



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **1236223**

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>2024-0799</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; STAR 2021-SFR1 BORROWER 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>2619243500-00D-00102 613 ROSS ST</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 <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> 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 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

<b>Petition #</b> 2024-0799	Alternate Key: 1236223	Parcel ID: 26-19-24-3500-00D-00102
<b>Petitioner Name</b> Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 613 ROSS ST LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> INV-HOME;Star 2021 SFR1 Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
<b>1. Just Value, required</b>	\$ 172,354	\$ 172,354
<b>2. Assessed or classified use value, *if applicable</b>	\$ 172,354	\$ 172,354
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 172,354	\$ 172,354

\*All values entered should be county taxable values, School and other taxing authority values may differ.

**Last Sale Date** 7/29/2019      **Price:** \$143,000       Arm's Length     Distressed    Book 5321 Page 2159

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	1236223	1346053	1819725	1349401
<b>Address</b>	613 ROSS ST LEESBURG	1214 OSCEOLA AVE LEESBURG	1208 BONAIRE DR LEESBURG	410 S 6TH ST LEESBURG
<b>Proximity</b>				
<b>Sales Price</b>		\$219,000	\$260,000	\$140,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.40%	3.20%	2.80%
<b>Adjusted Sale</b>		\$187,026	\$229,320	\$122,920
<b>\$/SF FLA</b>	\$147.31 per SF	\$166.99 per SF	\$128.18 per SF	\$142.60 per SF
<b>Sale Date</b>		11/30/2023	4/13/2023	5/23/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,170	1,120	2500	1,789	-30950	862	15400
<b>Year Built</b>	1950	1939		1926		1915	
<b>Constr. Type</b>	BLK	WOOD	20000	WOOD	20000	WOOD	20000
<b>Condition</b>	VG	VG		VG		VG	
<b>Baths</b>	2.0	1.0	7500	1.0	7500	1.0	7500
<b>Garage/Carport</b>	CPF 1.0	NONE	5000	CPF 2.0	-5000	NONE	5000
<b>Porches</b>	OPF	OPF/OPF/EPF	-7500	OPF		OPF/EPF	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	1	0	2500	1	0	1	0
<b>AC</b>	Central	Central	0	Central	0	None	10000
<b>Other Adds</b>							
<b>Site Size</b>	LOT	XL LOT	-15000	XL LOT	-15000	LOT	
<b>Location</b>	NBHD	NBHD		NBHD		NBHD	
<b>View</b>	House	House		Woods/Street	-10000	House	
		Net Adj. 8.0%	15000	-Net Adj. 14.6%	-33450	Net Adj. 47.1%	57900
		Gross Adj. 32.1%	60000	Gross Adj. 38.6%	88450	Gross Adj. 47.1%	57900
<b>Adj. Sales Price</b>	Market Value <b>\$172,354</b>	Adj Market Value	<b>\$202,026</b>	Adj Market Value	<b>\$195,870</b>	Adj Market Value	<b>\$180,820</b>
	Value per SF 147.31						

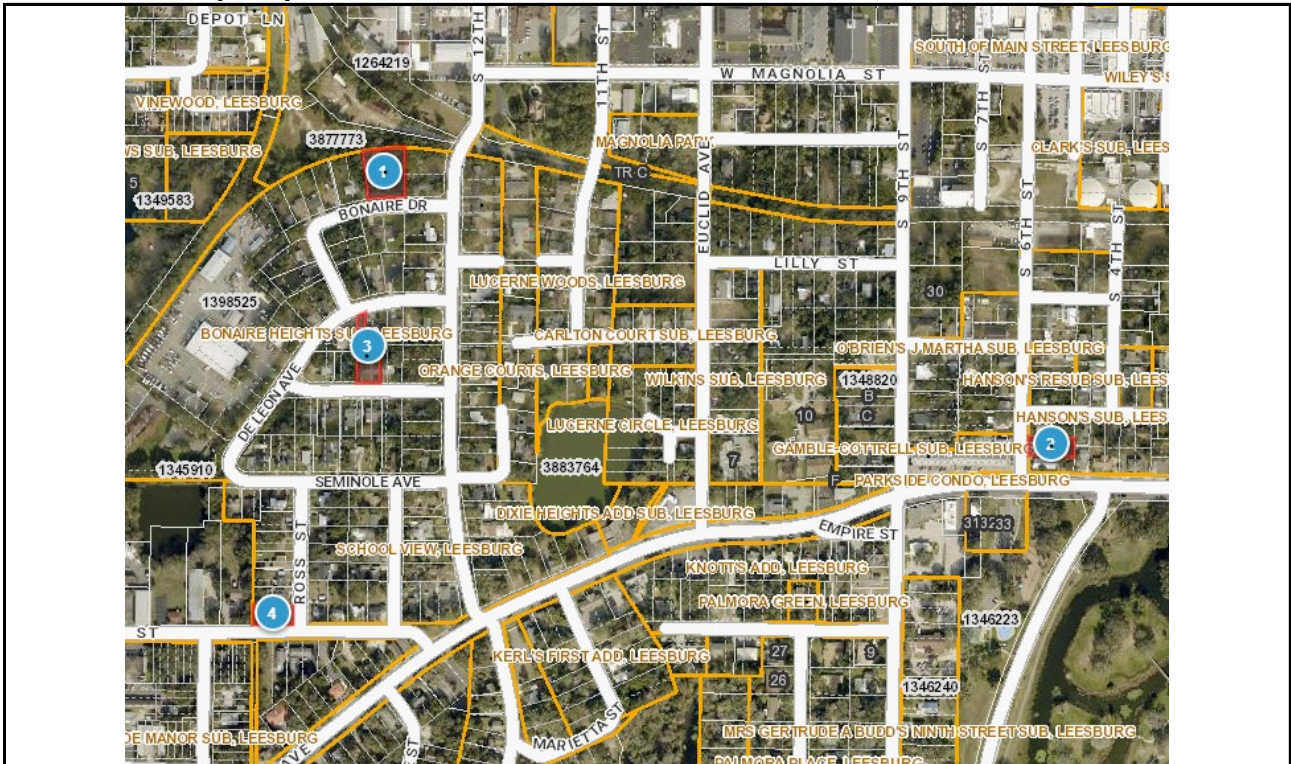
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

