



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3807468*

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

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

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

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>2024-0773</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <i>INV_HOME; THR Florida, 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>2324260300-000-00700 2513 Barra Ct</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.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input 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

<b>Petition #</b> 2024-0773	Alternate Key: 3807468	Parcel ID: 23-24-26-0300-000-00700	
<b>Petitioner Name</b> Ryan, llc c/o Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 2513 BARRA CT CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> THR FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 386,586	\$ 386,586	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 281,120	\$ 281,120	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 281,120	\$ 281,120	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

**Last Sale Date** 3/8/2013      **Price:** \$175,000       Arm's Length     Distressed    Book 4298 Page 415

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3807468	3807501	3807474	3878537
<b>Address</b>	2513 BARRA CT CLERMONT	16543 CITRUS PKWY CLERMONT	16219 CITRUS PKWY CLERMONT	16610 BROADFORD LN CLERMONT
<b>Proximity</b>		SAME SUB	SAME SUB	SAME SUB
<b>Sales Price</b>		\$399,000	\$380,000	\$400,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.60%	0.40%	3.60%
<b>Adjusted Sale</b>		\$345,534	\$324,520	\$354,400
<b>\$/SF FLA</b>	\$136.41 per SF	\$165.96 per SF	\$228.37 per SF	\$156.47 per SF
<b>Sale Date</b>		8/25/2023	11/16/2023	3/21/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	2,834	2,082	67680	1,421	127170	2,265	51210
<b>Year Built</b>	2002	2006		2004		2015	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.0	2.1	-5000	2.0		2.1	-5000
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	72 SF	150 SF		177 SF		149 SF	
<b>Pool</b>	n	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		Net Adj. 18.1%	62680	Net Adj. 39.2%	127170	Net Adj. 13.0%	46210
		Gross Adj. 21.0%	72680	Gross Adj. 39.2%	127170	Gross Adj. 15.9%	56210
<b>Adj. Sales Price</b>	Market Value <b>\$386,586</b>	Adj Market Value <b>\$408,214</b>		Adj Market Value <b>\$451,690</b>		Adj Market Value <b>\$400,610</b>	
	Value per SF 136.41						

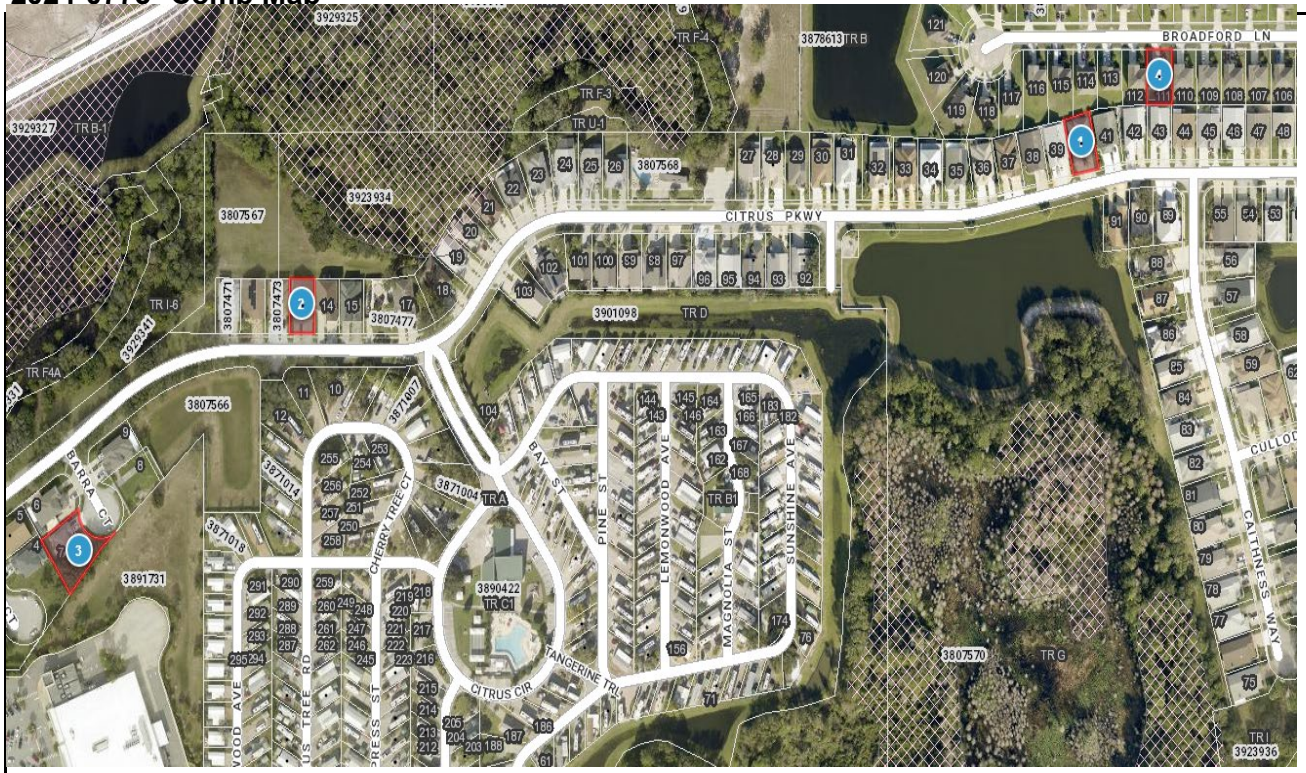
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

