

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 38/7290

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.

modipolated, by ter				NT BOARD IN	(AB) ···
Petition# 20	24-0786	County Lake		x year 2024	Date received 9.12.24
		MPLETED BY TO	AEDAMIONES		
PART1. Taxpaye					
Taxpayer name: INV	/_HOME; IH3 Property Florida, L.I	•	Representative: R	yan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Ro Scottsdale, AZ 85254	d, Ste 650	Parcel ID and physical address or TPP account #	2519250181- 4621 Treasu	
Phone 954-740-62	240		Email	ResidentialAp	ppeals@ryan.com
	o receive information is by				
	petition after the petition dea at support my statement.	adline. I have attac	hed a statement of	f the reasons I	filed late and any
your evidence to	the hearing but would like my o the value adjustment board /AB or special magistrate ru	clerk. Florida law a	llows the property a	ppraiser to cro	ss examine or object to your
	☑ Res. 1-4 units☐ Industria ☑ Res. 5+ units ☐ Agricultur		ls∭ High-water red ☐ Vacant lots and a	-	distoric, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Petition 🚁 🥏 Check	one. If more than	one, file a separa	ate petition.	
✓ Real property v ☐ Denial of classit ☐ Parent/grandpa ☐Property was no ☐Tangible personereturn required b	alue (check one) ⊡ decreas fication	e	Denial of exen Denial for late (Include a date	filing of exempe-stamped copvement (s. 193.1:control (s. 193.1:	ption or classification y of application.)
determination 5 Enter the time by the request group.	ted time. For single joint petit	similar. (s. 194.01 need to present you tions for multiple uni	1(3)(e), (f), and (g) r case. Most hearir its, parcels, or acco	, F.S.) ngs take 15 mir ounts, provide th	nutes. The VAB is not bound ne time needed for the entire
,,	or I will not be available to	•			
evidence directly to appraiser's evidence	to exchange evidence with the property appraiser at l ce. At the hearing, you have	east 15 days before the right to have	e the hearing and witnesses sworn.	make a writter	request for the property
of your property reinformation redacte		ation relevant to th	e computation of y	our current as	e property appraiser a copy sessment, with confidential d the property record card

