



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3601017*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>2024-0829</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9/2/24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <i>INV_HOME; 2017-2 IH Borrower LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>3118261100-000-05400 36707 Antone Dr</i>
Phone <i>954-740-6240</i>	Email <i>ResidentialAppeals@ryan.com</i>		
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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"/> <i>5</i> 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 # <b>2024-0829</b>	Alternate Key: <b>3601017</b>	Parcel ID: <b>31-18-26-1100-000-05400</b>
Petitioner Name <b>Robert Peyton</b> The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address <b>36707 ANTONE DR GRAND ISLAND</b>	<input type="checkbox"/> Check if Multiple Parcels
Owner Name <b>2017-2 IH Borrower LP</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
<b>1. Just Value, required</b>	\$ 244,147	\$ 244,147
<b>2. Assessed or classified use value, *if applicable</b>	\$ 214,470	\$ 214,470
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 214,470	\$ 214,470

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

Last Sale Date 11/20/2012 Price: \$85,300  Arm's Length  Distressed Book 4251 Page 1108

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	<b>3601017</b>	<b>3316061</b>	<b>3535308</b>	<b>3508998</b>
Address	36707 ANTONE DR GRAND ISLAND	12443 WEDGEFIELD DR GRAND ISLAND	12114 NEST CT GRAND ISLAND	12404 DRAW DR GRAND ISLAND
Proximity				
Sales Price		\$330,000	\$290,000	\$290,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	0.80%	4.00%
Adjusted Sale		\$289,740	\$248,820	\$258,100
\$/SF FLA	\$168.15 per SF	\$198.18 per SF	\$181.22 per SF	\$171.95 per SF
Sale Date		5/31/2023	10/31/2023	2/8/2023
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	1,452	1,462	-500	1,373	3950	1,501	-2450
Year Built	1995	1991		1995		1994	
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	Open		Enclosed	-10000	Screen	-5000
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	1	-2500
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							
View							
		-Net Adj. 7.1%	-20500	-Net Adj. 2.4%	-6050	-Net Adj. 3.9%	-9950
		Gross Adj. 7.1%	20500	Gross Adj. 5.6%	13950	Gross Adj. 3.9%	9950
Adj. Sales Price	Market Value <b>\$244,147</b>	Adj Market Value	<b>\$269,240</b>	Adj Market Value	<b>\$242,770</b>	Adj Market Value	<b>\$248,150</b>
	Value per SF 168.15						

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.

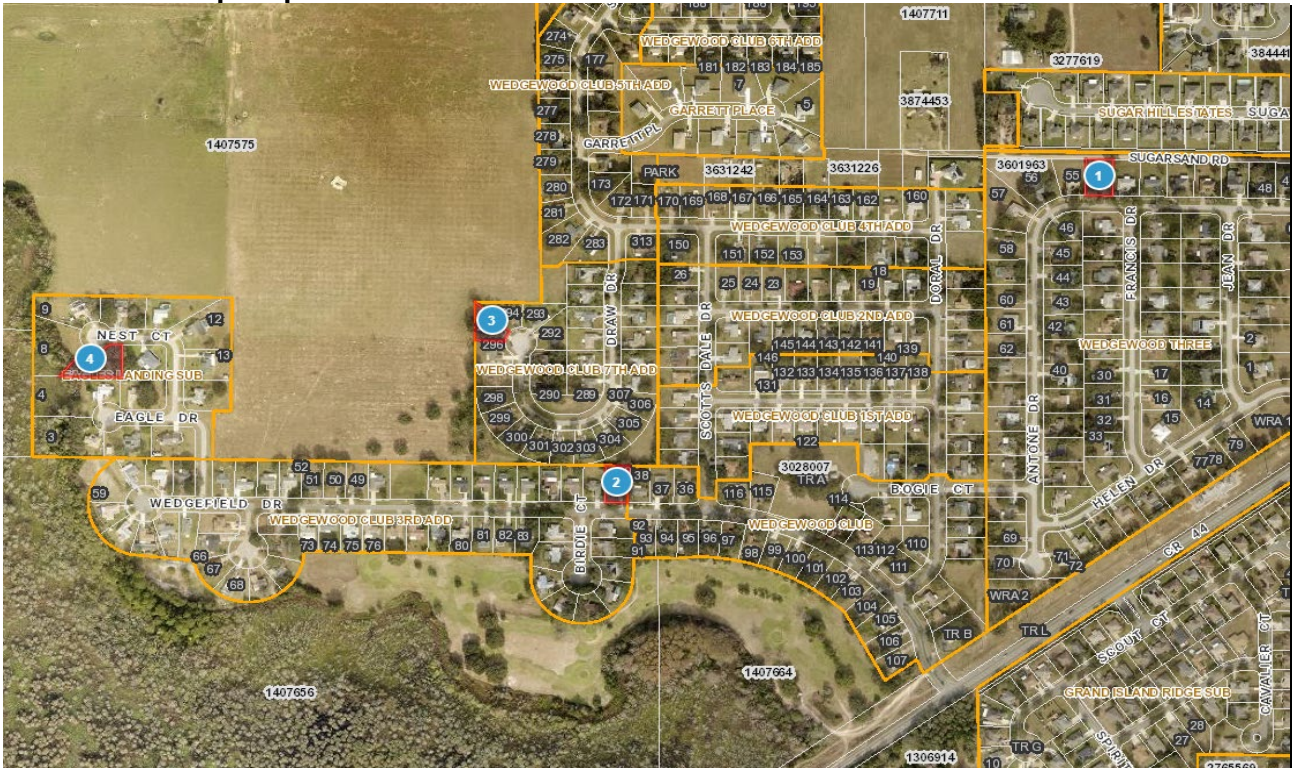
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/14/2024**

