



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3847224**

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.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # 2024-0778	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; SRP Sub LLC a Delaware LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	2420242300-000-17900 26012 Singing Lark Ct
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.)			
Type of Property <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			
PART 2. Reason for Petition 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 I. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
 I am an uncompensated representative filing this petition AND (check one)
 the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0778	Alternate Key: 3847224	Parcel ID: 24-20-24-2300-000-17900	
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 26012 SINGING LARK CT LEESBURG		<input type="checkbox"/> Check if Multiple Parcels
Owner Name SRP SUB LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 310,704	\$ 310,704	
2. Assessed or classified use value, *if applicable	\$ 245,890	\$ 245,890	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 245,890	\$ 245,890	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 5/18/2017 Price: \$100 Arm's Length Distressed Book 4962 Page 1652

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3847224	3847136	3847178	3847183
Address	26012 SINGING LARK CT LEESBURG	5835 WINDSONG OAK DR LEESBURG	5709 WHISPER PINE DR LEESBURG	26117 MEADOW BREEZE LN
Proximity		460 FEET	860 FEET	690 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	\$134.27 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	2,314	2,144	12750	1,866	33600	1,683	47325
Year Built	2006	2013		2007		2019	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.1	-2500	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	.15 AC	.14 AC		.20 AC	-13020	.18 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		CONSERVATION		RESIDENTIAL	
		Net Adj. 2.8%	8250	Net Adj. 6.7%	20580	Net Adj. 16.3%	47325
		Gross Adj. 5.8%	17250	Gross Adj. 15.2%	46620	Gross Adj. 16.3%	47325
Adj. Sales Price	Market Value \$310,704	Adj Market Value \$308,226		Adj Market Value \$327,792		Adj Market Value \$338,187	
	Value per SF 134.27						

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.

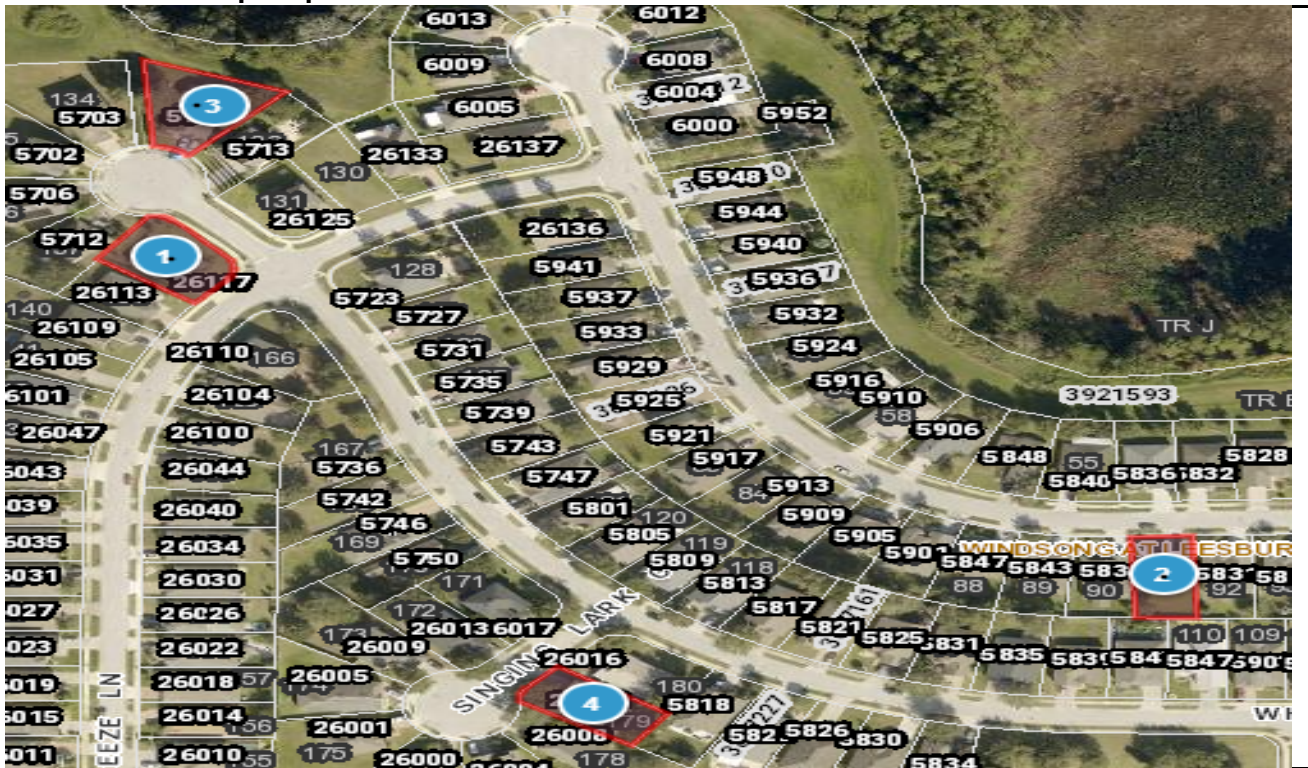
Petitioners comp 1 actual sale date was 10/21/2022 per deed, comps 2 and 3 look good and shows subjects value is in range.

