



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3790189

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 #   | 2024-0775   | County Lake                                     | Tax year 2024                                 |
|  |   |   | Date received 9.12.24                         |
| <b>COMPLETED BY THE PETITIONER</b>   |   |   |   |
| <b>PART 1. Taxpayer Information</b>  |   |   |   |
| Taxpayer name: INV_HOME; THR Florida, LP   |   | Representative: Ryan, LLC c/o Robert Peyton     |   |
| Mailing address for notices  | Ryan, LLC<br>16220 North Scottsdale Rd, Ste 650<br>Scottsdale, AZ 85254 | Parcel ID and physical address or TPP account # | 2419271600-000-01700<br>23201 Oak Prairie Cir |
| 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.)                     |   |   |   |
| <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 checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.   |   |   |   |
| <input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.   |   |   |   |
| You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.  |   |   |   |
| You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online. |   |   |   |

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

**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

|   |   |   |  |
|---|---|---|--|
| <b>Petition #</b> 2024-0775   | Alternate Key: 3790189                                    | Parcel ID: 24-19-27-1600-000-01700                        |  |
| <b>Petitioner Name</b> Ryan, LLC C/O Robert Peyton<br>The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent<br><input type="checkbox"/> Other, Explain: | <b>Property Address</b> 23201 OAK PRAIRIE CIR<br>SORRENTO |   | <input type="checkbox"/> Check if Multiple Parcels |
| <b>Owner Name</b> THR Florida LP C/O Invitation Homes   | Value from TRIM Notice                                    | Value before Board Action<br>Value presented by Prop Appr | Value after Board Action                           |
| <b>1. Just Value, required</b>  | \$ 353,748  | \$ 353,748  |  |
| <b>2. Assessed or classified use value, *if applicable</b>  | \$ 334,690  | \$ 334,690  |  |
| <b>3. Exempt value, *enter "0" if none</b>  | \$ -  |   |  |
| <b>4. Taxable Value, *required</b>  | \$ 334,690  | \$ 334,690  |  |
| *All values entered should be county taxable values, School and other taxing authority values may differ.   |   |   |  |

**Last Sale Date** 1/14/2013      **Price:** \$186,000       Arm's Length     Distressed    Book 4267    Page 1475

| ITEM                 | Subject                           | Comparable #1  | Comparable #2  | Comparable #3  |
|----------------------|-----------------------------------|--|--|--|
| <b>AK#</b>           | 3790189                           | 3813007  | 3891959  | 3500318  |
| <b>Address</b>       | 23201 OAK PRAIRIE CIR<br>SORRENTO | 32326 OAK CANOPY DR<br>SORRENTO  | 23624 WOLF BRANCH RD<br>SORRENTO   | 32607 SCENIC HILLS DR<br>MOUNT DORA  |
| <b>Proximity</b>     |                                   | 0.82 Miles   | 0.46 Miles   | 1.30 Miles   |
| <b>Sales Price</b>   |                                   | \$440,000  | \$555,000  | \$520,000  |
| <b>Cost of Sale</b>  |                                   | -15%   | -15%   | -15%   |
| <b>Time Adjust</b>   |                                   | 2.80%  | 1.60%  | 3.60%  |
| <b>Adjusted Sale</b> |                                   | \$386,320  | \$480,630  | \$460,720  |
| <b>\$/SF FLA</b>     | \$168.29 per SF                   | \$190.40 per SF  | \$277.82 per SF  | \$246.11 per SF  |
| <b>Sale Date</b>     |                                   | 5/23/2023  | 8/25/2023  | 3/7/2023   |
| <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>           | 2,102                         | 2,029                             | 3650       | 1,730                             | 18600      | 1,872                             | 11500      |
| <b>Year Built</b>       | 2000                          | 2005                              | 0          | 1999                              | 0          | 1996                              | 0          |
| <b>Constr. Type</b>     | Block/Stucco                  | Block/Stucco                      | 0          | Block/Stucco                      | 0          | Block/Stucco                      | 0          |
| <b>Condition</b>        | EX                            | EX                                | 0          | EX                                | 0          | EX                                | 0          |
| <b>Baths</b>            | 3.0                           | 2.0                               | 20000      | 3.0                               | 0          | 2.0                               | 20000      |
| <b>Garage/Carport</b>   | Garage                        | Garage                            | 0          | Garage                            | 0          | Garage                            | 0          |
| <b>Porches</b>          | OPF                           | 2 OPF                             | -10000     | 2 OPF                             | -10000     | 2 OPF                             | -10000     |
| <b>Pool</b>             | N                             | Y                                 | -20000     | Y                                 | -20000     | Y                                 | -20000     |
| <b>Fireplace</b>        | 0                             | 0                                 | 0          | 0                                 | 0          | 0                                 | 0          |
| <b>AC</b>               | Central                       | Central                           | 0          | Central                           | 0          | Central                           | 0          |
| <b>Other Adds</b>       | PAT                           | SEN                               | -9400      | SEN ASF FOP<br>UCP                | -63400     | SEN                               | -9400      |
| <b>Site Size</b>        | Lot                           | Lot                               | 0          | 1.20 Acres                        | -40000     | Large Lot                         | -24000     |
| <b>Location</b>         | Sub                           | Sub                               | 0          | Neighborhood                      | 0          | Sub                               | 0          |
| <b>View</b>             | House                         | House                             | 0          | House                             | 0          | House                             | 0          |
|                         |                               | -Net Adj. 4.1%                    | -15750     | -Net Adj. 23.9%                   | -114800    | -Net Adj. 6.9%                    | -31900     |
|                         |                               | Gross Adj. 16.3%                  | 63050      | Gross Adj. 31.6%                  | 152000     | Gross Adj. 20.6%                  | 94900      |
| <b>Adj. Sales Price</b> | Market Value <b>\$353,748</b> | Adj Market Value <b>\$370,570</b> |            | Adj Market Value <b>\$365,830</b> |            | Adj Market Value <b>\$428,820</b> |            |
|                         | Value per SF 168.29           |                                   |            |                                   |            |                                   |            |

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.

