



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3839692

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 #	2024-0820	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: INV_HOME; SRP Sub LLC a Delaware LLC		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 #	2919251600-000-05200 31824 Parkdale 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.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> 5 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> 2024-0820	Alternate Key: 3839692	Parcel ID: 29-19-25-1600-000-05200	
<b>Petitioner Name</b> 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:	<b>Property Address</b> 31824 PARKDALE DR LEESBURG		<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> SRP SUB LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 370,502	\$ 370,502	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 305,250	\$ 305,250	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 305,250	\$ 305,250	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

**Last Sale Date** 10/21/2014      **Price:** \$163,100       Arm's Length  Distressed      **Book** 4546      **Page** 1087

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3839692	3839749	3931168	3817552
<b>Address</b>	31824 PARKDALE DR LEESBURG	31849 SUNPARK CIR LEESBURG	1089 BRADFORD RIDGE DR LEESBURG	2775 ATHENS DR LEESBURG
<b>Proximity</b>		SAME SUB	0.52 MILE	SAME SUB
<b>Sales Price</b>		\$450,000	\$478,900	\$410,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.20%	0.80%	2.80%
<b>Adjusted Sale</b>		\$396,900	\$410,896	\$359,980
<b>\$/SF FLA</b>	\$120.61 per SF	\$131.34 per SF	\$131.44 per SF	\$183.66 per SF
<b>Sale Date</b>		4/24/2023	10/26/2023	5/3/2023
<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>	3,072	3,022	2500	3,126	-2700	1,960	55600
<b>Year Built</b>	2006	2008		2023		2015	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.1	3.0	-3000	4.1	-14000	2.0	4000
<b>Garage/Carport</b>	2 CAR	2 CAR		2 CAR		2 CAR	
<b>Porches</b>	LARGE PATIO	LARGE ENTRY		Y	-5000	Y	-5000
<b>Pool</b>	N	Y	-20000	N	0	Y	-20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	N	N		N		N	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	SUBDIVISION	SAME SUB		SUBDIVISION		NEIGHBOR SUB	
<b>View</b>	INT LOT	INT LOT		INT LOT		CONSERVATION	-10000
		-Net Adj. 5.2%	-20500	-Net Adj. 5.3%	-21700	Net Adj. 6.8%	24600
		Gross Adj. 6.4%	25500	Gross Adj. 5.3%	21700	Gross Adj. 26.3%	94600
<b>Adj. Sales Price</b>	Market Value <b>\$370,502</b>	Adj Market Value <b>\$376,400</b>		Adj Market Value <b>\$389,196</b>		Adj Market Value <b>\$384,580</b>	
	Value per SF 120.61						

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.

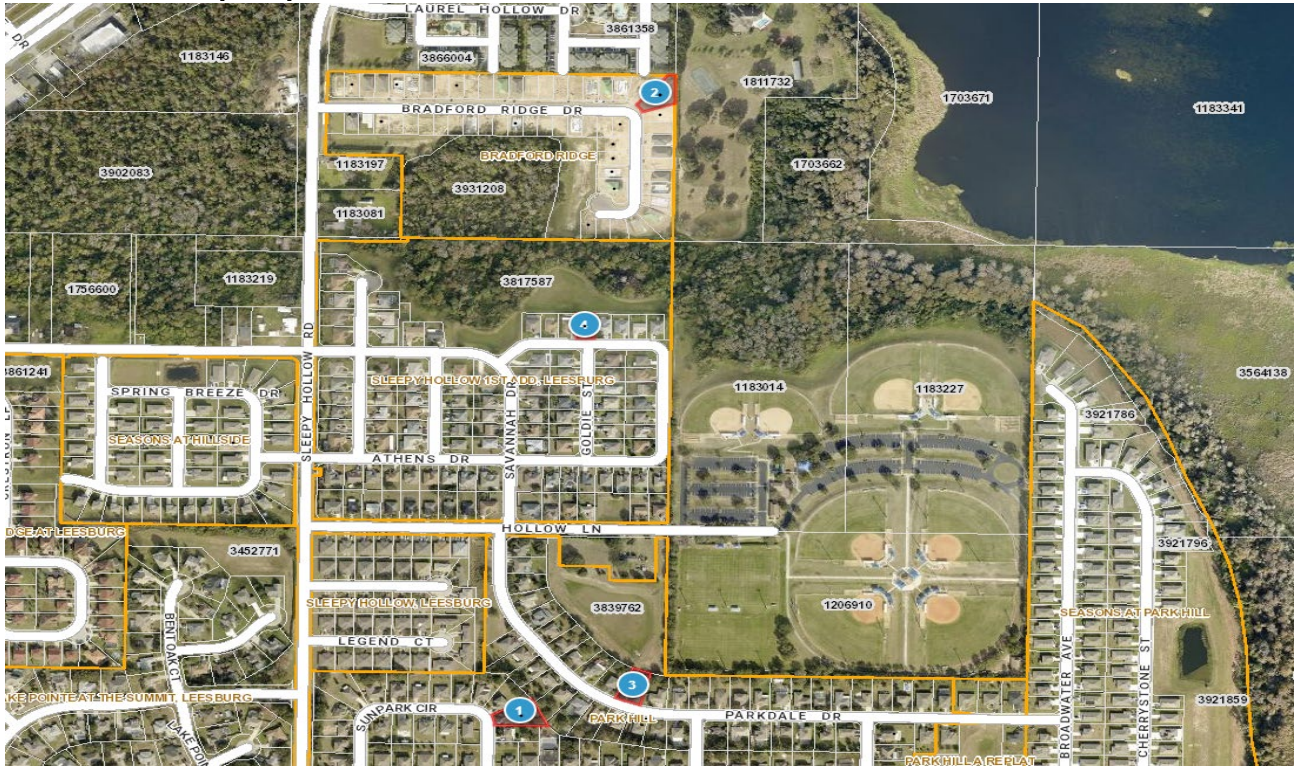
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

