



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3509196

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 reason 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.

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)

Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.

I am an uncompensated representative filing this petition AND (check one)

the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0827	Alternate Key: 3509196	Parcel ID: 31-18-26-1040-000-31000	
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 12536 DRAW DR GRAND ISLAND		<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2017-2 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 257,357	\$ 257,357	
2. Assessed or classified use value, *if applicable	\$ 222,940	\$ 222,940	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 222,940	\$ 222,940	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 12/28/2012 Price: \$109,500 Arm's Length Distressed Book 4263 Page 1570

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3509196	3601696	3508386	3508157
Address	12536 DRAW DR GRAND ISLAND	36512 Antone Dr Grand Island	37024 SLICE LN GRAND ISLAND	37126 Slice Ln Grand Island
Proximity				
Sales Price		\$260,000	\$300,000	\$315,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	2.80%	0.40%
Adjusted Sale		\$230,360	\$263,400	\$269,010
\$/SF FLA	\$196.01 per SF	\$174.91 per SF	\$204.03 per SF	\$223.43 per SF
Sale Date		3/13/2023	5/5/2023	11/28/2023
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	1,313	1,317	-200	1,291	1100	1,204	5450
Year Built	1994	1995		1995		2002	
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	2 Car Garage		2 Car Garage		2 Car Garage	
Porches	Open	Patio	5000	Enclosed	-10000	Open	
Pool	Y	N	20000	N	20000	Y	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							
View							
		Net Adj. 10.8%	24800	Net Adj. 4.2%	11100	Net Adj. 2.0%	5450
		Gross Adj. 10.9%	25200	Gross Adj. 11.8%	31100	Gross Adj. 2.0%	5450
Adj. Sales Price	Market Value \$257,357	Adj Market Value	\$255,160	Adj Market Value	\$274,500	Adj Market Value	\$274,460
	Value per SF 196.01						

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.

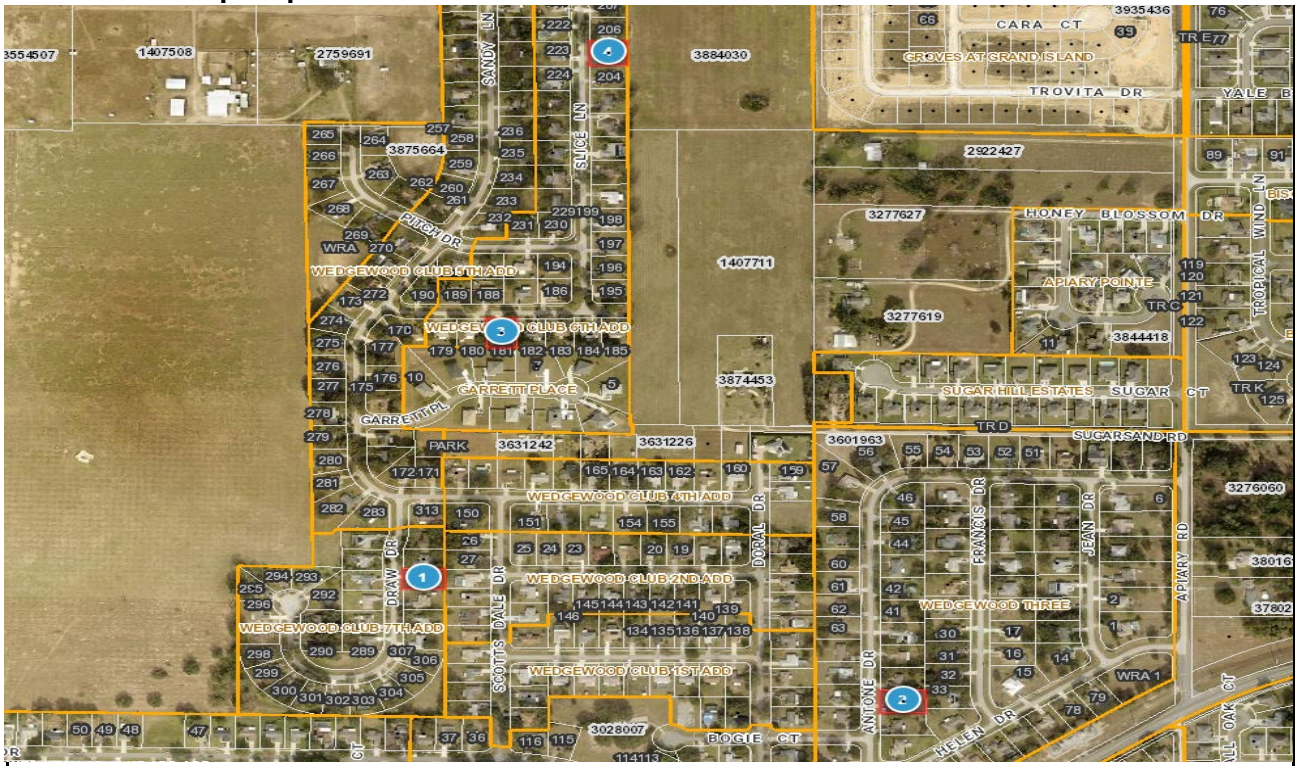
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0827 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3509196	12536 DRAW DR GRAND ISLAND	-
2	Comp 1	3601696	36512 Antone Dr Grand Island	0.29
3	Comp 3	3508157	37126 Slice Ln Grand Island	0.19
4	Comp 2	3508386	37024 SLICE LN GRAND ISLAND	0.43
5				
6				
7				
8				

