



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3806027**

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 # <b>2024-0830</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; 2017-2 IH Borrower LP</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>3118280055-000-04400 36533 Clara St</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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"/> 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

<b>Petition #</b> 2024-0830	Alternate Key: 3806027	Parcel ID: 31-18-28-0055-000-04400
<b>Petitioner Name</b> Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 36533 CLARA ST EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> 2017-2 IH Borrower	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
<b>1. Just Value, required</b>	\$ 428,964	\$ 428,964
<b>2. Assessed or classified use value, *if applicable</b>	\$ 361,200	\$ 361,200
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 361,200	\$ 361,200

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

**Last Sale Date** 4/2/2013      **Price:** \$166,000       Arm's Length     Distressed    Book 4308    Page 814

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3806027	3806001	3527208	3806025
<b>Address</b>	36533 CLARA ST EUSTIS	24808 MARTIN ST EUSTIS	36307 CLARA ST EUSTIS	36517 CLARA ST EUSTIS
<b>Proximity</b>				
<b>Sales Price</b>		\$425,000	\$515,000	\$550,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.60%	2.80%	0.00%
<b>Adjusted Sale</b>		\$368,050	\$452,170	\$467,500
<b>\$/SF FLA</b>	\$183.95 per SF	\$171.99 per SF	\$199.19 per SF	\$200.47 per SF
<b>Sale Date</b>		8/2/2023	5/31/2023	3/11/2024
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,332	2,140	9600	2,270	3100	2,332	0
<b>Year Built</b>	2005	2005		2005		2005	
<b>Constr. Type</b>	Block/Stucco	Block/Stucco		Block/Stucco		Block/Stucco	
<b>Condition</b>	Very Good	Very Good		Very Good		Very Good	
<b>Baths</b>	3.0	2.0	5000	2.0	5000	2.0	5000
<b>Garage/Carport</b>	2 Car Garage	2Car Garage		2 Car Garage		2 Car Garage	
<b>Porches</b>	Open	Open		Screen	-5000	Open	
<b>Pool</b>	N	N	0	Y	-20000	Y	-20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>						Same Model	
<b>Site Size</b>							
<b>Location</b>							
<b>View</b>	Golf Course	None	40000	none	40000	Golf Course	
		Net Adj. 14.8%	54600	Net Adj. 5.1%	23100	-Net Adj. 3.2%	-15000
		Gross Adj. 14.8%	54600	Gross Adj. 16.2%	73100	Gross Adj. 5.3%	25000
<b>Adj. Sales Price</b>	Market Value <b>\$428,964</b>	Adj Market Value	<b>\$422,650</b>	Adj Market Value	<b>\$475,270</b>	Adj Market Value	<b>\$452,500</b>
	Value per SF 183.95						

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.

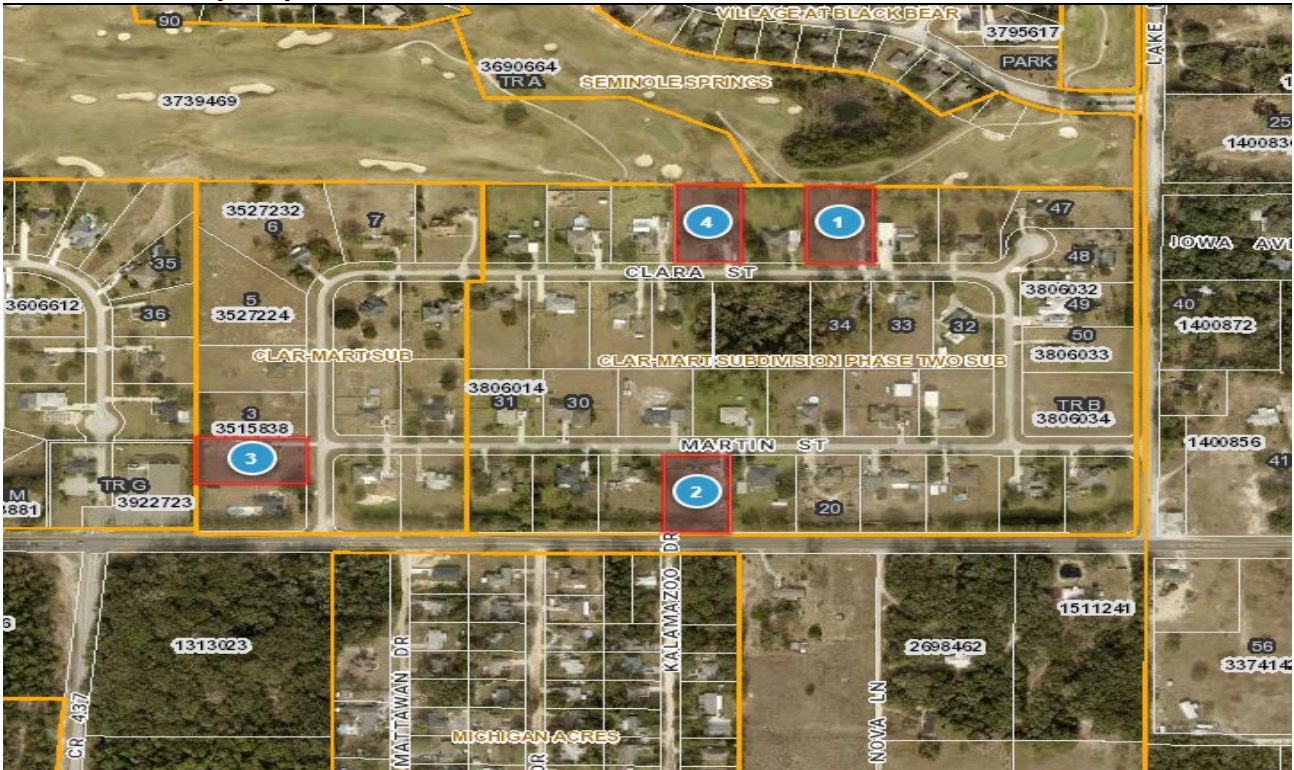
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