**DATE 11/22/2024**

2024-0773 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3807468	2513 BARRA CT CLERMONT	same sub
2	comp 1	3807501	16543 CITRUS PKWY CLERMONT	same sub
3	comp 2	3807474	16219 CITRUS PKWY CLERMONT	same sub
4	comp 3	3878537	16610 BROADFORD LN CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3807468  
 Parcel ID 23-24-26-0300-000-00700

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

2024-0773 Subject  
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

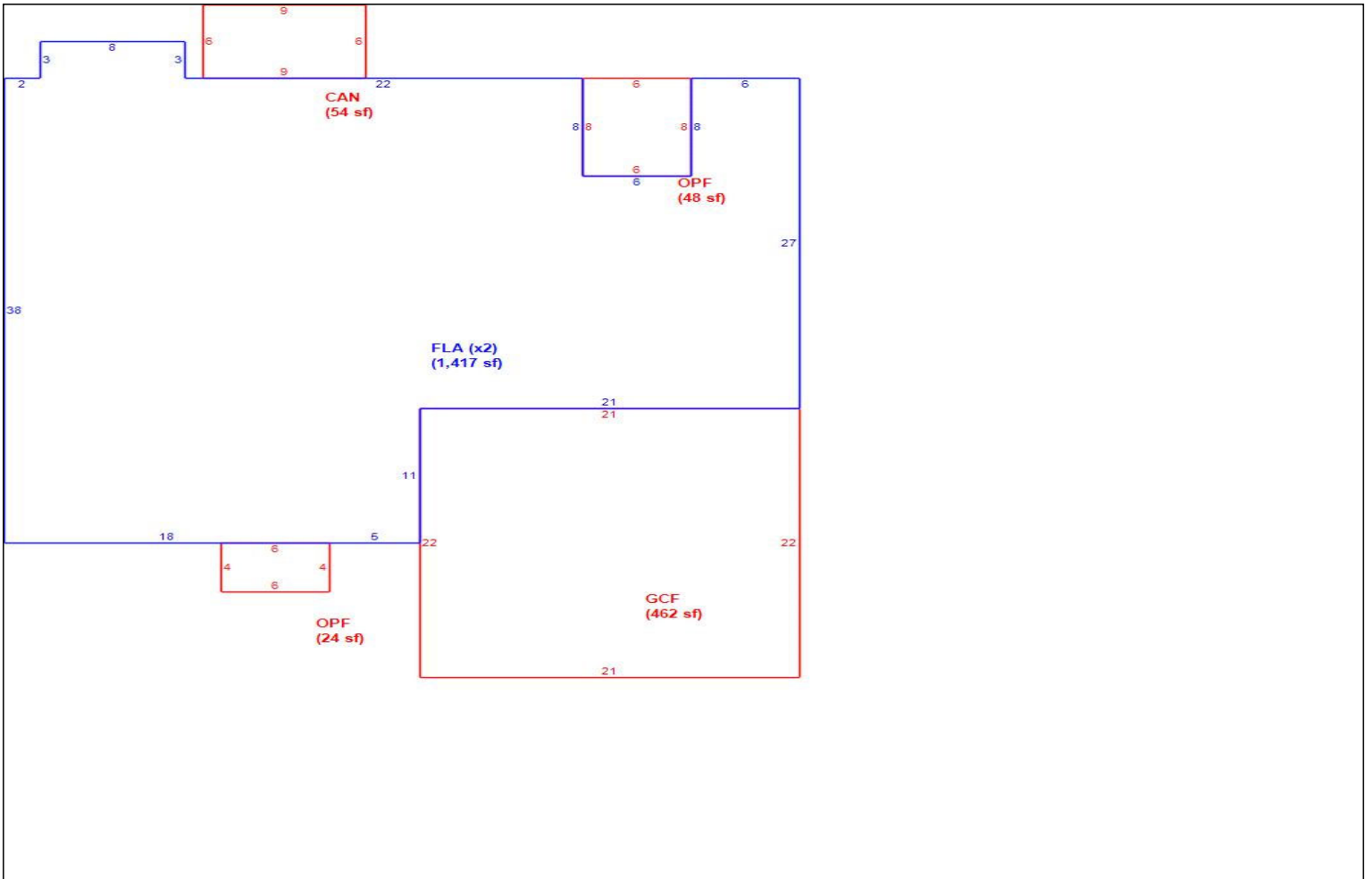
SUBJECT

Property Location			
Site Address 2513 BARRA CT CLERMONT FL 34714			
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 CITRUS HIGHLANDS PHASE I PB 45 PG 91-93 LOT 7 ORB 4519 PG 1200 ORB 5025 PG 1989

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/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 316,583 Deprec Bldg Value 307,086 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,834	2,834	2834	Effective Area	2834	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	Base Rate	95.58	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	72	0	Building RCN	316,583	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	54	0	Condition	EX	Foundation	3	Fireplaces	1
		% Good			97.00	Functional Obsol			0	
TOTALS		2,834	3,422	2,834	Building RCNLD	307,086	Roof Cover	3	Type AC	03

Alternate Key 3807468  
 Parcel ID 23-24-26-0300-000-00700

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

2024-0773 Subject  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2002070677	08-12-2002	01-21-2003	142,472	0000	SFR/2513 BARRA CT			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2017120619	5025	1989	11-09-2017	WD	U	M	I	100				
	4519	1200	08-14-2014	WD	U	M	I	100				
	4298	0415	03-08-2013	WD	Q	Q	I	175,000				
	2259	1294	02-10-2003	WD	Q	Q	I	199,000				
Total												0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	307,086	0	386,586	105466	281120	0.00	281120	386586	376,464	

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Alternate Key 3807501  
Parcel ID 23-24-26-0300-000-04000

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

2024-0773 Comp 1  
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
DANNIE R REID & LORRIE L REID FAMILY T		
16543 CITRUS PKWY		
CLERMONT	FL	34714

