



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3847179**

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 # <b>2024-0777</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; THR Florida, LP</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>2420242300-000-13400 5703 Whisper Pine Dr</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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. 193.155(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

Petition # <b>2024-0777</b>	Alternate Key: <b>3847179</b>	Parcel ID: <b>24-20-24-2300-000-13400</b>
Petitioner Name <b>RYAN, LLC</b> The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address <b>5703 WHISPER PINE DR LEESBURG</b>	<input type="checkbox"/> Check if Multiple Parcels
Owner Name <b>THR FLORIDA LP</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
<b>1. Just Value, required</b>	\$ 415,559	\$ 415,559
<b>2. Assessed or classified use value, *if applicable</b>	\$ 328,190	\$ 328,190
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 328,190	\$ 328,190
*All values entered should be county taxable values, School and other taxing authority values may differ.		

Last Sale Date 4/28/2017 Price: \$100  Arm's Length  Distressed Book 4937 Page 1720

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	<b>3847179</b>	<b>3847136</b>	<b>3847178</b>	<b>3847183</b>
Address	5703 WHISPER PINE DR LEESBURG	5835 WINDSONG OAK DR LEESBURG	5709 WHISPER PINE DR LEESBURG	26117 MEADOW BREEZE LN
Proximity		1000 FEET	NEXT DOOR	80 FEET
Sales Price		\$348,000	\$349,900	\$339,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	2.80%	0.80%
Adjusted Sale		\$299,976	\$307,212	\$290,862
\$/SF FLA	\$117.36 per SF	\$139.91 per SF	\$164.64 per SF	\$172.82 per SF
Sale Date		9/21/2023	5/19/2023	10/31/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	3,541	2,144	104775	1,866	125625	1,683	139350
Year Built	2007	2013		2007		2019	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
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
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	.29 AC	.14 AC	13020	.20 AC		.18 AC	13020
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	CONSERVATION	RESIDENTIAL		CONSERVATION		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 <b>\$415,559</b>	Adj Market Value <b>\$415,771</b>		Adj Market Value <b>\$432,837</b>		Adj Market Value <b>\$443,232</b>	
	Value per SF 117.36						