**2024-0820 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	3839749	31849 SUNPARK CIR LEESBURG	SAME SUB
2	COMP 2	3931168	1089 BRADFORD RIDGE DR LEESBURG	0.52 MILE
3	SUBJECT	3839692	31824 PARKDALE DR LEESBURG	-
4	COMP 3	3817552	2775 ATHENS DR LEESBURG	SAME SUB
5				
6				
7				
8				

Alternate Key 3839692  
 Parcel ID 29-19-25-1600-000-05200

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

2024-0820 Subject  
 PRC Run: 12/13/2024 By

Card # 1 of 1

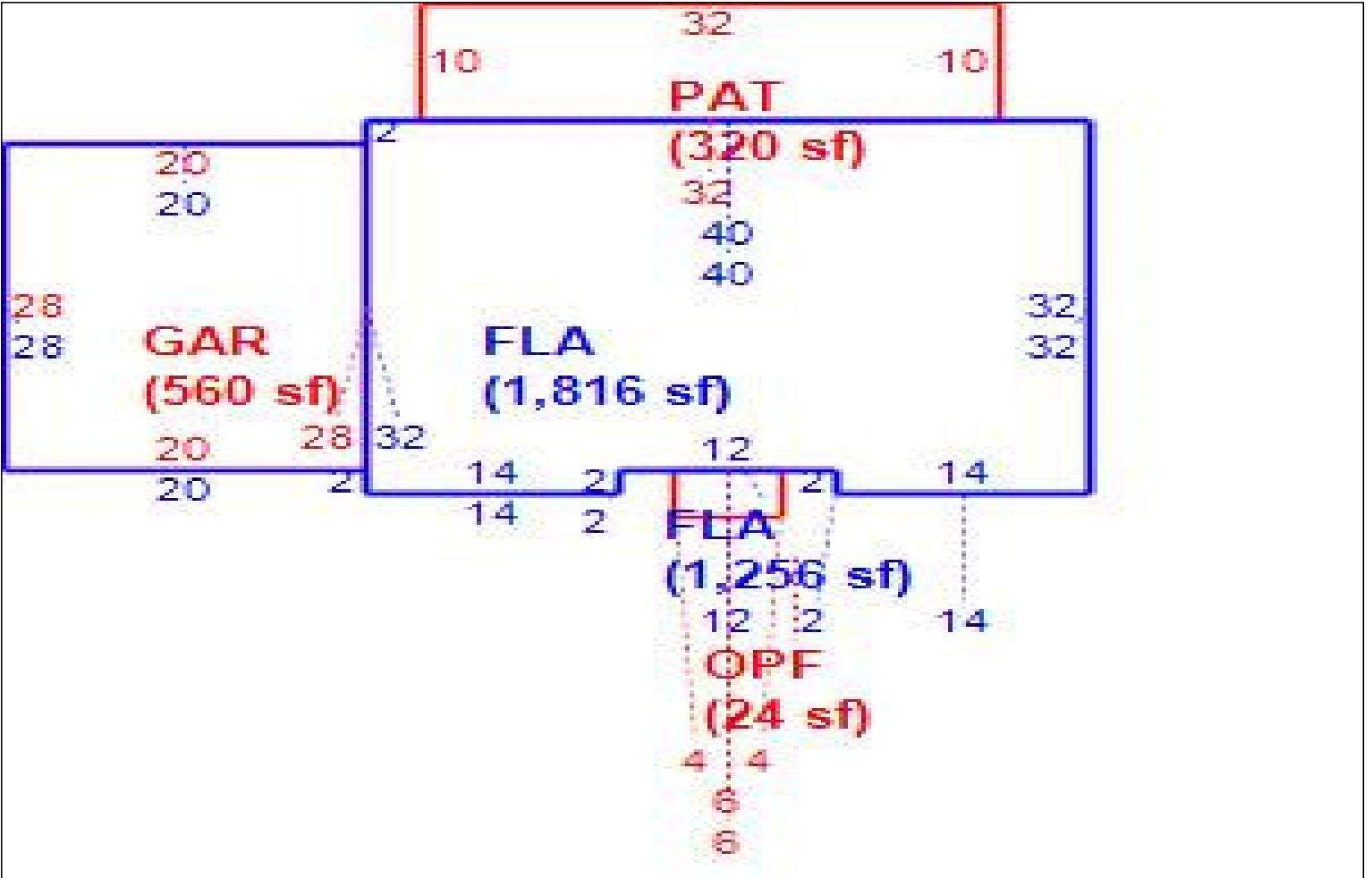
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address 31824 PARKDALE DR		
LEESBURG FL 34748		
Mill Group 0001 NBHD 5030		
Property Use		Last Inspection
00100 SINGLE FAMILY		TRF 02-28-202

