



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3433378**

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 # 2024-0826	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 #	3118261030-000-27800 36901 Sandy Ln
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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> 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

Petition # 2024-0826	Alternate Key: 3433378	Parcel ID: 31-18-26-1030-000-27800	
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 36901 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	Value after Board Action
1. Just Value, required	\$ 312,394	\$ 299,000	
2. Assessed or classified use value, *if applicable	\$ 260,590	\$ 260,590	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 260,590	\$ 260,590	

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3433378	2909030	3841013	3854514
Address	36901 SANDY LN GRAND ISLAND	1215 Nest Ct Grand Island	12903 SCOUT CT GRAND ISLAND	35812 ROSE MOSS AVE LEESBURG
Proximity				
Sales Price		\$330,000	\$395,000	\$355,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	0.00%	2.40%
Adjusted Sale		\$292,380	\$335,750	\$310,270
\$/SF FLA	\$152.47 per SF	\$156.19 per SF	\$169.74 per SF	\$175.79 per SF
Sale Date		3/28/2023	12/6/2023	6/16/2023
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	1,961	1,872	4450	1,978	-850	1,765	9800
Year Built	1993	1987		2006	-13000	2007	-13000
Constr. Type							
Condition							
Baths	2.0	2.0		2.0		2.0	
Garage/Carport							
Porches							
Pool	N	N	0	Y	-20000	N	0
Fireplace	1	0	2500	0	2500	0	2500
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							
View							
		Net Adj. 2.4%	6950	-Net Adj. 9.3%	-31350	-Net Adj. 0.2%	-700
		Gross Adj. 2.4%	6950	Gross Adj. 10.8%	36350	Gross Adj. 8.2%	25300
Adj. Sales Price	Market Value \$299,000	Adj Market Value	\$299,330	Adj Market Value	\$304,400	Adj Market Value	\$309,570
	Value per SF 152.47						

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.

