



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3854848**

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 # 2024-0818	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; THR Florida, LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	2719260080-000-07700 2166 Bexley Dr
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

PART 3. Taxpayer Signature

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

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

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

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

I am (check any box that applies):

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

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

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

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

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

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

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

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

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0818	Alternate Key: 3854848	Parcel ID: 27-19-26-0080-000-07700	
Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 2166 BEXLEY DR TAVARES		<input type="checkbox"/> Check if Multiple Parcels
Owner Name THR FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 291,752	\$ 291,752	
2. Assessed or classified use value, *if applicable	\$ 234,430	\$ 234,430	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 234,430	\$ 234,430	

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

Last Sale Date 5/30/2014 **Price:** \$5,966,800 Arm's Length Distressed **Book** 4487 **Page** 835

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3854848	3927936	3927933	3836183
Address	2166 BEXLEY DR TAVARES	2021 GRIFFIN OAKS WAY TAVARES	1818 IRBY CT TAVARES	2437 MERRY RD TAVARES
Proximity		NEIGHBOR SUB	NEIGHBOR SUB	SAME SUB
Sales Price		\$345,000	\$335,000	\$327,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	0.80%	2.40%
Adjusted Sale		\$297,390	\$287,430	\$285,798
\$/SF FLA	\$166.91 per SF	\$159.29 per SF	\$170.08 per SF	\$150.26 per SF
Sale Date		9/25/2023	10/18/2023	6/12/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,748	1,867	-5950	1,690	2900	1,902	-7700
Year Built	2007	2023		2023		2006	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2		2		2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	PATIO	YES	-5000	YES	-5000	PATIO	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	SUBDIVISION	NEIGHBOR SUB		NEIGHBOR SUB		SAME SUB	
View	INT LOT	INT LOT		INT LOT		INT LOT	
		-Net Adj. 3.7%	-10950	-Net Adj. 0.7%	-2100	-Net Adj. 2.7%	-7700
		Gross Adj. 3.7%	10950	Gross Adj. 2.7%	7900	Gross Adj. 2.7%	7700
Adj. Sales Price	Market Value \$291,752	Adj Market Value	\$286,440	Adj Market Value	\$285,330	Adj Market Value	\$278,098
	Value per SF 166.91						

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.

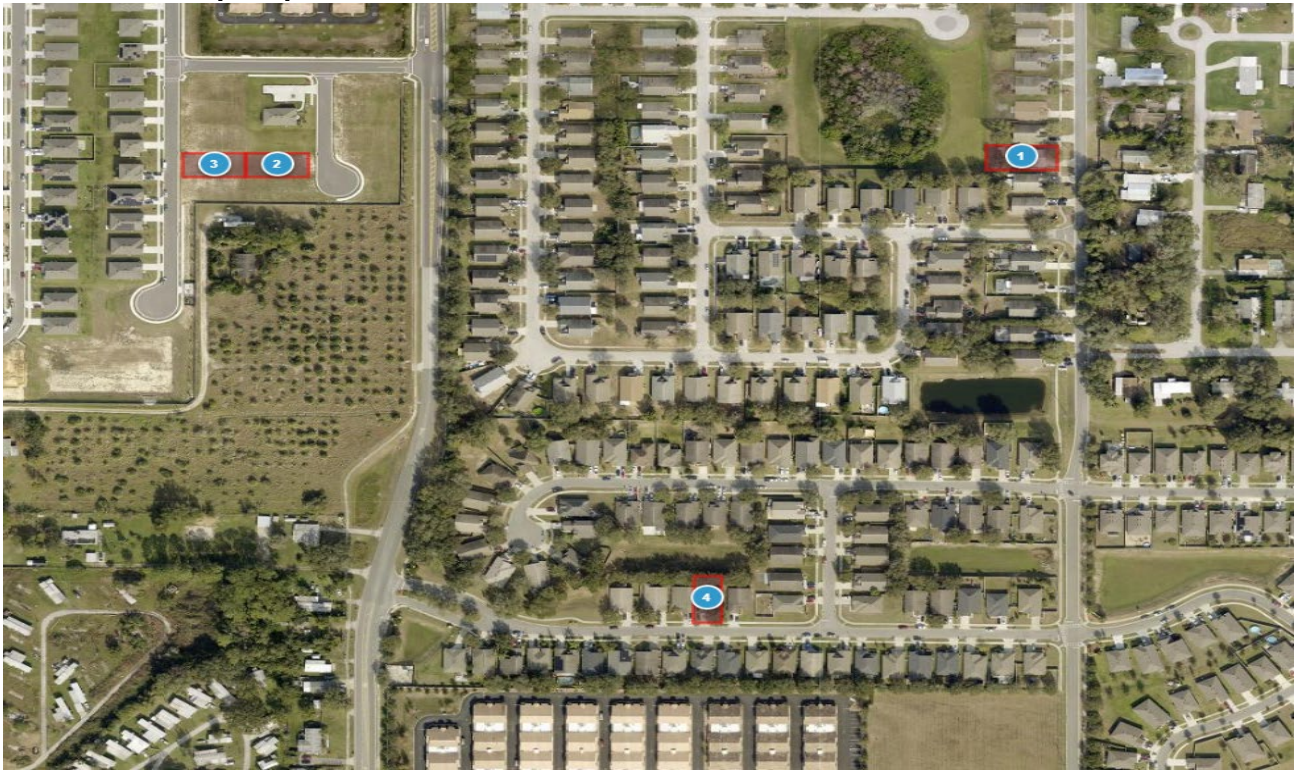
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: SCOTT DAWSON