Legal Description
PARK HILL PB 55 PG 33-37 LOT 52 ORB 4962 PG 1652

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	30,000.00	0.0000	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch						
Bldg 1	Sec 1	of 1	Replacement Cost	320,105	Deprec Bldg Value 310,502	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	5
FLA	FINISHED LIVING AREA	3,072	3,072	3072	Effective Area	3072	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	560	0	Base Rate	88.94	Quality Grade	650	Half Baths	1
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	320,105	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	320	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	310,502	Roof Cover	3	Type AC	03
TOTALS		3,072	3,976	3,072						

Alternate Key 3839692  
 Parcel ID 29-19-25-1600-000-05200

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

2024-0820 Subject By  
 PRC Run: 12/13/2024  
 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
2007	2005091452	02-13-2006	10-25-2006	153,120	0000	SFR 31824 PARKDALE DR	10-25-2006	

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017067997	4962 1652	05-18-2017	WD	U	M	I	100				
	4645 0132	10-21-2014	CT	U	U	I	100				
	4546 1087	10-21-2014	CT	U	U	I	163,100				
	3246 0888	08-23-2006	WD	Q	Q	I	257,300				
	2959 2059	09-13-2005	WD	U	M	V	1				
<b>Total</b>											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
60,000	310,502	0	370,502	34732	335770	0.00	335770	370502	370,502

**Parcel Notes**

2959/2059 GRANTEE NAME KEYED EXACTLY AS ON DEED DW 092705  
 07FC FLA2 IS 2ND STY TJW 102506  
 4546/1087 CT VS CONDEO A MC GREGOR AND WINNIFRED R MC GREGOR AND PARK HILL HOA INC PROP SOLD TO COLFIN AH-FLORIDA 6 LLC  
 4645/132 AMENDED CT VS CONDEO A MC GREGOR ET AL DOESNT STATE WHAT IT IS AMENDING APPEARS TO CHANGE GRANTEE MAILING ADDRESS  
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB 080516  
 4962/1652 COLFIN AH-FLORIDA 6 LLC TO SRP SUB LLC  
 4962/1652 M SALE INCL AK3823986 AK3839692 AK3826883 AK3847224  
 18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218  
 19VAB PETITION 2019-099 RR 091719  
 19VAB PETITION 2019-099 WITHDRAWN NO CHANGE TJW 121319  
 21VAB PETITION 2021-134 TJW 091521

\*\*\*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 3839749  
 Parcel ID 29-19-25-1600-000-10800

