



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3839760**

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 #	2024-0821	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 #	2919251600-000-11900 31805 Sunpark Cir
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"/> 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"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.) <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"/> 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"/> 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 # 2024-0821		Alternate Key: 3839760		Parcel ID: 29-19-25-1600-000-11900	
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 31805 SUNPARK CIR LEESBURG		<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		\$ 317,521	\$ 317,521		
2. Assessed or classified use value, *if applicable		\$ 267,820	\$ 267,820		
3. Exempt value, *enter "0" if none		\$ -			
4. Taxable Value, *required		\$ 267,820	\$ 267,820		
*All values entered should be county taxable values, School and other taxing authority values may differ.					

Last Sale Date 12/6/2012 **Price:** \$139,000 Arm's Length Distressed **Book** 4252 **Page** 479

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3839760	3544641	3819275	3839702
Address	31805 SUNPARK CIR LEESBURG	2306 QUEEN PALM CT LEESBURG	2246 LAKE POINTE CIR LEESBURG	31916 PARKDALE DR LEESBURG
Proximity		NEIGHBOR SUB	NEIGHBOR SUB	SAME SUB
Sales Price		\$385,000	\$365,000	\$357,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	0.40%	0.80%
Adjusted Sale		\$341,110	\$311,710	\$306,306
\$/SF FLA	\$136.86 per SF	\$140.84 per SF	\$140.54 per SF	\$142.07 per SF
Sale Date		3/24/2023	11/29/2023	10/2/2023
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	2,320	2,422	-5100	2,218	5100	2,156	8200
Year Built	2006	1997		2004		2007	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.1	2.0		2.0		2.0	
Garage/Carport	3 CAR	2 CAR	10000	2 CAR	10000	2 CAR	10000
Porches	Y	N		YES		YES	
Pool	N	N	0	N	0	Y	-20000
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	SUB	SAME SUB		NEIGHBOR SUB		NEIGHBOR SUB	
View	INTERIOR	INTERIOR		INTERIOR		INTERIOR	
		Net Adj. 1.4%	4900	Net Adj. 4.8%	15100	-Net Adj. 0.6%	-1800
		Gross Adj. 4.4%	15100	Gross Adj. 4.8%	15100	Gross Adj. 12.5%	38200
Adj. Sales Price	Market Value \$317,521	Adj Market Value	\$346,010	Adj Market Value	\$326,810	Adj Market Value	\$304,506
	Value per SF 136.86						

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.

