



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3825488**

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0831	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2018-3 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 #	3118282203-000-08700 36618 Menominee Ln
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0831	Alternate Key: 3825488	Parcel ID: 31-18-28-2203-000-08700	
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 36618 MENOMINEE LN EUSTIS		<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 448,530	\$ 448,530	
2. Assessed or classified use value, *if applicable	\$ 346,750	\$ 346,750	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 346,750	\$ 346,750	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 4/16/2013 Price: \$145,600 Arm's Length Distressed Book 4323 Page 1180

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3825488	3795604	3797855	3797848
Address	36618 MENOMINEE LN EUSTIS	24548 CALUSA BLVD EUSTIS	36732 BARRINGTON DR EUSTIS	36600 BARRINGTON DR Eustis
Proximity		Same Subdivision	Same Subdivision	Same Subdivision
Sales Price		\$540,000	\$605,000	\$626,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	2.40%	0.00%
Adjusted Sale		\$465,480	\$528,770	\$532,525
\$/SF FLA	\$147.11 per SF	\$153.67 per SF	\$150.13 per SF	\$175.81 per SF
Sale Date		9/25/2023	6/19/2023	1/29/2024
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	3,049	3,029	1000	3,522	-23650	3,029	1000
Year Built	2005	2005		2006		2005	
Constr. Type	Block/Stucco	Block Stucco		Block/Stucco		Block Stucco	
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	2.0	3.0	-5000	3.0	-5000	3.0	-5000
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porches	Patio	Screen	-10000	Open	-5000	open	
Pool	N	N	0	Y	-20000	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							
View	Golf Course	Golf Course		Golf Course		Golf Course	
		-Net Adj. 3.0%	-14000	-Net Adj. 10.1%	-53650	-Net Adj. 4.5%	-24000
		Gross Adj. 3.4%	16000	Gross Adj. 10.1%	53650	Gross Adj. 4.9%	26000
Adj. Sales Price	Market Value \$448,530	Adj Market Value	\$451,480	Adj Market Value	\$475,120	Adj Market Value	\$508,525
	Value per SF 147.11						

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.

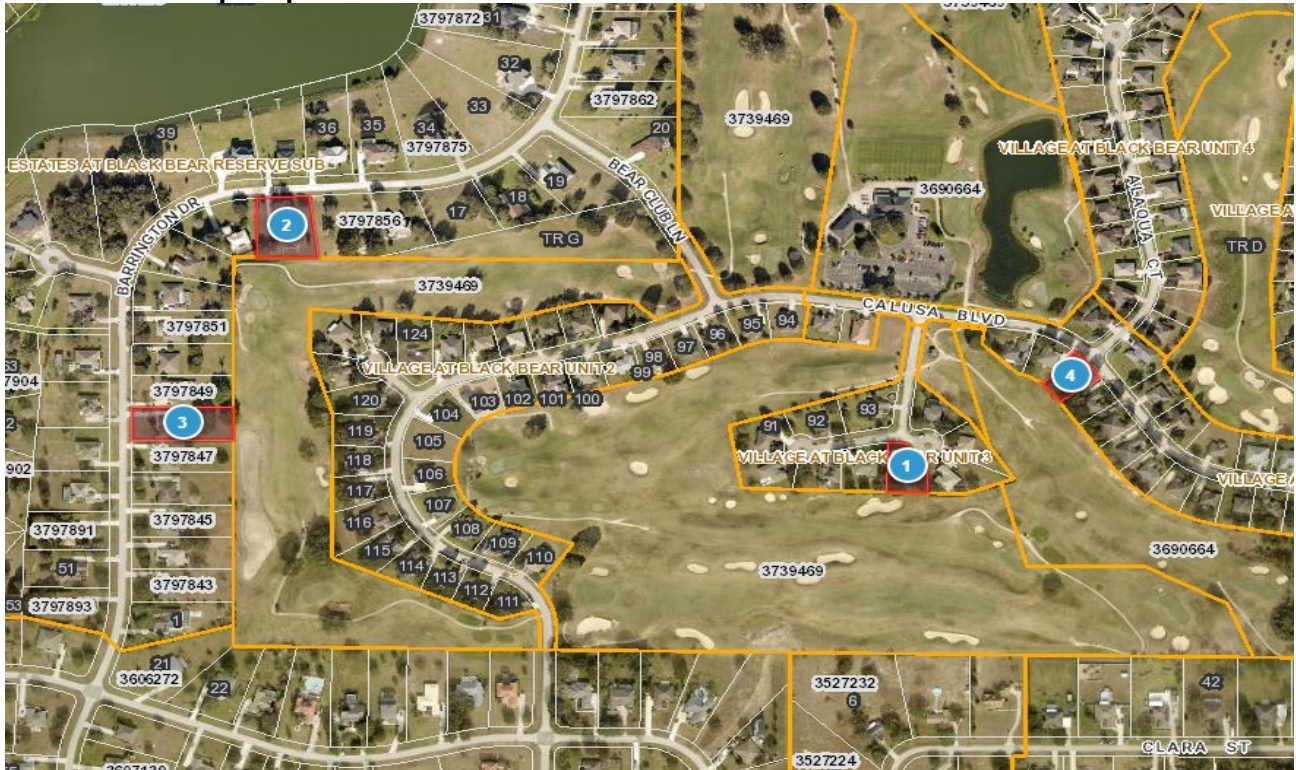
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/13/2024

