

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Rule 12D-16.002 F.A.C.

Eff. 11/23 Page 1 of 3

DR-486 R. 11/23

Section 194.011, Florida Statutes 1234522

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

incorporated, by re-				ALLEONALD W	/A(3)
Petition# 20	A. I ACUA	County Lake		ax year 2024	Date received 9-/2-24
		OMPLETEDBYT	HE PENNIONER		
PART 1. Taxpaye		Wayter are given		A PAGE 1	
Taxpayer name: IN	/_HOME; STAR 2021-SFR1 BOF	RROWER LP	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale I Scottsdale, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	27-19-24-170 108 N TRUE	
Phone 954-740-6	240		Email	ResidentialA	opeals@ryan.com
	to receive information is by				
	petition after the petition de at support my statement.	eadline. I have attac	ched a statement o	f the reasons I	filed late and any
your evidence t		rd clerk. Florida law a	allows the property a	appraiser to cro	st submit duplicate copies of ss examine or object to your s if you were present.)
	☑ Res. 1-4 units☐ Industr ☐ Res. 5+ units ☐ Agricult	ial and miscellaneou ural or classified use	us∏ High-water red ☐ Vacant lots and		Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Petition Chec	k one. If more than	one, file a separa	ate petition.	
Denial of classi Parent/grandpa Property was no Tangible person return required by		n January 1 st have timely filed	☐ Denial for late (Include a date a ☐Qualifying impro	e-stamped cop evement (s. 193. control (s. 193.1	ption or classification y of application.)
determination 5 Enter the time		y similar. (s. 194.01 need to present you	1(3)(e), (f), and (g ur case. Most heari), F.S.) ngs take 15 mir	nty appraiser's nutes. The VAB is not bound he time needed for the entire
	s or I will not be available to	o attend on specific	dates. I have attac	ched a list of da	ates.
evidence directly to appraiser's eviden	to exchange evidence wit to the property appraiser a ce. At the hearing, you ha	t least 15 days befo ve the right to have	re the hearing and witnesses sworn.	make a writter	n request for the property
of your property re information redact	cord card containing infor	mation relevant to th	ne computation of	your current as	e property appraiser a copy sessment, with confidential d the property record card

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you a without attaching a completed power of attorney or authori Written authorization from the taxpayer is required for acceptallector.	zation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Complete part 4 if you are the taxpayer's or an affiliated er representatives.		ollowing licensed
am (check any box that applies):		
An employee of	(taxpayer or an affiliated	l 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 47	′5, Florida Statutes (license number).
A Florida certified public accountant licensed under Ch	apter 473, Florida Statutes (license num	nber).
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential inform	mation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have re-	filing this petition and of becoming an ag	gent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative no	ot listed in part 4 above.	
☐ I am a compensated representative not acting as one AND (check one)	•	oyees listed in part 4 above
☐-Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR ☐ the taxpayer's auth		
☐ I am an uncompensated representative filing this petiti	on AND (check one)	
the taxpayer's authorization is attached OR 🔲 the tax	payer's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential info	rmation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.		
Signature, representative	Print name	Date
L		