Alternate Key 3509196
 Parcel ID 31-18-26-1040-000-31000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0827 Subject
 PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
2017-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

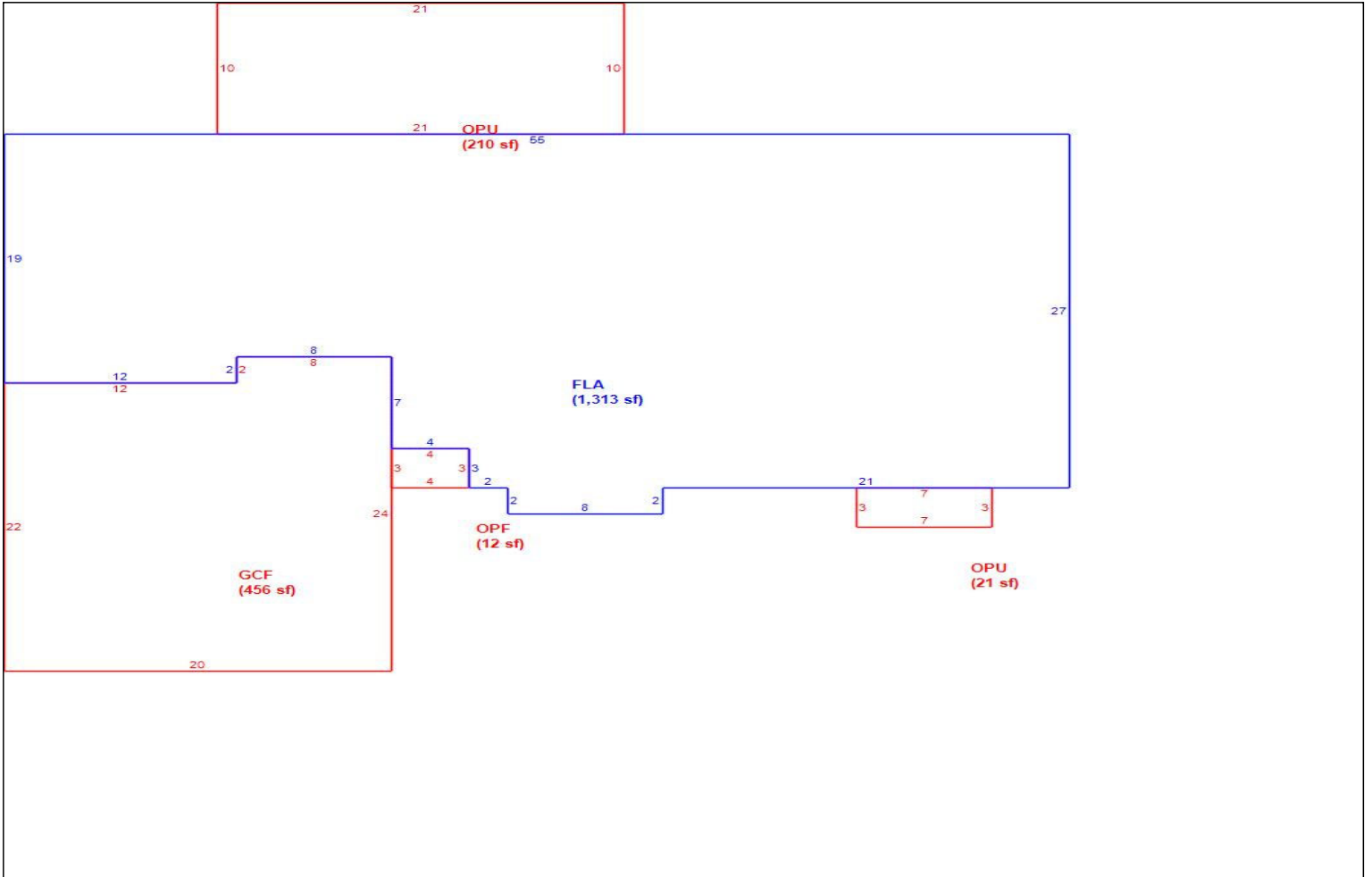
Subject

Property Location			
Site Address	12536 DRAW 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 7TH ADD SUB LOT 310 PB 34 PGS 55-56 ORB 4519 PG 1200 ORB 5025 PG 2026

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	188,732	Deprec Bldg Value	183,070	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	1,313	1,313	1313	1994	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	456	0	113.07	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	12	0	188,732	Wall Type	03	Heat Type	6	
OPU	OPEN PORCH UNFINIS	0	231	0	EX	Foundation	3	Fireplaces	0	
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,313	2,012	1,313	Building RCNLD	183,070				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL3	SWIMMING POOL - RESIDENTIAL	230.00	SF	46.00	2006	2006	10580.00	85.00	8,993
PLD2	POOL/COOL DECK	510.00	SF	5.38	2006	2006	2744.00	70.00	1,921
SEN2	SCREEN ENCLOSED STRUCTURE	1676.00	SF	3.50	2006	2006	5866.00	57.50	3,373

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2005081032	06-15-2006	01-29-2007	14,000	0000	POL FOR 07	01-29-2007	06-09-2006	
2007	2006050859	05-25-2006	01-29-2007	6,621	0000	SEN 40X24	01-29-2007		
2006	2005081032	08-22-2005	06-15-2006	14,000	0000	POOL 14X28 DECK 650SF			