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 without attaching a completed power of attorney or authoriz Written authorization from the taxpayer is required for accesscollector.	zation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional S Complete part 4 if you are the taxpayer's or an affiliated en representatives.		owing licensed
I am (check any box that applies):	(taxpayer or an affiliated e	ontitu)
	(laxpayer or an animated e	enucy).
A Florida Bar licensed attorney (Florida Bar number		PD6182
A Florida real estate appraiser licensed under Chapter).
A Florida real estate broker licensed under Chapter 475	5, Florida Statutes (license number).
A Florida certified public accountant licensed under Cha	apter 473, Florida Statutes (license numb	oer).
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential inform	ation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of fi under s. 194.011(3)(h), Florida Statutes, and that I have re-	iling this petition and of becoming an age	ent for service of process
Robert I. Peyto	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.	
☐ I am a compensated representative not acting as one o AND (check one)	•	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the rectaxpayer's authorized signature OR ☐ the taxpayer's authorized signature.		., executed with the
☐ I am an uncompensated representative filing this petitio	n AND (check one)	
the taxpayer's authorization is attached OR the taxp	payer's authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential inform	mation from the property
Under penalties of perjury, I declare that I am the owner's a becoming an agent for service of process under s. 194.011 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	<u> </u>	2024-0786	I-0786 Alternate Key: 38			ey: 3817290 Parcel		IID: 25-19-25-0181-000-1060	
Petitioner Name The Petitioner is:	ROBERT Taxpayer of Rec	PEYTON, R cord	YAN LLC payer's agent	Property Address			ASURE CAY RI VARES	Check if M	ultiple Parcels
Other, Explain:						ı			
Owner Name	H3 PROI	PERTY FLO	RIDA LP	Value fror TRIM Notic			re Board Action Inted by Prop App	i value atter	Board Action
1. Just Value, red	quired			\$ 267,8	330	\$	267,83	30	
2. Assessed or c	•	ue. *if appli	cable	\$ 248,6	390	\$	248,69	90	
3. Exempt value,				\$	-		- , -		
4. Taxable Value	, *required			\$ 248,6	690	\$	248,69	90	
*All values entered	d should be coun	ty taxable va	llues, School ar	nd other taxin	g au	thority value	s may differ.		
Last Sale Date	12/11/2013	Pric	ce:\$13	5,000	√	Arm's Length [Distressed	Book <u>4427</u>	Page <u>368</u>
ITEM	Subje	ct	Compar	able #1		Compar	able #2	Compar	able #3
AK#	38172		3798			3862		3798	
Address	4621 TREASUF TAVAR		4910 ABA TAVA			4503 BARI TAVA		4900 TREASU TAVA	
Proximity			SAME	SUB		SAME	SUB	SAME	SUB
Sales Price			\$335,			\$320,		\$330,	
Cost of Sale			-15			-15		-15	
Time Adjust			0.80			0.80		2.40	
Adjusted Sale			\$287,			\$274,		\$288,	
\$/SF FLA	\$158.39 p	er SF	\$188.60		_	\$168.55		\$169.66	
Sale Date			10/30/		_	10/5/2		6/20/2	
Terms of Sale			✓ Arm's Length	Distressed	✓	Arm's Length	Distressed	✓ Arm's Length	Distressed
			·						
Value Adj.	Description		Description	Adjustment	_	Description	Adjustment	Description	Adjustment
Fla SF Year Built	1,691 2004		1,524 2002	8350	-	1,629 2016	3100	1,700 2000	-450
Constr. Type	BLOCK		BLOCK	+	+	BLOCK	+	BLOCK	
Condition	GOOD		GOOD		+	GOOD		GOOD	
Baths	2.0		2.0			2.0		2.0	
Garage/Carport	2 CAR		2 CAR		+	2 CAR		2 CAR	
Porches	YES		YES		1	YES		YES	
Pool	N		Y	-20000		N	0	N	0
Fireplace	0		0	0		0	0	1	-2500
AC	Central		Central	0		Central	0	Central	0
Other Adds	N		N			N		N	
Site Size	1 LOT		1 LOT			1 LOT		1 LOT	
Location	SUBDIVISION		SAME SUB			SAME SUB		SAME SUB	
View	INT LOT		INT LOT			INT LOT		INT LOT	
			-Net Adj. 4.1%	-11650		Net Adj. 1.1%	3100	-Net Adj. 1.0%	-2950
			Gross Adj. 9.9%	28350	7	Gross Adj. 1.1%	3100	Gross Adj. 1.0%	2950
4 !! 4 ! 5 !	Market Value	\$267,830	Adj Market Value	\$275,780	Ad	j Market Value	\$277,660	Adj Market Value	\$285,470
Adj. Sales Price	Value per SF	158.39			1		· · · · · · · · · · · · · · · · · · ·		<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.

- 1. Describe Subject
- 2. Describe Comps
- 3. Describe Range of Values
- 4. Describe Petitioner's Comps

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: SCOTT DAWSON DATE 12/11/2024

2024-078€ Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	3862017	4503 BARBUDA DR	0445 045
			TAVARES	SAME SUB
2	COMP 1	3798000	4910 ABACO DR	
_		070000	TAVARES	SAME SUB
3	COMP 3	3798020	4900 TREASURE CAY RD	
3	COMP 3	3/90020	TAVARES	SAME SUB
	0115 1505	2047000	4621 TREASURE CAY RD	
4	SUBJECT	3817290	TAVARES	-
5				
6				
7				
8				

Alternate Key 3817290

Parcel ID 25-19-25-0181-000-10600

Current Owner

IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

DALLAS TX 75201 **LCPA Property Record Card** Roll Year 2025 Status: A

SUBJECT

2024-0786 Subject PRC Run: 12/11/2024 By

Card # 1 of 1

Property Location

Site Address 4621 TREASURE CAY RD

TAVARES 000T

FL 32778 NBHD 0643

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY TRF 02-17-202

Legal Description

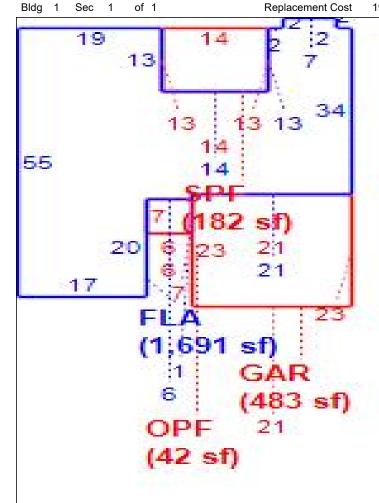
GROVES AT BAYTREE PHASE 2 PB 49 PG 32-33 LOT 106 ORB 4427 PG 368