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	# 2024-0810			Alternate K	ey: 1234522	y: 1234522 Parcel ID:		00800-M00-00	
Petitioner Name	Ryan, LL	.C c/o Rober	t Peyton	Duanantu	400 N	DUETT OF	Check if Multiple Parcels		
The Petitioner is:	Taxpayer of Re	cord 🗸 Tax	payer's agent	Property Address		RUETT ST			
Other, Explain:				Address	LEC	SBURG			
	INV-HOME; Sta	rt 2021-SFR	1 Borrower LF	Value from	Value befor	e Board Actio	n		
				TRIM Notice		nted by Prop App	I Value atter Board Action		
1. Just Value, red	uired			\$ 154,4	17 \$	154,41	17		
2. Assessed or c	•	lue. *if appli	icable	\$ 154,4	1	154,41			
3. Exempt value,				\$	-	,			
4. Taxable Value,				\$ 154,4	17 \$	154,41	17		
*All values entered	d should be coun	ty taxable va	lues, School an	d other taxing	authority values	s may differ.			
Last Sale Date	8/30/2019	Pric	ce:\$11	4,900	Arm's Length	Distressed	Book <u>5335</u> F	Page <u>1654</u>	
ITEM	Subje	ct	Compar	able #1	Compara	able #2	Compara	able #3	
AK#	12345		1234		1232		17257		
Address	108 N TRUI LEESBU		1903 HI		1712 HI		1513 W L LEESB		
Proximity	22200), (O				<u> </u>	22232	0.10	
Sales Price			\$177,	000	\$180,	000	\$175,0	000	
Cost of Sale			-15		-15		-15°		
Time Adjust			4.40)%	2.00)%	2.80	%	
Adjusted Sale			\$158,	238	\$156,	600	\$153,6	650	
\$/SF FLA	\$120.45 p	oer SF	\$201.83	per SF	\$163.13	per SF	\$189.69	per SF	
Sale Date			1/25/2	2023	7/10/2	2023	5/17/2	023	
Terms of Sale			✓ Arm's Length [Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,282		784	24900	960	16100	810	23600	
Year Built	1958		1952		1965		1952		
Constr. Type	BLK		BLK		BE/BLK/STU	-10000	BLK		
Condition	VG		VG		VG		VG		
Baths	1.0		1.0		1.1	-2500	1.0		
Garage/Carport	NONE		CPF 1.0	-7500	CPF 1.0	-7500	CPF 1.0	-7500	
Porches	EPF		OPF/STF			OPF/STF	EPF		
Pool	N		N	0	N	0	N	0	
Fireplace	0		0	0	0	0	0	0	
AC Other Adde	Central		Central	0	Central	0	None	10000	
Other Adds	EPA LOT		LOT		XL LOT	-10000	LOT		
Site Size					NBHD	-10000	NBHD		
Location	NBHD		NBHD						
View	House		House		House		House		
			Net Adj. 11.0%	17400	-Net Adj. 8.9%	-13900	Net Adj. 17.0%	26100	
			Gross Adj. 20.5%		Gross Adj. 29.4%		Gross Adj. 26.7%		
Adj. Sales Price	Market Value	\$154,417	Adj Market Value	\$175,638	Adj Market Value	\$142,700	Adj Market Value	\$179,750	
Auj. Gales i lice	Value per SF	120.45							

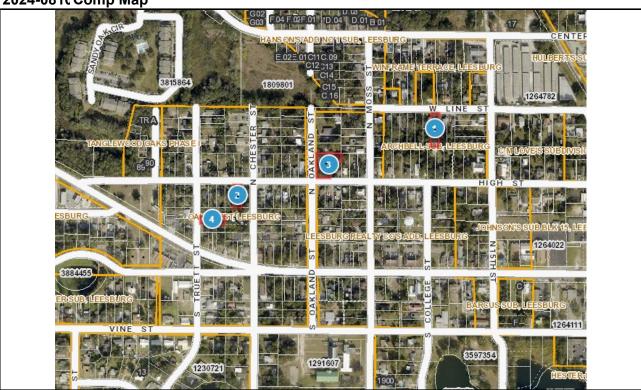
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0810 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	1234522	108 N TRUETT ST LEESBURG	_
2	comp 1	1234484	1903 HIGH ST LEESBURG	0
3	comp 2	1232180	1712 HIGH ST LEESBURG	0
4	comp 3	1725747	1513 W LINE ST LEESBURG	0
5				
6				
7				
8				

Parcel ID 27-19-24-1700-00M-00800

Current Owner

STAR 2021-SFR1 BORROWER LP C/O STARWOOD CAPITAL GROUP 591 W PUTNAM AVE

GREENWICH CT 06830

LCPA Property Record Card Roll Year 2025 Status: A 2024-0810 Subject PRC Run: 12/17/2024 By