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

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

2024-0777 Subject  
 PRC Run: 11/14/2024 By bboone  
 Card # 1 of 1

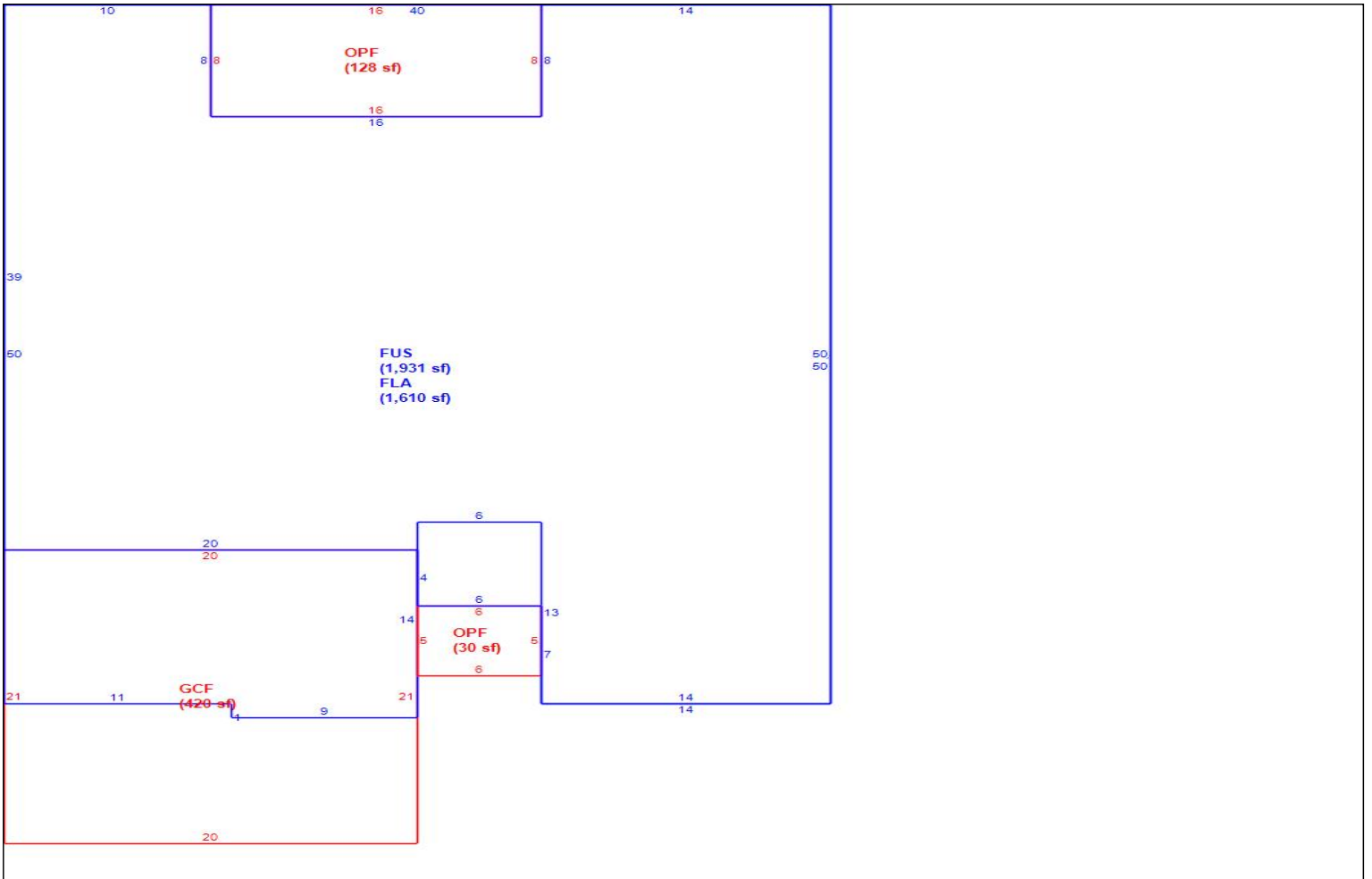
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	5703 WHISPER PINE DR	
	LEESBURG FL 34748	
Mill Group	000L NBHD 5031	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 12-29-202

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

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	46,500.00	0.0000	1.40	1.000	1.200	0	78,120
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		78,120		
Classified Acres		0		Classified JV/Mkt		78,120		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 347,875 Deprec Bldg Value 337,439 Multi Story 1



Building 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	1,610	1610	Effective Area	3541	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,931	1,931	1931	Base Rate	83.89	Quality Grade	655	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	347,875	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	158	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	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

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	
2008	2006081045	01-01-2007	07-20-2007	347,612	0000	SFR FOR 08	07-20-2007		
2007	2006081045	10-16-2006	12-27-2006	347,612	0000	SFR 5703 WHISPER PINE DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017047077	4937	1720	04-28-2017	WD	U	M	I	100			
	4487	0835	05-30-2014	WD	U	M	I	5,966,800			
	4271	0469	01-17-2013	WD	U	U	I	160,000			
	4243	2246	09-25-2012	WD	U	U	I	265,700			
	3384	1540	03-05-2007	WD	Q	Q	I	340,700			
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	
78,120	337,439	0	415,559	87369	328190	0.00	328190	415559	404,485	

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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