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: R. Bryan Boone

DATE 11/14/2024

2024-0778 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	3847183	26117 MEADOW BREEZE LN LEESBURG	690 FEET
2	1	3847136	5835 WINDSONG OAK DR LEESBURG	460 FEET
3	2	3847178	5709 WHISPER PINE DR LEESBURG	860 FEET
4	SUBJECT	3847224	26012 SINGING LARK CT LEESBURG	-
5				
6				
7				
8				

Alternate Key 3847224
 Parcel ID 24-20-24-2300-000-17900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0778 Subject
 PRC Run: 11/14/2024 By

Card # 1 of 1

Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

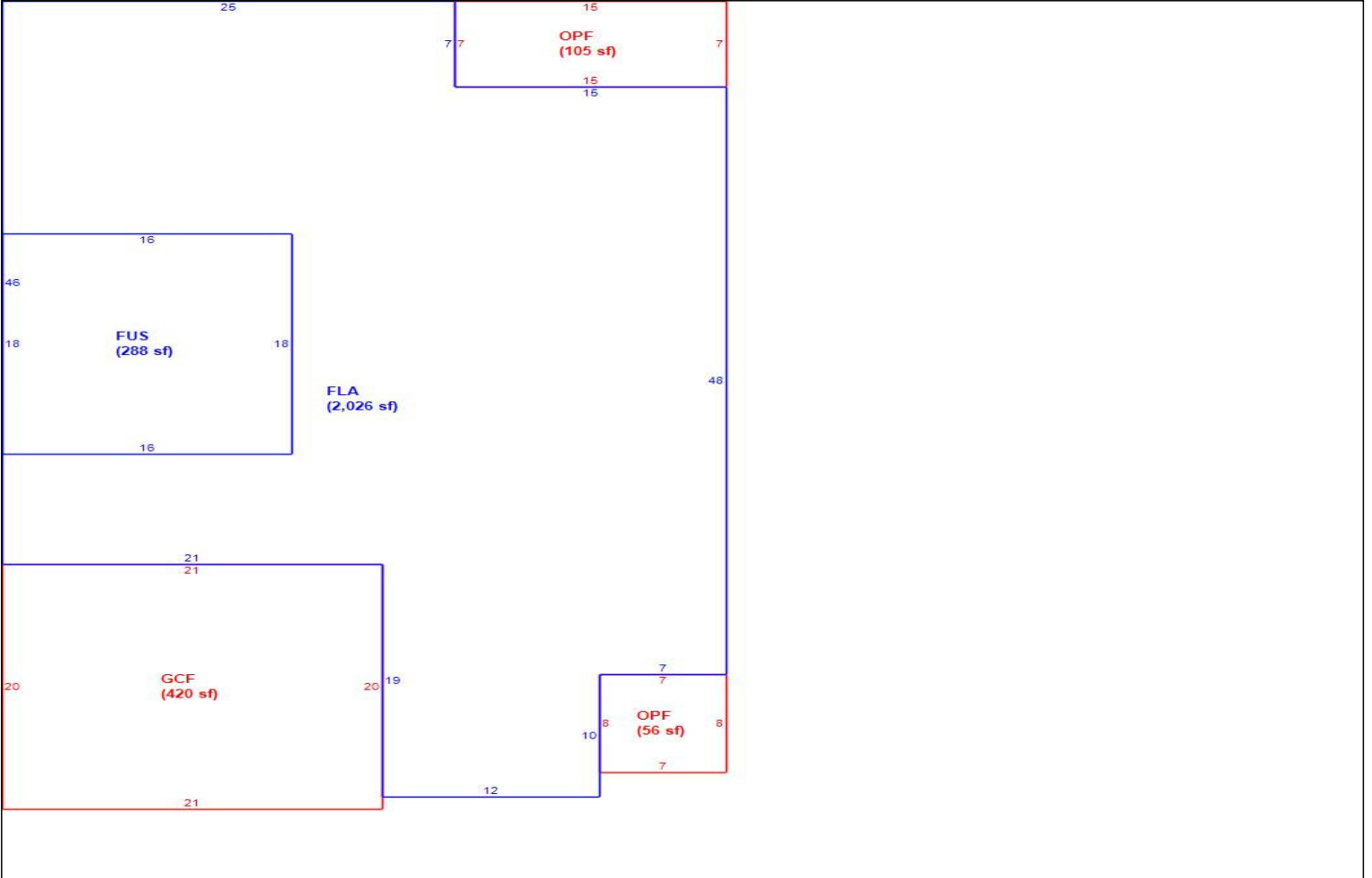
subject

Property Location			
Site Address	26012 SINGING LARK CT	LEESBURG FL	34748
Mill Group	000L	NBHD	5031
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-03-202

Legal Description
WINDSONG AT LEESBURG PB 57 PG 36-39 LOT 179 ORB 4962 PG 1652

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 253,200
		Deprec Bldg Value 245,604	Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,026	2,026	2026	2006	2314	No Stories	1.25	Full Baths	2
FUS	FINISHED AREA UPPER	288	288	288		93.01	Quality Grade	655	Half Baths	0
GAR	GARAGE FINISH	0	420	0		253,200	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	161	0		97.00	% Good	97.00	Foundation	3
						0	Functional Obsol	0	Fireplaces	0
TOTALS		2,314	2,895	2,314		245,604	Building RCNLD	245,604	Roof Cover	3
									Type AC	03

Alternate Key 3847224
 Parcel ID 24-20-24-2300-000-17900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0778 Subject
 PRC Run: 11/14/2024 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	
2007	2006070883	09-05-2006	03-13-2007	254,474	0000	SFR 26012 SINGING LARK CT	03-13-2007		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2017067997	4962	1652	05-18-2017	WD	U	M	I	100				
	4547	0198	10-23-2014	CT	U	U	I	130,400				
	3357	0244	01-19-2007	WD	Q	Q	I	285,300				
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	
65,100	245,604	0	310,704	64814	245890	0.00	245890	310704	302,661	

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0778 Comp 1
PRC Run: 11/14/2024 By

