



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *1231892*

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 # <i>2024-0808</i>  | County <i>Lake</i>   | Tax year <i>2024</i>                               | Date received <i>9/2/24</i>                      |
| <b>COMPLETED BY THE PETITIONER</b>   |  |  |  |
| <b>PART 1. Taxpayer Information</b>  |  |  |  |
| Taxpayer name: <i>INV_HOME; STAR 2021-SFR1 BORROWER LP</i>   |  | Representative: <i>Ryan, LLC c/o Robert Peyton</i> |  |
| Mailing address for notices  | <i>Ryan, LLC<br/>16220 North Scottsdale Rd, Ste 650<br/>Scottsdale, AZ 85254</i> | Parcel ID and physical address or TPP account #    | <i>27-19-24-1500-00B-00800<br/>112 S MOSS ST</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.)                     |  |  |  |
| <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 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 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 # <b>2024-0808</b>   | Alternate Key: <b>1231892</b>                      | Parcel ID: <b>27-19-24-1500-00B-00800</b>                 |
| Petitioner Name <b>Ryan, LLC c/o Robert Peyton</b><br>The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent<br><input type="checkbox"/> Other, Explain: | Property Address <b>112 S MOSS ST<br/>LEESBURG</b> | <input type="checkbox"/> Check if Multiple Parcels        |
| Owner Name <b>INV-HOME; Start 2021-SFR1 Borrower LP</b>   | Value from TRIM Notice                             | Value before Board Action<br>Value presented by Prop Appr |
| <b>1. Just Value, required</b>  | \$ 182,250   | \$ 182,250  |
| <b>2. Assessed or classified use value, *if applicable</b>  | \$ 173,750   | \$ 173,750  |
| <b>3. Exempt value, *enter "0" if none</b>  | \$ -   |   |
| <b>4. Taxable Value, *required</b>  | \$ 173,750   | \$ 173,750  |

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

Last Sale Date 12/11/2019 Price: \$127,900  Arm's Length  Distressed Book 5398 Page 733

| ITEM          | Subject                   | Comparable #1  | Comparable #2  | Comparable #3  |
|---------------|---------------------------|--|--|--|
| AK#           | <b>1231892</b>            | <b>1231914</b>   | <b>1231922</b>   | <b>1456703</b>   |
| Address       | 112 S MOSS ST<br>LEESBURG | 109 S COLLEGE ST<br>LEESBURG   | 107 S COLLEGE ST<br>LEESBURG   | 1607 HIGH ST<br>LEESBURG   |
| Proximity     |                           | .01 mi   |  |  |
| Sales Price   |                           | \$229,000  | \$263,000  | \$258,000  |
| Cost of Sale  |                           | -15%   | -15%   | -15%   |
| Time Adjust   |                           | 3.20%  | 2.00%  | 1.20%  |
| Adjusted Sale |                           | \$201,978  | \$228,810  | \$222,396  |
| \$/SF FLA     | \$121.10 per SF           | \$186.33 per SF  | \$216.68 per SF  | \$233.61 per SF  |
| Sale Date     |                           | 4/13/2023  | 7/24/2023  | 9/27/2023  |
| Terms of Sale |                           | <input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed | <input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed | <input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed |

| Value Adj.       | Description                   | Description      | Adjustment       | Description      | Adjustment       | Description      | Adjustment       |
|------------------|-------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Fla SF           | 1,505                         | 1,084            | 21050            | 1,056            | 22450            | 952              | 27650            |
| Year Built       | 1939                          | 1985             |                  | 1939             |                  | 1948             |                  |
| Constr. Type     | WOOD                          | BLK              | -15000           | BR/BLK/STU       | -20000           | BLK              | -15000           |
| Condition        | VG                            | VG               |                  | VG               |                  | VG               |                  |
| Baths            | 1.0                           | 2.0              | -7500            | 1.0              |                  | 1.0              |                  |
| Garage/Carport   | GAR 1.0                       | GAR 1.0          |                  | NONE             | 10000            | NONE             | 10000            |
| Porches          | OPF                           | OPF/OPF          | -5000            | SPF              | -5000            | OPF/OPF          | -5000            |
| Pool             | N                             | N                | 0                | N                | 0                | N                | 0                |
| Fireplace        | 0                             | 0                | 0                | 1                | -2500            | 0                | 0                |
| AC               | Central                       | Central          | 0                | Central          | 0                | Central          | 0                |
| Other Adds       |                               |                  |                  |                  |                  | EPF              | -10000           |
| Site Size        | LOT                           | LOT              |                  | LOT              |                  | LOT              |                  |
| Location         | NBHD                          | NBHD             |                  | NBHD             |                  | NBHD             |                  |
| View             | House                         | House            |                  | House            |                  | House            |                  |
|                  |                               | -Net Adj. 3.2%   | -6450            | Net Adj. 2.2%    | 4950             | Net Adj. 3.4%    | 7650             |
|                  |                               | Gross Adj. 24.0% | 48550            | Gross Adj. 26.2% | 59950            | Gross Adj. 30.4% | 67650            |
| Adj. Sales Price | Market Value <b>\$182,250</b> | Adj Market Value | <b>\$195,528</b> | Adj Market Value | <b>\$233,760</b> | Adj Market Value | <b>\$230,046</b> |
|                  | Value per SF 121.10           |                  |                  |                  |                  |                  |                  |

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.

