



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3375971**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<b>2024-0824</b>	County	<b>Lake</b>
		Tax year	<b>2024</b>
		Date received	<b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; 2018-2 IH Borrower LP</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>3118261000-000-10700 12718 Wedgefield Dr</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<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"/> 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.**



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0824	Alternate Key: 3375971	Parcel ID: 31-18-26-1000-000-10700	
<b>Petitioner Name</b> Robert Peyton 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> 12718 WEDGEFIELD DR GRAND ISLAND		<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> 2018-2 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 267,782	\$ 267,782	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 231,550	\$ 231,550	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 231,550	\$ 231,550	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

**Last Sale Date** 6/27/2013      **Price:** \$93,600       Arm's Length  Distressed      Book 4349 Page 2381

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3375971	3508157	3316061	3508386
<b>Address</b>	12718 WEDGEFIELD DR GRAND ISLAND	12530 FADE DR GRAND ISLAND	12443 WEDGEFIELD DR GRAND ISLAND	37024 SLICE LN GRAND ISLAND
<b>Proximity</b>				
<b>Sales Price</b>		\$315,000	\$330,000	\$300,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.40%	2.80%	2.80%
<b>Adjusted Sale</b>		\$269,010	\$289,740	\$263,400
<b>\$/SF FLA</b>	\$178.17 per SF	\$223.43 per SF	\$198.18 per SF	\$204.03 per SF
<b>Sale Date</b>		11/28/2023	5/31/2023	5/5/2023
<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>	1,503	1,204	14950	1,462	2050	1,291	10600
<b>Year Built</b>	1992	2002		1991		1995	
<b>Constr. Type</b>	Block Stucco	Block Stucco		Block Stucco		Block Stucco	
<b>Condition</b>	Very Good	Very Good		Very Good		Very Good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
<b>Porches</b>	Screen	Open	5000	Open	5000	Enclosed	-5000
<b>Pool</b>	N	Y	-20000	Y	-20000	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>							
<b>Site Size</b>							
<b>Location</b>							
<b>View</b>							

		Net Adj. 0.0%	-50	-Net Adj. 4.5%	-12950	Net Adj. 2.1%	5600
		Gross Adj. 14.9%	39950	Gross Adj. 9.3%	27050	Gross Adj. 5.9%	15600
<b>Adj. Sales Price</b>	Market Value <b>\$267,782</b>	Adj Market Value	<b>\$268,960</b>	Adj Market Value	<b>\$276,790</b>	Adj Market Value	<b>\$269,000</b>
	Value per SF 178.17						

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.

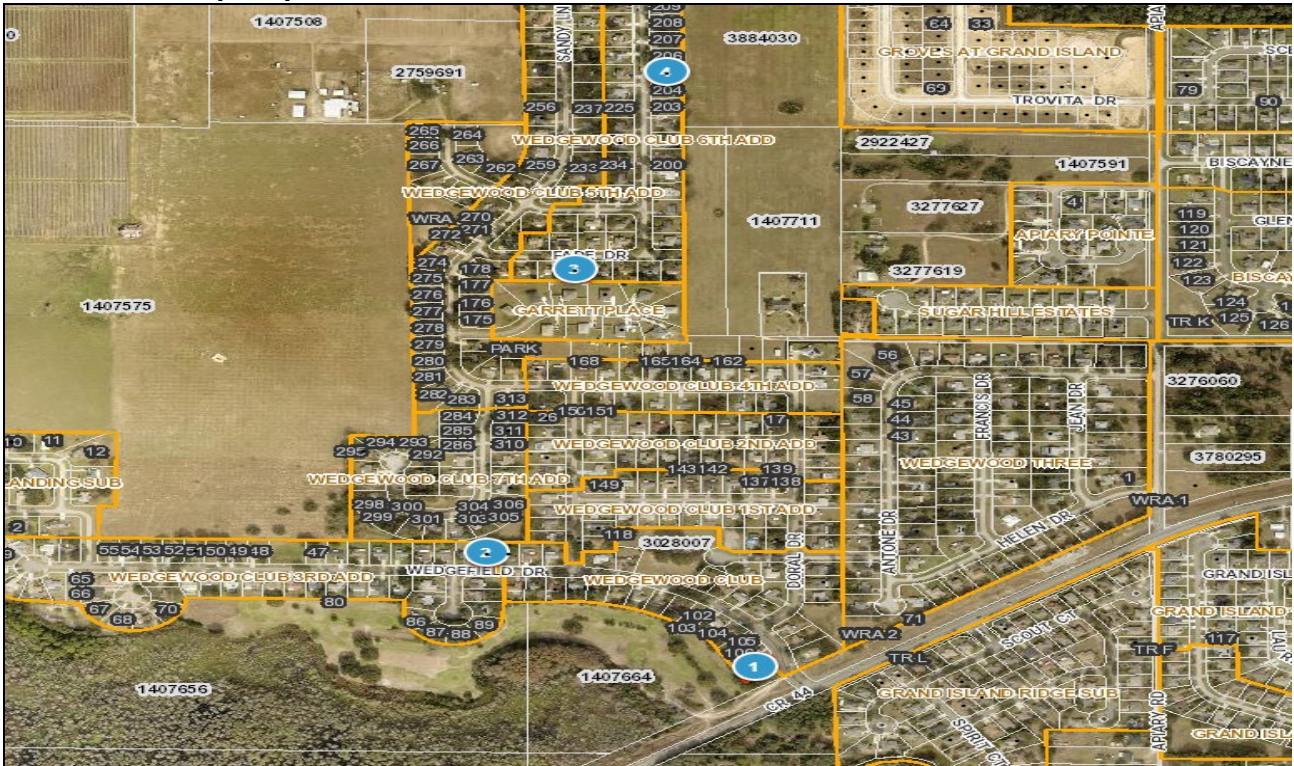
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:        Josh Bush**

