



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3600797*

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 # <i>2024-0828</i>	County Lake	Tax year 2024	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2017-2 IH Borrower 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 #	3118261100-000-02300 36636 Francis Dr
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 checked="" type="checkbox"/> 5 Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

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 # 2024-0828	Alternate Key: 3600797	Parcel ID: 31-18-26-1100-000-02300	
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 36636 FRANCIS 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	\$ 256,137	\$ 256,137	
2. Assessed or classified use value, *if applicable	\$ 231,250	\$ 231,250	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 231,250	\$ 231,250	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 8/14/2024 **Price:** \$105,000 Arm's Length Distressed Book 4255 Page 620

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3600797	3508998	3601327	3535308
Address	36636 FRANCIS DR GRAND ISLAND	12404 DRAW DR GRAND ISLAND	36615 JEAN DR GRAND ISLAND	12114 NEST CT GRAND ISLAND
Proximity				
Sales Price		\$290,000	\$295,000	\$290,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	2.80%	0.80%
Adjusted Sale		\$258,100	\$259,010	\$248,820
\$/SF FLA	\$167.74 per SF	\$171.95 per SF	\$167.64 per SF	\$181.22 per SF
Sale Date		2/8/2023	5/31/2023	10/31/2023
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	1,527	1,501	1300	1,545	-900	1,373	7700
Year Built	1995	1994		1998		1995	
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	Enclosed	Screen	5000	Enclosed		Enclosed	
Pool	N	N	0	N	0	N	0
Fireplace	0	1	-2500	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							
View							
		Net Adj. 1.5%	3800	-Net Adj. 0.3%	-900	Net Adj. 3.1%	7700
		Gross Adj. 3.4%	8800	Gross Adj. 0.3%	900	Gross Adj. 3.1%	7700
Adj. Sales Price	Market Value \$256,137	Adj Market Value	\$261,900	Adj Market Value	\$258,110	Adj Market Value	\$256,520
	Value per SF 167.74						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

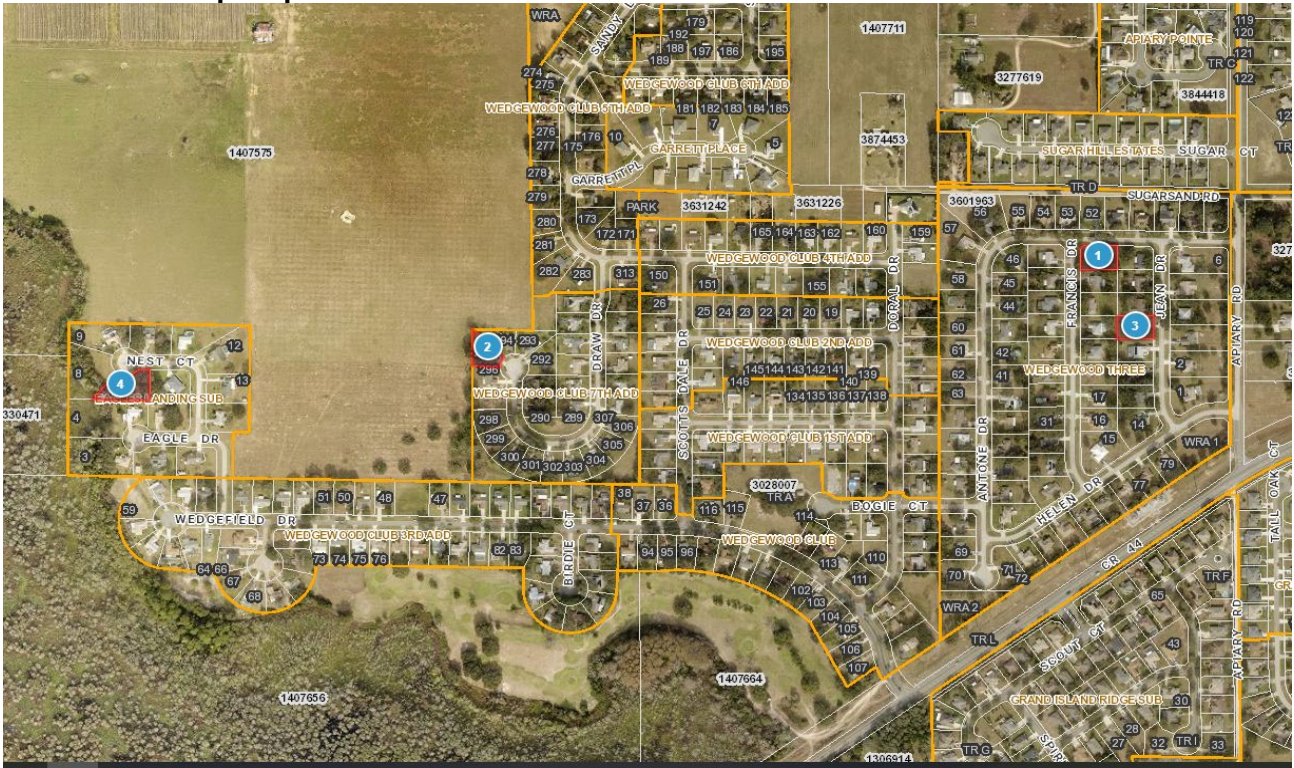
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: Josh Bush