**2024-0830 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3806027	36533 CLARA ST EUSTIS	-
2	Comp 1	3806001	24808 MARTIN ST EUSTIS	0.13
3	Comp 2	3527208	36307 CLARA ST EUSTIS	0.27
4	Comp 3	3806025	36517 CLARA ST EUSTIS	0.04
5				
6				
7				
8				

Alternate Key 3806027  
 Parcel ID 31-18-28-0055-000-04400

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

2024-0830 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

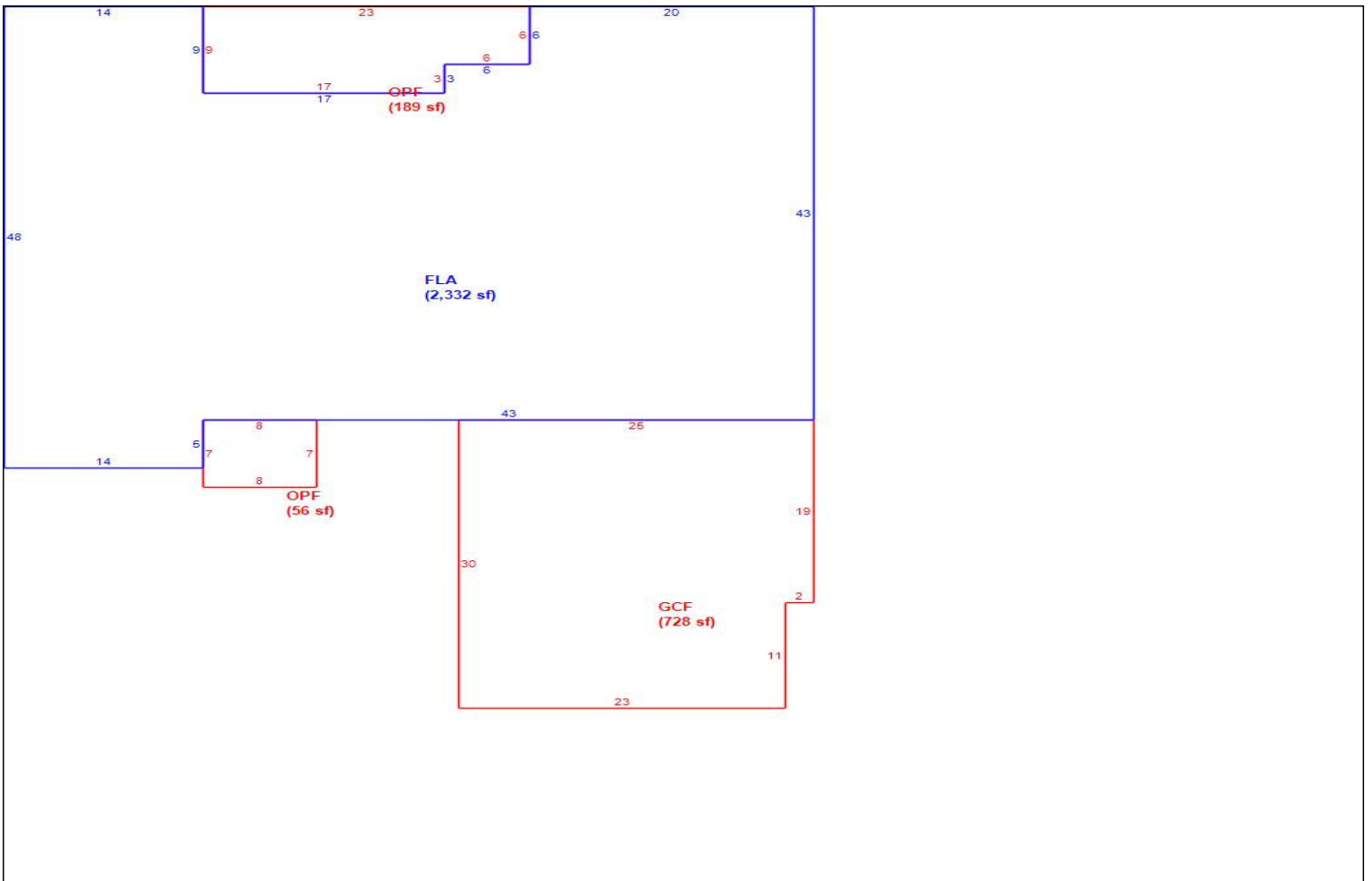
Subject

**Property Location**  
 Site Address 36533 CLARA ST  
 EUSTIS FL 32736  
 Mill Group 0006 NBHD 2427  
**Property Use** **Last Inspection**  
 00100 SINGLE FAMILY TRF 03-16-201

**Legal Description**  
 CLAR-MART SUBDIVISION PHASE TWO PB 45 PG 78-80 LOT 44 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	0138	0	0		1.00 LT	100,000.00	0.0000	1.20	1.150	1.000	0	138,000	
<b>Total Acres</b>		0.00		<b>JV/Mkt</b>		0		<b>Total Adj JV/Mkt</b>		138,000			
<b>Classified Acres</b>		0		<b>Classified JV/Mkt</b>		138,000		<b>Classified Adj JV/Mkt</b>		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 299,963 Deprec Bldg Value 290,964 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	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,332	2,332	2332	2005	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	728	0	104.82	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	245	0	299,963	Wall Type	03	Heat Type	6	
<b>TOTALS</b>		2,332	3,305	2,332	EX	Foundation	3	Fireplaces	0	
