



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **1457521**

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 #   | <b>2024-0809</b>   | County   | <b>Lake</b>                                  |
|  |  | Tax year   | <b>2024</b>                                  |
|  |  | Date received                                      | <b>9.12.24</b>                               |
| COMPLETED BY THE PETITIONER  |  |  |  |
| <b>PART 1. Taxpayer Information</b>  |  |  |  |
| Taxpayer name: <b>INV_HOME; STAR 2021-SFR2 BORROWER LP</b>   |  | Representative: <b>Ryan, LLC c/o Robert Peyton</b> |  |
| Mailing address for notices  | <b>Ryan, LLC<br/>16220 North Scottsdale Rd, Ste 650<br/>Scottsdale, AZ 85254</b> | Parcel ID and physical address or TPP account #    | <b>2719241700-00M-00600<br/>1911 HIGH ST</b> |
| Phone  | <b>954-740-6240</b>  | Email  | <b>ResidentialAppeals@ryan.com</b>           |
| The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.   |  |  |  |
| <input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.   |  |  |  |
| <input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)                     |  |  |  |
| <b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit   |  |  |  |
| <input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment   |  |  |  |
| <b>PART 2: Reason for Petition</b> Check one. If more than one, file a separate petition.  |  |  |  |
| <input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:  |  |  |  |
| <input type="checkbox"/> Denial of classification  |  |  |  |
| <input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)   |  |  |  |
| <input type="checkbox"/> Property was not substantially complete on January 1  |  |  |  |
| <input type="checkbox"/> Tangible personal property value (You must have timely filed a 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

|   |   |   |
|---|---|---|
| <b>Petition #</b> 2024-0809   | Alternate Key: 1457521                              | Parcel ID: 27-19-24-1700-00M-00600                        |
| <b>Petitioner Name</b> Ryan, LLC/o Robert Peyton<br>The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent<br><input type="checkbox"/> Other, Explain: | <b>Property Address</b><br>1911 HIGH ST<br>LEESBURG | <input type="checkbox"/> Check if Multiple Parcels        |
| <b>Owner Name</b> INV-HOME;Star 2021-SFR2 Borrower LP   | Value from TRIM Notice                              | Value before Board Action<br>Value presented by Prop Appr |
|   |   | Value after Board Action                                  |
| <b>1. Just Value, required</b>  | \$ 126,077  | \$ 126,077  |
| <b>2. Assessed or classified use value, *if applicable</b>  | \$ 126,077  | \$ 126,077  |
| <b>3. Exempt value, *enter "0" if none</b>  | \$ -  |   |
| <b>4. Taxable Value, *required</b>  | \$ 126,077  | \$ 126,077  |
| *All values entered should be county taxable values, School and other taxing authority values may differ.   |   |   |

**Last Sale Date** 10/17/2019      **Price:** \$95,000       Arm's Length     Distressed    Book 5360    Page 1959

| ITEM                 | Subject                  | Comparable #1  | Comparable #2  | Comparable #3  |
|----------------------|--------------------------|--|--|--|
| <b>AK#</b>           | 1457521                  | 1234484  | 1232180  | 1725747  |
| <b>Address</b>       | 1911 HIGH ST<br>LEESBURG | 1903 HIGH ST<br>LEESBURG   | 1712 HIGH ST<br>LEESBURG   | 1513 W LINE ST<br>LEESBURG   |
| <b>Proximity</b>     |                          | .01 mi   | .2 mi  | .3 mi  |
| <b>Sales Price</b>   |                          | \$177,000  | \$180,000  | \$175,000  |
| <b>Cost of Sale</b>  |                          | -15%   | -15%   | -15%   |
| <b>Time Adjust</b>   |                          | 4.40%  | 2.00%  | 2.80%  |
| <b>Adjusted Sale</b> |                          | \$158,238  | \$156,600  | \$153,650  |
| <b>\$/SF FLA</b>     | \$116.74 per SF          | \$201.83 per SF  | \$163.13 per SF  | \$189.69 per SF  |
| <b>Sale Date</b>     |                          | 1/25/2023  | 7/10/2023  | 5/17/2023  |
| <b>Terms of Sale</b> |                          | <input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed | <input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed | <input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed |

| Value Adj.            | Description | Description | Adjustment | Description | Adjustment | Description | Adjustment |
|-----------------------|-------------|-------------|------------|-------------|------------|-------------|------------|
| <b>Fla SF</b>         | 1,080       | 784         | 14800      | 960         | 6000       | 810         | 13500      |
| <b>Year Built</b>     | 1956        | 1952        |            | 1965        |            | 1952        |            |
| <b>Constr. Type</b>   | BLK         | BLK         |            | BR/BLK/STU  | -10000     | BLK         |            |
| <b>Condition</b>      | VG          | VG          |            | VG          |            | VG          |            |
| <b>Baths</b>          | 1.0         | 1.0         |            | 1.1         | -2500      | 1.0         |            |
| <b>Garage/Carport</b> | CPF 1.0     | CPF 1.0     |            | CPF 1.0     |            | CPF 1.0     |            |
| <b>Porches</b>        | OPF/OPF     | OPF/STF     |            | OPF/STF     |            | EPF         |            |
| <b>Pool</b>           | N           | N           | 0          | N           | 0          | N           | 0          |
| <b>Fireplace</b>      | 0           | 0           | 0          | 0           | 0          | 0           | 0          |
| <b>AC</b>             | Central     | Central     | 0          | Central     | 0          | None        | 10000      |
| <b>Other Adds</b>     | STF         |             |            |             |            | SPF/SPF     | -15000     |
| <b>Site Size</b>      | LOT         | LOT         |            | XL LOT      | -10000     | LOT         |            |
| <b>Location</b>       | NBHD        | NBHD        |            | NBHD        |            | NBHD        |            |
| <b>View</b>           | House       | House       |            | House       |            | House       |            |

|                         |              |                  |                  |                  |                  |                  |                  |                  |
|-------------------------|--------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
|                         |              | Net Adj. 9.4%    | 14800            | -Net Adj. 10.5%  | -16500           | Net Adj. 5.5%    | 8500             |                  |
|                         |              | Gross Adj. 9.4%  | 14800            | Gross Adj. 18.2% | 28500            | Gross Adj. 25.1% | 38500            |                  |
| <b>Adj. Sales Price</b> | Market Value | <b>\$126,077</b> | Adj Market Value | <b>\$173,038</b> | Adj Market Value | <b>\$140,100</b> | Adj Market Value | <b>\$162,150</b> |
|                         | Value per SF | 116.74           |                  |                  |                  |                  |                  |                  |

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.