**2024-0829 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3601017	36707 ANTONE DR GRAND ISLAND	-
2	Comp 1	3316061	12443 WEDGEFIELD DR GRAND ISLAND	0.38
3	Comp 3	3508998	12404 DRAW DR GRAND ISLAND	0.42
4	Comp 2	3535308	12114 NEST CT GRAND ISLAND	0.69
5				
6				
7				
8				

Alternate Key 3601017  
 Parcel ID 31-18-26-1100-000-05400

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0829 Subject  
 PRC Run: 12/2/2024 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

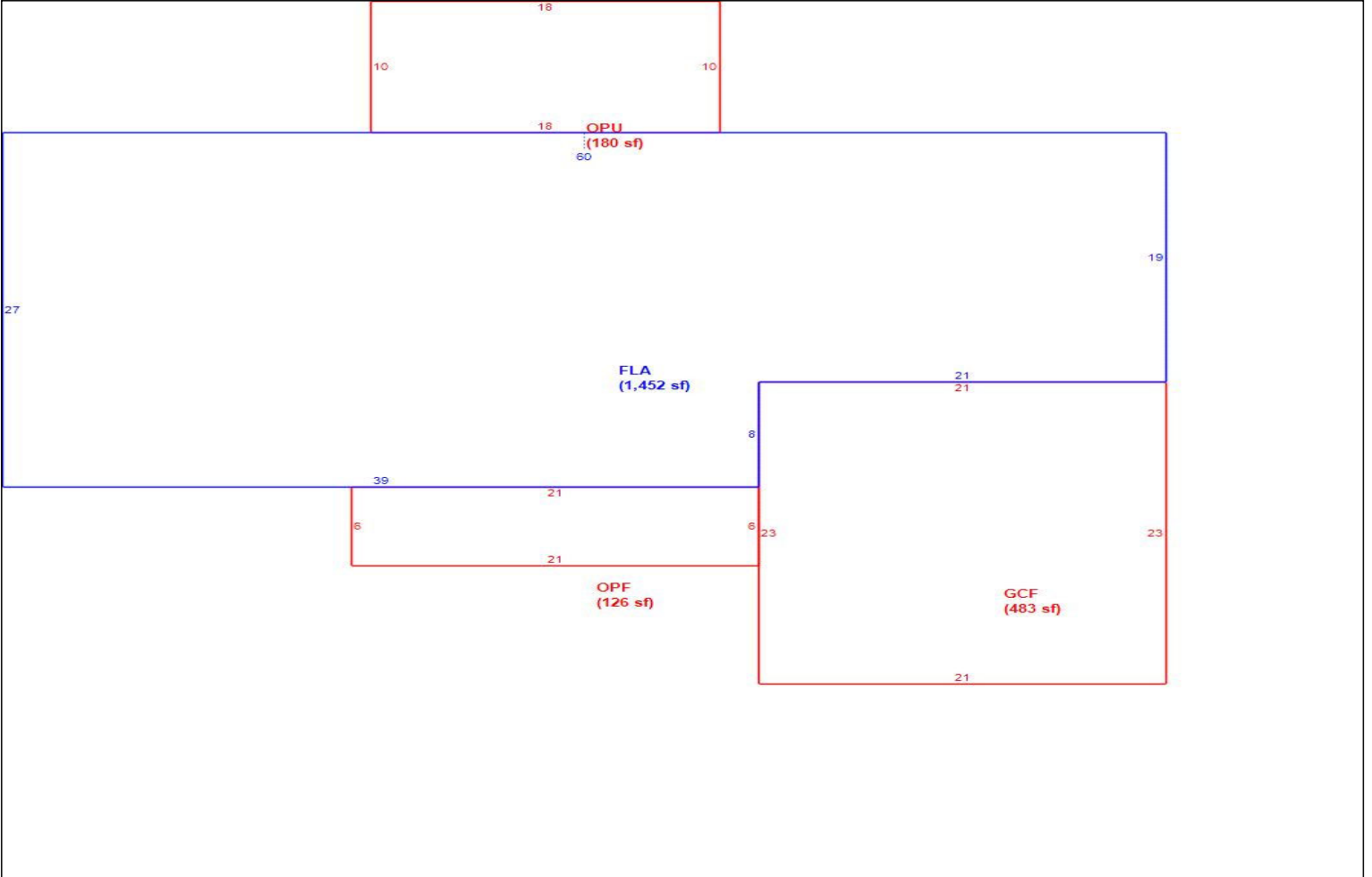
Subject

**Property Location**  
 Site Address 36707 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 54 PB 35 PGS 37-38 ORB 4519 PG 1200 ORB 5025 PG 2026

<b>Land Lines</b>													
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	
<b>Total Acres</b>		0.00		<b>JV/Mkt</b>		0		<b>Total Adj JV/Mkt</b>		62,400			
<b>Classified Acres</b>		0		<b>Classified JV/Mkt</b>		62,400		<b>Classified Adj JV/Mkt</b>		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 186,719 Deprec Bldg Value 181,117 Multi Story 0



<b>Building Sub Areas</b>					<b>Building Valuation</b>			<b>Construction Detail</b>		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,452	1,452	1452	1995	1452	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	483	0	102.03	186,719	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	126	0	EX	97.00	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	180	0	% Good	0	Foundation	3	Fireplaces	0
<b>TOTALS</b>		1,452	2,241	1,452	Functional Obsol	181,117	Roof Cover	3	Type AC	03
					Building RCNLD					

Alternate Key 3601017  