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 10111	Ворил	Adj	O TIMO	Price	Factor	Factor	Factor	Factor	Olado Val	Value
1	0100	0	0		1.00 LT	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
		Total A		0.00	JV/Mkt				ıl Adj JV/Mk			79,000
	Cla	ssified A	cres	0	Classified JV/Mkt	79,000		Classified	d Adj JV/Mk	ct		0

Sketch 194,670

Deprec Bldg Value 188,830

Multi Story



	Building S	Sub Areas			Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,691	1,691	1691	Effective Area	1691	l			-	
-	GARAGE FINISH	0	483	0	Base Rate	93.18	No Stories	1.00	Full Baths	2	
-	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	42 182	0	Building RCN	194,670	Quality Grade	645	Half Baths	0	
0. 1	CONCERT CHOIT IN		102	J	Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00		00		١ .	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,691	2,398	1,691	Building RCNLD	188,830	Roof Cover	3	Type AC	03	

Alternate Key 3817290
Parcel ID 25-19-25-0181-000-10600

79,000

188,830

267,830

LCPA Property Record Card Roll Year 2025 Status: A

2024-0786 Subject PRC Run: 12/11/2024 By

Card# 1 of

Parcel	ID 25-19-	25-018	31-000-1	10600		Ro		r 202		itus: A			Card #	1	of 1
						*Only			laneous F records a	eatures re reflected l	below				
Code		Descrip	tion		Un		Туре		nit Price	Year Blt	Effect Yr	RCN	%Good	T A	Apr Value
									ildina Dav						
Roll Yea	ar Permit	·ID	Issue Da	ate C	omp [)ate	Δm	nount	ilding Per Type	mits 	Descrip	tion	Review D)ate	CO Date
2005	04-00591		06-28-20		3-10-2		7311	100,45		SFR 4621 TF			T TOVICW L	aic	OO Date
				Sales In		ation						Exer	nptions		
Instru	ıment No	1	k/Page	Sale D		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	า	Year	Amount
		4427 3067 2743	0368 2066 0793	12-11-2 01-04-2 01-11-2	2006	WD QC WD	Q U Q	Q U Q		135,000 (180,000			Total		0.00
			<u> </u>				<u> </u>	1/-	lua Cura				TOTAL		0.00
Land Va	alue Bldg	y Value	Misc	Value	Mark	et Valu	e De	va eferred	<i>Iue Summ</i> Amt A		Cnty Ex Ar	nt Co Tax Val	Sch Tax	Val Pr	evious Valu

267830

0.00

267830

267830

267,830

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 3798000 Parcel ID 25-19-25-0180-000-02300

Current Owner FERNANDEZ JOAQUIN & OLGA C

1225 E CHESTNUT ST

HAZLETON PΑ 18201 **LCPA Property Record Card** Roll Year 2025 Status: A

COMP 1

2024-0786 Comp 1 PRC Run: 12/11/2024 By

Card # of 1

Property Location

Site Address 4910 ABACO DR **TAVARES**

FL 32778 **NBHD** 0643

Mill Group Property Use Last Inspection

SINGLE FAMILY

T000

00100

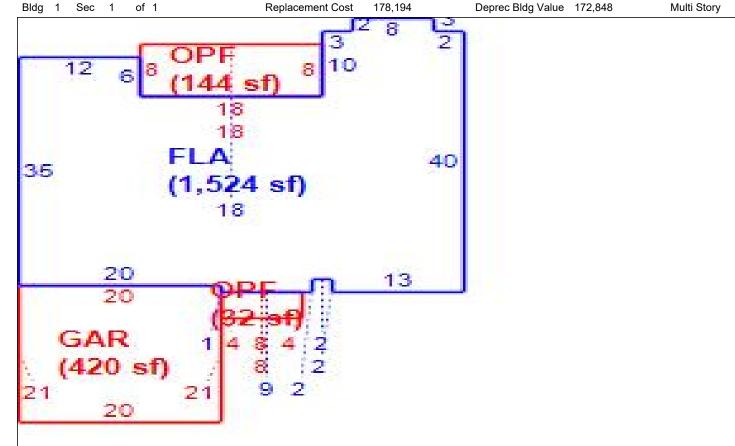
TRF 02-15-202

Legal Description

TAVARES, GROVES AT BAYTREE PHASE 1 SUB LOT 23 PB 43 PGS 11-12 ORB 6237 PG 917

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	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
		Total A	cres	0.00	JV/Mkt 0			Tota	Adj JV/MI	ct		79,000
	Cli	assified A	cres	0	Classified JV/Mkt 79	000		Classified	M/VI. ibA h	rt		0