Card # 1 of 1

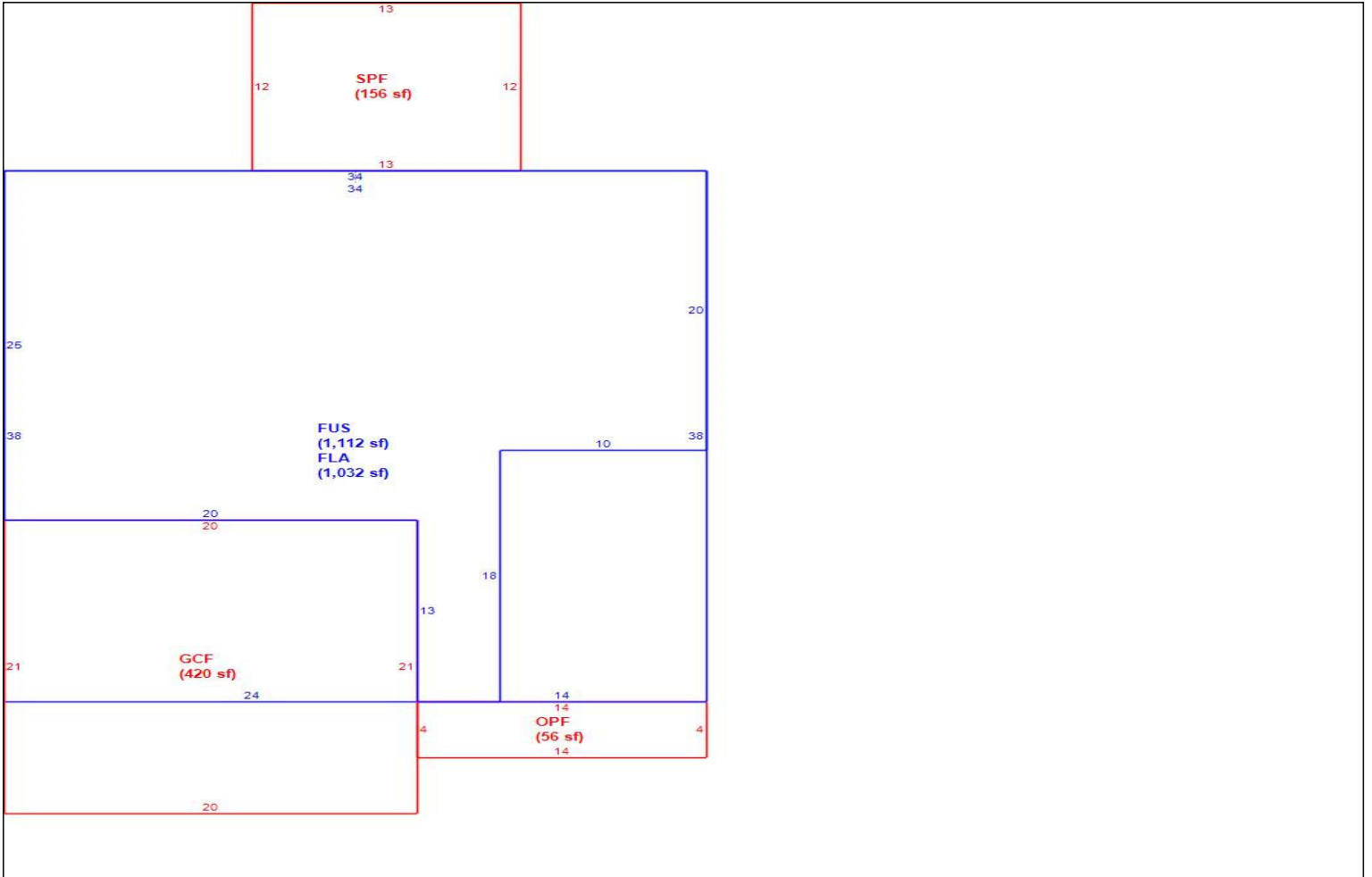
Current Owner		
COLBERT STEPHANIE R & TYRELL D		
5835 WINDSONG OAK DR		
LEESBURG	FL	34748

