



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3925568**

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 # 2024-0779	County Lake	Tax year 2024	Date received 9/2/24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 1 Hq PROPERTY FLORIDA LP		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 #	24-24-26-0010-000-02100 17632 Saw Palmetto Ave
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"/> 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"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, 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.			
<p>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.</p> <p>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.</p>			

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

Petition # 2024-0779	Alternate Key: 3925568	Parcel ID: 24-24-26-0010-000-02100	
Petitioner Name Ryan, llc c/o Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 17632 SAW PALMETTO AVE CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name IH6 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 390,373	\$ 390,373	
2. Assessed or classified use value, *if applicable	\$ 390,373	\$ 390,373	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 390,373	\$ 390,373	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 6/21/2022 Price: \$385,000 Arm's Length Distressed Book 5981 Page 615

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3925568	3925621	3925619	3925651
Address	17632 SAW PALMETTO AVE	17603 SAW PALMETTO AVE	17595 SAW PALMETTO AVE	2461 SOUTHLAWN LN CLERMONT
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$564,600	\$529,700	\$534,800
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	3.60%	4.40%
Adjusted Sale		\$504,752	\$469,314	\$478,111
\$/SF FLA	\$245.52 per SF	\$228.60 per SF	\$222.95 per SF	\$251.77 per SF
Sale Date		1/26/2023	3/27/2023	1/19/2023
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	1,590	2,208	-43260	2,105	-36050	1,899	-21630
Year Built	2022	2022		2022		2022	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.	3.	-10000	3.	-10000	2.	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	228 SF	193 SF		432 SF		186 SF	
Pool	n	N	0	Y	-20000	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		-Net Adj. 10.6%	-53260	-Net Adj. 14.1%	-66050	-Net Adj. 4.5%	-21630
		Gross Adj. 10.6%	53260	Gross Adj. 14.1%	66050	Gross Adj. 4.5%	21630
Adj. Sales Price	Market Value \$390,373	Adj Market Value	\$451,492	Adj Market Value	\$403,264	Adj Market Value	\$456,481
	Value per SF 245.52						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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

DEPUTY: Mohamed Shariff

DATE 11/22/2024

2024-0779 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3925568	17632 SAW PALMETTO AVE CLERMONT	same sub
2	comp 1	3925621	17603 SAW PALMETTO AVE	same sub
3	comp 2	3925619	17595 SAW PALMETTO AVE CLERMONT	same sub
4	comp 3	3925651	2461 SOUTHLAWN LN CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3925568
Parcel ID 24-24-26-0010-000-02100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0779 Subject
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
IH6 PROPERTY FLORIDA LP		
1717 MAIN ST STE 2000		
DALLAS	TX	75201

