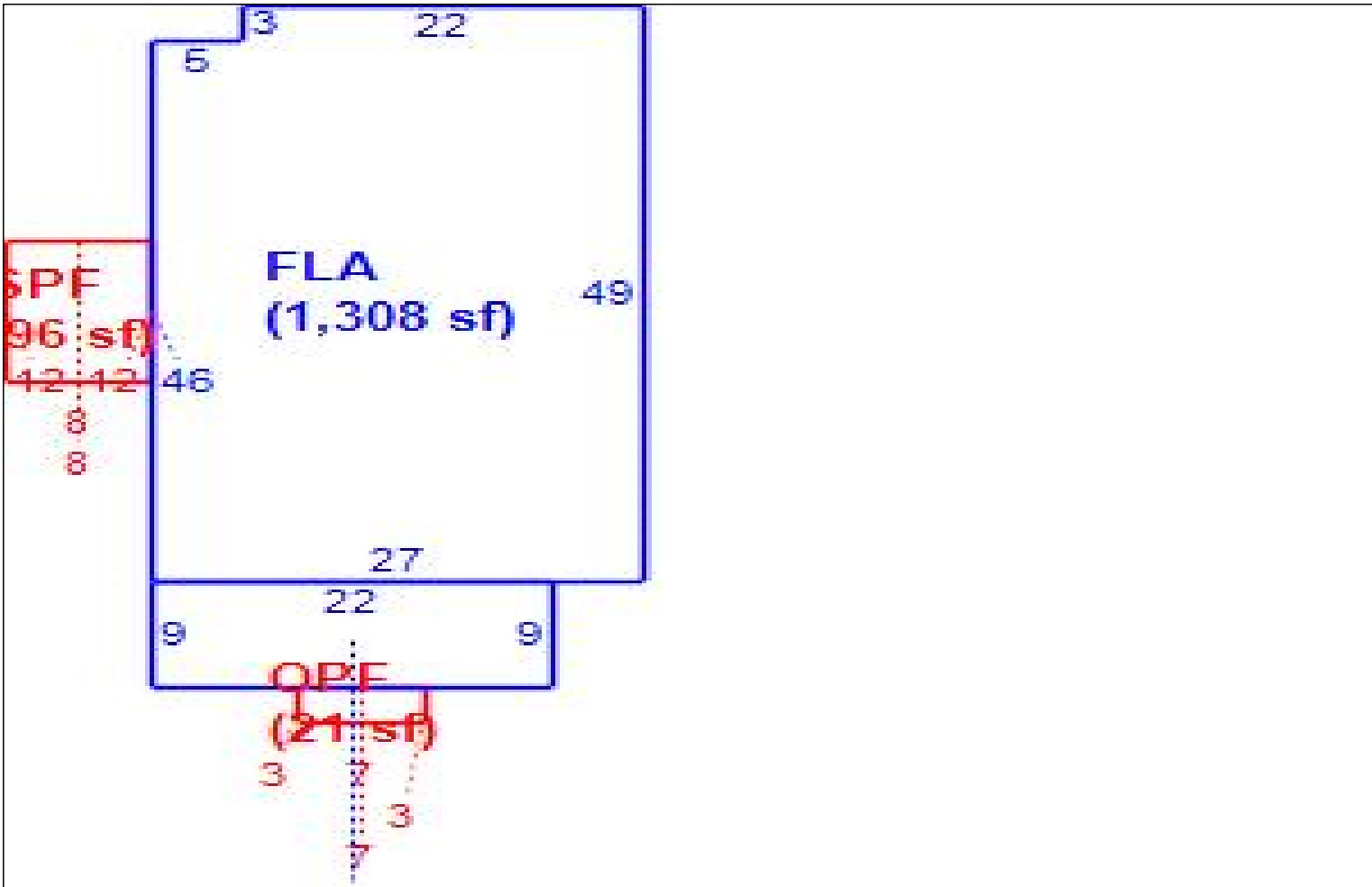
Current Owner		
ALVAREZ SALCEDO JESUS J		
1201 SUNSHINE AVE		
LEESBURG	FL	34748