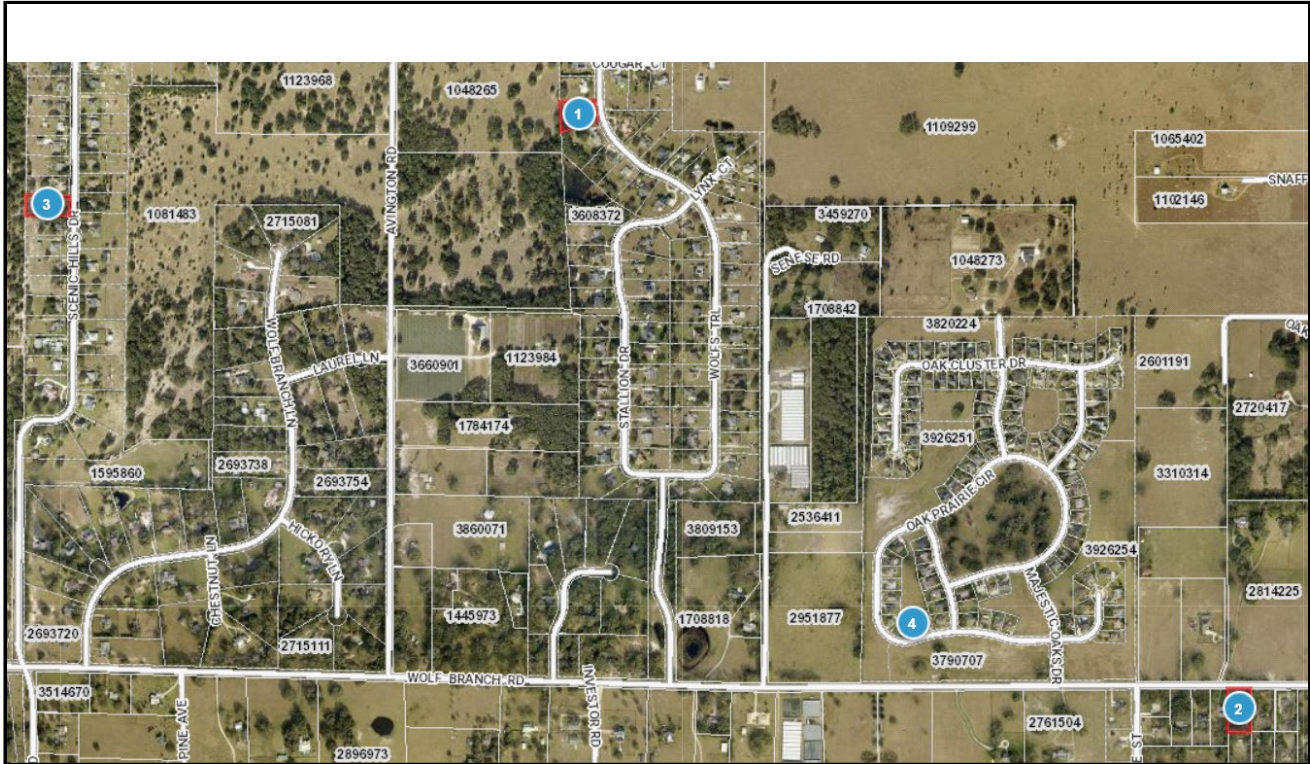
Ryan comp 1 (the only comp in the same sub) has a higher adjusted sale \$ than market-----Living area and Lot area adjustments use different rates/sf----- comps 2,3,4,5 all come from the same sub (Sorrento Pines) which are lower quality homes

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 11/18/2024**

**2024-0775 Comp Map**



| Bubble # | Comp #  | Alternate Key | Parcel Address                      | Distance from Subject(mi.) |
|----------|---------|---------------|-------------------------------------|----------------------------|
| 1        | Comp 1  | 3813007       | 32326 OAK CANOPY DR<br>SORRENTO     | 0.82                       |
| 2        | Comp 2  | 3891959       | 23624 WOLF BRANCH RD<br>SORRENTO    | 0.46                       |
| 3        | Comp 3  | 3500318       | 32607 SCENIC HILLS DR<br>MOUNT DORA | 1.3                        |
| 4        | Subject | 3790189       | 23201 OAK PRAIRIE CIR<br>SORRENTO   | -                          |
| 5        |         |               |                                     |                            |
| 6        |         |               |                                     |                            |
| 7        |         |               |                                     |                            |
| 8        |         |               |                                     |                            |
|          |         |               |                                     |                            |