**DATE    11/15/2024**

**2024-0824 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3375971	12718 WEDGEFIELD DR GRAND ISLAND	-
2	Comp 2	3316061	12443 WEDGEFIELD DR GRAND ISLAND	0.22
3	Comp 1	3508157	12530 FADE DR GRAND ISLAND	0.46
4	Comp 3	3508386	37024 SLICE LN GRAND ISLAND	0.68
5				
6				
7				
8				

Alternate Key 3375971  
 Parcel ID 31-18-26-1000-000-10700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0824 Subject  
 PRC Run: 11/27/2024 By  
 Card # 1 of 1

**Current Owner**  
 2018-2 IH BORROWER LP  
 C/O INVITATION HOMES TAX DEPT  
 1717 MAIN ST STE 2000  
 DALLAS TX 75201

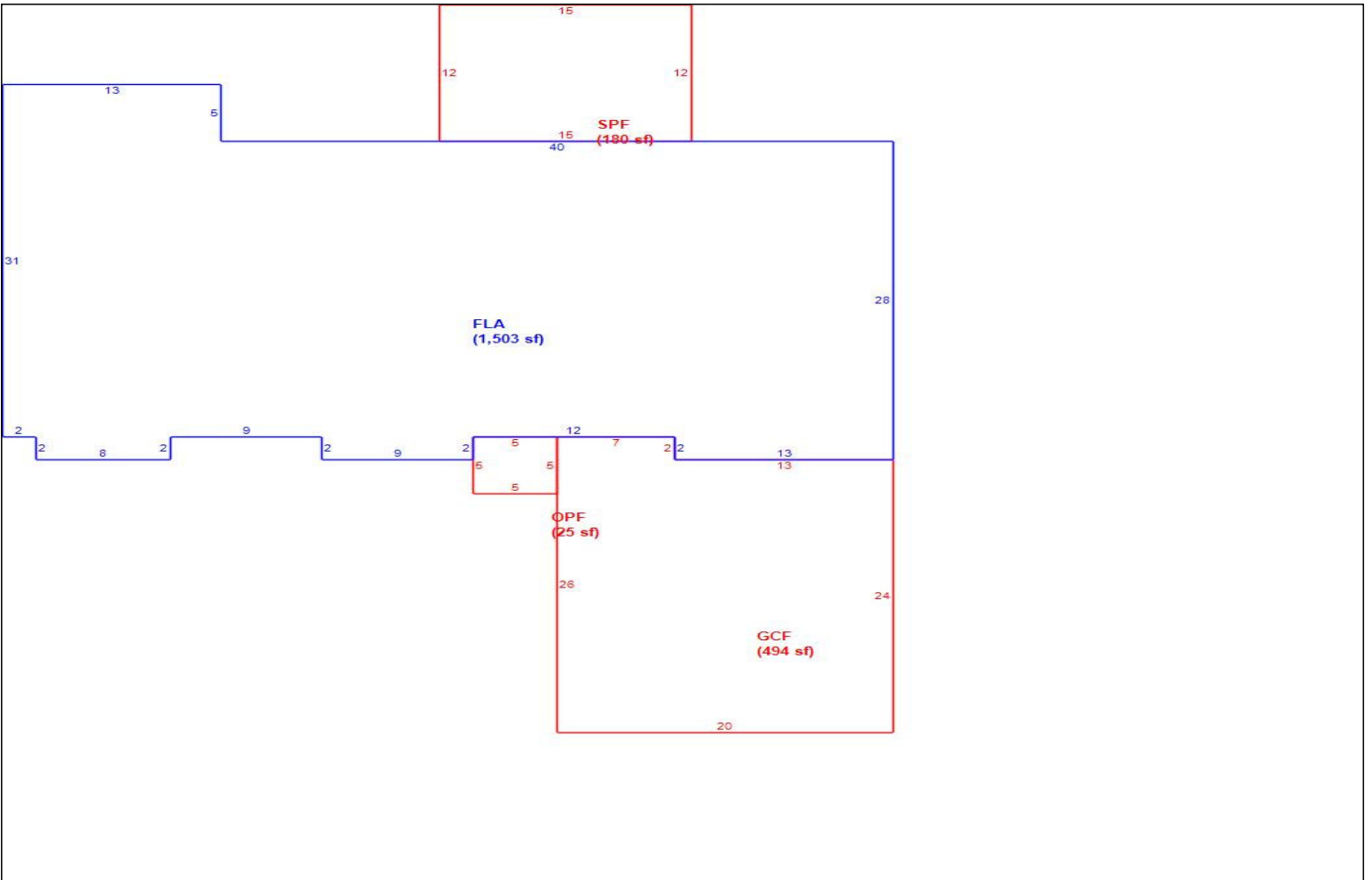
Subject

**Property Location**  
 Site Address 12718 WEDGEFIELD DR  
 GRAND ISLAND FL 32735  
 Mill Group 0002 NBHD 4478  
**Property Use** **Last Inspection**  
 00100 SINGLE FAMILY TRF 01-01-202

**Legal Description**  
 WEDGEWOOD CLUB LOT 107 PB 29 PGS 89-90 ORB 4614 PG 732 ORB 4649 PG 2339 ORB 5107 PG 1533

LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0138	0	0		1.00 LT	50,000.00	0.0000	1.28	1.000	1.000	0	64,000
<b>Total Acres</b>		0.00		<b>JV/Mkt</b>		0		<b>Total Adj JV/Mkt</b>		64,000		
<b>Classified Acres</b>		0		<b>Classified JV/Mkt</b>		64,000		<b>Classified Adj JV/Mkt</b>		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 210,085 Deprec Bldg Value 203,782 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	1,503	1,503	1503	1992	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	494	0	111.07	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	25	0	210,085	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	180	0	EX	Foundation	3	Fireplaces	0	
<b>TOTALS</b>		1,503	2,202	1,503	97.00	Roof Cover	3	Type AC	03	
					Functional Obsol	0				
					Building RCNLD	203,782				

Alternate Key 3375971  
 Parcel ID 31-18-26-1000-000-10700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0824 Subject By  
 PRC Run: 11/27/2024  
 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	