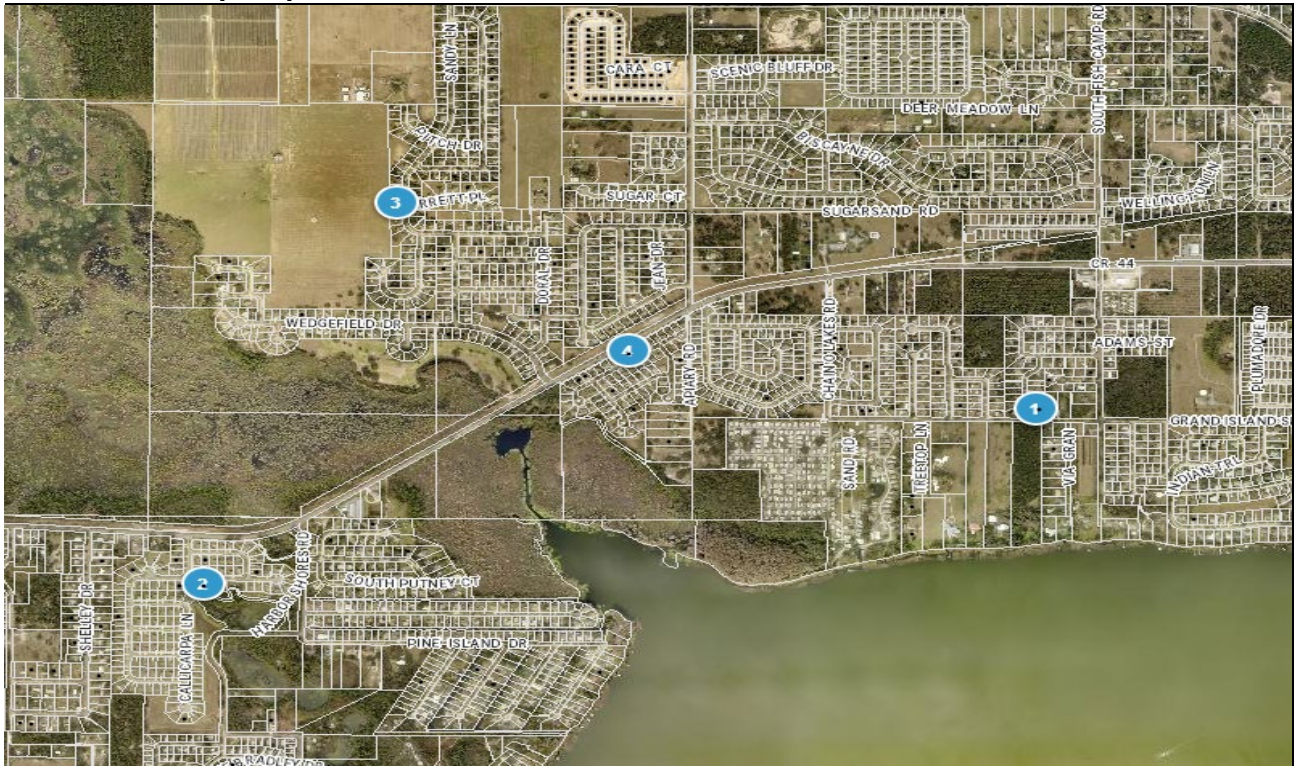
Offer \$290,000

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

2024-082€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	2909030	1215 Nest Ct Grand Island	1.19
2	Comp 3	3854514	35812 ROSE MOSS AVE LEESBURG	0.91
3	Subject	3433378	36901 SANDY LN GRAND ISLAND	-
4	Comp 2	3841013	12903 SCOUT CT GRAND ISLAND	0.48
5				
6				
7				
8				

Alternate Key 3433378
 Parcel ID 31-18-26-1030-000-27800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0826 Subject
 PRC Run: 12/2/2024 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

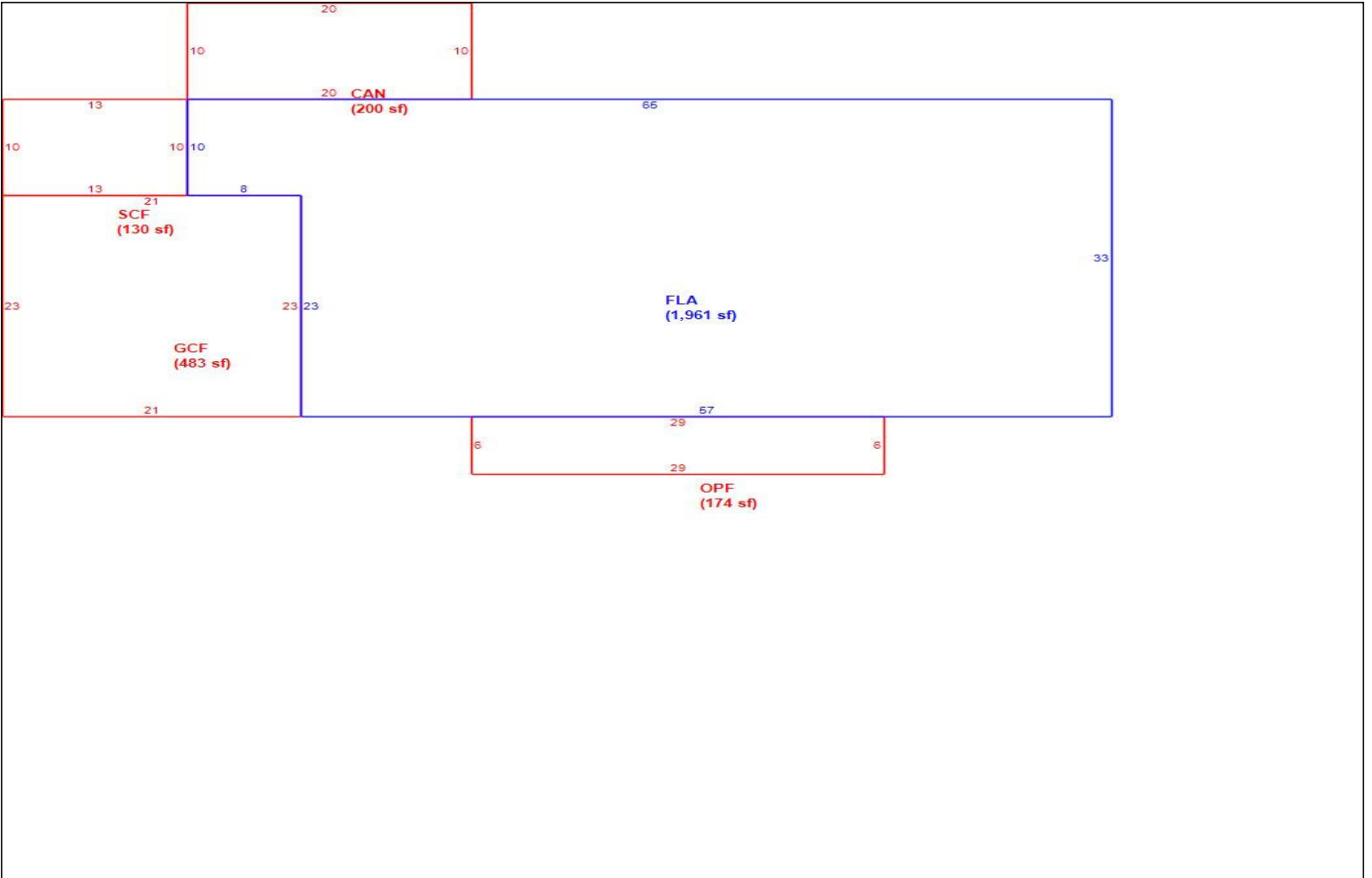
Property Location			
Site Address	36901 SANDY LN		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	4478