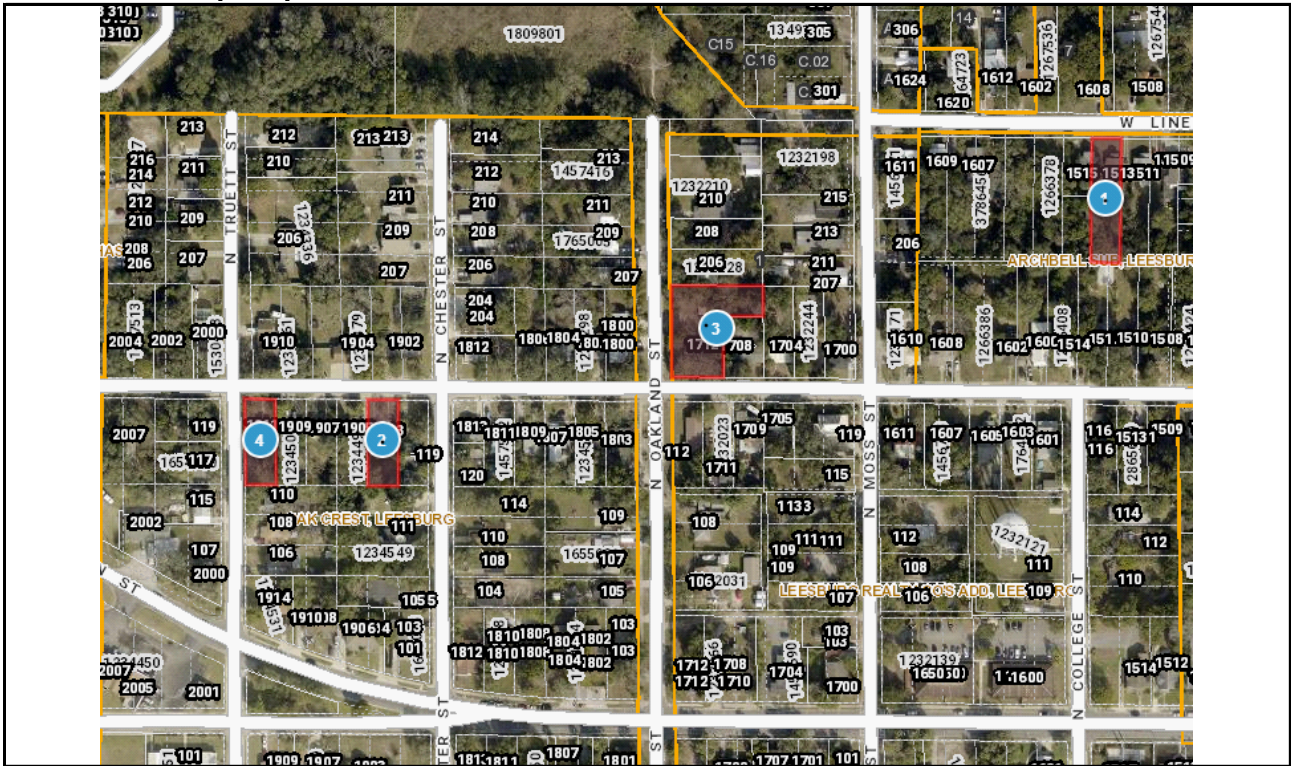
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

2024-0809 Comp Map



| Bubble # | Comp #  | Alternate Key | Parcel Address             | Distance from Subject(mi.) |
|----------|---------|---------------|----------------------------|----------------------------|
| 1        | subject | 1457521       | 1911 HIGH ST<br>LEESBURG   | -                          |
| 2        | comp 1  | 1234484       | 1903 HIGH ST<br>LEESBURG   | .01 mi                     |
| 3        | comp 2  | 1232180       | 1712 HIGH ST<br>LEESBURG   | .2 mi                      |
| 4        | comp 3  | 1725747       | 1513 W LINE ST<br>LEESBURG | .3 mi                      |
| 5        |         |               |                            |                            |
| 6        |         |               |                            |                            |
| 7        |         |               |                            |                            |
| 8        |         |               |                            |                            |
|          |         |               |                            |                            |