Card # 1 of 1

Property Location

Site Address 108 N TRUETT ST

LEESBURG FL 34748 000L NBHD 0673

Mill Group 000L NBHD 0673

Property Use Last Inspection

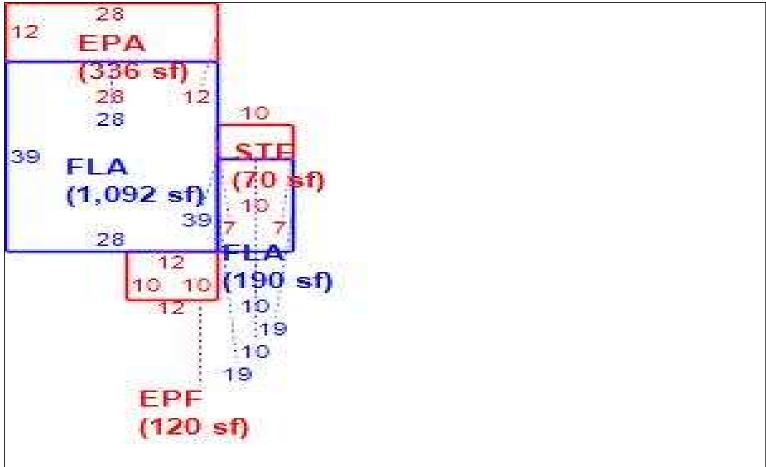
00100 SINGLE FAMILY TMP 01-01-202

Legal Description

LEESBURG, OAK CREST LOT 8 BLK M PB 4 PG 58 ORB 5665 PG 773

Lan	d Lines												
LL	Use Code	Front	Depth	Notes Adj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	50	150		7,500.00	FD	500.00	1.0554	1.50	1.000	1.000	0	39,578
				JV/M					l Adj JV/Mk			39,578	
Classified Acres 0 Classified JV/Mkt 39					kt 39	,5/8		Classified	d Adj JV/Mk	t		0	

SketchBldg 1 Sec 1 of 1Replacement Cost 117,661Deprec Bldg Value 114,131Multi Story 0



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1958	Imp Type	R1	Bedrooms	4
EPA EPF	ENCLOSED PORCH WO ENCLOSED PORCH FIN	0	336 120	0	Effective Area	1282	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA STORAGE ROOM FINIS	1,282	1,282 70	1282	Base Rate Building RCN	76.56 117.661	Quality Grade	600	Half Baths	0
011	OTOTAGE ROOMT INTO	Ü	70	O	Condition	EX	Wall Type	02	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	2	Fireplaces	0
	TOTALS	1,282	1,808	1,282	Building RCNLD	114,131	Roof Cover	3	Type AC	03

Alternate Key 1234522 Parcel ID 27-19-24-1700-00M-00800

LCPA Property Record Card Roll Year 2025 Status: A

2024-0810 Subject PRC Run: 12/17/2024

> Card# of

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
UBU1	UTILITY BLDG UNFINISHED	112.00	SF	4.00	1997	1997	448.00	40.00	179				
DEC1	DECK - WOOD	342.00	SF	3.09	1997	1997	1057.00	50.00	529				

				Build	ing Perr	mits			
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date
2020 2011 2005 2002 1998 1989	SALE VALUE 04-174 00001 9700268 88-430	01-01-2019 12-31-2010 02-26-2004 01-01-2001 04-18-1997 06-01-1988	05-06-2020 04-19-2011 02-28-2005 05-20-2002 12-01-1997 12-01-1988	Amount 1 1 1 10 1 1 6,550 600	0099 0008 0000	CHECK VALU CHECK VALU ELEC UPGRA CHECK VALU VINYL ROOM UTY	E E LDE CK IMPS E	05-06-2020 04-19-2011	CO Date
		Sale	es Information				Exe	mptions	

Instrument No			Sales Illioi Illation		Exemptions					
2019099240 5335 1654 08-30-2019 WD Q Q I 114,900 2016087008 4823 2359 08-15-2016 WD U M I 190,000 2492 0191 12-05-2003 NT U U U I 44,800	Instrument No	Book/Page	Sale Date Instr C	tr Q/U Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	2019099240	5335 1654 4823 2359 2492 0191	08-30-2019 WD 08-15-2016 WD 12-05-2003 NT	Q Q Q U M U U	- - - -	114,900 190,000				
Total								Total		0.00

				vaiue St	ımmary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
39.578	114.131	708	154.417	0	154417	0.00	154417	154417	154.417