**DATE    11/27/2024**

**2024-0799 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	1236223	613 ROSS ST LEESBURG	-
2	comp 1	1346053	1214 OSCEOLA AVE LEESBURG	0
3	comp 2	1819725	1208 BONAIRE DR LEESBURG	0
4	comp 3	1349401	410 S 6TH ST LEESBURG	0
5				
6				
7				
8				

Alternate Key 1236223  
 Parcel ID 26-19-24-3500-00D-00102

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

2024-0799 Subject  
 PRC Run: 12/16/2024 By

Card # 1 of 1

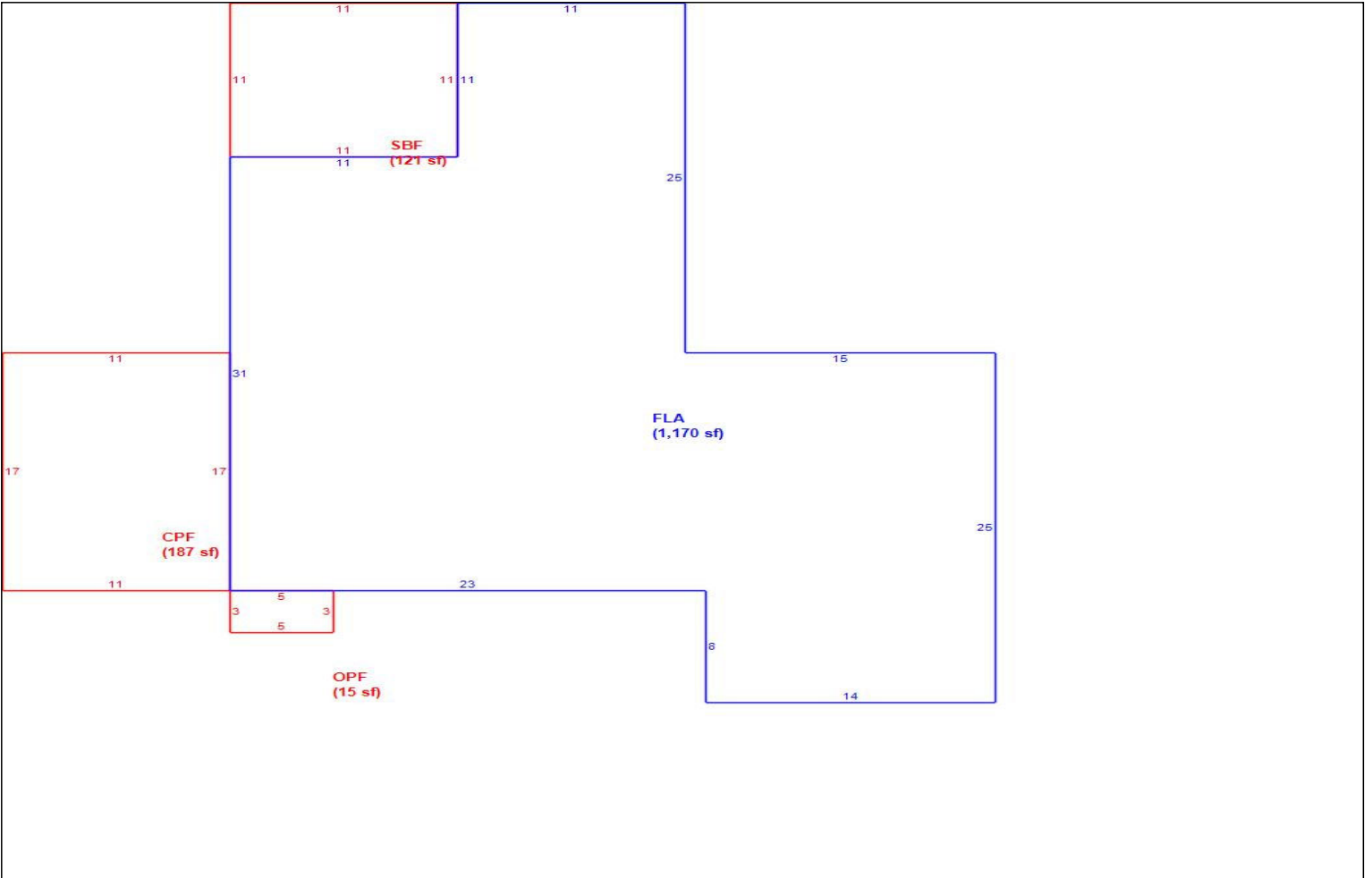
Current Owner		
STAR 2021-SFR1 BORROWER LP C/O STARWOOD CAPITAL GROUP 591 W PUTNAM AVE		
GREENWICH	CT	06830

