

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3847/79

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.

	○ ©0	WPUENED EY	COLUMN OF THE VA	LUE ADJUSTME	NT BOARD (N	(AE)	A: S
Petition#	2024-	0777	County Lake	Ţ	ax year 2024	Date received 9./2	2.24
	4200		COMPLETED BY T	HEPEUMONER		T 1/6/2	ġaî
PART 1. Ta	xpayer Inforr	nation	1	ut m	1 e Jean		43
		THR Florida, LP		Representative: I	Ryan, LLC c/o	Robert Peyton	
Mailing addre for notices	1622	, LLC) North Scottsda sdale, AZ 85254		Parcel ID and physical address or TPP account #	2420242300- 5703 Whispe		
Phone 954 -	740-6240			Email	ResidentialA	peals@ryan.com	
The standard	d way to recei	ve information is	s by US mail. If possib	e, I prefer to receiv	e information b	y 🗹 email 🗌 fax	ζ.
		after the petition ort my statemer	n deadline. I have atta nt.	ched a statement of	of the reasons I	filed late and any	
your evid evidence	ence to the va . The VAB or perty Res.	lue adjustment b special magistra 1-4 units⊡ Indu	ke my evidence conside poard clerk. Florida law a ate ruling will occur und ustrial and miscellaneo cultural or classified use	allows the property er the same statuto	appraiser to cro ory guidelines as charge	ss examine or object to	your nprofit
PART 2 Re	eason for Pet		neck one. If more that				
✓ Real prop ☐ Denial of ☐ Parent/gr ☐Property w ☐Tangible p return requ	perty value (c classification andparent rec vas not substa personal propo uired by s.193	heck one) deco	e on January 1 must have timely filed	Denial of exe	e filing of exem e-stamped copovement (s. 193. control (s. 193.1	ption or classification y of application.)	∍of
determ 5 Enter the by the regroup. My with You have the evidence directly appraiser's exponsion of your proposition of your proposition.	ination that the time (in mirequested time nesses or I will eright to exchectly to the previdence. At the right, regarderty record caredacted. When	ey are substant utes) you think y . For single joint I not be available ange evidence operty appraise ne hearing, you lless of whether rd containing in	Attach a list of units, partially similar. (s. 194.0° you need to present you petitions for multiple under the attend on specific with the property apparer at least 15 days before have the right to have the right to have formation relevant to tappraiser receives the	I1(3)(e), (f), and (gur case. Most hearinits, parcels, or acceptates. I have attached a training and a witnesses sworn. The exchange, to recomputation of	ngs take 15 mir ounts, provide the ched a list of da ne exchange, you I make a written eceive from the your current as	nutes. The VAB is not be ne time needed for the stes. Ou must submit your nate request for the property appraiser a sessment, with confidence.	entire erty copy lential

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.

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in without attaching a completed power of attorney or authorization for representation to this form.										
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 Under penalties of perjury, I declare that I am the owner of the property described in this petition a 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 forepresentatives.	ollowing licensed									
I am (check any box that applies): An employee of	d entity).									
A Florida Bar licensed attorney (Florida Bar number).	•,									
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 nur										
I understand that written authorization from the taxpayer is required for access to confidential infor appraiser or tax collector.										
Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's barn the owner's authorized representative for purposes of filing this petition and of becoming an a under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in	gent for service of process									
Robert I. Peyton Robert Peyton	9/10/2024									
Signature, representative Print name	Date									
PART 5. Unlicensed Representative Signature										
Complete part 5 if you are an authorized representative not listed in part 4 above.	· · · · ·									
	ovees listed in part 4 above									
☐ I am a compensated representative not acting as one of the licensed representatives or emplo AND (check one)	,									
	.S., executed with the									
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									
AND (check one) AND (check one) Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form	S., executed with the m.									
AND (check one) AND (check one) Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F 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)	S.S., executed with the m.									
AND (check one) AND (check one) Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F 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 understand that written authorization from the taxpayer is required for access to confidential info	S.S., executed with the m. B of this form. cormation from the property s of filing this petition and of									