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

2024-0778 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

2024-0778 Comp 2
 PRC Run: 11/14/2024 By

Card # 1 of 1

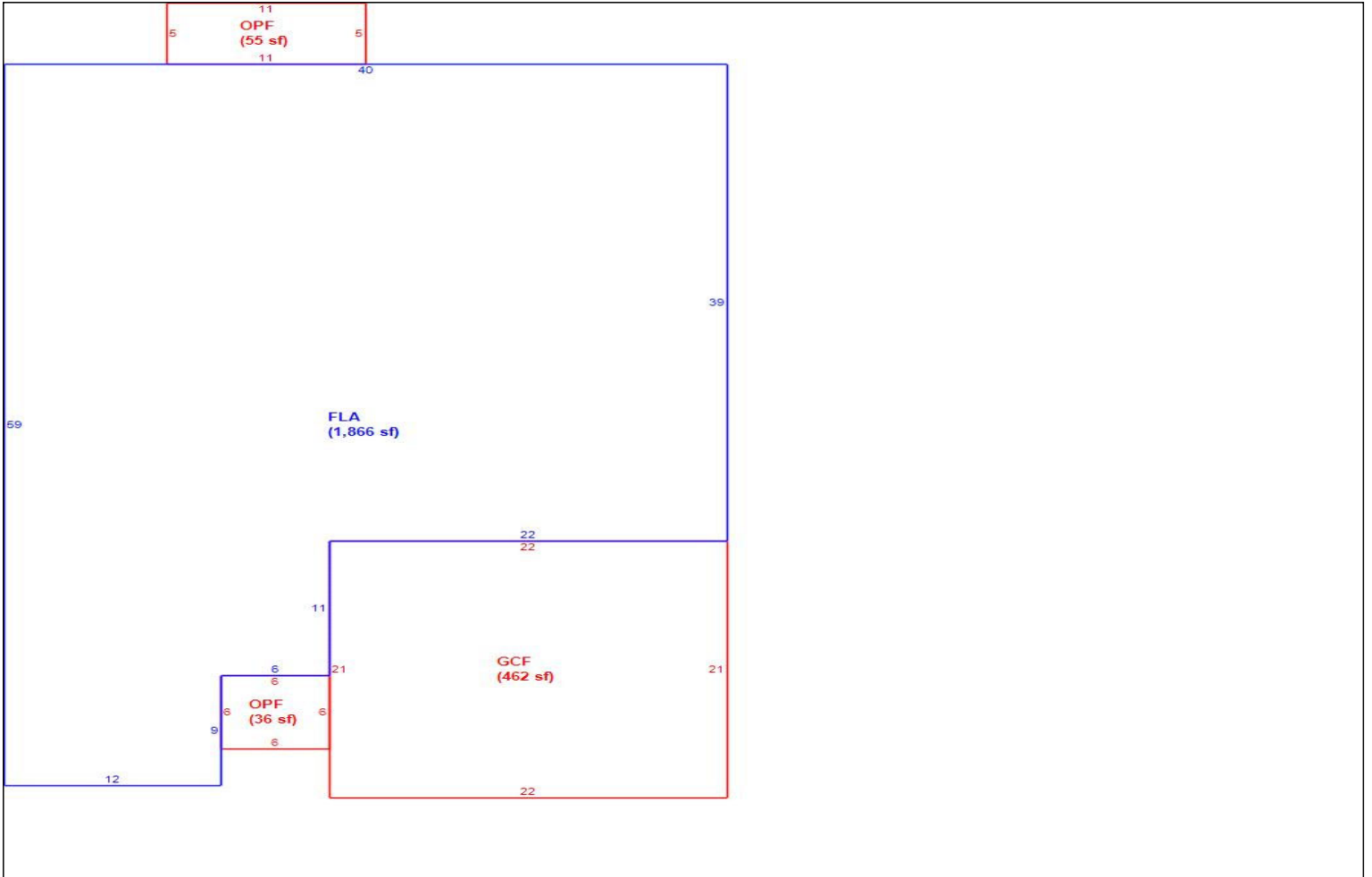
Current Owner		
DEL ROCIO RAMIREZ ILIANA		
5709 WHISPER PINE DR		
LEESBURG	FL	34748

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	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	99.18	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	91	0	222,391	Wall Type	03	Heat Type	6
TOTALS		1,866	2,419	1,866	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0	Building RCNLD	215,719		

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0778 Comp 2
 PRC Run: 11/14/2024 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	
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