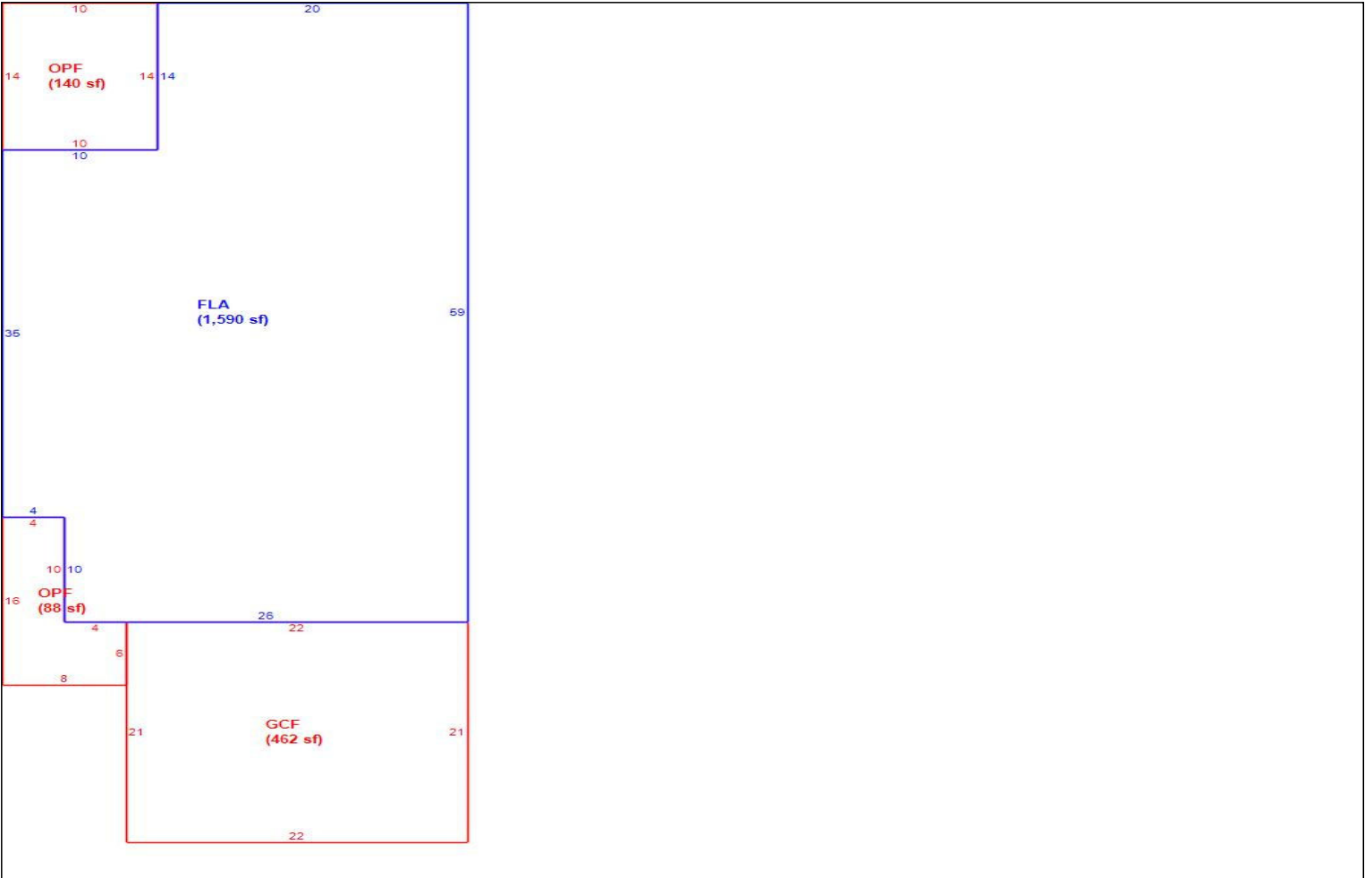
SUBJECT

Property Location			
Site Address	17632 SAW PALMETTO AVE		
	CLERMONT	FL	34714
Mill Group	AV05	NBHD	0586
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	09-21-202

Legal Description
SERENOA LAKES PHASE 1 PB 74 PG 65-75 LOT 21 ORB 5981 PG 615

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	125,000.00	0.0000	1.00	1.000	1.150	0	143,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		143,750		
Classified Acres		0		Classified JV/Mkt		143,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 246,623
		Deprec Bldg Value	246,623
		Multi Story	



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	1,590	1,590	1590	2022	1590	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0		124.98	Quality Grade	690	Half Baths	
OPF	OPEN PORCH FINISHE	0	228	0		246,623	Wall Type	03	Heat Type	6
TOTALS		1,590	2,280	1,590		100.00	Foundation	3	Fireplaces	
						Functional Obsol	Roof Cover	3	Type AC	03
						Building RCNLD				

Alternate Key 3925568
 Parcel ID 24-24-26-0010-000-02100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0779 Subject
 PRC Run: 12/4/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023	2021081086	10-11-2021	09-21-2022	232,000	0001	SFR 1580SF 17632 SAW PALMETTO AV	01-19-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2022087851	5981 0	0615 0	06-21-2022 01-01-1900	WD	Q U	01 U	I 	385,000 0				
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	
143,750	246,623	0	390,373	0	390373	0.00	390373	390373	382,733	