2024-0831 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3825488	36618 MENOMINEE LN EUSTIS	-
2	Comp 2	3797855	36732 BARRINGTON DR EUSTIS	Same Subdivision
3	Comp 3	3797848	36600 BARRINGTON DR Eustis	Same Subdivision
4	Comp 1	3795604	24548 CALUSA BLVD EUSTIS	Same Subdivision
5				
6				
7				
8				

Alternate Key 3825488
 Parcel ID 31-18-28-2203-000-08700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0831 Subject
 PRC Run: 12/2/2024 By
 Card # 1 of 1

Current Owner
 2018-3 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

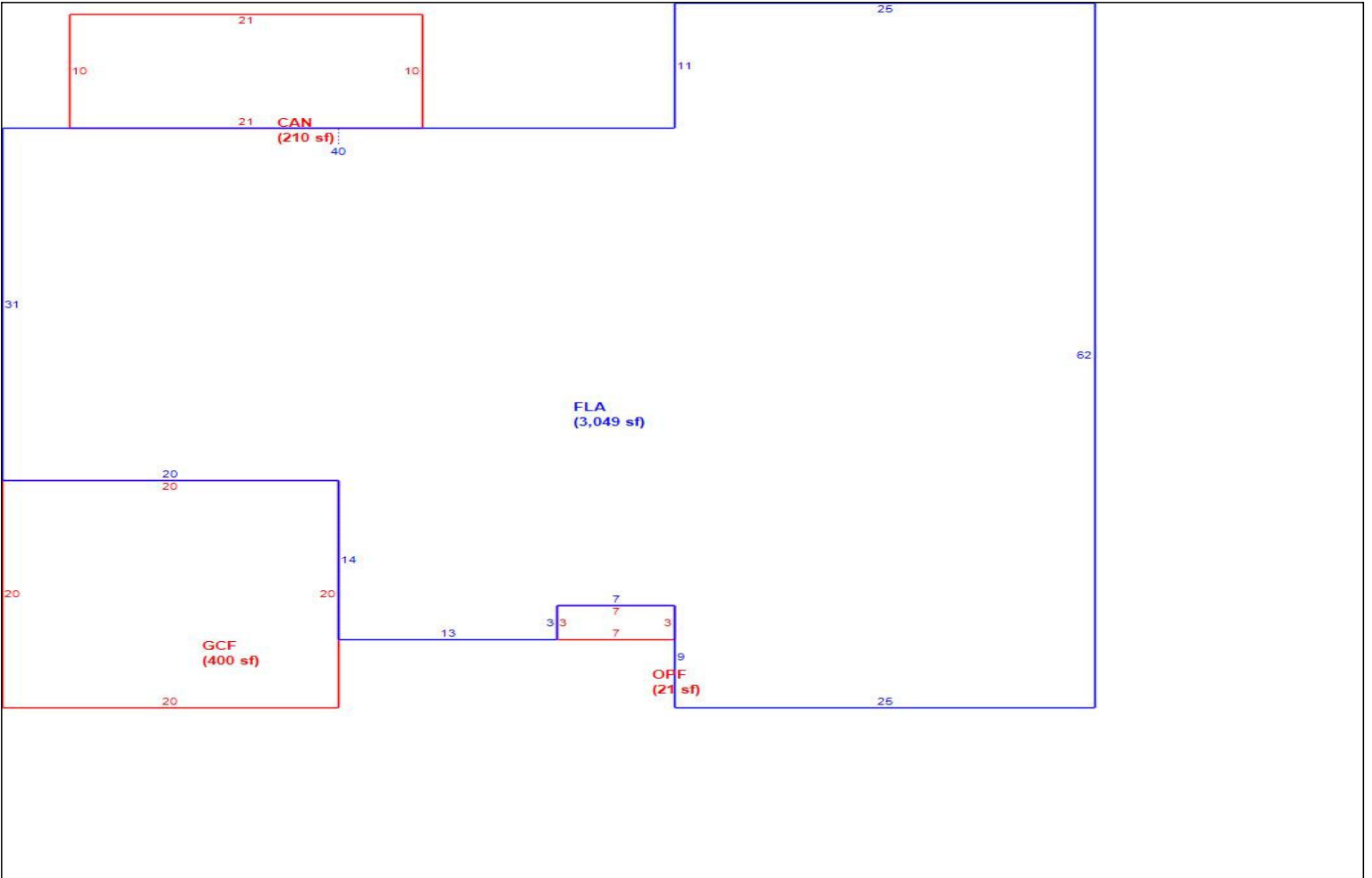
Subject

Property Location
 Site Address 36618 MENOMINEE LN
 EUSTIS FL 32736
 Mill Group 0006 NBHD 2427
Property Use **Last Inspection**
 00100 SINGLE FAMILY TRF 03-16-201

Legal Description
 VILLAGE AT BLACK BEAR UNIT THREE PB 51 PG 66-67 LOT 87 ORB 5135 PG 1894

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	1.00	1.200	1.000	0	120,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000		
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 338,691 Deprec Bldg Value 328,530 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	3,049	3,049	3049	2005	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	97.84	Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	21	0	338,691	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	210	0	EX	Foundation	3	Fireplaces	0	
					97.00	Roof Cover	3	Type AC	03	
					0					
TOTALS		3,049	3,680	3,049	328,530					

Alternate Key 3825488
 Parcel ID 31-18-28-2203-000-08700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0831 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	2004110193	01-01-2005	02-21-2006	151,324	0000	SFR 36618 MENOMINEE LN		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018078381	5135 1894	06-28-2018	WD	U	M	I	0				
	4646 1567	06-25-2015	WD	U	M	I	100				
	4323 1180	04-16-2013	WD	U	U	I	145,600				
	4355 0678	02-05-2013	QC	U	U	I	100				
	4270 2179	01-09-2013	CT	U	U	I	100				
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
120,000	328,530	0	448,530	101780	346750	0.00	346750	448530	333,005

Parcel Notes

06 LOC FROM 100 TMP 032106
 3113/2079 RICHARD WILLIAMS MARRIED
 4270/2179 CT VS RICHARD A WILLIAMS ET AL PROP SOLD TO ONEWEST BANK FSB
 4355/678 ONEWEST BANK FSB TO FEDERAL HOME LOAN MTG CORP
 4323/1180 FEDERAL HOME LOAN MTG CORP TO IH2 PROPERTY FLORIDA LP OUR SCRN HAD ONEWEST BANK FSB BUT OK TO SC TO PER TITLE CO
 13 ABOVE DEEDS RECORDED OUT OF ORDER
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 4646/1567 IH2 PROPERTY FLORIDA LP TO 2015-3 IH2 BORROWER LP
 4646/1567 M SALE INCL MULTIPLE PARCLES IN MULTI SUBS AND M&B
 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 AK3841726 CB 080516
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 5135/1894 2018-3 IH BORROWER LP AS SUCC BY MERGER WITH 2015-3 IH2 BORROWER LP TO 2018-3 IH BORROWER LP
 5135/1894 M SALE INCL OVER 25 PARCELS IN MULT SUBS
 20 L11 PHYS FROM 100 CTQ 033120

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Alternate Key 3795604
 Parcel ID 31-18-28-2200-000-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0831 Comp 1
 PRC Run: 12/2/2024 By
 Card # 1 of 1