 Parcel ID 31-18-26-1100-000-05400

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0829 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
UBF3	UTILITY BLDG FINISHED	100.00	SF	10.50	2004	2004	1050.00	60.00	630

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	01-30-2007	1	0000	CK VALUE	01-30-2007		
2005	2004010555	01-16-2004	01-11-2005	2,000	0000	10X10 SHED			
1996	T-05101	09-01-1995	12-01-1995	1,506	0000	SPF			
1995	T-04930	10-01-1994	12-01-1995	53,775	0000	SFR 36707 ANTONE 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			
	4251	1108	11-20-2012	WD	U	U	I	85,300			
	3949	0268	09-02-2010	CT	U	U	I	100			
	3325	1266	12-08-2006	WD	Q	Q	I	194,800			
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	181,117	630	244,147	29677	214470	0.00	214470	244147	238,629	

**Parcel Notes**

95 SFR UC 010195  
 98 FC RAISED QG 1 STEP SUB REVALUED MB 011598  
 00 FC LAND TO LT QG FROM 425 FD 050100  
 2003 QG FROM 450 FER 020703  
 04FC QG FROM 475 SUB REVALUED NO ADDS MB 012304  
 04 QG FROM 500 FER 060304  
 05FC LOC FROM 155 TO UPDATE LAND VALUE ADD UBF REMOVED SPU4 LEAVING CAN MB 011105  
 06FC QG FROM 525 VALUE UPDATED MB 111705  
 3325/1266 JEREMY L & DANIELLE N DIGGS HW  
 07FC LOC FROM 160 QG FROM 575 CH CAN4 TO OPU DLS 013007  
 3949/268 CT VS JEREMY LEE & DANIELLE NICOLE DIGGS PROP SOLD TO DEUTSCHE BANK NATIONAL TRS CO TTEE  
 4251/1108 DEUTSCHE BANK NATIONAL TRS CO TTEE TO THR FLORIDA LP  
 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  
 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  
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418