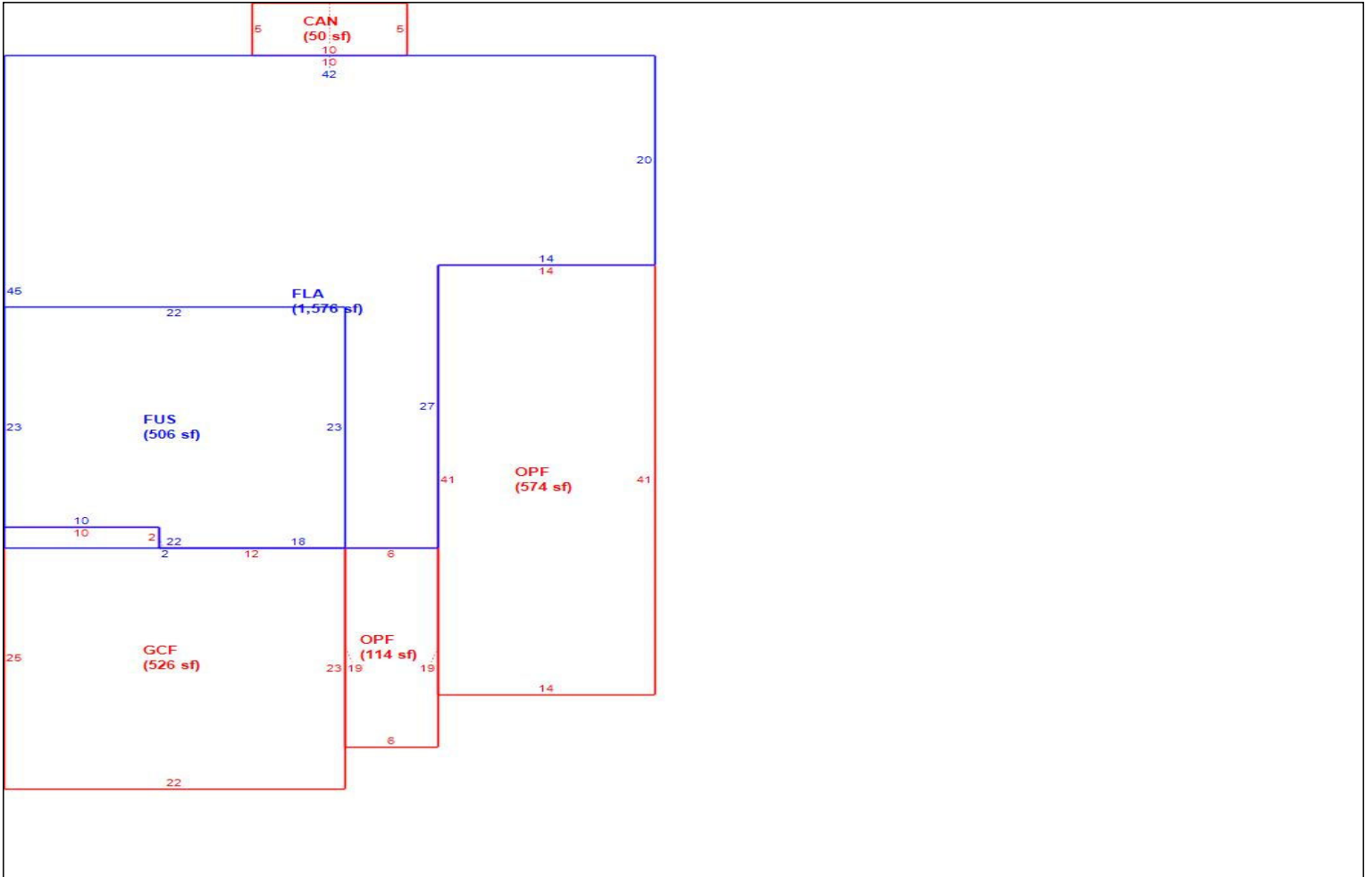
COMP 1

Property Location			
Site Address	16543 CITRUS PKWY		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CITRUS HIGHLANDS PHASE I PB 45 PG 91-93 LOT 40 ORB 6205 PG 969

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/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 289,457	Deprec Bldg Value 280,773	Multi Story 1



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	1,576	1,576	1576	2006	2082	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	506	506	506		110.68	Quality Grade	675	Half Baths	1
GAR	GARAGE FINISH	0	526	0		289,457	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	688	0		97.00	% Good	97.00	Foundation	3
PAT	PATIO UNCOVERED	0	50	0		0	Functional Obsol	0	Fireplaces	0
TOTALS		2,082	3,346	2,082		280,773	Building RCNLD	280,773	Roof Cover	3
									Type AC	03



Alternate Key 3807501  
 Parcel ID 23-24-26-0300-000-04000

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

2024-0773 Comp 1  
 PRC Run: 12/4/2024 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	
2012 2007	VALU 2006011265	01-01-2011 02-22-2006	02-17-2012 10-30-2006	100 281,908	0008 0000	CK VALUE FOR OWNER TRIM CALL SFR 16543 CITRUS PKWY	02-17-2012 10-30-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023108491	6205	0969	08-25-2023	WD	Q	01	I	399,000	039	HOMESTEAD	2024	25000
	4317	1886	04-30-2013	WD	Q	Q	I	208,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3276	2304	09-29-2006	WD	Q	Q	I	334,800				
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	
79,500	280,773	0	360,273	0	341743	50,000.00	291743	316743	351,678	