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	290,964				

Alternate Key 3806027  
 Parcel ID 31-18-28-0055-000-04400

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

2024-0830 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	
2006	2004101452	01-01-2005	07-27-2005	154,704	0000	SFR 36533 CLARA ST			

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			
	4308	0814	04-02-2013	WD	Q	Q	I	166,000			
	2905	2333	07-29-2005	WD	Q	Q	I	310,000			
	2902	1099	07-21-2005	WD	Q	Q	I	245,900			
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	
138,000	290,964	0	428,964	67764	361200	0.00	361200	428964	343,958	

**Parcel Notes**

03 LOC FROM 100 FER 042803  
 05 NBHD FROM 2447 REMOVE LOC FD 111804  
 2902/1099 MARK CARSON MARRIED  
 2905/2333 MARK WILLIAM MC GLAUGHLIN SINGLE  
 08X RENEWAL CARD RETURNED WITH ADDRESS OF 2833 N WYNDOM WAY LAYTON UT 84040 MARK MC GLAUGHLIN HE DID NOT MOVE OR RENT TEMP IN SARASOTA HELPING FAMILY MEMBER PER NOTE DTD 080808  
 10X ADDRESS CHANGED TO 7110 S LEEWYNN DR SARASOTA 34240 FOR MARK MC GLAUGHLIN PER NOTE RECEIVED 050310  
 10X FI DISCOVERY DENY NOH SPOKE WITH NEIGHBOR AK3806028 SUBJECT HOUSE HAS BEEN RENTAL SINCE 010110 JMK 052010  
 10X RENTERS CHRISTOPHER MAUFROY AND LORRIE A BEVERLEY PULLED A BTR TO DO BUSINESS AT THIS ADDRESS PER DEANNA 072010  
 10X DENY  
 4308/814 MARK WILLIAM MC GLAUGHLIN 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  
 14IT SHP FROM 100 DLS 031714  
 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 DELAWAR