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

Legal Description
WEDGEWOOD CLUB FIFTH ADD LOT 278 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	260,200	Deprec Bldg Value	252,394	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	1,961	1,961	1961	1993					
GAR	GARAGE FINISH	0	483	0	Effective Area	1961	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	174	0	Base Rate	108.51	Quality Grade	670	Half Baths	0
PAT	PATIO UNCOVERED	0	200	0	Building RCN	260,200	Wall Type	03	Heat Type	6
STF	STORAGE ROOM FINIS	0	130	0	Condition	EX	Foundation	3	Fireplaces	1
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	252,394	Roof Cover	3	Type AC	03
TOTALS		1,961	2,948	1,961						

Alternate Key 3433378
 Parcel ID 31-18-26-1030-000-27800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0826 Subject By
 PRC Run: 12/2/2024
 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	
2001	0080039	08-01-2000	02-22-2001	5,000	0000	REPL 4 POST TO FRT PORCH			
1994	T-01528	03-01-1993	12-01-1993	69,910	0000	SFR			

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			
	4239	1843	11-09-2012	WD	U	U	I	115,000			
	1234	2463	06-01-1993	WD	Q	Q	I	98,200			
	1234	2462	06-01-1993	WD	Q	Q	V	11,000			
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	252,394	0	312,394	51804	260590	0.00	260590	312394	304,478	

Parcel Notes

93 ADD SFR MB 113093
 00FC LAND TO LT QG FROM 400 COND FROM 3 FD 050100
 01FC NO ADDS MB 022201
 03 QG FROM 425 FER 012803
 11X HELEN DELORES GARLAND 80 DECEASED 110510 FL DEATH LIST
 11X FRANK GARLAND ADDR 8644 EL PORTAL CT ORLANDO FL 32825 PER ADDR CARD 080511
 12X FRANK D GARLAND APP FOR 2012 HX 8644 EL PORTAL CT ORLANDO 32825-7954 COPY OF APP FROM ORANGE CO JMK 112211
 12X DENY
 12X FRANK D GARLAND FILED FOR 12HX AND FOR PORT IN ORANGE CO FROM THIS LOC DML 121211
 4239/1843 FRANK D GARLAND TO THR FLORIDA LP DEED SIGNED BY DONNA GARLAND COX AS ATTY IN FACT NO INFO FOUND OK TO SC PER ATTY
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 102213
 4487/835 THR FLORIDA LP TO 2014-1 1H BORROWER LP
 4487/835 M SALE INCL OVER 25 PARCELS IN MULT SUBS
 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
 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

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Alternate Key 2909030
 Parcel ID 32-18-26-0075-000-04300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0826 Comp 1
 PRC Run: 12/2/2024 By
 Card # 1 of 1

