



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *2947608*

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 # <i>2024-0800</i> | County <i>Lake</i> | Tax year <i>2024</i> | Date received <i>9.12.24</i> |
| COMPLETED BY THE PETITIONER | | | |
| PART-1. Taxpayer Information | | | |
| Taxpayer name: <i>INV_HOME; 2017-1 IH Borrower LP</i> | | Representative: <i>Ryan, LLC c/o Robert Peyton</i> | |
| Mailing address for notices | <i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i> | Parcel ID and physical address or TPP account # | <i>2619260450-000-00800 4095 Dora Wood Dr</i> |
| Phone | <i>954-740-6240</i> | Email | <i>ResidentialAppeals@ryan.com</i> |
| 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 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 # 2024-0800 | Alternate Key: 2947608 | Parcel ID: 26-19-26-0450-000-00800 | |
| Petitioner Name ROBERT PEYTON, 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 4095 DORA WOOD DR MOUNT DORA | | <input type="checkbox"/> Check if Multiple Parcels |
| Owner Name 2017-1 IH BORROWER LP | Value from TRIM Notice | Value before Board Action Value presented by Prop Appr | Value after Board Action |
| 1. Just Value, required | \$ 340,253 | \$ 340,253 | |
| 2. Assessed or classified use value, *if applicable | \$ 276,270 | \$ 276,270 | |
| 3. Exempt value, *enter "0" if none | \$ - | | |
| 4. Taxable Value, *required | \$ 276,270 | \$ 276,270 | |

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

Last Sale Date 11/20/2013 **Price:** \$152,000 Arm's Length Distressed Book 4409 Page 982

| ITEM | Subject | Comparable #1 | Comparable #2 | Comparable #3 |
|----------------------|---------------------------------|--|--|--|
| AK# | 2947608 | 2707453 | 3011236 | 1396158 |
| Address | 4095 DORA WOOD DR MOUNT DORA | 4142 LAKE FOREST ST MOUNT DORA | 3985 WOOD DR MOUNT DORA | 4093 CACTUS LN MOUNT DORA |
| Proximity | | 0.18 MILE | SAME SUB | 0.32 MILE |
| Sales Price | | \$423,000 | \$375,000 | \$375,000 |
| Cost of Sale | | -15% | -15% | -15% |
| Time Adjust | | 2.00% | 4.00% | 1.60% |
| Adjusted Sale | | \$368,010 | \$333,750 | \$324,750 |
| \$/SF FLA | \$167.20 per SF | \$192.88 per SF | \$182.78 per SF | \$168.26 per SF |
| Sale Date | | 7/5/2023 | 2/22/2023 | 8/22/2023 |
| 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 | 2,035 | 1,908 | 6350 | 1,826 | 10450 | 1,930 | 5250 |
| Year Built | 1988 | 1983 | | 1989 | | 1971 | |
| 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 | | YES (ENCL) | -3000 | PATIO | -5000 |
| Pool | N | Y | -20000 | N | 0 | N | 0 |
| Fireplace | 0 | 1 | -2500 | 0 | 0 | 0 | 0 |
| 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 | SUBDIVISION | | SAME SUB | | SUBDIVISION | |
| View | INT LOT | INT LOT | | INT LOT | | INT LOT | |
| | | -Net Adj. 4.4% | -16150 | Net Adj. 2.2% | 7450 | Net Adj. 0.1% | 250 |
| | | Gross Adj. 7.8% | 28850 | Gross Adj. 4.0% | 13450 | Gross Adj. 3.2% | 10250 |
| Adj. Sales Price | Market Value \$340,253 | Adj Market Value | \$351,860 | Adj Market Value | \$341,200 | Adj Market Value | \$325,000 |
| | Value per SF 167.20 | | | | | | |

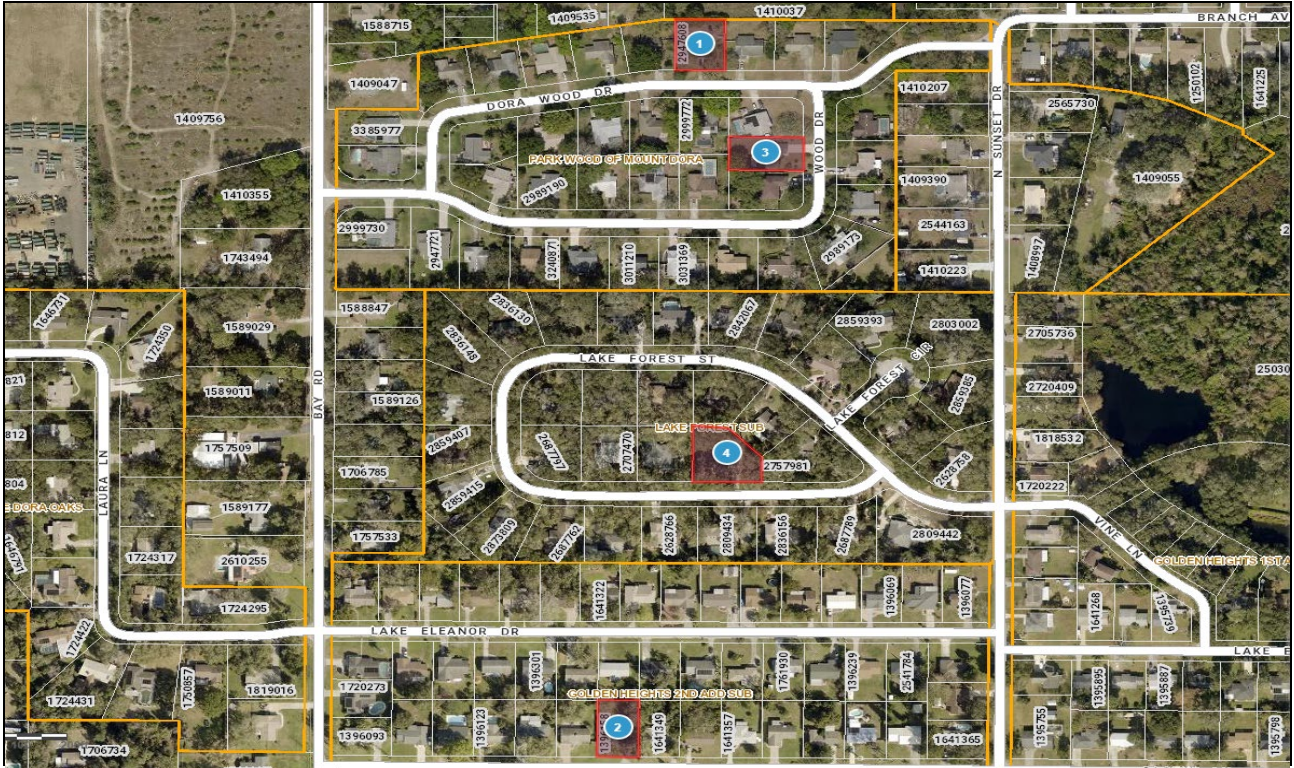
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