Current Owner		
HARMON SANDRA		
24548 CALUSA BLVD		
EUSTIS	FL	32736

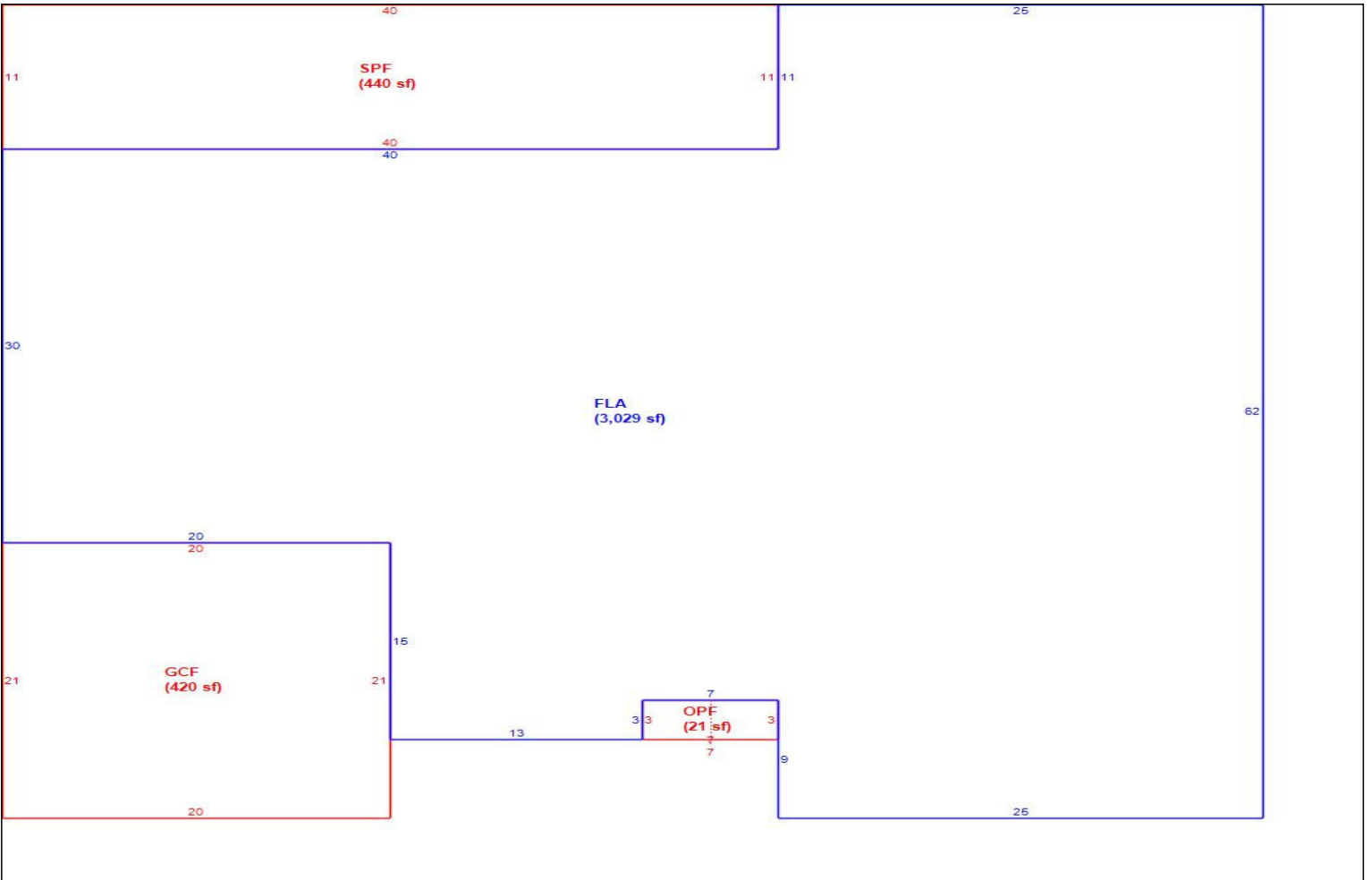
Comp 1

Property Location			
Site Address 24548 CALUSA BLVD			
EUSTIS FL 32736			
Mill Group	0006	NBHD	2427
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-16-201

Legal Description
VILLAGE AT BLACK BEAR SUB LOT 14 PB 43 PGS 58-62 ORB 6223 PG 56

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	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 348,201	Deprec Bldg Value 337,755	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	3,029	3,029	3029	2005	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0	97.85	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	21	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	440	0	97.00	Foundation	3	Fireplaces	0
TOTALS		3,029	3,910	3,029	0	Roof Cover	3	Type AC	03

