



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *1352584*

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # <i>2024-0811</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; STAR 2021-SFR2 BORROWER LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>2719241800-000-00500 1108 FLAMINGO DR</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.155(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0811	Alternate Key: 1352584	Parcel ID: 27-19-24-1800-000-00500	
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1108 FLAMINGO DR LEESBURG		<input type="checkbox"/> Check if Multiple Parcels
Owner Name INV-HOME; Star 2021-SFR2 Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 104,066	\$ 104,066	
2. Assessed or classified use value, *if applicable	\$ 104,066	\$ 104,066	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 104,066	\$ 104,066	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 6/18/2020 **Price:** \$95,000 Arm's Length Distressed Book 5492 Page 2444

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1352584	1352576	1655773	1353823
Address	1108 FLAMINGO DR LEESBURG	1110 FLAMINGO DR LEESBURG	1505 HAMPTON RD LEESBURG	1406 PEMBROOK DR LEESBURG
Proximity		.01 mi	.3 mi	.4 mi
Sales Price		\$205,000	\$185,000	\$170,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	4.40%	2.80%
Adjusted Sale		\$175,890	\$165,390	\$149,260
\$/SF FLA	\$110.12 per SF	\$141.28 per SF	\$181.35 per SF	\$163.66 per SF
Sale Date		10/6/2023	1/20/2023	5/25/2023
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	945	1,245	-15000	912	1650	912	1650
Year Built	1958	1958		1964		1963	
Constr. Type	BLK	BR/BLK/STU	-10000	BLK		BLK	
Condition	VG	VG		VG		VG	
Baths	1.0	1.0		1.0		1.0	
Garage/Carport	NONE	NONE		CPF 1.0	-7500	CPF 2.0	-10000
Porches	OPF/OPF	OPF/PAT		OPU/STF		OPF/STF	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	None	Central	-10000	None	0	Central	-10000
Other Adds							
Site Size	LOT	LOT		LOT		LOT	
Location	NBHD	NBHD		NBHD		NBHD	
View	House	House		House		House	
		-Net Adj. 19.9%	-35000	-Net Adj. 3.5%	-5850	-Net Adj. 12.3%	-18350
		Gross Adj. 19.9%	35000	Gross Adj. 5.5%	9150	Gross Adj. 14.5%	21650
Adj. Sales Price	Market Value \$104,066	Adj Market Value	\$140,890	Adj Market Value	\$159,540	Adj Market Value	\$130,910
	Value per SF 110.12						

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.