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Alternate Key 3925621
 Parcel ID 24-24-26-0010-000-19000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0779 Comp 1
 PRC Run: 12/4/2024 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	
2023	2021120399	03-15-2022	01-26-2023	292,000	0001	SFR 2202SF 17603 SAW PALMETTO AV	01-26-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023011352	6086 0	0865 0	01-26-2023 01-01-1900	WD	Q U	03 U	I 	564,600 0				
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	
143,750	321,123	0	464,873	0	464873	0.00	464873	464873	454,606	

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Alternate Key 3925619
 Parcel ID 24-24-26-0010-000-18800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0779 Comp 2
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
ATTAR MICHAEL & LILLIAN E		
17595 SAW PALMETTO AVE		
CLERMONT	FL	34714

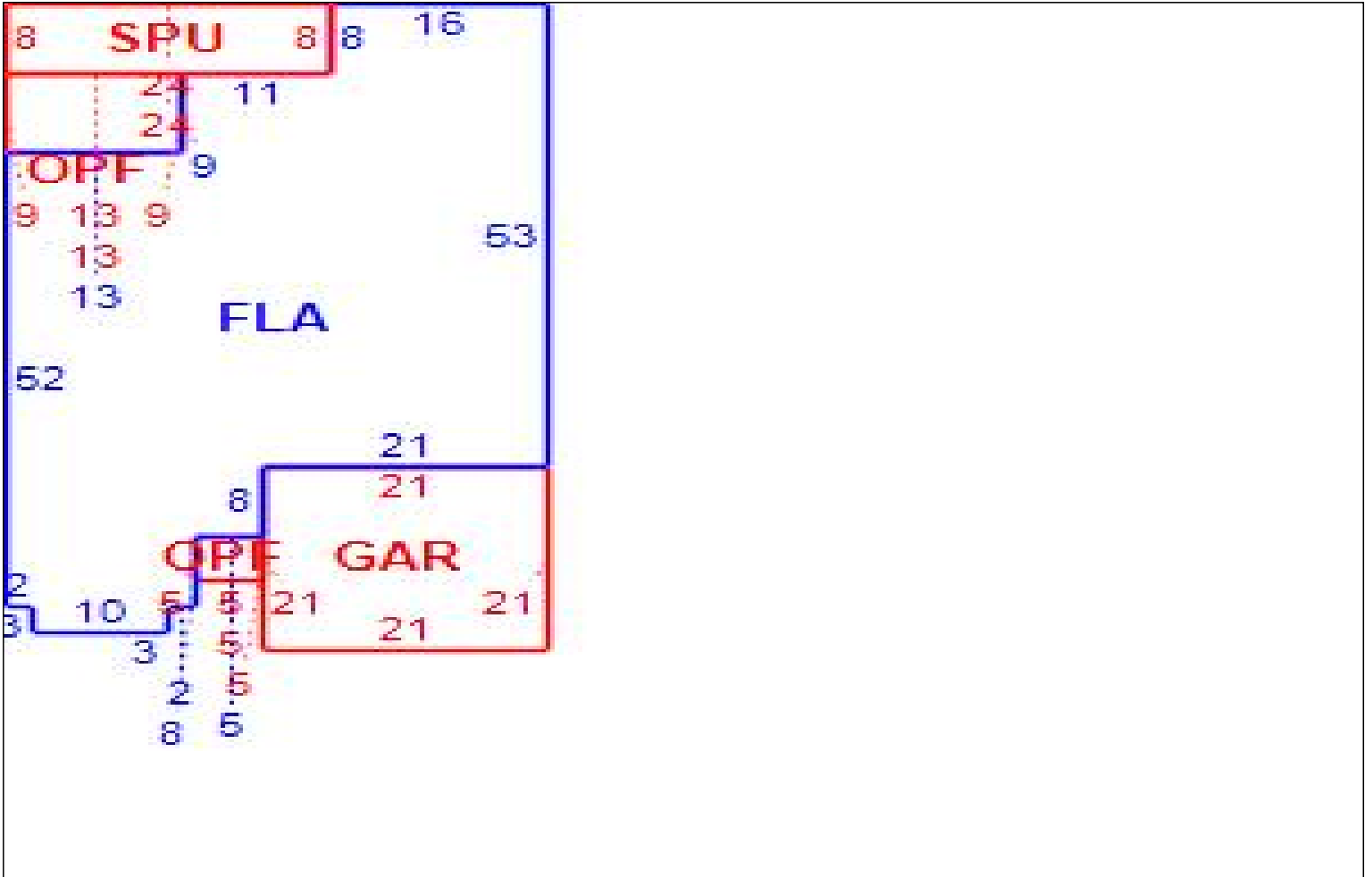
COMP 2

Property Location			
Site Address 17595 SAW PALMETTO AVE			
CLERMONT		FL 34714	
Mill Group	AV05	NBHD	0586
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-28-202

Legal Description
SERENOA LAKES PHASE 1 PB 74 PG 65-75 LOT 188 ORB 6117 PG 571

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	125,000.00	0.0000	1.00	1.000	1.150	0	143,750	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		143,750			
Classified Acres		0		Classified JV/Mkt		143,750		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 312,258 Deprec Bldg Value 312,258 Multi Story



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,105	2,105	2105	Effective Area	2105	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	122.26	Quality Grade	690	Half Baths	