DATE 11/15/2024

2024-0828 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3600797	36636 FRANCIS DR GRAND ISLAND	-
2	Comp 1	3508998	12404 DRAW DR GRAND ISLAND	0.45
3	Comp 2	3601327	36615 JEAN DR GRAND ISLAND	0.05
4	Comp 3	3535308	12114 NEST CT GRAND ISLAND	0.72
5				
6				
7				
8				

Alternate Key 3600797
 Parcel ID 31-18-26-1100-000-02300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0828 Subject
 PRC Run: 12/2/2024 By j bush
 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

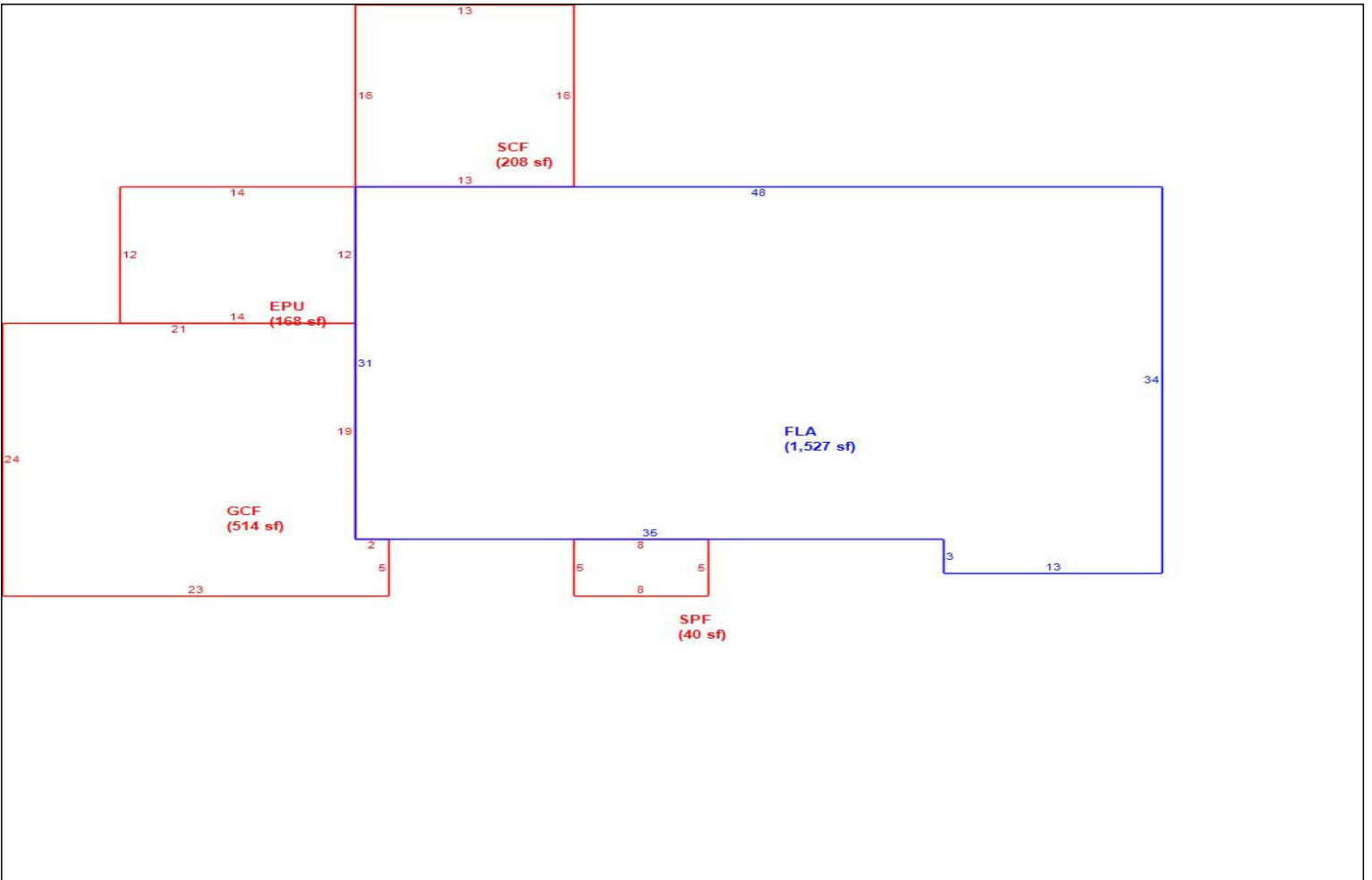
Subject

Property Location			
Site Address 36636 FRANCIS 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 23 PB 35 PGS 37-38 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	1.56	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	199,079		Deprec Bldg Value 193,107
Multi Story	0		