\*\*\*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 3806001  
 Parcel ID 31-18-28-0055-000-01800

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

2024-0830 Comp 1  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

Current Owner		
COURTNEY RICHARD & PAIGE		
24808 MARTIN ST		
EUSTIS	FL	32736

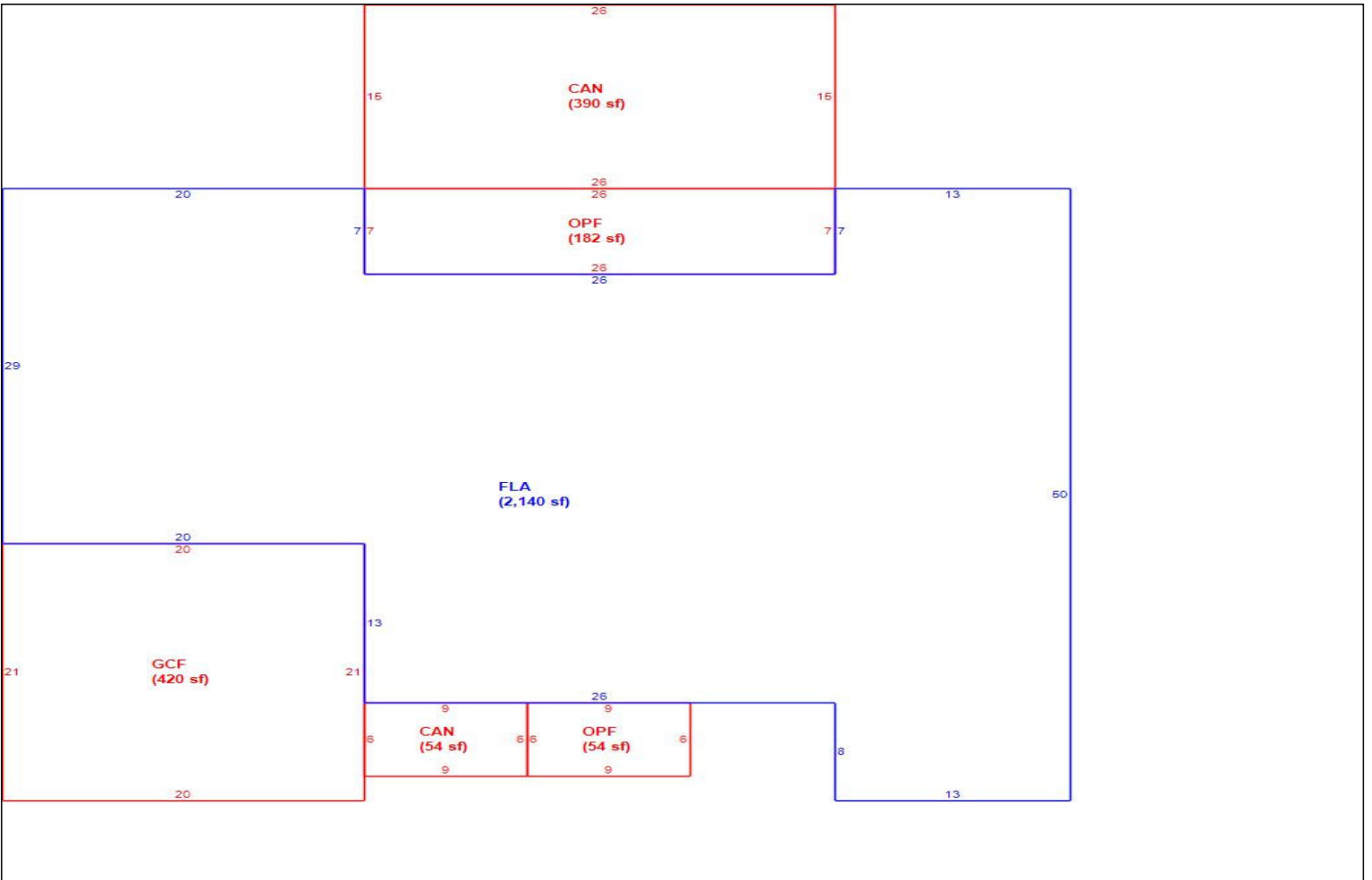
Comp 1

Property Location			
Site Address 24808 MARTIN ST			
EUSTIS FL 32736			
Mill Group	0006	NBHD	2427
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-16-201

Legal Description
CLAR-MART SUBDIVISION PHASE TWO PB 45 PG 78-80 LOT 18 ORB 6191 PG 199