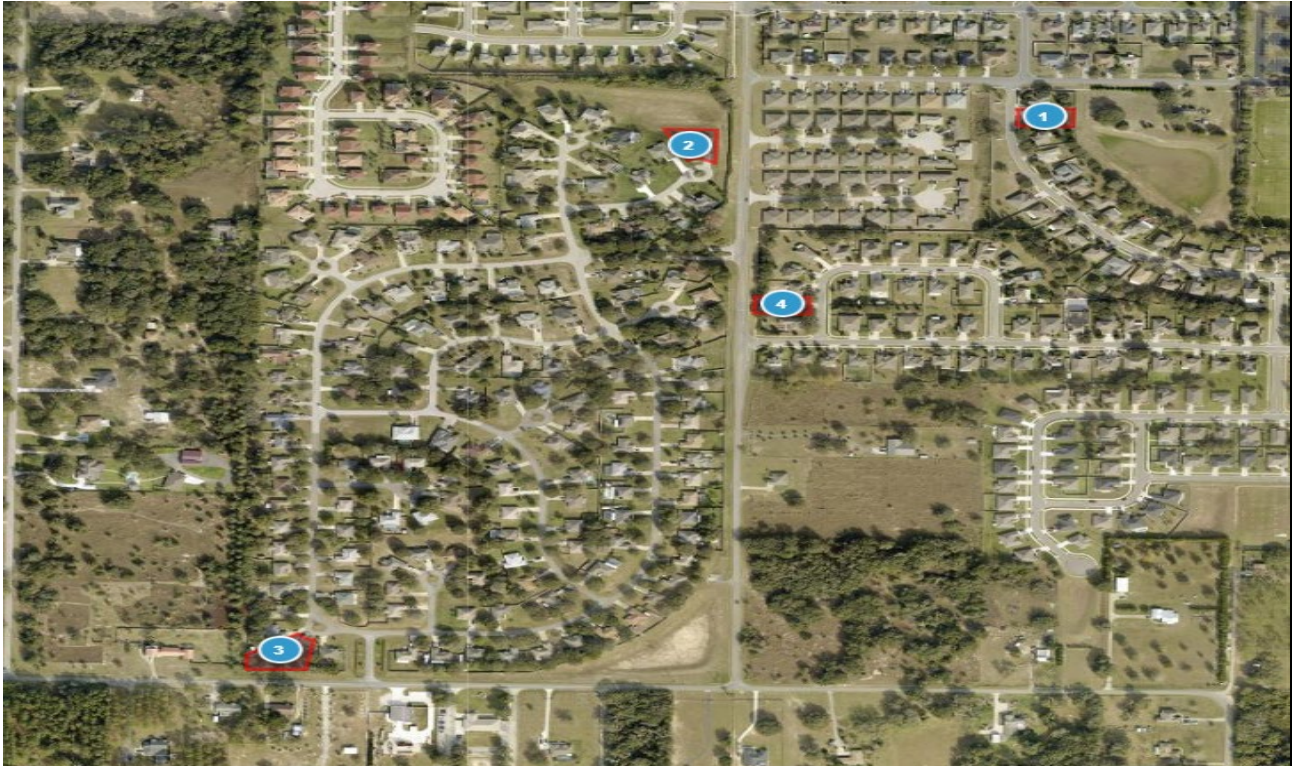
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0821 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3839702	31916 PARKDALE DR LEESBURG	SAME SUB
2	COMP 1	3544641	2306 QUEEN PALM CT LEESBURG	NEIGHBOR SUB
3	COMP 2	3819275	2246 LAKE POINTE CIR LEESBURG	NEIGHBOR SUB
4	SUBJECT	3839760	31805 SUNPARK CIR LEESBURG	-
5				
6				
7				
8				

Alternate Key 3839760
Parcel ID 29-19-25-1600-000-11900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0821 Subject
PRC Run: 12/9/2024 By

