



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3433050

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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

Petition # 2024-0825	Alternate Key: 3433050	Parcel ID: 31-18-26-1030-000-23700
Petitioner Name Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 37118 SANDY LN GRAND ISLAND	<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
1. Just Value, required	\$ 242,603	\$ 242,603
2. Assessed or classified use value, *if applicable	\$ 205,330	\$ 205,330
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 205,330	\$ 250,330
*All values entered should be county taxable values, School and other taxing authority values may differ.		

Last Sale Date 3/22/2013 Price: \$87,500 Arm's Length Distressed Book 4308 Page 1923

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3433050	3361113	3508157	3257758
Address	37118 SANDY LN GRAND ISLAND	12235 WEDGEFIELD DR GRAND ISLAND	12530 FADE DR GRAND ISLAND	12701 BOGIE CT GRAND ISLAND
Proximity				
Sales Price		\$265,000	\$315,000	\$280,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	0.40%	1.20%
Adjusted Sale		\$234,790	\$269,010	\$241,360
\$/SF FLA	\$200.00 per SF	\$196.31 per SF	\$223.43 per SF	\$197.51 per SF
Sale Date		3/17/2023	11/28/2023	9/21/2023
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	1,213	1,196	850	1,204	450	1,222	-450
Year Built	1999	1992		2002		1990	
Constr. Type	Block Stucco	Block Stucco		Block Stucco		Block Stucco	
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 Car Garage	1 Car Garage		2 Car Garage		1 Car Garage	
Porches	None	Enclosed	-15000	Open	-5000	Screen	-10000
Pool	Y	N	20000	Y	0	N	20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							
View							
		Net Adj. 2.5%	5850	-Net Adj. 1.7%	-4550	Net Adj. 4.0%	9550
		Gross Adj. 15.3%	35850	Gross Adj. 2.0%	5450	Gross Adj. 12.6%	30450
Adj. Sales Price	Market Value \$242,603	Adj Market Value	\$240,640	Adj Market Value	\$264,460	Adj Market Value	\$250,910
	Value per SF 200.00						

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.

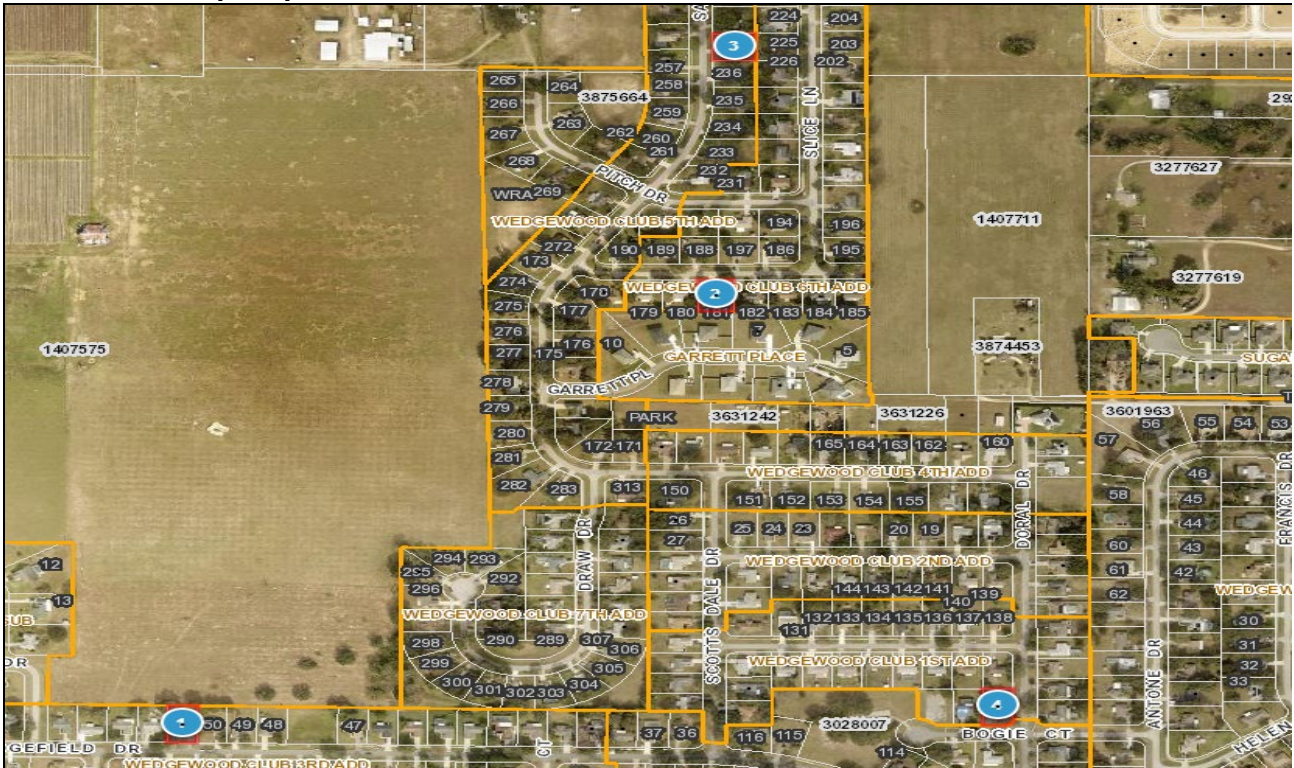
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/18/2024