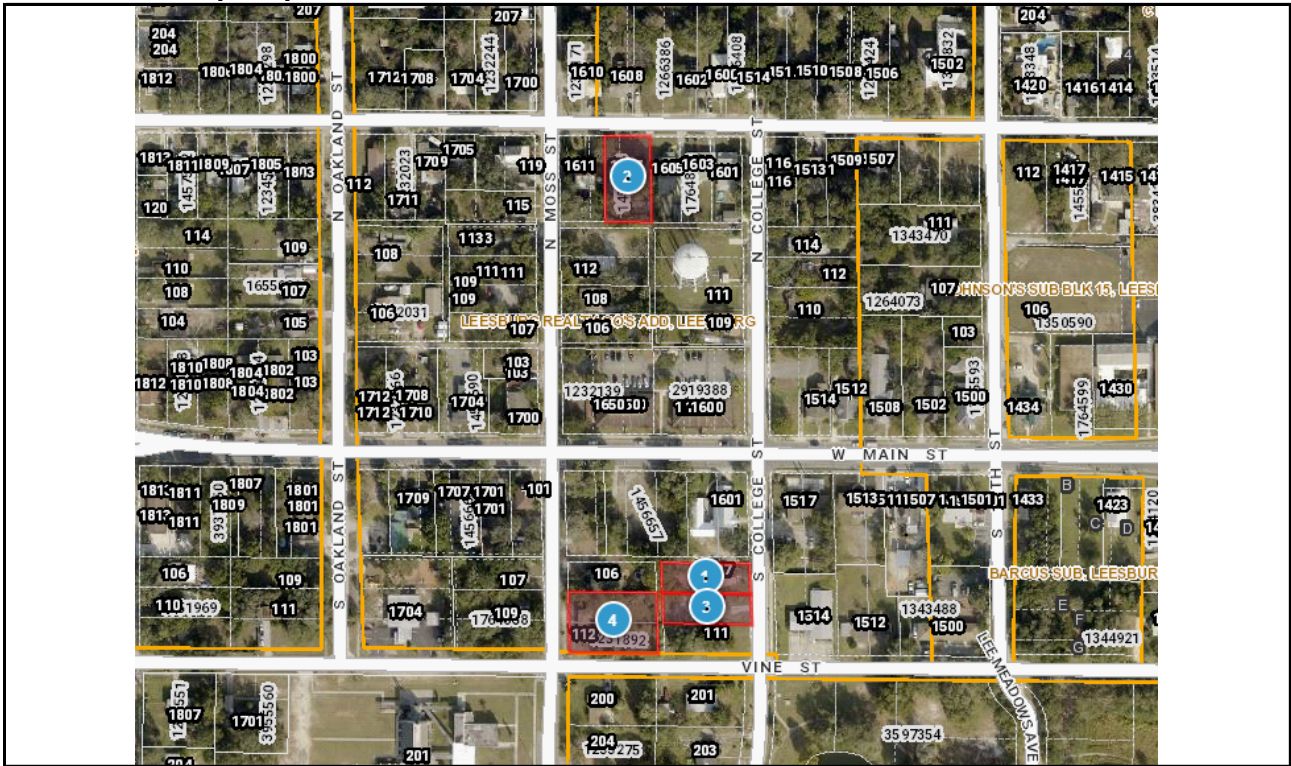
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:            AFH**

**DATE    11/27/2024**

2024-080E Comp Map



| Bubble # | Comp #  | Alternate Key | Parcel Address               | Distance from Subject(mi.) |
|----------|---------|---------------|------------------------------|----------------------------|
| 1        | subject | 1231892       | 112 S MOSS ST<br>LEESBURG    | -                          |
| 2        | comp 1  | 1231914       | 109 S COLLEGE ST<br>LEESBURG | .01 mi                     |
| 3        | comp 2  | 1231922       | 107 S COLLEGE ST<br>LEESBURG | 0                          |
| 4        | comp 3  | 1456703       | 1607 HIGH ST<br>LEESBURG     | 0                          |
| 5        |         |               |                              |                            |
| 6        |         |               |                              |                            |
| 7        |         |               |                              |                            |
| 8        |         |               |                              |                            |
|          |         |               |                              |                            |

Alternate Key 1231892  
Parcel ID 27-19-24-1500-00B-00800

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0808 Subject  
PRC Run: 12/17/2024 By  
Card # 1 of 1

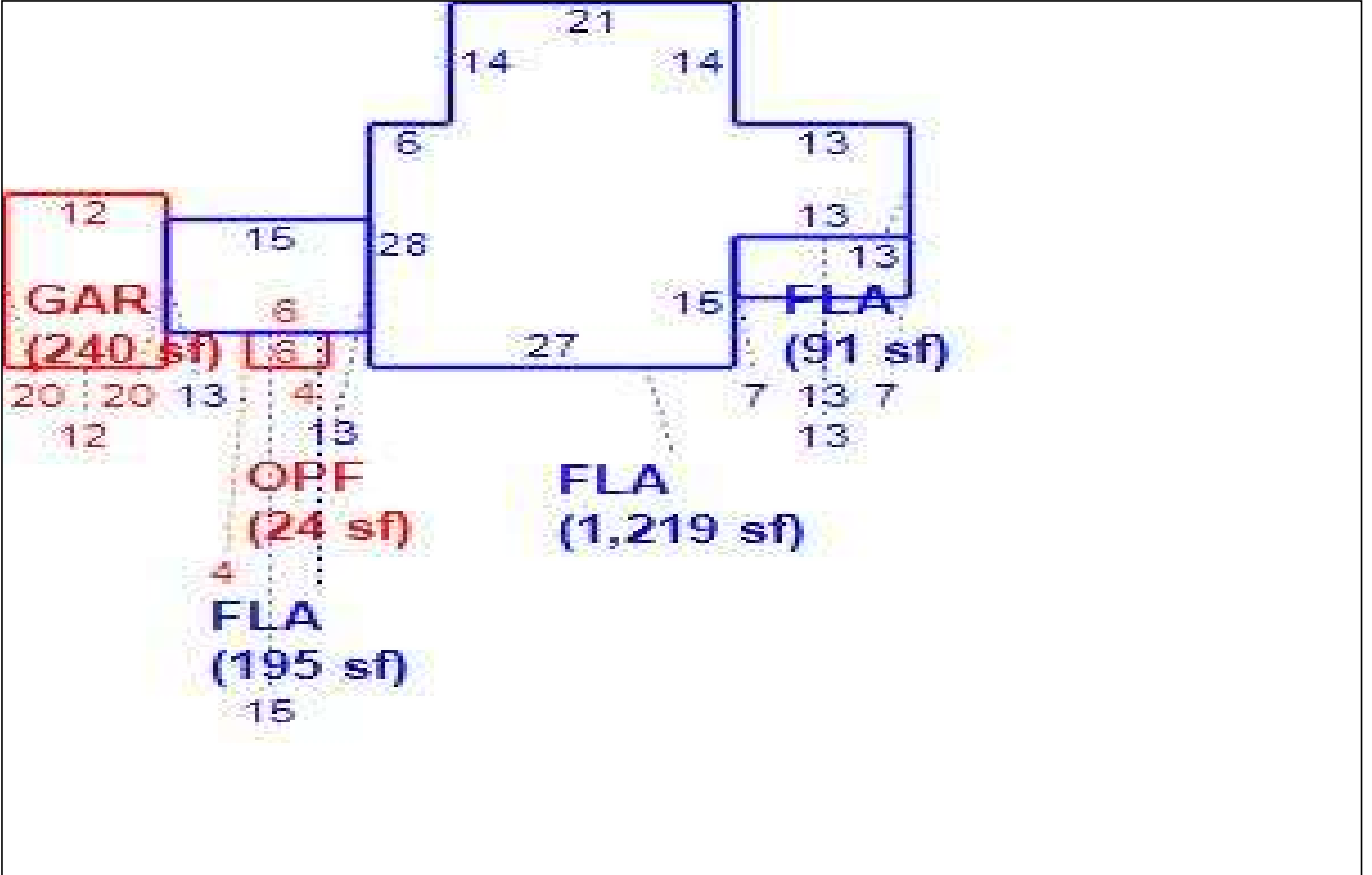
| Current Owner  |    |       |
|--|----|-------|
| STAR 2021-SFR1 BORROWER LP<br>C/O STARWOOD CAPITAL GROUP<br>591 W PUTNAM AVE |    |       |
| GREENWICH  | CT | 06830 |