88 NBHD CHANGED FROM 4242

98FC CHG SPF02 AND CPF03 TO EPBS ADD EPA05 UBU DEC EJB 041598

1941/1164 CAROLYN W POPE TO ASHLEY RICHARDS SINGLE

02FC EAG FROM 4 QG FROM 250 COULD NOT SEE REAR OF SFR WALL UNIT A/C EJB 052002

2329/2135 CT ASHLEY RICHARDS SOLD TO WASHINGTON MUTUAL BANK FA

2492/191 DEED NOT TITLED HUD TO OTTO E BEYER ENTERPRISES INC

05FC ADD AC EJB 022805

11FC LOC FROM 115 EAG FROM 2 QG FROM 500 MHS 041911

4823/2359 OTTO E BEYER ENTERPRISES INC TO GEORGE M ASBATE SINGLE

4823/2359 M SALE INCL AK1235839 AK1234522 AK1637627 AK1264057 AK1266408 AK1127360 AK1350042

16X COURTESY HX CARD SENT 092116

17X COURTESY HX CARD SENT 122216

5335/1654 GEORGE M ASBATE TO SFR ORLANDO OWNER 1 LP

20 MLS G5013041 SFR IN IMPROVED COND MANY UPDATES SPJ 100219

20 EAG FROM 2 COND FROM 2 BEDS FROM 3 EPB 3 LOOKS TO BE FLA FC TO VERIFY SPJ 100219

20IT EPB2 TO FLA2 QG FROM 300 SFR HAS HAD MAJOR RENO NOW LIKE NEW INSIDE ALL NEW KITCHEN BATHS FLOORING LIGHTING TMP 050620

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

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Parcel ID 27-19-24-1700-00M-00200 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0810 Comp 1 PRC Run: 12/17/2024 By

Card # of 1

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

Current Owner

NAVE JOSEPH AND ALYSSA TORRENCE

1903 HIGH ST

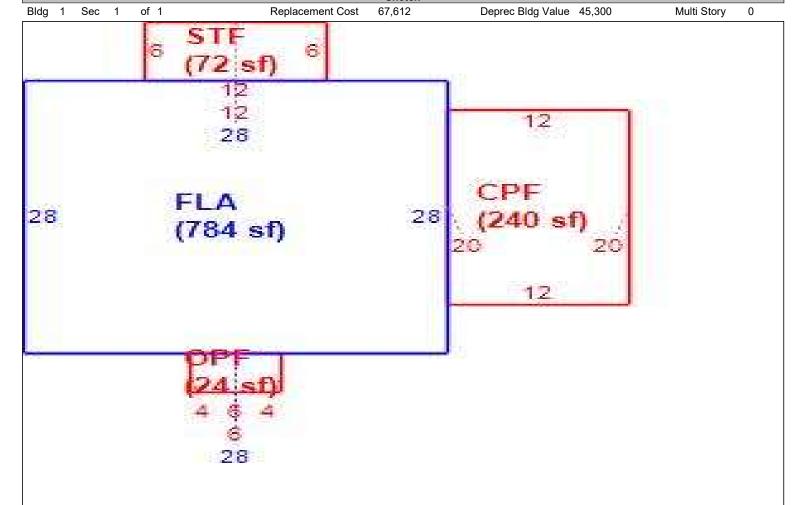
LEESBURG FL 34748

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 FI	D	500.00	1.0277	1.50	1.000	1.000	0	38,539
		Total A	cres	0.16	JV/Mk	t 0	l		Tota	Adj JV/Mk	rt	<u> </u>	38,539
Classified Acres 0			Classified JV/Mk	t 38,539			Classified	l Adj JV/Mk	t		0		