Current Owner		
GREEN SARAH N AND CODY B STANALAN		
36244 BRENDENSHIRE CT		
GRAND ISLAND	FL	32735

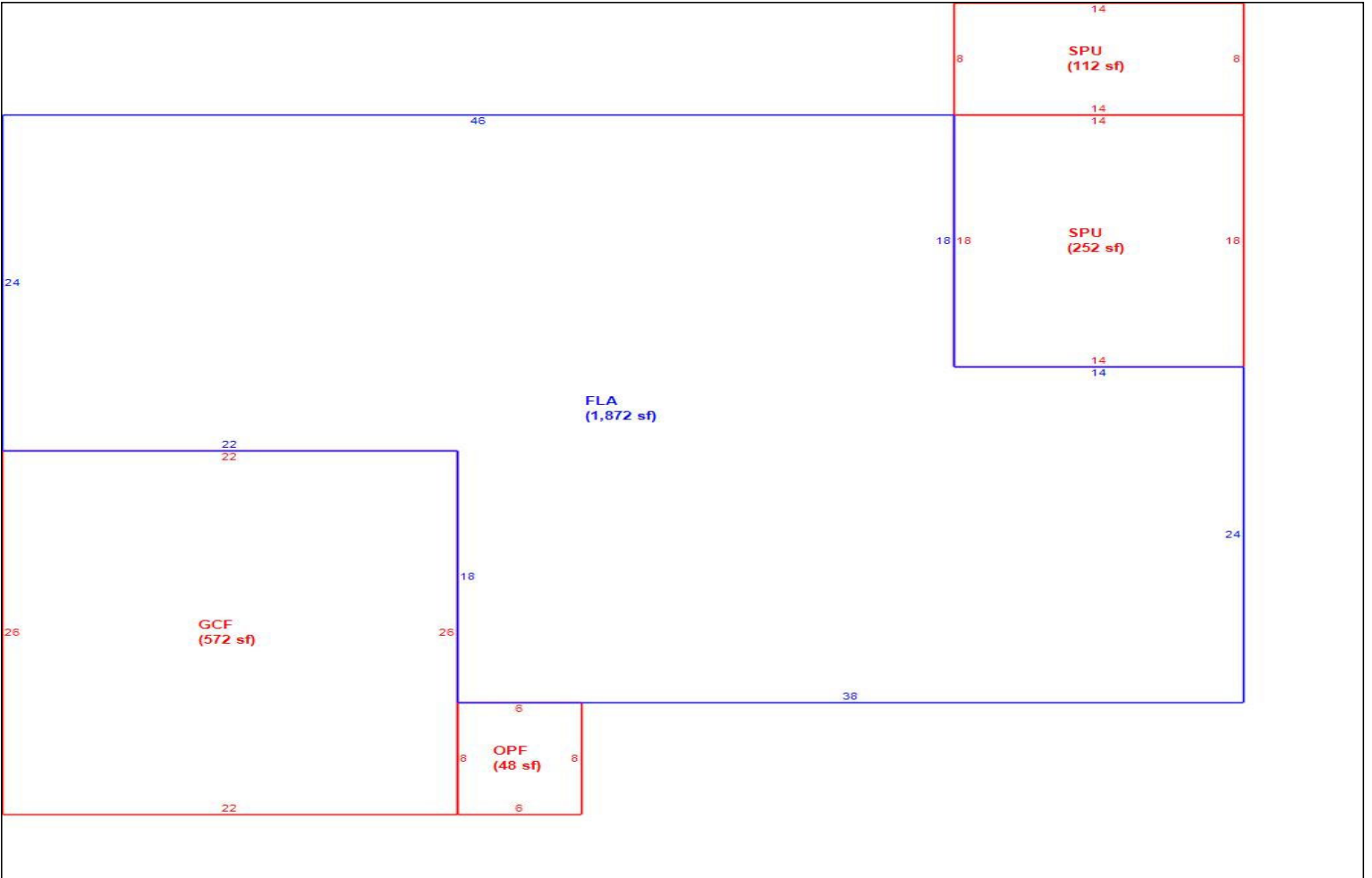
Comp 1

Property Location			
Site Address 36244 BRENDENSHIRE CT			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	2015
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	02-16-202

Legal Description
BRENDENWOOD FIRST ADDITION SUB LOT 43 PB 25 PG 100 ORB 6118 PG 880

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	52,000.00	0.0000	1.15	1.100	1.000	0	65,780
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,780		
Classified Acres		0		Classified JV/Mkt		65,780		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 184,173	Deprec Bldg Value 169,439	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	1,872	1,872	1872	1987	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	572	0	79.97	Quality Grade	625	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	48	0	184,173	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	364	0	EX	Foundation	3	Fireplaces	0	
					92.00	Roof Cover	3	Type AC	03	
					0					
TOTALS		1,872	2,856	1,872	169,439					