DATE 12/11/2024

2024-0818 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3836183	2437 MERRY RD TAVARES	SAME SUB
2	COMP 2	3927933	1818 IRBY CT TAVARES	NEIGHBOR SUB
3	COMP 1	3927936	2021 GRIFFIN OAKS WAY TAVARES	NEIGHBOR SUB
4	SUBJECT	3854848	2166 BEXLEY DR TAVARES	-
5				
6				
7				
8				

Alternate Key 3854848
 Parcel ID 27-19-26-0080-000-07700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0818 Subject
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

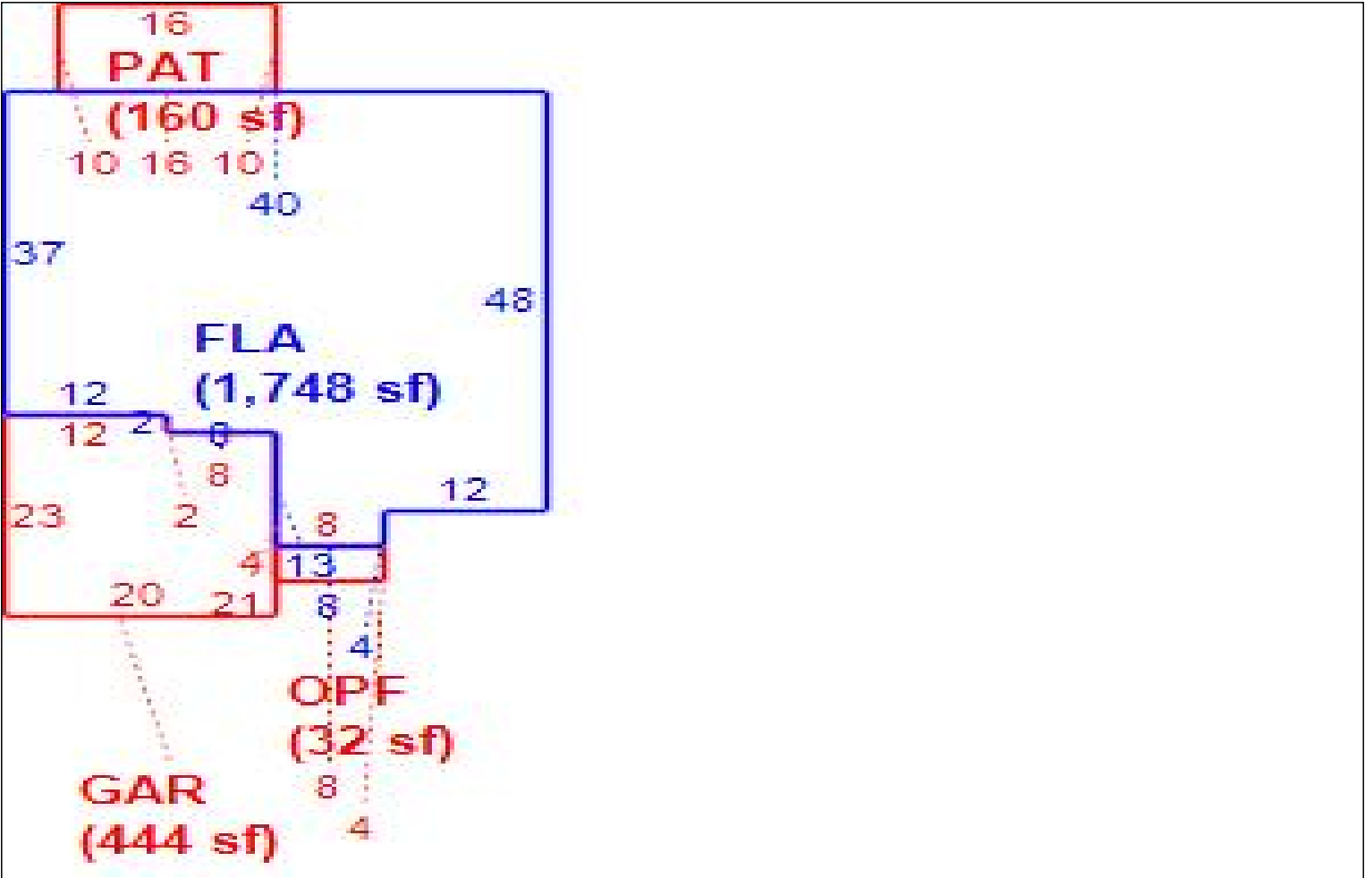
SUBJECT

Property Location			
Site Address 2166 BEXLEY DR			
TAVARES		FL 32778	
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 77 ORB 4937 PG 1720

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 254,383
Deprec Bldg Value 246,752		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,748	1,748	1748	2007	1748	R1		3
GAR	GARAGE FINISH	0	444	0			No Stories	1.00	2
OPF	OPEN PORCH FINISHE	0	32	0		120.33	Quality Grade	685	0
PAT	PATIO UNCOVERED	0	160	0		254,383	Wall Type	03	6
					Condition	EX	Foundation	3	0
					% Good	97.00	Roof Cover	3	03
					Functional Obsol	0			
TOTALS		1,748	2,384	1,748	Building RCNLD	246,752			

Alternate Key 3854848
 Parcel ID 27-19-26-0080-000-07700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0818 Subject By
 PRC Run: 12/10/2024
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2008	BR06-01180	01-01-2007	06-27-2007	155,196	0000	SFR 3/BR 2 BA 2166 BEXLEY DR	06-27-2007		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017047077	4937	1720	04-28-2017	WD	U	M	I	100			
	4487	0835	05-30-2014	WD	U	M	I	5,966,800			
	4232	0841	10-22-2012	WD	Q	Q	I	105,000			
	3937	1967	07-16-2010	WD	U	U	I	105,000			
	3897	1429	03-29-2010	WD	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	
45,000	246,752	0	291,752	33882	257870	0.00	257870	291752	291,752	

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Alternate Key 3927936
 Parcel ID 27-19-26-0020-000-01000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0818 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Current Owner		
SWEENEY LYNESHA D		
2021 GRIFFIN OAKS WAY		
TAVARES	FL	32778