Sketch



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,524	1,524	1524	Effective Area	1524			- " - "	
-	GARAGE FINISH	0	420	0	Base Rate	94.45	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	176	0	Building RCN	178,194	Quality Grade	645	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	1,524	2,120	1,524	Building RCNLD	172,848	Roof Cover	3	Type AC	03

Alternate Key 3798000 Parcel ID 25-19-25-0180-000-02300

LCPA Property Record Card Roll Year 2025 Status: A

2024-0786 Comp 1 PRC Run: 12/11/2024 By

Card # 1 of 1

	• • • • • • • • • • • • • • • • • • • •										
				scellaneous F							
		*On	lly the firs	t 10 records a	are reflected	below					
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value		
PLD2	POOL/COOL DECK	250.00	SF	5.38	2004	2004	1345.00	70.00	942		
SEN2	SCREEN ENCLOSED STRUCTURE	756.00	SF	3.50	2004	2004	2646.00	50.00	1,323		
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2004	2004	7000.00	50.00	3,500		

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
	04-00068 01-00873	01-23-2004 01-01-2002	10-14-2004 11-25-2002	10,000 84,190	0000	SWIMSPA & DECKING 6X13 SFR/3-4910 ABACO DR		

			Sales Informa	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023135445 2021069921	6237 5713 4297 2463 2082	0917 0342 0720 2254 1771	10-30-2023 05-07-2021 03-21-2013 11-25-2003 03-08-2002	WD WD WD WD	00000	01 01 Q Q Q		335,000 134,000 129,000 144,000 126,400					
										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
79 000	172 848	5 765	257 613	0	257613	0.00	257613	257613	257 854

^{***}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 3862017

Parcel ID 25-19-25-0184-000-31700

Current Owner DYER CYPRIAN C

TAVARES FL 32778

LCPA Property Record Card Roll Year 2025 Status: A

COMP 2

2024-0786 Comp 2 PRC Run: 12/11/2024 By

Card # of 1

Property Location Site Address 4503 BARBUDA DR

TAVARES

000T

FL 32778 **NBHD** 0643

Mill Group Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

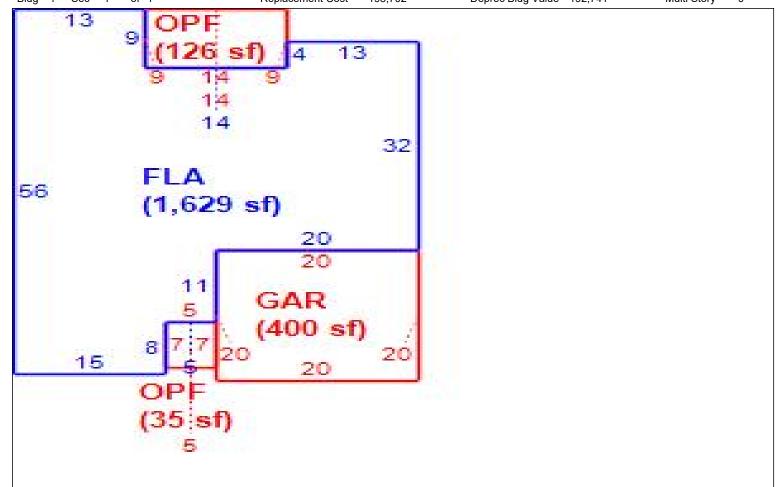
Legal Description

4503 BARBUDA DR

GROVES AT BAYTREE PHASE 5 PB 61 PG 27-28 LOT 317 ORB 6228 PG 2311

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	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
Total Acres 0.00 JV/Mkt				JV/Mkt 0			Tota	d Adj JV/Mk	ct	II_	79,000	
Classified Acres 0 Classified JV/I				Classified JV/Mkt 79	000		Classified	M/VI. ibA b	ct l		0	

Sketch Bldg of 1 198,702 Multi Story 1 Sec Replacement Cost Deprec Bldg Value 192,741



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	Detail		
Code	Description	Living Are	Gross Are		Year Built	2016	Imp Type	R1	Bedrooms	4		
FLA	FINISHED LIVING AREA	1,629	1,629	1629	Effective Area	1629	l					
GAR	GARAGE FINISH	0	400	0	Base Rate	99.77	No Stories	1.00	Full Baths	2		
OPF	OPEN PORCH FINISHE	0	161	0	Building RCN	198,702	Quality Grade	655	Half Baths	0		
					Condition	EX	Wall Type	03	Heat Type	6		
					% Good	97.00	VVali Type	03	riout Typo	١		
					Functional Obsol	0	Foundation	3	Fireplaces	0		
	TOTALS		2,190	1,629	Building RCNLD	192,741	Roof Cover	3	Type AC	03		