Sketch



	Building \$	Sub Areas			Building Valuation	Construction Detail				
Co	de Description	Living Are	Gross Are	Eff Area	Year Built	1952	Imp Type	R1	Bedrooms	2
CPF FLA		0 784	240 784	0 784	Effective Area	784	No Stories	1.00	Full Baths	1
OPF	OPEN PORCH FINISHE	0	24 72	0	Base Rate Building RCN	70.31 67,612	Quality Grade	550	Half Baths	0
				Ü	Condition	F	Wall Type	02	Heat Type	6
					% Good Functional Obsol	67.00 0	Foundation	3	Fireplaces	0
	TOTALS	784	1,120	784	Building RCNLD	45,300	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

2024-0810 Comp 1 PRC Run: 12/17/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN Code Туре %Good Apr Value Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date CHECK VALUE SALE 01-01-2004 04-28-2005 0000 2005 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	1	177,000				
2022076940	5968	0619	05-17-2022	WD	Q	01		95,000				
	4439	0277	01-10-2014	WD	U	U	1	27,000				
	4413	0814	10-29-2013	CT	U	U	1	100				
	2733	1397	12-28-2004	WD	Q	Q		59,900				
												l
										Total		0.00

				Value Sเ	ımmary				
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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Parcel ID 27-19-24-1500-00H-00001

LCPA Property Record Card Roll Year 2025 Status: A 2024-0810 Comp 2 PRC Run: 12/17/2024 By

Card # 1 of 1

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

Current Owner

RAIMONDI ANTONIO R & SARAH M

1712 HIGH ST

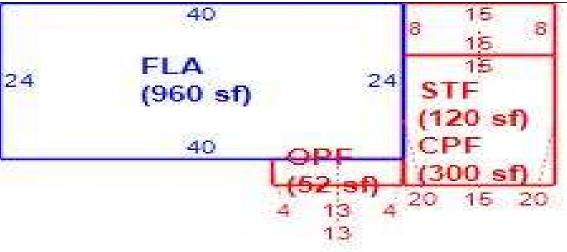
LEESBURG FL 34748

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

Lan	Land Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
LL	Code	1 1011	Берит	Adj	Office	Price	Factor	Factor	Factor	Factor	Olass vai	Value	
1	0100	84	150		12,600.00 FD	500.00	1.0554	2.00	1.000	1.000	0	88,654	
2	0100	67	50		3,350.00 FD	500.00	0.5615	1.00	1.000	1.000	0	18,810	
Total Acres 0.37 JV/Mkt 0 Total Adj JV/Mkt 107.									107.464				
												107,464	
Classified Acres 0 Classified JV						107,464	7,464 Classified Adj JV/Mkt					0	

SketchBldg 1 Sec 1 of 1Replacement Cost 61,223Deprec Bldg Value 52,652Multi Story 0



										- 1
	Building S	Sub Areas			Building Valuation	Cons	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1965	Imp Type	R1	Bedrooms	2
-	CARPORT FINISHED FINISHED LIVING AREA	0 960	300 960	-	Effective Area	960	No Stories	1.00	Full Baths	1
	OPEN PORCH FINISHE	0	52	0	Base Rate	50.22				١ .
-	STORAGE ROOM FINIS	0	120	0	Building RCN	61,223	Quality Grade	300	Half Baths	1
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	86.00	Foundation	•	Eiroplooo	
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	960	1,432	960	Building RCNI D	52 652	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

2024-0810 Comp 2 PRC Run: 12/17/2024 By

Card # 1 of

r arcer i	<i>D</i> 21-1	J-24- i	300-00	11-000	JO 1	Roi	ı rea	r 202	s Sta	itus: A			Oald #	'	01 1
									aneous F						
Cada		Danamin	-4: - ·-		l IIa					re reflected b		DON	1 0/ Cand	Ι Δ.	
Code		Descrip	otion		Uni	is	Туре	Ur	nit Price	Year Blt	Effect Yr	RCN	%Good	Ap	r Value
								Bui	Iding Peri	nits		L			
Roll Yea	r Permit	:ID	Issue D	ate	Comp D	ate	Am	ount	Type		Descripti	on	Review D	ate	CO Date
		Ī		İ	-	İ									
					s Informa	ation				,			nptions		
Instru	ment No	Bool	k/Page	Sal	e Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
2023	098549	6193			10-2023	WD	Q	01	l I	180,000					
		1908	1209	01-2	29-2001	QC	U	Ũ	!	0					
		0977 0737	0905 1323	10-0)1-1988)1-1981	WD WD	Q Q	Q		51,600 42,000					
		0/3/	1323	10-0	71-1901	VVD	ا	Q	'	42,000					
													-		
													Total		0.00