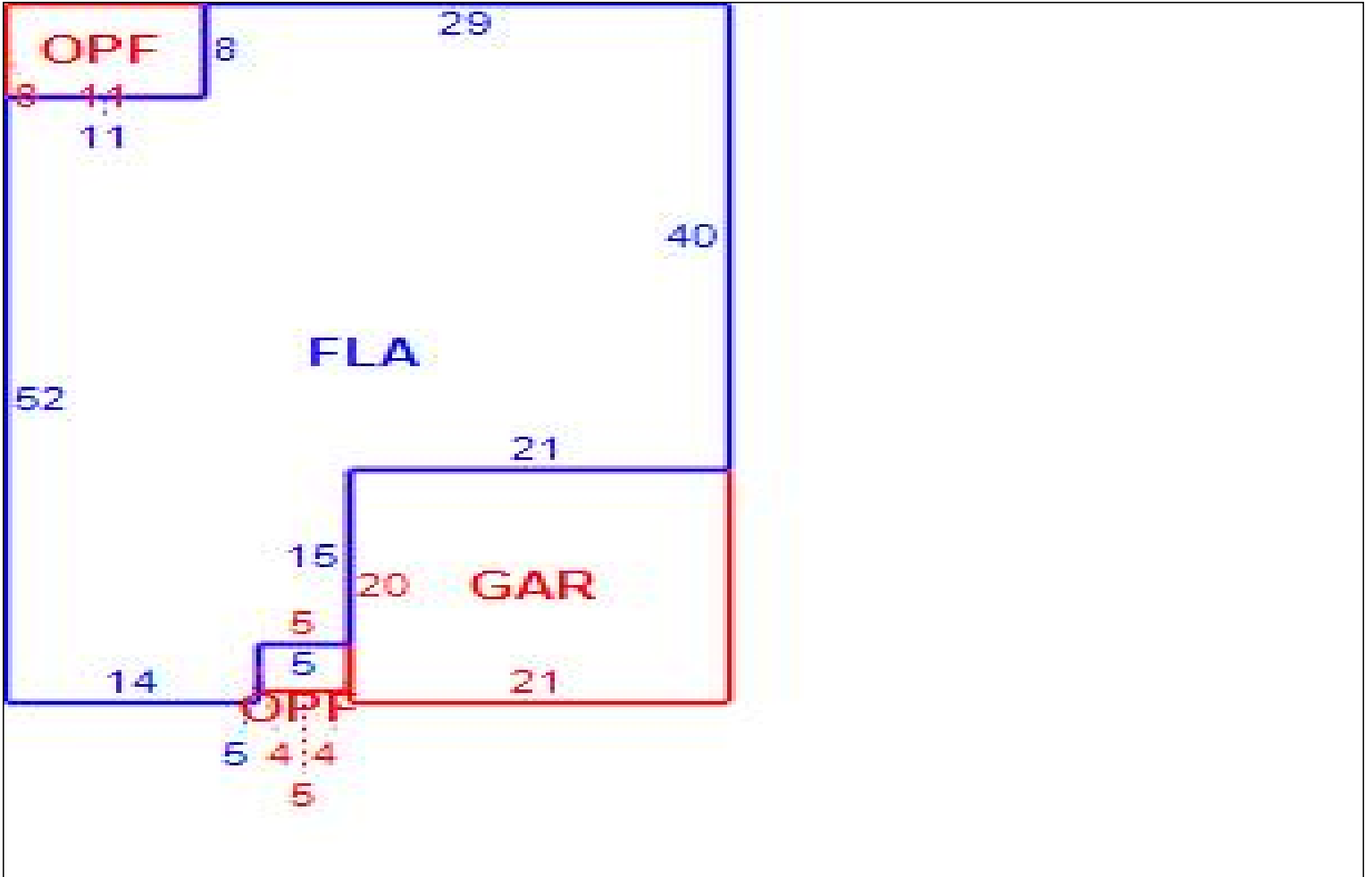
COMP 1

Property Location		
Site Address 2021 GRIFFIN OAKS WAY		
TAVARES FL 32778		
Mill Group	000T	NBHD 2118
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 11-13-202

Legal Description
ELMWOOD PB 75 PG 84-86 LOT 10 ORB 6219 PG 35

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 250,283 Deprec Bldg Value 250,283 Multi Story