Alternate Key 3790189  
 Parcel ID 24-19-27-1600-000-01700

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

2024-0775 Subject  
 PRC Run: 12/11/2024 By

Card # 1 of 1

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

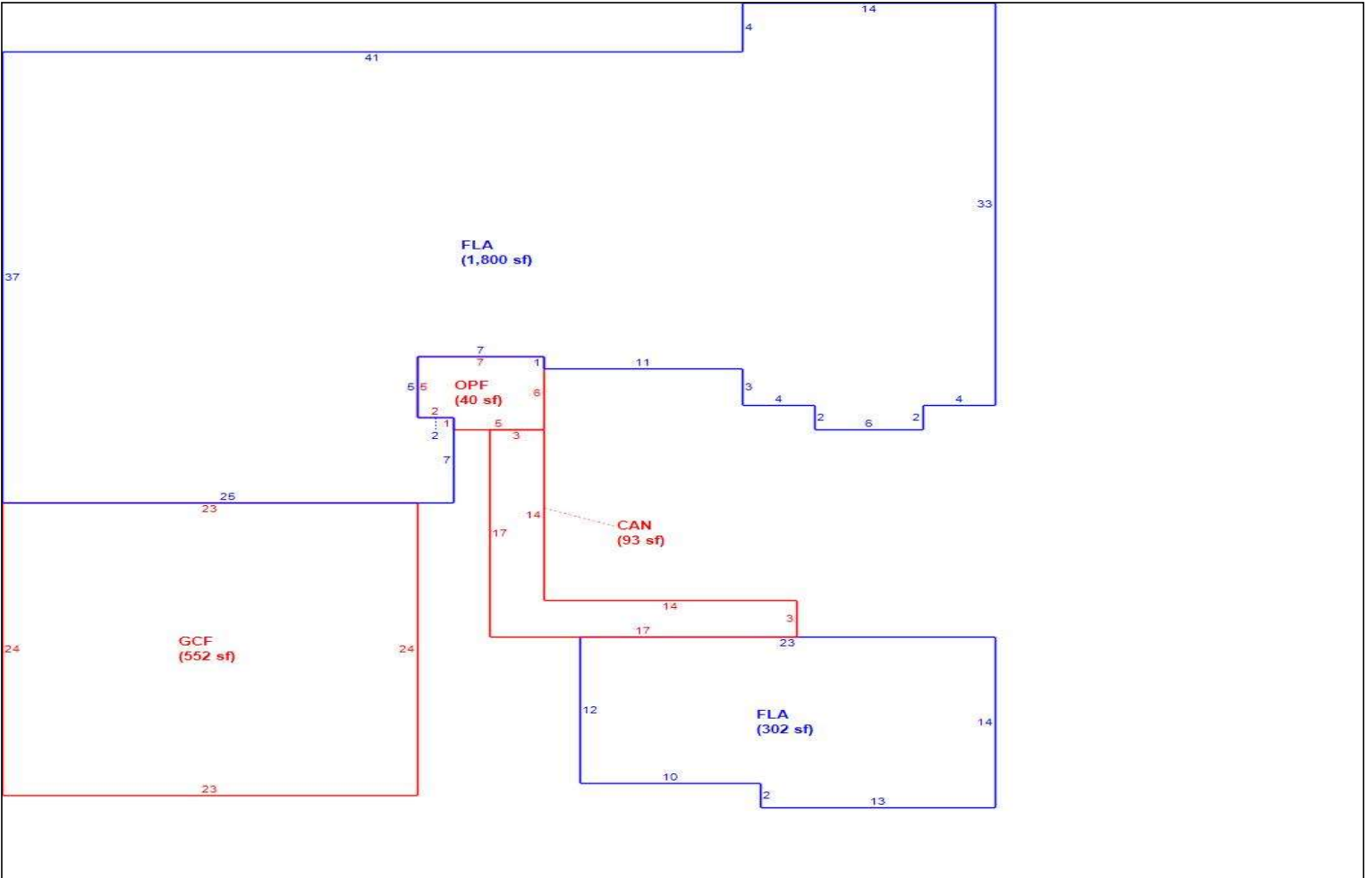
| Property Location |                       |      |
|-------------------|-----------------------|------|
| Site Address      | 23201 OAK PRAIRIE CIR |      |
|                   | SORRENTO FL 32776     |      |
| Mill Group        | 0002 NBHD             | 4481 |

| Property Use        | Last Inspection |
|---------------------|-----------------|
| 00100 SINGLE FAMILY | LPD 03-05-201   |

**Legal Description**  
 PARK AT WOLF BRANCH OAKS PHASE 1 SUB LOT 17 PB 41 PG 39-42 ORB 4554 PG 555 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 | 48,000.00  | 0.0000       | 2.00                  | 1.000      | 1.000       | 0         | 96,000     |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 96,000      |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 96,000     |              | Classified Adj JV/Mkt |            | 0           |           |            |

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 265,720 Deprec Bldg Value 257,748 Multi Story 0



| Building 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 | 2,102      | 2,102     | 2102               | Effective Area | 2102                | No Stories       | 1.00 | Full Baths | 3  |
| GAR                | GARAGE FINISH        | 0          | 552       | 0                  | Base Rate      | 104.15              | Quality Grade    | 665  | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 40        | 0                  | Building RCN   | 265,720             | Condition        | EX   | Heat Type  | 6  |
| PAT                | PATIO UNCOVERED      | 0          | 93        | 0                  | % Good         | 97.00               | Functional Obsol | 0    | Foundation | 3  |
| TOTALS             |                      | 2,102      | 2,787     | 2,102              | Building RCNLD | 257,748             | Roof Cover       | 3    | Type AC    | 03 |

Alternate Key 3790189  
 Parcel ID 24-19-27-1600-000-01700

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

2024-0775 Subject  
 PRC Run: 12/11/2024 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 |  |
| 2001             | 0041559   | 04-21-2000 | 05-08-2001 | 109,000 | 0000 | SFR/23201 OAK PRAIRIE CIR |             |         |  |

| Sales Information |           |           |            |     |      |         |            |         | Exemptions |             |      |        |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|---------|------------|-------------|------|--------|
| 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     |            |             |      |        |
|                   | 4554      | 0555      | 11-12-2014 | WD  | U    | M       | I          | 100     |            |             |      |        |
|                   | 4267      | 1475      | 01-14-2013 | WD  | Q    | Q       | I          | 186,000 |            |             |      |        |
|                   | 1970      | 0966      | 06-29-2001 | WD  | Q    | Q       | I          | 170,000 |            |             |      |        |
| 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 |  |
| 96,000        | 257,748    | 0          | 353,748      | 19058        | 334690     | 0.00        | 334690     | 353748      | 345,594       |  |