Property Location			
Site Address 613 ROSS ST			
LEESBURG		FL 34748	
Mill Group 00L3	NBHD 0679		
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	01-01-202

**Legal Description**  
 LEESBURG, SCHOOL-VIEW LOTS 1, 2, BLK D--LESS N 83.50 FT--PB 11 PG 36 ORB 5665 PG 773

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	63	130		8,190.00 FD	275.00	1.0000	2.38	1.000	1.000	0	41,234	
Total Acres		0.19		JV/Mkt		0		Total Adj JV/Mkt		41,234			
Classified Acres		0		Classified JV/Mkt		41,234		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 131,989 Deprec Bldg Value 128,029 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1950	Imp Type	R1	Bedrooms	3
CPF	CARPORIT FINISHED	0	187	0	Effective Area	1170	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,170	1,170	1170	Base Rate	90.20	Quality Grade	635	Half Baths	0
OPF	OPEN PORCH FINISHE	0	15	0	Building RCN	131,989	Wall Type	02	Heat Type	1
STF	STORAGE ROOM FINIS	0	121	0	Condition	EX	Foundation	2	Fireplaces	1
					% Good	97.00	Functional Obsol	0		
TOTALS		1,170	1,493	1,170	Building RCNLD	128,029	Roof Cover	4	Type AC	03

Alternate Key 1236223  
Parcel ID 26-19-24-3500-00D-00102

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

2024-0799 Subject  
PRC Run: 12/16/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b> <i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBU1	UTILITY BLDG UNFINISHED	312.00	SF	4.00	1949	1949	1248.00	40.00	499
DGF1	DETACHED GARAGE	288.00	SF	15.00	1983	1983	4320.00	60.00	2,592

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	SALE	01-01-2014	05-27-2015	1	0099	CHECK VALUE	04-07-2015		

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021035907	5665	0773	02-22-2021	QC	U	11	I	100			
2019088109	5321	2159	07-29-2019	WD	Q	Q	I	143,000			
2019088108	5321	2158	07-16-2019	QC	U	U	I	100			
	4552	1182	11-14-2014	WD	Q	Q	I	79,500			
	3779	0973	06-08-2009	CT	U	U	I	100			
<b>Total</b>											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
41,234	128,029	3,091	172,354	0	172354	0.00	172354	172354	168,407	

**Parcel Notes**

88 NBHD CHANGED FROM 4214  
 93 CH DGF TO FLA BLDG2 PAP 110293  
 1767/1412 CT VS PETER K SR & DEE J SUMMERLIN AND BARNETT RECOVERY CORP TO LARRY I & JACQUELINE SMITN HW AND WILLIAM A SMITH  
 1773/1238 CT CORRECTIVE CT FOR 1767/1412 DOES NOT SAY WHY  
 04 BLDG1 EAG FROM 4 EJB 061004  
 3420/1661 CENTRAL FLORIDA HOLDINGS GROUP TO DAVE INDAR MARRIED  
 08FC CORRECT SKETCH TO 1950 SFR OF 1170SF ADD FUNC OB OF 50% DELETE BLDG2 1950 312SF BLDG1 IS BEING TOTALLY RENOV INSIDE MHS 061008  
 3779/973 CT VS DAVE INDAR PROP TO ROGER D BASHAM  
 4552/1182 ROGER D BASHAM TO JONATHAN RIOS SINGLE  
 15X COURTESY HX CARD SENT 122314  
 15X COURTESY HX CARD SENT 012315  
 15 PER MLS LISTING O5219553 SCANNED HOME HAS BEEN REMODELED WILL FC FOR IMPS ADT 032315  
 15FC SFR IN AVG COND ADD FPL ADD BEDS IN MISC ADD 1984 DGF 288SF GR 2 QG FROM 350 TO REFLECT RENOS ADT 040715  
 16CC JONATHAN RIOS FILED FOR HX DML 011216  
 5321/2158 POST DEED ONLY BRENDA L MORALES AKA BRENDA L MORALES ROSARIO AKA BRENDA MORALES ROSARIO TO JONATHAN RIOS UNMARRIED ALREADY IN GRANTEE'S NAME  
 5321/2159 JONATHAN RIOS AKA JONATHAN RIOS GONZALEZ TO SFR ORLANDO OWNER 1 LP  
 19TR NOT DELIVERABLE AS ADDRESSED 613 ROSS ST LEESBURG FL 34748 5739  
 20IT PER LISTING SCANNED SFR TOTAL RENO NEW EVERYTHING FUNC FROM 50 EAG FROM 2 COND FROM 2 QG FROM 450 SPJ 092419  
 20IT QG FROM 660 TMP 042720  
 5665/773 SFR ORLANDO OWNER 1 LP TO STAR 2021-SFR1 BORROWER LP  
 5665/773 M SALE INCL 13 LOTS MULTI SUBS AND 1 M&B