Alternate Key 3795604
 Parcel ID 31-18-28-2200-000-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0831 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
PLD3	POOL/COOL DECK	229.00	SF	7.33	2013	2013	1679.00	75.00	1,259

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	SALE	01-01-2013	05-06-2014	1	0099	CHECK VALUE	12-18-2013		
2006	2004060283	01-01-2005	03-15-2006	170,544	0000	SFR 24548 CALUSA BLVD			
2005	2004060283	07-19-2004	12-17-2004	170,544	0000	SFR 24548 CALUSA BLVD			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023123393	6223 0056	09-25-2023	WD	Q	01	I	540,000	002	WIDOW	2024	5000
	4359 2495	07-22-2013	WD	U	U	I	193,600	039	HOMESTEAD	2024	25000
	4282 2378	02-05-2013	CT	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2831 0593	04-28-2005	WD	Q	Q	I	335,900				
	2511 1243	02-05-2004	WD	U	M	V	1				
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	
100,000	337,755	1,259	439,014	0	439014	55,000.00	384014	409014	333,403	

Parcel Notes

05 NBHD FROM 2447 LOC FROM 140 FD 112204
 2831/593 DENNIS E MAZZA SINGLE
 12X DENNIS MAZZA ADDR 1778 NE 16TH ST FORT LAUDERDALE PER ADDR CARD SENT LETTER KM 072712
 12X DENNIS MAZZA MOVED 042011 DID NOT RENT PER LETTER DTD 080312 CMD 080812
 4282/2378 CT VS DENNIS E MAZZA PROP SOLD TO FEDERAL NATL MTG ASSN
 4359/2495 FANNIE MAE TO BRADLEY J WALKER MARRIED
 14FC CHG OPF4 TO SPF AND ADD IRREGULAR SHAPED PAVERS AS PLD APPEARS IT WAS ADDED AFTER THE SALE DLS 121813
 6223/56 BRADLEY J & MARCIA WALKER TO SANDRA HARMON
 24CC EFILE HX APP CP 121423
 24CC SUBMITTED DC ACS 022824

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Alternate Key 3797855
 Parcel ID 30-18-28-0500-000-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0831 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
POL2	SWIMMING POOL - RESIDENTIAL	200.00	SF	35.00	2012	2012	7000.00	85.00	5,950
PLD2	POOL/COOL DECK	376.00	SF	5.38	2012	2012	2023.00	72.50	1,467
SEN2	SCREEN ENCLOSED STRUCTURE	1256.00	SF	3.50	2012	2012	4396.00	72.50	3,187

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	2012100050	11-26-2012	12-12-2012	3,454	0002	SCRN ENCL	12-12-2012		
2013	2012070069	07-12-2012	12-12-2012	23,953	0002	POL	12-12-2012		
2007	2005041538	01-01-2006	04-20-2007	1	0000	SFR FOR O7	04-21-2007		
2006	2005041538	07-13-2005	12-28-2005	211,200	0000	SFR 36732 BARRINGTON DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023075489	6165	0293	06-19-2023	WD	Q	01	I	605,000	039	HOMESTEAD	2024	25000
	3843	1099	11-13-2009	WD	U	U	I	215,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3255	0724	08-24-2006	WD	Q	Q	I	398,100				
	2765	1435	02-17-2005	WD	U	M	V	286,200				
	2507	1107	01-06-2004	QC	U	M	V	1				
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	
120,000	396,275	10,604	526,879	0	462869	50,000.00	412869	437869	378,474	