1995	T-01698	04-01-1994	11-01-1994	48,255	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120620	5025	2026	11-09-2017	WD	U	M	I	100			
	4519	1200	08-14-2014	WD	U	M	I	100			
	4263	1570	12-28-2012	WD	U	U	I	109,500			
	4170	1706	05-23-2012	CT	U	U	I	100			
	1303	2014	06-01-1994	WD	Q	Q	I	73,300			
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	183,070	14,287	257,357	34417	222940	0.00	222940	257357	251,961	

Parcel Notes

1275/1661 RAYMOND SHELTON DECEASED
 94 ADD SFR MB 111094
 00 FC LAND TO LT QG FROM 375 COND FROM 3 FD 050100
 03 QG FROM 425 FER 020703
 07FC LOC FROM 150 QG FROM 615 ADD OPU5 AND MISC DLS 012907
 4170/1706 CT VS REX M & SHANNON CILIO PROP SOLD TO FEDERAL NATL MTG ASSN
 4263/1570 FEDERAL NATL MTG ASSN TO THR FLORIDA LP
 13 MAILING ADDR CHGD FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 4519/1200 THR FLORIDA LP TO 2014-2 IH BORROWER LP
 4519/1200 M SALE INCL OVER 25 PARCELS IN MULTI 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 AK3784225 CB 080516
 5025/2026 2017-2 IH BORROWER LP TO 2017-2 IH BORROWER LP
 5025/2026 M SALE INCL OVER 25 PARCELS IN MULTI SUBS
 18 CERTIFICATE OF MERGER BT 2014-2 IH BORROWER LP AND 2014-3 IH BORROWER LP AND 2017-2 IH BORROWER LP SURVIVING DELAWARE LP IS 2017-2 IH BORROWER LP RECD WITHIN ORB 5025/2026 CB 113017
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 20VAB PETITION 2020-125 TJW 091720
 20VAB PETITION 2020-125 WITHDRAWN NO CHANGE TJW 111020