Card # 1 of 1

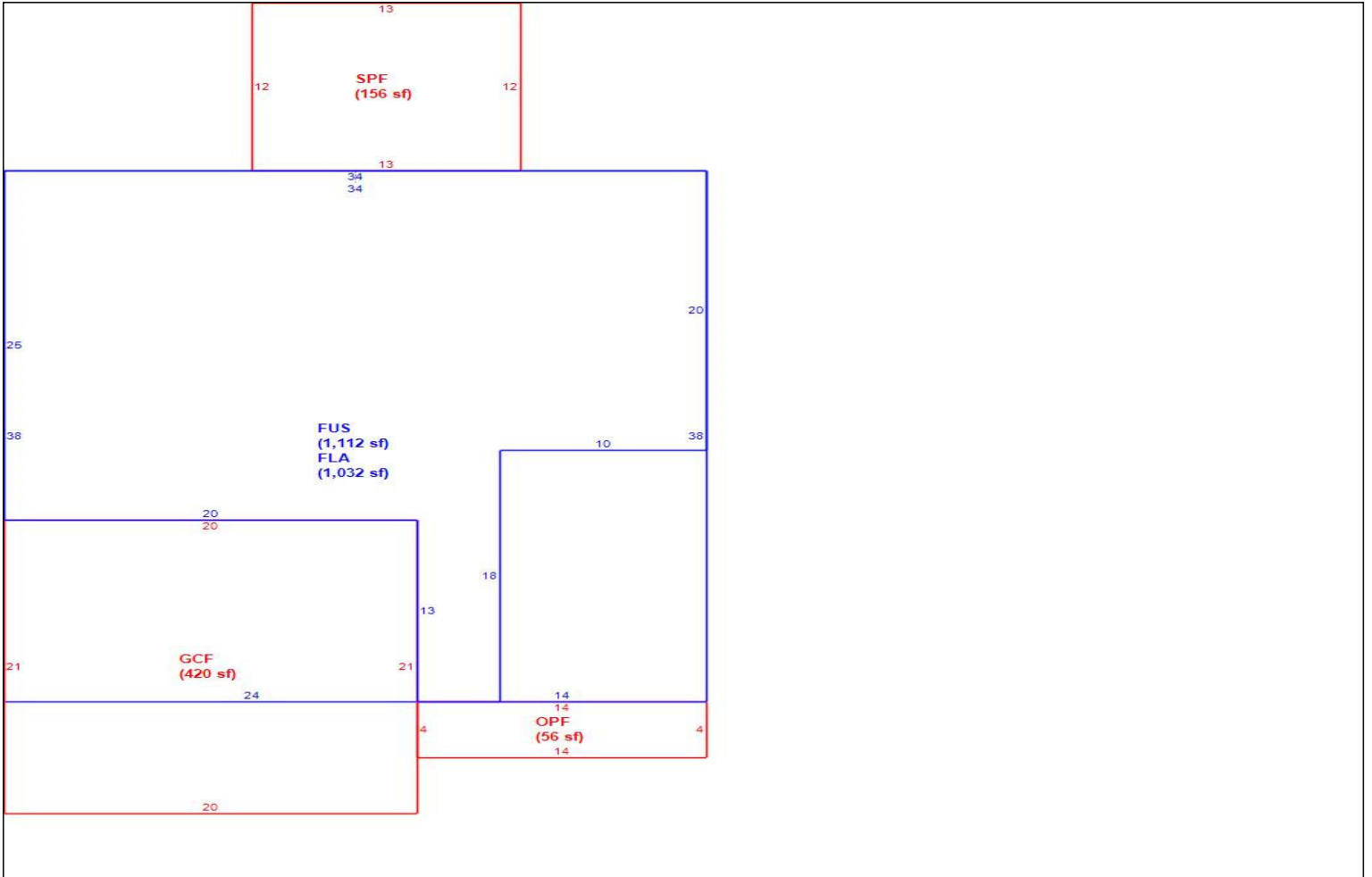
Current Owner		
COLBERT STEPHANIE R & TYRELL D		
5835 WINDSONG OAK DR		
LEESBURG	FL	34748

Property Location			
Site Address 5835 WINDSONG OAK DR			
LEESBURG FL 34748			
Mill Group	000L	NBHD	5031
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	01-06-202