DATE 12/11/2024

2024-0800 Comp Map



| Bubble # | Comp # | Alternate Key | Parcel Address | Distance from Subject(mi.) |
|----------|---------|---------------|-----------------------------------|----------------------------|
| 1 | SUBJECT | 2947608 | 4095 DORA WOOD DR MOUNT DORA | - |
| 2 | COMP 3 | 1396158 | 4093 CACTUS LN MOUNT DORA | 0.32 MILE |
| 3 | COMP 2 | 3011236 | 3985 WOOD DR MOUNT DORA | SAME SUB |
| 4 | COMP 1 | 2707453 | 4142 LAKE FOREST ST MOUNT DORA | 0.18 MILE |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| | | | | |

Alternate Key 2947608
 Parcel ID 26-19-26-0450-000-00800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-800 Subject
 PRC Run: 12/13/2024 By

Card # 1 of 1

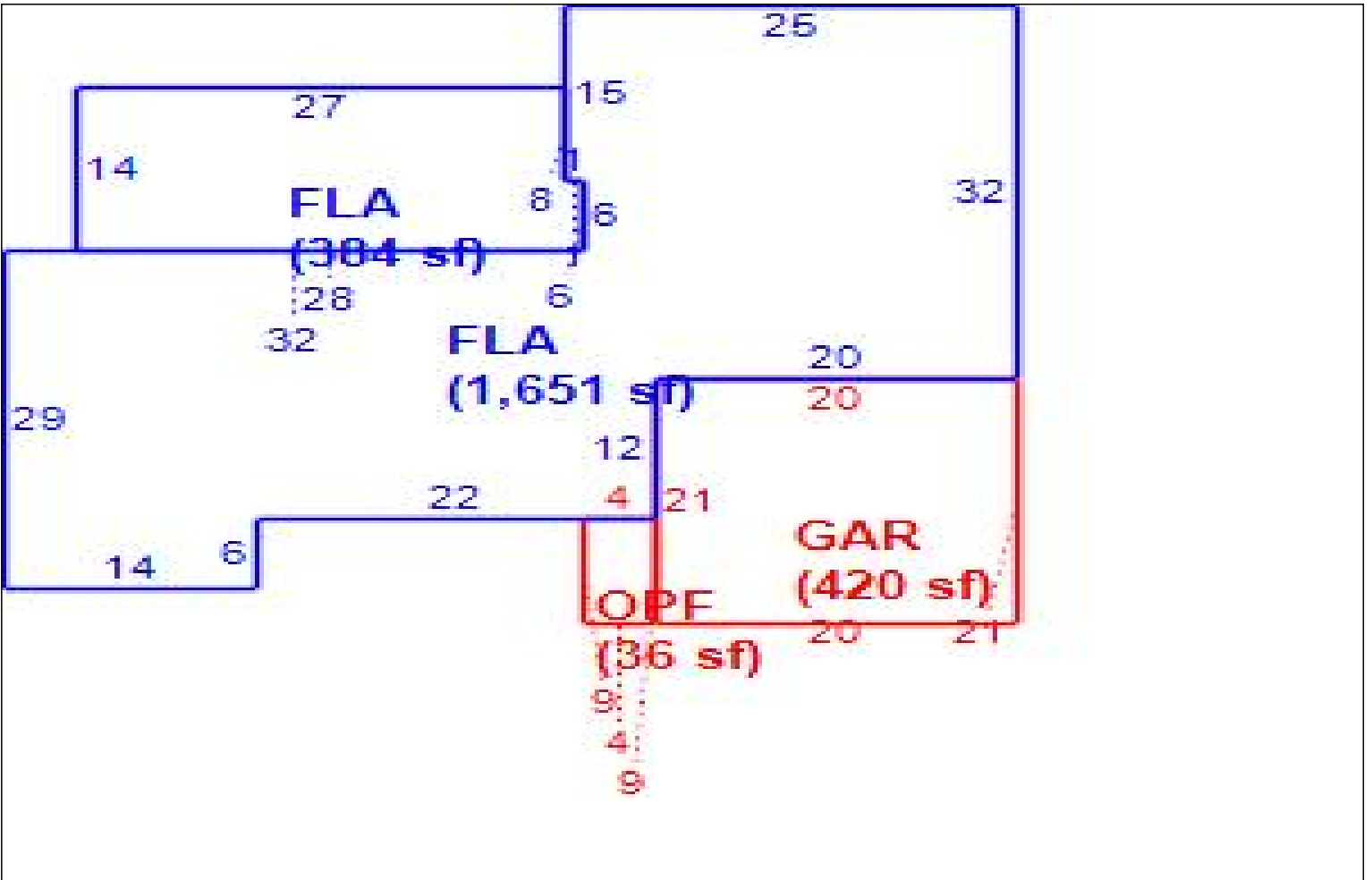
Current Owner
 2017-1 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 4095 DORA WOOD DR
 MOUNT DORA FL 32757
 Mill Group 0002 NBHD 2820
Property Use 00100 SINGLE FAMILY
Last Inspection TRF 01-01-202