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,867	1,867	1867	Effective Area	1867	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	111.97	Quality Grade	675	Half Baths	
OPF	OPEN PORCH FINISHE	0	108	0	Building RCN	250,283	Condition	VG	Heat Type	6
					% Good	100.00	Foundation	3	Fireplaces	
					Functional Obsol		Roof Cover	3	Type AC	03
TOTALS		1,867	2,395	1,867	Building RCNLD	250,283				

Alternate Key 3927936
 Parcel ID 27-19-26-0020-000-01000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0818 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2024	23-522	04-14-2023	11-13-2023	231,358	0001	SFR 3BD/2BA 2021 GRIFFIN OAKS WA	11-14-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023120043	6219	0035	09-25-2023	WD	Q	03	345,000					
2022061206	5948	0774	04-21-2022	WD	Q	05	3,963,800					
	0	0	01-01-1900		U	U	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	
45,000	250,283	0	295,283	0	295283	0.00	295283	295283	295,283	

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Alternate Key 3927933
Parcel ID 27-19-26-0020-000-00700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0818 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
ACTON FAMILY IRREVOCABLE TRUST		
1818 IRBY CT		
TAVARES	FL	32778

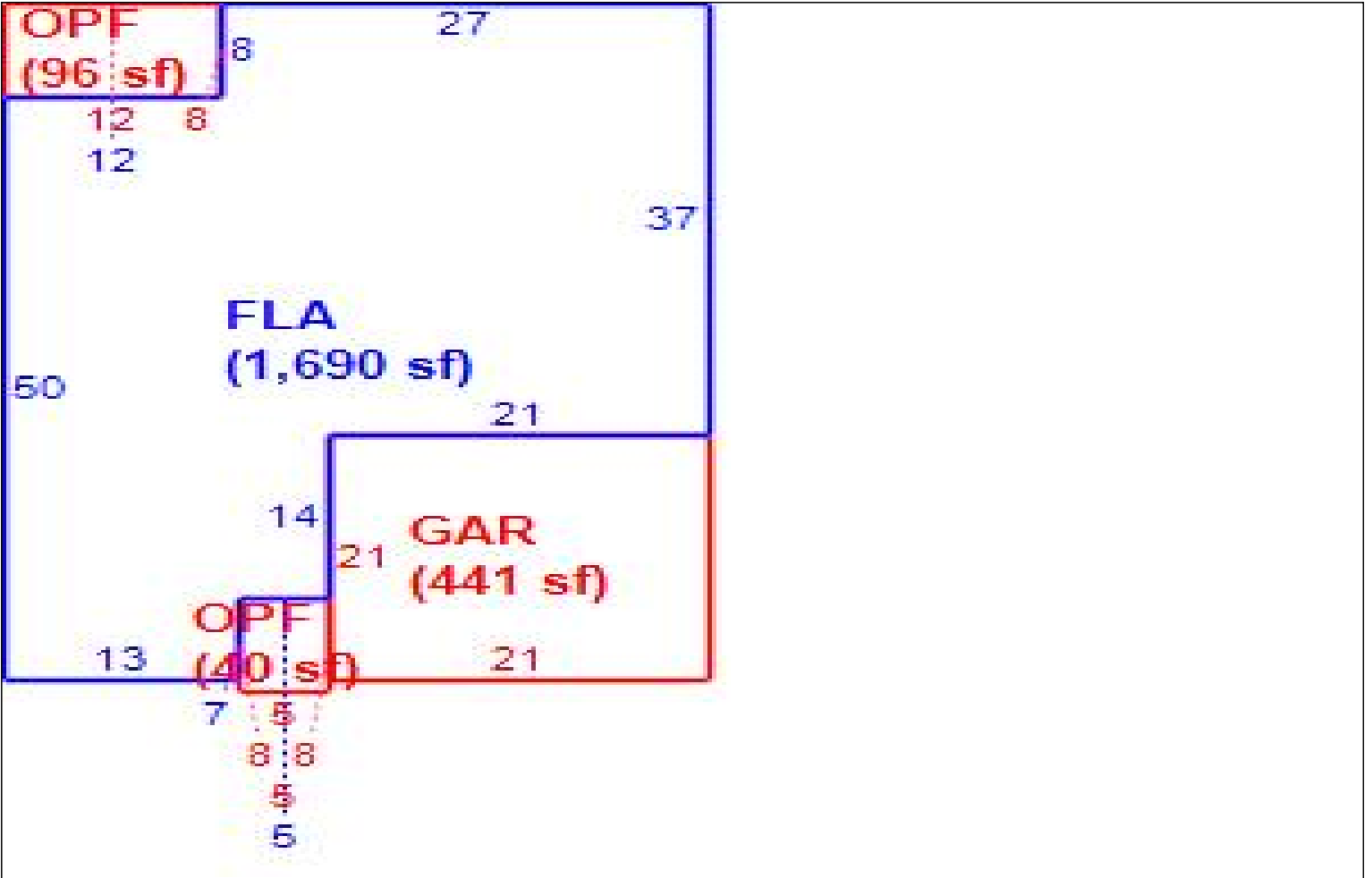
COMP 2

Property Location			
Site Address 1818 IRBY CT			
TAVARES		FL 32778	