Alternate Key 1457521  
 Parcel ID 27-19-24-1700-00M-00600

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

2024-0809 Subject  
 PRC Run: 12/17/2024 By

Card # 1 of 1

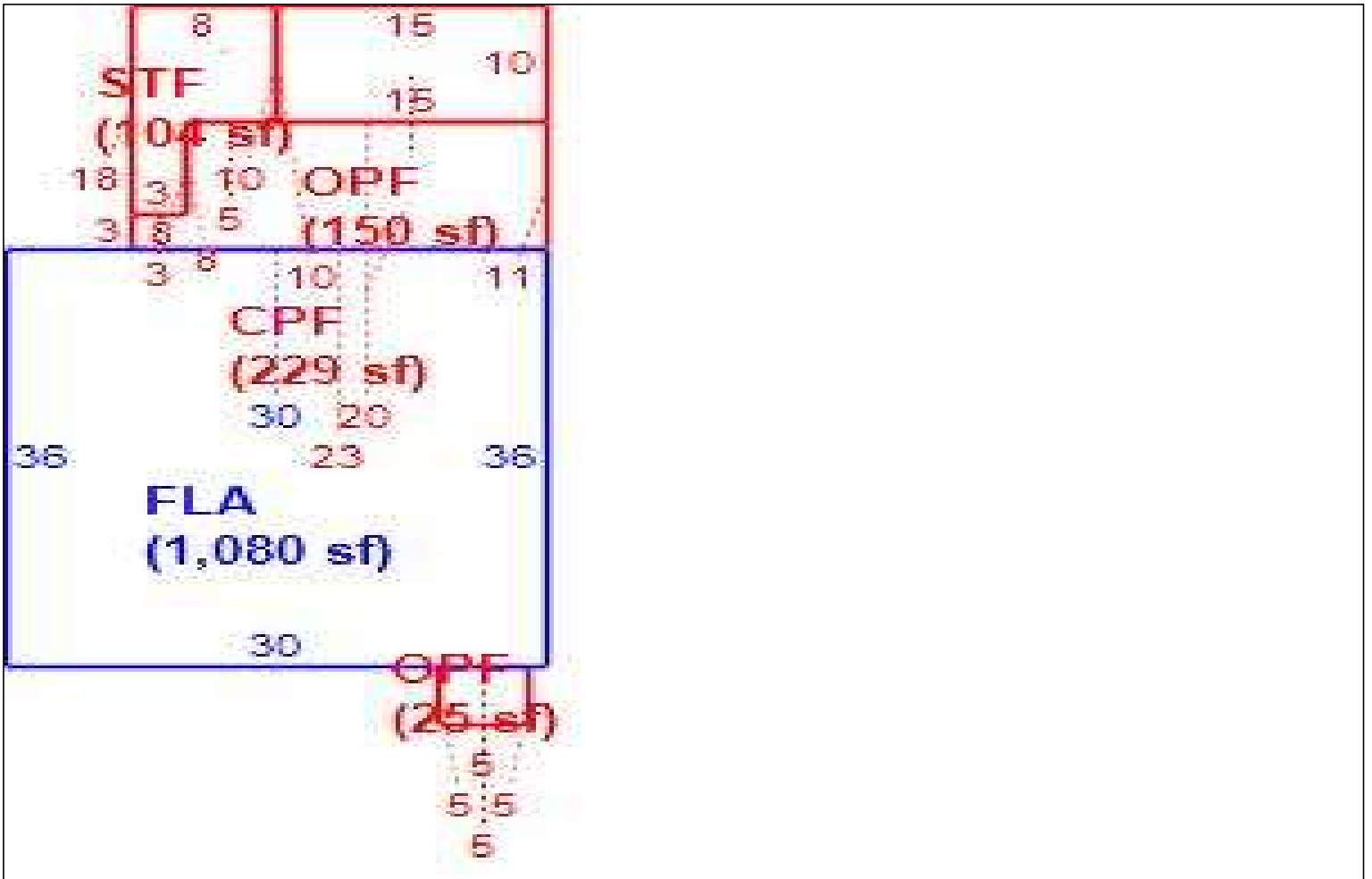
| Current Owner              |    |       |
|----------------------------|----|-------|
| STAR 2021-SFR2 BORROWER LP |    |       |
| 591 W PUTNAM AVE           |    |       |
| GREENWICH                  | CT | 06830 |

| Property Location         |               |                 |           |
|---------------------------|---------------|-----------------|-----------|
| Site Address 1911 HIGH ST |               |                 |           |
| LEESBURG FL 34748         |               |                 |           |
| Mill Group                | 000L          | NBHD            | 0673      |
| Property Use              |               | Last Inspection |           |
| 00100                     | SINGLE FAMILY | TRF             | 01-01-202 |

**Legal Description**  
 LEESBURG, OAK CREST LOT 6 BLK M PB 4 PG 58 ORB 5360 PG 1959 ORB 5864 PG 1527

| 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    | 140   |           | 7,000.00 FD       | 500.00     | 1.0277       | 1.50       | 1.000      | 1.000                 | 0         | 38,539     |  |        |
| Total Acres      |          |       |       | 0.16      | JV/Mkt            |            |              |            | 0          | Total Adj JV/Mkt      |           |            |  | 38,539 |
| Classified Acres |          |       |       | 0         | Classified JV/Mkt |            |              |            | 38,539     | Classified Adj JV/Mkt |           |            |  | 0      |

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 90,245 Deprec Bldg Value 87,538 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   | 3  |
| CPF                | CARPOT FINISHED      | 0          | 229       | 0        | 1956               | 1080           | 70.31     | No Stories          | 1.00 | Full Baths | 1  |
| FLA                | FINISHED LIVING AREA | 1,080      | 1,080     | 1080     |                    |                |           | Quality Grade       | 550  | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 175       | 0        | 90,245             |                |           | Wall Type           | 02   | Heat Type  | 6  |
| STF                | STORAGE ROOM FINIS   | 0          | 104       | 0        |                    |                |           | Foundation          | 3    | Fireplaces | 0  |
| TOTALS             |                      | 1,080      | 1,588     | 1,080    |                    |                |           | Functional Obsol    | 0    |            |    |
|                    |                      |            |           |          | Building RCNLD     | 87,538         |           | Roof Cover          | 3    | Type AC    | 03 |

Alternate Key 1457521  
 Parcel ID 27-19-24-1700-00M-00600

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

2024-0809 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             | SALE        | 01-01-2019 | 05-06-2020 | 1      | 0099 | CHECK VALUE         | 05-06-2020  |         |  |
| 2011             | VALUE       | 12-31-2010 | 04-19-2011 | 1      | 0008 | CHECK VALUE         | 04-19-2011  |         |  |
| 2010             | 09-00000218 | 03-31-2009 | 04-06-2010 | 600    | 0002 | ELECT PANEL UPGRADE | 04-06-2010  |         |  |
| 2008             | SALE        | 01-01-2007 | 02-28-2008 | 1      | 0000 | CHECK VALUES        | 02-28-2008  |         |  |
| 2004             | SALE        | 01-01-2003 | 04-13-2004 | 1      | 0000 | CHECK VALUE         |             |         |  |
| 2000             | 1           | 01-01-1999 | 07-01-1999 | 1      | 0000 | CK VALUE            |             |         |  |

| Sales Information |           |            |       |     |      |         |            | Exemptions |             |      |        |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No     | Book/Page | Sale Date  | Instr | Q/U | Code | Vac/Imp | Sale Price | Code       | Description | Year | Amount |
| 2021178002        | 5864 1527 | 12-02-2021 | WD    | U   | 11   | I       | 100        |            |             |      |        |
| 2020062202        | 5484 0091 | 03-03-2020 | WD    | U   | 11   | I       | 100        |            |             |      |        |
| 2019118711        | 5360 1959 | 10-17-2019 | WD    | Q   | Q    | I       | 95,000     |            |             |      |        |
| 2018026396        | 5076 1445 | 02-27-2018 | QC    | U   | U    | I       | 100        |            |             |      |        |
| 2018026395        | 5076 1443 | 02-22-2018 | QC    | U   | U    | I       | 100        |            |             |      |        |
| 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 |  |
| 38,539        | 87,538     | 0          | 126,077      | 0            | 126077     | 0.00        | 126077     | 126077      | 126,077       |  |