\*\*\*Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*



Alternate Key 3813007  
 Parcel ID 24-19-27-1610-000-07100

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

2024-0775 Comp 1  
 PRC Run: 12/11/2024 By

Card # 1 of 1

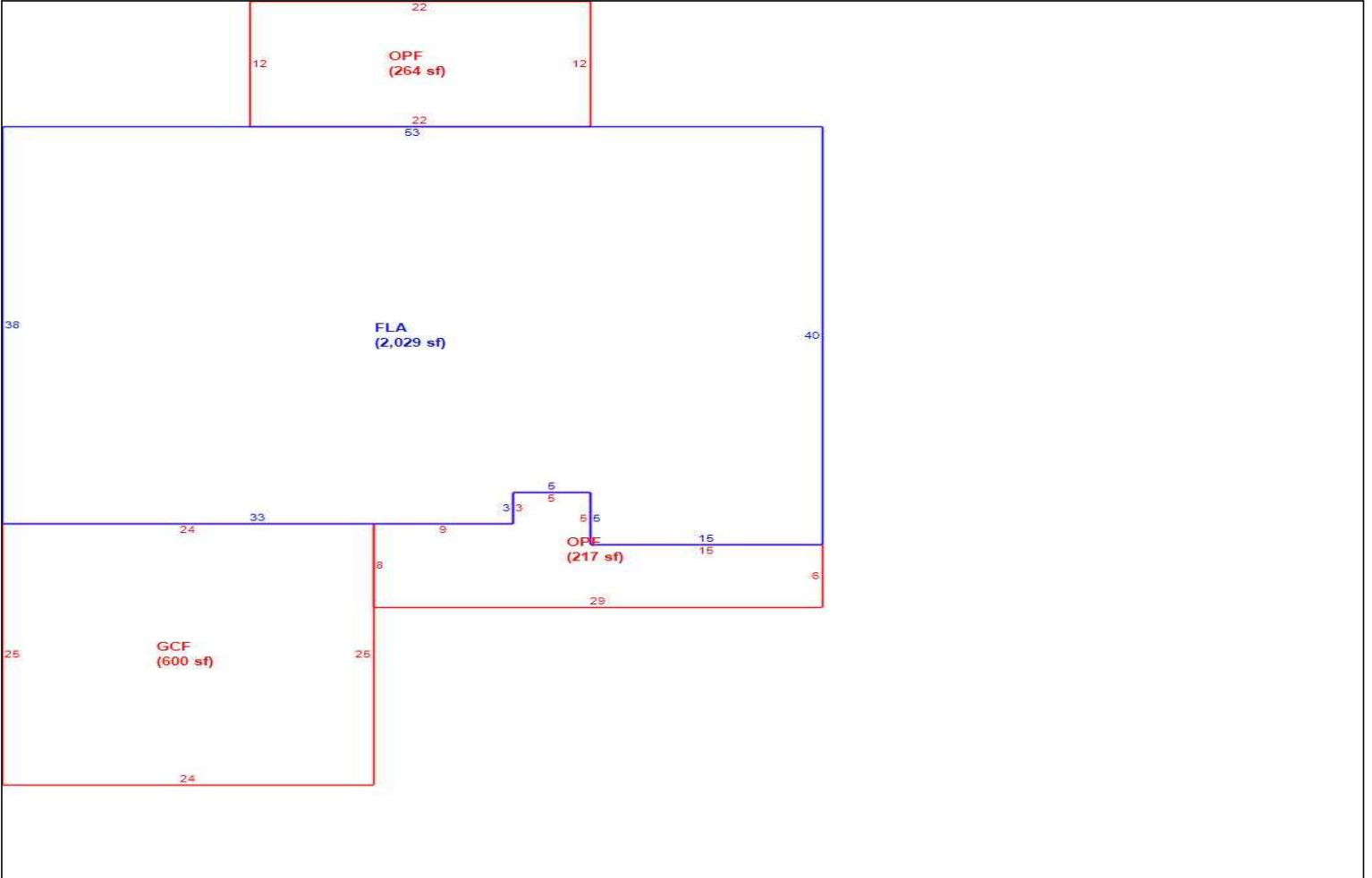
| Current Owner       |    |       |
|---------------------|----|-------|
| EINSTEIN ESTHER R   |    |       |
| 32326 OAK CANOPY DR |    |       |
| SORRENTO            | FL | 32776 |

| Property Location                |               |                 |
|----------------------------------|---------------|-----------------|
| Site Address 32326 OAK CANOPY DR |               |                 |
| SORRENTO FL 32776                |               |                 |
| Mill Group 0002                  | NBHD 4481     |                 |
| Property Use                     |               | Last Inspection |
| 00100                            | SINGLE FAMILY | LPD 03-05-201   |

| Legal Description   |
|---|
| PARK AT WOLF BRANCH OAKS PHASE 3 PB 48 PG 16-17 LOT 71 ORB 6150 PG 2352 |

| 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 | 48,000.00  | 0.0000       | 2.00                  | 1.000      | 1.000       | 0         | 96,000     |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 96,000      |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 96,000     |              | Classified Adj JV/Mkt |            | 0           |           |            |

| Sketch                    |       |               |                          |
|---------------------------|-------|---------------|--------------------------|
| Bldg 1                    | Sec 1 | of 1          | Replacement Cost 268,993 |
| Deprec Bldg Value 260,923 |       | Multi Story 0 |                          |