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
EPF	ENCLOSED PORCH FIN	0	168	0	1995	No Stories	1.00	Full Baths	2	
FLA	FINISHED LIVING AREA	1,527	1,527	1,527	1527	Quality Grade	655	Half Baths	0	
GAR	GARAGE FINISH	0	514	0	100.92	Condition	EX	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	40	0	199,079	% Good	97.00	Fireplaces	0	
STF	STORAGE ROOM FINIS	0	208	0	0	Foundation	3	Type AC	03	
TOTALS		1,527	2,457	1,527	193,107	Roof Cover	3			

Alternate Key 3600797
 Parcel ID 31-18-26-1100-000-02300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0828 Subject By j bush
 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
UBF3	UTILITY BLDG FINISHED	100.00	SF	10.50	2003	2003	1050.00	60.00	630

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	SALE	01-01-2012	03-21-2013	1	0099	CHECK VALUE	03-21-2013		
2011	2010050308	05-17-2010	11-23-2010	12,961	0002	REROOF SHINGLE	11-23-2010		
2004	2003090581	09-15-2003	01-20-2004	1,700	0000	10X10 STORAGE SHED			
2003	SALE	01-01-2002	02-07-2003	1	0000	CHECK VALUE			
2001	0041077	04-14-2000	02-23-2001	5,000	0000	GARAGE			
1997	6030435	03-01-1996	12-01-1996	3,024	0000	ADD PORCH			
1996	T-02474	05-01-1995	12-01-1995	55,906	0000	SFR 36636 FRANCIS DR			

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			
	4255	0620	12-07-2012	WD	Q	Q	I	105,000			
	2174	1323	09-12-2002	WD	Q	Q	I	122,500			
	1401	1891	11-01-1995	WD	Q	Q	I	87,000			
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	
62,400	193,107	630	256,137	24887	231250	0.00	231250	256137	249,347	

Parcel Notes

97FC CAN TO EPC MB 031997
 98FC RAISE QC FROM 400 SUB REVALUED MB 011598
 00FC LAND TO LT FD 0500
 01FC ADD SCF CORRECT EPC TO EPU OPF TO SPF NPA MB 022301
 2174/1323 VELMA N CULP AND BARBARA M ROCHELLE JTWROS
 02 ESTOL LOGAN CULP 94 DECEASED 022402 DC
 03FC QG FROM 450 MB 013103
 03 QG FROM 450 FER 020703
 04FC ADD UBF QG FROM 500 UPDATED SUB MB 012004
 06FC QG FROM 550 SUB REVALUED MB 111705
 08 QG FROM 575 FOR VALUE DLS 012308
 11FC NO CHGS NEW SHINGLE ROOF SFR AND DROP WELL KEPT UP LOOKS NICE GOOD COND JNH 112310
 12X VELMA NETTIE FOSTER MOORE MATTHEWS CULP 100 DECEASED 080612 FL DEATH LIST
 4255/620 BARBARA M & LOUIS ROCHELLE TO THR FLORIDA LP
 13 VALUE OK JNH 032113
 13 MAILING ADDR CHANGED 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
 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

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 3508998
 Parcel ID 31-18-26-1040-000-29500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0828 Comp 1
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner			
CLARK KATHRIN A			
12404 DRAW DR			
GRAND ISLAND	FL	32735	