| Property Location |               |                 |           |
|-------------------|---------------|-----------------|-----------|
| Site Address      | 112 S MOSS ST |                 |           |
|                   | LEESBURG      | FL              | 34748     |
| Mill Group        | 00L3          | NBHD            | 0673      |
| Property Use      |               | Last Inspection |           |
| 00100             | SINGLE FAMILY | SPJ             | 01-26-202 |

**Legal Description**  
LEESBURG, LSBG REALTY CO'S ADD LOTS 8, 9, BLK B PB 2 PG 6 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     | 100   | 145   |                   | 14,500.00 | FD         | 500.00       | 1.0415                | 1.50       | 1.000       | 1.000     | 0          | 78,113 |
| Total Acres      |          | 0.33  |       | JV/Mkt            |           | 0          |              | Total Adj JV/Mkt      |            | 78,113      |           |            |        |
| Classified Acres |          | 0     |       | Classified JV/Mkt |           | 78,113     |              | Classified Adj JV/Mkt |            | 0           |           |            |        |

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 107,358 Deprec Bldg Value 104,137 Multi Story 0



| Building Sub Areas |                      |             |            |          | Building Valuation |          |                  | Construction Detail |            |           |         |           |   |
|--------------------|----------------------|-------------|------------|----------|--------------------|----------|------------------|---------------------|------------|-----------|---------|-----------|---|
| Code               | Description          | Living Area | Gross Area | Eff Area | Year Built         | Imp Type | R1               | Bedrooms            |            |           |         |           |   |
| FLA                | FINISHED LIVING AREA | 1,505       | 1,505      | 1505     | 1939               |          |                  | 3                   |            |           |         |           |   |
| GAR                | GARAGE FINISH        | 0           | 240        | 0        | Effective Area     | 1505     | No Stories       | 1.00                | Full Baths | 1         |         |           |   |
| OPF                | OPEN PORCH FINISHE   | 0           | 24         | 0        | Base Rate          | 62.21    | Quality Grade    | 525                 | Half Baths | 0         |         |           |   |
| TOTALS             |                      |             |            |          | 1,505              | 1,769    | 1,505            | Building RCN        | 107,358    | Wall Type | 01      | Heat Type | 6 |
|                    |                      |             |            |          | Condition          | EX       | Foundation       | 2                   | Fireplaces | 0         |         |           |   |
|                    |                      |             |            |          | % Good             | 97.00    | Functional Obsol | 0                   | Roof Cover | 3         | Type AC | 03        |   |
|                    |                      |             |            |          | Building RCNLD     | 104,137  |                  |                     |            |           |         |           |   |

Alternate Key 1231892  
 Parcel ID 27-19-24-1500-00B-00800

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0808 Subject By  
 PRC Run: 12/17/2024  
 Card # 1 of 1

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

| Building Permits |           |            |            |        |      |                       |             |         |  |
|------------------|-----------|------------|------------|--------|------|-----------------------|-------------|---------|--|
| Roll Year        | Permit ID | Issue Date | Comp Date  | Amount | Type | Description           | Review Date | CO Date |  |
| 2020             | IMPS      | 10-31-2019 | 03-06-2020 | 1      | 0008 | UPDATE BLDG SEE NOTES | 03-06-2020  |         |  |
| 2006             | SALE      | 01-01-2005 | 03-27-2006 | 1      | 0000 | CHECK VALUE           |             |         |  |
| 1991             | 9000167   | 03-01-1990 | 12-01-1990 | 1,000  | 0000 | SHED                  |             |         |  |

| Sales Information |           |           |            |     |      |         |            |      | Exemptions  |      |        |  |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------|-------------|------|--------|--|
| 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      | 100        |      |             |      |        |  |
| 2019147897        | 5398      | 0733      | 12-11-2019 | WD  | Q    | Q       | 127,900    |      |             |      |        |  |
| 2018094364        | 5154      | 0263      | 07-25-2018 | WD  | Q    | Q       | 59,900     |      |             |      |        |  |
| 2018088327        | 5147      | 0035      | 07-25-2018 | WD  | Q    | Q       | 50,000     |      |             |      |        |  |
|                   | 3818      | 1946      | 09-02-2009 | WD  | U    | U       | 37,700     |      |             |      |        |  |
| Total             |           |           |            |     |      |         |            |      |             |      | 0.00   |  |

| Value Summary |            |            |              |              |            |             |            |             |               |  |
|---------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|--|
| Land Value    | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |  |
| 78,113        | 104,137    | 0          | 182,250      | 0            | 182250     | 0.00        | 182250     | 182250      | 182,250       |  |

**Parcel Notes**

88 NBHD CHANGED FROM 4240  
 01 REMOVED HX PER HX CARD  
 1976/1023 DEED IN LIEU OF FORECLOSURE ANNA E & CHARLES T NELSON TO TIGER RELOCATION COMPANY  
 2042/2069 NORMAN FETTER AND GAIL FETTER ONLY NO MARITAL STATUS  
 04 EAG FROM 5 EJP 060304  
 05 EAG FROM 4 EJP 061305  
 2910/481 JEETENDRA MAYSTRY & MAHARANI RAMCHARIT MAYSTRY ONLY  
 06FC ADD AC QG FROM 200 LOC FROM 100 COND FROM 2 WGC 032706  
 06TR NOT DELIVERABLE AS ADDRESSED 112 S MOSS ST LEESBURG FL 34748 5627  
 3787/473 CT VS MAHARANI RAMCHARIT- & JEETENDRA MAYSTRY PROP SOLD TO US BANK NA TTEE  
 5147/35 JOSEPH ANTHONY EMANUELE TO GOLD LABEL HOLDINGS LLC  
 5154/263 GOLD LABEL HOLDINGS LLC TO TDJ DEVELOPMENT GROUP INC  
 19TRIM OWNER CALLED SAID SF BED AND BATH ARE WRONG GAVE TO SPJ TO DO A FC JDB 092519  
 20IT PER OWNER AND IT EPA2 AND EPA3 TO FLA CPF5 TO GAF BEDS FROM 3 3FIX FROM 1 4FIX FROM 0 SPJ 071719  
 20WEB TDJ DEVEL GROUP SAYS 4 BEDS 3 FULL BATH WE SHOW 1219 SF CK IMPS BEFORE BED BATH CHG DLS 100719  
 5398/733 TDJ DEVELOPMENT GROUP INC TO SFR ORLANDO OWNER 1 LP  
 20IT PER LISTING SCANNED SFR RENO NEW CABINETS COUNTERS FLOORING ROOF ETC EAG FROM 3 COND FROM 2 QG FROM 300 SPJ 021820  
 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  
 18DS HX REVIEW RRB 052118