Property Location		
Site Address 1201 SUNSHINE AVE		
LEESBURG FL 34748		
Mill Group	00L3	NBHD 0690
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
LEESBURG, SUNSHINE PARK S 3/8 OF LOT 7, LOT 8, BLK A PB 6 PG 71 ORB 6114 PG 212

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	70	195		13,650.00	FD	300.00	1.1700	2.00	1.000	0	49,140
Total Acres		0.31		JV/Mkt		0		Total Adj JV/Mkt		49,140		
Classified Acres		0		Classified JV/Mkt		49,140		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 174,495 Deprec Bldg Value 150,066 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	1,506	1,506	1506	1925	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	21	0	97.97	Quality Grade	650	Half Baths	0
SPF	SCREEN PORCH FINIS	0	96	0	174,495	Wall Type	03	Heat Type	1
TOTALS		1,506	1,623	1,506	86.00	Foundation	2	Fireplaces	1
					0	Roof Cover	3	Type AC	03
					150,066				

Alternate Key 1458935
 Parcel ID 23-19-24-1600-00A-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0770 Comp 1
 PRC Run: 12/13/2024 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
DGF1	DETACHED GARAGE	308.00	SF	15.00	1979	1979	4620.00	60.00	2,772

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	IMPS	01-01-2004	04-25-2005	1	0000	CK EAG			
1998	9600075	01-01-1997	12-01-1997	3,000	0000	BATHROOM ADDN			
1997	9600075	01-01-1996	12-01-1996	3,000	0000	BATHROOM ADDN			
1996	9500149	03-01-1995	12-01-1995	1	0000	HEAT & A/C			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023034269	6114	0212	03-15-2023	WD	Q	01	225,000	039	HOMESTEAD	2024	25000
2022049471	5933	1810	04-01-2022	WD	U	11	100	059	ADDITIONAL HOMESTEAD	2024	25000
	0636	1157	01-01-1975	MI	Q	Q	19,000				
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	
49,140	150,066	2,772	201,978	0	180958	50,000.00	130958	155958	142,653	

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Alternate Key 1656745
Parcel ID 23-19-24-1600-00A-00200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0770 Comp 2
PRC Run: 12/13/2024 By