Legal Description
 PARK WOOD OF MOUNT DORA SUB LOT 8 PB 29 PG 21 ORB 4937 PG 1745

| 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 | 48,000.00 | 0.0000 | 1.50 | 1.000 | 1.000 | 0 | 72,000 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 72,000 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 72,000 | | Classified Adj JV/Mkt | | 0 | | |

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 276,549 Deprec Bldg Value 268,253 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 | 2,035 | 2,035 | 2035 | 1988 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 420 | 0 | 115.19 | Quality Grade | 680 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 36 | 0 | 276,549 | Wall Type | 03 | Heat Type | 6 |
| TOTALS | | 2,035 | 2,491 | 2,035 | EX | Foundation | 3 | Fireplaces | 0 |
| | | | | | 97.00 | Roof Cover | 3 | Type AC | 03 |
| | | | | | 0 | | | | |
| | | | | | Functional Obsol | | | | |
| | | | | | Building RCNLD | | | | |
| | | | | | 268,253 | | | | |

Alternate Key 2947608
 Parcel ID 26-19-26-0450-000-00800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-800 Subject
 PRC Run: 12/13/2024 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 | |
| 2014 | SALE | 01-01-2013 | 05-22-2014 | 1 | 0099 | CHECK VALUE | 05-22-2014 | | |

| Sales Information | | | | | | | | Exemptions | | | |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2017047079 | 4937 | 1745 | 04-28-2017 | WD | U | M | I | | | | |
| | 4409 | 0982 | 11-20-2013 | WD | Q | Q | I | 100 | | | |
| | 3581 | 1987 | 02-11-2008 | WD | U | U | I | 152,000 | | | |
| | 1611 | 1376 | 05-21-1998 | WD | Q | Q | I | 100 | | | |
| | 1288 | 2436 | 04-01-1994 | WD | Q | Q | I | 111,000 | | | |
| | | | | | | | | 98,000 | | | |
| 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 | |
| 72,000 | 268,253 | 0 | 340,253 | 36363 | 303890 | 0.00 | 303890 | 340253 | 340,253 | |

Parcel Notes

94 RAISE QG FROM 400 AND LOWER EAG TO UPDATE VALUE MB 010294
 01 QG FROM 450 FER 041701
 03 QG FROM 500 FER 020603
 05 UPDATE QG FROM 550 DN 061605
 3581/1987 LAURENCE E & MARJORIE D WILEY TO ET AL LAURENCE E & MARJORIE D WILEY HW AND GEORGE FRANK DAHLQUIST AND CASSANDRA J WELTY JTWROS
 08X MARJORIE D WILEY 85 DECEASED 041308 DC
 10X DURABLE POWER OF ATTORNEY LAURENCE E WILEY DESIGNATES CASSANDRA J WELTY AS ATTORNEY IN FACT ALT GEORGE F DALQUIST
 12X LAURENCE E WILEY 92 DECEASED 101012 FL DEATH LIST
 4409/982 CASSANDRA J WELTY AND GEORGE FRANK DAHLQUIST TO IH3 PROPERTY FLORIDA LP
 14 PER LISTING G4700400 SPF IS ENCLOSED TO AC EPA TJW 020514
 14FC UNABLE TO GET TO BACK OF HOME SPF4 TO FLA PER LISTING HOME IN VERY GOOD COND TJW 052214
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO SCANNED TO AK3863626 CB 080516
 4937/1745 IH3 PROPERTY FLORIDA LP TO 2017-1 IH BORROWER LP
 4937/1745 M SALE INCL 15 PARCELS IN MULTI SUBS AND M&B
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 20VAB PETITION 2020-110 TJW 091720
 20VAB PETITION 2020-110 WITHDRAWN NO CHANGE TJW 111620

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 2707453
Parcel ID 35-19-26-1000-000-02600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-800 Comp 1
PRC Run: 12/13/2024 By
Card # 1 of 1