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	90,000.00	0.0000	1.20	1.000	1.000	0	108,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		108,000		
Classified Acres		0		Classified JV/Mkt		108,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 272,285
		Deprec Bldg Value 264,116	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	2,140	2,140	2140	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	106.90	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	236	0	272,285	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	444	0	EX	Foundation	3	Fireplaces	0
						% Good	97.00		
						Functional Obsol	0		
TOTALS		2,140	3,240	2,140	264,116	Building RCNLD	264,116	Roof Cover	3 Type AC 03



Alternate Key 3806001  
 Parcel ID 31-18-28-0055-000-01800

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

2024-0830 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

**Building Permits**

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2014 2006	SALE 2005050504	01-01-2013 05-31-2005	03-18-2014 02-08-2006	1 126,016	0099 0000	CHECK VALUE SFR 24808 MARTIN ST	12-18-2013	

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023096189	6191	0199	08-02-2023	WD	Q	01	I	425,000			
	4378	1163	08-29-2013	WD	U	U	I	188,000			
	4337	1315	05-15-2013	CT	U	U	I	0			
	3062	1203	12-16-2005	WD	Q	Q	I	294,700			
	2540	0339	03-18-2004	WD	U	M	V	1			
<b>Total</b>											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
108,000	264,116	0	372,116	0	372116	0.00	372116	372116	303,590

**Parcel Notes**

05 NBHD FROM 2447 REMOVE LOC FD 111804  
 13X LUCIO & JESSICA TIRSE RENEWAL CARD RETURNED WITH ADDR 16547 NW 3RD ST PEMBROOKE PINES SENT LETTER KM 032213  
 13X DENY  
 4337/1315 CT VS LUCIO R & JESSICA M TIRSE SOLD TO FEDERAL NATL MTG ASSN  
 4378/1163 FANNIE MAE TO ERICA J TANKERSLEY SINGLE  
 14FC ADD CAN6 NPA A LOW COST DEC IS HERE NOT ASSESSED ITS GROUND LEVEL ON RIGHT REAR OF SFR ABOUT 12X12 SFR IN GOOD  
 COND DLS 121813  
 6191/199 ERICA JEAN TANKERSLEY TO RICHARD & PAIGE COURTNEY HW

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Alternate Key 3527208  
 Parcel ID 31-18-28-0050-000-00200

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

2024-0830 Comp 2  
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
FARRELL JEFFREY J & JENNIFER L		
36307 CLARA ST		
EUSTIS	FL	32736