\*\*\*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 1346053  
Parcel ID 26-19-24-0100-00F-00700

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

2024-0799 Comp 1  
PRC Run: 12/16/2024 By

Card # 1 of 1

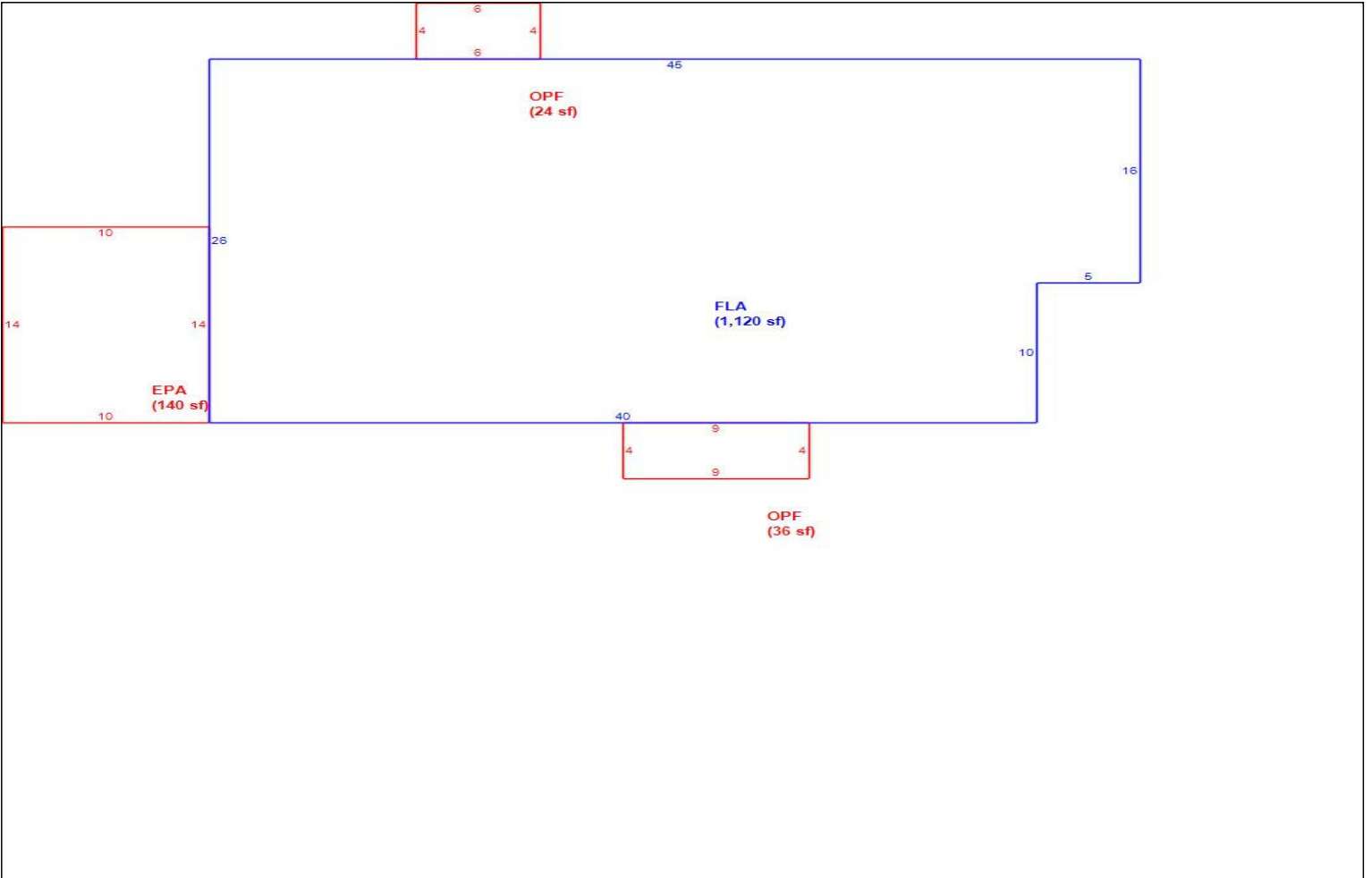
Current Owner		
ROMERO PALACIOS FAUSTO R		
1214 OSCEOLA AVE		
LEESBURG	FL	34748