Parcel Notes

2105/1390 CT VS UNIVERSAL LANDHOLDINGS INC SOLD TO RAPID RETRIEVAL INC
 05 NBHD FROM 2447 LOC FROM 140 FD 112404
 3843/1099 MARTIN & WENDY COLLIER TO GRAHAM ANTHONY & SUSAN ANN MUNDAY HW
 3845/377 AFF OF FL RESIDENT FOR GRAHAM & SUSAN MUNDAY SINCE 111309
 10SALE ORB 3843/1099 USALE LP FILED ORB 3741/2346 JUDGMENT ORB 3811/2146 PER FER 120409 CB 121509
 13FC ADD MISC SFR IN GOOD COND ADD OPU6 NPA TO CORRECT SKETCH IT IS 2ND STY BALCONY AREA DLS DLS 121212
 16X 2016 SOS APP SUBMITTED KSF 011216
 16CC REQUESTED INCOME FOR 2015 NT 041316
 16CC RECD INCOME AND COPY OF DL DB 041916
 22CC EFILE HX APP NT 083122
 22X RECEIVED PERM RES CARD FOR BOTH OWNERS ATTACHED TO HX APP LD 090122
 22CC RECEIVED SOS APP KCH 090622
 23CC REQUESTED 2022 TAX RETURN ACS 011023
 23X RECEIVED 2022 TAX RETURN PRINTED OUT GIVEN TO NORAH INFO SCANNED AS 021423
 23CC HAS SOS SINCE 2016 NT 021423
 6165/293 GRAHAM ANTHONY & SUSAN ANN MUNDAY TO STACY BEAULIEU-FAWCETT MARRIED
 24CC EFILE HX PORT CP 010824

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Alternate Key 3797848
 Parcel ID 30-18-28-0500-000-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0831 Comp 3
 PRC Run: 12/2/2024 By
 Card # 1 of 2