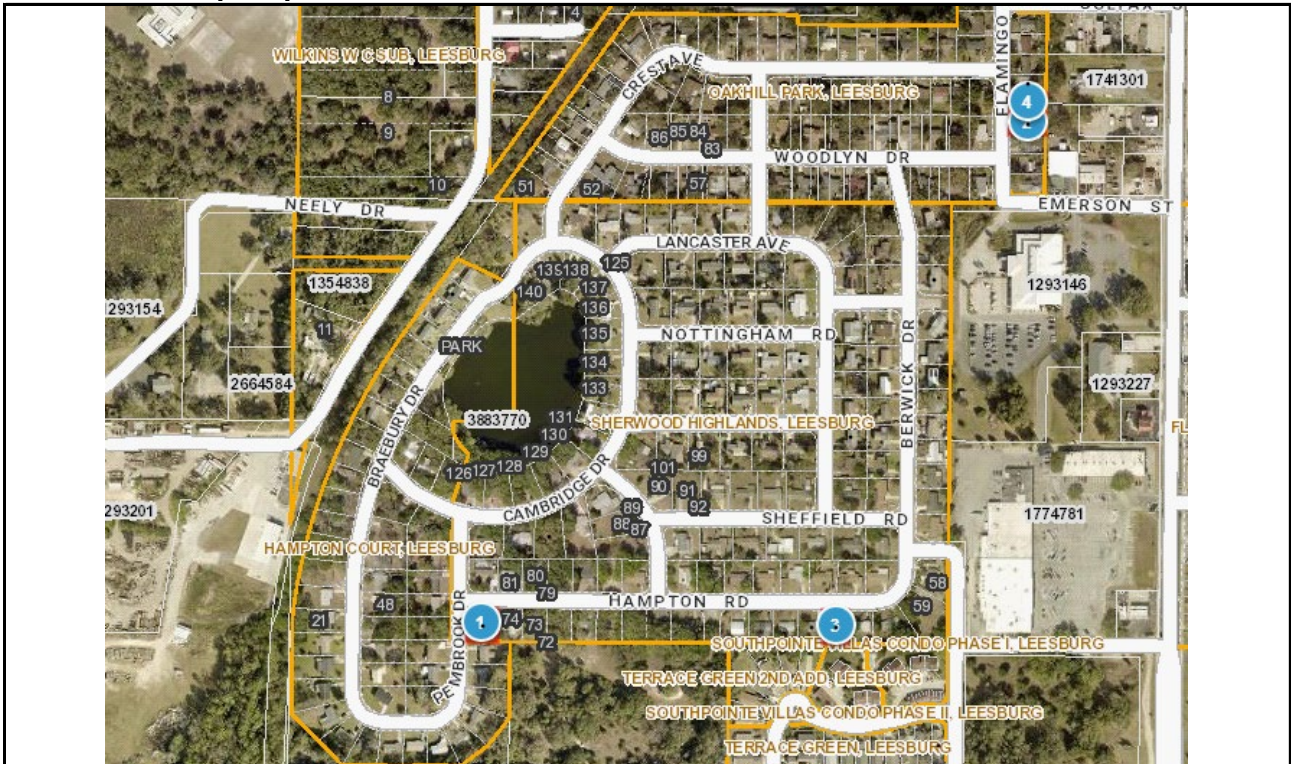
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0811 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	1352584	1108 FLAMINGO DR LEESBURG	-
2	comp 1	1352576	1110 FLAMINGO DR LEESBURG	.01 mi
3	comp 2	1655773	1505 HAMPTON RD LEESBURG	.3 mi
4	comp 3	1353823	1406 PEMBROOK DR LEESBURG	.4 mi
5				
6				
7				
8				

Alternate Key 1352584
Parcel ID 27-19-24-1800-000-00500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0811 Subject
PRC Run: 12/17/2024 By