OPF	OPEN PORCH FINISHE	0	142	0	Building RCN	312,258	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	192	0	Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Functional Obsol			
TOTALS		2,105	2,880	2,105	Building RCNLD	312,258	Roof Cover	3	Type AC	03

Alternate Key 3925619
 Parcel ID 24-24-26-0010-000-18800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0779 Comp 2
 PRC Run: 12/4/2024 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
POL5	SWIMMING POOL - RESIDENTIAL	510.00	SF	75.00	2023	2023	38250.00	100.00	38,250
PLD3	POOL/COOL DECK	210.00	SF	7.33	2023	2023	1539.00	100.00	1,539
SEN4	SCREEN ENCLOSED STRUCTURE	1480.00	SF	8.75	2023	2023	12950.00	100.00	12,950

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2023110439	11-09-2023	02-28-2024	28,000	0003	SEN	04-23-2024		
2024	2023062453	07-14-2023	02-28-2024	50,000	0003	POL 19.6X29.6	02-28-2024		
2023	2021120003	12-23-2021	01-10-2023	274,000	0001	SFR 2088SF 17595 SAW PALMETTO AV	01-01-2023		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023036745	6117 0	0571 0	03-27-2023 01-01-1900	WD	Q U	03 U	I 0	529,700 0	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
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	
143,750	312,258	52,739	508,747	0	508747	50,000.00	458747	483747	443,976	

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Alternate Key 3925651
Parcel ID 24-24-26-0010-000-22000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0779 Comp 3
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
AYLOTT MARK & JANET		
2461 SOUTHLAWN LN		
CLERMONT	FL	34714