Alternate Key 3862017 Parcel ID 25-19-25-0184-000-31700

LCPA Property Record Card Roll Year 2025 Status: A

2024-0786 Comp 2 PRC Run: 12/11/2024 By

Card # 1 of 1

			*On	Miscel ly the first 10	laneous F records a		below			
Code	Desci	ription	Units	Type U	nit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Ви	ilding Per	mits				
Roll Yea	r Permit ID	Issue Date	Comp Date	Amount	Туре		Description		Review Date	CO Date
2017	16-00001114	09-21-2016	12-15-2016	215,39	92 0001	SFR 3/2 450	03 BARBUDA	DR	12-15-2016	12-07-2016

	•										•	
			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023128580	6228	2311	10-05-2023	WD	Q	01	1	320,000	039	HOMESTEAD	2024	
2021125048	5791	1501	08-26-2021	QC	U	11	1	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017050685	4942	0915	05-02-2017	LE	U	U	1	100				
2016130602	4878	0233	12-14-2016	WD	Q	Q	1	201,900				
	4599	1488	01-24-2015	WD	U	M	V	1,475,000				
										Total		50,000.00
						Va	uo Cumm					

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
79,000	192,741	0	271,741	0	271741	50,000.00	221741	246741	271,741

^{***}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 3798020

Parcel ID 25-19-25-0180-000-04300

Current Owner HAMILTON WAYNE A & ANDREA L

600 W YALE ST

ORLANDO FL 32804 **LCPA Property Record Card** Roll Year 2025 Status: A

COMP 3

2024-0786 Comp 3 PRC Run: 12/11/2024 By

Card # of 1

Property Location

Site Address 4900 TREASURE CAY RD FL 32778

TAVARES 000T

NBHD 0643

Property Use Last Inspection

Mill Group

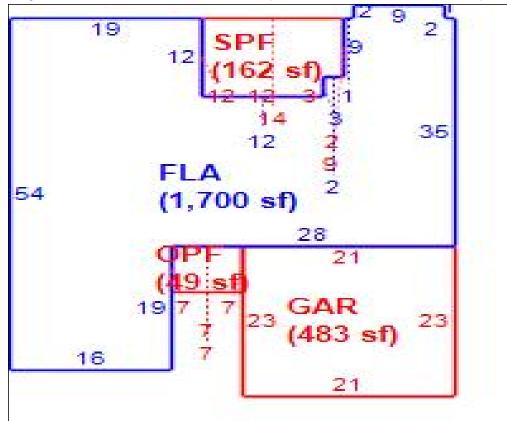
00100 SINGLE FAMILY TRF 02-15-202

Legal Description

TAVARES, GROVES AT BAYTREE PHASE 1 SUB LOT 43 PB 43 PGS 11-12 ORB 6164 PG 776

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	50,000.00	0.0000	1.58	1.000	1.000	0	79,000	
Total Acres 0.00 JV/Mkt 0					0	<u> </u>	Tota	il Adj JV/MI	ct	l l	79,000		
	Classified Acres 0				Classified JV/Mkt 79,000			Classified Adj JV/Mkt			0		

Sketch Bldg 1 1 of 1 Replacement Cost 196,825 Deprec Bldg Value 190,920 Multi Story Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,700	1,700	1700	Effective Area	1700	l			-
-	GARAGE FINISH	0	483	0	Base Rate	93.16	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	49 162	0	Building RCN	196,825	Quality Grade	645	Half Baths	0
0.1	CONCERT ONOTH IN	O	102	J	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	114	00		١
					Functional Obsol	0	Foundation	3	Fireplaces	1
	TOTALS	1,700	2,394	1,700	Building RCNLD	190,920	Roof Cover	3	Type AC	03

Alternate Key 3798020 Parcel ID 25-19-25-0180-000-04300

LCPA Property Record Card Roll Year 2025 Status: A

2024-0786 Comp 3 PRC Run: 12/11/2024 By

Card # of 1 Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Apr Value Code Type Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 2023074827 6164 0776 06-20-2023 Q 330,000 03-16-2007 WD 218,000 3395 2121 Q Q 1836 1427 06-29-2000 WD Q Q 134,100 0.00 Total 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
79,000	190,920	0	269,920	0	269920	0.00	269920	269920	269,920

^{***}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.***