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Alternate Key 3601696
 Parcel ID 31-18-26-1100-000-03700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0827 Comp 1
 PRC Run: 11/27/2024 By
 Card # 1 of 1

Current Owner	
MOTON KIYADA	
36512 ANTONE DR	
GRAND ISLAND	FL 32735-8454

Comp 1

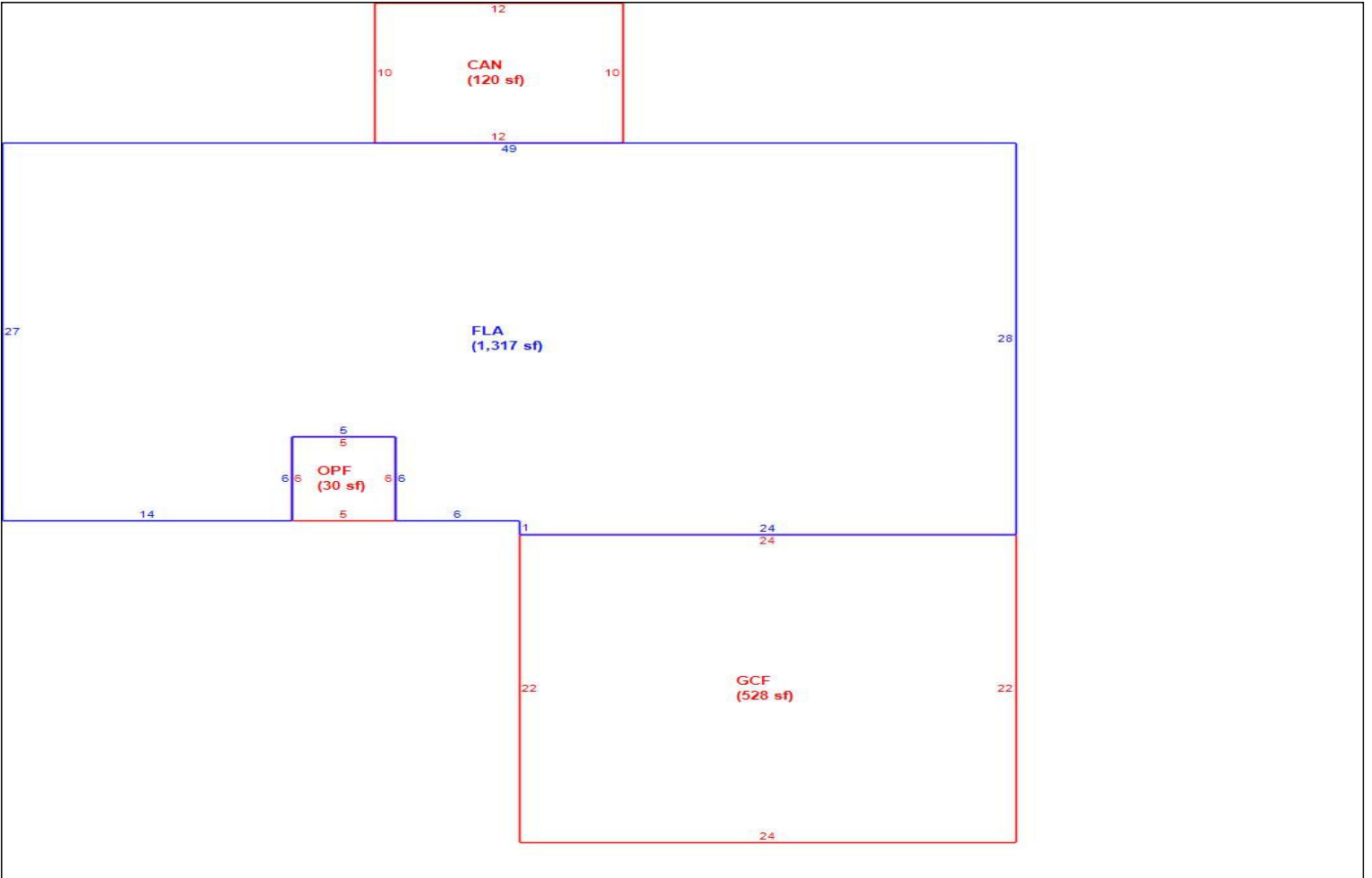
Property Location			
Site Address	36512 ANTONE DR		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	4478