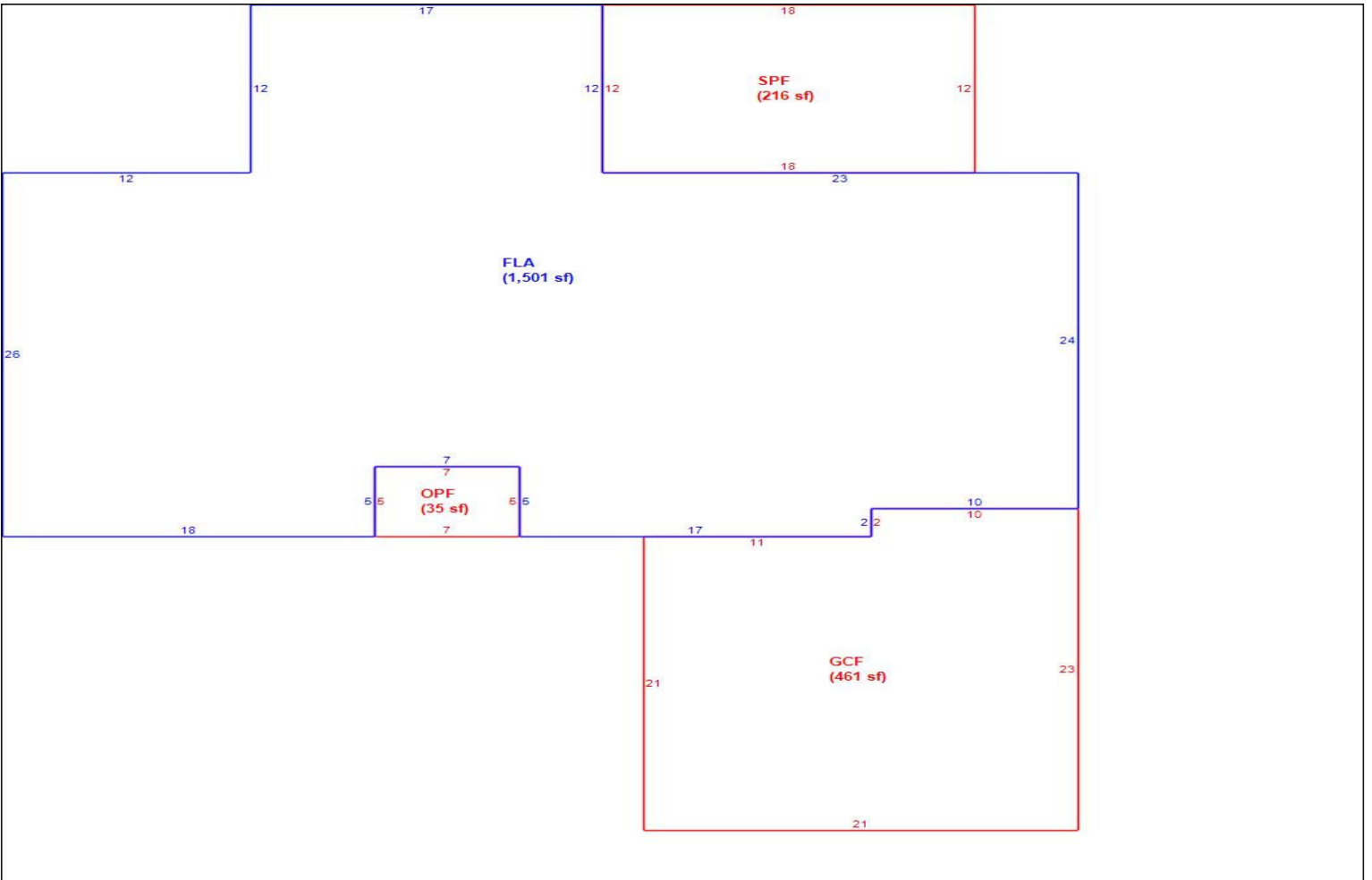
Comp 1

Property Location			
Site Address	12404 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 295 PB 34 PGS 55-56 ORB 6091 PG 1468

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	211,311	Deprec Bldg Value	204,972	Multi Story	0



Building Sub Areas					Building Valuation			Construction Detail						
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,501	1,501	1501	1994	1501	111.11	EX	97.00	0	204,972	R1		3
GAR	GARAGE FINISH	0	461	0								No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	35	0								Quality Grade	670	Half Baths 0
SPF	SCREEN PORCH FINIS	0	216	0								Wall Type	03	Heat Type 6
TOTALS		1,501	2,213	1,501								Foundation	3	Fireplaces 1
												Roof Cover	3	Type AC 03

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBF3	UTILITY BLDG FINISHED	80.00	SF	10.50	2003	2003	840.00	60.00	504

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	SALE	01-01-2020	05-28-2021		1 0099	CHECK VALUE	05-28-2021		
2013	SALE	01-01-2012	11-13-2012		1 0099	CHECK VALUE	11-13-2012		
2005	1	05-13-2004	02-15-2005		1 0000	SEE NOTES			
2004	2003100999	10-22-2003	05-13-2004	960	0000	8X10 STORAGE SHED			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023016029	6091 1468	02-08-2023	WD	Q	01	I	290,000	002	WIDOW	2024	5000	
2020136940	5595 0455	11-30-2020	WD	Q	01	I	210,000	039	HOMESTEAD	2024	25000	
2016091029	4828 2008	08-24-2016	WD	Q	Q	I	140,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4406 2254	11-14-2013	WD	U	U	I	100					
	4406 2252	11-14-2013	QC	U	U	I	100					
Total											55,000.00	

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	204,972	504	265,476	0	169536	55,000.00	114536	139536	259,238	