2005	SALE	01-01-2004	02-14-2005	1	0000	CHECK VALUES			
1995	1	05-01-1994	12-01-1994	1	0000	SPF U/C 94 C 95 FILE			
1994	T-06843	12-01-1993	12-01-1993	3,420	0000	SPF			
1993	79241	04-01-1992	11-01-1992	59,130	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107 1533	05-08-2018	WD	U	M	I	100				
	4649 2339	07-01-2015	MI	U	M	I	100				
	4614 0732	04-10-2015	WD	U	M	I	100				
	4349 2381	06-27-2013	WD	U	U	I	93,600				
	4279 0240	01-29-2013	CT	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	
64,000	203,782	0	267,782	36232	231550	0.00	231550	267782	261,556	

**Parcel Notes**

92 ADD SFR USED AS MODEL MB 110392  
 93 CHANGE EPC TO GCF RAISE QG FROM 375 MB 030794  
 94 ADD SPF INCL IN SALE MB 110494  
 00FC LAND TO LT QG FROM 400 FD 050100  
 03X CORY & DAWN DION HX CARD RETURNED FROM PO 010303 WITH AN ADDRESS OF 33746 TARLTON DR LEESBURG 34788  
 04 QG FROM 425 FER 060204  
 05FC NO ADDS NEW REROOF QG FROM 475 MB 021405  
 09X RENEWAL CARD RETURNED WITH ADDRESS 1745 SUNSET RIDGE DR MASCOTTE  
 09X ADDR CHANGED TO 1745 SUNSET RIDGE DR MASCOTTE 34753 BY SHERI CHEN 072809  
 09X NO ANS TO QUESTIONNAIRE SENT 080509  
 10X FI DISCOVERY DENY NOH VACANT NO FURNITURE LOCK BOX ON DOOR SEE PICS JMK 051010  
 4279/240 CT VS RICKY & SHERI CHEN SOLD TO WELLS FARGO BANK NA TTEE  
 4349/2381 WELLS FARGO BANK NA TTEE TO IH2 PROPERTY FLORIDA LP  
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513  
 4614/732 IH2 PROPERTY FLORIDA LP TO 2015-2 IH BORROWER LP  
 4614/732 M SALE INCL OVER 25 PARCELS MULTI SUBS AND M&B  
 4649/2339 CORRECTIVE DEED FOR 4614/732 TO CORRECT GRANTEE NAME SB 2015-2 IH2 BORROWER LP  
 4649/2339 M SALE INCL OVER 25 PARCELS MULTI SUBS AND M&B  
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO SCANNED TO AK1818893 CB 080516  
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418  
 5107/1533 2018-2 IH BORROWER LP SUCC BY MERGER WITH 2015-1 IH2 BORROWER LP AND 2015-2 IH2 BORROWER LP TO 2018-2 1H BORROWER LP  
 5107/1533 M SALE INCL OVER 25 LOTS IN VARIOUS SUBS