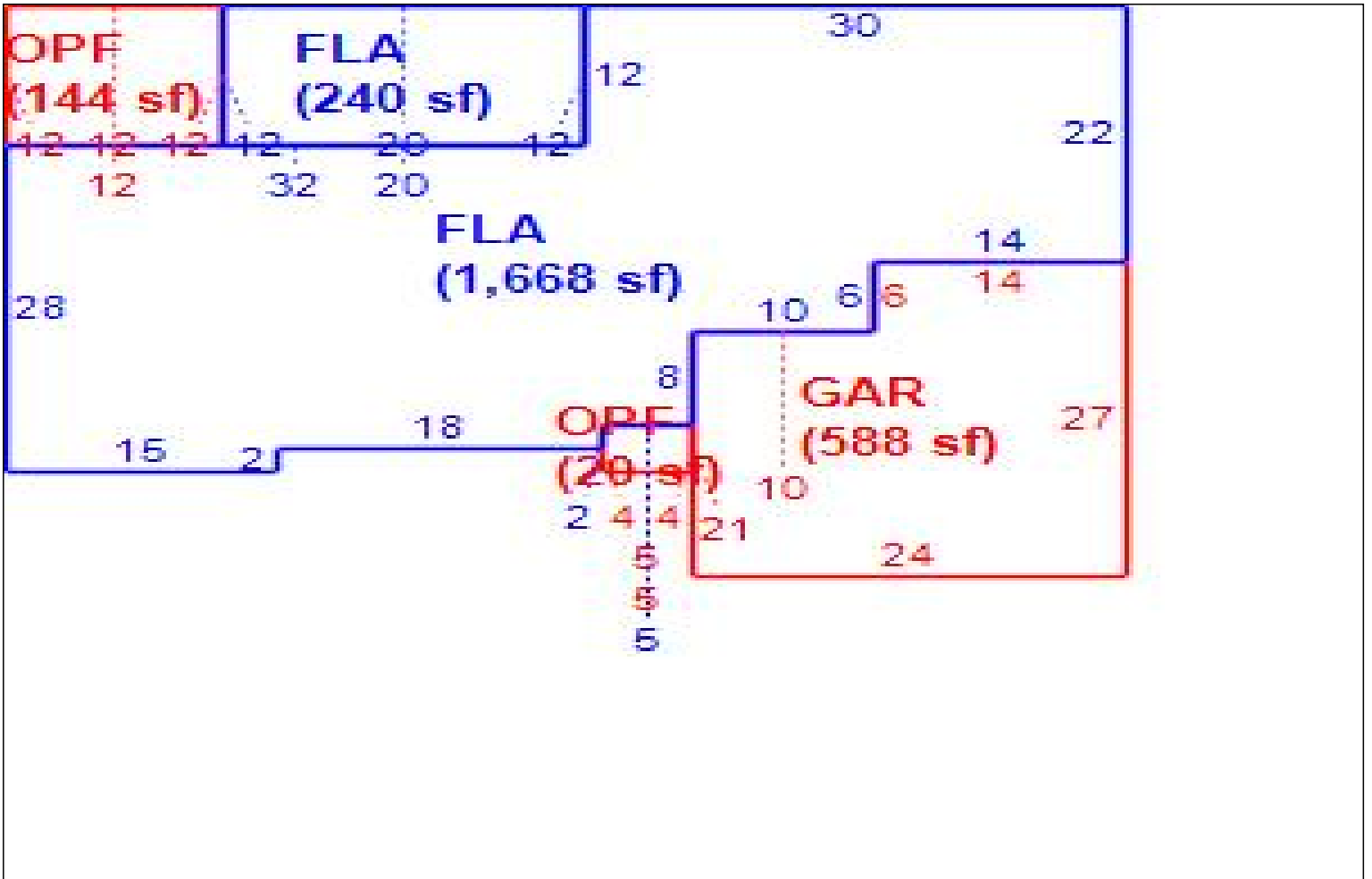
| Current Owner | | |
|--------------------------------|----|-------|
| ORTIZ GISELA & LUIS M TRUJILLO | | |
| 4142 LAKE FOREST ST | | |
| MOUNT DORA | FL | 32757 |

| Property Location | | | |
|----------------------------------|---------------|-----------------|-----------|
| Site Address 4142 LAKE FOREST ST | | | |
| MOUNT DORA FL 32757 | | | |
| Mill Group | 0002 | NBHD | 2820 |
| Property Use | | Last Inspection | |
| 00100 | SINGLE FAMILY | PJF | 04-09-202 |

| Legal Description |
|---|
| LAKE FOREST SUB LOT 26 PB 26 PG 4 ORB 6172 PG 449 |

| 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 | 48,000.00 | 0.0000 | 2.00 | 1.000 | 1.000 | 0 | 96,000 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 96,000 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 96,000 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | |
|---------------------------|-------|---------------|--------------------------|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 280,097 |
| Deprec Bldg Value 271,694 | | Multi Story 0 | |



| Building Sub Areas | | | | Building Valuation | | Construction Detail | | | |
|--------------------|----------------------|------------|-----------|--------------------|------------|---------------------|------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | Imp Type | R1 | Bedrooms | 4 |
| FLA | FINISHED LIVING AREA | 1,908 | 1,908 | 1908 | 1983 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 588 | 0 | 1908 | Quality Grade | 685 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 164 | 0 | 119.85 | Wall Type | 03 | Heat Type | 6 |
| TOTALS | | 1,908 | 2,660 | 1,908 | 280,097 | Foundation | 3 | Fireplaces | 1 |
| | | | | | EX | Roof Cover | 3 | Type AC | 03 |
| | | | | | 97.00 | | | | |
| | | | | | 0 | | | | |
| | | | | | 271,694 | | | | |

Alternate Key 2707453
Parcel ID 35-19-26-1000-000-02600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-800 Comp 1
PRC Run: 12/13/2024 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 |
| POL2 | SWIMMING POOL - RESIDENTIAL | 288.00 | SF | 35.00 | 2007 | 2007 | 10080.00 | 85.00 | 8,568 |
| PLD2 | POOL/COOL DECK | 400.00 | SF | 5.38 | 2007 | 2007 | 2152.00 | 70.00 | 1,506 |
| SEN2 | SCREEN ENCLOSED STRUCTURE | 1476.00 | SF | 3.50 | 2007 | 2007 | 5166.00 | 57.50 | 2,970 |
| HTB2 | HOT TUB/SPA | 1.00 | UT | 6000.00 | 2007 | 2007 | 6000.00 | 57.50 | 3,450 |
| PUG1 | POOL UPGRADE | 1.00 | UT | 2000.00 | 2007 | 2007 | 2000.00 | 85.00 | 1,700 |