Card # 1 of 1

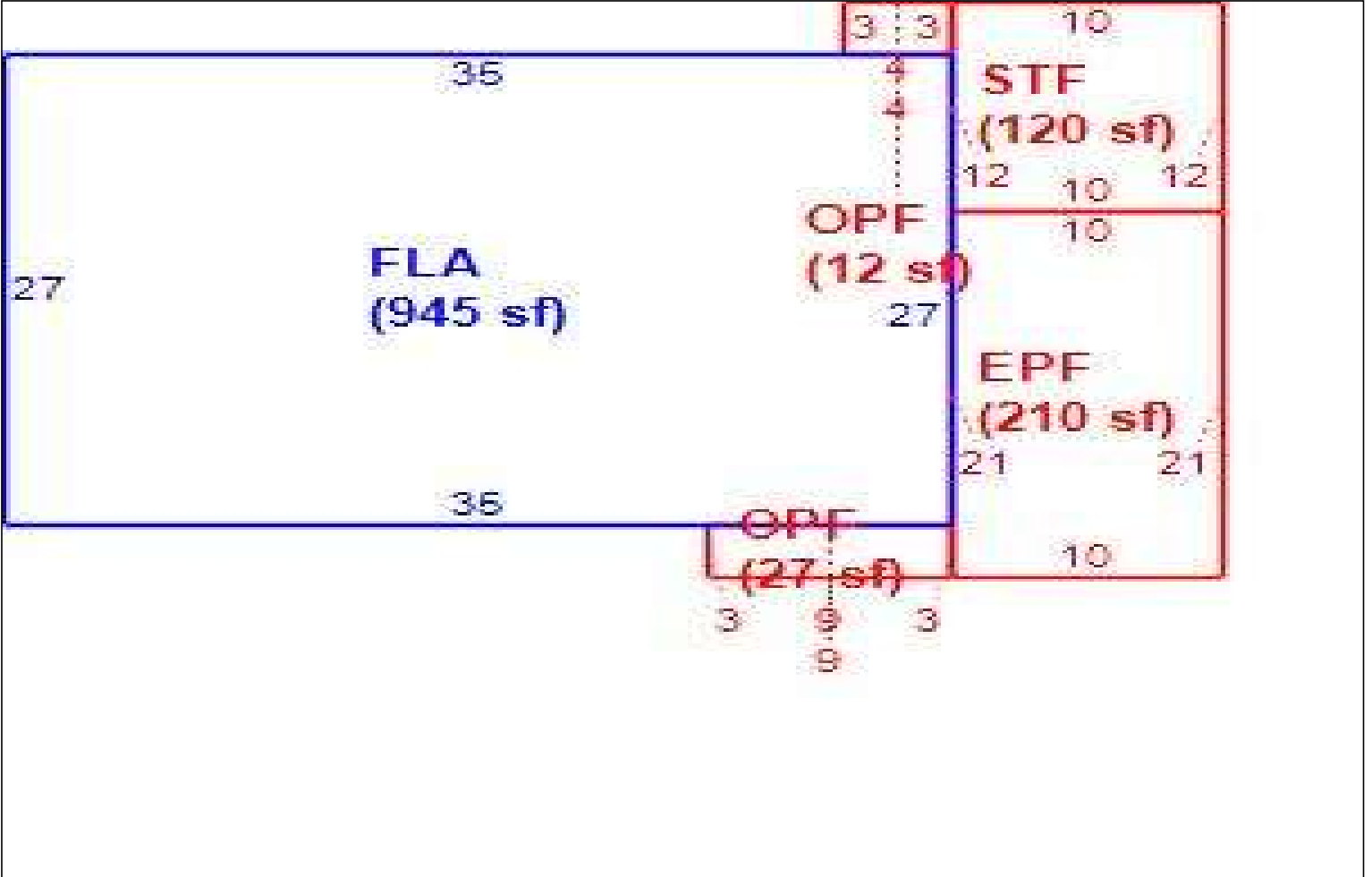
Current Owner		
STAR 2021-SFR2 BORROWER LP		
591 W PUTNAM AVE		
GREENWICH	CT	06830

Property Location			
Site Address 1108 FLAMINGO DR			
LEESBURG FL 34748			
Mill Group	00L3	NBHD	0680
Property Use		Last Inspection	
00100	SINGLE FAMILY	JKB	05-14-202

Legal Description
LEESBURG, OAKHILL PARK LOT 5 PB 14 PG 26 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	60	108		6,480.00	FD	1.0288	2.50	1.000	1.000	0	19,136	
Total Acres		0.15		JV/Mkt		0		Total Adj JV/Mkt		19,136			
Classified Acres		0		Classified JV/Mkt		19,136		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 98,756	Deprec Bldg Value 84,930	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	2	
EPF	ENCLOSED PORCH FIN	0	210	0	1958	945	No Stories	1.00	Full Baths	1	
FLA	FINISHED LIVING AREA	945	945	945	87.05	98,756	Quality Grade	630	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	39	0	VG		Wall Type	02	Heat Type	1	
STF	STORAGE ROOM FINIS	0	120	0	% Good	86.00	Foundation	2	Fireplaces	0	
TOTALS		945	1,314	945	Functional Obsol	0	Roof Cover	3	Type AC	01	
					Building RCNLD	84,930					