2024-0825 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3361113	12235 WEDGEFIELD DR GRAND ISLAND	0.57
2	Comp 2	3508157	12530 FADE DR GRAND ISLAND	0.17
3	Subject	3433050	37118 SANDY LN GRAND ISLAND	-
4	Comp 3	3257758	12701 BOGIE CT GRAND ISLAND	0.51
5				
6				
7				
8				

Alternate Key 3433050
 Parcel ID 31-18-26-1030-000-23700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0825 Subject
 PRC Run: 11/27/2024 By

Card # 1 of 1

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

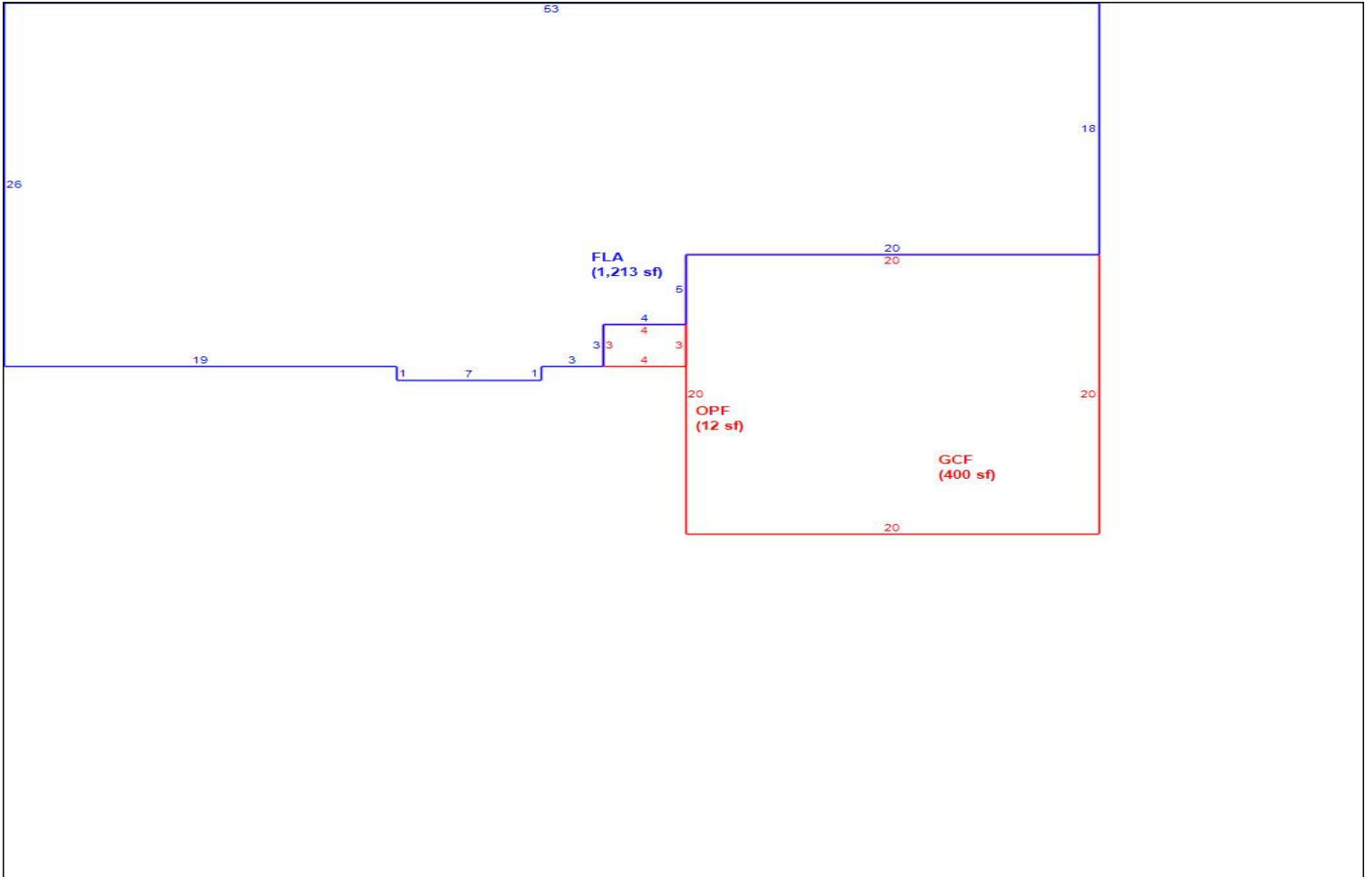
Subject

Property Location			
Site Address	37118 SANDY 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 FIFTH ADD LOT 237 PB 33 PGS 28-29 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	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 174,559	Deprec Bldg Value 169,322	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	1,213	1,213	1213	1999	1213	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	113.42	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	12	0	Building RCN	174,559	Wall Type	03	Heat Type	6
TOTALS		1,213	1,625	1,213	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	169,322				

Alternate Key 3433050
Parcel ID 31-18-26-1030-000-23700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0825 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
POL2	SWIMMING POOL - RESIDENTIAL	200.00	SF	35.00	2001	2001	7000.00	85.00	5,950
PLD2	POOL/COOL DECK	500.00	SF	5.38	2001	2001	2690.00	70.00	1,883
SEN2	SCREEN ENCLOSED STRUCTURE	1300.00	SF	3.50	2001	2001	4550.00	45.00	2,048
PUG2	POOL UPGRADE	1.00	UT	4000.00	2001	2001	4000.00	85.00	3,400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	2001080997	08-28-2001	03-08-2002	18,675	0000	11X23 POOL W/20X35 DECK			

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			
	4308	1923	03-22-2013	WD	U	U	I	87,500			
	2914	2298	07-27-2005	WD	Q	Q	I	190,000			
	2147	2295	07-15-2002	WD	Q	Q	I	112,000			
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	169,322	13,281	242,603	37273	205330	0.00	205330	242603	237,580	