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

The Petitioner is:	Petition #	<u> </u>	<u> 2024-0777</u>		Alternate K	ey: 3847179	Parcel	D: 24-20-24-23	00-000-13400
1. Just Value, required	Petitioner Name The Petitioner is: Other, Explain:		•	payer's agent				Check if Mi	ultiple Parcels
2. Assessed or classified use value, "if applicable \$ 328,190 \$ 328,190 \$	Owner Name	e THF	R FLORIDA	LP		1			Board Action
2. Assessed or classified use value, "rif applicable" \$ 328,190 \$ 328,190 3. Exempt value, "enter "0" if none \$ -	1. Just Value, red	quired			\$ 415,5	59 \$	415,5	59	
3. Exempt value, *enter **0" if none \$ - \$ 328,190 \$ 328,118 \$ 3	2. Assessed or c	lassified use val	ue, *if appli	icable	\$ 328,19	90 \$	328,19	90	
A Taxable Value, *required \$ 328,190 \$ 328,190					\$	-	•		
*All values entered should be county taxable values, School and other taxing authority values may differ. Last Sale Date					\$ 328,19	90 \$	328,19	90	
TITEM		•	ty taxable va	alues, School and	•			!	
AK# 3847179 3847136 3847178 3847183		4/28/2017	Pric			Arm's Length	✓ Distressed	Book <u>4937</u>	Page <u>1720</u>
Address				•					
Description	AK#								
Sales Price \$348,000 \$349,900 \$339,000	Address			LEESB	URG	LEESE	BURG		
Cost of Sale									
Time Adjusted Sale								·	
Syst Fla									
\$\\$\sisptiment{\\$\sisptiment{\\$\sisptiment{\\$\\$\sisptiment{\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$									
Sale Date 9/21/2023 5/19/2023 10/31/2023 Terms of Sale		¢117.26 n	or CE						
Value Adj. Description Description Adjustment Description Description Adjustment <t< th=""><th></th><th>φ117.30 μ</th><th>ei or</th><th></th><th></th><th></th><th></th><th></th><th></th></t<>		φ117.30 μ	ei or						
Value Adj. Description Adjustment Description Description Adjustment Description Description Adjustment Description Adjustment Description Description Description Description				i	_				_
Fla SF 3,541 2,144 104775 1,866 125625 1,683 139350 Year Built 2007 2013 2007 2019 2019 Constr. Type BLK/STUCCO BLK/STUCCO BLK/STUCCO BLK/STUCCO Condition GOOD GOOD GOOD GOOD GOOD GOOD Baths 3.1 2.1 2.0 2.0 2.0 2.0 Garage/Carport GARAGE GARAGE GARAGE GARAGE GARAGE GARAGE GARAGE GARAGE OPF/OPF OP	Terms or Sale			7 5 25.19.1. L		/ / / Zangar (T rame zenigan [
Fla SF 3,541 2,144 104775 1,866 125625 1,683 139350 Year Built 2007 2013 2007 2019 2019 Constr. Type BLK/STUCCO BLK/STUCCO BLK/STUCCO BLK/STUCCO Condition GOOD GOOD GOOD GOOD GOOD GOOD Baths 3.1 2.1 2.0 2.0 2.0 2.0 Garage/Carport GARAGE GARAGE GARAGE GARAGE GARAGE GARAGE GARAGE OPF/OPF OPF/OPF POPF/OPF OPF/OPF	Value Adi	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Year Built 2007 2013 2007 2019 Constr. Type BLK/STUCCO BLK/STUCCO BLK/STUCCO BLK/STUCCO Condition GOOD GOOD GOOD GOOD GOOD Baths 3.1 2.1 2.0 2.0 2.0 Garage/Carport GARAGE GARAGE GARAGE GARAGE GARAGE Porches OPF/OPF OPF/OPF -2000 OPF/OPF OPF/OPF Pool N N 0 N 0 N 0 Fireplace 0 0 0 0 0 0 0 0 AC Central Central 0 Central 0 Central 0 Central 0 0 Site Size .29 AC .14 AC 13020 .20 AC .18 AC 13020 Location RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL Net Adj. 40.9% 125625 Net Adj. 5									
Condition GOOD Baths 3.1 2.1 2.0 3.0 <th></th> <th>, and the same of the same of</th> <th></th> <th></th> <th>10.11.0</th> <th></th> <th>1</th> <th></th> <th>100000</th>		, and the same of			10.11.0		1		100000
Baths 3.1 2.1 2.0 2.0 Garage/Carport GARAGE GARAGE GARAGE GARAGE Porches OPF/OPF OPF/SPF -2000 OPF/OPF OPF/OPF Pool N N 0 N 0 N 0 Fireplace 0 0 0 0 0 0 0 0 AC Central Central 0 Central 0 Central 0 Central 0 Other Adds NONE NONE NONE NONE NONE NONE Site Size .29 AC .14 AC 13020 .20 AC .18 AC 13020 Location RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL Not Adj. 52.4% 152370 Adj. Sales Price Market Value \$415,759 Adj Market Value \$415,771 Adj Market Value \$432,837 Adj Market Value \$443,232	Constr. Type	BLK/STUCCO		BLK/STUCCO	(BLK/STUCCO)	BLK/STUCCC)
Garage/Carport GARAGE GARAGE GARAGE GARAGE GARAGE GARAGE Porches OPF/OPF OPF/OPF -2000 OPF/OPF OPF/OPF OPF/OPF Pool N N 0 N 0 N 0 Fireplace 0 0 0 0 0 0 0 0 AC Central Central 0 Central 0 Central 0 Central 0 Other Adds NONE RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL Not Adj. 40.9% 125625 Net Adj. 52.4% 152370 Adj. Sales Price Market Value \$415,559 Adj Market Value \$415,771 Adj Market Value \$432,837 Adj Market Value \$443,232									
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Site Size .29 AC .14 AC 13020 .20 AC .18 AC 13020 Location RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL View CONSERVATION RESIDENTIAL CONSERVATION RESIDENTIAL RESIDENTIAL Net Adj. 38.6% 115795 Net Adj. 40.9% 125625 Net Adj. 52.4% 152370 Gross Adj. 39.9% 119795 Gross Adj. 40.9% 125625 Gross Adj. 52.4% 152370 Adj. Sales Price Market Value \$415,771 Adj Market Value \$432,837 Adj Market Value \$443,232					 				-
Location RESIDENTIAL Net Adj. 38.6% 115795 Net Adj. 40.9% 125625 Net Adj. 52.4% 152370 Adj. Sales Price Market Value \$415,759 Adj Market Value \$415,771 Adj Market Value \$432,837 Adj Market Value \$443,232					13020				13020
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Adi. Sales Price Market Value \$415,559 Adj Market Value \$415,771 Adj Market Value \$432,837 Adj Market Value \$443,232									
Adi. Sales Price Market Value \$415,559 Adj Market Value \$415,771 Adj Market Value \$432,837 Adj Market Value \$443,232				Net Adj. 38.6%	115795	Net Adi. 40.9%	125625	Net Adj. 52.4%	152370
Adi. Sales Price						· -			
Adi. Sales Price	4 !! 4 ! 5 !	Market Value	\$415,559	Adj Market Value	\$415,771	Adj Market Value	\$432,837	Adj Market Value	\$443,232
	Adj. Sales Price	Value per SF	117.36		<u> </u>				<u> </u>