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Alternate Key 3807474  
 Parcel ID 23-24-26-0300-000-01300

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

2024-0773 Comp 2  
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
O'TOOLE-COMEAU LIVING TRUST		
16219 CITRUS PKWY		
CLERMONT	FL	34714

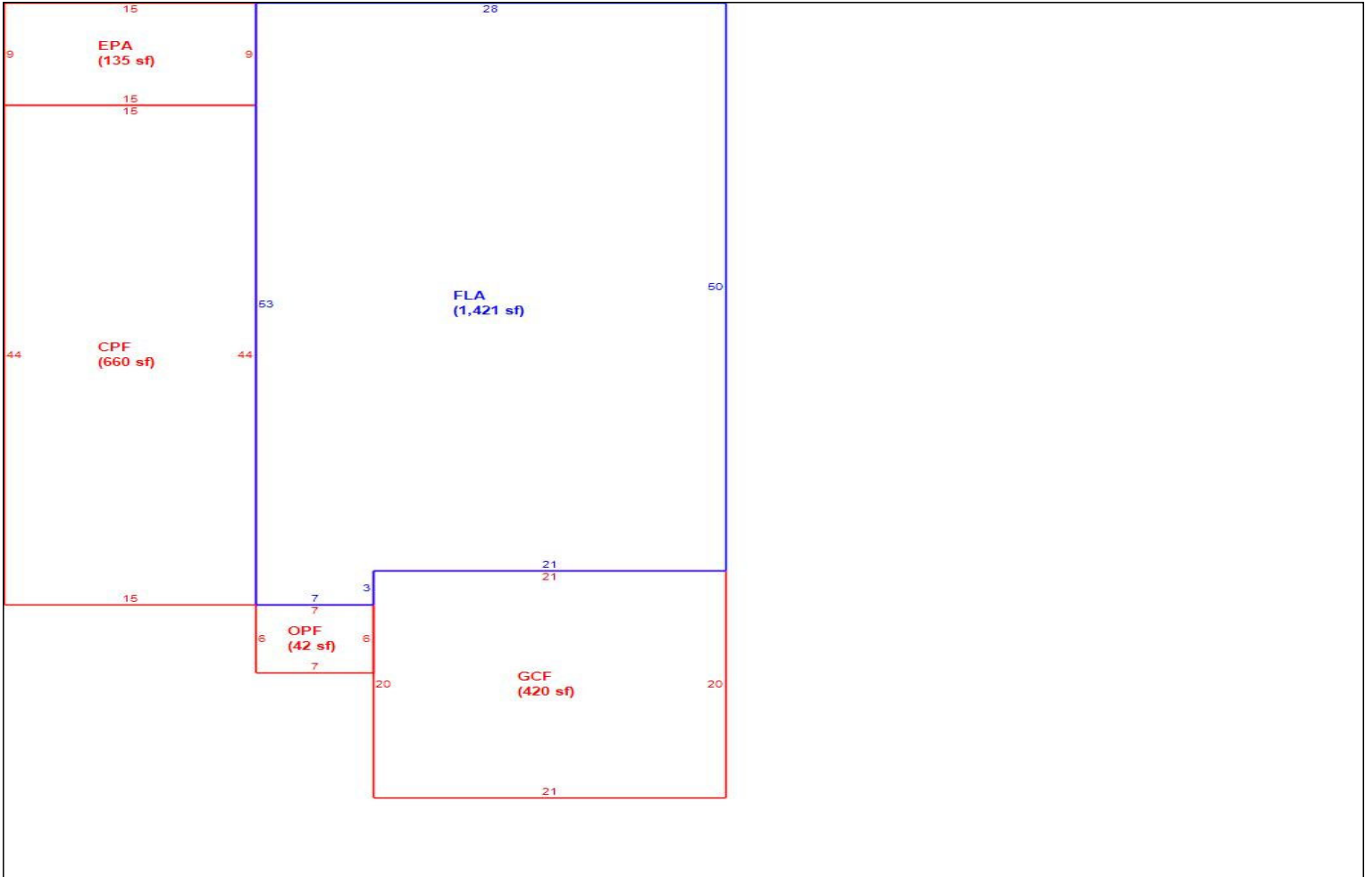
COMP 2

Property Location			
Site Address	16219 CITRUS PKWY		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CITRUS HIGHLANDS PHASE I PB 45 PG 91-93 LOT 13 ORB 6246 PG 2434