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

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	46,500.00	0.0000	1.40	1.000	1.000	0	65,100
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,100		
Classified Acres		0		Classified JV/Mkt		65,100		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 235,957
Deprec Bldg Value 228,878		Multi Story 1	



Building Sub Areas					Building Valuation		Construction 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	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,112	1,112	1112	Base Rate	89.07	Quality Grade	655	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	235,957	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	56	0	% Good	97.00	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	156	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,144	2,776	2,144	Building RCNLD	228,878				



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  
 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	
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		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023117444	6216	0047	09-21-2023	WD	Q	01	I	348,000	024	DISABILITY VETERAN TOT	2024	243978
2018106953	5168	1093	09-05-2018	WD	Q	Q	I	216,000	039	HOMESTEAD	2024	25000
2018071614	5127	1642	04-17-2017	QC	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2016076402	4811	0719	07-13-2016	QC	U	U	I	100				
	4439	1175	01-29-2014	WD	Q	Q	I	167,800				
Total											293,978.00	

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	
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

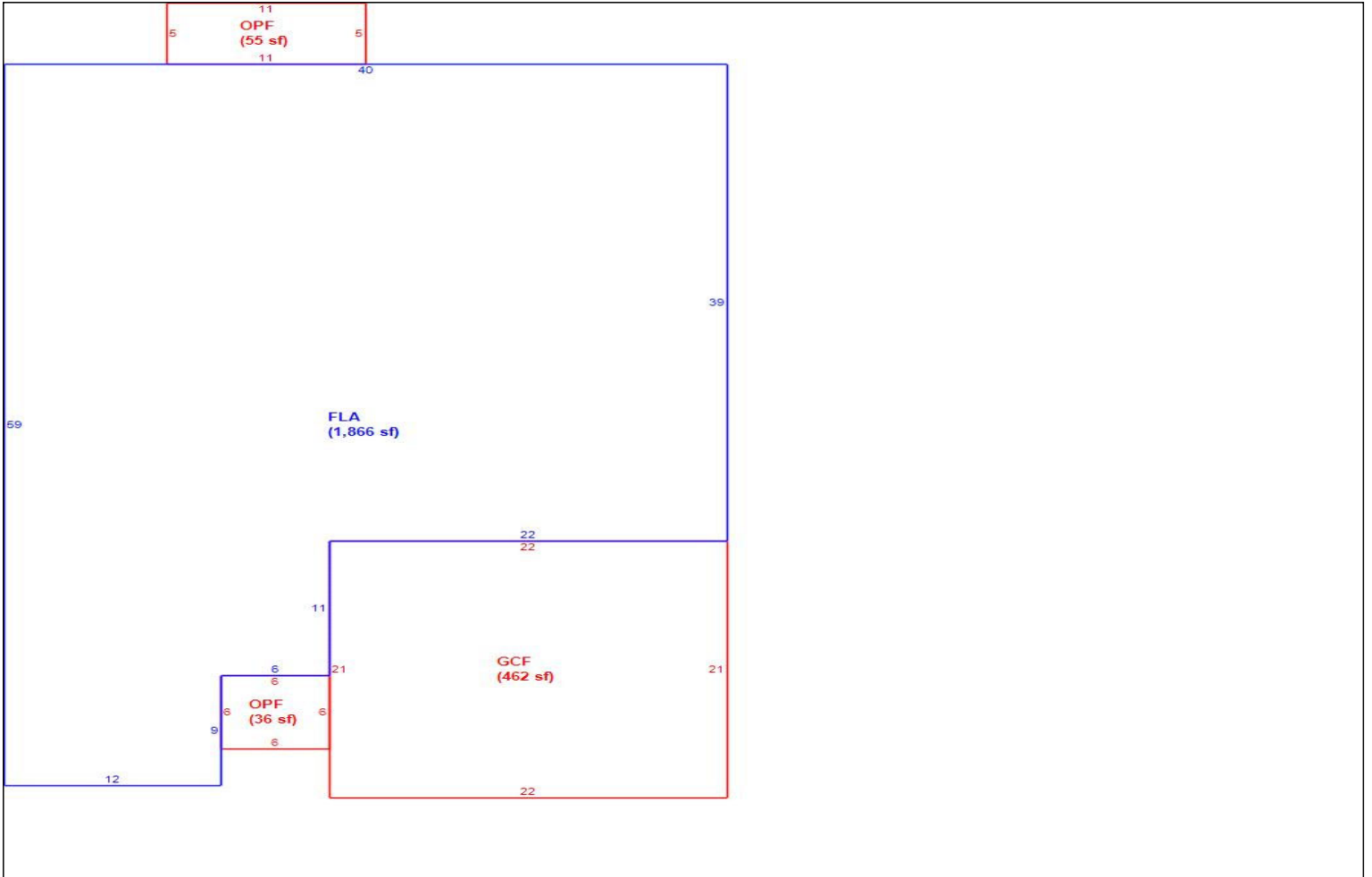
Current Owner		
DEL ROCIO RAMIREZ ILIANA		
5709 WHISPER PINE DR		
LEESBURG	FL	34748