Card # 1 of 1

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

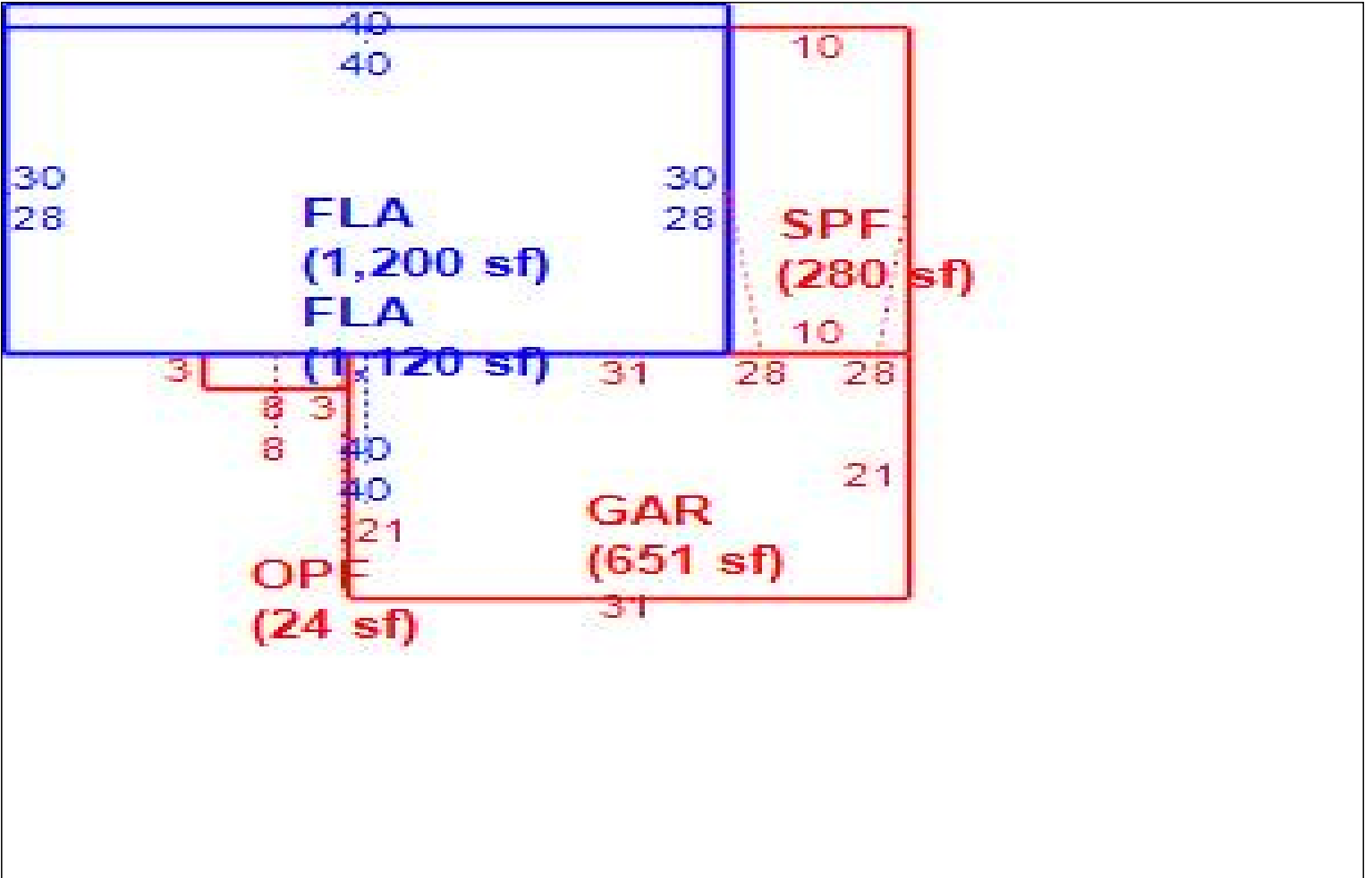
SUBJECT

Property Location			
Site Address	31805 SUNPARK CIR	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 119 ORB 4252 PG 479

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 265,486 Deprec Bldg Value 257,521 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	3
FLA	FINISHED LIVING AREA	2,320	2,320	2320	2006	2320	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	651	0		92.60	Quality Grade	650	Half Baths	1
OPF	OPEN PORCH FINISHE	0	24	0		265,486	Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	280	0		97.00	% Good	97.00	Foundation	3
						0	Functional Obsol	0	Fireplaces	0
TOTALS		2,320	3,275	2,320		257,521	Building RCNLD	257,521	Roof Cover	3
									Type AC	03

Alternate Key 3839760
 Parcel ID 29-19-25-1600-000-11900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0821 Subject
 PRC Run: 12/9/2024 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	2005071070	01-01-2006	10-25-2006	139,348	0000	SFR FOR 07	10-25-2006	
2006	2005071070	10-25-2005	12-21-2005	139,348	0000	SFR 31805 SUNPARK CIR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4252	0479	12-06-2012	WD	Q	Q	I	139,000			
	3990	2285	12-28-2010	CT	U	U	I	103,000			
	3297	1201	10-31-2006	WD	Q	Q	I	245,900			
	2926	0561	08-18-2005	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	257,521	0	317,521	22921	294600	0.00	294600	317521	317,521

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Alternate Key 3544641
 Parcel ID 29-19-25-1100-000-00500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0821 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