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/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 216,498	Deprec Bldg Value 210,003	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	2
CPF	CARPOT FINISHED	0	660	0	2004	1421	115.71	No Stories	1.00	Full Baths	2
EPF	ENCLOSED PORCH FIN	0	135	0				Quality Grade	675	Half Baths	0
FLA	FINISHED LIVING AREA	1,421	1,421	1,421				Condition	EX	Heat Type	6
GAR	GARAGE FINISH	0	420	0				% Good	97.00	Foundation	3
OPF	OPEN PORCH FINISHE	0	42	0				Functional Obsol	0	Fireplaces	0
TOTALS		1,421	2,678	1,421	Building RCNLD	210,003		Roof Cover	3	Type AC	03

Alternate Key 3807474  
 Parcel ID 23-24-26-0300-000-01300

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

2024-0773 Comp 2  
 PRC Run: 12/4/2024 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	
2018	2017050115	05-02-2017	03-21-2018	2,450	0002	SCRN PANELS IN RV PORT	03-22-2018		
2013	2012090464	10-01-2012	02-20-2013	2,400	0002	INST BEADED VINYL SOFFIT ON CARP			
2012	2011100259	10-24-2011	02-17-2012	5,000	0002	REPL WINDOW (9)			
2011	2010110490	12-06-2010	03-15-2011	4,553	0002	INST ACRYLIC WINDOWS IN EX LANAI	03-15-2011		
2009	SALE	01-01-2008	03-17-2009	1	0000	CHECK VALUE SEE NOTES	03-17-2009		
2005	IMPS	07-02-2004	07-16-2004	1	0000	SFR FOR 05			
2005	2004041318	04-27-2004	07-16-2004	840	0000	SCRN UNDER ROOF 7X13			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023143310	6246 2434	11-16-2023	WD	Q	01	I	380,000					
2022147036	6051 0808	11-08-2022	WD	U	11	I	100					
	4716 1623	12-10-2015	WD	Q	Q	I	204,000					
	3568 1102	01-11-2008	WD	Q	Q	I	297,000					
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	
79,500	210,003	0	289,503	0	289503	0.00	289503	289503	283,366	

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Alternate Key 3878537  
Parcel ID 23-24-26-0301-000-11100

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

2024-0773 Comp 3  
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
WELTER JOHN J B & ANN F RAMALHO GAZ		
16610 BROADFORD LN		
CLERMONT	FL	34714

COMP 3

Property Location		
Site Address 16610 BROADFORD LN		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**