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	02-23-202

Legal Description
ELMWOOD PB 75 PG 84-86 LOT 7 ORB 6231 PG 2270

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 231,827
Deprec Bldg Value 231,827		Multi Story	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,690	1,690	1690	Effective Area	1690	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	112.46	Quality Grade	675	Half Baths	
OPF	OPEN PORCH FINISHE	0	136	0	Building RCN	231,827	Wall Type	03	Heat Type	6
					Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Roof Cover	3	Type AC	03
					Functional Obsol					
TOTALS		1,690	2,267	1,690	Building RCNLD	231,827				

Alternate Key 3927933
 Parcel ID 27-19-26-0020-000-00700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0818 Comp 2
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2024	23-552	04-21-2023	02-23-2024	219,212	0001	SFR 3BR/2VA 1818 IRBY CT	02-23-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023130961	6231	2270	10-18-2023	WD	Q	03	I	335,000				
2022061206	5948	0774	04-21-2022	WD	Q	05	V	3,963,800				
	0	0	01-01-1900		U	U		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	
45,000	231,827	0	276,827	0	276827	0.00	276827	276827	276,827	

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Alternate Key 3836183
Parcel ID 27-19-26-0075-000-05900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0818 Comp 3
PRC Run: 12/10/2024 By
Card # 1 of 1