Parcel Notes

00FC LAND TO LT FD 0500
 02FC ADD MISC PUG FOR ABOVE AVG MATERIALS & WORKMANSHIP MB 020802
 2147/2295 JEREMY S & KRISTIN M GATES TO WILLIAM A & DEBRA ELDER HW
 03 QG FROM 450 FER 012803
 04 QG FROM 475 FER 060304
 2914/2298 ALAN & DEBRA ELDER TO KENNIA & LUIS HERNANDEZ HW
 2914/2298 OUR NAME SCR N HAD WILLIAM A ELDER ASSUME ALAN ELDER IS THE SAME AS PER TITLE CO
 08X NEW ADDRESS 111 E BLUE WATER EDGE DR EUSTIS 32736
 09X KENNIA & LUIS HERNANDEZ FILED 09HX ON AK3829445
 4308/1923 LUIS R & KENNIA HERNANDEZ TO THR FLORIDA LP
 13SALE ORB 4308/1923 U SALE PER MLS LISTING 05091780 WAS SHORT SALE MLS INFO SCANNED FD 050813
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 4487/835 THR FLORIDA LP TO 2014-1 1H BORROWER LP
 4487/835 M SALE INCL OVER 25 PARCELS IN MULT SUBS
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 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 AK2987979 CB 080516
 16VAB PETITION 2016-037 TJW 090916
 16VAB PETITION 2016-037 DENIED TJW 022717
 4937/1720 2014-1 1H BORROWER LP TO THR FLORIDA LP
 4937/1720 M SALE INCL OVER 25 PARCELS IN MULTIPLE SUBS
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 20VAB PETITION 2020-124 TJW 091720
 20VAB PETITION 2020-124 WITHDRAWN NO CHANGE TJW 111620

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Alternate Key 3361113
 Parcel ID 31-18-26-1020-000-05100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0825 Comp 1
 PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner			
OST SUSAN C			
12235 WEDGEFIELD DR			
GRAND ISLAND	FL	32735	