Current Owner		
OSBORNE FRANK ET AL		
2306 QUEEN PALM CT		
LEESBURG	FL	34748

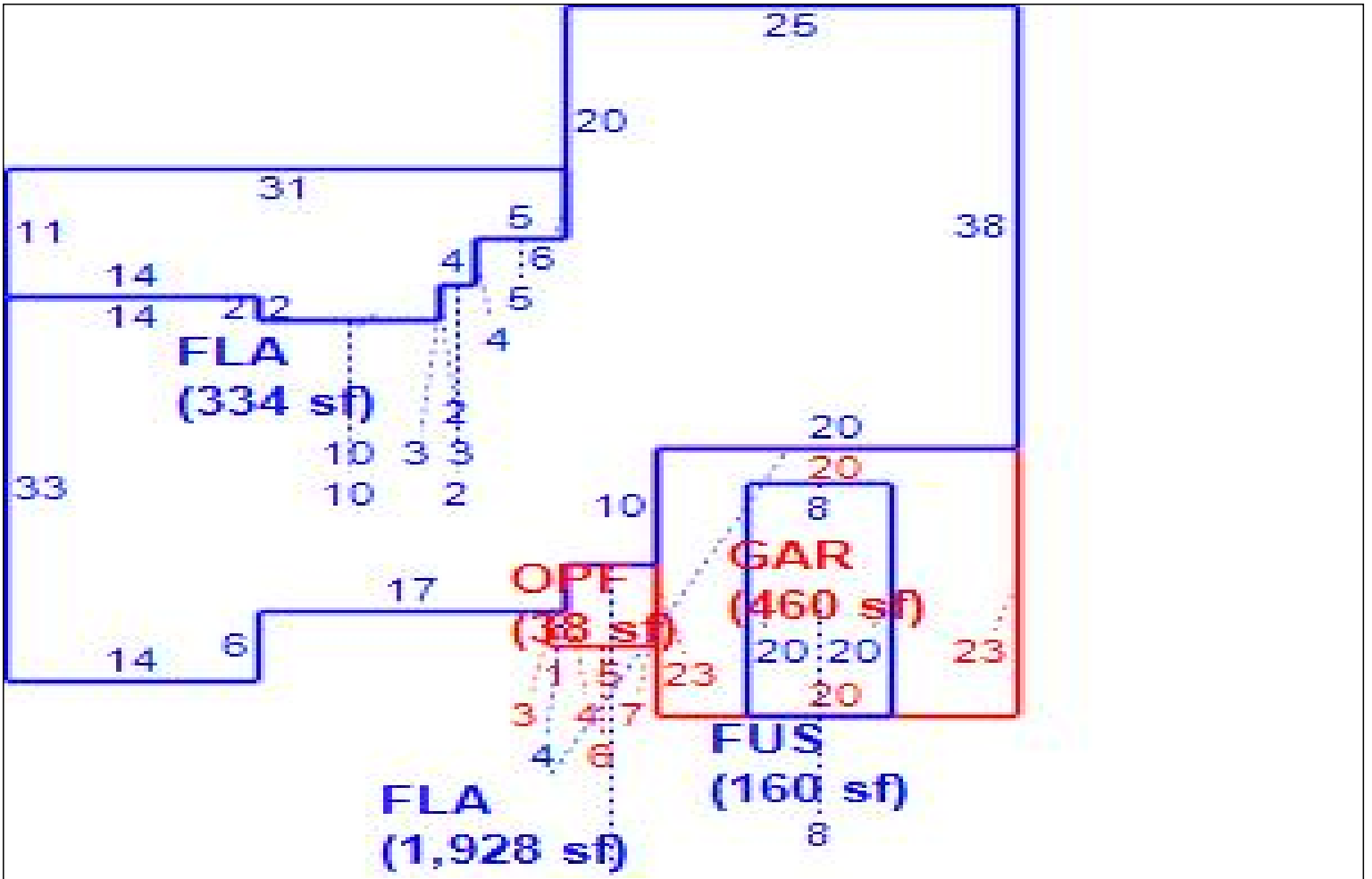
COMP 1

Property Location			
Site Address 2306 QUEEN PALM CT			
LEESBURG FL 34748			
Mill Group	000L	NBHD	0694
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-24-202

Legal Description
LEESBURG, LAKE POINTE AT THE SUMMIT SUB LOT 5 PB 33 PGS 57-58 ORB 6135 PG 1184 ORB 6405 PG 1615

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	2.75	1.000	1.000	0	82,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		82,500		
Classified Acres		0		Classified JV/Mkt		82,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 275,675 Deprec Bldg Value 267,405 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail						
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,262	2,262	2262	1997	2422	97.73	EX	97.00	0	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	160	160	160	275,675	267,405	0	EX	97.00	0	Quality Grade	660	Half Baths	0
GAR	GARAGE FINISH	0	460	0	0	0	0	EX	97.00	0	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	38	0	0	0	0	EX	97.00	0	Foundation	3	Fireplaces	0
TOTALS		2,422	2,920	2,422	267,405	267,405	0	EX	97.00	0	Roof Cover	3	Type AC	03