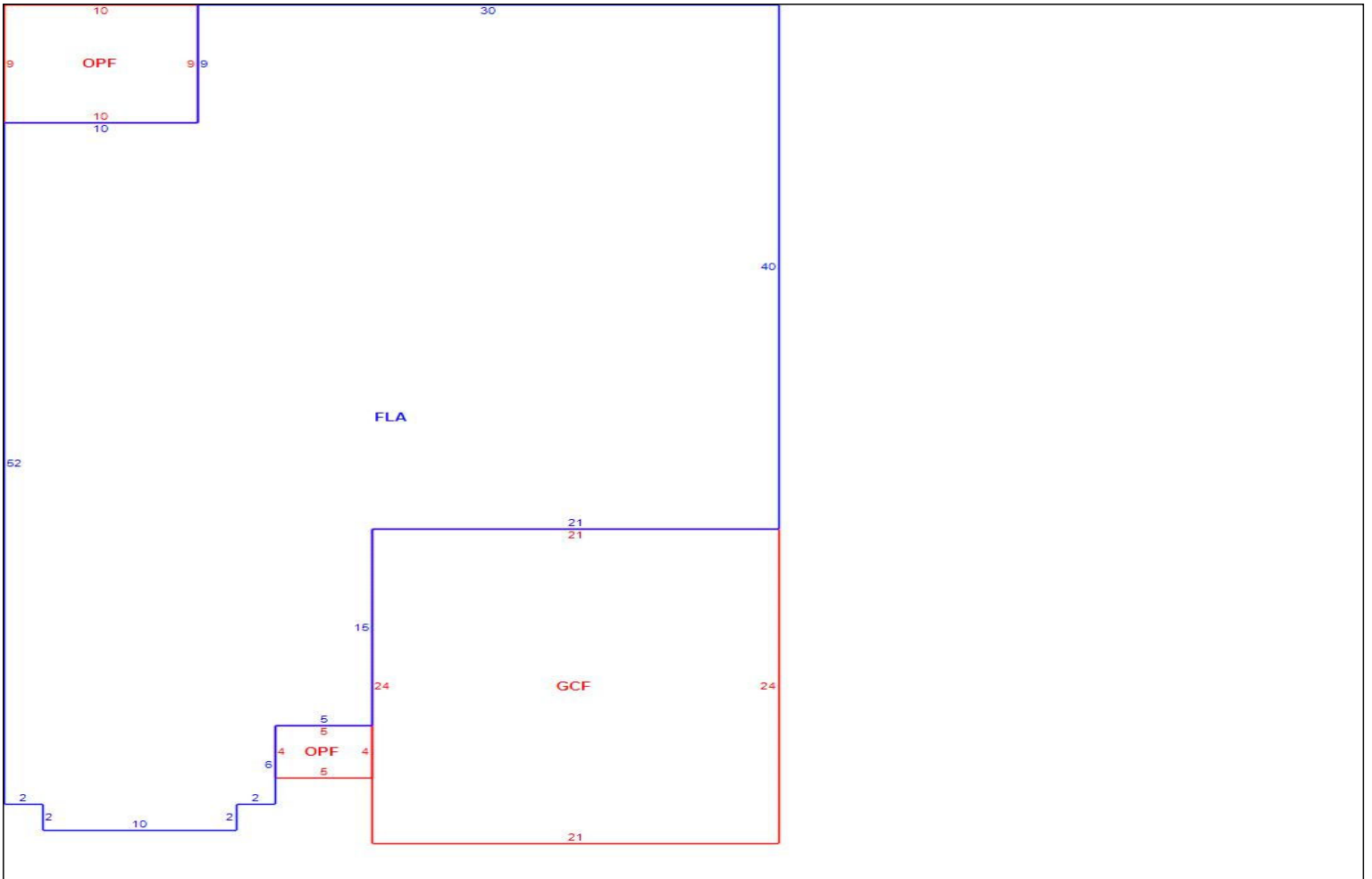
COMP 3

Property Location		
Site Address 2461 SOUTHLAWN LN		
CLERMONT FL 34714		
Mill Group	AV05	NBHD 0586
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 01-06-202

Legal Description
SERENOA LAKES PHASE 1 PB 74 PG 65-75 LOT 220 ORB 6084 PG 1755

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	125,000.00	0.0000	1.00	1.000	1.600	0	200,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		200,000		
Classified Acres		0		Classified JV/Mkt		200,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 283,500
		Deprec Bldg Value 283,500	Multi Story



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,899	1,899	1899	Effective Area	1899	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	504	0	Base Rate	123.88	Quality Grade	690	Half Baths		
OPF	OPEN PORCH FINISHE	0	110	0	Building RCN	283,500	Wall Type	03	Heat Type	6	
						Condition	VG	Foundation	3	Fireplaces	
						% Good	100.00	Functional Obsol			
TOTALS		1,899	2,513	1,899	Building RCNLD	283,500	Roof Cover	3	Type AC	03	

Alternate Key 3925651
 Parcel ID 24-24-26-0010-000-22000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0779 Comp 3
 PRC Run: 12/4/2024 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	
2023	2021120412	01-18-2022	01-06-2023	274,000	0001	SFR 2461 SOUTHLAWN LN	01-01-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023009801	6084 0	1755 0	01-19-2023 01-01-1900	WD	Q U	03 U	I 	534,800 0				
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	
200,000	283,500	0	483,500	0	483500	0.00	483500	483500	474,435	

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