Alternate Key 1352584
 Parcel ID 27-19-24-1800-000-00500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0811 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	
2021	SALE	01-01-2020	06-01-2021	1	0099	CHECK VALUE	05-17-2021		

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					
2020068125	5492 2444	06-18-2020	WD	Q	01	I	95,000					
	2583 0845	05-26-2004	TR	Q		I	60,000					
	1657 1501	10-28-1998	WD	U	M	I	1					
	0733 2438	09-01-1981	WD	Q	Q	I	35,000					
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
19,136	84,930	0	104,066	0	104066	0.00	104066	104066	104,066	

Parcel Notes

88 NBHD CHANGED FROM 4244
 1657/1501 SALLY G REEVES FKA SALLY G SPENCE TO SALLY G REEVES TTEE OF HER FAMILY TR HER INT ONLY
 01 UPDATE SUB EJB 052301
 03 UPDATE SUB EJB 052103
 2583/843 AFFIDVAIT OF TTEE NAMES SALLY GRIZZARD REEVES NKA SALLY GRIZZARD MUSSO AS SOLE TTEE OF THE SALLY GRIZZARD REEVES FAMILY TR DTD 032995
 2583/845 SALLY GRIZZARD MUSSO TTEE TO DOROTHY C MENACHO TTEE OF THE D C MENACHO REVC LIV TR DTD 102400
 5492/2444 DOROTHY C MENACHO INDIV AND AS TTEE TO SFR ORLANDO OWNER 1 LP
 21 MLS G5029849 SFR AVERAGE CONDITION JKB 091720
 21FCL SFR IN AVG COND NO PHYSICAL CHGS JKB 051421
 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

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Alternate Key 1352576
Parcel ID 27-19-24-1800-000-00400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0811 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
UBF2	UTILITY BLDG FINISHED	144.00	SF	7.50	2001	2001	1080.00	60.00	648

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	SALE	01-01-2019	05-05-2020		1	0099	CHECK VALUE	05-05-2020	
2008	SALE	01-01-2007	02-28-2008		1	0000	CHECK VALUE	02-28-2008	
2005	SALE	01-01-2004	04-28-2005		1	0000	CHECK VALUE		
2003	01-00000808	01-09-2002	04-11-2003	4,000	0000	ENCLOSE CARPORT			
2003	SALE	01-01-2002	04-11-2003		1	0000	CHECK VALUES		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023126806	6226	2073	10-06-2023	WD	Q	01	I	205,000				
2019126925	5371	0741	10-31-2019	WD	Q	Q	I	125,000				
2019084132	5316	1530	07-12-2019	WD	Q	Q	I	86,200				
2019078427	5309	1113	07-09-2019	WD	Q	Q	I	67,000				
2019066450	5294	1324	06-11-2019	QC	U	M	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	
19,136	117,849	648	137,633	0	137633	0.00	137633	137633	137,633	