\*\*\*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 1231914  
 Parcel ID 27-19-24-1500-00B-01100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0808 Comp 1  
 PRC Run: 12/17/2024 By

Card # 1 of 1

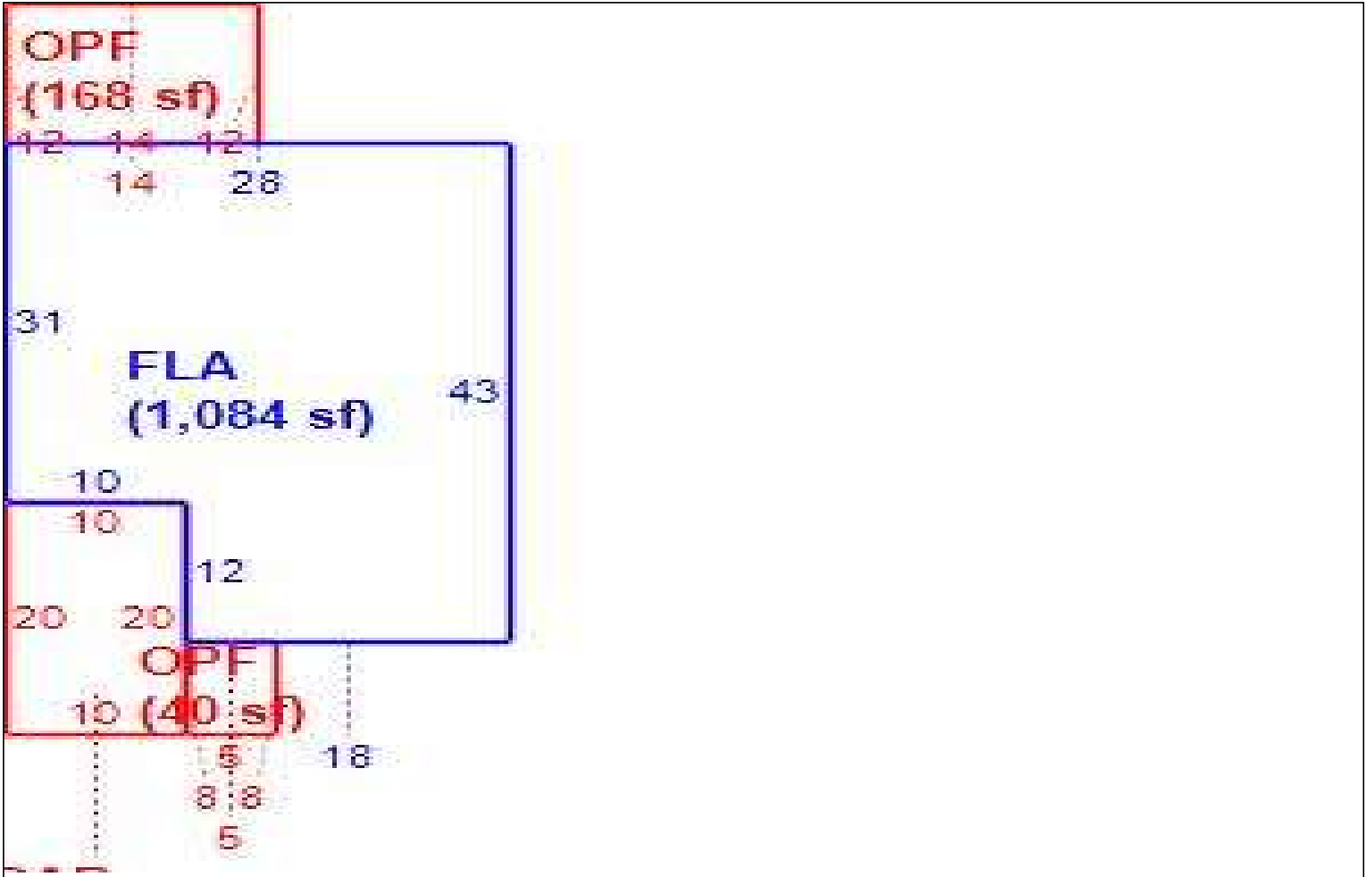
| Current Owner                        |    |       |
|--------------------------------------|----|-------|
| RIVERA COLLAZO YANICE O & ADRIAN PAG |    |       |
| 109 S COLLEGE ST                     |    |       |
| LEESBURG                             | FL | 34748 |

| Property Location             |               |                 |           |
|-------------------------------|---------------|-----------------|-----------|
| Site Address 109 S COLLEGE ST |               |                 |           |
| LEESBURG FL 34748             |               |                 |           |
| Mill Group                    | 00L3          | NBHD            | 0673      |
| Property Use                  |               | Last Inspection |           |
| 00100                         | SINGLE FAMILY | TRF             | 01-01-202 |