Alternate Key 2909030
 Parcel ID 32-18-26-0075-000-04300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0826 Comp 1
 PRC Run: 12/2/2024 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
HTB1	HOT TUB/SPA	1.00	UT	4000.00	1991	1991	4000.00	50.00	2,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1993	2616	09-01-1992	10-01-1992	3,484	0000	SPF			
1988	39439	06-01-1987	12-01-1987	68,660	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023037568	6118 0880	03-28-2023	WD	Q	01	I	330,000	039	HOMESTEAD	2024	25000	
2019059221	5285 1271	05-21-2019	WD	Q	Q	I	199,900	059	ADDITIONAL HOMESTEAD	2024	25000	
	2010 0684	09-13-2001	WD	Q	Q	I	124,900					
	0974 2480	08-01-1988	WD	Q	Q	I	86,500					
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	
65,780	169,439	2,000	237,219	0	237219	50,000.00	187219	212219	231,932	

Parcel Notes

ET AL PAUL E DAY ROBERT S HANKS JERRY L ROGERS & DANIEL H JUDY
 1992 ADD SPU05 & HTB ENCLOSE CAN TO SPU04 LOWER COND MB 1091
 00FC QG FROM 375 COND FROM 3 070899 MB
 2010/684 FREDERICK S & MARCIA E GRADY TO MARK & CAROL J SEXTON H/W
 2002 QG FROM 400 FER 042202
 04 LOC FROM 185 QG FROM 450 FER 030404
 09 THE STRIP OF LAND BETWEEN LTS 42 & 43 IS A WATER RETENSION AREA DLS 020909
 16IT NCI PJF 051916
 5285/1271 MARK & CAROL J SEXTON TO SHAWN & ASHLEY STANLEY HW
 19X COURTESY HX CARD SENT 062119
 20X MARK & CAROL J SEXTON MOVED APPLIED FOR HX & PORT IN HERNANDO CO DB 032520
 6118/880 SHAWN & ASHLEY STANLEY TO SARAH NICOLE GREEN AND CODY BENJAMIN STANALAND JTWROS
 24CC EFILE HX APP CP 021324

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Alternate Key 3841013
 Parcel ID 31-18-26-0700-000-06800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0826 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
TIMMONS CHAD E		
12903 SCOUT CT		
GRAND ISLAND	FL	32735

Comp 2

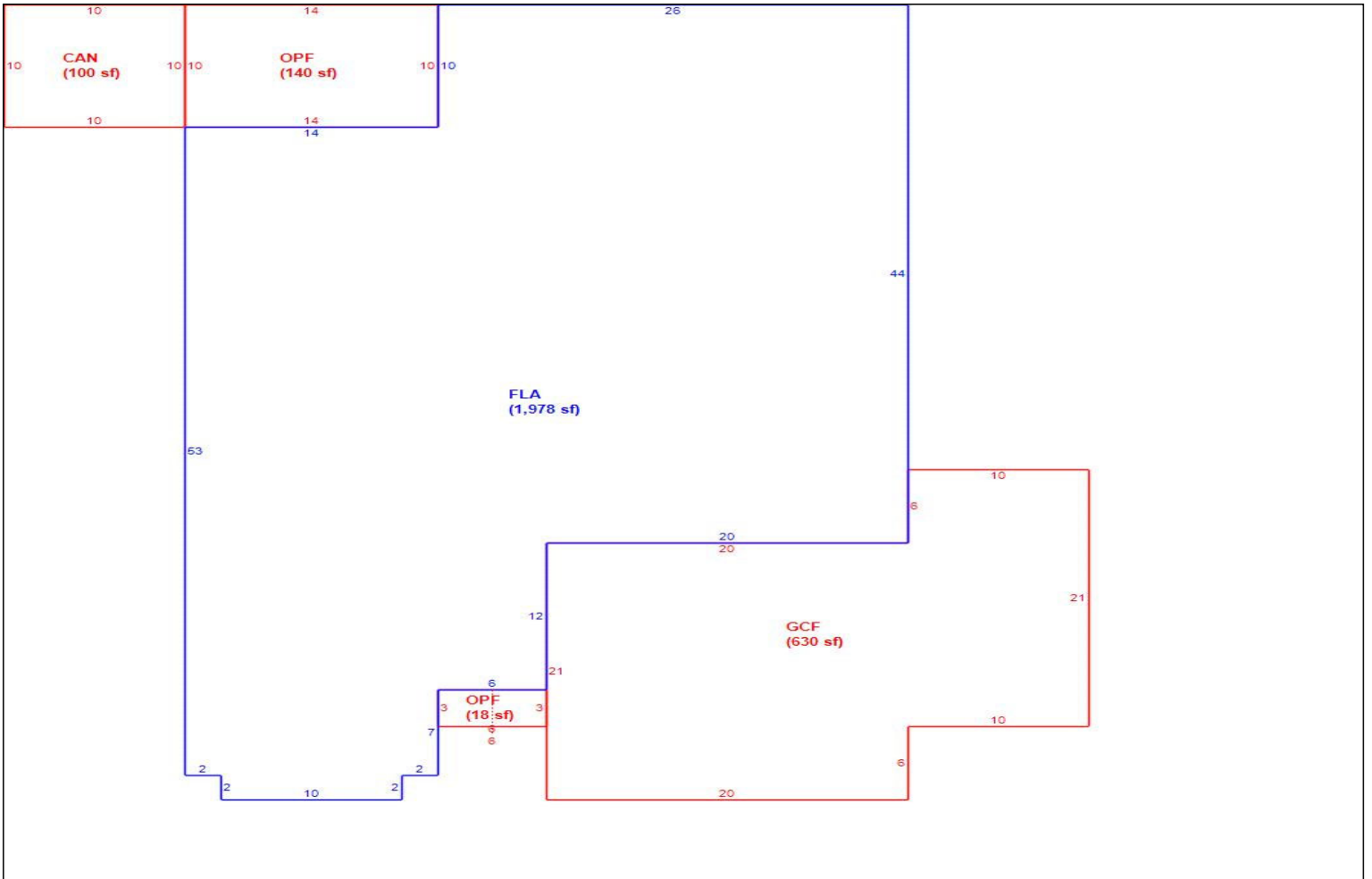
Property Location			
Site Address	12903 SCOUT CT		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	4478