| Building Sub Areas |                      |            |           | Building Valuation |                |         | Construction Detail |      |            |   |
|--------------------|----------------------|------------|-----------|--------------------|----------------|---------|---------------------|------|------------|---|
| Code               | Description          | Living Are | Gross Are | Eff Area           | Year Built     | 2005    | Imp Type            | R1   | Bedrooms   | 3 |
| FLA                | FINISHED LIVING AREA | 2,029      | 2,029     | 2029               | Effective Area | 2029    | No Stories          | 1.00 | Full Baths | 2 |
| GAR                | GARAGE FINISH        | 0          | 600       | 0                  | Base Rate      | 108.09  | Quality Grade       | 670  | Half Baths | 0 |
| OPF                | OPEN PORCH FINISHE   | 0          | 481       | 0                  | Building RCN   | 268,993 | Wall Type           | 03   | Heat Type  | 6 |
|                    |                      |            |           |                    | Condition      | EX      | Foundation          | 3    | Fireplaces | 0 |
|                    |                      |            |           |                    | % Good         | 97.00   | Functional Obsol    | 0    | Roof Cover | 3 |
|                    |                      |            |           |                    | Building RCNLD | 260,923 | Type AC             | 03   |            |   |
| TOTALS             |                      | 2,029      | 3,110     | 2,029              |                |         |                     |      |            |   |



Alternate Key 3813007  
Parcel ID 24-19-27-1610-000-07100

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

2024-0775 Comp 1  
PRC Run: 12/11/2024 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 |
| POL2   | SWIMMING POOL - RESIDENTIAL | 560.00  | SF   | 35.00      | 2005     | 2005      | 19600.00 | 85.00 | 16,660    |
| PLD2   | POOL/COOL DECK              | 978.00  | SF   | 5.38       | 2005     | 2005      | 5262.00  | 70.00 | 3,683     |
| SEN2   | SCREEN ENCLOSED STRUCTURE   | 2627.00 | SF   | 3.50       | 2005     | 2005      | 9195.00  | 55.00 | 5,057     |

| Building Permits |            |            |            |         |      |                         |             |         |  |
|------------------|------------|------------|------------|---------|------|-------------------------|-------------|---------|--|
| Roll Year        | Permit ID  | Issue Date | Comp Date  | Amount  | Type | Description             | Review Date | CO Date |  |
| 2006             | 2005041499 | 04-26-2005 | 08-03-2005 | 5,000   | 0000 | SEN 14X40               |             |         |  |
| 2006             | 2005020765 | 02-11-2005 | 08-03-2005 | 26,000  | 0000 | POOL 14X40 DECK 584SF   |             |         |  |
| 2006             | 2004061041 | 01-01-2005 | 08-03-2005 | 120,428 | 0000 | SFR 32326 OAK CANOPY DR |             |         |  |
| 2005             | 2004061041 | 07-07-2004 | 12-16-2004 | 120,428 | 0000 | SFR 32326 OAK CANOPY DR |             |         |  |

| Sales Information |           |           |            |     |      |         |            | Exemptions |             |                      |           |       |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|-------------|----------------------|-----------|-------|
| Instrument No     | Book/Page | Sale Date | Instr      | Q/U | Code | Vac/Imp | Sale Price | Code       | Description | Year                 | Amount    |       |
| 2023064002        | 6150      | 2352      | 05-23-2023 | WD  | Q    | 01      | I          | 440,000    | 039         | HOMESTEAD            | 2024      | 25000 |
| 2021043830        | 5676      | 1054      | 03-25-2021 | QC  | U    | 11      | I          | 100        | 059         | ADDITIONAL HOMESTEAD | 2024      | 25000 |
| 2016037240        | 4765      | 0722      | 04-08-2016 | WD  | Q    | Q       | I          | 243,000    |             |                      |           |       |
|                   | 4231      | 0570      | 10-23-2012 | WD  | U    | M       | I          | 100        |             |                      |           |       |
|                   | 3706      | 0195      | 06-20-2008 | TR  | U    | U       | I          | 0          |             |                      |           |       |
| 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 |  |
| 96,000        | 260,923    | 25,400     | 382,323      | 0            | 382323     | 50,000.00   | 332323     | 357323      | 374,390       |  |

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Alternate Key 3891959  
Parcel ID 25-19-27-0001-000-06500