**Legal Description**  
 LEESBURG, LSBG REALTY CO'S ADD LOT 11, BLK B PB 2 PG 6 ORB 6127 PG 606

| 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     | 50    | 145   |                   | 7,250.00 | FD     | 500.00     | 1.0415                | 1.00       | 1.000      | 1.000       | 0         | 26,038     |
| Total Acres      |          | 0.17  |       | JV/Mkt            |          | 0      |            | Total Adj JV/Mkt      |            | 26,038     |             |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |          | 26,038 |            | Classified Adj JV/Mkt |            | 0          |             |           |            |

| Sketch           |        |     |                          |
|------------------|--------|-----|--------------------------|
| Bldg             | 1      | Sec | 1 of 1                   |
| Replacement Cost | 69,380 |     | Deprec Bldg Value 63,136 |
| 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  |
| FLA                | FINISHED LIVING AREA | 1,084       | 1,084      | 1084               | 1985             | No Stories          | 1.00 | Full Baths | 2  |
| GAR                | GARAGE FINISH        | 0           | 200        | 0                  | 50.22            | Quality Grade       | 300  | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0           | 208        | 0                  | 69,380           | Wall Type           | 03   | Heat Type  | 6  |
| TOTALS             |                      | 1,084       | 1,492      | 1,084              | VG               | Foundation          | 3    | Fireplaces | 0  |
|                    |                      |             |            |                    | 91.00            | Roof Cover          | 3    | Type AC    | 03 |
|                    |                      |             |            |                    | 0                |                     |      |            |    |
|                    |                      |             |            |                    | Functional Obsol |                     |      |            |    |
|                    |                      |             |            |                    | Building RCNLD   |                     |      |            |    |
|                    |                      |             |            |                    | 63,136           |                     |      |            |    |



Alternate Key 1231914  
 Parcel ID 27-19-24-1500-00B-01100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0808 Comp 1  
 PRC Run: 12/17/2024 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 |  |
| 2012             | 11-00000342 | 05-10-2011 | 03-22-2012 | 20,000 | 0002 | INT RENOS    | 03-26-2012  |         |  |
| 1988             | 00001       | 01-01-1987 | 12-01-1987 | 1,000  | 0000 | PORCH TO SFR |             |         |  |

| Sales Information |           |            |       |     |      |         |            |      | Exemptions           |      |           |  |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------|----------------------|------|-----------|--|
| Instrument No     | Book/Page | Sale Date  | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description          | Year | Amount    |  |
| 2023044734        | 6127 0606 | 04-13-2023 | WD    | Q   | 01   | I       | 229,000    | 039  | HOMESTEAD            | 2024 | 25000     |  |
| 2023028892        | 6107 0597 | 03-10-2023 | WD    | U   | 11   | I       | 100        | 059  | ADDITIONAL HOMESTEAD | 2024 | 25000     |  |
| 2023016787        | 6092 1257 | 01-17-2023 | WD    | U   | 19   | I       | 147,100    |      |                      |      |           |  |
| 2023016786        | 6092 1255 | 01-17-2023 | PR    | U   | 11   | I       | 100        |      |                      |      |           |  |
| 2022094429        | 5989 1499 | 07-06-2022 | PO    | U   | 11   | 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 |  |
| 26,038        | 63,136     | 0          | 89,174       | 0            | 89174      | 50,000.00   | 39174      | 64174       | 89,174        |  |

**Parcel Notes**

87 SPF04 TO OPF RAR 022488  
 88 NBHD CHANGED FROM 4240  
 05 LOC FROM 100 EJP 060905  
 12FC INTERIOR RENO COMPLETED EAG FROM 1 COND FROM 3 QG FROM 400 MHS 032212  
 17 MELVIN YOUNG SR 74 DECEASED 082617 STATE DEATH LIST FILE 2017136394 CB 092817  
 18DS HX REVIEW RRB 052118  
 6092/1251 AFFIDAVIT OF NO FL EST TAX DUE STATES PRISCILLA YOUNG DECEASED 123021  
 5989/1499 ORDER DET HX FOR EST OF PRISCILLA YOUNG PROP TO ET AL TAMMY JENNINGS AND DEBRA GUIONS AND CHERRY ROUNDTREE AND MELVIN YOUNG JR ONLY  
 6092/1252 AFFIDAVIT OF NO FL ESTATE TAX DUE STATES CHERRY ANN ROUNDTREE DECEASED 071822  
 6092/1255 MICHAEL D ROUNDTREE PR FOR EST OF CHERRY ANN ROUNDTREE TO OP SPE TPA 1 LLC  
 6092/1257 TAMMY JENNINGS AND MELVIN YOUNG JR AND DEBRA GUIONS TO OP SPE TPA1 LLC  
 6107/597 OP SPE TPA1 LLC TO OFFERPAD POINT LLC  
 6127/606 OFFERPAD POINT LLC TO YANICE OTILIA RIVERA COLLAZO & ADRIAN PAGAN-VILLALTA MARRIED COUPLE  
 23CC EFILE HX APP CP 072523

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Alternate Key 1231922  
Parcel ID 27-19-24-1500-00B-01200

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0808 Comp 2  
PRC Run: 12/17/2024 By

Card # 1 of 1

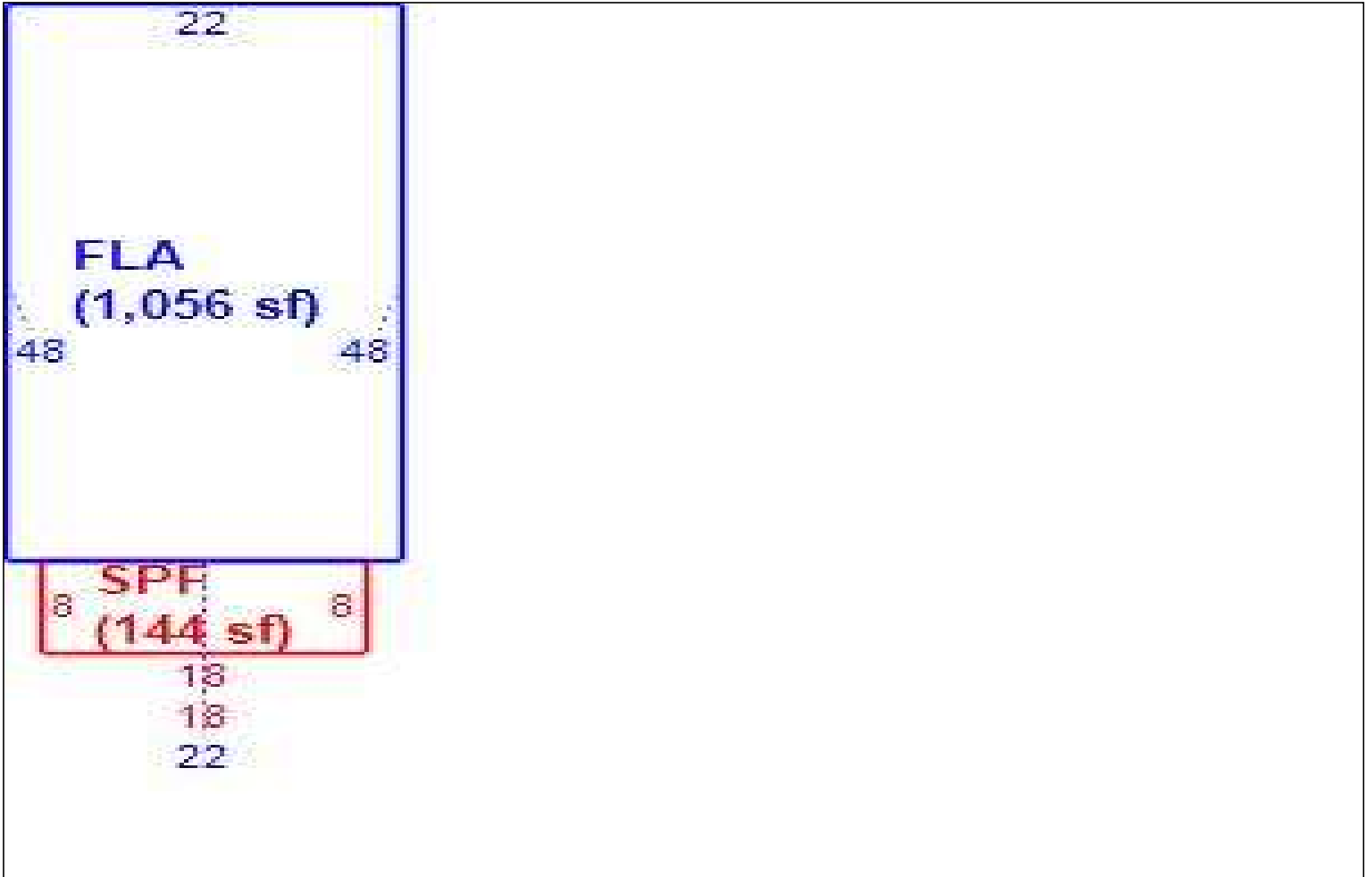
| Current Owner      |    |       |
|--------------------|----|-------|
| FRADETTE BRENDON D |    |       |
| 107 S COLLEGE ST   |    |       |
| LEESBURG           | FL | 34748 |