\*\*\*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 3316061  
 Parcel ID 31-18-26-1020-000-03900

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0829 Comp 1  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

Current Owner		
CARRASQUILLO ELIJAH		
12443 WEDGEFIELD DR		
GRAND ISLAND	FL	32735

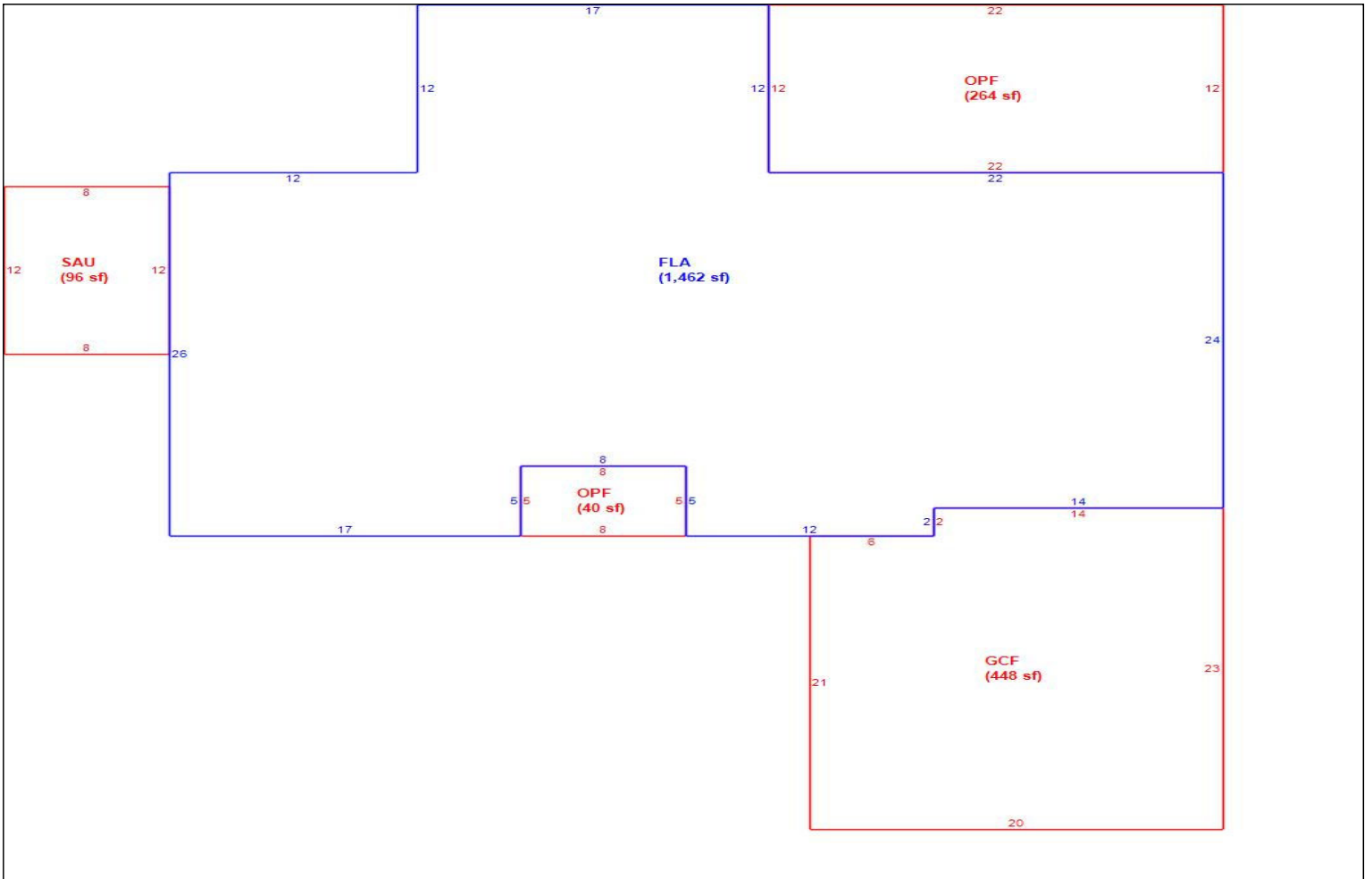
Comp 1

Property Location			
Site Address 12443 WEDGEFIELD 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 3RD ADD LOT 39 PB 31 PGS 44-45 ORB 6159 PG 1820

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 207,575
		Deprec Bldg Value	201,348
		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	1,462	1,462	1462	1991	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	448	0	111.74	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	304	0	207,575	Wall Type	03	Heat Type	6
STF	STORAGE ROOM FINIS	0	96	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,462	2,310	1,462	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	201,348			



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	312.00	SF	35.00	1990	1990	10920.00	85.00	9,282
PLD2	POOL/COOL DECK	348.00	SF	5.38	1990	1990	1872.00	70.00	1,310
SEN2	SCREEN ENCLOSED STRUCTURE	1206.00	SF	3.50	1990	1990	4221.00	40.00	1,688

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1993	2967	10-01-1992	12-01-1992	1,615	0000	UTY & SLAB			
1992	74125	06-01-1991	10-01-1991	3,510	0000	SEN			
1992	73391	05-01-1991	10-01-1991	11,500	0000	POOL			