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

2024-0775 Comp 2  
PRC Run: 12/11/2024 By

Card # 1 of 1

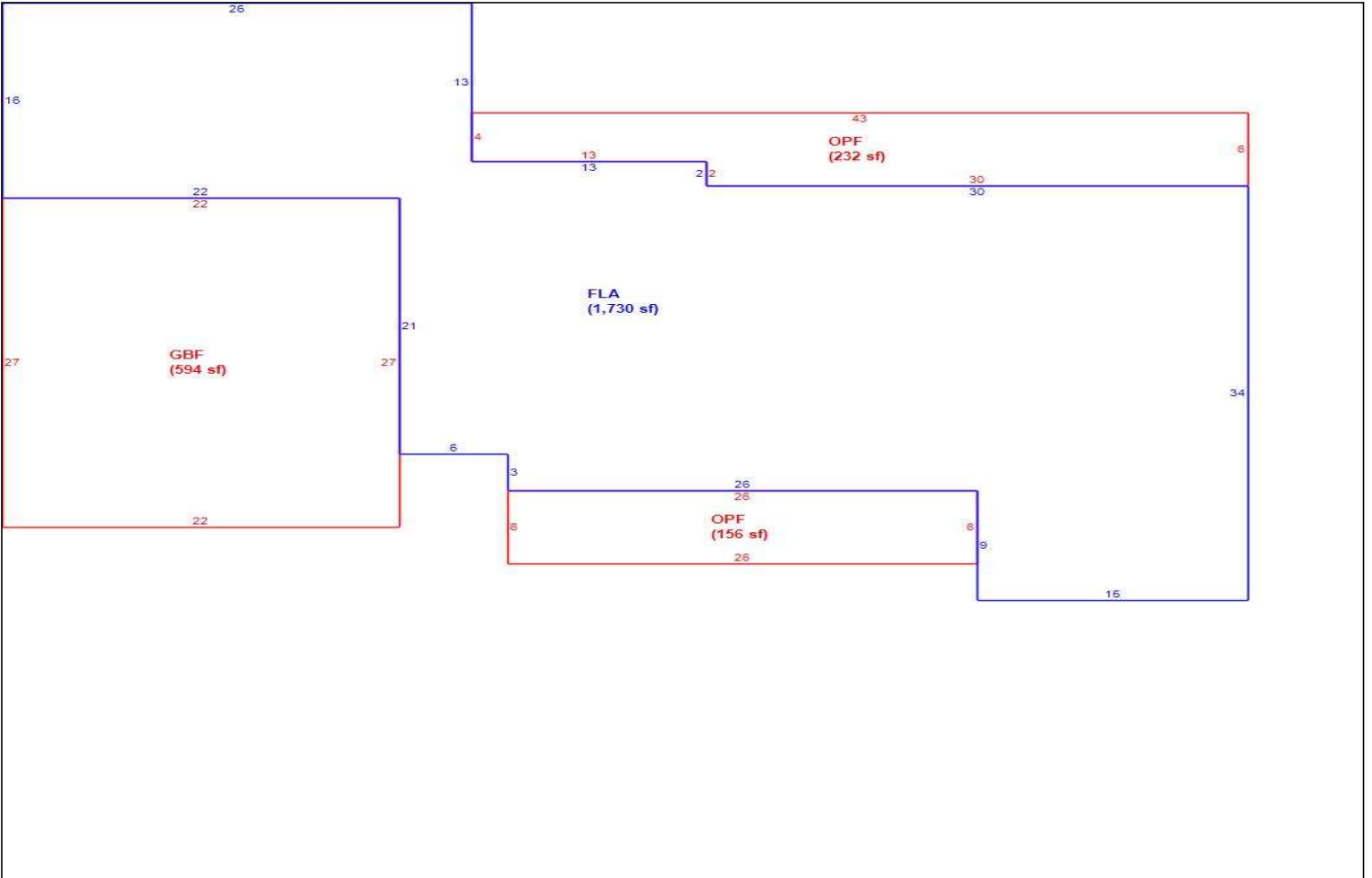
| Current Owner                   |    |       |
|---------------------------------|----|-------|
| MASSICOTTE JUSTIN P & MELISSA E |    |       |
| 23624 WOLF BRANCH RD            |    |       |
| SORRENTO                        | FL | 32776 |

| Property Location                 |               |                 |           |
|-----------------------------------|---------------|-----------------|-----------|
| Site Address 23624 WOLF BRANCH RD |               |                 |           |
| SORRENTO                          |               | FL 32776        |           |
| Mill Group                        | MP06          | NBHD            | 2676      |
| Property Use                      |               | Last Inspection |           |
| 00100                             | SINGLE FAMILY | TMP             | 03-30-202 |

**Legal Description**  
W 1/4 OF NE 1/4 OF NW 1/4 OF NE 1/4--LESS N 25 FT & LESS S 317.50 FT--ORB 6205 PG 162

| 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     |                   | 1.20 AC | 26,000.00  | 0.0000       | 3.50                  | 1.000      | 1.000       | 0         | 109,200    |
| Total Acres      |          | 1.20  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 109,200     |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 109,200    |              | Classified Adj JV/Mkt |            | 0           |           |            |

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 212,929 Deprec Bldg Value 206,541 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 | 1,730      | 1,730     | 1730     | 1999               | 1730           | 96.30     | No Stories          | 1.00 | Full Baths 3 |
| GAR                | GARAGE FINISH        | 0          | 594       | 0        |                    |                | 212,929   | Quality Grade       | 650  | Half Baths 0 |
| OPF                | OPEN PORCH FINISHE   | 0          | 388       | 0        |                    |                | EX        | Wall Type           | 02   | Heat Type 6  |
|                    |                      |            |           |          | % Good             | 97.00          | 0         | Foundation          | 3    | Fireplaces 0 |
|                    |                      |            |           |          | Functional Obsol   | 0              |           | Roof Cover          | 2    | Type AC 03   |
| TOTALS             |                      | 1,730      | 2,712     | 1,730    | Building RCNLD     | 206,541        |           |                     |      |              |