Card # 1 of 1

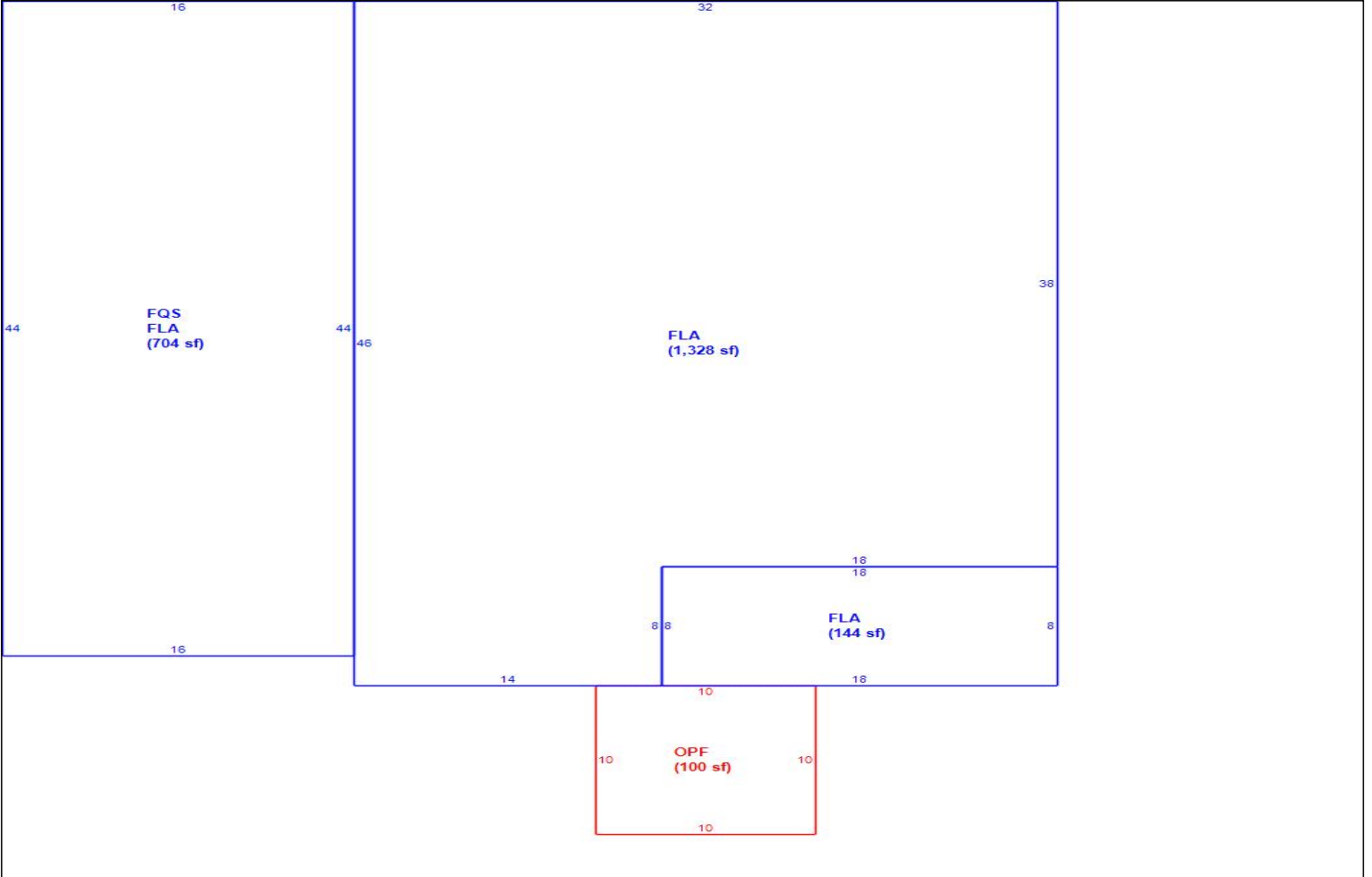
Current Owner		
KRAVITZ JOHN A ET AL		
1209 SUNSHINE AVE		
LEESBURG	FL	34748

Property Location		
Site Address 1209 SUNSHINE AVE		
LEESBURG FL 34748		
Mill Group	00L3	NBHD 0690
Property Use		Last Inspection
00100	SINGLE FAMILY	CTQ 01-01-202

Legal Description
LEESBURG, SUNSHINE PARK PART OF LOTS 2, 3, 4, 6, AND N 5/8 OF LOT 7 BLK A, --LESS FROM THE NE COR OF LOT 2, BLK A RUN N 84DEG 24MIN W 51.42 FT OT POB, FROM SAID POB CONT N 84DEG 24 MIN W 105 FT TO E'LY R/W OF 13TH ST, S 04DEG 04MIN W ALONG R/W 150 FT, S 86DEG 15MIN 57SEC E 105 FT, N 04DEG 04MIN E TO POB-- PB 6 PG 71 ORB 6227 PG 1321

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	130	138		17,940.00 FD	300.00	1.0222	2.00	1.000	1.000	0	79,732	
2	0000	20	50		1,000.00 FD	250.00	0.5615	0.90	1.000	1.000	0	2,527	
Total Acres		0.43		JV/Mkt		0		Total Adj JV/Mkt		82,259			
Classified Acres		0		Classified JV/Mkt		82,259		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 163,737
		Deprec Bldg Value	140,814
		Multi Story	1



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1925	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,176	2,176	2176	Effective Area	2352	No Stories	1.00	Full Baths	2	
FQS	FINISHED AREA QUART	176	704	176	Base Rate	59.99	Quality Grade	500	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	100	0	Building RCN	163,737	Wall Type	03	Heat Type	3	
						Condition	EX	Foundation	2	Fireplaces	1
						% Good	86.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		2,352	2,980	2,352	Building RCNLD	140,814					