Parcel Notes

94 ADD SFR MB 110794
 00FC LAND TO LT FD 0500
 03 QG FROM 400 FER 020703
 04 ADD UBF CHECK IN 05 MB 051304
 2639/733 JAMIE COLLINS FKA JAMIE P BOYD TO JAMIE & DOUGLAS COLLINS HW
 05FC LOC FROM 115 QG FROM 475 TO UPDATE VALUE NO ADDS OR CHGS MB 021505
 11X DOUGLAS & JAMIE COLLINS FILED HX AND FOR PORTABILITY IN MANATEE COUNTY ADDR 1612 20TH AVE W PALMETTO 34221
 4179/1515 DOUGLAS & JAMIE COLLINS TO JACK E YOUNG SINGLE
 13X JACK E YOUNG FILED FOR PORT FROM MARION CO NO VAL IN SOH
 4214/496 JACK E YOUNG ENHANCED LE REM NATHAN H YOUNG MARRIED
 13FC SFR IN GOOD COND EAG FROM 2 HIGH SALE FOR SUB JUST NEXT DOOR A HOME WITH A POOL SOLD QUALIFIED FOR 95K LISTING
 SHOWS UPDATED KTICHEN AND NEW FLOORING THROUGHOUT JNH 111312
 4406/2252 JACK E YOUNG AND NATHAN H YOUNG TO JACK E YOUNG SINGLE
 4406/2254 JACK E YOUNG ENHANCED LE REM NATHAN H YOUNG
 4828/2008 JACK E YOUNG TO CHRISTOPHER BARNES MARRIED
 16X COURTESY HX CARD SENT 092116
 17X COURTESY HX CARD SENT 122216
 5595/455 CHRISTOPHER BARNES & KRYSTAL RAMOS TO PAUL EARL & WENDY MARIE HATHAWAY HW
 21X COURTESY HX CARD SENT 012121
 21CC SUBMITTED HX APP WITH EXEMPTIONS REQ FORM CS 030121
 21CC MAILED OUT AN INCOMPLETE FORM AND SPOKE TO WENDY BY PHONE LETTING HER KNOW THAT SHE NEEDS TO SUBMIT HER FL DRIVERS LIC AND PLATE NUMBER OR VOTERS I ALSO LET HER KNOW SHE PUT THE WRONG YEAR OF APPLYING FOR AND SHE TOLD ME TO FIX IT TO 2021 CS
 031221

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Alternate Key 3601327
 Parcel ID 31-18-26-1100-000-01000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0828 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
FRANKENFIELD AUSTIN AND NICOLE DEN		
36615 JEAN DR		
GRAND ISLAND	FL	32735