| Property Location             |               |                 |           |
|-------------------------------|---------------|-----------------|-----------|
| Site Address 107 S COLLEGE ST |               |                 |           |
| LEESBURG FL 34748             |               |                 |           |
| Mill Group                    | 00L3          | NBHD            | 0673      |
| Property Use                  |               | Last Inspection |           |
| 00100                         | SINGLE FAMILY | TRF             | 01-01-202 |

**Legal Description**  
LEESBURG, LSBG REALTY CO'S ADD LOT 12, BLK B PB 2 PG 6 ORB 6183 PG 841

| 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     | 50    | 145   |                   | 7,250.00 FD | 500.00     | 1.0415       | 1.00                  | 1.000      | 1.000       | 0         | 26,038     |  |
| Total Acres      |          | 0.17  |       | JV/Mkt            |             | 0          |              | Total Adj JV/Mkt      |            | 26,038      |           |            |  |
| Classified Acres |          | 0     |       | Classified JV/Mkt |             | 26,038     |              | Classified Adj JV/Mkt |            | 0           |           |            |  |

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 62,596 Deprec Bldg Value 53,833 Multi Story 0



| Building Sub Areas |                      |            |           |          | Building Valuation |                |           | Construction Detail |      |              |
|--------------------|----------------------|------------|-----------|----------|--------------------|----------------|-----------|---------------------|------|--------------|
| Code               | Description          | Living Are | Gross Are | Eff Area | Year Built         | Effective Area | Base Rate | Imp Type            | R1   | Bedrooms     |
| FLA                | FINISHED LIVING AREA | 1,056      | 1,056     | 1056     | 1939               | 1056           | 50.22     | No Stories          | 1.00 | Full Baths 1 |
| SPF                | SCREEN PORCH FINIS   | 0          | 144       | 0        | 62,596             |                |           | Quality Grade       | 300  | Half Baths 0 |
|                    |                      |            |           |          | Condition          | EX             |           | Wall Type           | 03   | Heat Type 6  |
|                    |                      |            |           |          | % Good             | 86.00          |           | Foundation          | 2    | Fireplaces 1 |
|                    |                      |            |           |          | Functional Obsol   | 0              |           | Roof Cover          | 3    | Type AC 03   |
| TOTALS             |                      | 1,056      | 1,200     | 1,056    | Building RCNLD     | 53,833         |           |                     |      |              |

Alternate Key 1231922  
Parcel ID 27-19-24-1500-00B-01200

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0808 Comp 2  
PRC Run: 12/17/2024 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       | 380.00 | SF   | 15.00      | 1938     | 1938      | 5700.00 | 60.00 | 3,420     |
| UBF1   | UTILITY BLDG FINISHED | 320.00 | SF   | 5.00       | 1938     | 1938      | 1600.00 | 60.00 | 960       |
| DEC1   | DECK - WOOD           | 220.00 | SF   | 3.09       | 1990     | 1990      | 680.00  | 50.00 | 340       |
| FSP2   | FINISHED SCREEN PORCH | 336.00 | SF   | 12.75      | 1991     | 1991      | 4284.00 | 40.00 | 1,714     |

| Building Permits |           |            |            |        |        |                  |             |         |  |
|------------------|-----------|------------|------------|--------|--------|------------------|-------------|---------|--|
| Roll Year        | Permit ID | Issue Date | Comp Date  | Amount | Type   | Description      | Review Date | CO Date |  |
| 2000             | 0001      | 01-01-1999 | 07-01-1999 |        | 1 0000 | CK VALUE         |             |         |  |
| 1993             | 00001     | 01-01-1992 | 12-01-1992 |        | 1 0000 | ADDITION FOR 93' |             |         |  |

| Sales Information |           |           |            |     |      |         |            | Exemptions |             |      |        |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No     | Book/Page | Sale Date | Instr      | Q/U | Code | Vac/Imp | Sale Price | Code       | Description | Year | Amount |
| 2023090556        | 6183      | 0841      | 07-24-2023 | WD  | Q    | 01      | I          | 263,000    |             |      |        |
| 2022095424        | 5990      | 1976      | 07-01-2022 | WD  | Q    | 01      | I          | 235,000    |             |      |        |
| 2021158339        | 5837      | 0503      | 11-02-2021 | WD  | Q    | 01      | I          | 95,000     |             |      |        |
| 2016102747        | 4843      | 0607      | 09-29-2016 | PO  | U    | U       | I          | 0          |             |      |        |
| 2016093370        | 4831      | 2310      | 09-01-2016 | PO  | U    | U       | I          | 0          |             |      |        |
| Total             |           |           |            |     |      |         |            |            |             |      | 0.00   |

| Value Summary |            |            |              |              |            |             |            |             |               |  |
|---------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|--|
| Land Value    | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |  |
| 26,038        | 53,833     | 6,434      | 86,305       | 0            | 86305      | 0.00        | 86305      | 86305       | 86,305        |  |