1991	69777	11-01-1990	01-01-1991	52,840	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023071048	6159 1820	05-31-2023	TR	Q	01	I	330,000	039	HOMESTEAD	2024	25000
2022109787	6007 1633	08-03-2022	TR	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2022106397	6004 0024	07-27-2022	QC	U	11	I	100				
2022106396	6004 0022	07-26-2022	QC	U	11	I	100				
2022118032	6017 0579	08-26-2022	PO	U	11	I	0				
<b>Total</b>											50,000.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
60,000	201,348	12,280	273,628	0	273628	50,000.00	223628	248628	267,271	

**Parcel Notes**

91 ADD SFR AND MISC IMPS MB 102391  
 92 ADD SAU05 MB 052793  
 00FC LAND TO LT FD 050100  
 03 QG FROM 400 TO UPDATE VALUE MB 060303  
 04 QG FROM 425 FER 060304  
 3868/210 SHERRY E HAUSS MARRIED  
 12X MICHAEL HAUSS IS SEPARATED FROM SHERRY E HAUSS PER HIS NEW HX APPLICATION DTD 012412 ON AK3446160 GC 020812  
 21 SHERRY HAUSS 63 DECEASED 091920 STATE DEATH LIST FILE 2020175812 JLB 112320  
 6017/579 ORDER DET HX FOR THE ESTATE OF SHERRY ELAINE HAUSS TO JEREMIAH HAUSS AND LINDY M MARTIN ONLY  
 6004/22 LINDY M MARTIN TO FLTRUST LLC AS TTEE OF THE 12443 WEDGEFIELD LAND TRS NO TRUST DATE GIVEN  
 6004/24 JEREMIAH E HAUSS TO FLTRUST LLC AS TTEE OF THE 12443 WEDGEFIELD LAND TRS NO TRUST DATE GIVEN  
 6007/1633 FLTRUST LLC AS TTEE OF THE 12443 WEDGEFIELD LAND TRS TO REI TR LLC AS TTEE OF THE 12443 WEDGEFIELD LAKE LAND TRS  
 DTD 080322  
 6159/1820 REI TR LLC INDIV AND AS TTEE TO ELIJAH CARRASQUILLO  
 24CC EFILE HX APP CP 022224