Alternate Key 3891959  
 Parcel ID 25-19-27-0001-000-06500

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

2024-0775 Comp 2  
 PRC Run: 12/11/2024 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 |
| POL1  | SWIMMING POOL - RESIDENTIAL | 420.00  | SF   | 25.00      | 2000     | 2000      | 10500.00 | 85.00 | 8,925     |
| PLD2  | POOL/COOL DECK              | 504.00  | SF   | 5.38       | 2000     | 2000      | 2712.00  | 70.00 | 1,898     |
| SEN2  | SCREEN ENCLOSED STRUCTURE   | 1608.00 | SF   | 3.50       | 2000     | 2000      | 5628.00  | 42.50 | 2,392     |
| ASF6  | ACCESSORY STRUCTURE         | 648.00  | SF   | 62.50      | 2000     | 2000      | 40500.00 | 61.59 | 24,944    |
| FOP3  | OPEN PORCH FINISHED         | 108.00  | SF   | 13.25      | 2000     | 2000      | 1431.00  | 50.00 | 716       |
| UCP1  | CARPORT/POLE SHED UNFINISHE | 700.00  | SF   | 3.00       | 2021     | 2021      | 2100.00  | 95.00 | 1,995     |

| <b>Building Permits</b> |            |            |            |        |      |                               |             |         |  |
|-------------------------|------------|------------|------------|--------|------|-------------------------------|-------------|---------|--|
| Roll Year               | Permit ID  | Issue Date | Comp Date  | Amount | Type | Description                   | Review Date | CO Date |  |
| 2022                    | 2021040152 | 04-05-2021 | 03-30-2022 | 25,000 | 0002 | CARPORT                       |             |         |  |
| 2015                    | MISC       | 01-01-2014 | 04-14-2015 | 1      | 0008 | CK MISC 2 EPF 2 FOP? SEE NOTE | 03-17-2015  |         |  |

| <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    |       |
| 2023108266               | 6205      | 0162      | 08-25-2023 | WD  | Q    | 01      | 1          | 555,000           | 039         | HOMESTEAD            | 2024      | 25000 |
|                          | 4557      | 1651      | 11-21-2014 | WD  | U    | U       | 1          | 0                 | 059         | ADDITIONAL HOMESTEAD | 2024      | 25000 |
|                          | 4521      | 0711      | 08-11-2014 | WD  | U    | U       | 1          | 208,900           |             |                      |           |       |
| <b>Total</b>             |           |           |            |     |      |         |            |                   |             |                      | 50,000.00 |       |

| <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 |  |
| 109,200              | 206,541    | 40,870     | 356,611      | 0            | 299021     | 50,000.00   | 249021     | 274021      | 298,779       |  |

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Alternate Key 3500318  
Parcel ID 22-19-27-2000-000-01000

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

2024-0775 Comp 3  
PRC Run: 12/11/2024 By

Card # 1 of 1

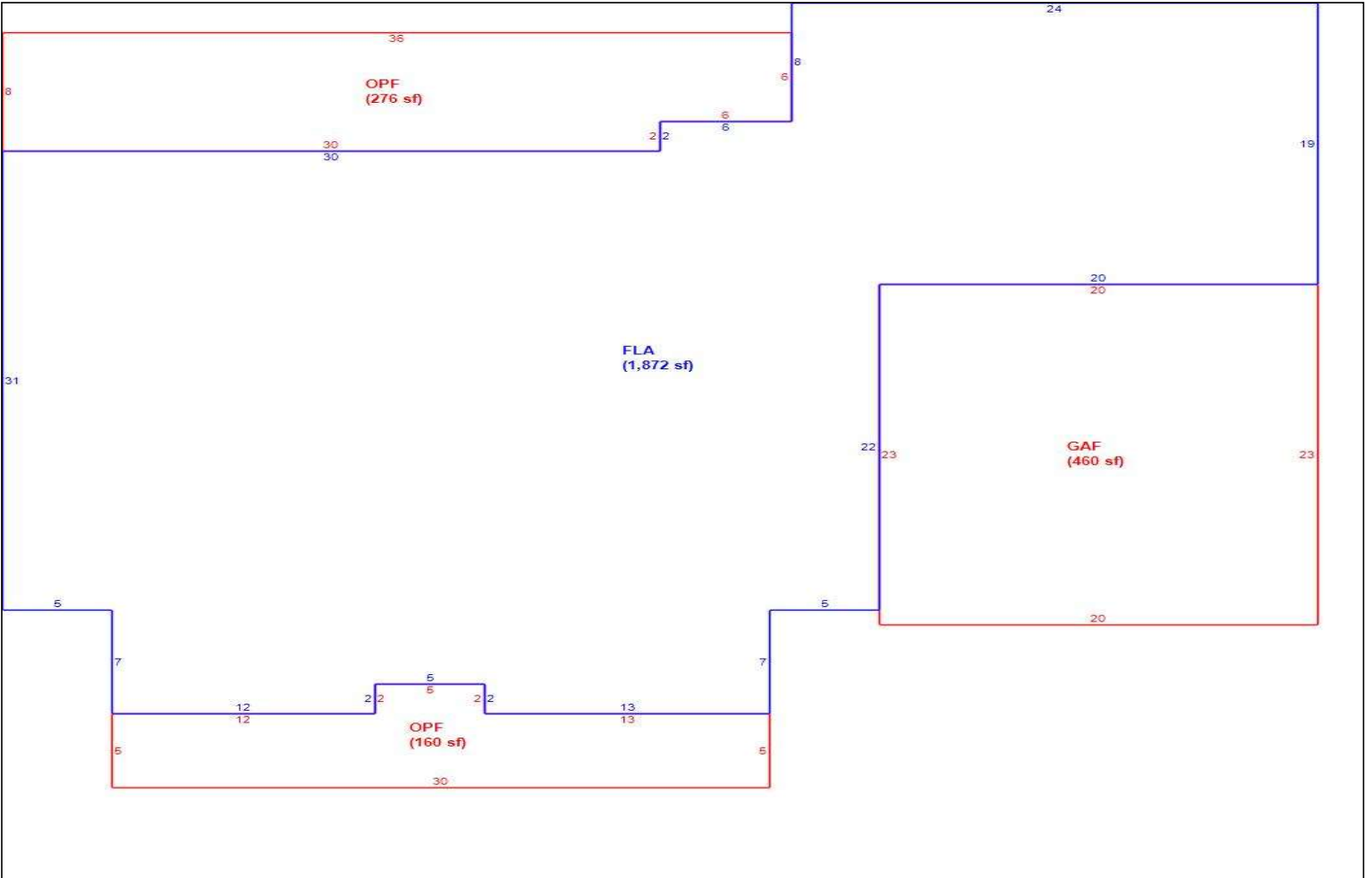
| Current Owner                        |    |       |
|--------------------------------------|----|-------|
| SUAREZ OREJON JOSE J & STEPHANIE A B |    |       |
| 32607 SCENIC HILLS DR                |    |       |
| MOUNT DORA                           | FL | 32757 |