Parcel Notes

88 NBHD CHANGED FROM 4244
 94 CH LOC FROM 100 RAISE QG FROM 250 PAP 012695
 01 UPDATE SUB EJB 052301
 2089/2100 TERRY D & GLENDORA L YODER TO MATTHEW L & JENNIFER S YODER HW
 03FC SFR TOTALLY RENOVATED EXT FROM 02 CHANGE PART OF CPF03 TO FLA ADD THE REMAINDER TO OPF02 SBF04 TO FLA ADD CAN06
 SIZE ESTIMATED DUE TO FENCE EAG FROM 3 QG FROM 300 COND FROM 2 EJB 041103
 2599/309 MATTHEW L & JENNIFER S YODER TO ARTURO RAMIREZ NO MARITAL STATUS
 05FC QG FROM 425 ADD AC DIDNT GET IN REAR YARD EJB 042805
 3281/2116 CT VS ARTURO RAMIREZ ET AL PROP SOLD TO HOME SALES INC
 3515/2189 POST DEED ONLY CT SOLD TO HOMESALES INC DBA HOMESALES INC OF DELAWARE ALREADY IN GRANTEE'S NAME
 3534/1936 CALEB CORSAIR AND LISA A CORSAIR ONLY
 08FC QG FROM 450 ADD UBU NPA EJE 022808
 13X CALEB CORSAIR RENEWAL CARD RETURNED WITH ADDR 677 RANDON TER LAKE MARY SENT INTENT LETTER KM 021113
 13X CALEB & LISA A CORSAIR MOVED 121512 PER LETTER DTD 021913 GC 030213
 4322/25 CALEB & LISA A CORSAIR TO SAJA PROPERTIES INC
 4352/1519 SAJA PROPERTIES INC TO VINCENT S DI DONATO
 4487/1787 VINCENT S DI DONATO TO RICH LEE INVESTMENTS LLC
 4487/1787 M SALE INCL AK1352576 AK1234735 AK1354013
 5294/1324 RICHARD L RASKING SUCC TO RICH LEE INVESTMENTS LLC TO RICHARD L RASKIN UNMARRIED
 5294/1324 M SALE INCL AK1656915 AK1234735 AK1751489 AK1352576
 19X COURTESY HX CARD SENT 072619
 5309/1113 RICHARD L RASKIN TO HIGHPOINT HOLDINGS GROUP LLC
 5316/1530 HIGHPOINT HOLDINGS GROUP LLC TO EAK CONSULTANT INC DBA EAK INVESTMENT GROUP
 20 MLS 05810512 SFR CURRENTLY FOR SALE FOR 149K AND HAS BEEN RENO SPJ 092319

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Alternate Key 1655773
 Parcel ID 34-19-24-0200-000-06200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0811 Comp 2
 PRC Run: 12/17/2024 By

Card # 1 of 1

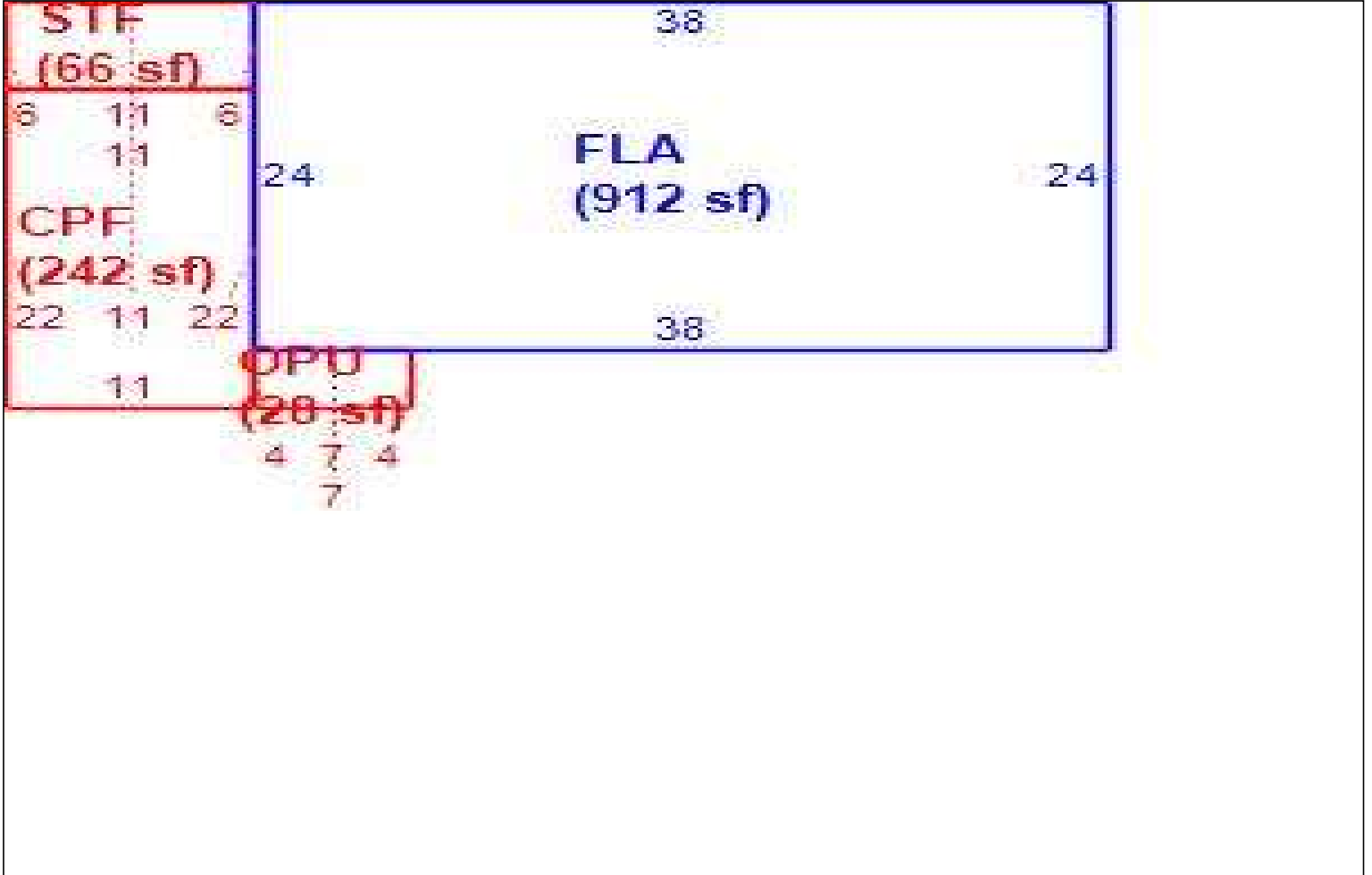
Current Owner		
SENRINE FABIAN J		
1505 HAMPTON RD		
LEESBURG	FL	34748