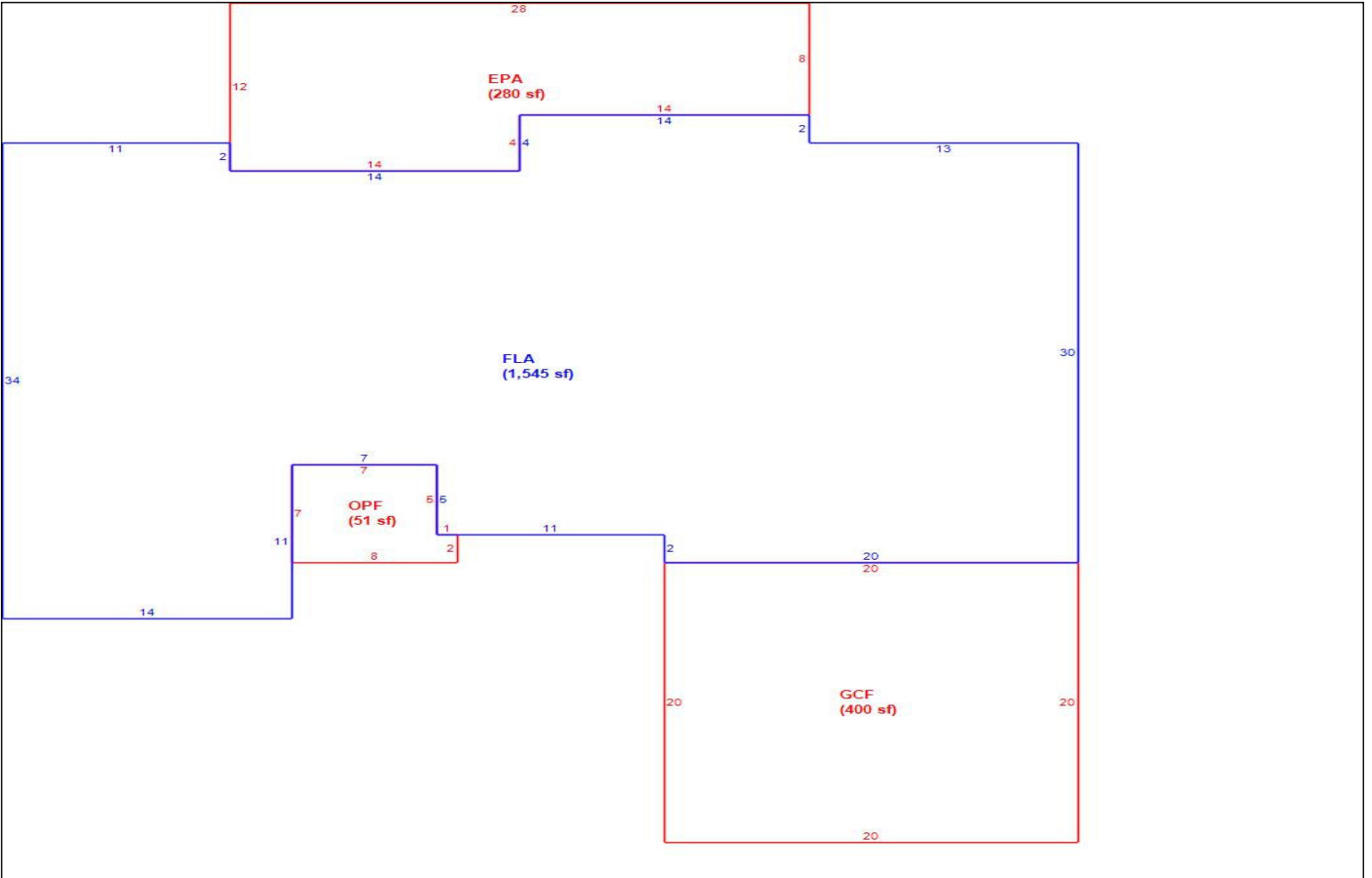
Comp 2

Property Location			
Site Address	36615 JEAN 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 10 PB 35 PGS 37-38 ORB 6153 PG 979

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 196,542	Deprec Bldg Value 190,646	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
EPF	ENCLOSED PORCH FIN	0	280	0	1998					
FLA	FINISHED LIVING AREA	1,545	1,545	1,545	Effective Area	1545	No Stories	1.00	Full Baths 2	
GAR	GARAGE FINISH	0	400	0	Base Rate	100.65	Quality Grade	655	Half Baths 0	
OPF	OPEN PORCH FINISHE	0	51	0	Building RCN	196,542	Wall Type	03	Heat Type 6	
TOTALS		1,545	2,276	1,545	Condition	EX	Foundation	3	Fireplaces 0	
					% Good	97.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
					Building RCNLD	190,646				

Alternate Key 3601327
 Parcel ID 31-18-26-1100-000-01000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0828 Comp 2
 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	SALE	01-01-2019	05-13-2020	1	0099	CHECK VALUE	05-13-2020		
2014	SALE	01-01-2013	04-28-2014	1	0098	AVG N STANDARD	04-28-2014		
2014	SALE	01-01-2013	03-12-2014	1	0099	CHECK VALUE	03-12-2014		
1999	8011286	02-01-1998	12-01-1998	78,702	0000	SFR/36615 JEAN DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023065913	6153	0979	05-31-2023	WD	Q	01	I	295,000	039	HOMESTEAD	2024	25000
2019040905	5263	2025	04-09-2019	WD	Q	Q	I	200,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4410	1537	11-21-2013	WD	Q	Q	I	112,000				
	1655	0458	10-26-1998	WD	Q	Q	I	106,900				
	1578	2067	01-20-1998	WD	Q	Q	V	12,600				
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	190,646	0	253,046	0	253046	50,000.00	203046	228046	247,247	