Property Location		
Site Address 5709 WHISPER PINE DR		
LEESBURG		FL 34748
Mill Group 000L	NBHD 5031	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 12-29-202

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

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	46,500.00	0.0000	1.40	1.000	1.200	0	78,120
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		78,120		
Classified Acres		0		Classified JV/Mkt		78,120		Classified Adj JV/Mkt		0		

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



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

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

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	
2022	SALE	01-01-2021	12-09-2022	1	0099	CHECK VALUE			
2019	SALE	01-01-2018	02-01-2019	1	0099	CHECK VALUE	02-01-2019		
2008	2006081043	01-01-2007	07-20-2007	207,604	0000	SFR FOR 08	07-20-2007		
2007	2006081043	10-04-2006	12-27-2006	207,604	0000	SFR 5709 WHISPER PINE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023062368	6148	2109	05-19-2023	WD	Q	01	I	349,900				
2021062674	5703	1571	05-04-2021	WD	Q	01	I	250,000				
2019036864	5258	2400	03-29-2019	WD	U	U	I	209,500				
2018091378	5150	0953	08-03-2018	WD	Q	Q	I	189,900				
2018060509	5114	1598	05-23-2018	WD	U	U	I	166,000				
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	
78,120	215,719	0	293,839	0	293839	0.00	293839	293839	286,948	

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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 # 1 of 1