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

Legal Description
GRAND ISLAND RIDGE PB 56 PG 32-34 LOT 68 ORB 6260 PG 176

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	1.42	1.000	1.000	0	56,800
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,800		
Classified Acres		0		Classified JV/Mkt		56,800		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 222,882 Deprec Bldg Value 216,196 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	1,978	1,978	1978	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	630	0	92.52	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	158	0	222,882	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	100	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,978	2,866	1,978	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	216,196			

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	380.00	SF	35.00	2011	2011	13300.00	85.00	11,305
PLD3	POOL/COOL DECK	452.00	SF	7.33	2011	2011	3313.00	70.00	2,319
SEN2	SCREEN ENCLOSED STRUCTURE	1954.00	SF	3.50	2011	2011	6839.00	70.00	4,787

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	2018110368	03-11-2019	05-11-2020	17,000	0002	REPL WINDOWS 13 FOR 2020			
2019	2018110368	11-15-2018	03-11-2019	17,000	0002	REPL WINDOWS 13	03-11-2019		
2018	SALE	01-01-2017	04-24-2018	1	0099	CHECK VALUE	04-24-2018		
2012	2011090162	09-13-2011	01-03-2012	4,975	0003	SEN	01-03-2012		
2012	2011070334	07-28-2011	01-03-2012	35,000	0003	POL W/DECK	01-03-2012		
2007	2006020360	02-14-2006	11-22-2006	238,392	0000	SFR	11-22-2006		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023154343	6260	0176	12-06-2023	WD	Q	01	I	395,000	039	HOMESTEAD	2024	25000
2021158791	5837	2263	11-03-2021	WD	Q	01	I	375,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017134931	5042	0953	12-14-2017	WD	Q	Q	I	240,000				
	3945	0679	08-25-2010	WD	U	U	I	120,000				
	3896	0594	04-06-2010	CT	U	U	I	0				
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	
56,800	216,196	18,411	291,407	0	291407	50,000.00	241407	266407	284,828	