Parcel Notes

00 FC LAND TO LT FD 050100
 03 QG FROM 450 FER 020703
 04FC QG FROM 475 SUB UPDATED CORRECT EPC TO EPA4 MB 012304
 06FC QG FROM 550 SUB REVALUED MB 111705
 08 QG FROM 565 FOR VALUE DLS 010908
 08 QG FROM 590 FOR VALUE DLS 012308
 11X IVAN HENRY TRUDE 90 DECEASED 080411 FL DEATH LIST
 12X EVELYN TRUDE MOVED 082411 PER LETTER DTD 010712
 4410/1537 EVELYN G TRUDE TO KATHERINE A & DONALD T FISHER HW
 14X KATHERINE FISHER FILED 14HX HUSBAND DONALD T FISHER LIVES IN HERNANDO CO WITH HX SENT SEP FAMILY UNITS PACKET AW 022414
 14IT ADD XFIX FOR MASTER BATH MLS G4699407 INSIDE IS CLEAN JNH 042814
 14X KATHERINE & DONALD FISHER SIGNED CERTIFIED RECEIPT RECEIVED KM 070114
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 5263/2025 KATHERINE A & DONALD T FISHER TO CARMENLUZ NIEVES AS TTEE OF THE MIKE BENITEZ IRREVC INTER VIVOS TRS DTD 060618
 19X COURTESY HX CARD SENT 052119
 20 MLS SFR NEW AC FLOORING AND NEWER APPLIANCES AS PER LISTING SKB 092719
 20 MAILING ADDR CHGD FROM 5910 BRITANIA BLVD TAVARES FL 32778 INFO SCANNED KCH 122019
 20X COURTESY HX CARD SENT 010320
 21TR KEYED FOWARDING ADDR OF 13304 LAKE YALE VIEW LOOP GRAND ISLAND FL 32735 8966
 6153/979 CARMEN LUZ NIEVES INDIV AND AS TTEE TO AUSTIN FRANKENFIELD AND NICOLE DENNIS ONLY
 24CC AUSTIN SUBMITTED HX APP ACS 030124
 24X HX APP RECD BY EMAIL FOR NICOLE DENNIS ALS 030524

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 3535308
 Parcel ID 31-18-26-0400-000-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0828 Comp 3
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
MOLOK AUGUST & SHARON		
12114 NEST CT		
GRAND ISLAND	FL	32735

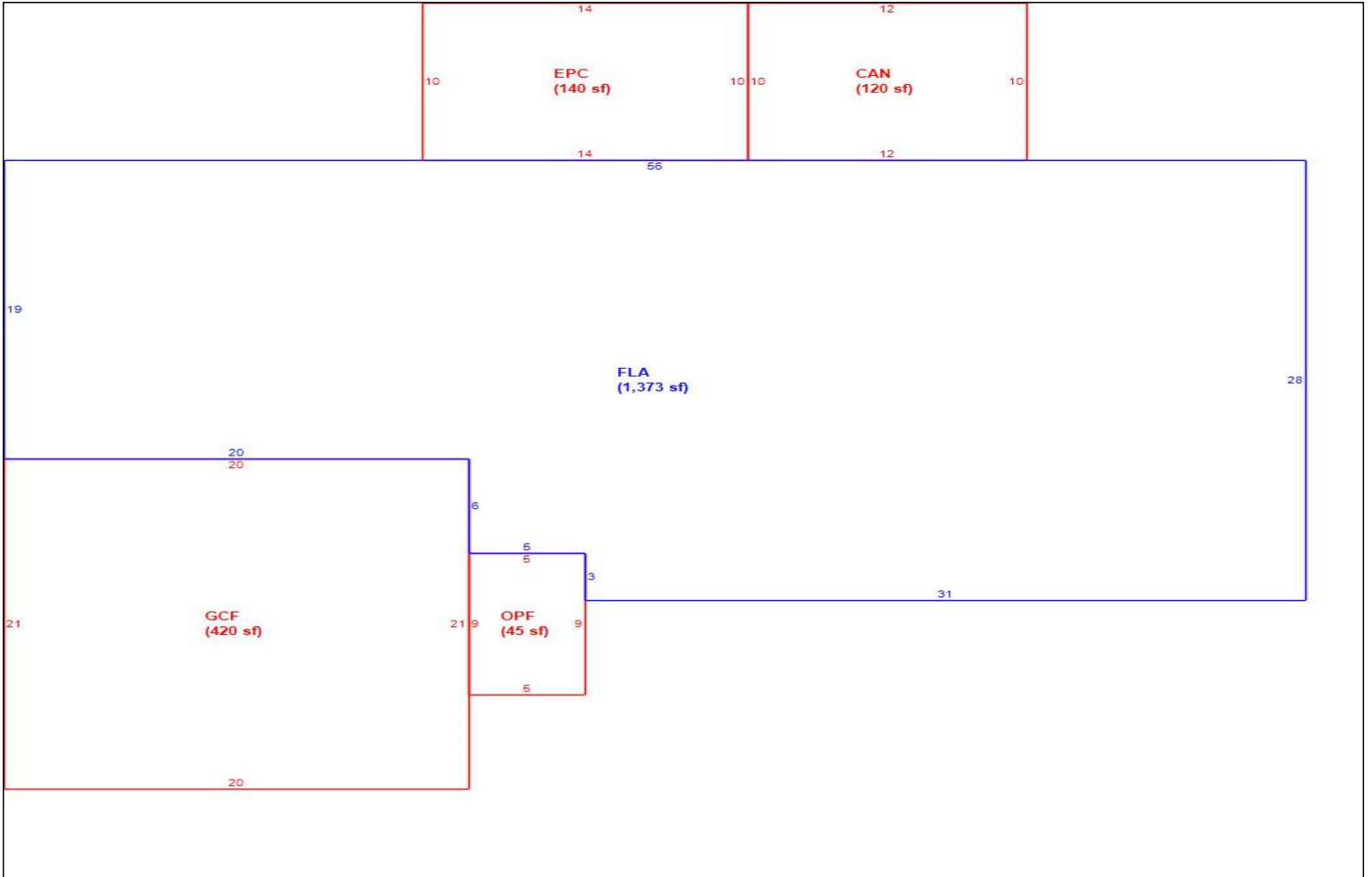
Comp 3

Property Location			
Site Address	12114 NEST CT		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	4478
Property Use		Last Inspection	
00100	SINGLE FAMILY	SKB	01-24-201