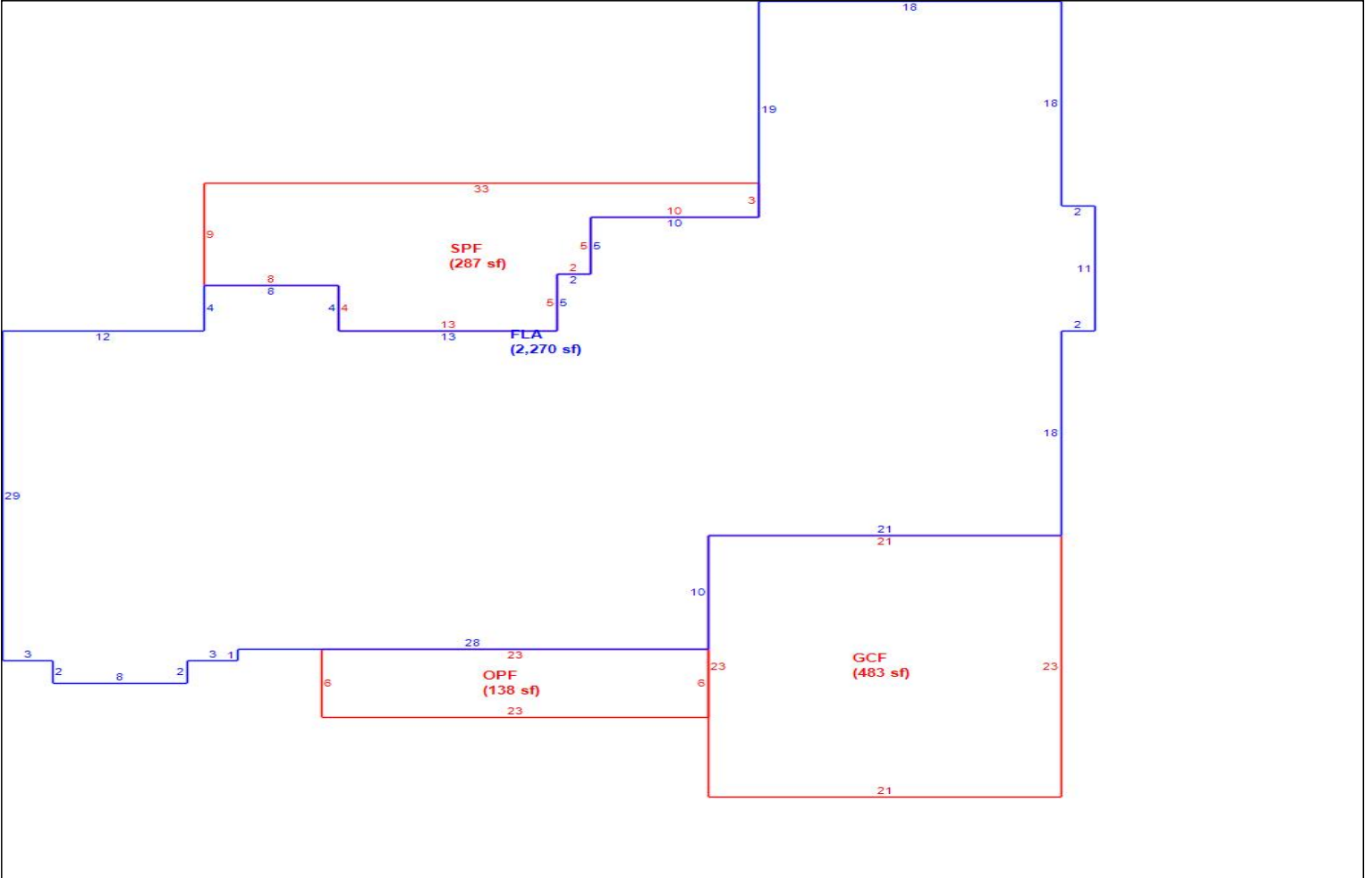
Comp 2

Property Location			
Site Address 36307 CLARA ST			
EUSTIS FL 32736			
Mill Group	0006	NBHD	2427
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-16-201

Legal Description
CLAR-MART SUB LOT 2 PB 30 PG 82 ORB 6154 PG 1005

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	90,000.00	0.0000	1.20	1.000	1.000	0	108,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		108,000		
Classified Acres		0		Classified JV/Mkt		108,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 287,046
		Deprec Bldg Value	278,435
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,270	2,270	2270	2005				
GAR	GARAGE FINISH	0	483	0	Effective Area	2270	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	138	0	Base Rate	105.48	Quality Grade	670	Half Baths 0
SPF	SCREEN PORCH FINIS	0	287	0	Building RCN	287,046	Wall Type	03	Heat Type 6
					Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Functional Obsol	0	
					Building RCNLD	278,435	Roof Cover	3	Type AC 03
TOTALS		2,270	3,178	2,270					

Alternate Key 3527208  
Parcel ID 31-18-28-0050-000-00200

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

2024-0830 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
POL4	SWIMMING POOL - RESIDENTIAL	448.00	SF	52.50	2006	2006	23520.00	85.00	19,992
PLD2	POOL/COOL DECK	1010.00	SF	5.38	2006	2006	5434.00	70.00	3,804
SEN2	SCREEN ENCLOSED STRUCTURE	2682.00	SF	3.50	2007	2007	9387.00	60.00	5,632
UBF3	UTILITY BLDG FINISHED	220.00	SF	10.50	2023	2023	2310.00	100.00	2,310

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2006051564	06-08-2006	03-27-2007	6,444	0000	SEN 1432.27 SF			
2007	2006020196	02-10-2006	03-27-2007	2,475	0000	PLH			
2007	2005110371	01-01-2006	03-27-2007	1	0000	POOL FOR 07			
2006	2005110371	11-15-2005	01-01-2006	31,300	0000	POOL 15X34			
2006	2004110020	01-01-2005	08-10-2005	138,908	0000	SFR 36307 CLARA ST			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023066635	6154	1005	05-31-2023	WD	Q	01	I	515,000	039	HOMESTEAD	2024	25000
	2644	0060	08-23-2004	WD	Q	Q	V	39,900	059	ADDITIONAL HOMESTEAD	2024	25000
	1304	1423	07-01-1994	WD	Q	Q	V	12,900				
<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	
108,000	278,435	31,738	418,173	0	351443	50,000.00	301443	326443	349,316	