**Parcel Notes**

88 NBHD CHANGED FROM 4242  
 1332/1080 ESTHER MC NOWN TO MAXINE G GOGGIN SINGLE ONLY  
 1628/778 DEED TITLED DEED FOR FLORIDA ANDREW M CUOMO SEC OF DEPT OF HOUSING & URBAN DEVELOPMENT OF WASHINGTON DC TO ET AL PERRY E & TERRI J BLESSING HW AND LEROY E & EDNA M BLESSING HW ONLY  
 00FC SFR IS IN GOOD OVERALL CONDITION EAG FROM 4 QG FROM 350 COND FROM 2 EJB 070199  
 2409/1941 LESLIE EBANKS MARRIED  
 04FC SKETCH OK ADD AC EJB 041304  
 08FC QG FROM 350 EJE 022808  
 10FC ELEC UPGRADE TO PANEL COMPLETED MHS 040610  
 11FC LOC FROM 115 EAG FROM 2 COND FROM 3 QG FROM 500 MHS 041911  
 4629/1541 DEED IN LIEU OF FORECLOSURE OTTO E BEYER ENTERPRISES INC TO ET AL JERRY & KAREN WINKLER JTROS 91PCT AND JOHN DIXON AND HILDA DIXON CO TTEES OF THE JOHN D DIXON REVC LIV TRS DTD 120602 9PCT ONLY  
 15X COURTESY HX CARD SENT 062215  
 4700/855 DEED IN LIEU OF FORECLOSURE JOHN DIXON AND HILDA DIXON CO TTEES DEEDS THEIR 9PCT TO JERRY OR KAREN WINKLER HW  
 16X COURTESY HX CARD SENT 112415  
 16X COURTESY HX CARD SENT 012716  
 5076/1443 JERRY WINKLER TO KAREN WINKLER MARRIED  
 5076/1445 KAREN WINKLER ENHANCED LE REM SCOTT ALAN WINKLER SINGLE AND STEVEN CHRISTOPHER WINKLER MARRIED JTWROS  
 5360/1959 KAREN WINKLER TO SFR ORLANDO OWNER 1 LP  
 20 MLS G5019047 SFR WELL MAINTAINED SPJ 120519  
 20 EAG FROM 5 COND FROM 2 SPJ 120519  
 5484/91 CORRECTIVE DEED FOR ORB 5360/1959 TO CORRECT GRANTEES NAME BUT HAS SAME NAME SFR ORLANDO OWNER 1 LP  
 5864/1527 M SALE INCL AK1354293 AK1290821 AK1352584 AK1346045 AK1655889 AK1751985 AK1457521 AK1651425 AK3438655 SFR ORLANDO OWNER 1 LP TO STAR 2021-SFR2 BORROWER LP

\*\*\*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 1234484  
Parcel ID 27-19-24-1700-00M-00200

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

2024-0809 Comp 1  
PRC Run: 12/17/2024 By  
Card # 1 of 1

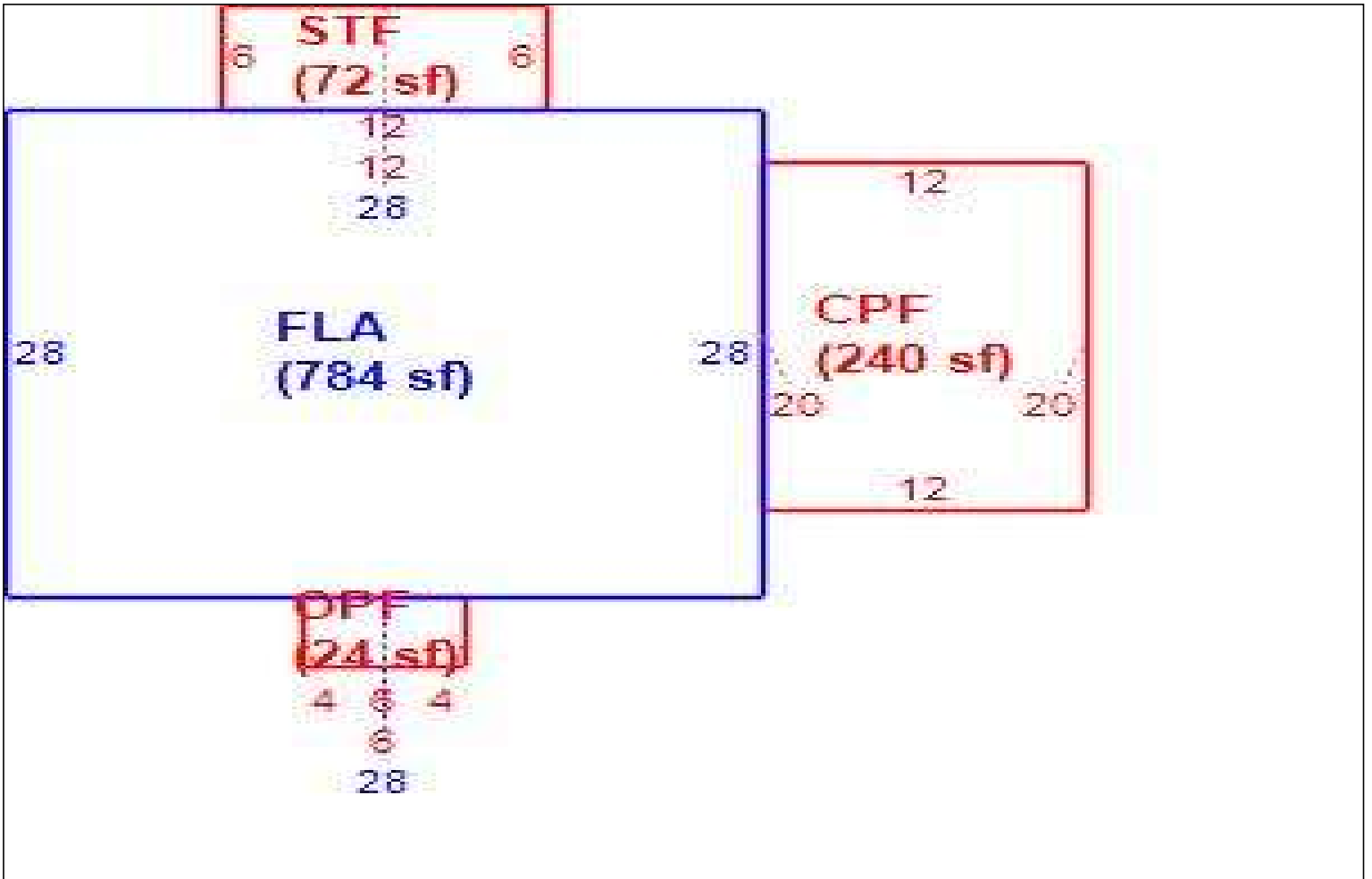
| Current Owner                   |    |       |
|---------------------------------|----|-------|
| NAVE JOSEPH AND ALYSSA TORRENCE |    |       |
| 1903 HIGH ST                    |    |       |
| LEESBURG                        | FL | 34748 |