Legal Description
EAGLES LANDING SUB LOT 7 PB 32 PGS 53-54 ORB 6237 PG 1807

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	1.25	1.000	1.000	0	50,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		50,000			
Classified Acres		0		Classified JV/Mkt		50,000		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	196,975	Deprec Bldg Value	191,066	Multi Story	0



Building Sub Areas					Building Valuation			Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3			
EPF	ENCLOSED PORCH FIN	0	140	0	1995								
FLA	FINISHED LIVING AREA	1,373	1,373	1,373		Effective Area	1373	No Stories	1.00	Full Baths	2		
GAR	GARAGE FINISH	0	420	0		Base Rate	112.85	Quality Grade	670	Half Baths	0		
OPF	OPEN PORCH FINISHE	0	45	0		Building RCN	196,975	Condition	EX	Heat Type	6		
PAT	PATIO UNCOVERED	0	120	0		% Good	97.00	Foundation	3	Fireplaces	0		
TOTALS		1,373	2,098	1,373		Functional Obsol	0	Building RCNLD	191,066	Roof Cover	3	Type AC	03

Alternate Key 3535308
 Parcel ID 31-18-26-0400-000-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0828 Comp 3
 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	06-10-2019	1	0099	CHECK VALUE	01-25-2019		
2006	2005031184	03-17-2005	03-03-2006	7,715	0000	REROOF			
2005	2004090844	09-20-2004	01-10-2005	1,200	0000	SHED 6X10			
1996	T-02582	05-01-1995	12-01-1995	2,600	0000	VINYL ROOM			
1996	T-00756	02-01-1995	12-01-1995	52,764	0000	SFR 12114 NEST CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023135762	6237 1807	10-31-2023	WD	Q	01	I	290,000	039	HOMESTEAD	2024	25000	
2018066922	5122 1646	05-14-2018	WD	Q	Q	I	168,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2017129915	5036 1382	12-07-2017	PO	U	U	I	0					
	1334 1961	12-01-1994	WD	Q	Q	V	13,500					
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	
50,000	191,066	0	241,066	0	241066	50,000.00	191066	216066	235,269	

Parcel Notes

01FC QG FROM 400 TO UPDATE VALUE MB 022201
 03FC QG FROM 450 TO UPDATE VALUE MB 101502
 04FC NO ADDS MB 011604
 04 NBHD FROM 4538 LAND FROM 174X142FF LOC FROM 100 FER 021104
 05FC UBU TOO SMALL TO ADD VALUE MB 011005
 06FC LOC FROM 125 QG FROM 525 TO ADJUST VALUE DLS 030306
 10 LOC FROM 189 EAG FROM 1 JNH 052010
 13X CAROL JOYCE PFUHL 74 DECEASED 051713 ST FILE NBR 2013070222
 17 RUDOLPH ARCHIBALD PFUHL 87 DECEASED 061117 UNRECD DC INFO SCANNED CB 062117
 5036/1382 ORDER DET HX FOR EST OF RUDOLPH ARCHIBALD PFUHL PROP TO ET AL AMANDA FOLEY HANAHOE 1/10INT AND MATTHEW RYNCARZ 1/10INT AND VALERIE PFUHL 1/5INT AND GERIANNE AKA GERRYANNE PFUHL LIT 1/5INT AND KATHERINE PFUHL RUSSELL 1/5INT AND RILEY WILLIAM SANDERS 1/5INT ONLY
 5122/1638 CAROL JOYCE PFUHL 74 DECEASED 051713 DC
 5122/1646 ET AL ABOVE TO FREDERICK L & DANA M JONES HW
 18X COURTESY HX CARD SENT 072018
 19FC SFR GOOD COND EAG FROM 2 SMALL SHED NO VALUE MLS G4851134 SKB 012419
 19IT PER MLS G4851134 PICTURES 3FIX FROM 2 4FIX FROM 0 XFIX FROM 0 SKB 040119
 6237/1807 FREDERICK L & DANA M JONES TO AUGUST & SHARON MOLOK HW
 24CC EFILE HX APP CP 012224

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