Current Owner		
CISEK CRAIG A & JESSICA B		
36600 BARRINGTON DR		
EUSTIS	FL	32736

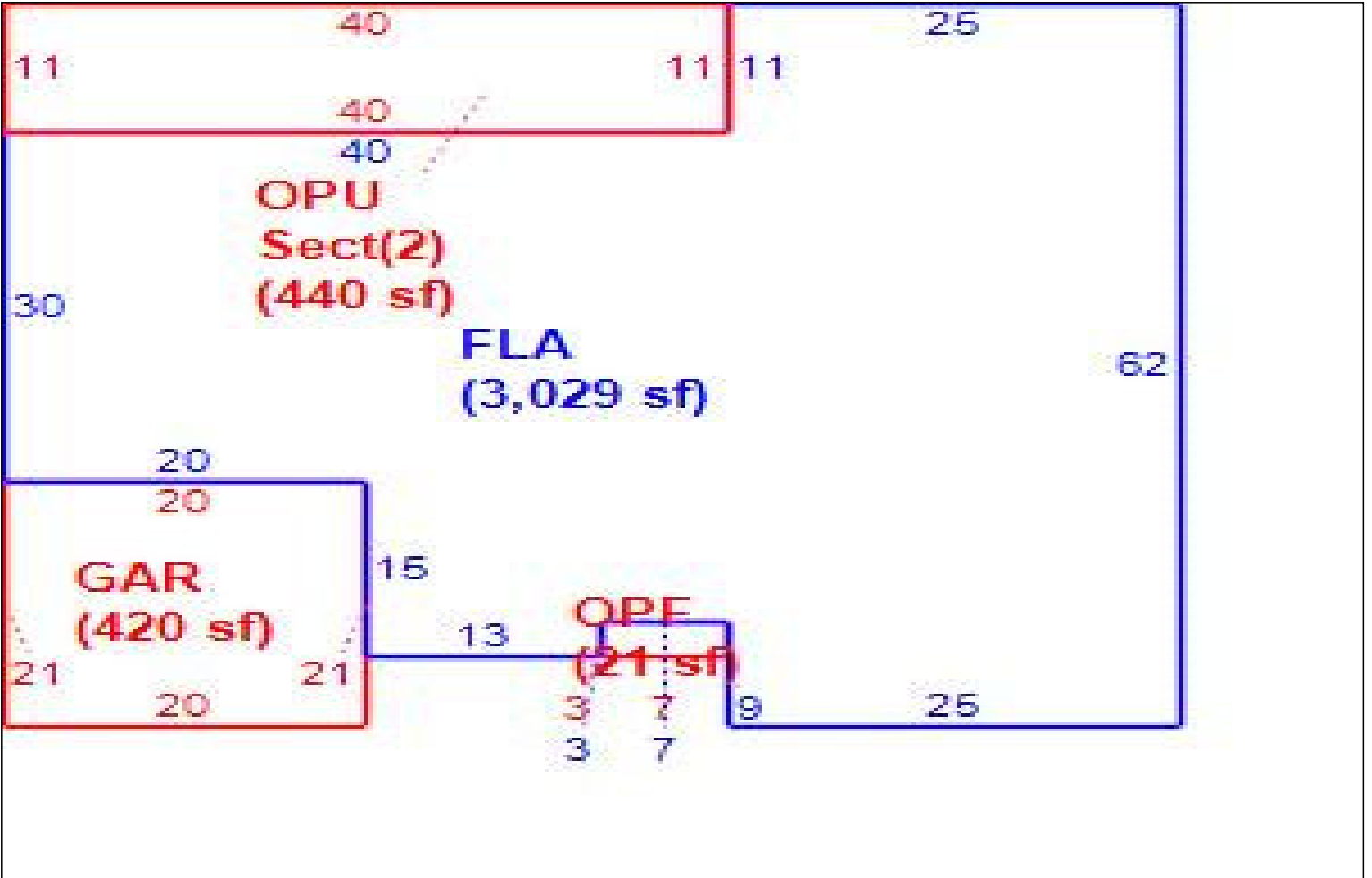
Comp 3

Property Location		
Site Address 36600 BARRINGTON DR		
EUSTIS FL 32736		
Mill Group 0006	NBHD 2427	
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 10-04-202

Legal Description
ESTATES AT BLACK BEAR RESERVE SUB LOT 7 PB 43 PGS 80-84 ORB 6286 PG 1198

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	1.000	1.000	0	120,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000		
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 2	Replacement Cost 341,232
Deprec Bldg Value 330,995		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	3,029	3,029	3029	2005	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0	97.85	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	21	0	341,232	Wall Type	03	Heat Type	6
TOTALS		3,029	3,470	3,029	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	330,995			

Alternate Key 3797848
 Parcel ID 30-18-28-0500-000-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0831 Comp 3
 PRC Run: 12/2/2024 By
 Card # 1 of 2

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	435.00	SF	46.00	2023	2023	20010.00	100.00	20,010
PLD3	POOL/COOL DECK	1043.00	SF	7.33	2023	2023	7645.00	100.00	7,645
SEN3	SCREEN ENCLOSED STRUCTURE	2710.00	SF	5.50	2023	2023	14905.00	100.00	14,905

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2023031468	03-30-2023	10-04-2023	37,000	0003	SEN	11-14-2023		