| Property Location         |               |                 |           |
|---------------------------|---------------|-----------------|-----------|
| Site Address 1903 HIGH ST |               |                 |           |
| LEESBURG FL 34748         |               |                 |           |
| Mill Group                | 000L          | NBHD            | 0673      |
| Property Use              |               | Last Inspection |           |
| 00100                     | SINGLE FAMILY | TRF             | 01-01-202 |

**Legal Description**  
LEESBURG, OAK CREST LOT 2 BLK M PB 4 PG 58 ORB 6085 PG 626

| 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    | 140   |           | 7,000.00 FD       | 500.00     | 1.0277       | 1.50       | 1.000      | 1.000                 | 0         | 38,539     |  |        |
| Total Acres      |          |       |       | 0.16      | JV/Mkt            |            |              |            | 0          | Total Adj JV/Mkt      |           |            |  | 38,539 |
| Classified Acres |          |       |       | 0         | Classified JV/Mkt |            |              |            | 38,539     | Classified Adj JV/Mkt |           |            |  | 0      |

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 67,612 Deprec Bldg Value 45,300 Multi Story 0



| Building Sub Areas |                      |            |           |          | Building Valuation |                |           | Construction Detail |           |        |                  |                |               |      |            |    |
|--------------------|----------------------|------------|-----------|----------|--------------------|----------------|-----------|---------------------|-----------|--------|------------------|----------------|---------------|------|------------|----|
| Code               | Description          | Living Are | Gross Are | Eff Area | Year Built         | Effective Area | Base Rate | Building RCN        | Condition | % Good | Functional Obsol | Building RCNLD | Imp Type      | R1   | Bedrooms   | 2  |
| CPF                | CARPOT FINISHED      | 0          | 240       | 0        | 1952               | 784            | 70.31     | 67,612              | F         | 67.00  | 0                | 45,300         | No Stories    | 1.00 | Full Baths | 1  |
| FLA                | FINISHED LIVING AREA | 784        | 784       | 784      |                    |                |           |                     |           |        |                  |                | Quality Grade | 550  | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 24        | 0        |                    |                |           |                     |           |        |                  |                | Wall Type     | 02   | Heat Type  | 6  |
| STF                | STORAGE ROOM FINIS   | 0          | 72        | 0        |                    |                |           |                     |           |        |                  |                | Foundation    | 3    | Fireplaces | 0  |
| TOTALS             |                      | 784        | 1,120     | 784      |                    |                |           |                     |           |        |                  |                | Roof Cover    | 3    | Type AC    | 03 |



Alternate Key 1234484  
 Parcel ID 27-19-24-1700-00M-00200

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

2024-0809 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 |  |
| 2005             | SALE      | 01-01-2004 | 04-28-2005 | 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 |  |
| 2023010309        | 6085 0626 | 01-25-2023 | WD    | Q   | 01   | I       | 177,000    |      |             |      |        |  |
| 2022076940        | 5968 0619 | 05-17-2022 | WD    | Q   | 01   | I       | 95,000     |      |             |      |        |  |
|                   | 4439 0277 | 01-10-2014 | WD    | U   | U    | I       | 27,000     |      |             |      |        |  |
|                   | 4413 0814 | 10-29-2013 | CT    | U   | U    | I       | 100        |      |             |      |        |  |
|                   | 2733 1397 | 12-28-2004 | WD    | Q   | Q    | I       | 59,900     |      |             |      |        |  |
| 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 |  |
| 38,539        | 45,300     | 0          | 83,839       | 0            | 83839      | 0.00        | 83839      | 83839       | 83,839        |  |

**Parcel Notes**

88 NBHD CHANGED FROM 4242  
 04 EAG FROM 3 EJP 060304  
 2733/1397 TROY H HOOKS JR MARRIED AND CHASITY M HOOKS SINGLE ONLY  
 05FC ADD OFP3 SBF4 NPA SIZE SBF4 ESTIMATED DUE TO DOG ADD AC QG FROM 375 LOC FROM 100 EJP 042805  
 05TR TRIM RETURNED PUT IN WRONG BOX NO ADDRESS CHANGE DJH 082905  
 09TR NOT DELIVERABLE AS ADDRESSED 1903 HIGH ST LEEBURG FL 34748 4703  
 11TR KEYED FORWARDING ADDR OF 5040 HOPERITA ST ORLANDO FL 32812 8667  
 4413/814 CT VS TROY H HOOKS JR ET AL SOLD TO HSBC BANK NA TTEE  
 4439/277 HSBC BANK NA TTEE TO MARBEL INVESTMENTS INC  
 5968/619 MARBEL INVESTMENTS INC TO MEADOWLARK INVESTMENT GROUP LLC  
 6085/626 MEADOWLARK INVESTMENT GROUP LLC TO JOSEPH NAVE SINGLE AND ALYSSA TORRENCE SINGLE JTWROS

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Alternate Key 1232180  
Parcel ID 27-19-24-1500-00H-00001

