



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3841895**

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 #	2024-0832	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 #	3119260210-000-00800 2252 Martins Run
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.**

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 # 2024-0832	Alternate Key: 3841895	Parcel ID: 31-19-26-0210-000-00800	
Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 2252 MARTINS RUN TAVARES		<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-3 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 288,857	\$ 288,857	
2. Assessed or classified use value, *if applicable	\$ 227,820	\$ 227,820	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 227,820	\$ 227,820	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 4/16/2013 **Price:** \$100,000 Arm's Length Distressed Book 4311 Page 1847

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3841895	3842005	3841930	3841976
Address	2252 MARTINS RUN TAVARES	2334 NORWOOD PL TAVARES	2487 MARTINS RUN TAVARES	2487 MARTINS RUN TAVARES
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$370,000	\$285,000	\$309,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	2.80%	4.40%
Adjusted Sale		\$314,500	\$250,230	\$277,051
\$/SF FLA	\$149.74 per SF	\$156.47 per SF	\$176.22 per SF	\$156.35 per SF
Sale Date		7/18/2024	5/1/2023	1/5/2023
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	1,929	2,010	-4050	1,420	25450	1,772	7850
Year Built	2006	2014		2008		2015	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	N	YES	-7000	PATIO	-2000	YES	-7000
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	SUB	SAME SUB		SAME SUB		SAME SUB	
View	INTERIOR	INTERIOR		INTERIOR		INTERIOR	
		-Net Adj. 3.5%	-11050	Net Adj. 9.4%	23450	Net Adj. 0.3%	850
		Gross Adj. 3.5%	11050	Gross Adj. 11.0%	27450	Gross Adj. 5.4%	14850
Adj. Sales Price	Market Value \$288,857	Adj Market Value	\$303,450	Adj Market Value	\$273,680	Adj Market Value	\$277,901
	Value per SF 149.74						

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.

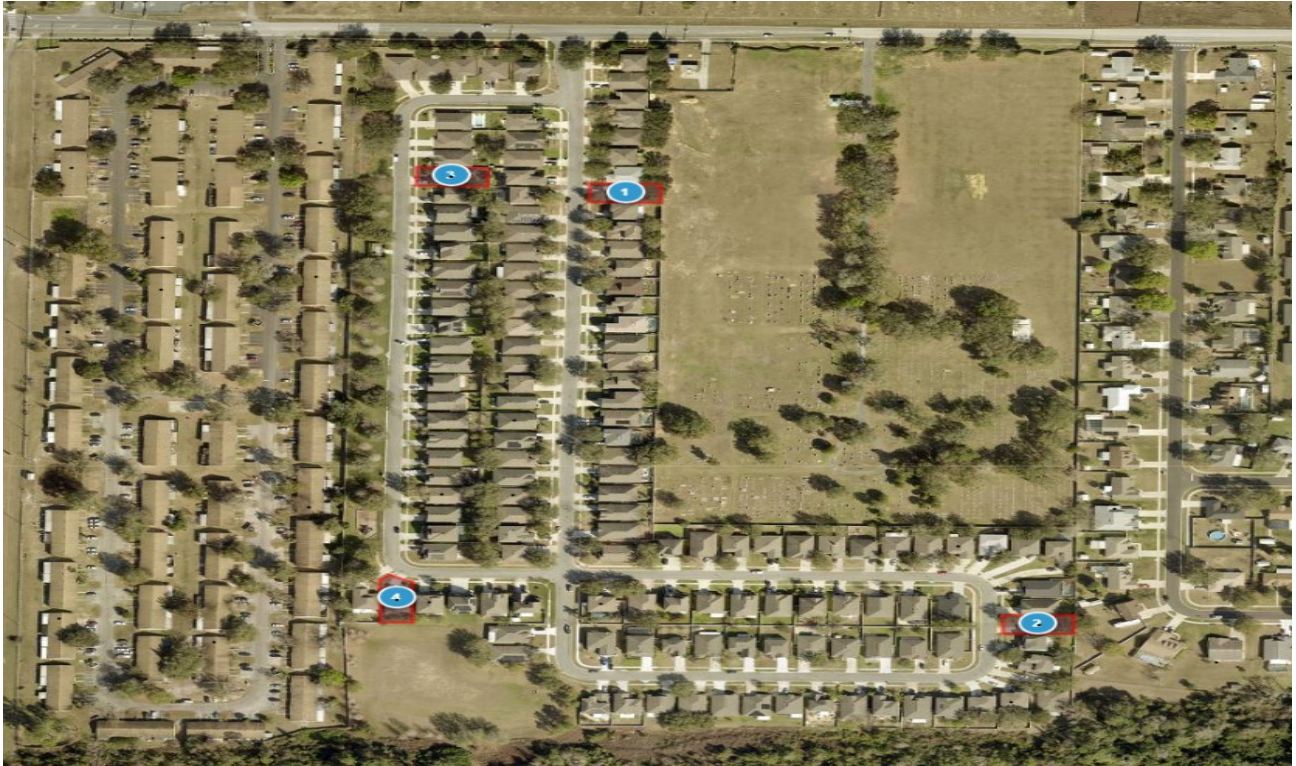
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: SCOTT DAWSON