**Parcel Notes**

95 SAMPLE  
 03 LOC FROM 100 FER 042803  
 05 NBHD FROM 2447 LOC FROM 140 FD 111804  
 06 LOC FROM 105 TMP 022706  
 07FC ADD POL PLD PLH TO MISC SPF4 TO OPF REMOVE CAN5 TMP 032707  
 14IT ADD SEN NPA IN 08 AERIAL DLS 031714  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 6154/1005 DENNIS JR & RENEE PINKMAN TO JEFFREY JORDAN & JENNIFER LYNN FARRELL HW  
 24CC EFILE HX PORT APP CP 121123

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Alternate Key 3806025  
Parcel ID 31-18-28-0055-000-04200

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

2024-0830 Comp 3  
PRC Run: 12/2/2024 By  
Card # 1 of 1

Current Owner		
PEREZCRUZ ROLANDO & MAYRA PEREZ		
36517 CLARA ST		
EUSTIS	FL	32736

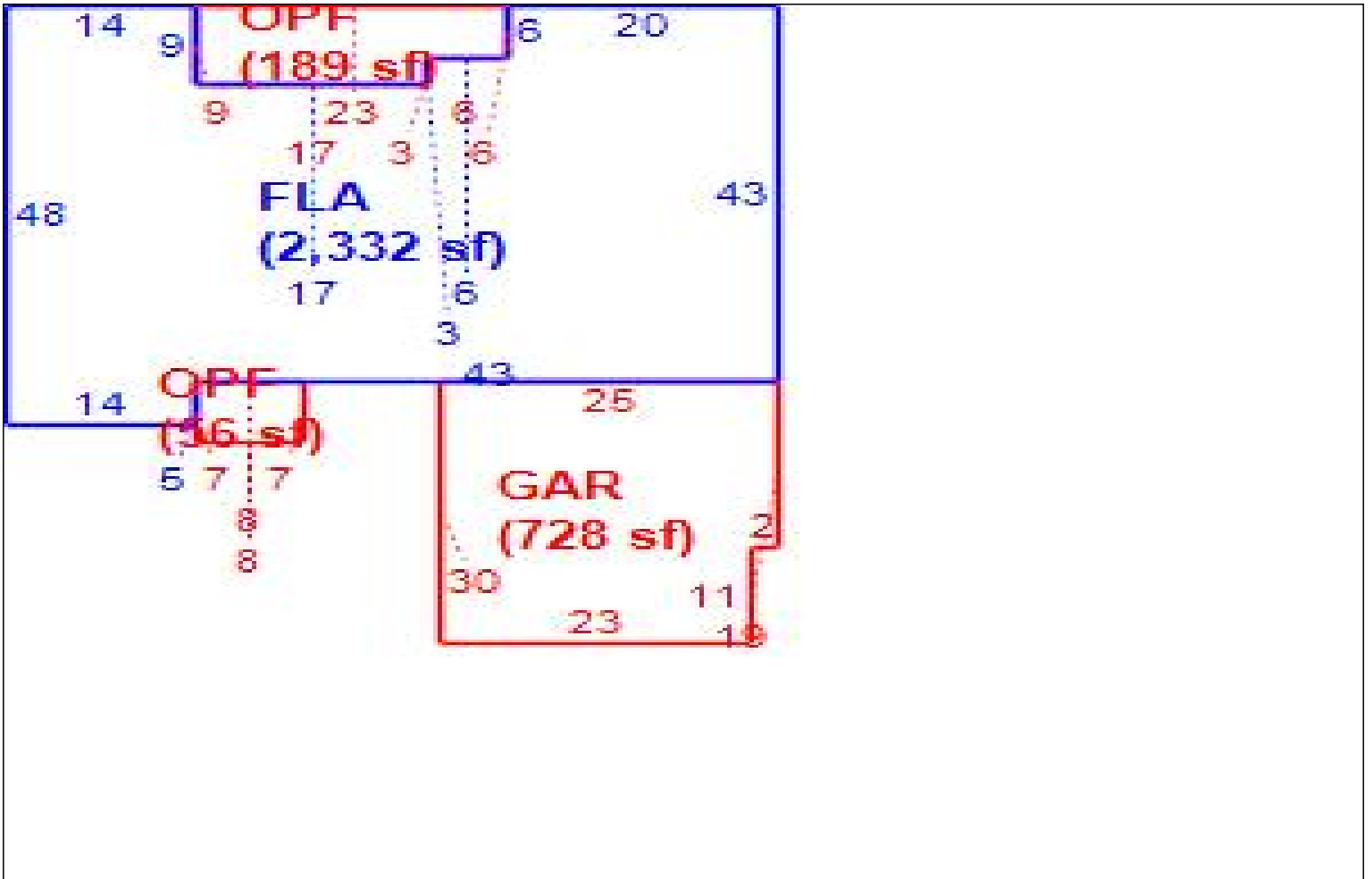
Comp 3

Property Location			
Site Address 36517 CLARA ST			
EUSTIS FL 32736			
Mill Group	0006	NBHD	2427
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
CLAR-MART SUBDIVISION PHASE TWO PB 45 PG 78-80 LOT 42 ORB 6301 PG 2016

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	0138	0	0		1.00 LT	100,000.00	0.0000	1.20	1.150	1.000	0	138,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		138,000		
Classified Acres		0		Classified JV/Mkt		138,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 295,203
Deprec Bldg Value 286,347		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,332	2,332	2332	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	728	0	104.82	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	245	0	295,203	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	286,347	Type AC	03
TOTALS		2,332	3,305	2,332					

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	240.00	SF	46.00	2007	2007	11040.00	85.00	9,384
PLD3	POOL/COOL DECK	1071.00	SF	7.33	2007	2007	7850.00	70.00	5,495
SEN2	SCREEN ENCLOSED STRUCTURE	2341.00	SF	3.50	2007	2007	8194.00	60.00	4,916
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2007	2007	7000.00	60.00	4,200