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

2024-0820 Comp 1  
 PRC Run: 12/13/2024 By

Card # 1 of 1

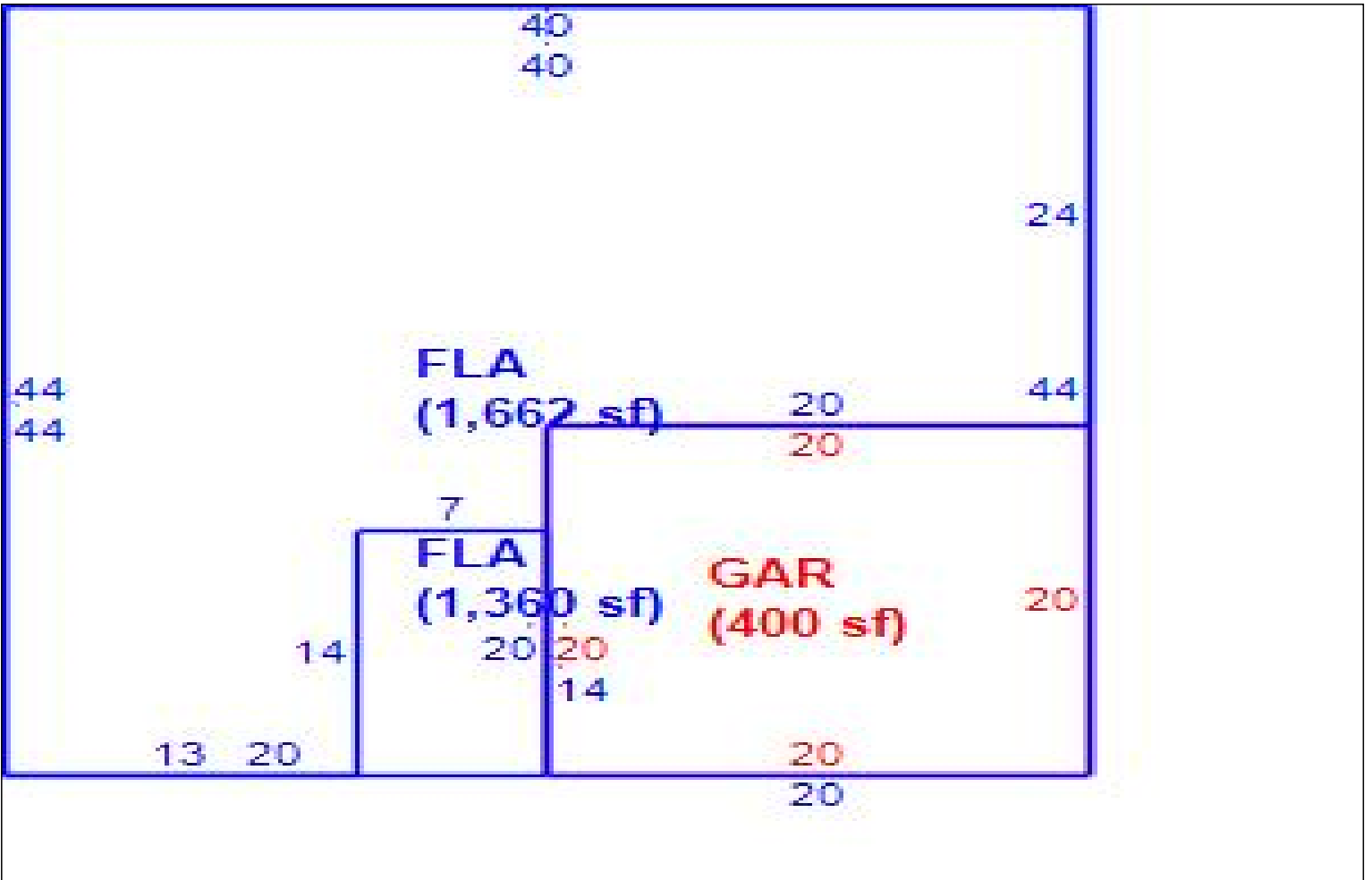
Current Owner		
GAIE JEAN R		
31849 SUNPARK CIR		
LEESBURG	FL	34748

Property Location		
Site Address 31849 SUNPARK CIR		
LEESBURG FL 34748		
Mill Group 0001	NBHD 5030	
Property Use		Last Inspection
00100	SINGLE FAMILY	NPD 07-20-202

Legal Description
PARK HILL PB 55 PG 33-37 LOT 108 ORB 6133 PG 606

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	30,000.00	0.0000	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		60,000				
Classified Acres		0		Classified JV/Mkt 60,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 308,886 Deprec Bldg Value 299,619 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	4	
FLA	FINISHED LIVING AREA	3,022	3,022	3022	2008	3022	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	400	0	88.96	308,886	Quality Grade	650	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	Foundation	3	Fireplaces	0	
					Functional Obsol	0	Roof Cover	3	Type AC	03	
TOTALS		3,022	3,422	3,022	Building RCNLD	299,619					



Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	325.00	SF	35.00	2012	2012	11375.00	85.00	9,669
PLD2	POOL/COOL DECK	971.00	SF	5.38	2012	2012	5224.00	70.00	3,657
SEN2	SCREEN ENCLOSED STRUCTURE	2332.00	SF	3.50	2012	2012	8162.00	70.00	5,713
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2012	2012	6000.00	70.00	4,200

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	2012080425	08-30-2012	07-19-2012	2,400	0003	PLH			
2013	2012010192	01-17-2012	07-19-2012	5,882	0002	SEN 40X34	07-19-2012		
2013	2011120145	01-01-2012	07-19-2012	1	0002	POL/SPA/DECK	07-19-2012		
2009	2007100406	01-02-2008	03-10-2009	273,222	0000	SFR FOR 09	03-10-2009	02-01-2008	
2009	2007100406	01-01-2008	01-02-2008	273,222	0000	SFR 31849 SUNPARK CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023049695	6133	0606	04-24-2023	WD	Q	01	I	450,000			
2023005568	6080	0302	01-10-2023	WD	U	37	I	373,300			
2020026326	5431	0607	02-28-2020	WD	Q	01	I	265,000			
2020021589	5425	0729	02-14-2020	QC	U	11	I	0			
	4720	1353	12-22-2015	WD	Q	Q	I	225,000			
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	
60,000	299,619	23,239	382,858	0	382858	0.00	382858	382858	383,342	

**Parcel Notes**

3475/1066 M SALE INCL AK3839666 AK3839667 AK3839668 AK3839669 AK3839748 AK3839749 AK3839750  
 3511/1512 CORRECTIVE DEED FOR 3475/1066 TO CORRECT NAME OF CORPORATE NAME OF GRANTOR  
 3511/1512 M SALE INCL AK3839666 AK3839667 AK3839668 AK3839669 AK3839748 AK3839749 AK3839750  
 3588/1924 MARONDA HOMES INC OF FL TO AJAY BISHT MARRIED  
 09X AJAY BISHT MAILED 09HX APPL BUT DID NOT FURNISH VOTER OR DEC OF DOM THEY HAVE TEMPORARY FLORIDA DL  
 09X DENY POSSIBLE ADDRESS 200 CARMAN AVE APT 10B EAST MEADOW NY 11554  
 13FC DELETE CAN4 10X30 ON REAR IT WAS FULLY REPLACED WITH PLD ADD MISC FOR 2013 JNH 071912  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 15CC HX APP SUBMITTED LH 022515  
 15CC WIFES INFO SUBMITTED FOR HX APP ALT 022715  
 4720/1353 AJAY & DHARTI BISHT TO STEPHANIE A & BRADLEY L KNIGHT HW  
 16X COURTESY HX CARD SENT 012716  
 5425/729 BRADLEY KNIGHT AND STEPHANIE KNIGHT TO STEPHANIE KNIGHT PURSUANT TO MARITAL AGMT  
 5431/607 STEPHANIE A KNIGHT TO EDWARD ZIMMERMANN UNMARRIED  
 20X COURTESY HX CARD SENT 042120  
 20X HX PENDING 2ND FORM FL RESIDENCY VADX PENDING HX AND VA LTR JRF 092220  
 21 MLS G5019057 NPD 072020  
 21WEB BEDS FROM 5 PER HX APP TJW 120320  
 21X COURTESY HX CARD SENT 122120  
 21CC LEFT A COURTESY MESSAGE FOR EDWARD PENDING 2ND FORM FL RESIDENCY AND VA LETTER GG 050721  
 21CC SUBMITTED VA LETTER FL DR LIC AND VEHICLE REGISTRATION CS 062321  
 6080/302 EDWARD & GEORGIA HEISTAND-ZIMMERMANN TO OPENDOOR PROPERTY TRUST I  
 6133/606 OPENDOOR PROPERTY TRUST I TO JEAN R GAIE MARRIED

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Alternate Key 3931168  
Parcel ID 20-19-25-0500-000-02200