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.

Petitioners comp 1 is the only comp from the same sub as subject, all other comps are from 2 different subs and are all single story.

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: R. Bryan Boone DATE 11/14/2024

2024-0777 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	3847183	26117 MEADOW BREEZE LN LEESBURG	80 FEET
2	1	3847136	5835 WINDSONG OAK DR LEESBURG	1000 FEET
3	2	3847178	5709 WHISPER PINE DR LEESBURG	NEXT DOOR
4	SUBJECT	3847179	5703 WHISPER PINE DR LEESBURG	-
5				
6				
7				
8				

Alternate Key 3847179

Parcel ID 24-20-24-2300-000-13400

Current Owner

THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

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

2024-0777 Subject PRC Run: 11/14/2024 By By bboone

> Card # 1 of 1

Property Location

Site Address 5703 WHISPER PINE DR

LEESBURG FL 34748 5031 000L NBHD Mill Group

Property Use Last Inspection 00100 SINGLE FAMILY PJF 12-29-202

75201

Legal Description

WINDSONG AT LEESBURG PB 57 PG 36-39 LOT 134 ORB 4937 PG 1720

Lan	Land Lines											
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	46,500.0	0.0000	1.40	1.000	1.200	0	78,120
									 al Adj JV/MI d Adj JV/MI			78,120 0

Sketch Bldg 1 1 of 1 Replacement Cost 347,875 Deprec Bldg Value 337,439 Multi Story 1 Sec OPF (128 sf)

FUS (1,931 sf) FLA (1,610 sf) OPF (30 sf) GCF

	Building S	Sub Areas			Building Valuation	Construction Detail							
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2007	Imp Type	R1	Bedrooms	4			
FLA	FINISHED LIVING AREA	1,610	,		Effective Area	3541	No Stories	0.00	Full Baths				
FUS FINISHED AREA UPPER 1,931		1,931	1931	Base Rate	83.89	ino Stories	2.00	ruii baliis	3				
GAR OPF			Building RCN	347,875	Quality Grade	655	Half Baths	1					
	OFF OFEN FORCITFINISHE		100	0	Condition	EX	Wall Type	03	Heat Type	6			
					% Good	97.00		00		١			
					Functional Obsol	0	Foundation	3	Fireplaces	0			
TOTALS 3,541 4,119 3,541		Building RCNLD	337.439	Roof Cover	3	Type AC	03						