\*\*\*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

2024-0829 Comp 2  
 PRC Run: 12/2/2024 By

Card # 1 of 1

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

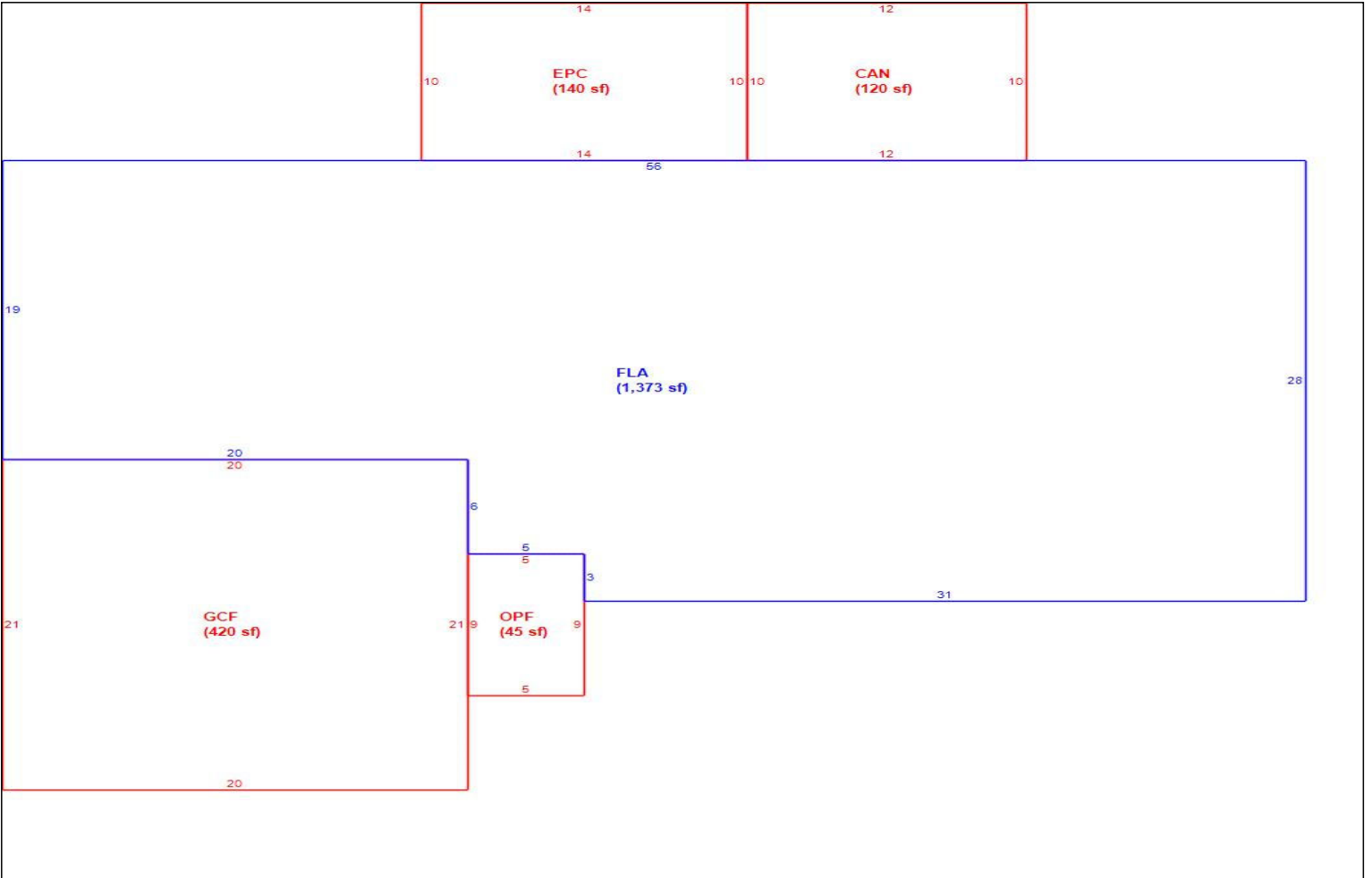
Comp 2

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	Effective Area	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	140	0	1995	1373	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,373	1,373	1,373	112.85	196,975	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	420	0	EX	97.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	45	0	% Good	0	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	120	0	Functional Obsol	191,066	Roof Cover	3	Type AC	03
TOTALS		1,373	2,098	1,373	Building RCNLD					

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

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0829 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	
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