				Value Sเ	ımmary				
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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Parcel ID 27-19-24-0200-001-00700

LCPA Property Record Card Roll Year 2025 Status: A 2024-0810 Comp 3 PRC Run: 12/17/2024 By

Card # 1 of 1

Property Location

Site Address 1513 W LINE ST

LEESBURG FL 34748

Mill Group 00L3 NBHD 0680

Property Use Last Inspection

Property Use Last Inspection
00100 SINGLE FAMILY TRF 01-01-202

Current Owner

HAMPTON KENGELA

LEESBURG FL 34748

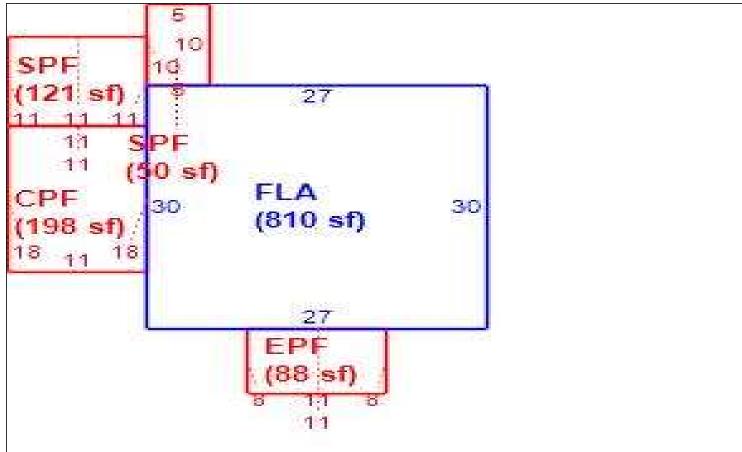
Legal Description

1513 W LINE ST

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

Lan	d Lines												
LL	Use	Front	Depth	Notes	Unite	Units		Depth	Loc	Shp	Phys	Class Val	Land
	Code	FIOIIL	Debiii	Adj	Units		Price	Factor	Factor	Factor	Factor	Class val	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										l Adj JV/Mk			15,594
	Cla	assified A	cres	0	Classified JV/M	lkt 15	,594		Classified	d Adj JV/Mk	t	·	0
	Sketch												

Bldg 1 Sec 1 of 1 Replacement Cost 65,062 Deprec Bldg Value 55,953 Multi Story 0



	Building S	Sub Areas			Building Valuation	Cons	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1952	Imp Type	R1	Bedrooms	2
CPF EPF	CARPORT FINISHED ENCLOSED PORCH FIN	0 0	198 88	0 0	Effective Area	810	No Stories	1.00	Full Baths	1
	FINISHED LIVING AREA SCREEN PORCH FINIS	810 0	810 171	810 0	Base Rate Building RCN	65.29 65,062	Quality Grade	500	Half Baths	0
					Condition	VG	Wall Type	02	Heat Type	6
					% Good Functional Obsol	86.00 0	Foundation	3	Fireplaces	0
TOTALS 810 1,267 810		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

2024-0810 Comp 3 PRC Run: 12/17/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below RCN Code Units Туре Unit Price Year Blt Effect Yr %Good Description Apr Value **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Type Description **Review Date** Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 039 **HOMESTEAD** 2024 25000 2023059763 05-17-2023 175,000 6145 1412 WD Q 01 ADDITIONAL HOMESTEAD 059 2024 21547 2023026100 6103 2291 03-07-2023 WD Q 01 120,000 1003 WD Q 2022122439 6022 09-08-2022 01 82,500 -2195 09-24-2015 WD U 26,000 4689 U 2291 4620 U 04-22-2015 CT U 100 Total 46,547.00

				Value Sเ	ımmary				
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 GRANTEES 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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