Property Location			
Site Address 1214 OSCEOLA AVE			
LEESBURG FL 34748			
Mill Group	00L3	NBHD	0679
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
LEESBURG, BONAIRE HEIGHTS W 1/2 OF LOT 7, LOT 12, W 1/2 OF LOT 13, BLK F PB 6 PG 60 ORB 6259 PG 247

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	75	125		9,375.00 FD	275.00	0.9846	1.75	1.000	1.000	0	35,538	
2	0000	25	95		2,375.00 FD	225.00	0.8846	1.75	1.000	1.000	0	8,708	
Total Acres		0.27		JV/Mkt		0		Total Adj JV/Mkt		44,246			
Classified Acres		0		Classified JV/Mkt		44,246		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 108,187	Deprec Bldg Value 93,041	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	
EPF	ENCLOSED PORCH FIN	0	140	0	1939	No Stories	1.00	Full Baths	1	
FLA	FINISHED LIVING AREA	1,120	1,120	1120	82.86	Quality Grade	630	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	60	0	108,187	Wall Type	01	Heat Type	6	
TOTALS		1,120	1,320	1,120	EX	Foundation	1	Fireplaces	0	
					86.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD					
					93,041					



Alternate Key 1346053  
Parcel ID 26-19-24-0100-00F-00700

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

2024-0799 Comp 1  
PRC Run: 12/16/2024 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
DGF1	DETACHED GARAGE	266.00	SF	15.00	1938	1938	3990.00	60.00	2,394

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023153492	6259	0247	11-30-2023	WD	Q	01	I	219,000				
	4409	0975	11-05-2013	WD	U	U	I	33,500				
	2205	0127	11-08-2002	WD	U	U	I	0				
	0870	0131	03-01-1986	WD	U	M	V	36,000				
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	
44,246	93,041	2,394	139,681	0	139681	0.00	139681	139681	136,606	

**Parcel Notes**

88 NBHD CHANGED FROM 3833  
00 AK1346070 COMBINED WITH THIS AK PER SUJI  
02 EAG FROM 5 QG FROM 250 EJB 061202  
2205/127 LELAND H & CHARLOTTE A ROBERTS TTEES OF THE ROBERTS TRS DTD 082902 SUCC JOHN T ROBERTS APPROVED EEH  
03 UPDATE SUB EJB 052103  
13X CHARLOTTE A ROBERTS 86 DECEASED 110412 FL DEATH LIST  
13X LELAND H ROBERTS 87 DECEASED 050713 FL DEATH LIST  
4409/975 JOHN T ROBERTS SUCC TTEE TO DAVID J & KENDA LEWIS HW  
6259/247 DAVID J & KENDA LEWIS TO FAUSTO RODRIGO ROMERO PALACIOS

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Alternate Key 1819725  
Parcel ID 26-19-24-0100-00A-00300