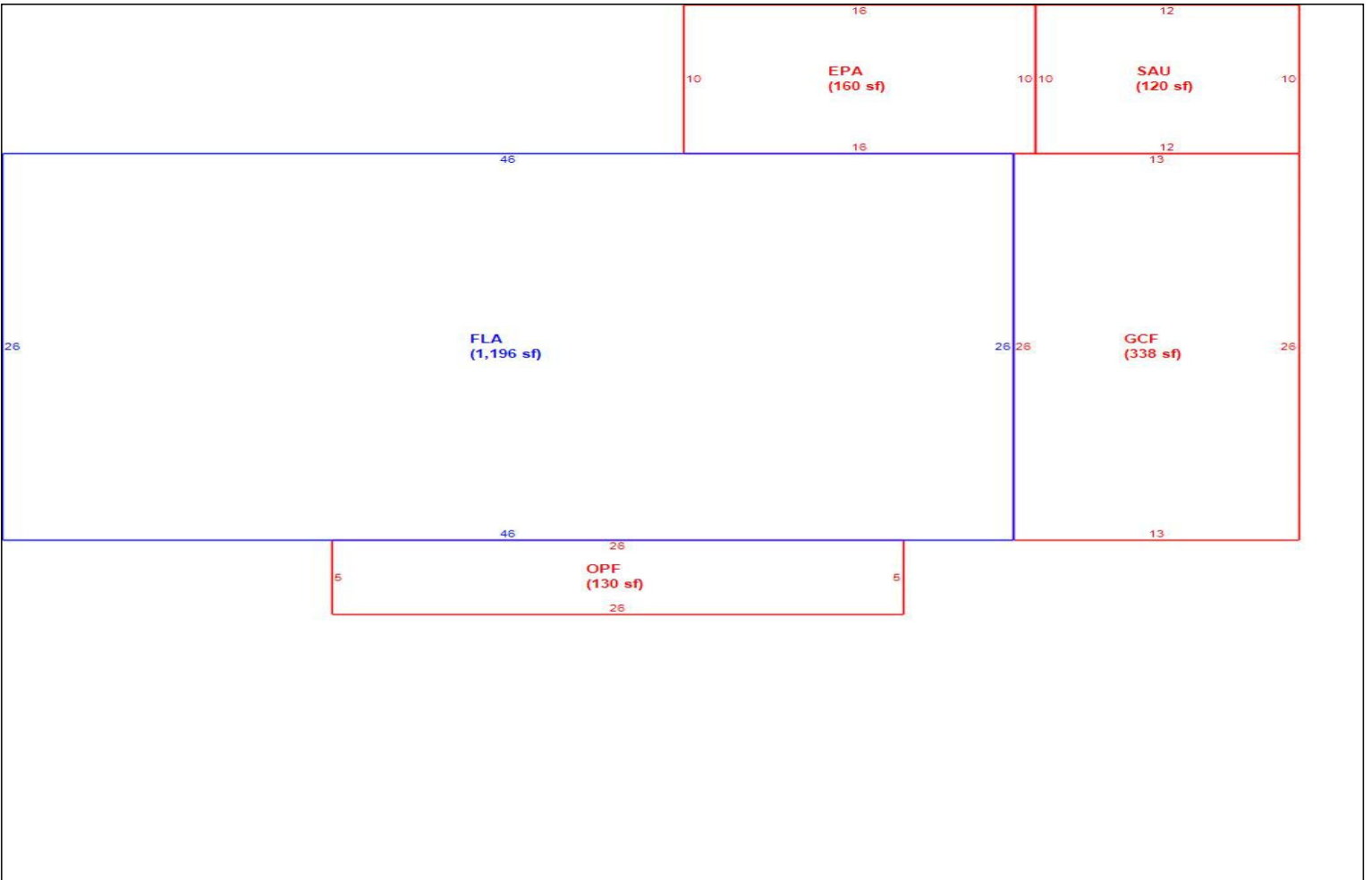
Comp 1

Property Location			
Site Address 12235 WEDGEFIELD DR			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	4478
Property Use		Last Inspection	
00100	SINGLE FAMILY	SKB	03-11-201

Legal Description
WEDGEWOOD CLUB 3RD ADD LOT 51 PB 31 PGS 44-45 ORB 6111 PG 950

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 178,768
Deprec Bldg Value 162,679		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	2	
EPF	ENCLOSED PORCH FIN	0	160	0	1992	1196	No Stories	1.00	Full Baths	2	
FLA	FINISHED LIVING AREA	1,196	1,196	1196	Base Rate	113.49	Quality Grade	670	Half Baths	0	
GAR	GARAGE FINISH	0	338	0	Building RCN	178,768	Wall Type	03	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	130	0	Condition	G	Foundation	3	Fireplaces	0	
STF	STORAGE ROOM FINIS	0	120	0	% Good	91.00	Roof Cover	3	Type AC	03	
TOTALS		1,196	1,944	1,196	Functional Obsol	0					
					Building RCNLD	162,679					

Alternate Key 3361113
 Parcel ID 31-18-26-1020-000-05100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0825 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	05-31-2019	1	0099	CHECK VALUE	03-11-2019		
1993	1	07-01-1992	10-01-1992	1	0000	RE: #76045			
1992	76045	11-01-1991	12-01-1991	46,948	0000	SFR 2 B/R			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023032119	6111 0950	03-17-2023	WD	Q	01	I	265,000	039	HOMESTEAD	2024	25000
2022103700	6000 1848	07-27-2022	WD	U	37	I	256,400	059	ADDITIONAL HOMESTEAD	2024	25000
2019002028	5219 1911	12-28-2018	WD	Q	Q	I	145,000				
	2902 1134	07-26-2005	WD	U	U	I	90,000				
	2115 1254	04-24-2002	WD	Q	Q	I	88,500				
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	162,679	0	222,679	0	148359	50,000.00	98359	123359	217,621	