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

Legal Description
 WEDGEWOOD THREE SUB LOT 37 PB 35 PGS 37-38 ORB 6110 PG 857 ORB 6262 PG 2303

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	1.56	1.000	1.000	0	62,400
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		62,400		
Classified Acres		0		Classified JV/Mkt		62,400		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 173,287 Deprec Bldg Value 159,424 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,317	1,317	1317	1995	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	528	0	103.08	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	173,287	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	120	0	VG	Foundation	3	Fireplaces	0
TOTALS		1,317	1,995	1,317	92.00	Roof Cover	3	Type AC	03

Alternate Key 3601696
 Parcel ID 31-18-26-1100-000-03700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0827 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	
2017	2016060747	06-23-2016	01-26-2017	7,331	0002	REPL WINDOWS (10)	01-26-2017		
2007	SALE	01-01-2006	01-29-2007	1	0000	CHECK VALUES	01-29-2007		
1996	T-03925	07-01-1995	12-01-1995	50,108	0000	SFR/3, 36512 ANTONE DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023156483	6262 2303	12-28-2023	QC	U	11	I	0	039	HOMESTEAD	2024	25000
2023031342	6110 0857	03-13-2023	WD	Q	01	I	260,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3091 1193	02-13-2006	WD	Q	Q	I	184,000				
	2681 0933	10-14-2004	WD	U	U	I	0				
	2681 0928	08-27-2004	WD	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	
62,400	159,424	0	221,824	0	221824	50,000.00	171824	196824	217,017	

Parcel Notes

98FC RAISED QG 1 STEP REVALUED SUB MB 011598
 00FC LAND TO LT FD 0500
 03 DAVID & PATRICIA DOBACK CHANGED ADDRESS TO 201 BIMINI DR PALMETTO 34221
 03X DOBACK DID NOT MOVE OR RENT THIS PROP PER TELCON 032603
 03 QG FROM 425 FER 020703
 2371/969 DAVID R & PATRICIA DOBACK TO KENT & WINDY BILODEAU HW
 2453/575 KENT R BILODEAU TO WINDY F BILODEAU
 04FC QG FROM 475 SUB REVALUED NO ADDS MB 012304
 2646/1850 M A PARR TTEE OF THE 36512 ANTONE RESIDENTIAL LAND TR DTD 072004
 2681/927 CORRECTIVE DEED FOR 2453/575 TO CORRECT MARITAL STATUS OF GRANTOR
 2681/928 CORRECTIVE DEED FOR 2646/1850 TO INCLUDE GRANTORS MARITAL STATUS
 2681/933 M A PARR TTEE TO J R SCHUM TTEE OF LOTT AT BAYWOOD TRUST DTD 101404
 06FC QG FROM 500 SUB REVALUED NO ADDS MB 111705
 3091/1193 J R SCHUM TTEE OF THE LOTT AT BAYWOOD TRUST DTD 101404 TO GERALD STEWART SINGLE
 07X TVADX APPROVED FOR GERALD LAMAR STEWART PER EEH
 07FC LOC FROM 160 QG FROM 575 DLS 012907
 17FC NEW WINDOWS NO OTHER CHGS SAD 012617
 6110/857 GERALD & CHENEDA STEWART TO KLYADA & STACEY RECO MOTON HW
 23CC EFILE HX APP CP 071823
 6262/2303 STACEY & KIYADA MOTON TO KIYADA MOTON MARRIED

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0827 Comp 2
 PRC Run: 11/27/2024 By