2024-0778 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

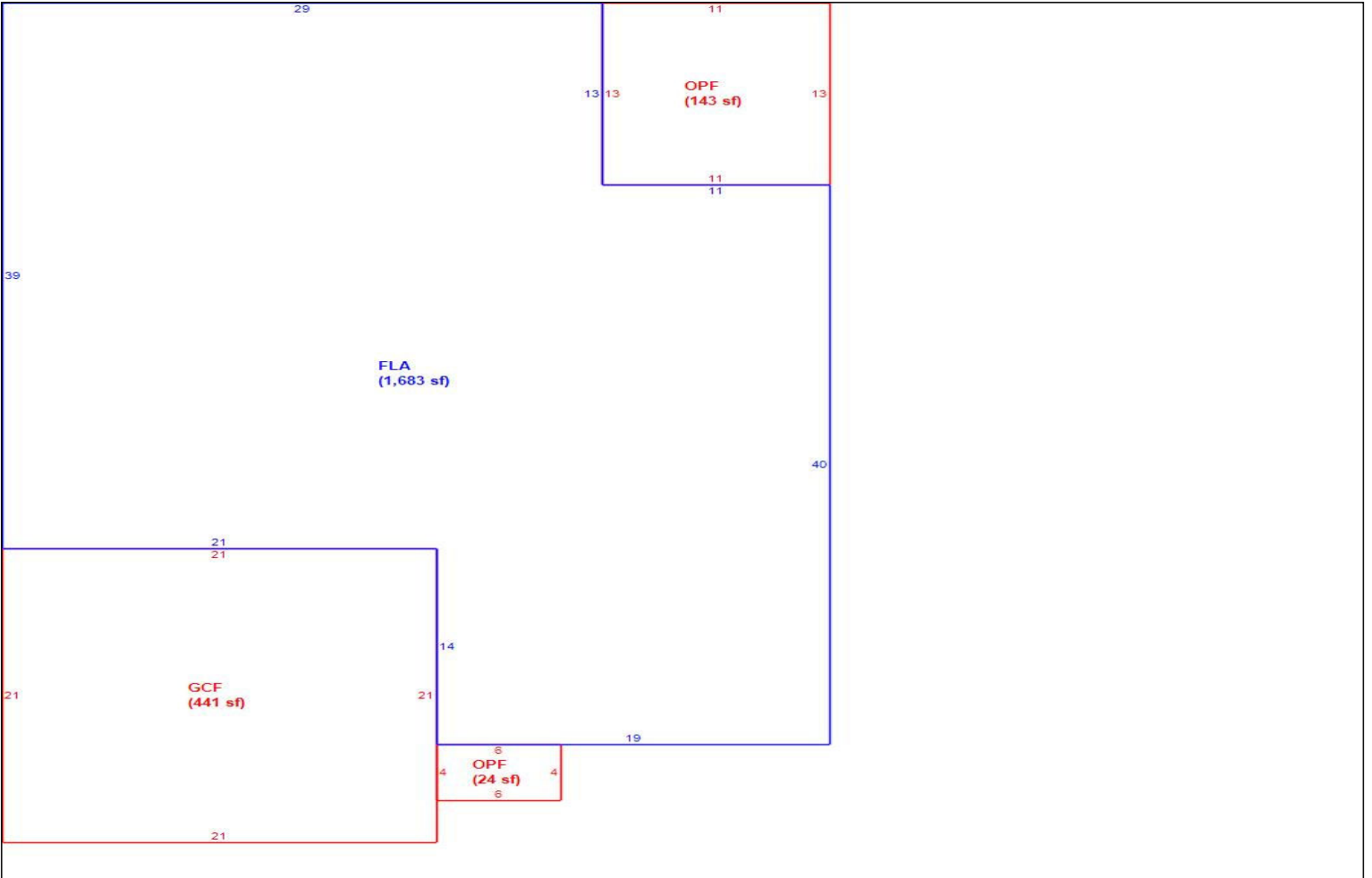
comp 3

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

2024-0778 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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