Property Location			
Site Address 1505 HAMPTON RD			
LEESBURG FL 34748			
Mill Group	00L3	NBHD	0673
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
LEESBURG, SHERWOOD HIGHLANDS LOT 62 PB 15 PG 36 ORB 6082 PG 2002

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	100		7,500.00 FD	500.00	0.9077	1.75	1.000	1.000	0	59,568	
Total Acres		0.17		JV/Mkt		0		Total Adj JV/Mkt		59,568			
Classified Acres		0		Classified JV/Mkt		59,568		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 93,444	Deprec Bldg Value 85,034	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	242	0	1964	912	87.05	93,444	EX	91.00	0	85,034	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	912	912	912									Quality Grade	630	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	28	0									Wall Type	02	Heat Type	6
STF	STORAGE ROOM FINIS	0	66	0									Foundation	3	Fireplaces	0
TOTALS		912	1,248	912									Roof Cover	3	Type AC	01

Alternate Key 1655773
 Parcel ID 34-19-24-0200-000-06200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0811 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

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

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023008028	6082	2002	01-20-2023	WD	Q	01	I	185,000	039	HOMESTEAD	2024	25000
2022162520	6069	0289	12-16-2022	WD	Q	01	I	100,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3761	1634	04-24-2009	QC	U	U	I	100				
	0985	1470	10-01-1988	QC	U	U	I	0				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
59,568	85,034	0	144,602	0	144602	50,000.00	94602	119602	144,602	

Parcel Notes

88 NBHD CHANGED FROM 4262
 02 QG FROM 300 EAG FROM 3 UPDATE SUB EJP 061202
 09X PER TELECON WITH FAY SHIFLETTE SHE HAS MOVED AND WOULD LIKE HX REMOVED FOR 2009 10272008
 3761/1634 FAY M SHIFLETT FARNER TO PAMELA S SHIFLETT
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 081513
 6069/289 PAMELA S SHIFLETT TO RTE 1 LLC
 6082/2002 RTE 1 LLC TO FABIAN J SENORINE SINGLE
 24CC SUBMITTED HX APP CP 102723