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	2015010662	01-30-2015	04-25-2016	10,000	0002	REROOF W/SHINGLES	04-25-2016		
2016	SALE	01-01-2015	04-25-2016	1	0099	CHECK VALUE SEE 15 NOTE DLS	04-25-2016		
2015	IMPS	01-01-2014	02-25-2015	1	0008	CK COND OF SFR FORECLOSURE DL	02-25-2015		
2008	2006120118	03-27-2007	03-03-2008	36,000	0000	POL & PLD FOR 08	03-03-2008		
2008	2007010235	01-12-2007	03-03-2008	13,000	0000	SEN 23X57	03-03-2008		
2007	2006120118	12-11-2006	03-27-2007	36,000	0000	POOL 12X25.7 DECK 23X57			
2006	2004101451	01-01-2005	07-27-2005	148,632	0000	SFR 36517 CLARA ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024031668	6301	2016	03-11-2024	WD	Q	01	550,000	039	HOMESTEAD	2016	25000	
2016088087	4825	0549	06-24-2016	QC	U	U	100	059	ADDITIONAL HOMESTEAD	2016	25000	
	4624	0027	04-22-2015	WD	U	U	220,000					
	4549	0902	10-28-2014	CT	U	U	0					
	3146	1527	12-01-2005	WD	U	U	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	
138,000	286,347	23,995	448,342	188562	259780	50,000.00	209780	234780	363,716	

**Parcel Notes**

03 LOC FROM 100 FER 042803  
 05 NBHD FROM 2447 REMOVE LOC FD 111804  
 3056/2180 TIMOTHY A WATSON AND ALICE G WATSON ONLY  
 3146/1527 CORRECTIVE DEED FOR 3056/2180 TO CORRECT MARITAL STATUS OF GRANTORS  
 07FC POL PLD FOR 08 TMP 032707  
 08FC ADD MISC TMP 030308  
 14IT SHP FROM 100 DLS 031714  
 4549/902 CT VS TIMOTHY WATSON ET AL PROP SOLD TO FEDERAL HOME LOAN MTG CORP  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 15FC SFR AND MISC IS GOOD COND 1 SMALL CRACK IN STUCCO UNDER WINDOW ON LH SIDE 4 BEDS 1 3FIX 1 4FIX 1 XFIX BATH LISTED 191K  
 SOLD AS IS QG FROM 575 DLS 022515  
 4624/27 FEDERAL HOME LOAN MTG CORP TO JEFFREY SUGGS & NANCY MARTIN HW  
 15X COURTESY HX CARD SENT 062215  
 16FCL NO ADDS ALSO VIEWED LISTING SFR IN GOOD COND 4FIX FROM 2 DLS 042516  
 4825/549 NANCY MARTIN DEEDS HER INT TO JEFFREY TYLER SUGGS SINGLE  
 6301/2016 JEFFREY TYLER SUGGS TO ROLANDO PEREZCRUZ & MAYRA PEREZ HW

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