Alternate Key 3544641
 Parcel ID 29-19-25-1100-000-00500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0821 Comp 1
 PRC Run: 12/9/2024 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	
2014	13-10-631	08-12-2013	03-10-2014	19,000	0002	REROOF	03-10-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024114151	6405 1615	07-19-2024	QC	U	11	I	100					
2023051483	6135 1184	03-24-2023	WD	Q	01	I	385,000					
	1497 0715	01-01-1997	WD	Q	Q	V	22,000					
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	
82,500	267,405	0	349,905	0	349905	0.00	349905	349905	349,905	

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Alternate Key 3819275
 Parcel ID 29-19-25-1110-000-08900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0821 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

Current Owner		
SCHAILDLE NICHOLAS & NICOLE		
2246 LAKE POINTE		
LEESBURG	FL	34748

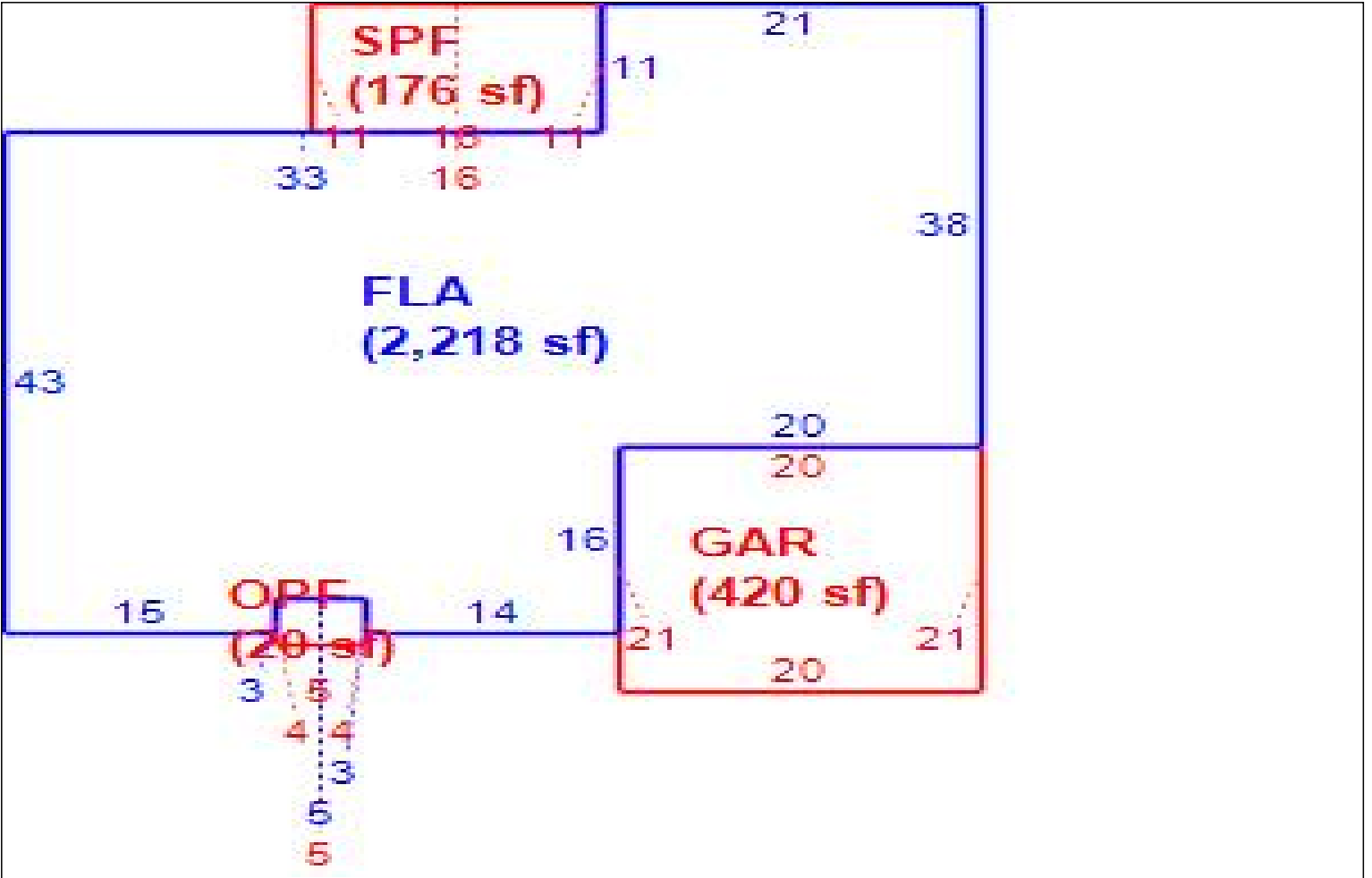
COMP 2

Property Location		
Site Address 2246 LAKE POINTE CIR		
LEESBURG FL 34748		
Mill Group 000L	NBHD 0694	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-24-202

Legal Description
VILLAGE AT LAKE POINTE PB 50 PG 8-9 LOT 89 ORB 6253 PG 634

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	2.75	1.000	1.000	0	82,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		82,500		
Classified Acres		0		Classified JV/Mkt		82,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 277,813
		Deprec Bldg Value 269,479	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,218	2,218	2218	Effective Area	2218	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	106.05	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0	Building RCN	277,813	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	176	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,218	2,834	2,218	Building RCNLD	269,479				

Alternate Key 3819275
 Parcel ID 29-19-25-1110-000-08900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0821 Comp 2
 PRC Run: 12/9/2024 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	
2015 2005	SALE 04-00000001	01-01-2014 01-26-2004	04-27-2015 08-16-2004	1 79,067	0099 0000	CHECK VALUE SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023148547	6253	0634	11-29-2023	WD	Q	01	I	365,000	039	HOMESTEAD	2024	25000
	4525	0994	08-29-2014	WD	U	U	I	149,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4369	0034	07-02-2013	CT	U	U	I	0				
	3078	0115	01-18-2006	WD	U	M	I	1				
	2569	1544	04-28-2004	WD	Q	Q	I	169,600				
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	
82,500	269,479	0	351,979	0	351979	50,000.00	301979	326979	351,979	

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Alternate Key 3839702
Parcel ID 29-19-25-1600-000-06100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0821 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