Alternate Key 3847179 Parcel ID 24-20-24-2300-000-13400

LCPA Property Record Card Roll Year 2024 Status: A

2024-0777 Subject PRC Run: 11/14/2024 By bboone

Card # 1 of 1

0.00

Total

	Miscellaneous Features *Only the first 10 records are reflected below													
												1 0/ 0		
Code		Descri	ption	Ur	nits	Туре	Ur	nit Price	Year Blt	Effect Y	r RCN	%Good	d A	pr Value
D 11.14		10 1			D . I			lding Per	mits			T D : .		00.5.1
Roll Yea			Issue Da			An	nount	Туре	055 505 00	Descri	otion	Review I		CO Date
2008	20060810		01-01-20 10-16-20				347,61 347,61		SFR FOR 08 SFR 5703 W		DINE DD	07-20-2	007	
2007	2000001)43	10-10-20	12-21-	2000		347,01	2 0000	3FK 3703 W	HISPER	TINE DK			
				Sales Inform	ation						Exe	mptions		
Instru	ıment No	Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
2017	2017047077 4937 1720 04-28-2017				WD	U	М	ı	100		·			

	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			
78,120	337,439	0	415,559	87369	328190	0.00	328190	415559	404,485			

5,966,800

160,000

265,700

340,700

05-30-2014

01-17-2013

09-25-2012

03-05-2007

4487

4271

4243 3384 0835

0469

2246

1540

WD

WD

WD

WD

U

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M

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U

Q

^{***}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 3847136 Parcel ID 24-20-24-2300-000-09100

COLBERT STEPHANIE R & TYRELL D

Current Owner

LCPA Property Record Card Roll Year 2024 Status: A

2024-0777 Comp 1 PRC Run: 11/14/2024 By

Card # 1 of 1

Property Location

Site Address 5835 WINDSONG OAK DR LEESBURG FL 34748

NBHD 5031 Property Use Last Inspection

000L Mill Group

00100 SINGLE FAMILY RBB 01-06-202

Legal Description

LEESBURG

5835 WINDSONG OAK DR

WINDSONG AT LEESBURG PB 57 PG 36-39 LOT 91 ORB 6216 PG 47

34748

Lan	Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0	Adj	1.00 LT	46,500.00	0.0000	1.40	1.000	1.000	0	65,100	
		Total A	cres	0.00	JV/Mkt ()		Tota	l Adj JV/Mk	t		65,100	
	Classified Acres 0 Classified JV/Mkt 65,100 Classified Adj JV/Mkt 0												
	Sketch												

Bldg 1 1 of 1 Replacement Cost 235,957 Deprec Bldg Value 228,878 Multi Story 1 Sec 12 (156 sf) 34 34 FUS (1,112 sf) FLA (1,032 sf) GCF (420 sf) OPF (56 sf)

	Building S	Sub Areas			Building Valuation Construction Detail				n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2013	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,032	1,032	1032	Effective Area	2144				
_	-		1,112	1112	Base Rate	89.07	No Stories	2.00	Full Baths	2
GAR GARAGE FINISH		0	420	0	Building RCN	235,957	Quality Grade	655	Half Baths	1
-	OPF OPEN PORCH FINISHE		56	0	o o	,		000		.
SPF	SCREEN PORCH FINIS	0	156	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00				
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS 2,14		2,776	2,144	Building RCNLD	228,878	Roof Cover	3	Type AC	03

Alternate Key 3847136 Parcel ID 24-20-24-2300-000-09100

LCPA Property Record Card Roll Year 2024 Status: A

2024-0777 Comp 1 PRC Run: 11/14/2024 By

Parcel ID 24-20-24-2300-000-09100 Roll Year 2024 Status: A Card # 1 of 1

Miscellaneous Features
Only the first 10 records are reflected below

**Code | Description | Units | Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value |

**Code | Apr Value | Code | C

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date					
2020	19-17-1173	07-09-2019	01-06-2020	1,500	0002	SCRN IN LANAI	01-07-2020						
2019	SALE	01-01-2018	02-01-2019	1	0099	CHECK VALUE	02-01-2019						
2014	13-10-545	08-12-2013	01-10-2014	185,120	0001	SFR 2848SF 5835 WINDSONG OAK DR	01-10-2014						
							1						

