

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.

The state of the s			BY QUERK OF THE W		ENTE CONTROL	/AB)
Petition#	7	0825	County Lake	V	Гах year 2024	Date received 9./2.24
			COMPLETED BY:	THE PENTIONES	3	
PART 1: Taxpay	er Inform	nation 🔠 🖟				
Taxpayer name: IN	V_HOME	THR Florida, LF		Representative:	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	1622	, LLC) North Scotts sdale, AZ 852	sdale Rd, Ste 650 254	Parcel ID and physical address or TPP account #	3118261030- 37118 Sandy	
Phone 954-740-6	240			Email	ResidentialA	opeals@ryan.com
The standard way	to recei	ve information	n is by US mail. If possib	le, I prefer to recei	ve information b	y 🗹 email 🗌 fax.
I am filing this documents th			tion deadline. I have atta nent.	ched a statement	of the reasons I	filed late and any
your evidence evidence. The	to the va VAB or	lue adjustmer special magis	nt board clerk. Florida law strate ruling will occur und	allows the property ler the same statute	appraiser to cro ory guidelines as	• ,
Type of Property			ndustrial and miscellaned gricultural or classified use	ous High-water re	_	Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Pet	ition:	Check one. If more that	n one, file a sepa	rate petition.	
Real property Denial of class	•	heck one).☑c	decrease 🗌 increase	☐ Denial of exe	emption Select o	or enter type:
Parent/grandpa	ot substa nal prop by s.193	antially complerty value (Yo 3.052. (s.194.	ou must have timely filed 034, F.S.))	(Include a da I a∐Qualifying impr	te-stamped coprovement (s. 193. control (s. 193.1	ption or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determinatio 5 Enter the time by the reques	n that th e (in mir	ey are substa utes) you thir		11(3)(e), (f), and (our case. Most hear	g), F.S.) ings take 15 mir	rty appraiser's nutes. The VAB is not bound ne time needed for the entire
group. My witnesse	s or I wi	I not be avail	able to attend on specifi	c dates. I have atta	ached a list of da	ites.
evidence directly tappraiser's evider	o the pr ice. At t	operty apprai ne hearing, y	ou have the right to hav	ore the hearing and e witnesses sworn.	d make a writter	request for the property
of your property re	ecord ca ed. Wh	rd containing en the proper	information relevant to ty appraiser receives th	the computation of	your current as	e property appraiser a copy sessment, with confidential d the property record card

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		ルート
Complete part 3 if you are representing yourself or if you are without attaching a completed power of attorney or authoriz Written authorization from the taxpayer is required for access collector.	ation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access the Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.	to any confidential information related to the property described in this petition and	this petition. I that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional S Complete part 4 if you are the taxpayer's or an affiliated entrepresentatives.	Signature tity's employee or you are one of the folk	owing licensed
l am (check any box that applies):	(A	£24. A
An employee of	(taxpayer or an affiliated e	entity).
A Florida Bar licensed attorney (Florida Bar number).	DD0400
■ A Florida real estate appraiser licensed under Chapter	475, Florida Statutes (license number —	RD6182).
A Florida real estate broker licensed under Chapter 475	5, Florida Statutes (license number).
A Florida certified public accountant licensed under Cha	apter 473, Florida Statutes (license numb	er).
I understand that written authorization from the taxpayer is rappraiser or tax collector.	required for access to confidential informa	ation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of fi under s. 194.011(3)(h), Florida Statutes, and that I have read	ling this petition and of becoming an age	nt for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	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 o AND (check one)	*	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the rectaxpayer's authorized signature OR ☐ the taxpayer's auth	quirements of Part II of Chapter 709, F.S. orized signature is in part 3 of this form.	., executed with the
I am an uncompensated representative filing this petitio	n AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxp	payer's authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's a becoming an agent for service of process under s. 194.017 facts stated in it are true.	authorized representative for purposes o 1(3)(h), Florida Statutes, and that I have	f filing this petition and of read this petition and the
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0825		Alternate K	ey: 3433050	Parcel	ID: 31-18-26-10	30-000-23700	
Petitioner Name The Petitioner is: Other, Explain:	R Taxpayer of Rec	obert Peytor cord 🗸 Tax	n payer's agent	Property Address		SANDY LN ND ISLAND	Check if Mu	ıltiple Parcels	
Owner Name	TH	R Florida L	P	Value from TRIM Notice	1 5.1 5.5	ore Board Action	i value atter i	Board Action	
1. Just Value, red	uired			\$ 242,60	03 \$	242,60	03		
2. Assessed or cl	assified use val	ue, *if appli	cable	\$ 205,33	30 \$	205,33	30		
3. Exempt value,				\$	-	,			
4. Taxable Value,				\$ 205,33	30 \$	250,33	30		
*All values entered		y taxable va	lues, School and	· · · · · · · · · · · · · · · · · · ·			,		
Last Sale Date	3/22/2013	Pric	ce:\$87,	500	Arm's Length	✓ Distressed	Book <u>4308</u>	Page <u>1923</u>	
ITEM	Subje		Compara			rable #2	Compara		
AK#	34330		33611			3157	3257		
Address	37118 SAN GRAND IS		12235 WEDGE GRAND IS			ADE DR ISLAND	12701 BOGIE CT GRAND ISLAND		
Proximity									
Sales Price			\$265,0		\$315		\$280,0		
Cost of Sale			-15% 3.60°			5% 0%	-15 ^o		
Time Adjust Adjusted Sale			\$234,7		\$269		\$241,3		
\$/SF FLA	\$200.00 p	er SF	\$196.31			per SF	\$197.51		
Sale Date	Ψ200.00 β	0.01	3/17/20			/2023	9/21/2		
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	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 Condition	Block Stucco		Block Stucco		Block Stucce)	Block Stucco	_	
Baths	Very Good 2.0		Very Good 2.0	1	Very Good 2.0		Very Good 2.0	+	
Garage/Carport	2 Car Garage		1 Car Garage		2 Car Garag	<u> </u>	1 Car Garage	-	
Porches	None		Enclosed	-15000	Open	-5000	Screen	-10000	
Pool	Υ		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. 2.09	6 5450	Gross Adj. 12.6%	30450	
Adi Oales Dei	Market Value	\$242,603	Adj Market Value	\$240,640	Adj Market Value	\$264,460	Adj Market Value	\$250,910	
Adj. Sales Price	Value per SF	200.00							