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

2024-0809 Comp 2  
PRC Run: 12/17/2024 By

Card # 1 of 1

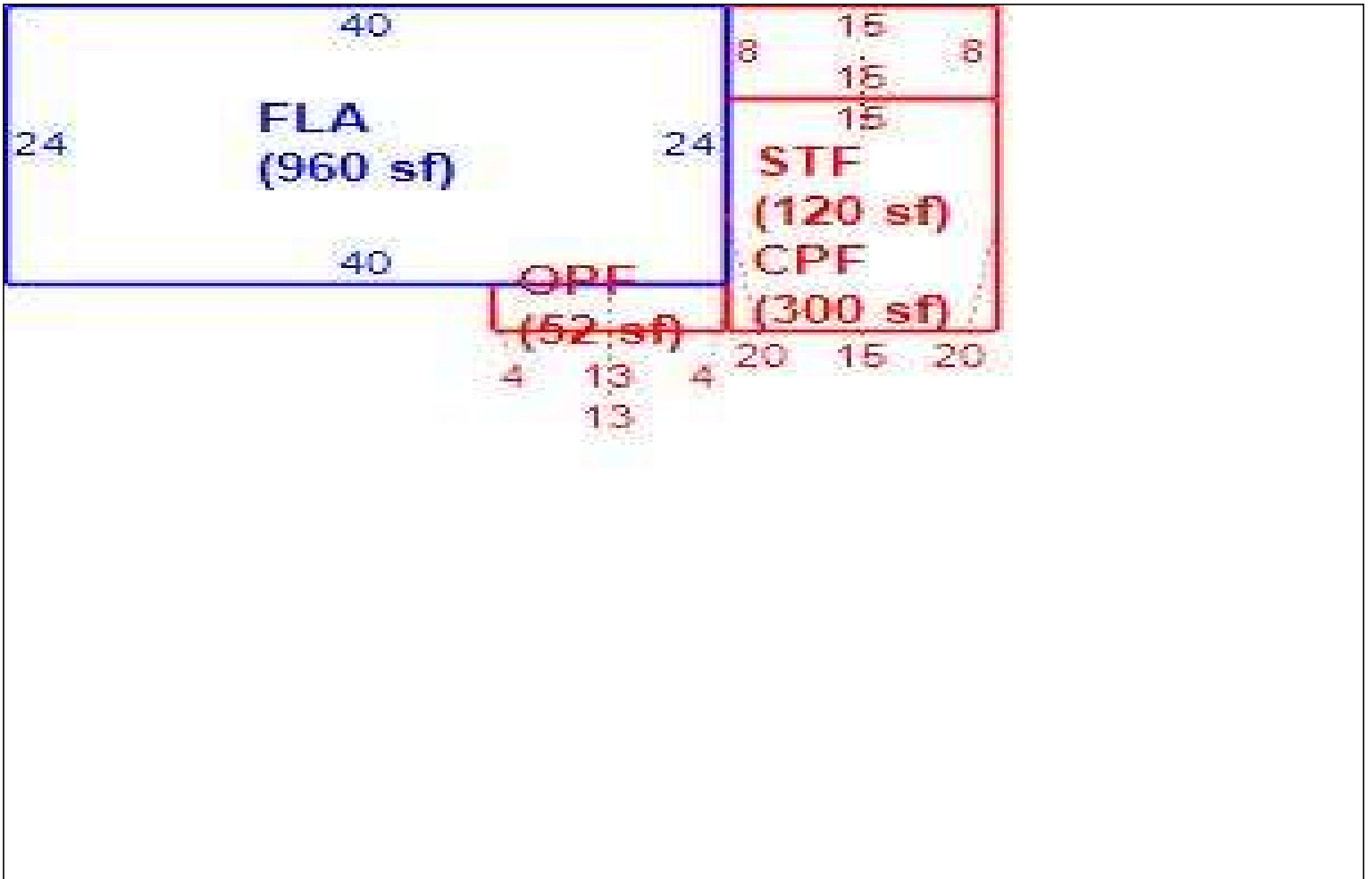
| Current Owner                |    |       |
|------------------------------|----|-------|
| RAIMONDI ANTONIO R & SARAH M |    |       |
| 1712 HIGH ST                 |    |       |
| LEESBURG                     | FL | 34748 |

| Property Location         |               |                 |           |
|---------------------------|---------------|-----------------|-----------|
| Site Address 1712 HIGH ST |               |                 |           |
| LEESBURG FL 34748         |               |                 |           |
| Mill Group                | 000L          | NBHD            | 0673      |
| Property Use              |               | Last Inspection |           |
| 00100                     | SINGLE FAMILY | TRF             | 01-01-202 |

**Legal Description**  
LEESBURG, LSBG REALTY CO'S ADD W 150 FT OF S 150 FT, BLK H --LESS E 65.5 FT OF S 100 FT--PB 2 PG 6 ORB 6193 PG 2434

| 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     | 84    | 150   |           | 12,600.00         | FD         | 500.00       | 1.0554     | 2.00       | 1.000                 | 0         | 88,654     |  |         |
| 2                | 0100     | 67    | 50    |           | 3,350.00          | FD         | 500.00       | 0.5615     | 1.00       | 1.000                 | 0         | 18,810     |  |         |
| Total Acres      |          |       |       | 0.37      | JV/Mkt            |            |              |            | 0          | Total Adj JV/Mkt      |           |            |  | 107,464 |
| Classified Acres |          |       |       | 0         | Classified JV/Mkt |            |              |            | 107,464    | Classified Adj JV/Mkt |           |            |  | 0       |

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 61,223 Deprec Bldg Value 52,652 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   |    |  |
| CPF                | CARPORIT FINISHED    | 0          | 300       | 0        | 1965               | 960            | 50.22     | No Stories          | 1.00 | Full Baths | 2  |  |
| FLA                | FINISHED LIVING AREA | 960        | 960       | 960      |                    |                |           | Quality Grade       | 300  | Half Baths | 1  |  |
| OPF                | OPEN PORCH FINISHE   | 0          | 52        | 0        | 61,223             |                |           | Wall Type           | 03   | Heat Type  | 6  |  |
| STF                | STORAGE ROOM FINIS   | 0          | 120       | 0        |                    |                |           | Foundation          | 3    | Fireplaces | 0  |  |
| TOTALS             |                      | 960        | 1,432     | 960      |                    |                |           | Roof Cover          | 3    | Type AC    | 03 |  |