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023117444 2018106953 2018071614 2016076402	6216 5168 5127 4811 4439	0047 1093 1642 0719 1175	09-21-2023 09-05-2018 04-17-2017 07-13-2016 01-29-2014	WD WD QC QC WD	QQUUQ	01 Q U U Q	-	348,000 216,000 100 100 167,800	024 039 059	DISABILITY VETERAN TOT HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	243978 25000 25000
							uo Summ			Total	2	93,978.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
65.100	228.878	0	293.978	0	293978	293.978.00	0	0	286.860

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Alternate Key 3847178 Parcel ID 24-20-24-2300-000-13300

LCPA Property Record Card Roll Year 2024 Status: A

2024-0777 Comp 2 PRC Run: 11/14/2024 By

Card # 1 of 1

Property Location

Site Address 5709 WHISPER PINE DR

LEESBURG 000L

NBHD 5031

Property Use

FL 34748

Mill Group

00100

Last Inspection SINGLE FAMILY PJF 12-29-202

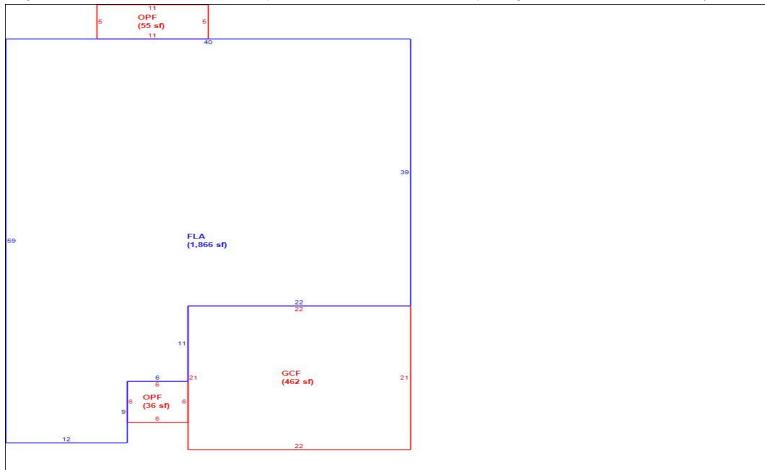
Current Owner DEL ROCIO RAMIREZ ILIANA 5709 WHISPER PINE DR LEESBURG 34748

Legal Description

WINDSONG AT LEESBURG PB 57 PG 36-39 LOT 133 ORB 6148 PG 2109

Lan	d Lines											
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	46,500.00	0.0000	1.40	1.000	1.200	0	78,120
		Total A	cres	0.00	JV/Mkt 0) '		Tota	l Adj JV/Mk	ct		78,120
	Cla	assified A	cres	0	Classified JV/Mkt 7	•		Classified	d Adj JV/Mk	ct		0

Sketch Bldg 1 Sec 1 of 1 222,391 Deprec Bldg Value 215,719 Multi Story 0 Replacement Cost



	Building S	Sub Areas			Building Valuat	ion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2007	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,866	1,866	1866	Effective Area	1866				
GAR	GARAGE FINISH	0	462	0	Base Rate	99.18	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	91	0	Building RCN	222,391	Quality Grade	655	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	vvan Type	03	ricat Type	0
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,866	2,419	1,866	Building RCNLD	215 719	Roof Cover	3	Type AC	03

Alternate Key 3847178 Parcel ID 24-20-24-2300-000-13300

LCPA Property Record Card Roll Year 2024 Status: A

2024-0777 Comp 2 PRC Run: 11/14/2024 By

Card # 1 of 1

							Missell	aneous F	cotures					
					*Only				reatures re reflected b	elow				
Code		Descri	iption	Un		Туре		it Price	Year Blt	Effect Y	r RCN	%Good	d /	pr Value
			•			- / 1								•
- II)/								lding Per	mits			<u> </u>		
Roll Year						An	ount	Туре	<u> </u>	Descri	ption	Review	Date	CO Date
2022	SALE SALE		01-01-20 01-01-20					1 0099	CHECK VALU			00.04.0	040	
2019	20060810	/3	01-01-20				207,60	1 0099	SFR FOR 08)E		02-01-2		
2008 2007	20060810		10-04-20				207,60		SFR 5709 WI	HISPER I	PINF DR	07-20-2	.007	
2007							_0.,00							
									1				1	
				Sales Inform	ation						Exe	mptions		
Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description					n	Year	Amount							
20230	062368	6148	2109	05-19-2023	l wd	Q	01	ı	349,900					