DATE 12/11/2024

2024-0832 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3841895	2252 MARTINS RUN TAVARES	-
2	COMP 2	3841930	2487 MARTINS RUN TAVARES	SAME SUB
3	COMP 1	3842005	2334 NORWOOD PL TAVARES	SAME SUB
4	COMP 3	3841976	2487 MARTINS RUN TAVARES	SAME SUB
5				
6				
7				
8				

Alternate Key 3841895
Parcel ID 31-19-26-0210-000-00800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0832 Subject
PRC Run: 12/9/2024 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

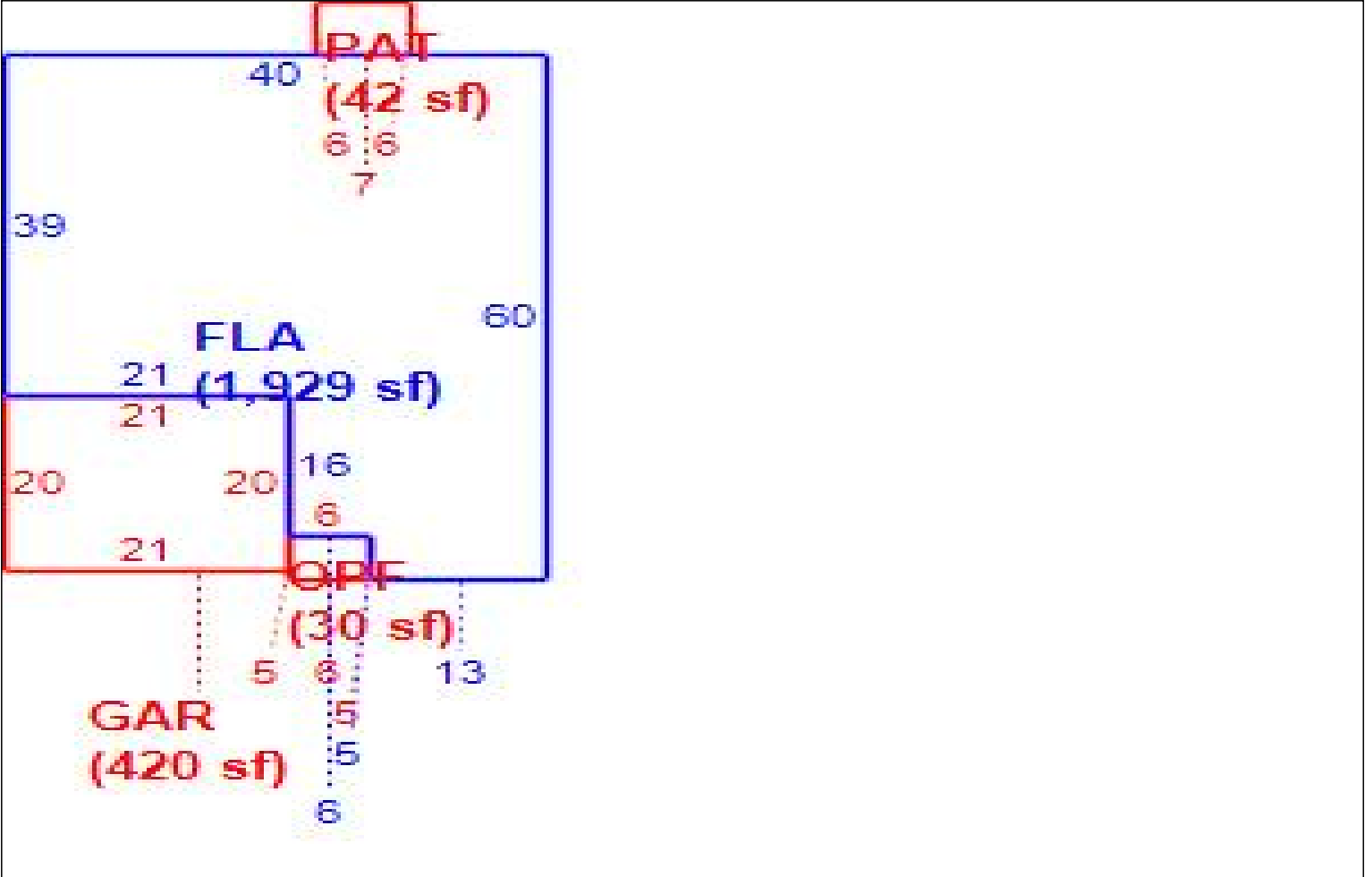
SUBJECT

Property Location
Site Address 2252 MARTINS RUN
TAVARES FL 32778
Mill Group 000T NBHD 0649
Property Use 00100 SINGLE FAMILY
Last Inspection TRF 01-01-202

Legal Description
MARTIN'S GROVE PB 56 PG 60-62 LOT 8 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	0100	0	0		1.00 LT	42,000.00	0.0000	1.13	1.000	1.000	0	47,460	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		47,460			
Classified Acres		0		Classified JV/Mkt		47,460		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 248,863 Deprec Bldg Value 241,397 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	1,929	1,929	1929	2006		No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0		108.61	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0		248,863	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	42	0			Foundation	3	Fireplaces	0
TOTALS		1,929	2,421	1,929		241,397	Roof Cover	3	Type AC	03

Alternate Key 3841895
 Parcel ID 31-19-26-0210-000-00800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0832 Subject
 PRC Run: 12/9/2024 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
2007	BR06-00425	05-19-2006	11-28-2006	148,622	0000	SFR 4/BR 2252 MARTINS RUN	11-28-2006	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								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				
	4311	1847	04-16-2013	WD	Q	Q	I	100,000				
	3478	1812	07-20-2007	WD	Q	Q	I	188,600				
	3129	1741	03-31-2006	WD	U	M	V	1				
Total											0.00	

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
47,460	241,397	0	288,857	38257	250600	0.00	250600	288857	288,857

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 3842005
Parcel ID 31-19-26-0210-000-11800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0832 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 1