Alternate Key 1232180  
 Parcel ID 27-19-24-1500-00H-00001

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

2024-0809 Comp 2  
 PRC Run: 12/17/2024 By  
 Card # 1 of 1

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

| <b>Building Permits</b> |           |            |           |        |      |             |             |         |  |
|-------------------------|-----------|------------|-----------|--------|------|-------------|-------------|---------|--|
| Roll Year               | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date |  |
|                         |           |            |           |        |      |             |             |         |  |

| <b>Sales Information</b> |           |           |            |     |      |         |            |         | <b>Exemptions</b> |             |      |        |
|--------------------------|-----------|-----------|------------|-----|------|---------|------------|---------|-------------------|-------------|------|--------|
| Instrument No            | Book/Page | Sale Date | Instr      | Q/U | Code | Vac/Imp | Sale Price |         | Code              | Description | Year | Amount |
| 2023098549               | 6193      | 2434      | 07-10-2023 | WD  | Q    | 01      | I          | 180,000 |                   |             |      |        |
|                          | 1908      | 1209      | 01-29-2001 | QC  | U    | U       | I          | 0       |                   |             |      |        |
|                          | 0977      | 0905      | 08-01-1988 | WD  | Q    | Q       | I          | 51,600  |                   |             |      |        |
|                          | 0737      | 1323      | 10-01-1981 | WD  | Q    | Q       | I          | 42,000  |                   |             |      |        |
| <b>Total</b>             |           |           |            |     |      |         |            |         |                   |             |      | 0.00   |

| <b>Value Summary</b> |            |            |              |              |            |             |            |             |               |  |
|----------------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|--|
| Land Value           | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |  |
| 107,464              | 52,652     | 0          | 160,116      | 0            | 160116     | 0.00        | 160116     | 160116      | 160,116       |  |

**Parcel Notes**

88 NBHD CHGD FROM 4240  
 1908/1209 M AILEEN GREEN NKA M AILEEN BELL TO M AILEEN GREEN NKA M AILEEN BELL AND MILTON BELL JR HW  
 03FC SFR IS BRICK EXT FROM 02 SBF02 TO SCF EJB 052903  
 08X REMOVED BY M AILEEN & MILTON BELL  
 6193/2432 MILTON GREY BELL JR 82 DECEASED 021023 DC  
 6193/2434 AILEEN GREEN BELL FKA M AILEEN GREEN FKA M AILEEN BELL TO ANTONIO R & SARAH M RAIMONDI HW

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Alternate Key 1725747  
Parcel ID 27-19-24-0200-001-00700

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

2024-0809 Comp 3  
PRC Run: 12/17/2024 By

Card # 1 of 1

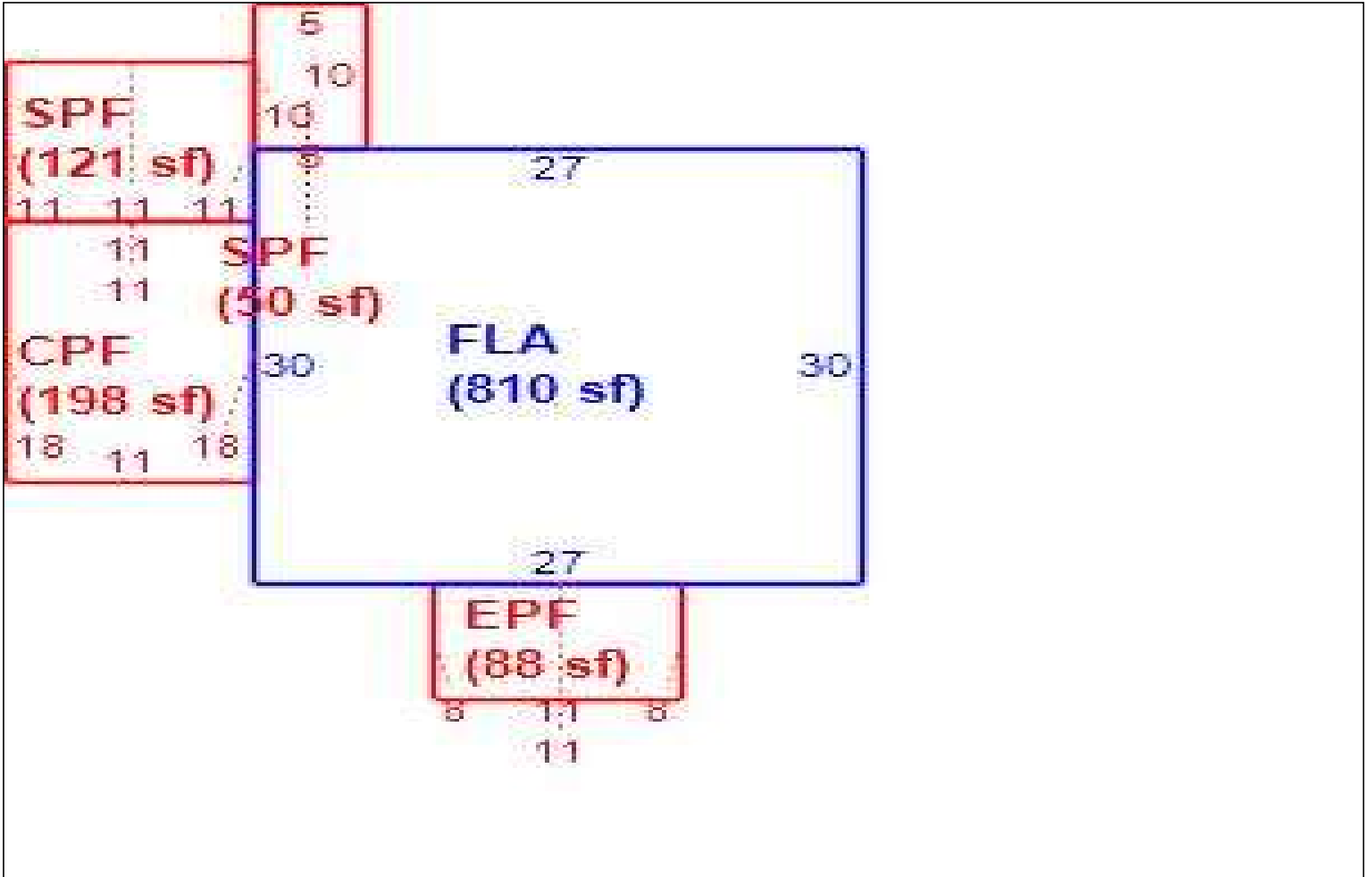
| Current Owner   |    |       |
|-----------------|----|-------|
| HAMPTON KENGELA |    |       |
| 1513 W LINE ST  |    |       |
| LEESBURG        | FL | 34748 |

| Property Location           |               |                 |           |
|-----------------------------|---------------|-----------------|-----------|
| Site Address 1513 W LINE ST |               |                 |           |
| LEESBURG FL 34748           |               |                 |           |
| Mill Group                  | 00L3          | NBHD            | 0680      |
| Property Use                |               | Last Inspection |           |
| 00100                       | SINGLE FAMILY | TRF             | 01-01-202 |