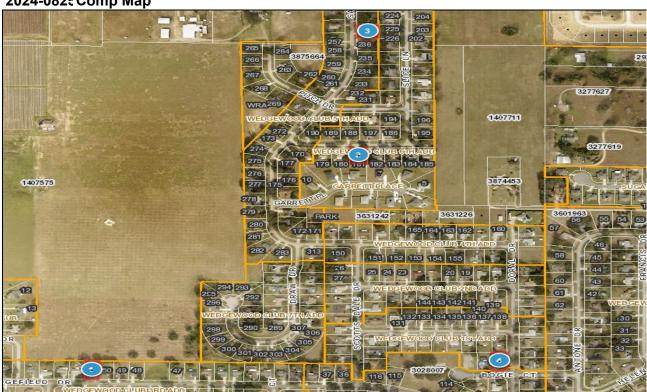
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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	
•	Comp	3301113	GRAND ISLAND	0.57
2	Comp 2	3508157	12530 FADE DR	
	Comp 2	3300137	GRAND ISLAND	0.17
3	Subject	3433050	37118 SANDY LN	
3	Subject	373333	GRAND ISLAND	-
4	Comp 3	3257758	12701 BOGIE CT	
4	Comp 3	3231130	GRAND ISLAND	0.51
5				
6				
7				
8				

Alternate Key 3433050

Parcel ID 31-18-26-1030-000-23700

Current Owner

THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

DALLAS TX 75201

LCPA Property Record Card
Roll Year 2024 Status: A

Subject

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

Card # 1 of 1

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

Lan	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	JV/Mkt 0			il Adj JV/MI	60,000						
	Classified Acres		cres	0	Classified JV/Mkt 60,000			Classified Adj JV/Mkt				0			

 Bldg
 1
 Sec
 1
 of 1
 Replacement Cost
 174,559
 Deprec Bldg Value
 169,322
 Multi Story
 0

Sketch

FLA (1,213 sf) 5 4 20 20 20 19 19 7 1 20 OPF (12 sf) GCF (400 sf)

	Building S	Sub Areas			Building Valua	Cons	structio	n Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA GARAGE FINISH	1,213 0	1,213 400		Effective Area	1213	No Stories	1.00	Full Baths	2
_	OPEN PORCH FINISHE	0	12	-	Base Rate Building RCN	113.42 174.559	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,213	1,625	1,213	Building RCNLD	169 322	Roof Cover	3	Type AC	03