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023062368 2021062674 2019036864	6148 5703 5258	2109 1571 2400	05-19-2023 05-04-2021 03-29-2019	WD WD WD	Q Q U	01 01 U		349,900 250,000 209,500				
2018091378 2018060509	5150 5114	0953 1598	08-03-2018 05-23-2018	WD WD	Q U	Q U		189,900 166,000				
										Total		0.00
						Val	ue Summ	arv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
78,120	215,719	0	293,839	0	293839	0.00	293839	293839	286,948

^{***}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 3847183

Parcel ID 24-20-24-2300-000-13800

Current Owner CASTRO YARITZA D & JEAN C REYES

LEESBURG 34748

26117 MEADOW BREEZE LN

LCPA Property Record Card Roll Year 2024 Status: A

2024-0777 Comp 3 PRC Run: 11/14/2024 By

Card # 1 of 1

Property Location

Site Address 26117 MEADOW BREEZE LN LEESBURG FL 34748

000L NBHD Mill Group 5031

Property Use Last Inspection SINGLE FAMILY RBB 01-07-202

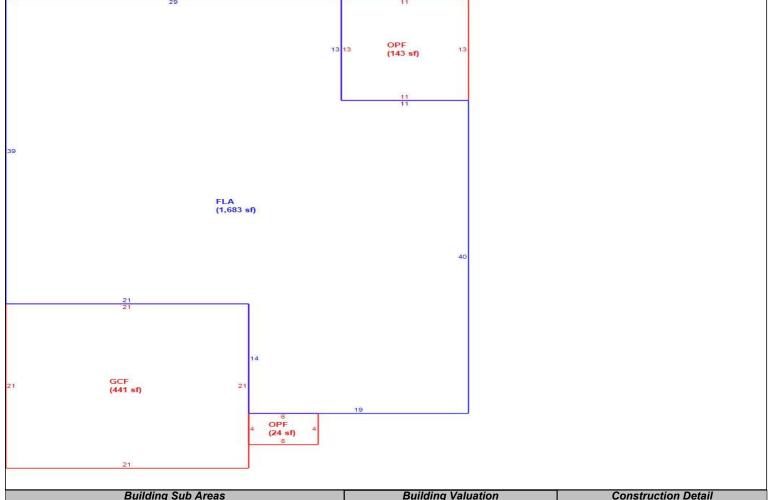
00100

Legal Description

WINDSONG AT LEESBURG PB 57 PG 36-39 LOT 138 ORB 6249 PG 388

Lan	d Lines											
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	46,500.00	0.0000	1.40	1.000	1.000	0	65,100
Total Acres 0.00 JV/Mkt 0 Classified Acres 0 Classified JV/Mkt 65						100			ıl II Adj JV/Mk II Adi JV/Mk			65,100 0

Sketch Bldg 1 205,009 Deprec Bldg Value 198,859 Multi Story Sec 1 of 1 Replacement Cost



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2019	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,683	1,683	1683	Effective Area	1683				
GAR	GARAGE FINISH	0	441	0	Base Rate	99.63	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	167	0	Building RCN	205,009	Quality Grade	655	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,683	2,291	1,683	Building RCNLD	198,859	Roof Cover	3	Type AC	03

Alternate Key 3847183 Parcel ID 24-20-24-2300-000-13800

LCPA Property Record Card Roll Year 2024 Status: A

2024-0777 Comp 3 PRC Run: 11/14/2024 By

Card#

of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Description Туре Apr Value **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Type Description Review Date 19-17-285 101,350 SFR 2284SF 26117 MEADOW BREEZE 03-19-2019 01-07-2020 0001 01-08-2020 2020

	•		01.11									
			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023145272 2019080899 2017009021	6249 5312 4894 4191 4112	0388 1509 0295 0362 2305	10-31-2023 07-12-2019 01-16-2017 06-26-2012 12-29-2011	WD WD WD WD WD	00000	01 Q M M	<<<	339,000 225,000 936,000 1,346,800 870,000		DISABILITY VETERAN HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	25000
										Total		55,000.00
						Val	ua Cumm	or.				

Value Summar

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
65 100	198 859	0	263 959	0	263959	55 000 00	208959	233959	257 704

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