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

2024-0820 Comp 2  
PRC Run: 12/13/2024 By

Card # 1 of 1

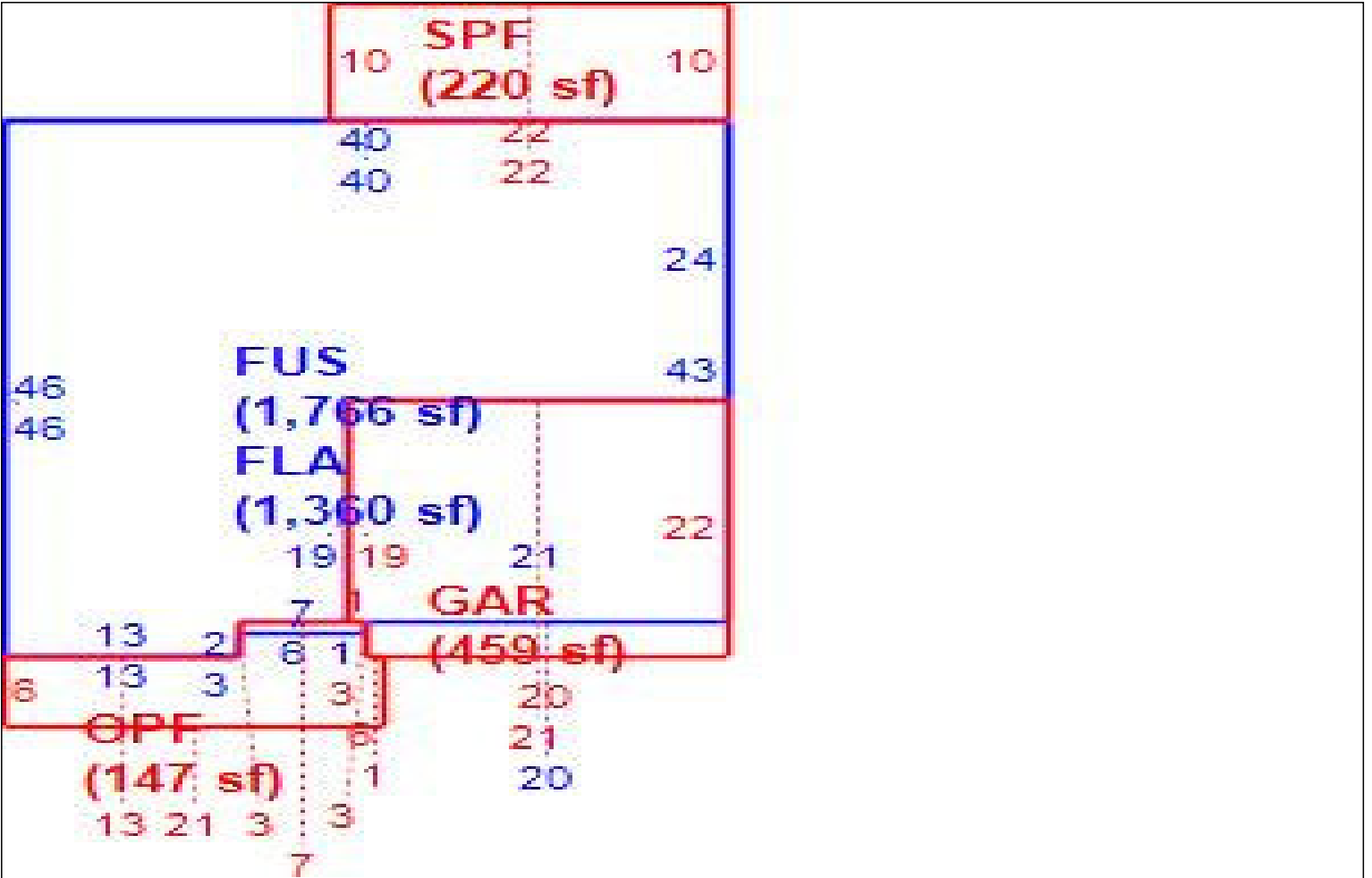
Current Owner		
HINTON PAMELA		
1089 BRADFORD RIDGE DR		
LEESBURG	FL	34748

Property Location			
Site Address 1089 BRADFORD RIDGE DR			
LEESBURG		FL 34748	
Mill Group	000L	NBHD	0664
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	02-07-202

Legal Description
BRADFORD RIDGE PB 77 PG 26-27 LOT 22 ORB 6238 PG 237

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	65,000.00	0.0000	1.00	1.000	1.000	0	65,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,000			
Classified Acres		0		Classified JV/Mkt		65,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 330,791
Deprec Bldg Value 330,791		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	6
FLA	FINISHED LIVING AREA	1,360	1,360	1360	2023	3126	No Stories	2.00	Full Baths	4
FUS	FINISHED AREA UPPER	1,766	1,766	1766		86.72	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	459	0		330,791	Building RCN		Heat Type	6
OPF	OPEN PORCH FINISHE	0	147	0		VG	Condition		Foundation	3
SPF	SCREEN PORCH FINIS	0	220	0		100.00	% Good		Fireplaces	
TOTALS		3,126	3,952	3,126		330,791	Building RCNLD		Roof Cover	3
									Type AC	03