\*\*\*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

2024-0829 Comp 3  
PRC Run: 12/2/2024 By

Card # 1 of 1

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

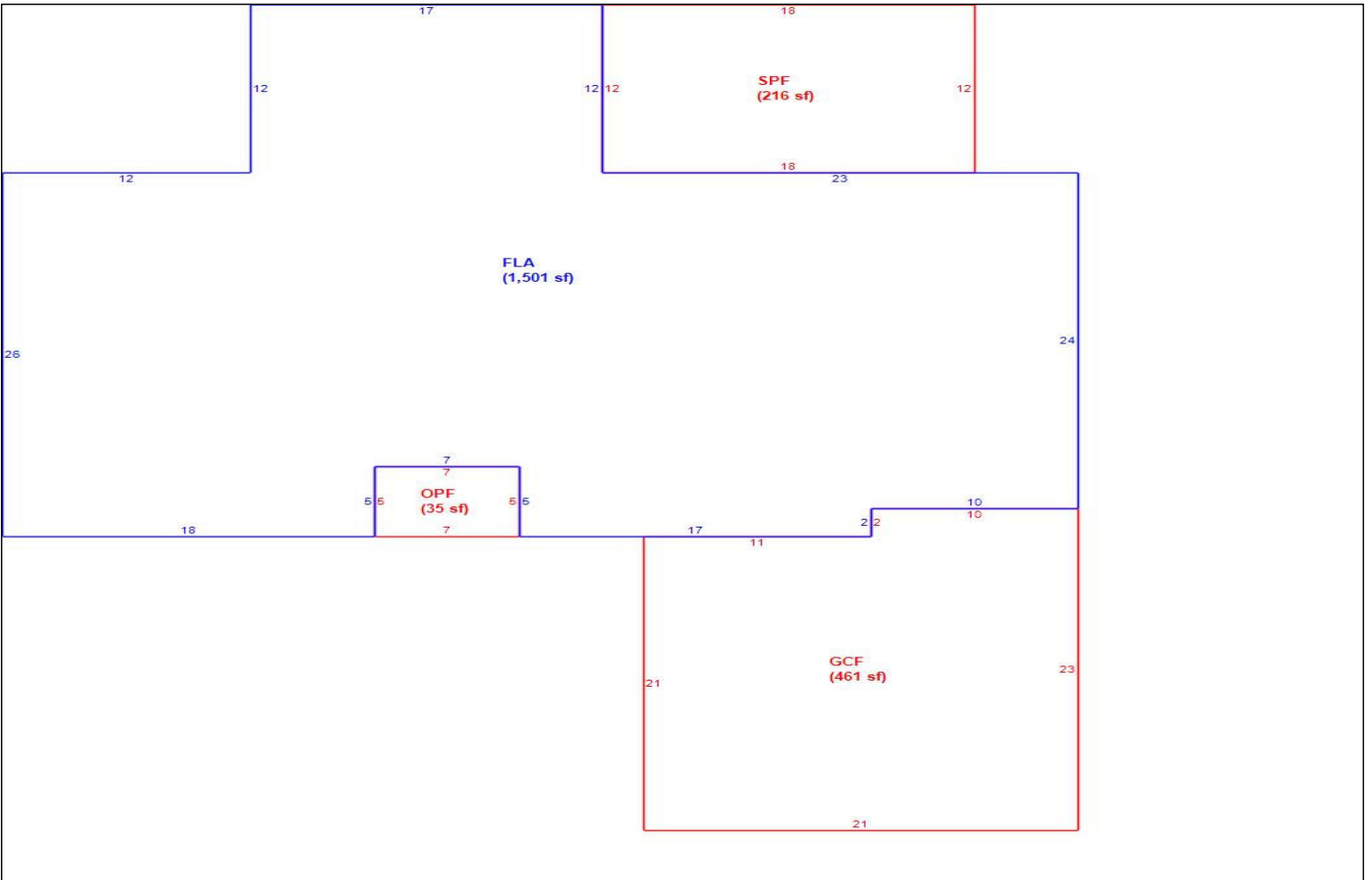
Comp 3

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	No Stories	1.00	3
GAR	GARAGE FINISH	0	461	0								Quality Grade	670	2
OPF	OPEN PORCH FINISHE	0	35	0								Wall Type	03	0
SPF	SCREEN PORCH FINIS	0	216	0								Foundation	3	6
TOTALS		1,501	2,213	1,501								Roof Cover	3	1

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

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0829 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
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					
<b>Total</b>											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

\*\*\*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.\*\*\*