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Alternate Key 3508157  
 Parcel ID 31-18-26-1035-000-18100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0824 Comp 1  
 PRC Run: 11/27/2024 By  
 Card # 1 of 1

Current Owner		
STRAUT ANTHONY & KAREN A		
12530 FADE DR		
GRAND ISLAND	FL	32735

Comp 1

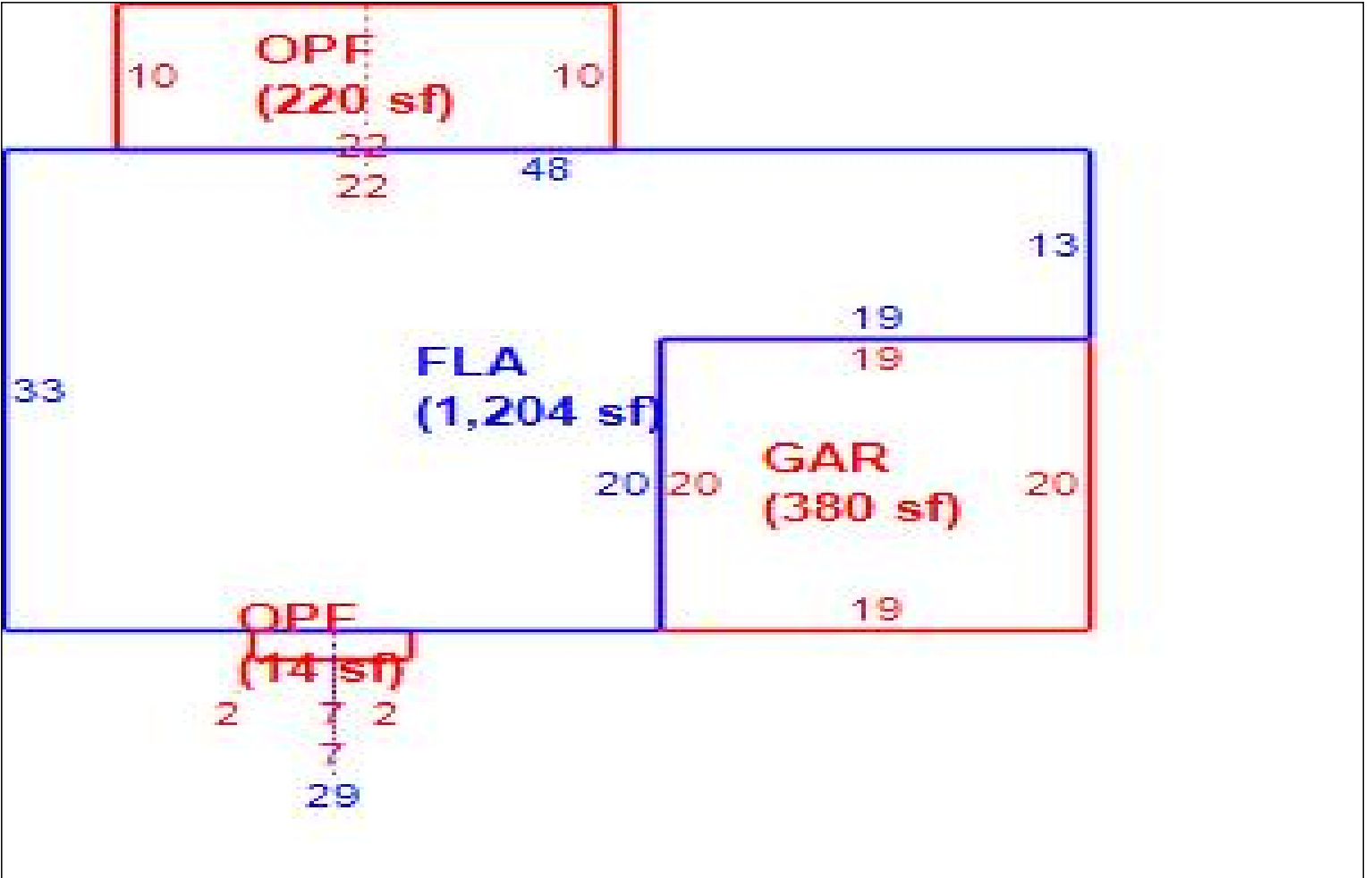
Property Location			
Site Address	12530 FADE DR		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	4478