Alternate Key 1656745
Parcel ID 23-19-24-1600-00A-00200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0770 Comp 2
PRC Run: 12/13/2024 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
DGF3	DETACHED GARAGE	588.00	SF	30.00	1924	1924	17640.00	60.00	10,584
DEC2	DECK - WOOD	764.00	SF	4.63	1987	1987	3537.00	50.00	1,769
ADU6	ACCESSORY DWELLING UNIT	585.00	SF	98.00	1992	1992	57330.00	50.00	28,665
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1986	1986	6000.00	50.00	3,000
ADU6	ACCESSORY DWELLING UNIT	220.00	SF	98.00	2012	2012	21560.00	81.63	17,599
UOP3	OPEN PORCH UNFINISHED	240.00	SF	8.24	2022	2022	1978.00	97.50	1,929

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	11-00000886	01-05-2012	12-13-2012	1,800	0003	CARPORT 240SF			
2007	05-00001466	09-13-2006	05-11-2007	2,000	0000	ALT/1209 SUNSHINE AVE	05-11-2007		
2007	IMPS	04-11-2006	05-11-2007	1	0000	DGF TO EPF? FOR 07	05-11-2007		
2006	05-00001466	09-30-2005	04-11-2006	2,000	0000	ALT/RENOV			
2006	SALE	01-01-2005	04-11-2006	1	0000	CHECK VALUE			
2001	0000388	05-12-2000	03-26-2001	2,000	0000	COVERED ENTRANCE			
1994	9300209	03-01-1993	12-01-1993	6,300	0000	DGF			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023127354	6227	1321	10-13-2023	WD	Q	01	390,000	002	WIDOW	2024	5000
2020140223	5599	2428	12-03-2020	QC	U	11	100	039	HOMESTEAD	2024	25000
	4627	0156	04-21-2015	QC	U	U	100	059	ADDITIONAL HOMESTEAD	2024	25000
	4267	0174	04-21-2015	QC	U	U	100				
	4064	1548	08-11-2011	WD	Q	Q	132,000				
Total											55,000.00

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
82,259	140,814	63,546	286,619	0	201259	55,000.00	146259	171259	274,772

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Alternate Key 1458978
Parcel ID 23-19-24-1600-00C-00100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0770 Comp 3
PRC Run: 12/13/2024 By