Parcel Notes

07FC LOT IS AT ENTRANCE TO SUB DLS 112206
 09X RENEWAL CARD RETURNED WITH ADDRESS OF 1747 GASTON FOSTER RD ORLANDO 32812 SENT LETTER 020409 NO REPLY JERRI LYNN MILLER DL AND VEH REG 659 JAMESTOWN BLVD APT 1091 ALTAMONTE SPRINGS 32714
 09TR ADDRESS CHANGED FROM 12903 SCOUT CT GRAND ISLAND TO 1747 GASTON FOSTER RD ORLANDO 090409
 10X FI JMK 040810
 10X BILLY J JR & JERRI L MILLER MOVED 09
 3896/594 CT VS BILLY J JR & JERRI L MILLER SOLD TO SEC OF VETERANS AFFAIRS
 3945/679 SECRETARY OF VETERANS AFFAIRS TO EMMETT G LATIMER II & CYNTHIA M RAYMOND HW
 19FCL SFR GOOD COND FWD PERMIT FOR WINDOWS SKB 031119
 12FC ADD NEW CAN5 ADD POL MISC PLD IS PAVERS JNH 010312
 14 PHYS FROM 90 JNH 042814
 15 NOT PUBLIC RECORD SEE SCANNED INFO DW 081815
 5042/953 EMMETT G LATIMER II & CYNTHIA MAE RAYMOND TO VIRGILIO JR & KATHERINE CARO HW
 18CC HX APP SUBMITTED ALT 011918
 19FCL SFR GOOD COND FWD PERMIT FOR WINDOWS SKB 031119
 20IT NEW WINDOWS NO CHG TO SKETCH JDB 051120
 10X FC DISCOVERY NOH VACANT NO FURNITURE INFO RECD AK3841012 LIVED HERE SINCE DEC 2008 SUBJECT HOUSE HAS BEEN VACANT SINCE THEN JMK 040810
 15 NOT PUBLIC RECORD BELONGS TO EMMETT G LATIMER II PHYS ADDR 12903 SCOUT CT GRAND ISLAND FL 32735 OKAY TO GIVE NAME & MAILING ADDR TO OTHER GOVT AGENCIES DW 081815
 5837/2263 VIRGILIO JR & KATHERINE CARO TO PETER M & ALICIA E BRUNELL HW
 6260/176 PETER M & ALICIA E BRUNELL TO CHAD EDWARD TIMMONS MARRIED
 24CC EFILE HX APP CP 011724

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Alternate Key 3854514
 Parcel ID 01-19-25-0010-000-07900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0826 Comp 3
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner			
HILL COLIN			
35812 ROSE MOSS AVE			
LEESBURG	FL	34788	