2024	2022110396	11-30-2022	10-04-2023	37,000	0003	SEN			
2024	2022070030	08-03-2022	10-04-2023	65,000	0003	POL & DECK	11-14-2023		
2006	2005010901	02-08-2005	08-11-2005	161,128	0000	SFR 36600 BARRINGTON DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024018983	6286 1198	01-29-2024	WD	Q	03	I	626,500				
2021172555	5856 2158	12-08-2021	WD	Q	01	I	450,000				
	4423 0083	01-03-2014	QC	U	U	I	60,600				
	4168 1603	05-25-2012	WD	U	U	I	149,000				
	4139 1189	03-07-2012	CT	U	U	I	100				
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	
120,000	339,907	42,560	502,467	0	502467	0.00	502467	502467	316,381	

Parcel Notes

2105/1390 CT VS UNIVERSAL LANDHOLDINGS INC SOLD TO RAPID RETRIEVAL INC
 05 NBHD FROM 2447 FD 112404
 3005/1429 BRIDGETTE HIBBERT MARRIED
 06 LOC FROM 140 TMP 022706
 4139/1189 CT VS BRIDGETTE HIBBERT ET AL PROP SOLD TO WACHOVIA MTG FSB
 4168/1603 WELLS FARGO BANK NA TO ANDRINA BURNETT & YASSER HASSAN HW
 4423/83 YASSER HASSAN DEEDS HIS INT TO ANDRINA BURNETT
 5856/2158 ANDRINA BURNETT & YASSER HASSAN TO FRANKLYN WILLIAM JR & JEANINE MILLER HW
 22CC JENINE AND FRANKLYN MILLER SUBMITTED HX PORT APP WITH EXEMPTION REQUEST FORM NT 030222
 24X MILLER FRANKLYN W JR AND JEANINE FILED HX AND PORT AT 2650 WILDHURST TRL PACE FL SANTA ROSA COUNTY FOR 24 EX
 REMOVED HERE STARTING FOR 24 ALS 022124
 6286/1198 FRANKLYN WILLIAM & JEANINE MILLER TO CRAIG A & JESSICA B CISEK HW
 24FC SFR VERY GOOD COND DELETE CAN 210SF ADD OPU ADD MISC JDB 100423

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