| Building Permits | | | | | | | | | |
|------------------|------------|------------|------------|--------|------|------------------|-------------|------------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 2008 | 2007080016 | 08-01-2007 | 03-25-2008 | 6,956 | 0000 | SEN 18X36 | 03-25-2008 | 08-24-2007 | |
| 2008 | 2007060457 | 06-14-2007 | 03-25-2008 | 35,880 | 0000 | POL 15X28 W/SPA | 03-25-2008 | 09-18-2007 | |
| 2002 | 1 | 01-01-2001 | 07-09-2001 | 1 | 0000 | CHECK SUB VALUES | | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|---------|-------------|------|--------|--|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount | |
| 2023081437 | 6172 | 0449 | 07-05-2023 | WD | Q | 01 | I | 423,000 | | | | |
| 2018090112 | 5149 | 0044 | 07-13-2018 | WD | Q | Q | I | 226,500 | | | | |
| | 1920 | 2339 | 03-15-2001 | WD | Q | Q | I | 155,000 | | | | |
| | 1171 | 0393 | 06-01-1992 | WD | Q | Q | I | 115,000 | | | | |
| | 0821 | 2433 | 10-01-1984 | WD | Q | Q | I | 95,900 | | | | |
| 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 | |
| 96,000 | 271,694 | 18,194 | 385,888 | 0 | 385888 | 0.00 | 385888 | 385888 | 386,168 | |

Parcel Notes

85 CHANGE SPF03 TO EPC MB 013086
 92 CORRECT LT TO FF EPC03 TO FLA MB 020893
 99 QG FROM 475 FER 050799
 00FC QG FROM 500 MB 102899
 00 LOC FROM 1.25 FER 051200
 1920/2339 JAMES M & CHARLINE C MOON TO WILLIAM G & CHARLOTTE E SUGGS HW
 01 QG FROM 550 FER 0401
 02FC NO ADDS MB 070901
 05 UPDATE LOC FROM 130 QG FROM 590 DN 061705
 08FC ADD MISC AND OPF5 CORRECT FLA3 FROM 03 WALL TYPE MB 032508
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 17IT NCI LPD 020317
 18 MAILING ADDR CHGD FROM 4142 LAKE FOREST LN PER NCOA REPORT & DMV BOTH DL EXPIRED HX OUT LTR RRB 112917
 5149/44 WILLIAM G & CHARLOTTE E SUGGS TO ESTRELLA HERNANDEZ
 18X COURTESY HX CARD SENT 092018
 19X COURTESY HX CARD SENT 010219
 20CC SUBMITTED HX APP NT 112119
 6172/449 ESTRELLA HERNANDEZ TO GISELA ORTIZ & LUIS MIGUEL TRUJILLO HW

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Alternate Key 3011236
 Parcel ID 26-19-26-0450-000-03100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-800 Comp 2
 PRC Run: 12/13/2024 By

Card # 1 of 1

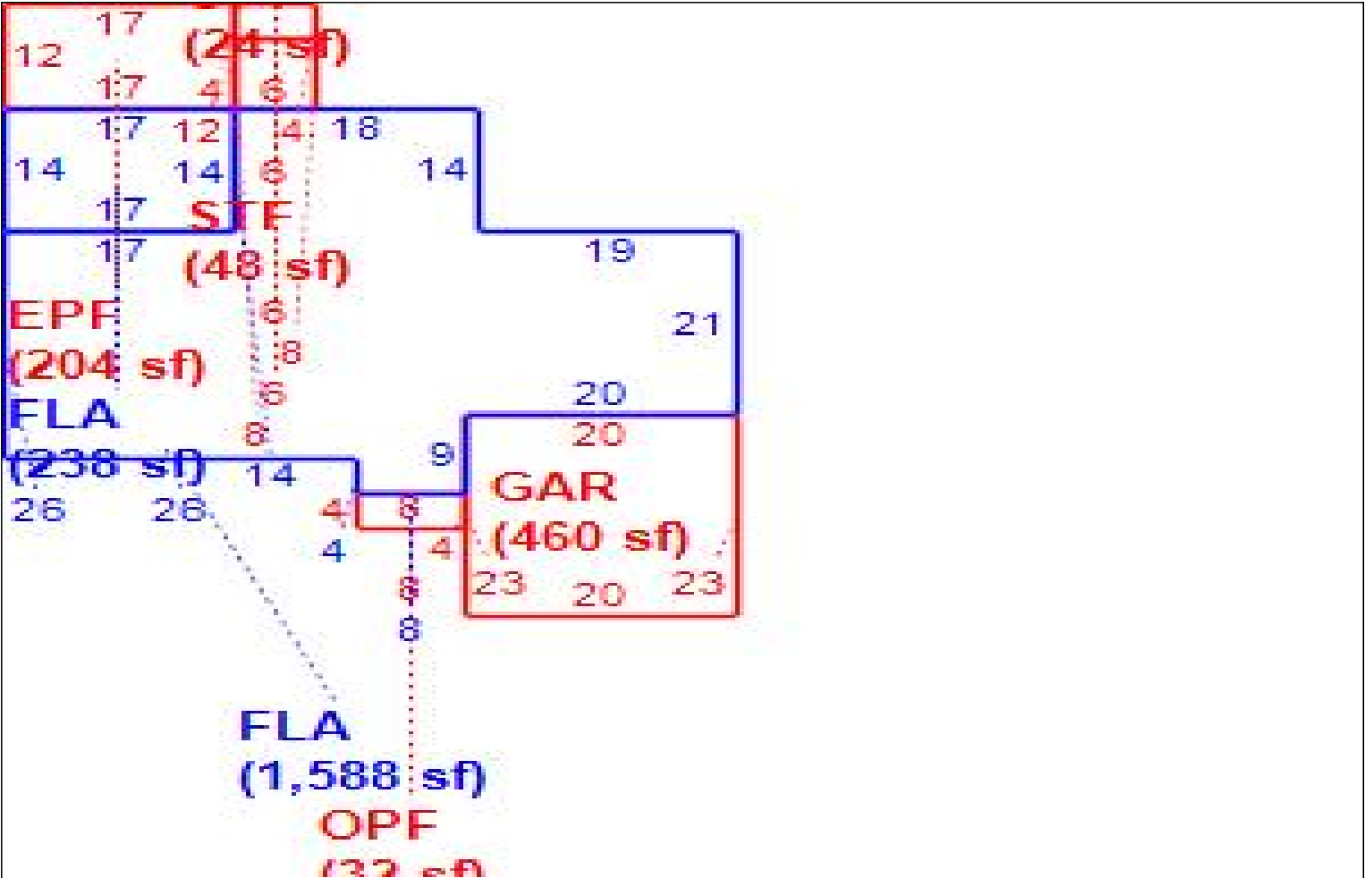
| Current Owner | | |
|--------------------------|----|-------|
| NATALE PAUL T & CHERYL S | | |
| 3985 WOOD DR | | |
| MOUNT DORA | FL | 32757 |