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

2024-0799 Comp 2  
PRC Run: 12/16/2024 By

Card # 1 of 1

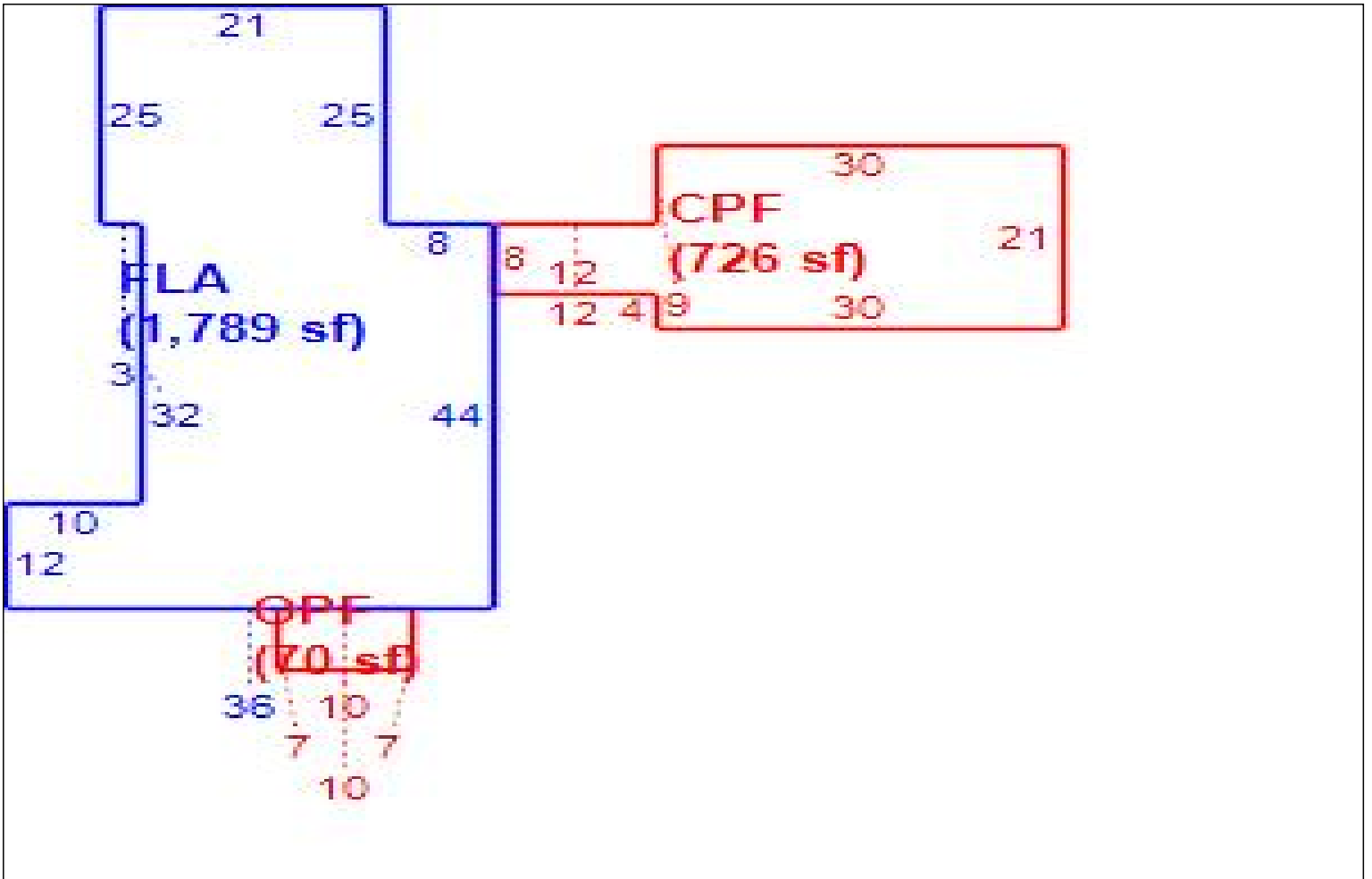
Current Owner		
MYHAND JOSEPH H		
1208 BONAIRE DR		
LEESBURG	FL	34748

Property Location			
Site Address 1208 BONAIRE DR			
LEESBURG FL 34748			
Mill Group	00L3	NBHD	0679
Property Use		Last Inspection	
00100	SINGLE FAMILY	AFH	04-23-202

Legal Description
LEESBURG, BONAIRE HEIGHTS LOTS 3, 4, BLK A PB 6 PG 60 ORB 6126 PG 77

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	122	165		20,130.00	FD	275.00	1.0962	1.75	1.000	0	64,361
Total Acres				0.46	JV/Mkt			0	Total Adj JV/Mkt			64,361
Classified Acres				0	Classified JV/Mkt			64,361	Classified Adj JV/Mkt			0

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 165,032	Deprec Bldg Value 150,179	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
CPF	CARPORNT FINISHED	0	726	0	1926					
FLA	FINISHED LIVING AREA	1,789	1,789	1,789	Effective Area	1789	No Stories	1.00	Full Baths 1	
OPF	OPEN PORCH FINISHE	0	70	0	Base Rate	79.37	Quality Grade	630	Half Baths 0	
TOTALS					Building RCN	165,032	Wall Type	01	Heat Type 6	
					Condition	EX	Foundation	2	Fireplaces 1	
					% Good	91.00	Roof Cover	1	Type AC 03	
					Functional Obsol	0				
					Building RCNLD	150,179				

Alternate Key 1819725  
 Parcel ID 26-19-24-0100-00A-00300

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

2024-0799 Comp 2  
 PRC Run: 12/16/2024 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	
2024	FUNC	01-01-2021	04-23-2024	1	0008	FUNC OB	04-05-2022		
2021	SALE	01-01-2020	05-12-2021	1	0099	CHECK VALUE	05-13-2021		
2018	SALE	01-01-2017	05-15-2018	1	0099	CHECK VALUE			
2018	ITREVIEW	01-01-2017	05-15-2018	1	0020	DESKTOP REVIEW *SEE NOTES			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023043977	6126	0077	04-13-2023	WD	Q	01	I	260,000				
2022126160	6026	1241	09-16-2022	WD	Q	01	I	139,900				
2022125479	6025	1839	09-16-2022	WD	Q	01	I	136,000				
2021042901	5675	0662	03-23-2021	WD	Q	01	I	65,000				
2021002343	5615	0637	12-30-2020	WD	Q	01	I	20,000				
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	
64,361	150,179	0	214,540	0	214540	0.00	214540	214540	201,601	