Current Owner		
BRADS PAUL D & DIANE M		
2334 NORWOOD PL		
TAVARES	FL	32778

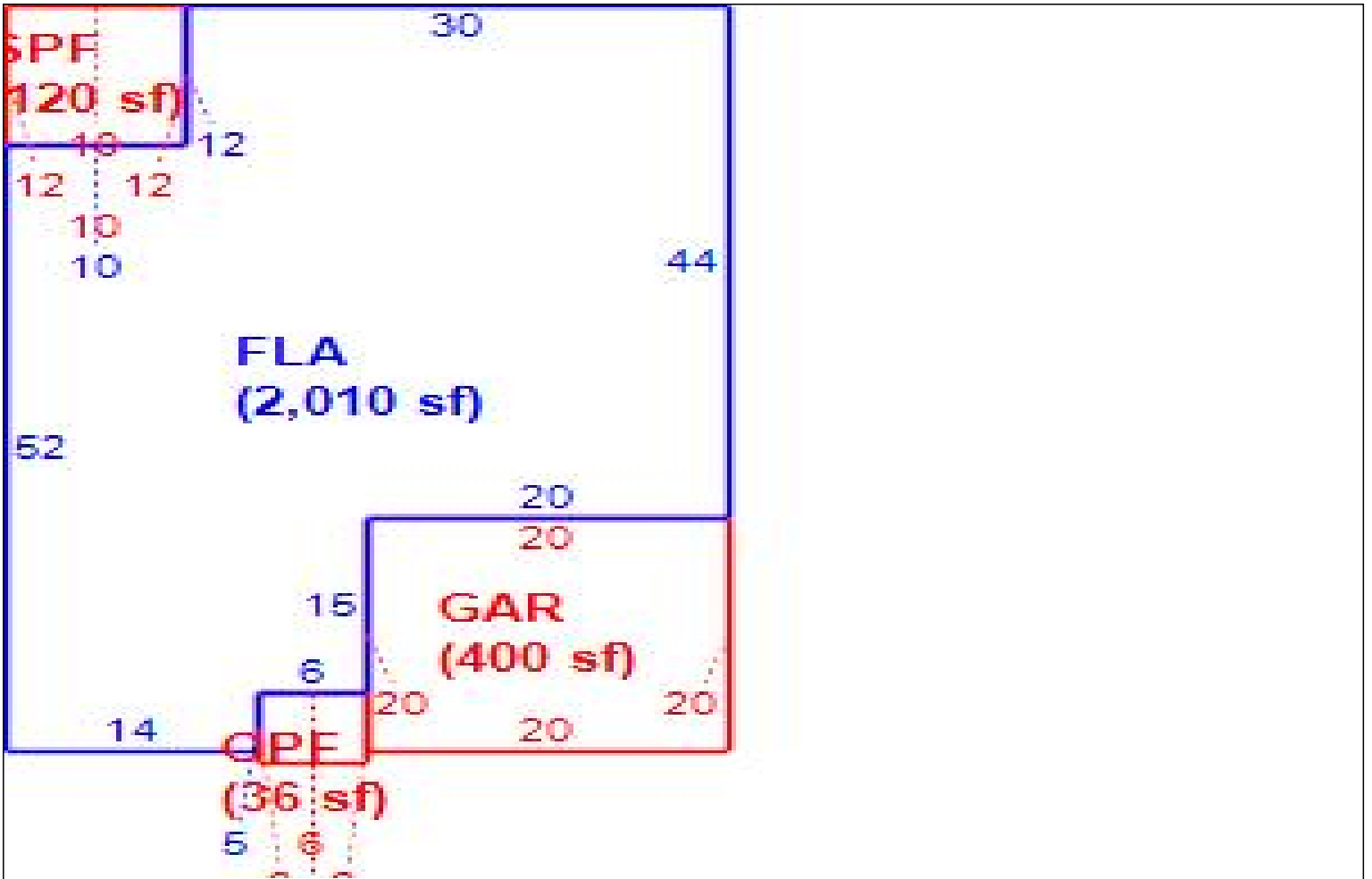
COMP 1

Property Location			
Site Address 2334 NORWOOD PL			
TAVARES FL 32778			
Mill Group	000T	NBHD	0649
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	02-08-201

Legal Description
MARTIN'S GROVE PB 56 PG 60-62 LOT 118 ORB 6374 PG 1434

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	42,000.00	0.0000	1.13	1.000	1.000	0	47,460
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		47,460		
Classified Acres		0		Classified JV/Mkt		47,460		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 258,612
Deprec Bldg Value 250,854		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2014	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,010	2,010	2010	Effective Area	2010	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	Base Rate	108.31	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	36	0	Building RCN	258,612	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	120	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,010	2,566	2,010	Building RCNLD	250,854					

Alternate Key 3842005
Parcel ID 31-19-26-0210-000-11800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0832 Comp 1
PRC Run: 12/9/2024 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
2024	DENY51	01-01-2023		1	0030	P2		
2024	DENY39	01-01-2023		1	0030	R2		
2024	DENY24	01-01-2023		1	0030	R2		
2019	18-973	06-14-2018	02-08-2019	700	0003	SCRN IN PORCH	02-08-2019	
2015	13-00001002	01-01-2014	07-31-2014	250,164	0001	SFR 4/2 2334 NORWOOD PL	07-31-2014	04-07-2014

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024089752	6374 1434	07-18-2024	WD	Q	01	I	370,000	039	HOMESTEAD	2025	25000
2024015182	6282 0776	01-31-2024	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2025	25000
2023007854	6082 1530	01-19-2023	WD	Q	01	I	369,000				
2016110080	4852 1616	10-07-2016	WD	Q	Q	I	174,500				
	4500 0075	06-30-2014	WD	Q	Q	I	160,600				
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
47,460	250,854	0	298,314	0	298314	50,000.00	248314	273314	298,314

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Alternate Key 3841930
Parcel ID 31-19-26-0210-000-04300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0832 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