| Property Location | | | |
|-------------------|---------------|-----------------|-----------|
| Site Address | 3985 WOOD DR | | |
| | MOUNT DORA | FL | 32757 |
| Mill Group | 0002 | NBHD | 2820 |
| Property Use | | Last Inspection | |
| 00100 | SINGLE FAMILY | PJF | 01-01-202 |

Legal Description
 PARK WOOD OF MOUNT DORA SUB LOT 31 PB 29 PG 21 ORB 6104 PG 1266

| 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 | 48,000.00 | 0.0000 | 1.50 | 1.000 | 1.000 | 0 | 72,000 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 72,000 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 72,000 | | Classified Adj JV/Mkt | | 0 | | |

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 261,352 Deprec Bldg Value 253,511 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 | 204 | 0 | 1989 | | | | |
| FLA | FINISHED LIVING AREA | 1,826 | 1,826 | 1826 | Effective Area | 1826 | No Stories | 1.00 | Full Baths 2 |
| GAR | GARAGE FINISH | 0 | 460 | 0 | Base Rate | 116.09 | Quality Grade | 680 | Half Baths 0 |
| OPF | OPEN PORCH FINISHE | 0 | 56 | 0 | Building RCN | 261,352 | Wall Type | 03 | Heat Type 6 |
| STF | STORAGE ROOM FINIS | 0 | 48 | 0 | Condition | EX | Foundation | 3 | Fireplaces 0 |
| | | | | | % Good | 97.00 | Roof Cover | 3 | Type AC 03 |
| | | | | | Functional Obsol | 0 | | | |
| TOTALS | | 1,826 | 2,594 | 1,826 | Building RCNLD | 253,511 | | | |

Alternate Key 3011236
 Parcel ID 26-19-26-0450-000-03100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-800 Comp 2
 PRC Run: 12/13/2024 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 |
| | | | | | | | | | |
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| Building Permits | | | | | | | | | |
|------------------|------------|------------|------------|--------|------|---------------------------|-------------|---------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 2023 | 2022100830 | 10-19-2022 | 04-10-2023 | 5,500 | 0002 | REPL WINDOWS | 04-10-2023 | | |
| 2006 | 2005020339 | 02-07-2005 | 05-30-2006 | 6,416 | 0000 | REROOF | | | |
| 2003 | 2002030306 | 03-15-2002 | 05-02-2003 | 6,988 | 0000 | 6X8 U-RM & 17X12 VINYL RM | | | |
| 1999 | 9850419 | 05-01-1998 | 12-01-1998 | 14,000 | 0000 | RENOV FLA RM | | | |
| 1990 | 56644 | 01-01-1989 | 12-01-1989 | 57,160 | 0000 | SFR | | | |

| Sales Information | | | | | | | | Exemptions | | | |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------------|----------------------|------|-----------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2023026596 | 6104 1266 | 02-22-2023 | WD | Q | 01 | I | 375,000 | 039 | HOMESTEAD | 2024 | 25000 |
| | 4608 0363 | 02-20-2015 | WD | U | M | I | 1,451,000 | 059 | ADDITIONAL HOMESTEAD | 2024 | 25000 |
| | 4301 1773 | 03-22-2013 | WD | Q | Q | I | 144,900 | | | | |
| | 2068 0056 | 02-01-2002 | WD | Q | Q | I | 123,000 | | | | |
| | 1561 0887 | 11-10-1997 | QC | U | U | I | 0 | | | | |
| 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 | |
| 72,000 | 253,511 | 0 | 325,511 | 0 | 325511 | 50,000.00 | 275511 | 300511 | 325,511 | |