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Alternate Key 1353823
 Parcel ID 34-19-24-0200-000-07500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0811 Comp 3
 PRC Run: 12/17/2024 By

Card # 1 of 1

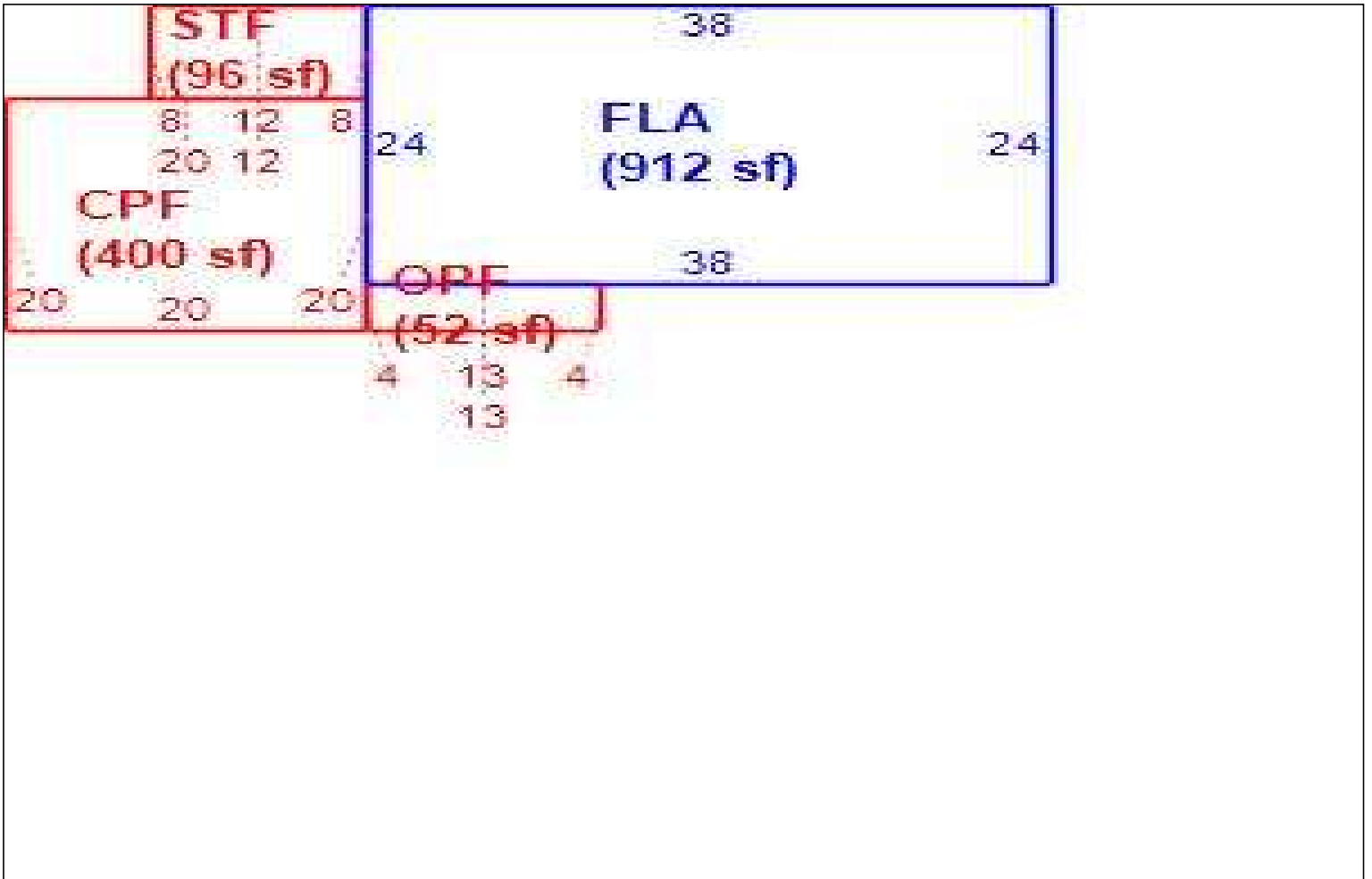
Current Owner		
DECEUS CLIVLANDE		
1406 PEMBROOK DR		
LEESBURG	FL	34748