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

Legal Description
WEDGEWOOD CLUB 6TH ADD SUB LOT 181 PB 34 PGS 53-54 ORB 6251 PG 2110

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	40,000.00	0.0000	1.50	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 175,762 Deprec Bldg Value 170,489 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	1,204	1,204	1204	2002	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	380	0	113.46	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	234	0	175,762	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,204	1,818	1,204	Building RCNLD	170,489				



Alternate Key 3508157  
Parcel ID 31-18-26-1035-000-18100

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0824 Comp 1  
PRC Run: 11/27/2024 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
PUG2	POOL UPGRADE	1.00	UT	4000.00	2004	2004	4000.00	85.00	3,400
POL2	SWIMMING POOL - RESIDENTIAL	200.00	SF	35.00	2004	2004	7000.00	85.00	5,950
PLD2	POOL/COOL DECK	188.00	SF	5.38	2004	2004	1011.00	70.00	708
SEN2	SCREEN ENCLOSED STRUCTURE	948.00	SF	3.50	2004	2004	3318.00	52.50	1,742

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	2015080483	08-19-2015	03-17-2016	849	0002	REPL 1 WINDOW	03-17-2016		
2005	2004051137	05-24-2004	02-14-2005	23,000	0000	12X24 POOL W/32X19 DECK			
2003	2001100846	02-04-2002	10-16-2002	69,740	0000	SFR UIC FOR 02			
2002	2001100846	10-31-2001	02-04-2002	69,740	0000	SFR/12530 FADE DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023147542	6251	2110	11-28-2023	WD	Q	01	I	315,000	039	HOMESTEAD	2025	0
2021064640	5706	0559	04-22-2021	WD	U	19	I	218,000	059	ADDITIONAL HOMESTEAD	2025	0
2021032074	5659	1785	03-05-2021	PO	U	11	I	0				
	2102	2458	04-19-2002	WD	Q	Q	I	90,500				
	1744	2423	08-20-1999	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	170,489	11,800	242,289	0	242289	0.00	242289	242289	237,274	

**Parcel Notes**

00FC LAND TO LT FD 0500  
 2102/2458 SHAMROCK HOMES INC TO LARRY H BOWERMAN AND CAROL LEE MORAN JTWROS  
 02X JAMES L MORGAN DECEASED 012694 DC  
 03FC SPF ADDED AFTER SALE MB 101602  
 04X CAROL LEE MORAN REMOVED WX 010304  
 05FC LOC FROM 115 QG FROM 525 TO UPDATE VALUE ADD MISC PUG FOR MULTI LEVEL PLD SPF TO OPF REMOVED SCRNM FROM 32LF OF WALL MB 021405  
 10X LARRY H BOWERMAN 67 DECEASED 050510 FL DEATH LIST  
 21 CAROL L MORAN-BOWERMAN 77 DECEASED 011121 STATE DEATH LIST FILE 2021005122 KD 031821  
 5659/1785 ORDER DET HX FOR EST OF CAROL MORAN BOWERMAN TO JAMES HAROLD MORAN AND KELLY LYNN BUSH ONLY  
 5706/559 JAMES HAROLD MORAN AND KELLY LYNN BUSH TO KENNETH ALLEN GEBHARD SINGLE  
 21X COURTESY HX CARD SENT 062121  
 22CC RECEIVED HX APP GG 110521  
 22CC RECEIVED PORT APP GG 020722  
 6251/2110 KENNETH ALLEN GEBHARD TO ANTHONY & KAREN ANNE STRAUT HW  
 24CC EFILE HX APP CP 053124

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Alternate Key 3316061  
 Parcel ID 31-18-26-1020-000-03900

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0824 Comp 2  
 PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
CARRASQUILLO ELIJAH		
12443 WEDGEFIELD DR		
GRAND ISLAND	FL	32735