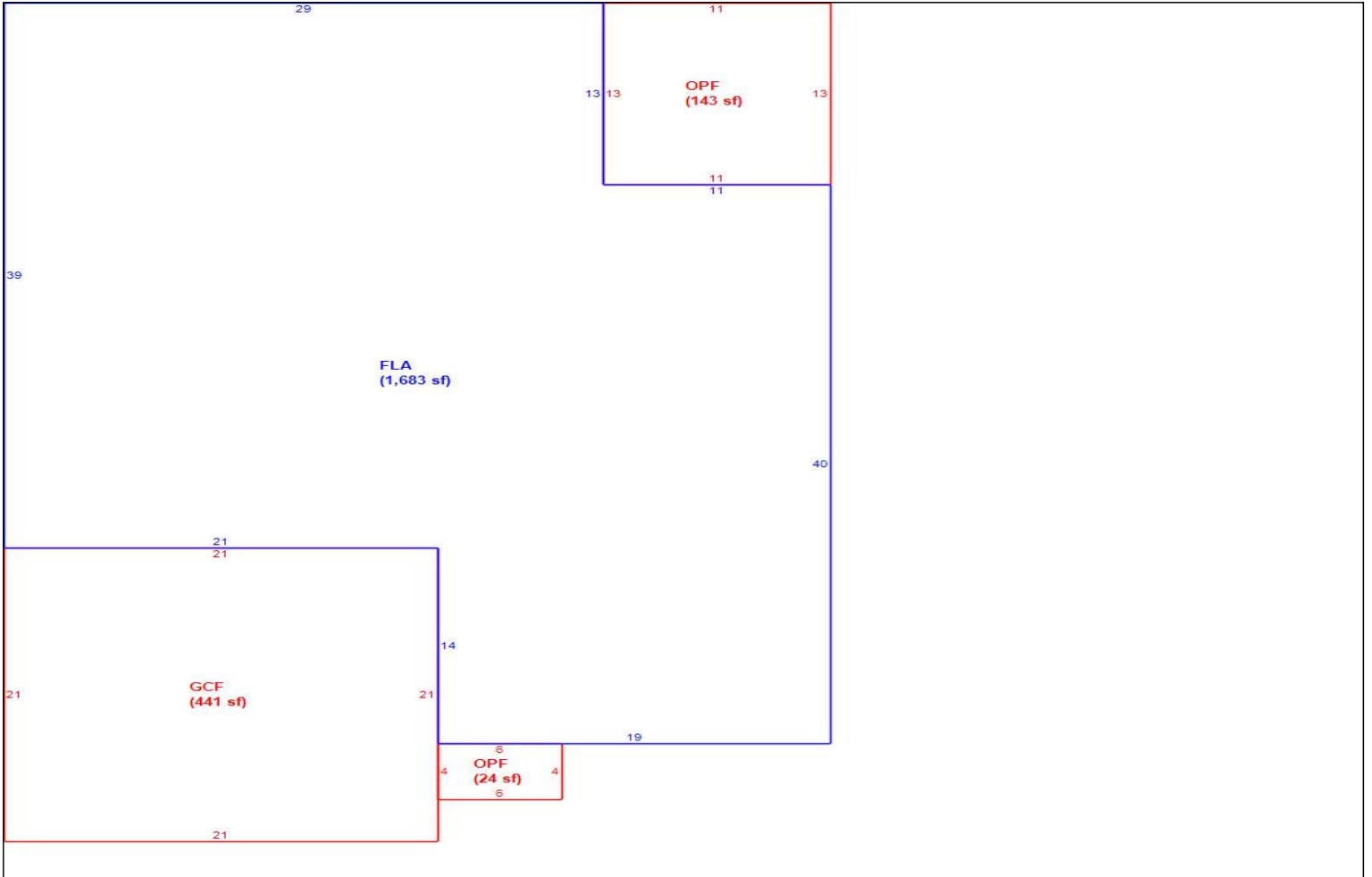
Current Owner		
CASTRO YARITZA D & JEAN C REYES		
26117 MEADOW BREEZE LN		
LEESBURG	FL	34748

Property Location			
Site Address 26117 MEADOW BREEZE LN			
LEESBURG		FL 34748	
Mill Group	000L	NBHD	5031
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	01-07-202

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

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	46,500.00	0.0000	1.40	1.000	1.000	0	65,100
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,100		
Classified Acres		0		Classified JV/Mkt		65,100		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 205,009
		Deprec Bldg Value 198,859	Multi Story 0



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

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 # 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	
2020	19-17-285	03-19-2019	01-07-2020	101,350	0001	SFR 2284SF 26117 MEADOW BREEZE	01-08-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023145272	6249	0388	10-31-2023	WD	Q	01	I	339,000	003	DISABILITY VETERAN	2024	5000
2019080899	5312	1509	07-12-2019	WD	Q	Q	I	225,000	039	HOMESTEAD	2024	25000
2017009021	4894	0295	01-16-2017	WD	U	M	V	936,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4191	0362	06-26-2012	WD	U	M	V	1,346,800				
	4112	2305	12-29-2011	WD	U	M	V	870,000				
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	
65,100	198,859	0	263,959	0	263959	55,000.00	208959	233959	257,704	

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