Card # 1 of 1

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

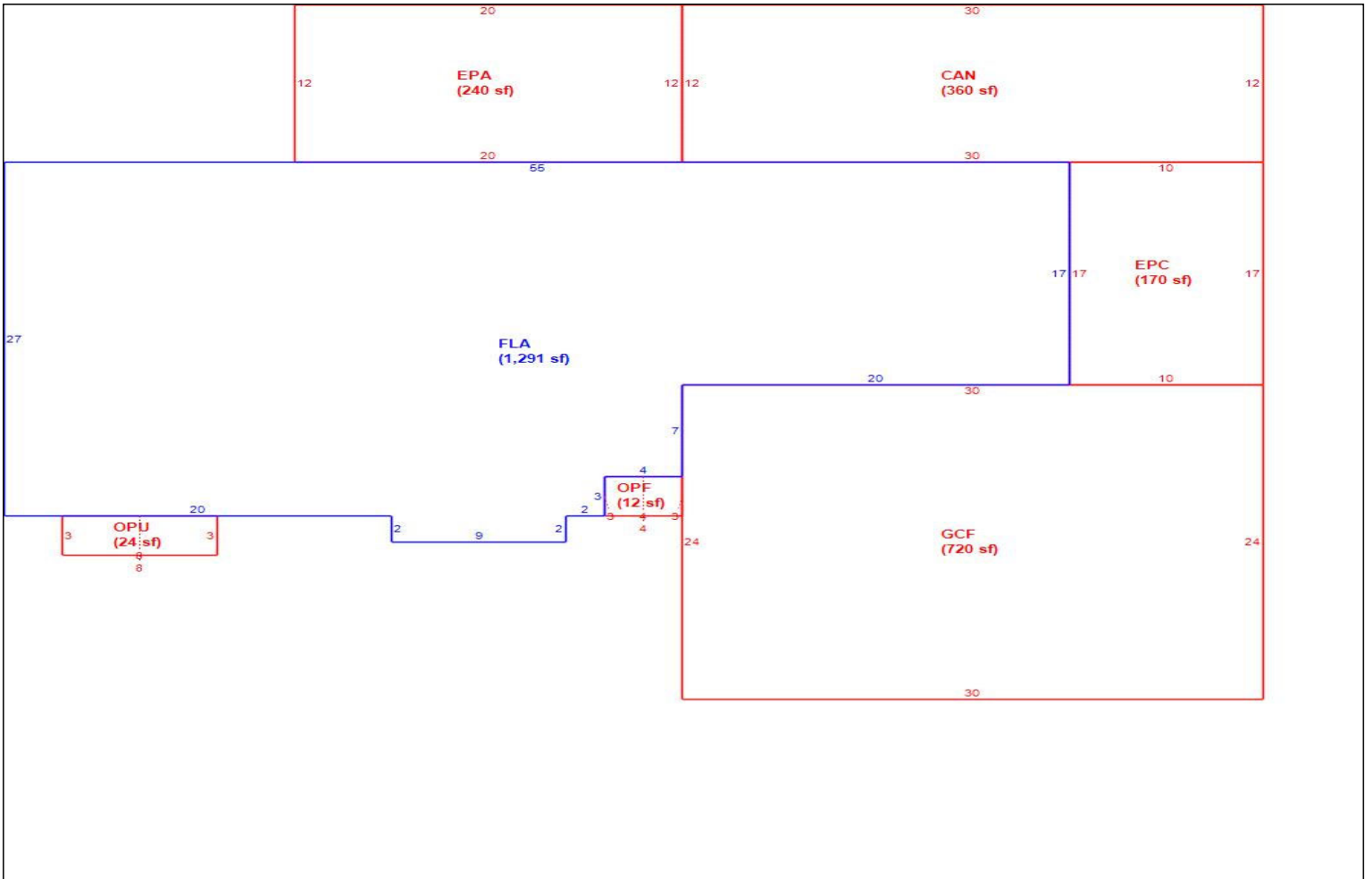
Comp 2

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	1995	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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0827 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
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					
Total											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

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0827 Comp 3
 PRC Run: 11/27/2024 By
 Card # 1 of 1