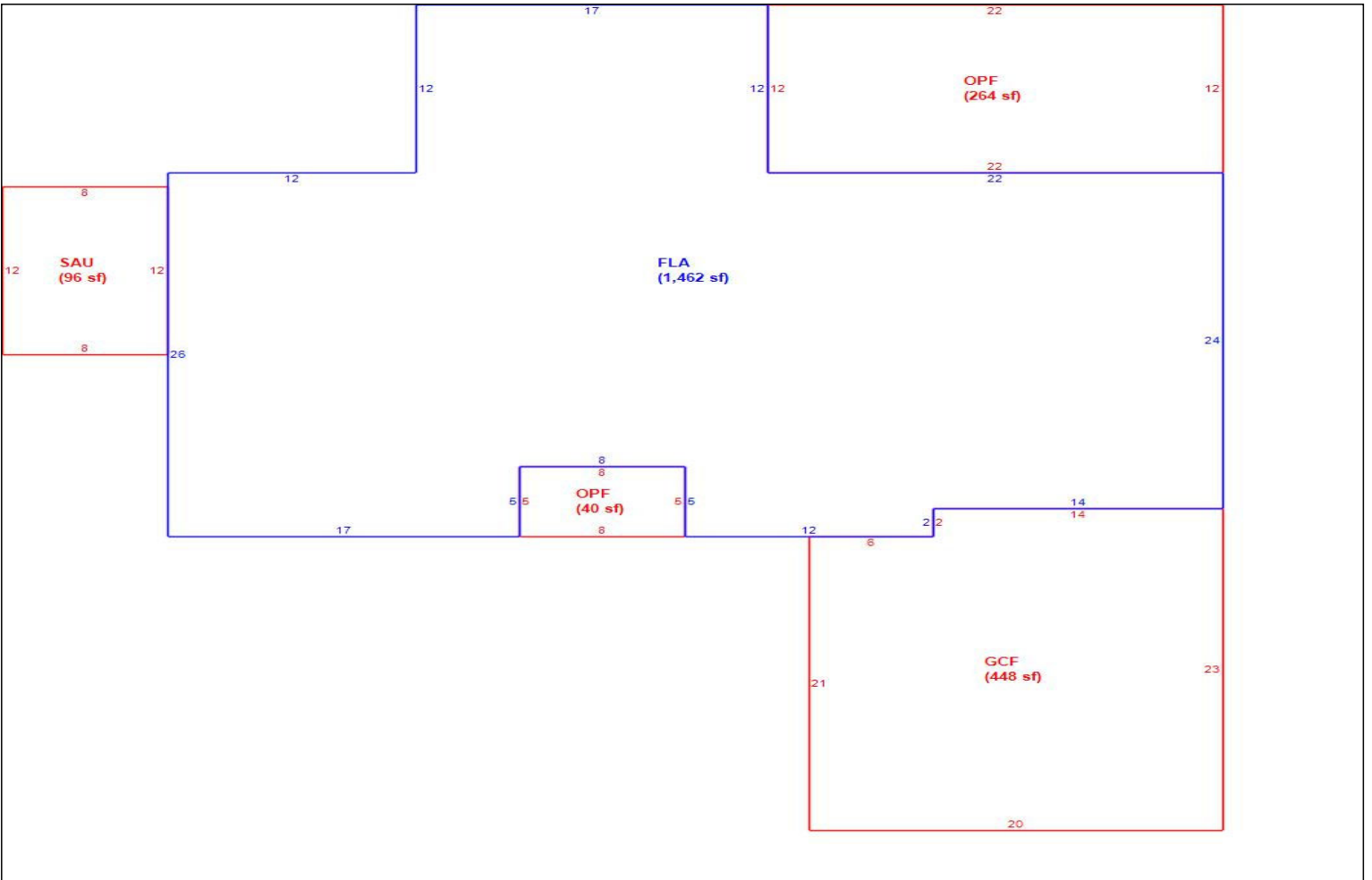
Comp 2

Property Location			
Site Address 12443 WEDGEFIELD DR			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	4478
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
WEDGEWOOD CLUB 3RD ADD LOT 39 PB 31 PGS 44-45 ORB 6159 PG 1820

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	40,000.00	0.0000	1.50	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 207,575
		Deprec Bldg Value	201,348
		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	1,462	1,462	1462	1991	1462	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	448	0	111.74	0	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	304	0	207,575	0	Wall Type	03	Heat Type	6
STF	STORAGE ROOM FINIS	0	96	0	EX	97.00	Foundation	3	Fireplaces	0
TOTALS		1,462	2,310	1,462	0	0	Roof Cover	3	Type AC	03

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	312.00	SF	35.00	1990	1990	10920.00	85.00	9,282
PLD2	POOL/COOL DECK	348.00	SF	5.38	1990	1990	1872.00	70.00	1,310
SEN2	SCREEN ENCLOSED STRUCTURE	1206.00	SF	3.50	1990	1990	4221.00	40.00	1,688

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1993	2967	10-01-1992	12-01-1992	1,615	0000	UTY & SLAB			
1992	74125	06-01-1991	10-01-1991	3,510	0000	SEN			
1992	73391	05-01-1991	10-01-1991	11,500	0000	POOL			
1991	69777	11-01-1990	01-01-1991	52,840	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023071048	6159 1820	05-31-2023	TR	Q	01	I	330,000	039	HOMESTEAD	2024	25000
2022109787	6007 1633	08-03-2022	TR	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2022106397	6004 0024	07-27-2022	QC	U	11	I	100				
2022106396	6004 0022	07-26-2022	QC	U	11	I	100				
2022118032	6017 0579	08-26-2022	PO	U	11	I	0				
<b>Total</b>											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	201,348	12,280	273,628	0	273628	50,000.00	223628	248628	267,271	