Card # 1 of 1

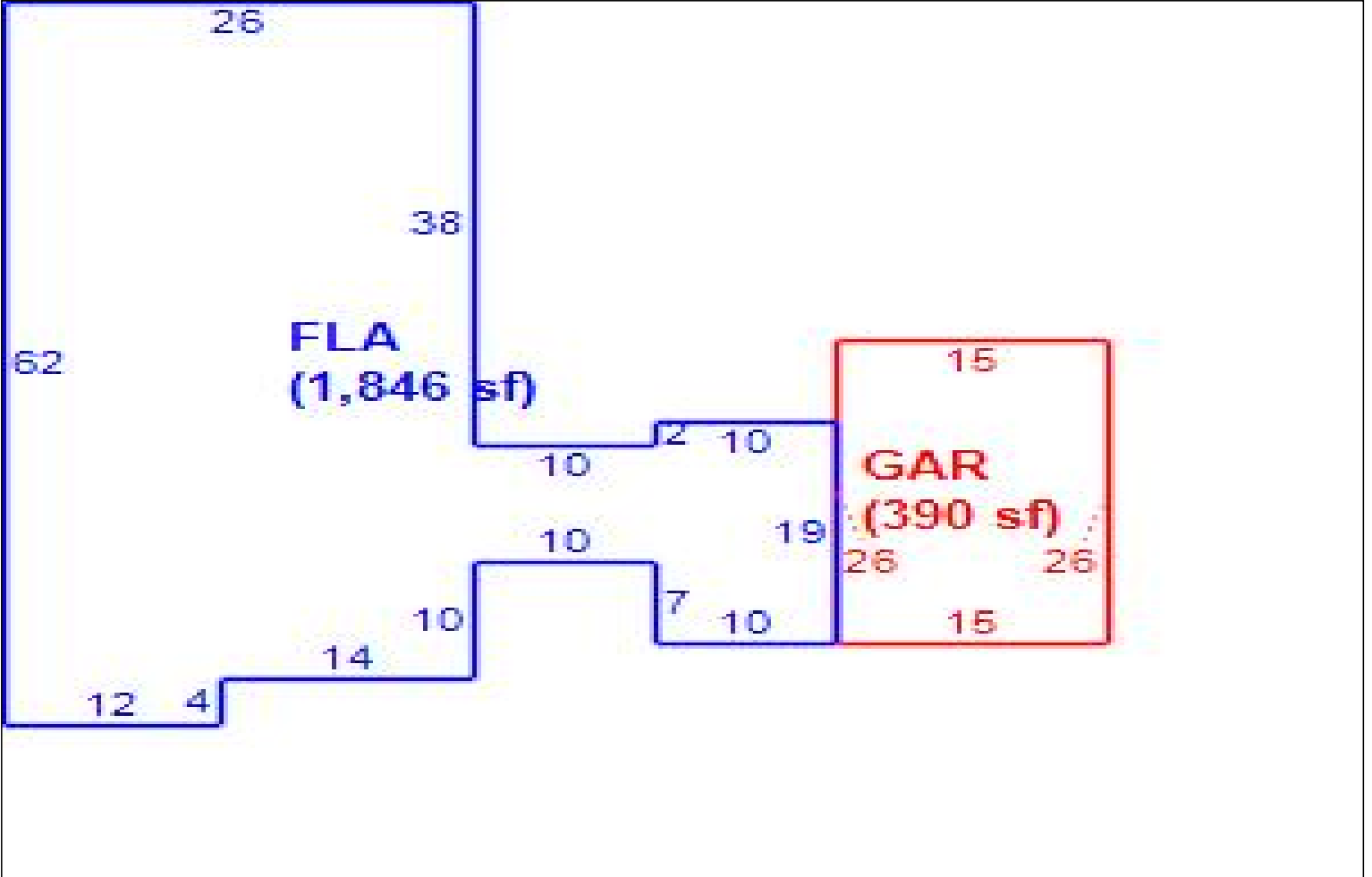
Current Owner		
STARKS ANTHONY C D JR		
1119 EDMONDS ST		
LEESBURG	FL	34748

Property Location			
Site Address 1119 EDMONDS ST			
LEESBURG FL 34748			
Mill Group	00L3	NBHD	0690
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
LEESBURG, SUNSHINE PARK LOTS 1, 2 BLK C PB 6 PG 71 ORB 6143 PG 538

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	114	120		13,680.00	FD	0.9692	2.00	1.000	1.000	0	66,293
Total Acres		0.31		JV/Mkt		0		Total Adj JV/Mkt		66,293		
Classified Acres		0		Classified JV/Mkt		66,293		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 203,808
Deprec Bldg Value 187,503		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	4
FLA	FINISHED LIVING AREA	1,846	1,846	1846	1940	1846	91.45	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	390	0	203,808	0	0	Quality Grade	650	Half Baths	0
					Condition	EX	92.00	Wall Type	01	Heat Type	6
					% Good	0	0	Foundation	2	Fireplaces	1
					Functional Obsol	0	0	Roof Cover	3	Type AC	03
TOTALS		1,846	2,236	1,846	Building RCNLD	187,503					

Alternate Key 1458978
 Parcel ID 23-19-24-1600-00C-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0770 Comp 3
 PRC Run: 12/13/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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
2023057930	6143	0538	05-16-2023	WD	Q	01	I	249,900	039	HOMESTEAD	2024	25000
2021106504	5764	1781	07-15-2021	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2019030331	5251	0808	03-04-2019	WD	U	U	I	100				
2019030332	5251	0809	03-01-2019	WD	U	U	I	100				
2019030330	5251	0800	03-01-2019	WD	U	U	I	100,000				
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	
66,293	187,503	0	253,796	0	253796	50,000.00	203796	228796	179,262	

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