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

Comp 3

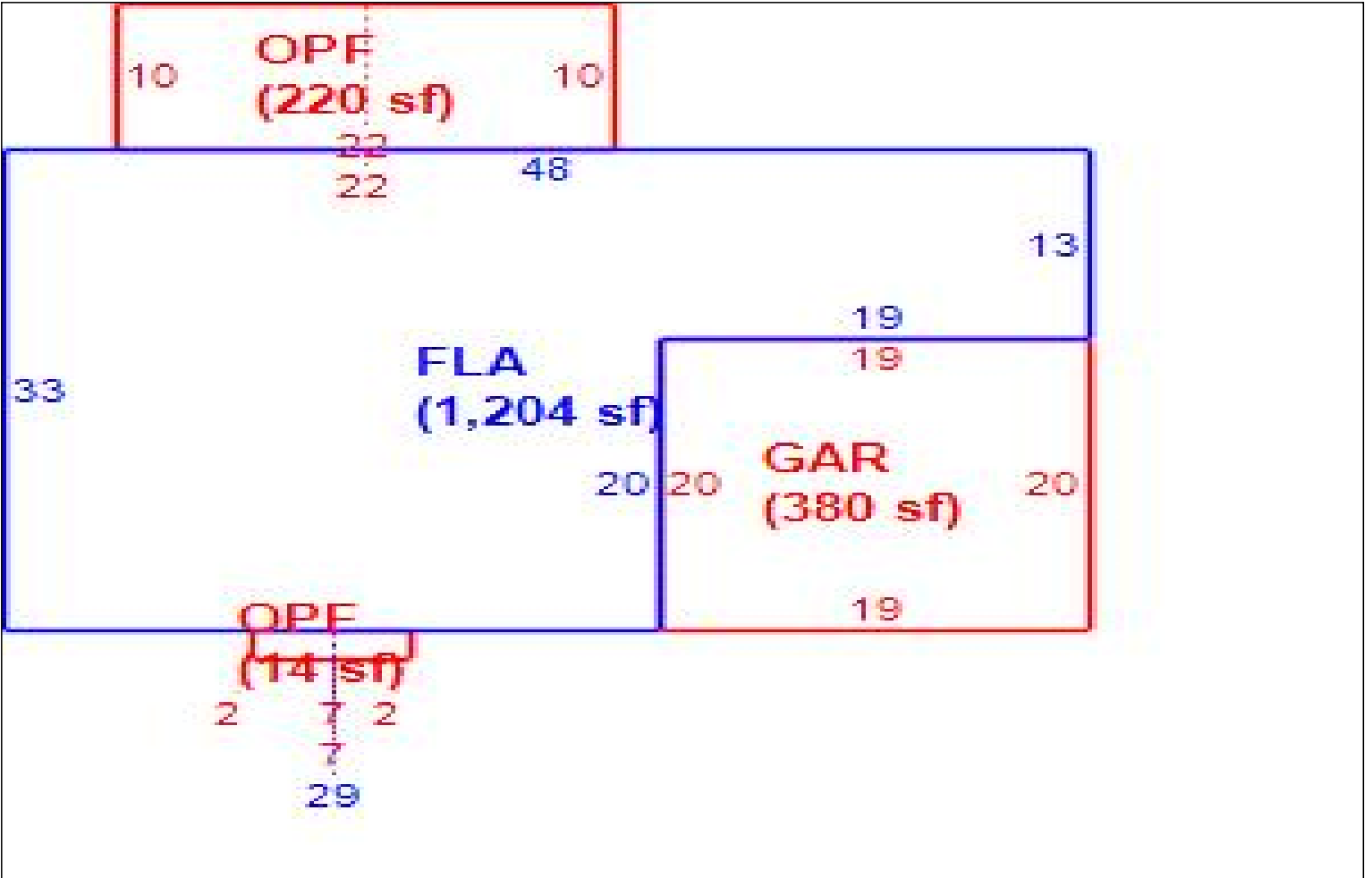
Property Location			
Site Address	12530 FADE DR		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	4478

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	170,489	Building RCNLD					

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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
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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