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

	Miscellaneous Features *Only the first 10 records are reflected below														
Code	Description	Units	Туре	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	Туре		Description		Review Date	CO Date					
2002	2001080997	08-28-2001	03-08-2002	18,675	• • • • • • • • • • • • • • • • • • • 	11X23 POOL V	W/20X35 DECK								
		Cod	lufo madian					- Francisco	un tion o						
			es Information		Exemptions										
Instrume	ent No Bo	ook/Page Sa	ale Date Insti	r Q/U Code \	/ac/Imp l	Sale Price	Code	Description	ı l Ye	ar Amount					

monument NO	DOOK	i age	Sale Date	IIISU	Q/U	Code	vac/imp	Sale I lice	Code	Description	l cai	Amount
2017047077	4937	1720	04-28-2017	WD	U	М	I	100				
	4487	0835	05-30-2014	WD	U	М	I	5,966,800				
	4308	1923	03-22-2013	WD	U	U	1	87,500				
	2914	2298	07-27-2005	WD	Q	Q	1	190,000				
	2147	2295	07-15-2002	WD	Q	Q	I	112,000				
										Total		0.00
			•									

				vaiue Si	ımmary				
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 SCRN 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 O5091780 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 IH 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

^{***}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 3361113 Parcel ID

31-18-26-1020-000-05100

LCPA Property Record Card Roll Year 2024 Status: A

Comp 1

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

SINGLE FAMILY

Card # 1 of 1

Property Location

Site Address 12235 WEDGEFIELD DR

00100

GRAND ISLAND FL 32735 0002 NBHD

Mill Group 4478 Property Use Last Inspection

SKB 03-11-201

Current Owner

OST SUSAN C

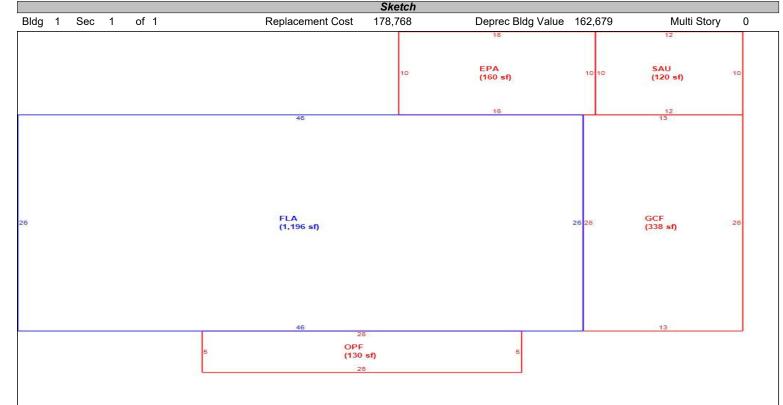
12235 WEDGEFIELD DR

GRAND ISLAND 32735

Legal Description

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

Lan	and Lines														
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value			
1	Tatal Association 2000		1.00 LT	40,000.00	0.0000	000 1.50 1.000			0						
		Total A	cres	0.00	JV/Mkt 0		' I	Tota	l Adj JV/Mk	ct		60,000			
	Classified Acres 0 Cla			Classified JV/Mkt 60	000		Classified	d Adi JV/Mk	ct		0				



	Building S	Sub Areas			Building Valuatio	Cons	structio	n Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1992	Imp Type	R1	Bedrooms	2
EPF FLA	ENCLOSED PORCH FIN FINISHED LIVING AREA	0 1.196	160 1.196	0 1196	Effective Area	1196	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	338	0	Base Rate	113.49	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	130	_	Building RCN	178,768		010		١
STF	STORAGE ROOM FINIS	0	120	0	Condition	G	Wall Type	03	Heat Type	6
					% Good	91.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	l odridation	3	Tircpiaces	١
	TOTALS	1,196	1,944	1,196	Building RCNLD	162 679	Roof Cover	3	Type AC	03

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

				Build	ing Perr	mits			
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date
2019 1993 1992	SALE 1 76045	01-01-2018 07-01-1992 11-01-1991	05-31-2019 10-01-1992 12-01-1991	1 1 46,948	0000	CHECK VALU RE: #76045 SFR 2 B/R		03-11-2019	
		Sale	es Information				Exer	nptions	

	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	Ø	01	ı	265,000	039	HOMESTEAD	2024	
	2022103700	6000	1848	07-27-2022	WD	U	37	1	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				
											T-4-1		50,000,00
Į											Total		50,000.00