Property Location		
Site Address 1406 PEMBROOK DR		
LEESBURG FL 34748		
Mill Group	000L	NBHD 0673
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 LEESBURG, SHERWOOD HIGHLANDS LOT 75 PB 15 PG 36 ORB 6170 PG 1620

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	90	100		9,000.00 FD	500.00	0.9077	1.75	1.000	1.000	0	71,481		
Total Acres				0.21	JV/Mkt				0	Total Adj JV/Mkt				71,481
Classified Acres				0	Classified JV/Mkt				71,481	Classified Adj JV/Mkt				0

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 97,344 Deprec Bldg Value 88,583 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	CARPORT FINISHED	0	400	0	1963	912	87.05	97,344	EX	91.00	0	88,583	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	912	912	912									Quality Grade	630	Half Baths	0
OPF	OPEN PORCH FINISHE	0	52	0									Wall Type	02	Heat Type	6
STF	STORAGE ROOM FINIS	0	96	0									Foundation	3	Fireplaces	0
TOTALS		912	1,460	912									Roof Cover	3	Type AC	03

Alternate Key 1353823
 Parcel ID 34-19-24-0200-000-07500

LCPA Property Record Card
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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	11-00000592	08-03-2011	03-16-2012	3,956	0002	ADD A/C	03-16-2012		
2011	10-00000014	01-07-2010	02-17-2011	7,760	0002	REROOF	02-17-2011		
2000	0001	11-01-1999	05-31-2000	10	0000	CK VALUE FOR OWNER			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023080132	6170 1620	05-25-2023	WD	Q	01	I	170,000					
2012013400	4123 0904	01-23-2012	PO	U	U	I	0					
	1698 0432	03-12-1999	WD	Q	Q	I	50,900					
	1630 2169	07-22-1998	TR	U	U	I	0					
	1578 2371	01-14-1998	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	
71,481	88,583	0	160,064	0	160064	0.00	160064	160064	160,064	

Parcel Notes

88 NBHD CHANGED FROM 4262
 1578/2371 HERMAN J GRUBBS LE REM GRUBBS TRUST
 98X HERMAN JAMES GRUBBS DECEASED 050698 FL DEATH LIST
 1630/2169 LINDA K WILSON SUCC TTEE OF THE HERMAN JAMES GRUBBS TR TO LINDA K WILSON
 00 OWNER IS USING AK1655820 AS COMP ASSESSED VALUE IS GOOD PAP 042400
 00 MR BIGELOW CALLED AND LEFT PH 3418786 I HAVE NO AREA CODE I COULD NOT CALL BACK PAP 062100
 11FC EAG FROM 2 QG FROM 550 EJE 021711
 11X JACQUELINE C BIGELOW 84 DECEASED 092611 FL DEATH LIST
 11X WILLIAM ROBERT BIGELOW 83 DECEASED 093011 FL DEATH LIST
 12FC ADD AC TO SFR MHS 031612
 4123/904 ORDER DET HX FOR EST OF WILLIAM ROBERT BIGELOW PROP TO ET AL GARY BIGELOW AND WILLIAM A BIGELOW AND PATRICIA BUNKO AND MELISSA WARK AND VALERIE WOODS ONLY
 6170/1620 GARY BIGELOW AND WILLIAM BIGELOW AND RACHEL WARK AND VALERIE WOODS AND DANIEL SCOTT WARK AND PATRICIA BUNKO TO CLIVLANDE DECEUS SINGLE

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