Current Owner		
CERTAIN JUSTINA		
31916 PARKDALE DR		
LEESBURG	FL	34748

COMP 3

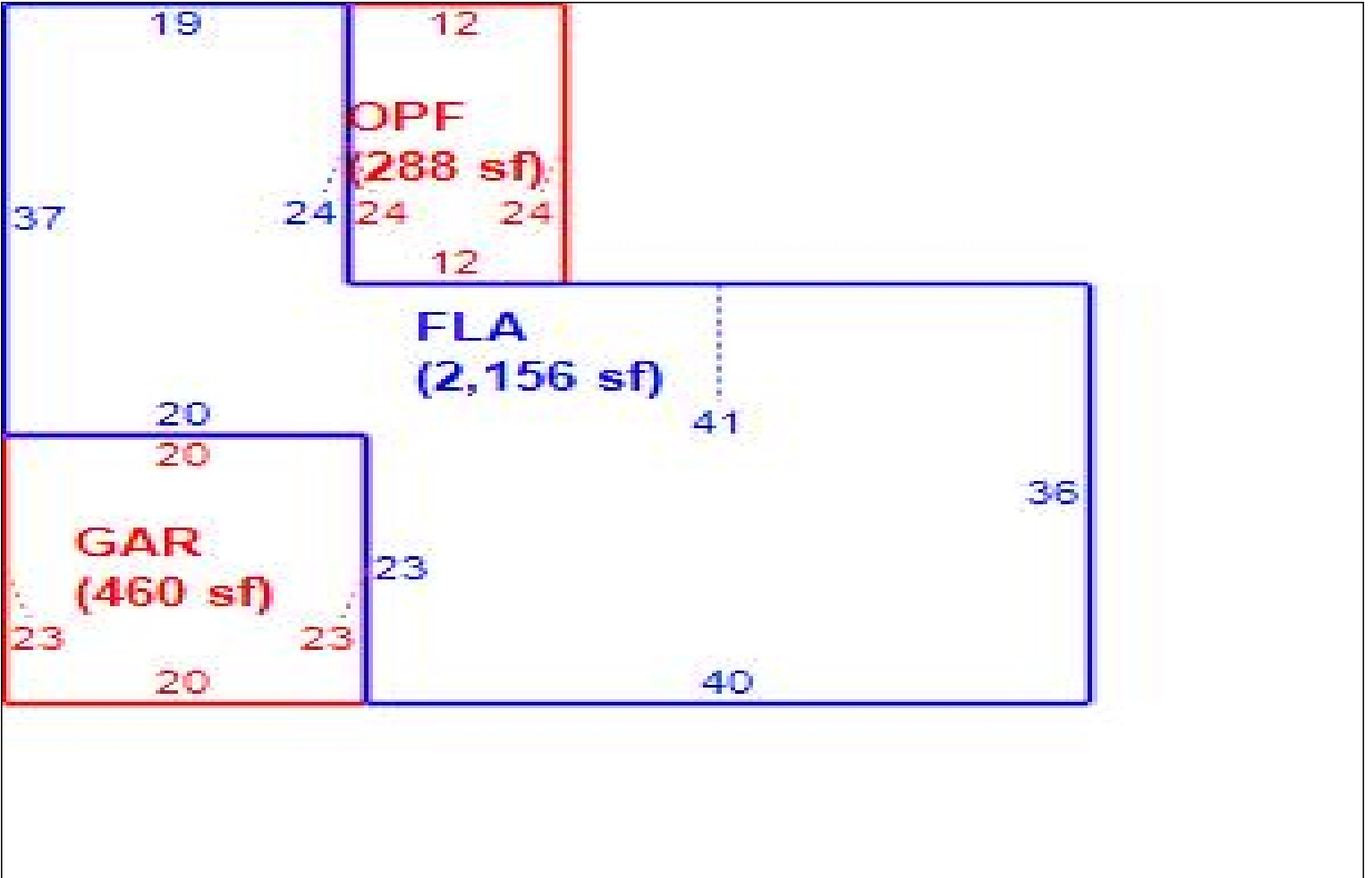
Property Location			
Site Address	31916 PARKDALE DR		
	LEESBURG	FL	34748
Mill Group	0001	NBHD	5030

Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-28-202

Legal Description
PARK HILL PB 55 PG 33-37 LOT 61 ORB 6224 PG 682

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 249,823
Deprec Bldg Value 242,328		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,156	2,156	2156	2007	2156	97.30	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0			249,823	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	288	0				Condition	EX	Heat Type	6
								% Good	97.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		2,156	2,904	2,156			242,328	Building RCNLD	3	Type AC	03

Alternate Key 3839702
 Parcel ID 29-19-25-1600-000-06100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0821 Comp 3
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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
POL2	SWIMMING POOL - RESIDENTIAL	98.00	SF	35.00	2007	2007	3430.00	85.00	2,916
PLD2	POOL/COOL DECK	478.00	SF	5.38	2007	2007	2572.00	70.00	1,800
SEN2	SCREEN ENCLOSED STRUCTURE	1226.00	SF	3.50	2007	2007	4291.00	57.50	2,467

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2018081100	08-23-2018	12-03-2018	4,511	0002	STORM PANELS ON WINDOWS 8	12-04-2018		
2009	2008090226	09-11-2008	03-10-2009	22,272	0000	SEN 24X24	03-10-2009		
2008	2007040484	04-24-2007	08-08-2007	18,000	0000	POL	08-08-2007		
2008	2005120714	01-02-2007	08-08-2007	127,864	0000	SFR FOR 08	08-08-2007		
2007	2005120714	04-07-2006	01-02-2007	127,864	0000	SFR 31916 PARKDALE DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023124435	6224	0682	10-02-2023	WD	Q	01	I	357,000	039	HOMESTEAD	2024	25000
	3389	0527	03-09-2007	WD	Q	Q	I	222,300	059	ADDITIONAL HOMESTEAD	2024	25000
	3093	0491	02-15-2006	WD	U	M	V	1				
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	
60,000	242,328	7,183	309,511	99581	209930	50,000.00	159930	184930	309,619	

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