Parcel Notes

93 ADD SFR MB 103092
 00FC SALES INDICATE NEED TO RAISE QG FROM 375 MB 121599
 00FC LAND TO LT FD 0500
 2115/1254 EDGAR W & MARION L BROWN TO JAMIE C FOSSEN SINGLE
 04 QG FROM 425 FER 060304
 04TR TRIM RETURNED 801 S CENTER ST A EUSTIS FL 32726 4812
 5219/1911 BRIAN L & PATRICIA A BERRY TO VICKI BOX UNMARRIED
 19FC SFR AVG COND FROM 3 SBU4 TO SAU EXT WALL FROM 03 EPC5 TO EPA EXT WALL FROM 03 MLS G5009798 SKB 031119
 6000/1848 VICKI BOX TO OPENDOOR PROPERTY J LLC
 6111/950 OPENDOOR PROPERTY J LLC TO SUSAN C OST SINGLE
 23CC EFILE HX PORT APP CP 091123
 24X DENY WX PENDING DC KCH 021624

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0825 Comp 2
 PRC Run: 11/27/2024 By

Card # 1 of 1

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

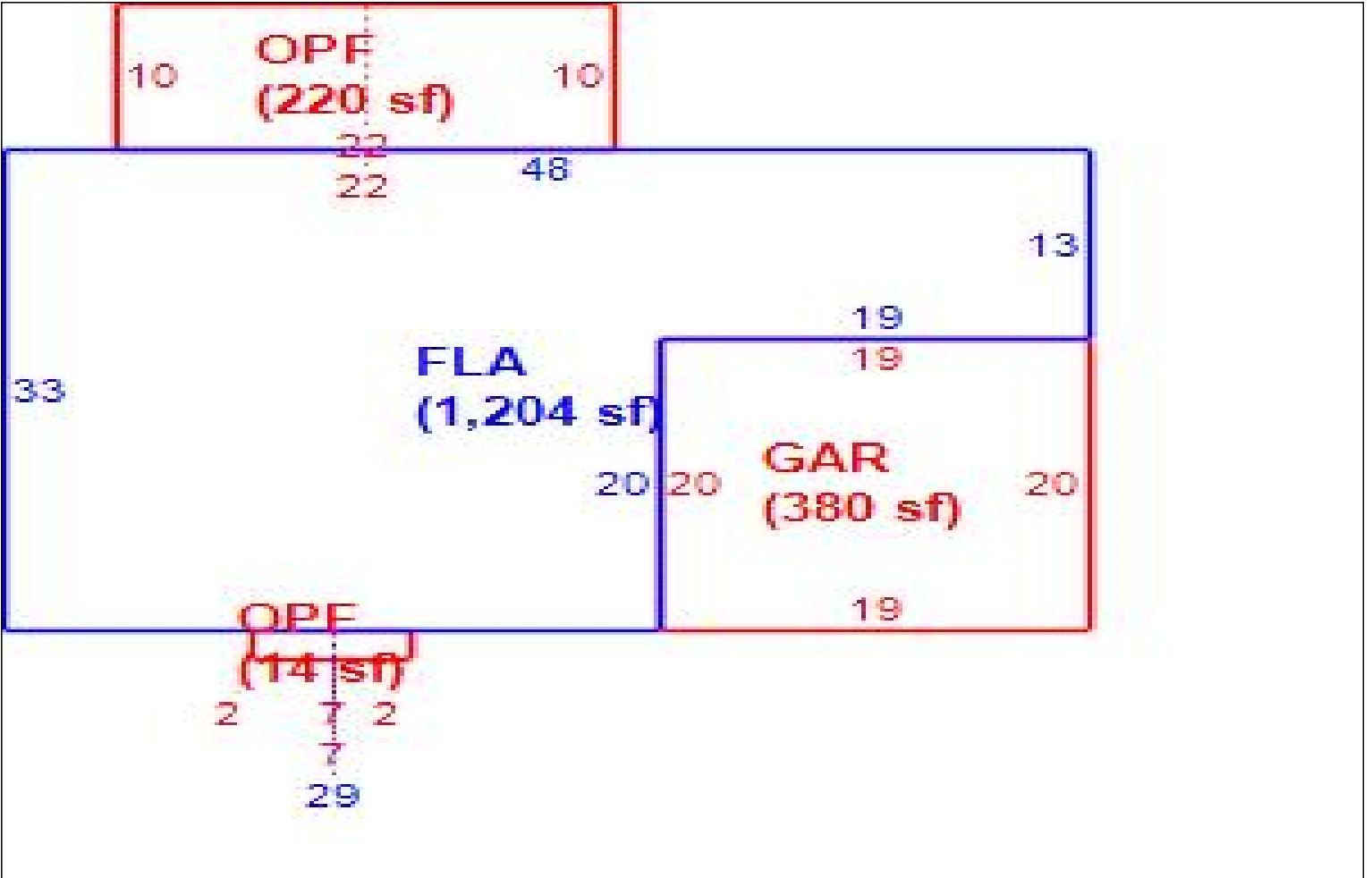
Comp 2

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
TOTALS		1,204	1,818	1,204	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					170,489				

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0825 Comp 2
 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 3257758
 Parcel ID 31-18-26-1010-000-12800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0825 Comp 3
 PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
WALN PIERCE X		
12701 BOGIE CT		
GRAND ISLAND	FL	32735