**Parcel Notes**

91 ADD SFR AND MISC IMPS MB 102391  
 92 ADD SAU05 MB 052793  
 00FC LAND TO LT FD 050100  
 03 QG FROM 400 TO UPDATE VALUE MB 060303  
 04 QG FROM 425 FER 060304  
 3868/210 SHERRY E HAUSS MARRIED  
 12X MICHAEL HAUSS IS SEPARATED FROM SHERRY E HAUSS PER HIS NEW HX APPLICATION DTD 012412 ON AK3446160 GC 020812  
 21 SHERRY HAUSS 63 DECEASED 091920 STATE DEATH LIST FILE 2020175812 JLB 112320  
 6017/579 ORDER DET HX FOR THE ESTATE OF SHERRY ELAINE HAUSS TO JEREMIAH HAUSS AND LINDY M MARTIN ONLY  
 6004/22 LINDY M MARTIN TO FLTRUST LLC AS TTEE OF THE 12443 WEDGEFIELD LAND TRS NO TRUST DATE GIVEN  
 6004/24 JEREMIAH E HAUSS TO FLTRUST LLC AS TTEE OF THE 12443 WEDGEFIELD LAND TRS NO TRUST DATE GIVEN  
 6007/1633 FLTRUST LLC AS TTEE OF THE 12443 WEDGEFIELD LAND TRS TO REI TR LLC AS TTEE OF THE 12443 WEDGEFIELD LAKE LAND TRS  
 DTD 080322  
 6159/1820 REI TR LLC INDIV AND AS TTEE TO ELIJAH CARRASQUILLO  
 24CC EFILE HX APP CP 022224

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Alternate Key 3508386  
Parcel ID 31-18-26-1035-000-20500

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0824 Comp 3  
PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
WHITTAKER JENNIFER D		
37024 SLICE LN		
GRAND ISLAND	FL	32735

Comp 3

Property Location			
Site Address	37024 SLICE LN		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	4478
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

**Legal Description**

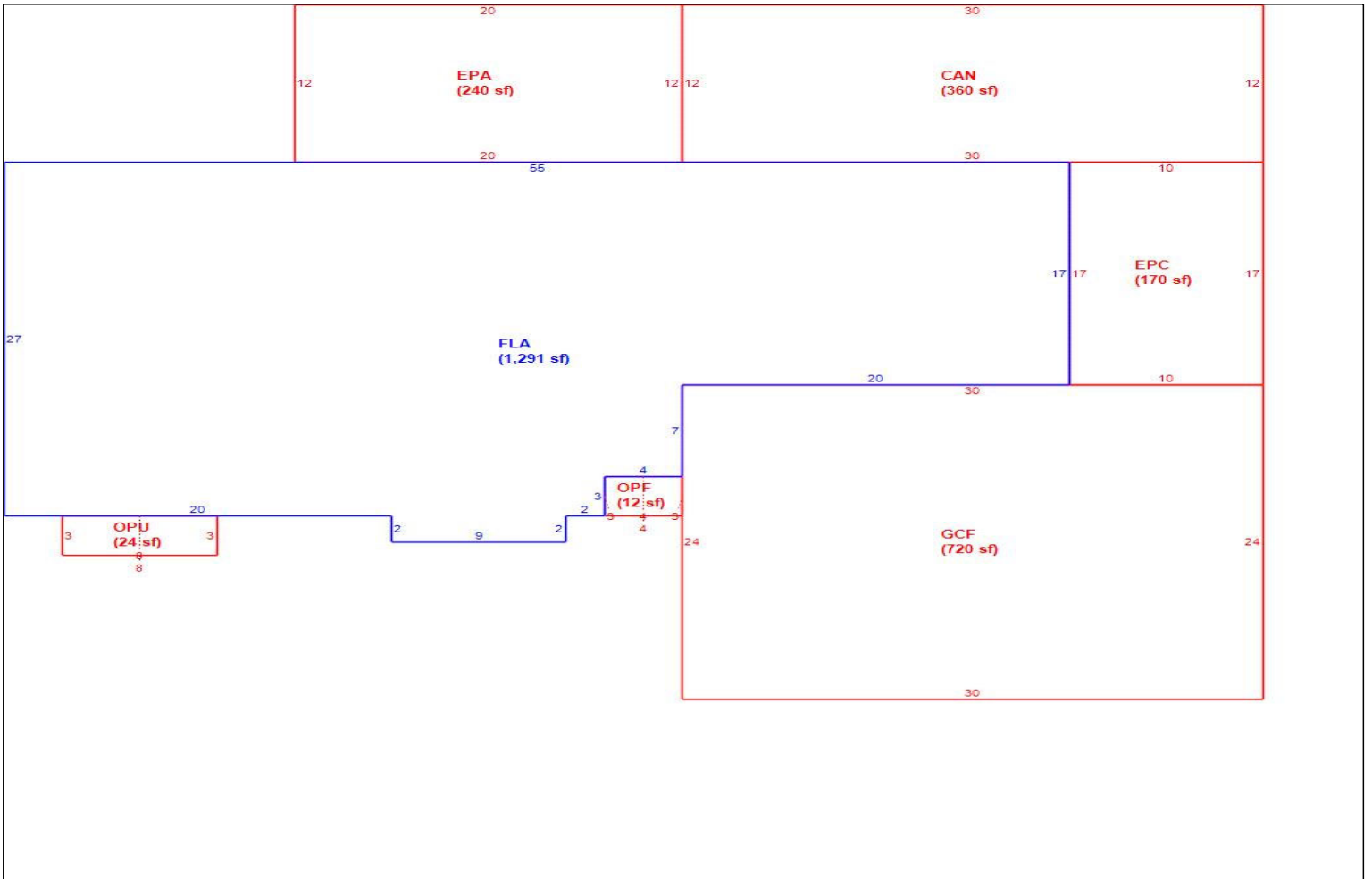
WEDGEWOOD CLUB 6TH ADD SUB LOT 205 PB 34 PGS 53-54 ORB 6139 PG 2356