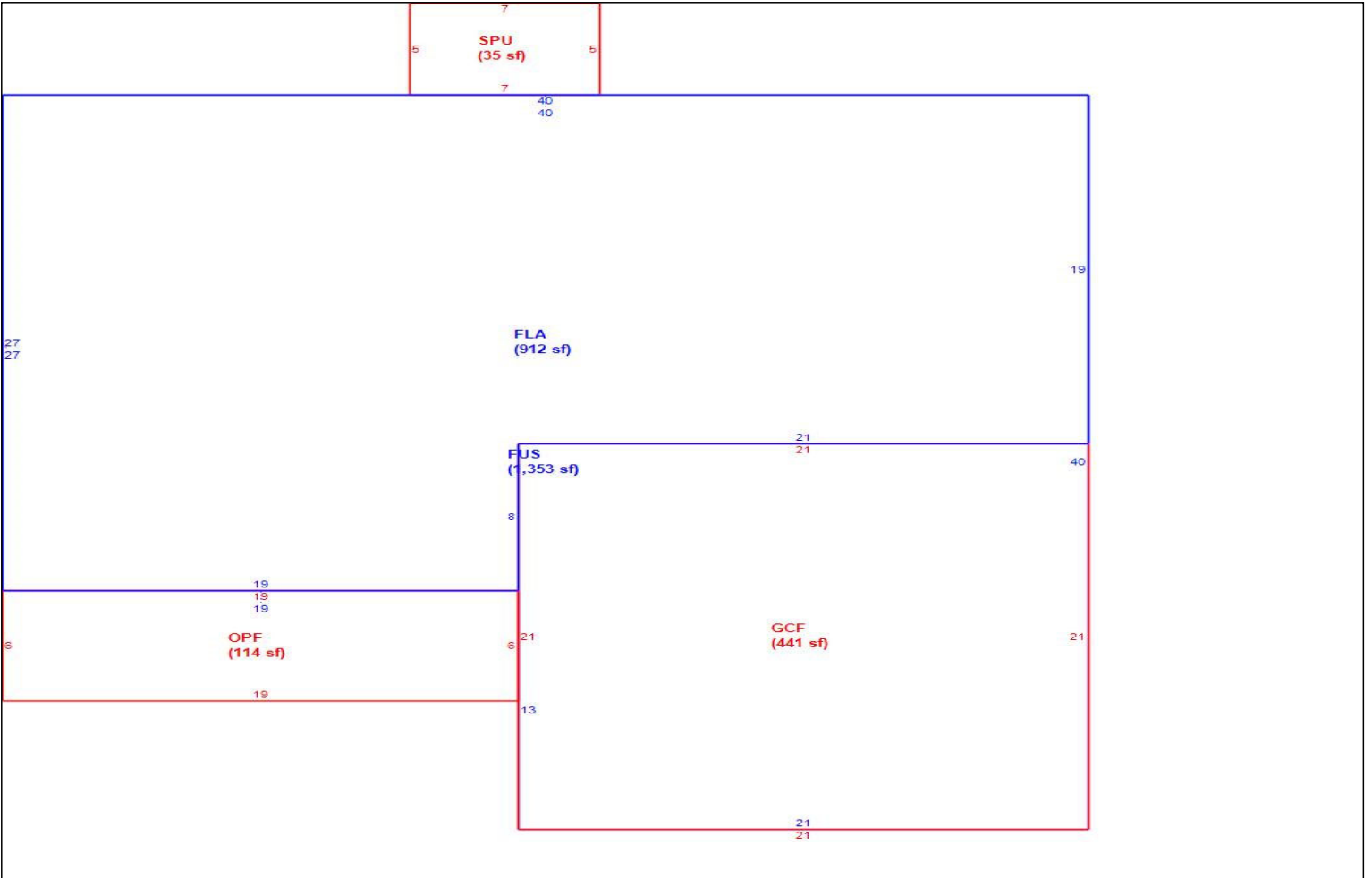
CITRUS HIGHLANDS PHASE 2 PB 64 PG 23-24 LOT 111 ORB 6114 PG 1280

**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/Mkt 0		Total Adj JV/Mkt		79,500				
Classified Acres		0		Classified JV/Mkt 79,500		Classified Adj JV/Mkt		0				

**Sketch**

Bldg 1 Sec 1 of 1 Replacement Cost 296,159 Deprec Bldg Value 287,274 Multi Story 1



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	912	912	912	2015	2265	108.64	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,353	1,353	1353				Quality Grade	675	Half Baths	1
GAR	GARAGE FINISH	0	441	0				Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	114	0				% Good	97.00	Foundation	3
SPU	SCREEN PORCH UNFIN	0	35	0				Functional Obsol	0	Fireplaces	0
TOTALS		2,265	2,855	2,265	Building RCNLD	287,274		Roof Cover	3	Type AC	03

Alternate Key 3878537  
 Parcel ID 23-24-26-0301-000-11100

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

2024-0773 Comp 3  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	2015090766	09-30-2015	01-26-2016	3,999	0002	SCRN RM W/ALUM ROOF	01-26-2016		
2016	2015010035	02-03-2015	01-26-2016	185,185	0001	SFR 16610 BROADFORD LN	01-26-2016		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023034559	6114	1280	03-21-2023	WD	Q	01	I	400,000				
2016061789	4793	1453	06-10-2016	WD	Q	Q	I	225,000				
	4652	2398	06-23-2015	WD	Q	Q	I	205,000				
	4458	0751	03-27-2014	WD	U	M	V	3,075,000				
<b>Total</b>											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	287,274	0	366,774	0	366774	0.00	366774	366774	357,609	

\*\*\*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.\*\*\*