Alternate Key 3931168  
 Parcel ID 20-19-25-0500-000-02200

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

2024-0820 Comp 2  
 PRC Run: 12/13/2024 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
2025	1124040228	04-29-2024		69,000	0003	POL 28X12 W/PAVER DECK 790SF		
2024	1123040220	05-18-2023	02-07-2024	396,000	0001	SFR 3059SF 1089 BRADFORD RIDGE	02-07-2024	

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023135993	6238	0237	10-26-2023	WD	Q	03	I	478,900			
2023061432	6147	1738	05-12-2023	WD	Q	05	V	411,400			
2020135808	5593	1352	11-10-2020	WD	Q	05	V	615,000			
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
65,000	330,791	0	395,791	0	395791	0.00	395791	395791	395,791

**Parcel Notes**

6147/1738 M SALE INCL AK3931148 AK3931168 AK3931169 AK3931184 AK3931185 AK3931186 AK3931202 STRADA DEVELOPMENT LLC TO MARONDA HOMES LLC OF FLORIDA  
 6238/237 MARONDA HOMES LLC TO PAMELA HINTON SINGLE

\*\*\*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 3817552  
 Parcel ID 29-19-25-1901-000-07500

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

2024-0820 Comp 3  
 PRC Run: 12/13/2024 By

Card # 1 of 1

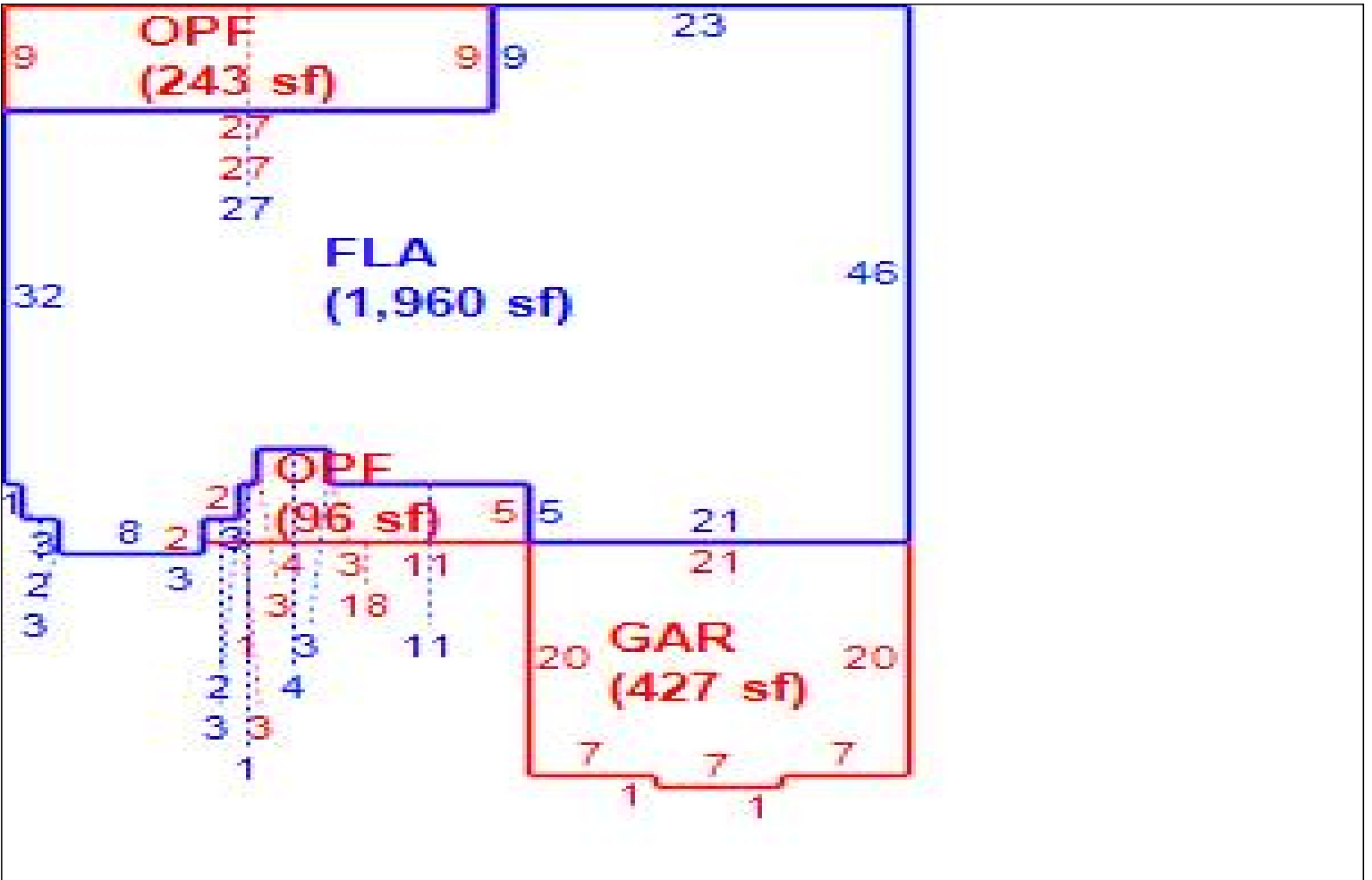
Current Owner		
STROHMENGER KIMBERLY D & TRACY		
2775 ATHENS DR		
LEESBURG	FL	34748