**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	40,000.00	0.0000	1.50	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 202,864 Deprec Bldg Value 196,778 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
EPF	ENCLOSED PORCH FIN	0	410	0	Effective Area	1291	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,291	1,291	1291	Base Rate	113.14	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	720	0	Building RCN	202,864	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	12	0	% Good	97.00	Foundation	3	Fireplaces	0
OPU	OPEN PORCH UNFINIS	0	24	0	Functional Obsol	0	Roof Cover	3	Type AC	03
PAT	PATIO UNCOVERED	0	360	0	Building RCNLD	196,778				
TOTALS		1,291	2,817	1,291						

Alternate Key 3508386  
 Parcel ID 31-18-26-1035-000-20500

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2024-0824 Comp 3  
 PRC Run: 11/27/2024 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
UBF3	UTILITY BLDG FINISHED	96.00	SF	10.50	2004	2004	1008.00	60.00	605
SEN2	SCREEN ENCLOSED STRUCTURE	696.00	SF	3.50	2003	2003	2436.00	50.00	1,218

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	2011020139	02-11-2011	07-06-2011	7,858	0002	REROOF	07-06-2011		
2005	2004040740	04-15-2004	02-15-2005	1,900	0000	SHED 8X12			
1996	9511561	11-01-1995	12-01-1995	4,560	0000	ENCL PORCH			
1996	T-03800	07-01-1995	12-01-1995	60,662	0000	SFR 3/BR 37024 SLICE LN			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023055117	6139 2356	05-05-2023	WD	Q	01	I	300,000	024	DISABILITY VETERAN TOT	2024	208601	
2016085836	4822 1615	08-03-2016	QC	U	U	I	100	039	HOMESTEAD	2024	25000	
	1391 0258	10-01-1995	WD	Q	Q	I	92,100	059	ADDITIONAL HOMESTEAD	2024	25000	
	1391 0257	10-01-1995	WD	Q	Q	V	12,000					
<b>Total</b>											258,601.00	

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	196,778	1,823	258,601	0	258601	258,601.00	0	0	253,213	

**Parcel Notes**

00FC LAND TO LT QG FROM 400 FD 050100  
 03 QG FROM 425 FER 020703  
 05FC ADD UBF ADD SEN AROUND CAN7 NPA ADD CAN7 NPA OPF TO SAU2 NPA LOC FROM 115 QG FROM 475 MB 021505  
 12FC SFR VERY WELL CARED FOR NEW SHINGLE ROOF SAU2 TO EPC NO OTHER CHGS JNH 070611  
 4822/1614 PAULINE J CAMPBELL AKA POLLY J CAMPBELL 81 DECEASED 051416 DC  
 4822/1615 JOHN W CAMPBELL ENHANCED LE REM THOMAS L CAMPBELL MARRIED 1/3INT AND JOHN D CAMPBELL MARRIED 1/3INT AND MARK A CAMPBELL MARRIED 1/3INT TIC  
 16CC SUBMITTED WX APP FOR 2017 DB 091216  
 6139/2356 JOHN W CAMPBELL TO JENNIFER DIANE WHITTAKER UNMARRIED  
 23X RECD T&P VA LETTER ATTACHED TO APP DB 090123  
 23CC EFILE HX APP CP 090123

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