Parcel Notes

94 RAISE QG FROM 375 & LOWER EAG TO UPDATE VALUE MB 0695
 98X JACK PICKERING DECEASED 042898 DC
 99FC SPU TO FLA, ADD CAN QG FROM 450 MB 050799
 2068/56 GERTRUDE PICKERING TO JOHN R & ELLEN M SHAMBLIN HW
 03 QG FROM 525 FER 020603
 03FC CAN TO EPU ADD SAU AND OPF MB 050203
 04X ELLEN MARIE SHAMBLIN 64 DECEASED 011004 DC
 05X CIVDX BELONGS TO JOHN SHAMBLIN
 05 UPDATE QG FROM 550 DN 061705
 09X JOHN SHAMBLIN MARRIED MARGUERITE A MARCHAL 2008 PER TELCON WITH JOHN 010709
 09X MARGUERITE ANN MARCHAL SHAMBLIN IS A RESIDENT OF 216 PLEASANTVIEW DR ELKVIEW WV 25071
 09X THE PROPERTY IN WV IS OWNED BY MARGUERITE A & WILLIAM J MARCHAL
 09X WILLIAM J MARCHAL DECEASED 092900
 09X MARGURITE SHAMBLIN FILED WV INCOME RETURN AS MARRIED FILING SEPARATELY
 09X MARGURITE & JOHN SHAMBLIN FILED FED INCOME RETURN AS MARRIED FILING JOINTLY WITH FL ADDRESS
 12X MARGURITE SHAMBLIN IS STILL A RESIDENT OF WV AND MAY HAVE AN EXEMPTION ON HER WV PROP GC QUESTIONNAIRE SENT 100812
 13X THE EXEMPTION ON MARGUERITE SHAMBILN PROPERTY IN WV HAS BEEN REMOVED FOR THE 2013 TAX YEAR PER LETTER FROM KANAWHA COUNTY ASSESSOR DTD 111312
 4301/1773 JOHN R & MARGUERITE A MARCHAL-SHAMBLIN TO FAIRHOMES SUNSHINE HOUSING LLP
 4608/363 FAIRHOMES SUNSHINE HOUSING LLP TO FAIRHOMES GOLDEN ASPIRTATIONS PROPERTIES LLC
 4608/363 M SALE INCL 11 PARCELS MULTIPLE SUBS
 18 MAILING ADDR CHGD FROM 139 MAIN ST UNIT 203 UNIONVILLE ONTARIO CANADA L3R2G6 INFO SCANNED DB 042318
 6104/1266 FAIRHOMES GOLDEN ASPIRATIONS PROPERTIES LLC TO PAUL T & CHERYL S NATALE HW
 23 MAILING ADDR CHGD FROM 665 BONSAI ST APOPKA FL 32703 INFO SCANNED CS 081023

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Alternate Key 1396158
Parcel ID 35-19-26-0600-00B-00900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-800 Comp 3
PRC Run: 12/13/2024 By

Card # 1 of 1

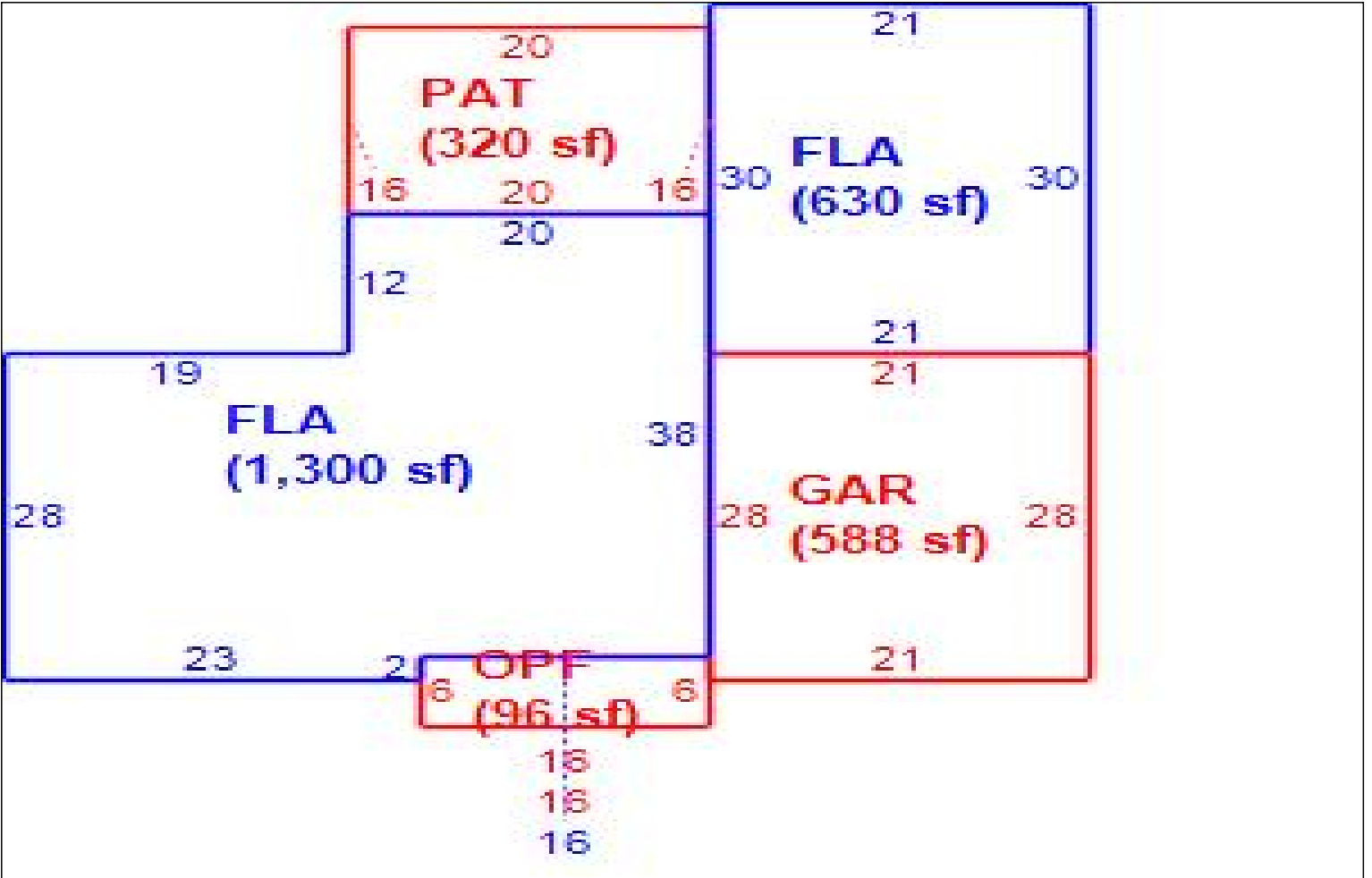
| Current Owner | | |
|------------------------------|----|-------|
| CORSBERG CHRISTINE S & JASON | | |
| 4093 CACTUS LN | | |
| MOUNT DORA | FL | 32757 |

| Property Location | | | |
|-----------------------------|---------------|-----------------|-----------|
| Site Address 4093 CACTUS LN | | | |
| MOUNT DORA FL 32757 | | | |
| Mill Group | 0002 | NBHD | 2820 |
| Property Use | | Last Inspection | |
| 00100 | SINGLE FAMILY | PJF | 01-01-202 |