Property Location			
Site Address 2775 ATHENS DR			
LEESBURG		FL 34748	
Mill Group	000L	NBHD	0694
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-01-202

**Legal Description**  
 LEESBURG, SLEEPY HOLLOW FIRST ADDITION SUB LOT 75 BEING IN 20-19-25 PB 49 PGS 43-44 ORB 6136 PG 1885

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	30,000.00	0.0000	2.00	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 225,860 Deprec Bldg Value 219,084 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,960	1,960	1960	2015	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	427	0	Base Rate	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	339	0	Building RCN	Wall Type	03	Heat Type	6
TOTALS		1,960	2,726	1,960	Condition	Foundation	3	Fireplaces	0
					% Good	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD				

Alternate Key 3817552  
Parcel ID 29-19-25-1901-000-07500

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

2024-0820 Comp 3  
PRC Run: 12/13/2024 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
POL4	SWIMMING POOL - RESIDENTIAL	250.00	SF	52.50	2016	2016	13125.00	85.00	11,156
PLD2	POOL/COOL DECK	400.00	SF	5.38	2016	2016	2152.00	80.00	1,722
SEN2	SCREEN ENCLOSED STRUCTURE	1486.00	SF	3.50	2016	2016	5201.00	80.00	4,161

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	16-14-1154	10-04-2016	05-09-2017	5,100	0003	SEN	05-09-2017		
2017	16-14-751	07-01-2016	05-09-2017	40,800	0003	POL	05-09-2017		
2016	15-10-332	05-11-2015	01-20-2016	236,000	0001	SFR 2706SF 2775 ATHENS DR	01-20-2016		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023052477	6136	1885	05-03-2023	WD	Q	01	I	410,000			
	4707	0601	11-04-2015	WD	Q		I	236,000			
	4567	1480	12-19-2014	WD	U	M	V	280,000			
	4479	2424	05-14-2014	WD	U	M	V	120,000			
	2348	1402	06-20-2003	WD	U	M	V	1			
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	
60,000	219,084	17,039	296,123	0	296123	0.00	296123	296123	296,306	

**Parcel Notes**

2348/1402 DEED LEGAL CALLS FOR LOTS 1-107 AND TRACTS A-E TRACTS A & B DEDICATED TO PUBLIC FOR RW & ARE NOT ASSESSED TRACTS C & E DEDICATED TO SLEEPY HOLLOW HOMEOWNERS ASSN & TRACT D DEDICATED TO CITY OF LSBG FOR LIFT STATION 07TRIM LOC FROM 135 FD 091107

4479/2424 SHOWCASE HOMES INC TO KEVCO BUILDERS INC

4479/2424 M SALE INCL AK3817498 AK3817499 AK3817500 AK3817534 AK3817548 AK3817552 AK3817567 AK3817569

4567/1480 KEVCO BUILDERS INC TO F & A INVESTMENTS LLC

4567/1480 M SALE INCL 14 PARCELS MUTLI SUBS

4707/601 F&A INVESTMENTS LLC TO JOSEPH & CAROLYN CRAWFORD HW

16X COURTESY HX CARD SENT 121715

16X COURTESY HX CARD SENT 012716

17FC SFR GODO COND ADD MISC JDB 050917

18CC SUBMITTED HX PORT APP NT 010518

6136/1885 JOSEPH & CAROLYN CRAWFORD TO KIMBERLY DAWN & TRACY STROHMENGER HW

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