**Parcel Notes**

88 NBHD CHANGED FROM 3833  
 99X DANIEL CARL SMITH DECEASED 012499 DC  
 1923/1280 MARGARET L SMITH TO ROGER C SMITH AND MARGARET L SMITH JTWROS  
 00X ROGER C SMITH AKA ROGER CLINTON SMITH DOB 042157  
 02 EAG FROM 5 QG FROM 100 EJB 061202  
 03 UPDATE SUB EJB 052103  
 04 QG FROM 300 EJB 060904  
 15IT NCI CHECK SKETCH ADT 090215  
 4954/1251 CT VS MARGARET L SMITH AND ROGER C SMITH SOLD TO MTGLQ INVESTORS LP  
 18IT NCI PJF 112117  
 5043/2252 MTGLQ INVESTORS LP TO TIMOTHY ANDREW STARCK  
 18X COURTESY HX CARD SENT 012218  
 18FCL SFR IN POOR TO AVG COND EAG FROM 1 QG FROM 325 IN MISC DELETE DGF NO LONGER HERE ADT 051518  
 5615/637 TIMOTHY ANDREW STARCK TO JOHN R JR & TAMMY L SHELNUH HW  
 21X COURTESY HX CARD SENT 012121  
 21 MLS NOT FOUND JKB 020521  
 5675/662 JOHN R JR & TAMMY L SHELNUH TO RED BRICK DEVELOPMENTS INC  
 21FCL SFR IN NEED OF A LOT OF UPDATING WORKER AT HOUSE RIGHT NOW ADD FUNC AND PERMIT TO CK FOR 2022 JDB 051221  
 6025/1839 RED BRICK DEVELOPMENTS INC TO HIGHPOINT HOLDINGS GROUP LLC  
 6026/1241 HIGHPOINT HOLDINGS GROUP LLC TO REVAMP CAPITAL LLC  
 6126/77 REVAMP CAPITAL LLC TO JOSEPH HAROLD MYHAND  
 24FC CHNG FUNC OB TO ZERO SFR COMPLETELY REMODELED AND RENOVATED AFH 042224

\*\*\*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 1349401  
 Parcel ID 26-19-24-1200-00B-01000

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

2024-0799 Comp 3  
 PRC Run: 12/16/2024 By

Card # 1 of 1

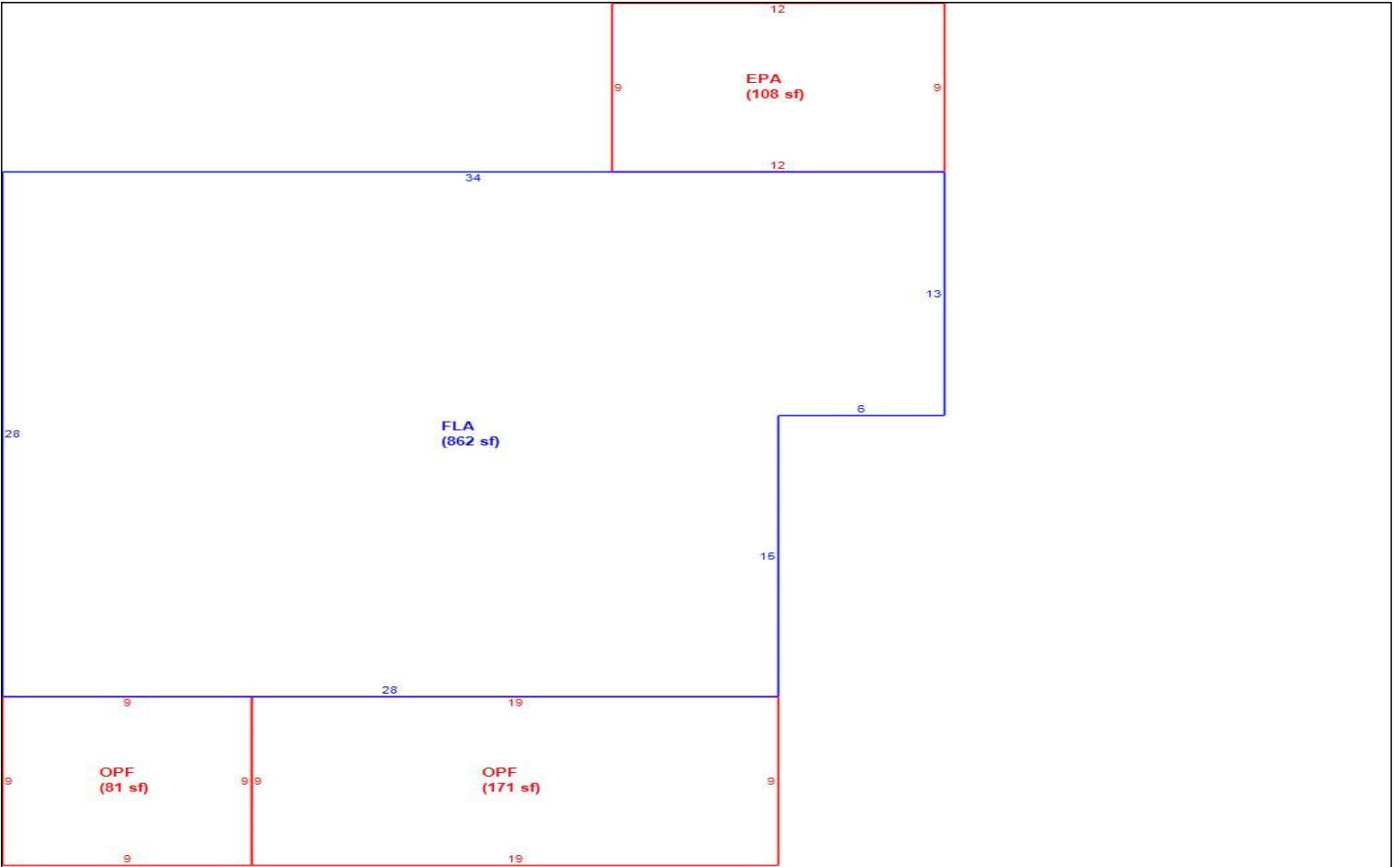
Current Owner		
REDLER JACOB		
410 S 6TH ST		
LEESBURG	FL	34748