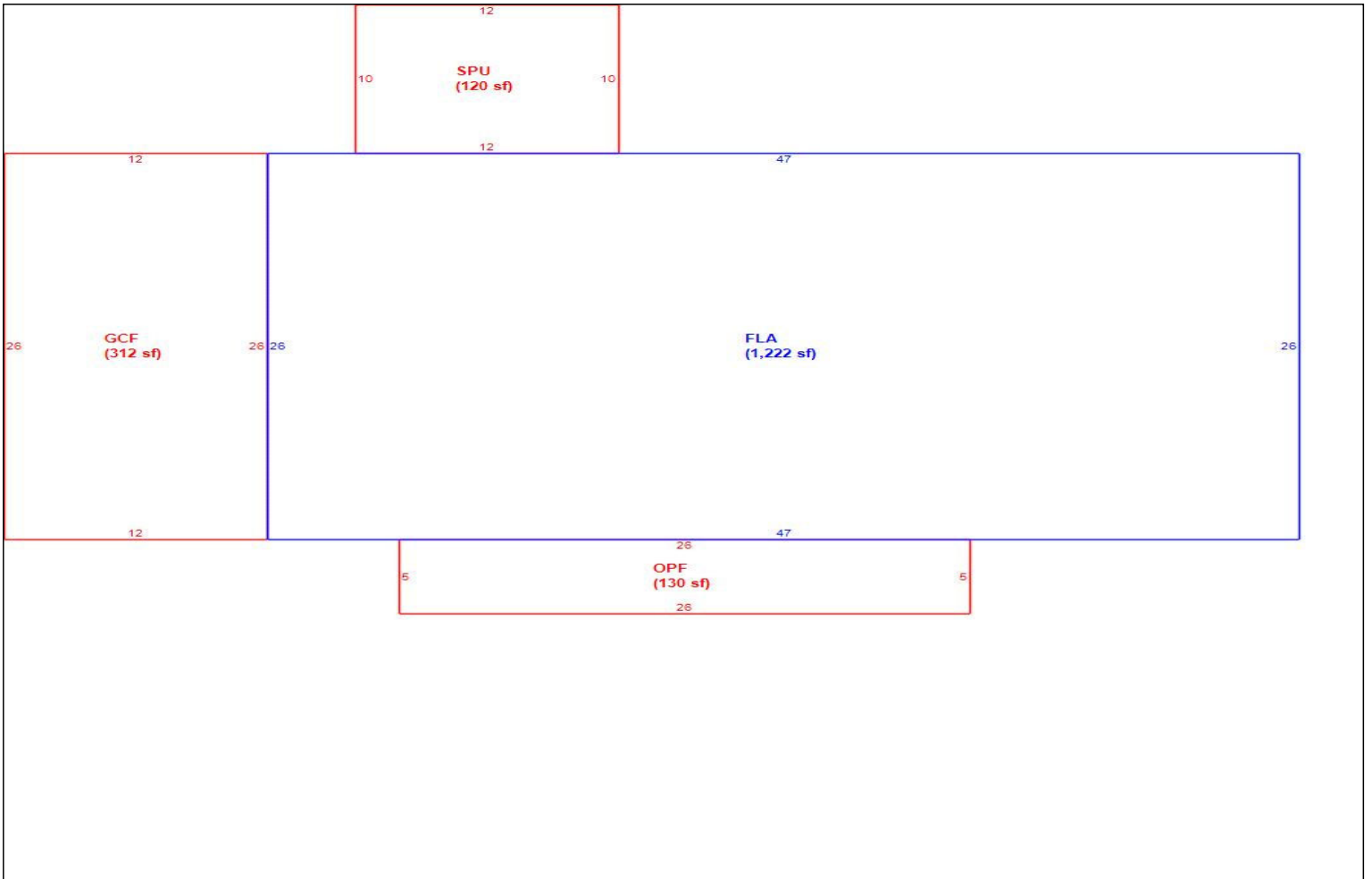
Comp 3

Property Location			
Site Address	12701 BOGIE CT		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	4478
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
WEDGEWOOD CLUB FIRST ADDITION LOT 128 PB 30 PGS 35-36 ORB 6218 PG 77

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 175,883
		Deprec Bldg Value 167,089	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	2
FLA	FINISHED LIVING AREA	1,222	1,222	1222	1990	1222	113.40	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	312	0			175,883	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	130	0				Condition	EX	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	120	0				% Good	95.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		1,222	1,784	1,222				Building RCNLD	167,089	Roof Cover	3
										Type AC	03

Alternate Key 3257758
 Parcel ID 31-18-26-1010-000-12800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0825 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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2013	SALE	01-01-2012	03-20-2013	1	0099	CHECK VALUE	03-20-2013	
2011	VALU	01-01-2010	11-23-2010	1	0000	CK VALUS IN SUB	11-23-2010	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023119147	6218	0077	09-21-2023	WD	Q	01	280,000				