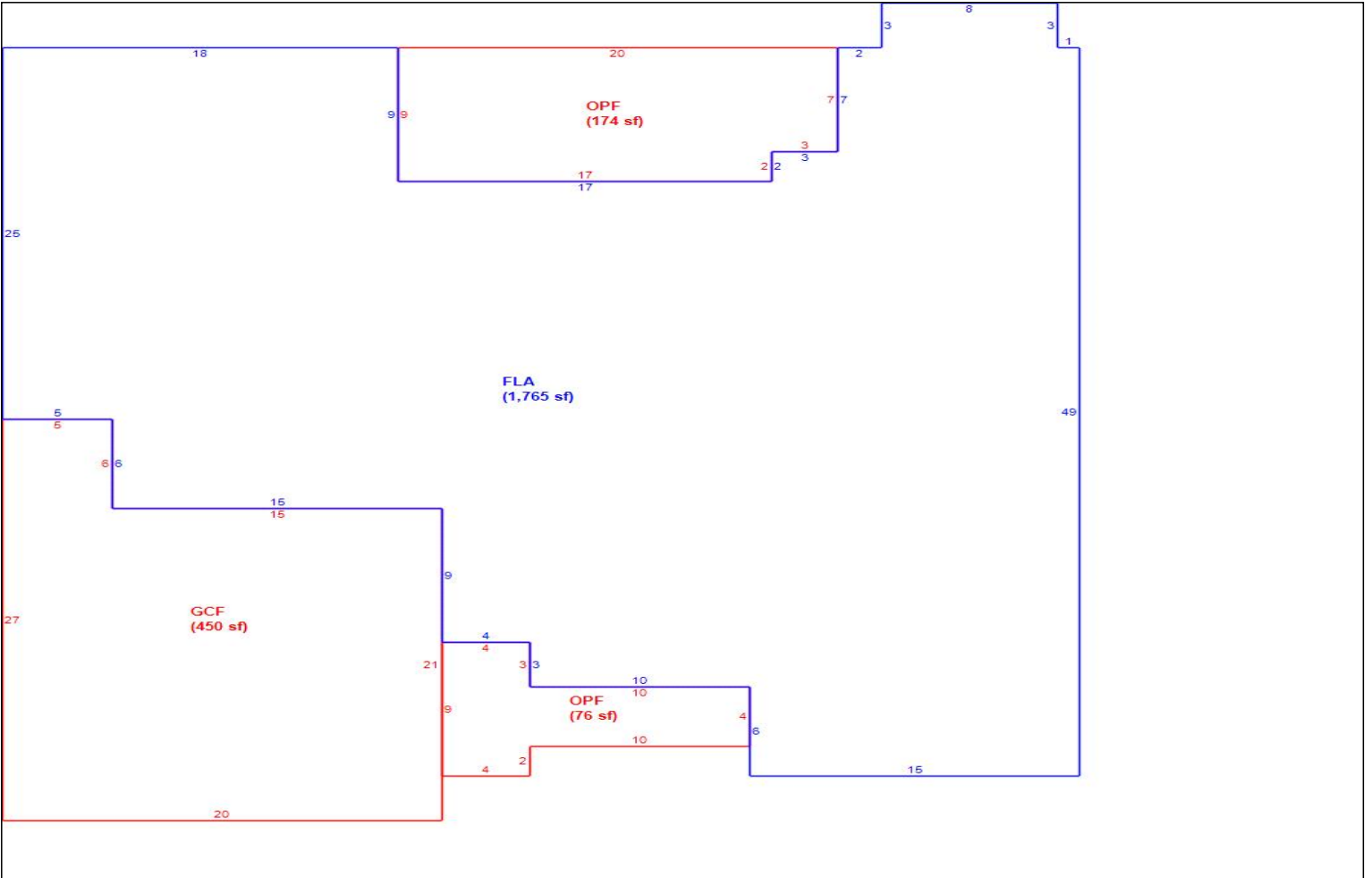
Comp 3

Property Location			
Site Address 35812 ROSE MOSS AVE			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5025
Property Use		Last Inspection	
00100	SINGLE FAMILY	RER	01-24-202

Legal Description
MEADOW RIDGE OF GRAND ISLAND PB 59 PG 72-75 LOT 79 ORB 6164 PG 989

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	35,000.00	0.0000	1.50	1.050	1.000	0	55,125	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,125			
Classified Acres		0		Classified JV/Mkt		55,125		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	221,012	Deprec Bldg Value	214,382	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	1,765	1,765	1765	2007	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	450	0	102.63	Quality Grade	660	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	250	0	221,012	Wall Type	03	Heat Type	6	
TOTALS					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	214,382				

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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	
2008	2007021026	03-27-2007	10-16-2007	214,484	0000	SFR 35812 ROSE MOSS AVE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023074888	6164	0989	06-16-2023	WD	Q	01	I	355,000	039	HOMESTEAD	2024	25000
2020147202	5611	1080	12-22-2020	WD	Q	01	I	250,000	059	ADDITIONAL HOMESTEAD	2024	25000
2019076861	5307	1272	07-08-2019	WD	Q	Q	I	217,900				
2017106048	5008	2316	10-02-2017	QC	U	U	I	100				
	3377	0558	02-20-2007	WD	Q	Q	V	57,000				
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	
55,125	214,382	0	269,507	0	269507	50,000.00	219507	244507	243,292	

Parcel Notes

09 PHYS ADDR CHGD FROM GRAND ISLAND TO LEESBURG 34788 PER STEVEN L BLYTHE ADDR MGMT SYSTEMS CENTRAL FL DISTRICT USPS DW 110408
 12TR NOT DELIVERABLE AS ADDRESSED PO BOX 215 YALAHA FL 34797 0215
 13TR NOT DELIVERABLE AS ADDRESSED PO BOX 215 YALAHA FL 34797 0215
 14TR NOT DELIVERABLE AS ADDRESSED PO BOX 215 YALAHA FL 34797 0215
 15TR NO SUCH STREET PO BOX 215 YALAHA FL 34797 0215
 16TR NOT DELIVERABLE AS ADDRESSED PO BOX 215 YALAHA FL 34797 0215
 17CC MAILING ADDRESS CHANGED FROM PO BOX 215 YALAHA 34797-0215 INFO SCANNED TF 122816
 5008/2316 EDWARD C WORKINGER AND JENNIFER GREGG WORKINGER TO CHOSEN PROPERTIES LLC
 5307/1272 CHOSEN PROPERTIES LLC TO THERESA ROSENFELD SINGLE AND CAROLYN MONCRIEF SINGLE JTWROS
 19X COURTESY HX CARD SENT 092019
 20X COURTESY HX CARD SENT 010320
 20X WX PENDING DC DB 020420
 20CC SUBMITTED DC CS 020620
 20CC SUBMITTED HX APP FOR THERESA ROSENFELD KCH 021820
 5611/1080 THERESA ROSENFELD AND CAROLYN MONCRIEF TO BENJAMIN G & SARAH M READ HW
 21 MLS G5035609 CTQ 051221
 6164/989 BENJAMIN G & SARAH M READ TO COLIN HILL SINGLE
 24CC EFILE HX APP CP 032524

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