				Value Si	ummary				
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

Current Owner

STRAUT ANTHONY & KAREN A

12530 FADE DR

GRAND ISLAND FL 32735 **LCPA Property Record Card** Roll Year 2024 Status: A

Comp 2

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

Card # 1 of 1

Property Location

Site Address 12530 FADE DR

20

GRAND ISLAND FL 32735

NBHD Mill Group 0002 4478

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

Legal Description

33

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

Lan	and 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 A	cres	0.00	JV/Mkt 0		<u> </u>	Tota	d Adj JV/MI	ct	l l	60,000		
	Cla	assified A	cres	0	Classified JV/Mkt 60	000	00 Classified Adi .IV/Mkt							

Sketch Bldg 1 175,762 Multi Story Sec 1 of 1 Replacement Cost Deprec Bldg Value 170,489 OPF 48 13 19 FLA

> 20 20 19

(1,204 sf

	Building S	Sub Areas			Building Valuation	n	Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	2002	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,204 0	1,204 380	1204 0	Effective Area	1204	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	234	0	Base Rate Building RCN	113.46 175,762	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,204	1,818	1,204	Building RCNLD	170,489	Roof Cover	3	Type AC	03

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	Туре	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													
	5.12 55.122.1 2.152522 5.1165.15.12 5.1665												

				Build	ing Peri	mits			
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date
2016 2005 2003 2002	2015080483 2004051137 2001100846 2001100846	08-19-2015 05-24-2004 02-04-2002 10-31-2001	03-17-2016 02-14-2005 10-16-2002 02-04-2002	849 23,000 69,740 69,740	0002 0000 0000	REPL 1 WIND 12X24 POOL \ SFR U\C FOR SFR/12530 FA	OW N/32X19 DECK 02	03-17-2016	CO Build
		Sale	es Information				Evo	nntions	

											- I		
				Sales Inform	ation						Exemptions		
Instrume	nt No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023147	7542	6251	2110	11-28-2023	WD	D Q 01 I 3		315,000	039	HOMESTEAD	2025		
2021064	1640	5706	0559	04-22-2021	WD	U	19	1	218,000	059	ADDITIONAL HOMESTEAD	2025	0
2021032	2074	074 5659 1785		03-05-2021	PO	U	11	1	0				
		2102	2458	04-19-2002	WD	Q	Q	- 1	90,500				
		1744	2423	08-20-1999	WD	U	M	V	1				
											\vdash		
											Total	1	0.00

				Value Su	ummary				
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 SCRN 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

^{***}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 3257758

Parcel ID 31-18-26-1010-000-12800 **LCPA Property Record Card** Roll Year 2024

Status: A

Comp 3

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

Card # 1 of 1

Property Location

Site Address 12701 BOGIE CT

GRAND ISLAND FL 32735

Mill Group 0002 4478 NBHD

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

Current Owner

WALN PIERCE X

12701 BOGIE CT

GRAND ISLAND FL 32735

Legal Description

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

Lan	d Lines													
LL	Use Code	Front	Depth	1	tes dj	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/M							lkt 0			Tota	l Adj JV/MI	ct	•	60,000
	Cla	assified A	cres	0	0 Classified JV/Mkt 60,000					Classifie	d Adj JV/MI	0		

Sketch Bldg 1 1 of 1 175,883 Deprec Bldg Value 167,089 Multi Story 0 Sec Replacement Cost SPU (120 sf) GCF (312 sf) FLA (1,222 sf)

OPF (130 sf)

										,
	Building S	Sub Areas			Building Valuati	ion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1990	Imp Type	R1	Bedrooms	2
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,222 0	1,222 312	1222	Effective Area	1222	No Stories	1.00	Full Baths	2
OPF SPU	OPEN PORCH FINISHE SCREEN PORCH UNFIN	0	130 120	0	Base Rate Building RCN	113.40 175.883	Quality Grade	670	Half Baths	0
51 0	SOREENT ORGITONIN		120		Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	95.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,222	1,784	1,222	Building RCNLD	167.089	Roof Cover	3	Type AC	03

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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 Year Blt Effect Yr Code Units Туре Unit Price RCN %Good Description Apr Value **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date CO Date CHECK VALUE SALE 01-01-2012 03-20-2013 0099 03-20-2013 2013 VALU 01-01-2010 11-23-2010 0000 CK VALUS IN SUB 11-23-2010 2011

				Sales Inform	ation					Exemptions				
Instrume	Instrument No Book/Page Sale Date Instr Q/U Code \						Vac/Imp	Sale Price	Code	Description	1	Year	Amount	
202311 202204	-	6218 5931 4261	0077 2318 1516	09-21-2023 03-22-2022 12-21-2012	WD WD WD	Q Q Q	01 01 Q	 - -	280,000 242,000 72,500					
		4168 2994		05-31-2012 10-27-2005	WD WD	U Q	υQ	1	60,000 160,600					
												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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