2022048036	5931	2318	03-22-2022	WD	Q	01	242,000				
	4261	1516	12-21-2012	WD	Q		72,500				
	4168	1095	05-31-2012	WD	U	U	60,000				
	2994	0112	10-27-2005	WD	Q	Q	160,600				
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	167,089	0	227,089	0	227089	0.00	227089	227089	222,021

Parcel Notes

1045/396 HERBERT STENGER TO JEANETTE BALDWIN
 1083/2390 CLAIM OF LIEN OWED BY JOHN & PEGGY RUGGERI TO ASSO
 1727/2182 DOUGLAS G & JENNIFER D WALKER TO MIRIAM A MICH
 00 FC LAND TO LT FD 050100
 04 QG FROM 425 FER 060204
 2994/112 MIRIAM A MICH TO MANLEY R & DEBORA A SHIVER HW
 10TRIM MRS SHIVER CALLED THEY ARE GOING THROUGH FORCLOSURE VALUE OK FOR 10 FD 082410
 11FC EAG FROM 1 COND FROM 3 SFR NEEDS PAINT AND PRESSURE WASHING LANDSCAPE LOOKS GOOD NO OTHER CHGS JNH 112310
 4168/1095 MANLEY R & DEBORA A SHIVER TO ROBINVEST PROPERTIES LLC
 12SALE ORB 4168/1095 U SALE LP FILED IN 3929/1877 SHORT SALE 168500 MTG FER 070212
 4261/1516 ROBINVEST PROPERTIES LLC TO THEODORE & DENISE MORRIS HW
 18 MAILING ADDR CHGD PER NCOA INFO DW 080218
 20TR NOT DELIVERABLE AS ADDRESSED 1366 CADENCE WAY SANTA ROSA CA 95401 9189
 5931/2318 THEODORE & DENISE MORRIS TO CHELSEA DE GUZMAN & DYLAN OLIVER HW
 6218/77 CHELSEA DE GUZMAN AND DYLAN OLIVER TO PIERCE XANDER WALN SINGLE

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