| Property Location                  |               |                 |           |
|------------------------------------|---------------|-----------------|-----------|
| Site Address 32607 SCENIC HILLS DR |               |                 |           |
| MOUNT DORA FL 32757                |               |                 |           |
| Mill Group                         | 0002          | NBHD            | 4581      |
| Property Use                       |               | Last Inspection |           |
| 00100                              | SINGLE FAMILY | LPD             | 03-05-201 |

**Legal Description**  
THE HILLS OF MOUNT DORA SUB LOT 10 PB 34 PGS 72-75 ORB 6108 PG 539 ORB 6190 PG 521

| 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 | 48,000.00  | 0.0000       | 2.15                  | 1.200      | 1.000       | 0         | 123,840    |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 123,840     |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 123,840    |              | Classified Adj JV/Mkt |            | 0           |           |            |

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 289,991 Deprec Bldg Value 281,291 Multi Story 0



| Building Sub Areas |                      |            |           |          | Building Valuation |                |               | Construction Detail |            |            |   |
|--------------------|----------------------|------------|-----------|----------|--------------------|----------------|---------------|---------------------|------------|------------|---|
| Code               | Description          | Living Are | Gross Are | Eff Area | Year Built         | Effective Area | Imp Type      | R1                  | Bedrooms   | 3          |   |
| FLA                | FINISHED LIVING AREA | 1,872      | 1,872     | 1872     | 1996               | 1872           | No Stories    | 1.00                | Full Baths | 2          |   |
| GAR                | GARAGE FINISH        | 0          | 460       | 0        | 125.66             | 125.66         | Quality Grade | 700                 | Half Baths | 0          |   |
| OPF                | OPEN PORCH FINISHE   | 0          | 436       | 0        | 289,991            | 289,991        | Wall Type     | 01                  | Heat Type  | 6          |   |
| TOTALS             |                      |            |           |          | 1,872              | 2,768          | 1,872         | Foundation          | 3          | Fireplaces | 0 |
|                    |                      |            |           |          | Building RCNLD     | 281,291        | Roof Cover    | 3                   | Type AC    | 03         |   |

Alternate Key 3500318  
Parcel ID 22-19-27-2000-000-01000

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

2024-0775 Comp 3  
PRC Run: 12/11/2024 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 |
| POL4   | SWIMMING POOL - RESIDENTIAL | 450.00  | SF   | 52.50      | 1996     | 1996      | 23625.00 | 85.00 | 20,081    |
| PLD2   | POOL/COOL DECK              | 1030.00 | SF   | 5.38       | 1996     | 1996      | 5541.00  | 70.00 | 3,879     |
| SEN2   | SCREEN ENCLOSED STRUCTURE   | 2424.00 | SF   | 3.50       | 1996     | 1996      | 8484.00  | 40.00 | 3,394     |

| Building Permits |            |            |            |         |      |                           |             |         |  |
|------------------|------------|------------|------------|---------|------|---------------------------|-------------|---------|--|
| Roll Year        | Permit ID  | Issue Date | Comp Date  | Amount  | Type | Description               | Review Date | CO Date |  |
| 2011             | 2010020252 | 02-18-2010 | 04-28-2011 | 8,500   | 0002 | REROOF W/SHINGLES         | 04-28-2011  |         |  |
| 2003             | SALE       | 01-01-2002 | 03-24-2003 | 1       | 0000 | CHECK VALUES              |             |         |  |
| 1997             | 6110746    | 11-01-1996 | 12-01-1996 | 3,162   | 0000 | 24X40 SEN                 |             |         |  |
| 1997             | 6080870    | 08-01-1996 | 12-01-1996 | 14,675  | 0000 | 14X30 POOL                |             |         |  |
| 1997             | 6021165    | 02-01-1996 | 12-01-1996 | 104,910 | 0000 | SFR 32607 SCENIC HILLS DR |             |         |  |

| Sales Information |           |           |            |     |      |         |            | Exemptions |                      |      |           |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|----------------------|------|-----------|
| Instrument No     | Book/Page | Sale Date | Instr      | Q/U | Code | Vac/Imp | Sale Price | Code       | Description          | Year | Amount    |
| 2023095452        | 6190      | 0521      | 08-01-2023 | QC  | U    | 11      | 100        | 035        | DISABILITY CIVILIAN  | 2024 | 5000      |
| 2023029659        | 6108      | 0539      | 03-07-2023 | WD  | Q    | 01      | 520,000    | 039        | HOMESTEAD            | 2024 | 25000     |
|                   | 2077      | 1517      | 02-27-2002 | WD  | Q    | Q       | 199,000    | 059        | ADDITIONAL HOMESTEAD | 2024 | 25000     |
|                   | 1564      | 2299      | 11-21-1997 | WD  | Q    | Q       | 150,000    |            |                      |      |           |
|                   | 1457      | 2371      | 08-01-1996 | WD  | Q    | Q       | 141,000    |            |                      |      |           |
| 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 |
| 123,840       | 281,291    | 27,354     | 432,485      | 0            | 432485     | 55,000.00   | 377485     | 402485      | 334,197       |

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