**Parcel Notes**

88 NBHD CHGD FROM 4240  
 91 REMODELING GOING ON ADDITION U/C 91 UP QG FROM 200 MRM  
 91 ADD DEC TO MISC ADD FSP 243SF GR 2 TO MISC FOR 93 PAP  
 92 ADD HTB FSP TO MISC TLG 051593  
 00FC DELETE HTB ADD AC QG FROM 300 EAG FROM 4 ADD FPL EJB 070199  
 1894/607 CT TO IRWIN MORTGAGE CORP  
 1919/1147 GAIL HOLCOMBE MARRIED  
 05 LOC FROM 100 EJB 060905  
 05 EAG FROM 3 EJB 061305  
 3702/311 CT VS GEORGE P & DEBORAH GUERRERA PROP SOLD TO DEUTSCHE BANK NATIONAL TRUST CO TTEE  
 3782/363 DEUTSCHE BANK NATL TRUST CO TTEE TO MARK ROGERS SINGLE  
 16IT CK ALL IMPS PJF 051216  
 16 MARK REESE ROGERS 51 DECEASED 061016 STATE DEATH LIST FILE 2016090881 CB 091916  
 4831/2310 ORDER OF SUMM ADMIN FOR EST OF MARK REESE ROGERS PROP TO RANDOLPH ALAN ROGERS  
 4831/2310 DEED DOES NOT INCL LEGAL BUT STATES ASSETS OF THE DECENDENT  
 4843/607 AMENDED ORDER OF SUMM ADMIN FOR EST OF MARK REESE ROGERS DOESNT STATE WHAT IT IS AMENDING SB TO INCL LEGAL  
 17X COURTESY HX CARD SENT 112116  
 17X COURTESY HX CARD SENT 122216  
 19 MAILING ADDR CHGD PER NCOA INFO DW 121818  
 5837/503 RANDOLPH ALAN ROGERS TO CALI CENTRAL FLORIDA INVESTMENT LLC  
 5990/1976 CALI CENTRAL INVESTMENT LLC TO CHRISTIAN JOEL & KIMBERLY TALA HW  
 22CC EFILE HX APP NT 082222  
 23X HX APPROVED FOR CHRISTIAN ONLY KIMBERLY ONLY HAS FL TAG KCH 121522  
 6183/841 CHRISTIAN JOEL & KIMBERLY TALA AKA KIMBERLY NOELLE TALA THAI MACHADO TO BRENDON D FRADETTE SINGLE

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Alternate Key 1456703  
Parcel ID 27-19-24-1500-00E-00400

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0808 Comp 3  
PRC Run: 12/17/2024 By

Card # 1 of 1

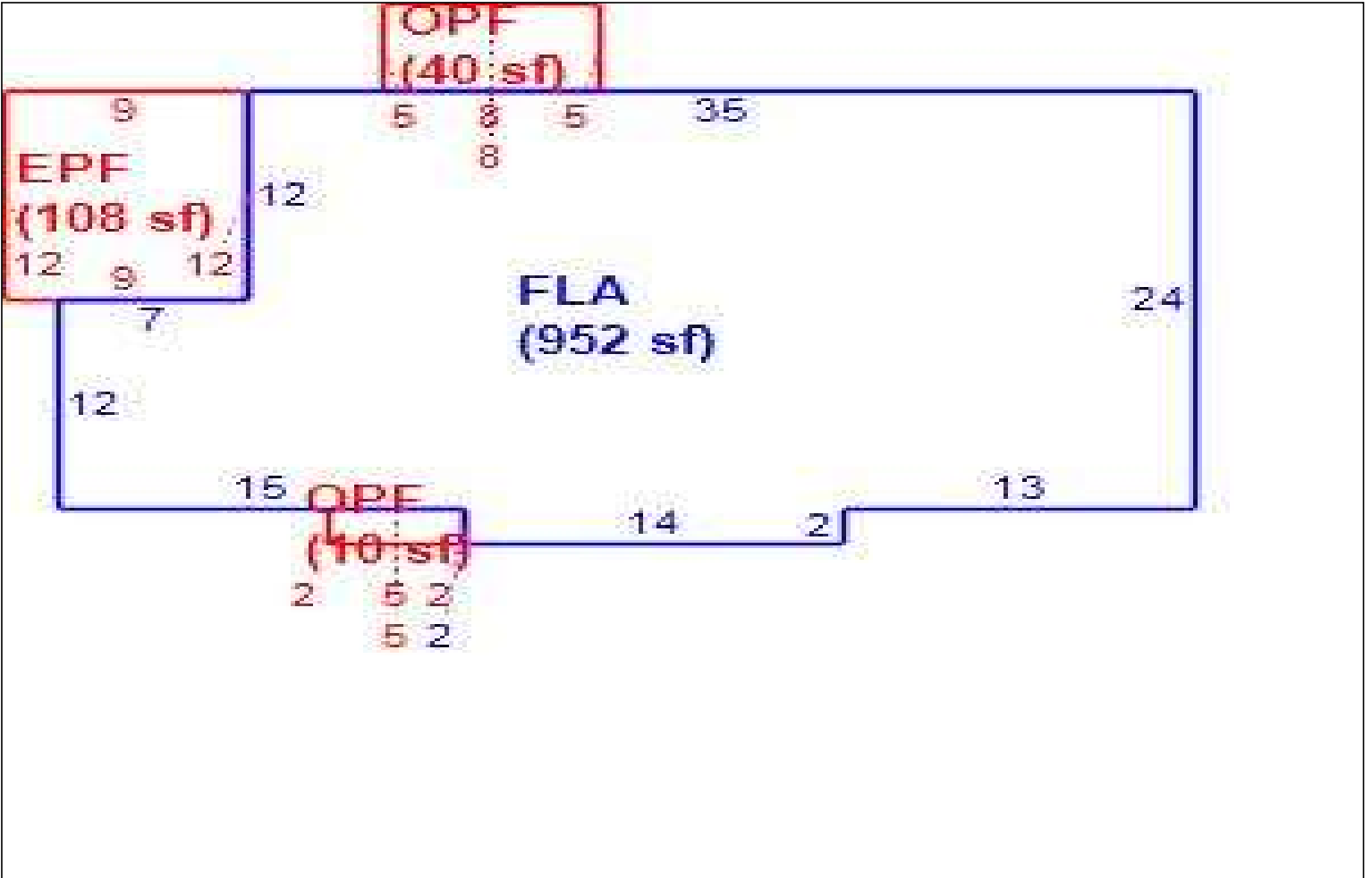
| Current Owner                  |    |       |
|--------------------------------|----|-------|
| GARCIA RAFAEL AND ELSA PEARSON |    |       |
| 1607 HIGH ST                   |    |       |
| LEESBURG                       | FL | 34748 |

| Property Location         |               |                 |           |
|---------------------------|---------------|-----------------|-----------|
| Site Address 1607 HIGH ST |               |                 |           |
| LEESBURG                  |               | FL 34748        |           |
| Mill Group                | 00L3          | NBHD            | 0673      |
| Property Use              |               | Last Inspection |           |
| 00100                     | SINGLE FAMILY | TRF             | 01-01-202 |