Current Owner	
ABBOTT LA SALLE	
2437 MERRY RD	
TAVARES	FL 32778-5752

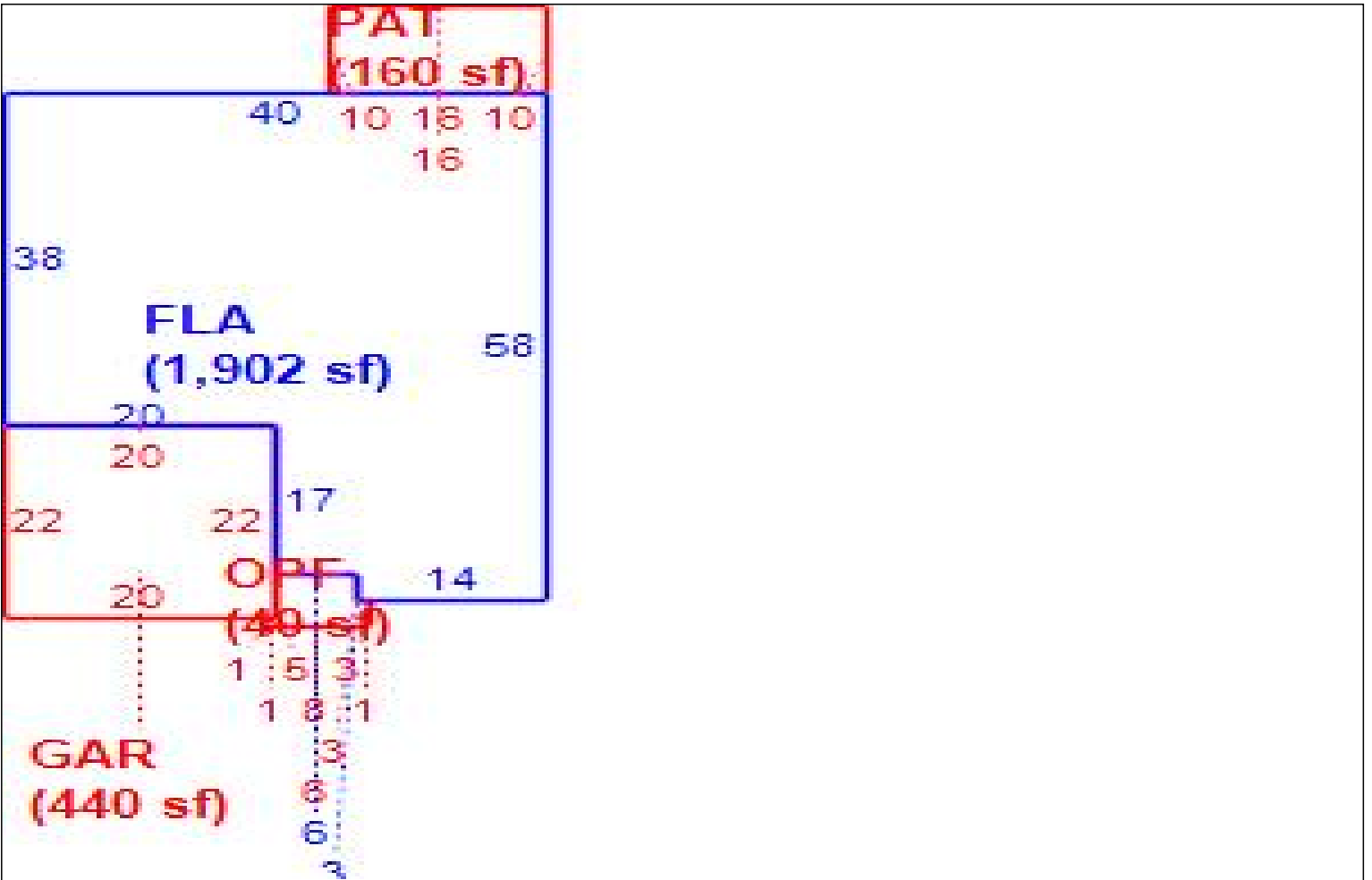
COMP 3

Property Location			
Site Address 2437 MERRY RD			
TAVARES		FL 32778	
Mill Group 000T	NBHD 2118		
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CHELSEA OAKS PB 53 PG 89-91 LOT 59 ORB 6161 PG 117

Land Lines													
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.70	1.000	1.000	0	76,500	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,500			
Classified Acres		0		Classified JV/Mkt		76,500		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 239,752	Deprec Bldg Value 232,559	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,902	1,902	1902	Effective Area	1902	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	105.48	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	239,752	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,902	2,542	1,902	Building RCNLD	232,559				

Alternate Key 3836183
 Parcel ID 27-19-26-0075-000-05900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0818 Comp 3
 PRC Run: 12/10/2024 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	
2007	BR05-01737	01-10-2006	07-06-2006	168,248	0000	SFR 3/BR 2437 MERRY RD	07-06-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023072195	6161	0117	06-12-2023	WD	Q	01	I	327,000				
2017053454	4945	1277	05-10-2017	WD	Q	Q	I	157,000				
2017037174	4925	2279	03-31-2017	PO	U	U	I	0				
2017053449	4945	1263	03-23-2017	QC	U	U	I	100				
2017011349	4896	1654	10-04-2016	AD	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	
76,500	232,559	0	309,059	0	309059	0.00	309059	309059	309,059	

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