Property Location			
Site Address 410 S 6TH ST			
LEESBURG		FL 34748	
Mill Group	00L1	NBHD	0679
Property Use		Last Inspection	
00100	SINGLE FAMILY	SPJ	04-16-201

Legal Description
LEESBURG, HANSON'S SUB LOT 10 BLK B PB 4 PG 44 ORB 6151 PG 1388

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	63	150		9,450.00 FD	275.00	1.0554	1.00	1.000	1.000	0	18,285
Total Acres		0.22		JV/Mkt		0		Total Adj JV/Mkt		18,285		
Classified Acres		0		Classified JV/Mkt		18,285		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 62,914	Deprec Bldg Value 57,252	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	2
EPF	ENCLOSED PORCH FIN	0	108	0	1915	862	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	862	862	862	58.99	62,914	Quality Grade	450	Half Baths	0
OPF	OPEN PORCH FINISHE	0	252	0	EX	91.00	Wall Type	01	Heat Type	6
TOTALS		862	1,222	862	% Good	0	Foundation	1	Fireplaces	1
					Functional Obsol	57,252	Roof Cover	3	Type AC	01
					Building RCNLD					

Alternate Key 1349401  
Parcel ID 26-19-24-1200-00B-01000

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

2024-0799 Comp 3  
PRC Run: 12/16/2024 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
DGF1	DETACHED GARAGE	240.00	SF	15.00	1914	1914	3600.00	60.00	2,160

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	04-16-2019	1	0099	CHECK VALUE	04-16-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064559	6151 1388	05-23-2023	WD	Q	01	I	140,000					
2018009410	5058 0467	01-22-2018	WD	U	I	I	63,600					
2016114372	4858 0151	10-18-2016	WD	U	M	I	10,000					
	4209 1976	08-22-2012	CT	U	U	I	100					
	3188 1145	06-02-2006	WD	Q	Q	I	55,000					
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	
18,285	57,252	2,160	77,697	0	77697	0.00	77697	77697	75,914	

**Parcel Notes**

88 NBHD CHANGED FROM 4190  
 99FC EAG FROM 6 FD 050199  
 02 LOC FROM 100 EJP 052802  
 04 QG FROM 150 EJP 060904  
 05 QG FROM 250 EAG FROM 4 EJP 060105  
 08 LOC FROM 130 EJE 061008  
 11X GEORGE & PAMELA GEER HX CARD RETURNED WITH ADDR PO BOX 11 MENDON MI 49072 SENT LETTER 022211  
 11X DENY  
 4209/1976 CT VS GEORGE C & PAMELA J GEER PROP SOLD TO CITY OF LEESBURG  
 4858/151 THE CITY OF LEESBURG TO COMMUNITY DEVELOPMENT CORPORATION OF LEESBURG INC  
 4858/151 M SALE INCL AK1236673 AK1349401  
 17X REMOVE EX OF FORMER OWNER RRB 010917  
 5058/467 COMMUNITY DEVELOPMENT CORP OF LEESBURG INC TO NATAHSA LYN DONSON  
 18X COURTESY HX CARD SENT 022118  
 19X COURTESY HX CARD SENT 010219  
 19FC SFR IN AVG COND SPF2 TO EPA SPF4 TO OPF EAG FROM 3 QG FROM 300 FPL FROM 0 NO CENTRAL AC WINDOW UNIT ONLY SPJ 041619  
 20 MAILING ADDR CHGD FROM 7028 W WAQTERS AVE 3 359 TAMPA FL 33634 INFO SCANNED CS 082120  
 6151/1388 NATASHA LYN DONSON TO JACOB REDLER SINGLE

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