**Legal Description**  
LEESBURG, ARCHBELL SUB LOT 7, BLK 1 & N 1/2 OF VACATED 12 FT ALLEY LYING S OF LOT 7 BLK 1 PB 10 PG 5 ORB 6145 PG 1412

| 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     | 48    | 205   |                   | 9,840.00 FD | 124.00     | 1.3100       | 2.00                  | 1.000      | 1.000       | 0         | 15,594     |  |
| Total Acres      |          | 0.23  |       | JV/Mkt            |             | 0          |              | Total Adj JV/Mkt      |            | 15,594      |           |            |  |
| Classified Acres |          | 0     |       | Classified JV/Mkt |             | 15,594     |              | Classified Adj JV/Mkt |            | 0           |           |            |  |

| Sketch                   |       |               |                         |
|--------------------------|-------|---------------|-------------------------|
| Bldg 1                   | Sec 1 | of 1          | Replacement Cost 65,062 |
| Deprec Bldg Value 55,953 |       | 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  |
| CPF                | CARPORIT FINISHED    | 0          | 198       | 0        | 1952               | 810            | 65.29     | No Stories          | 1.00 | Full Baths | 1  |
| EPF                | ENCLOSED PORCH FIN   | 0          | 88        | 0        |                    |                |           | Quality Grade       | 500  | Half Baths | 0  |
| FLA                | FINISHED LIVING AREA | 810        | 810       | 810      | 65,062             |                |           | Wall Type           | 02   | Heat Type  | 6  |
| SPF                | SCREEN PORCH FINIS   | 0          | 171       | 0        |                    |                |           | Foundation          | 3    | Fireplaces | 0  |
| TOTALS             |                      | 810        | 1,267     | 810      |                    |                |           | Functional Obsol    | 0    |            |    |
|                    |                      |            |           |          | Building RCNLD     | 55,953         |           | Roof Cover          | 2    | Type AC    | 01 |

Alternate Key 1725747  
 Parcel ID 27-19-24-0200-001-00700

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

2024-0809 Comp 3  
 PRC Run: 12/17/2024 By  
 Card # 1 of 1

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

| <b>Building Permits</b> |           |            |           |        |      |             |             |         |  |
|-------------------------|-----------|------------|-----------|--------|------|-------------|-------------|---------|--|
| Roll Year               | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |
|                         |           |            |           |        |      |             |             |         |  |

| <b>Sales Information</b> |           |            |       |     |      |         |            |      | <b>Exemptions</b>    |      |           |  |
|--------------------------|-----------|------------|-------|-----|------|---------|------------|------|----------------------|------|-----------|--|
| Instrument No            | Book/Page | Sale Date  | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description          | Year | Amount    |  |
| 2023059763               | 6145 1412 | 05-17-2023 | WD    | Q   | 01   | I       | 175,000    | 039  | HOMESTEAD            | 2024 | 25000     |  |
| 2023026100               | 6103 2291 | 03-07-2023 | WD    | Q   | 01   | I       | 120,000    | 059  | ADDITIONAL HOMESTEAD | 2024 | 21547     |  |
| 2022122439               | 6022 1003 | 09-08-2022 | WD    | Q   | 01   | I       | 82,500     |      |                      |      |           |  |
|                          | 4689 2195 | 09-24-2015 | WD    | U   | U    | I       | 26,000     |      |                      |      |           |  |
|                          | 4620 2291 | 04-22-2015 | CT    | U   | U    | I       | 100        |      |                      |      |           |  |
| <b>Total</b>             |           |            |       |     |      |         |            |      |                      |      | 46,547.00 |  |

| <b>Value Summary</b> |            |            |              |              |            |             |            |             |               |  |
|----------------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|--|
| Land Value           | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |  |
| 15,594               | 55,953     | 0          | 71,547       | 0            | 71547      | 46,547.00   | 25000      | 46547       | 71,547        |  |

**Parcel Notes**

88 NBHD CHANGED FROM 4229  
 986/845 ORD 88-36 CLOSES ROADWAY ADDS TO 1991 VALUE  
 96 MARY H PONDS DECEASED 040696 NEWS  
 1499/1663 FRANK D PONDS TO DARRELL A BRYAN  
 03FC UPDATE AREA EJB 052903  
 06X DARRELL A BRYAN 65 DECEASED 041506 FL DEATH LIST  
 12 NO PRO RECORDED JD 032912  
 13TR NOT DELIVERABLE AS ADDRESSED 1513 W LINE ST LEESBURG FL 34748 4839  
 4620/2291 CT VS MARCILINE THOMPSON AND MAVIS P EDMONDSON & UNKNOWN HEIRS DEVISESES GRANTEEES ASSIGNED CREDITORS OR LIENORS OF DARREL A BRYAN DECEASED PROP SOLD TO WILMINGTON SAVINGS FUND SOCIETY FSB DBA CHRISTIANA TRUST TTEE  
 4689/2195 WILMINGTON TRUST SAVINGS FUND SOCIETY FSB DBA CHRISTIANA TRUST TTEE TO EJ WILLIAMS GROUP LLC  
 6022/1003 EJ WILLIAMS GROUP LLC TO SYNERGY HOME BUYERS LLC  
 6103/2291 SYNERGY HOME BUYERS LLC TO JAMES SPARKMAN THE AGENT LLC  
 6145/1412 JAMES SPARKMAN THE AGENT LLC TO KENGELA HAMPTON SINGLE  
 24CC EFILE HX APP CP 011524

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