Legal Description
GOLDEN HEIGHTS, SECOND ADD LOT 9, BLK B PB 16 PG 63 ORB 6214 PG 1055

| 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 | 48,000.00 | 0.0000 | 1.25 | 1.000 | 1.000 | 0 | 60,000 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 60,000 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 60,000 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | |
|---------------------------|-------|---------------|--------------------------|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 255,014 |
| Deprec Bldg Value 234,613 | | Multi Story 0 | |



| Building Sub Areas | | | | Building Valuation | | Construction Detail | | | |
|--------------------|----------------------|------------|-----------|--------------------|------------------|---------------------|---------------|----------|--------------|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | Imp Type | R1 | Bedrooms | 2 |
| FLA | FINISHED LIVING AREA | 1,930 | 1,930 | 1930 | 1971 | | | | |
| GAR | GARAGE FINISH | 0 | 588 | 0 | Effective Area | 1930 | No Stories | 1.00 | Full Baths 2 |
| OPF | OPEN PORCH FINISHE | 0 | 96 | 0 | Base Rate | 108.61 | Quality Grade | 670 | Half Baths 0 |
| PAT | PATIO UNCOVERED | 0 | 320 | 0 | Building RCN | 255,014 | Wall Type | 03 | Heat Type 6 |
| TOTALS | | 1,930 | 2,934 | 1,930 | Condition | EX | Foundation | 3 | Fireplaces 0 |
| | | | | | % Good | 92.00 | Roof Cover | 3 | Type AC 03 |
| | | | | | Functional Obsol | 0 | | | |
| | | | | | Building RCNLD | 234,613 | | | |

Alternate Key 1396158
 Parcel ID 35-19-26-0600-00B-00900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-800 Comp 3
 PRC Run: 12/13/2024 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 | |
| 2016 | 2015070346 | 08-13-2015 | 03-10-2016 | 25,000 | 0002 | ADDN LIV AREA | 03-08-2016 | | |
| 2004 | SALE | 01-01-2003 | 05-04-2004 | 1 | 0000 | CHECK VALUE | | | |

| Sales Information | | | | | | | | Exemptions | | | | |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|-------------|----------------------|--------|-------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount | |
| 2023116170 | 6214 | 1055 | 08-22-2023 | WD | Q | 01 | I | 375,000 | 003 | DISABILITY VETERAN | 2024 | 5000 |
| | 2411 | 1934 | 09-03-2003 | WD | U | U | I | 83,000 | 003 | DISABILITY VETERAN | 2024 | 5000 |
| | 2169 | 1281 | 08-23-2002 | WD | U | U | I | 0 | 039 | HOMESTEAD | 2024 | 25000 |
| | 0940 | 2167 | 11-01-1987 | WD | Q | Q | I | 67,000 | 059 | ADDITIONAL HOMESTEAD | 2024 | 25000 |
| | 0672 | 2406 | 01-01-1979 | MI | Q | Q | I | 51,500 | | | | |
| Total | | | | | | | | | | 60,000.00 | | |

| 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 | |
| 60,000 | 234,613 | 0 | 294,613 | 0 | 294613 | 60,000.00 | 234613 | 259613 | 294,613 | |

Parcel Notes

01 QG FROM 350 FER 0401
 2169/1281 DEWITT A & EDITH A CARL TO DAVID HERMAN CARL
 03FC LOC FROM 1.10 EAG FROM 3 QG FROM 400 SPF4 TO EPA ADD CAN5 NPA EJB 072202
 04X BELONGS TO AUDREY DENCH BECAUSE PETER DENCHS RESIDENT ALIEN CARD DOES NOT SAY THAT HE CAN LIVE IN US PERMANENTLY FN 013104
 04FC EAG FROM 2 QG FROM 475 SFR SUFFERS FROM DEFFERED MAINTENANCE JRH 050404
 04FC SFR ON OUTSIDE APPEARS TO BE IN SAME COND AS OTHERS IN NBHD SALE SEEMS LOW EAG FROM 3 QG FROM 325 DN 060804
 16FC COND FROM 2 ADDN IN REAR OF HOME REPLACED EPA4 AND CAN5 NEW CAN BLT OFF BACK OF FLA1 EPA4 TO FLA SF FROM 252 WALL TYPE FROM 01 YR FROM 2003 CAN5 SF FROM 576 YR FROM 2003 PER OWNER KITCHEN AND BA HAVE BEEN RENO BEDS FROM 3 ADT 031016
 6214/1055 PETER & AUDREY DENCH TO CHRISTINE S & JASON CORSBERG HW
 24CC EFILE HX APP CP 022924
 24CC EFILE HX APP CP 022924
 24X DENY VADX PENDING VA LTR KCH 040424
 24CC CALLED LEFT MESSAGE REQ VA LTR CP 042624
 24CC EFILE HX APP CP 050124
 24X VA LTR RECD BY EMAIL X2 FOR BOTH OWNERS CHRISTINE AND JASON ALS 050224

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