**Legal Description**  
LEESBURG, LSBG REALTY CO'S ADD LOT 4, E 1/2 OF LOT 5, BLK E PB 2 PG 6 ORB 6220 PG 220

| 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    | 140   |           | 10,500.00 FD      | 500.00     | 1.0277       | 1.00       | 0.850      | 1.000                 | 0         | 32,758     |  |        |
| Total Acres      |          |       |       | 0.24      | JV/Mkt            |            |              |            | 0          | Total Adj JV/Mkt      |           |            |  | 32,758 |
| Classified Acres |          |       |       | 0         | Classified JV/Mkt |            |              |            | 32,758     | Classified Adj JV/Mkt |           |            |  | 0      |

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 56,131 Deprec Bldg Value 48,273 Multi Story 0



| Building Sub Areas |                      |            |           |          | Building Valuation |                |           | Construction Detail |      |            |    |
|--------------------|----------------------|------------|-----------|----------|--------------------|----------------|-----------|---------------------|------|------------|----|
| Code               | Description          | Living Are | Gross Are | Eff Area | Year Built         | Effective Area | Base Rate | Imp Type            | R1   | Bedrooms   | 2  |
| EPF                | ENCLOSED PORCH FIN   | 0          | 108       | 0        | 1948               | 952            | 50.22     | No Stories          | 1.00 | Full Baths | 1  |
| FLA                | FINISHED LIVING AREA | 952        | 952       | 952      | 56,131             | EX             | 86.00     | Quality Grade       | 300  | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 50        | 0        | Condition          | EX             | 86.00     | Wall Type           | 02   | Heat Type  | 6  |
| TOTALS             |                      | 952        | 1,110     | 952      | % Good             | 86.00          | 0         | Foundation          | 2    | Fireplaces | 0  |
|                    |                      |            |           |          | Functional Obsol   | 0              | 48,273    | Roof Cover          | 3    | Type AC    | 03 |
|                    |                      |            |           |          | Building RCNLD     | 48,273         |           |                     |      |            |    |

Alternate Key 1456703  
Parcel ID 27-19-24-1500-00E-00400

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0808 Comp 3  
PRC Run: 12/17/2024 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 |
| UCP2   | CARPORT/POLE SHED UNFINISHE | 288.00 | SF   | 5.25       | 1976     | 1976      | 1512.00 | 40.00 | 605       |
| UBU2   | UTILITY BLDG UNFINISHED     | 216.00 | SF   | 6.25       | 1976     | 1976      | 1350.00 | 40.00 | 540       |

| Building Permits |             |            |            |        |      |             |             |         |  |
|------------------|-------------|------------|------------|--------|------|-------------|-------------|---------|--|
| Roll Year        | Permit ID   | Issue Date | Comp Date  | Amount | Type | Description | Review Date | CO Date |  |
| 2010             | 09-00000624 | 09-02-2009 | 04-06-2010 | 11,871 | 0002 | REROOF      | 04-06-2010  |         |  |

| Sales Information |           |           |            |     |      |         |            | Exemptions |             |      |        |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No     | Book/Page | Sale Date | Instr      | Q/U | Code | Vac/Imp | Sale Price | Code       | Description | Year | Amount |
| 2023121094        | 6220      | 0220      | 09-27-2023 | WD  | Q    | 01      | I          | 258,000    |             |      |        |
| 2023023886        | 6101      | 0565      | 02-22-2023 | WD  | U    | 19      | I          | 104,500    |             |      |        |
| 2021171139        | 5855      | 0233      | 12-07-2021 | PO  | U    | 11      | I          | 100        |             |      |        |
|                   | 1112      | 1758      | 06-01-1991 | WD  | U    | U       | I          | 39,000     |             |      |        |
|                   | 1054      | 2130      | 03-01-1990 | QC  | U    | U       | I          | 0          |             |      |        |
| Total             |           |           |            |     |      |         |            |            |             |      | 0.00   |

| Value Summary |            |            |              |              |            |             |            |             |               |  |
|---------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|--|
| Land Value    | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |  |
| 32,758        | 48,273     | 1,145      | 82,176       | 0            | 82176      | 0.00        | 82176      | 82176       | 82,176        |  |

**Parcel Notes**

88 NBHD CHANGED FROM 4240  
 04 EAG FROM 4 EJB 060304  
 05 LOC FROM 100 EJB 060905  
 05 QG FROM 200 EJB 061305  
 10FC SFR HAS NEW ROOF MHS 040610  
 21 INEZ LOWE MC CROSKEY 97 DECEASED 061921 STATE DEATH LIST FILE 2021116349 JLB 083121  
 21TR NOT DELIVERBALE AS ADDRESSED 1607 HIGH ST LEESBURG FL 34748 4831 AS 091021  
 22TR NOT DELIVERABLE AS ADDRESSED 1607 HIGH ST LEESBURG FL 34748 4831  
 5855/233 ORDER DET HX FOR EST OF INEZ LOWE MC CROSKEY PROP TO ET AL JAMA MC CROSKEY PHILLIPS AND KIMBERLY MC CROSKEY AND DEVON MC CROSKEY ONLY  
 6101/565 ET AL JAMA MC CROSKEY PHILLIPS AND KIMBERLY MC CROSKEY AND DEVON MC CROSKEY TO JOHNNY FORTUNE UNMARRIED AND ESTHER DORIMA UNMARRIED AND EDOUARD NORIUS MARRIED TIC  
 6220/220 JOHNNY FORTUNE UNMARRIED AND ESTHER DORIMA UNMARRIED AND EDOUARD NORIUS MARRIED TO RAFAEL GARCIA UNMARRIED AND ELSA PEAROSN UNARRIED TIC

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