Current Owner		
AGUIAR JOSE M		
2487 MARTINS RUN		
TAVARES	FL	32778

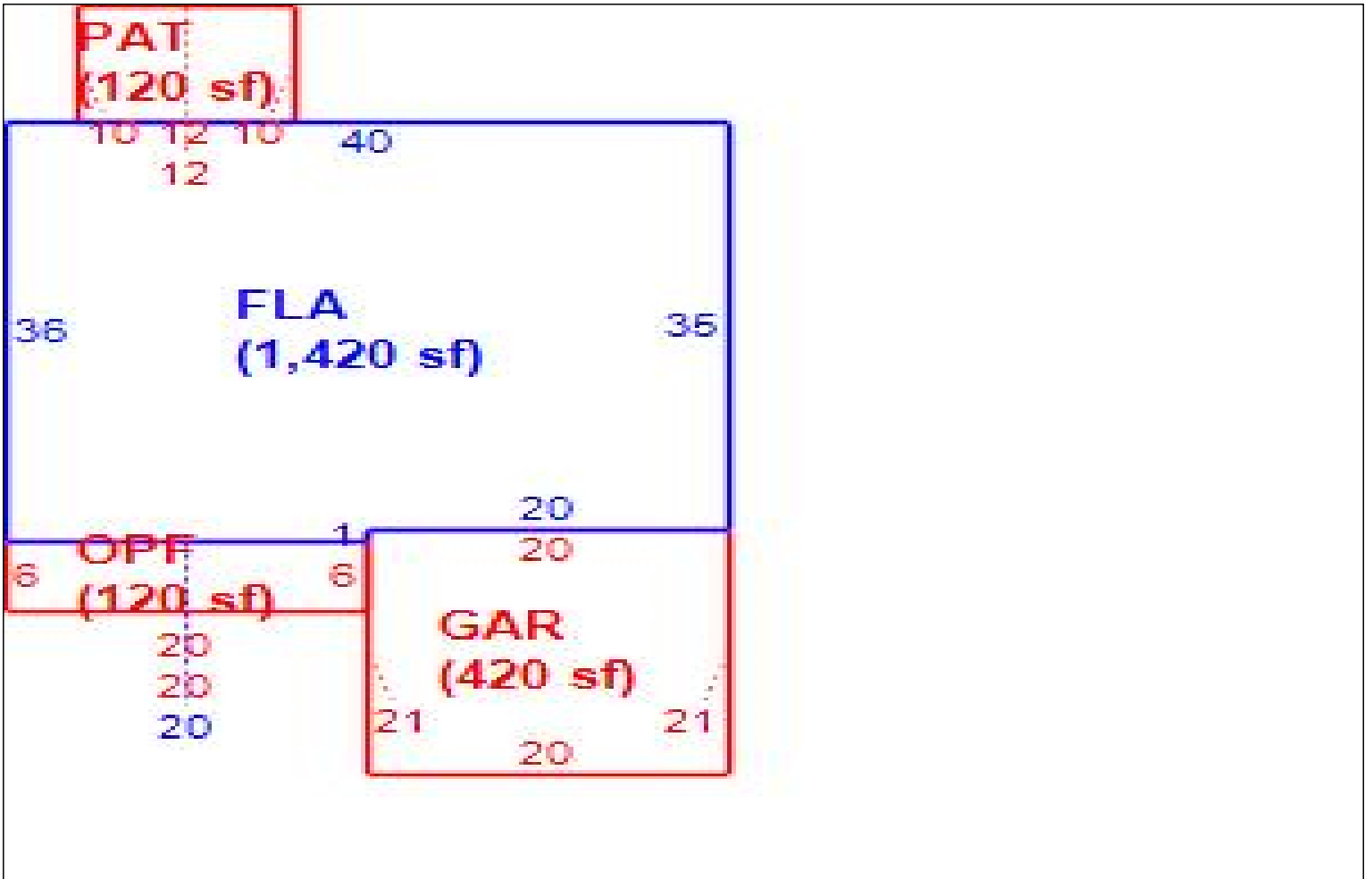
COMP 2

Property Location			
Site Address 2487 MARTINS RUN			
TAVARES FL 32778			
Mill Group	000T	NBHD	0649
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
MARTIN'S GROVE PB 56 PG 60-62 LOT 43 ORB 6136 PG 57

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	42,000.00	0.0000	1.13	1.000	1.000	0	47,460
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		47,460		
Classified Acres		0		Classified JV/Mkt		47,460		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 199,270
Deprec Bldg Value 193,292		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2008	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,420	1,420	1420	Effective Area	1420	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	Base Rate	112.43	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	120	0	Building RCN	199,270	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	120	0	Condition	EX	Foundation	3	Fireplaces	0	
						% Good	97.00				
						Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,420	2,080	1,420	Building RCNLD	193,292					

Alternate Key 3841930
 Parcel ID 31-19-26-0210-000-04300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0832 Comp 2
 PRC Run: 12/9/2024 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	
2009	08-00000444	07-01-2008	02-11-2009	191,724	0000	SFR 3/2 2487 MARTINS RUN	02-11-2009		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023051910	6136	0057	05-01-2023	WD	Q	01	I	285,000	039	HOMESTEAD	2024	25000
	3706	0018	11-25-2008	WD	Q	Q	I	150,800	059	ADDITIONAL HOMESTEAD	2024	25000
	3129	1741	03-31-2006	WD	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	
47,460	193,292	0	240,752	0	240752	50,000.00	190752	215752	240,752	

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Alternate Key 3841976
 Parcel ID 31-19-26-0210-000-08900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0832 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

Current Owner		
DEE JUSTIN R AND ERICA J LINN		
2453 NORWOOD PL		
TAVARES	FL	32778

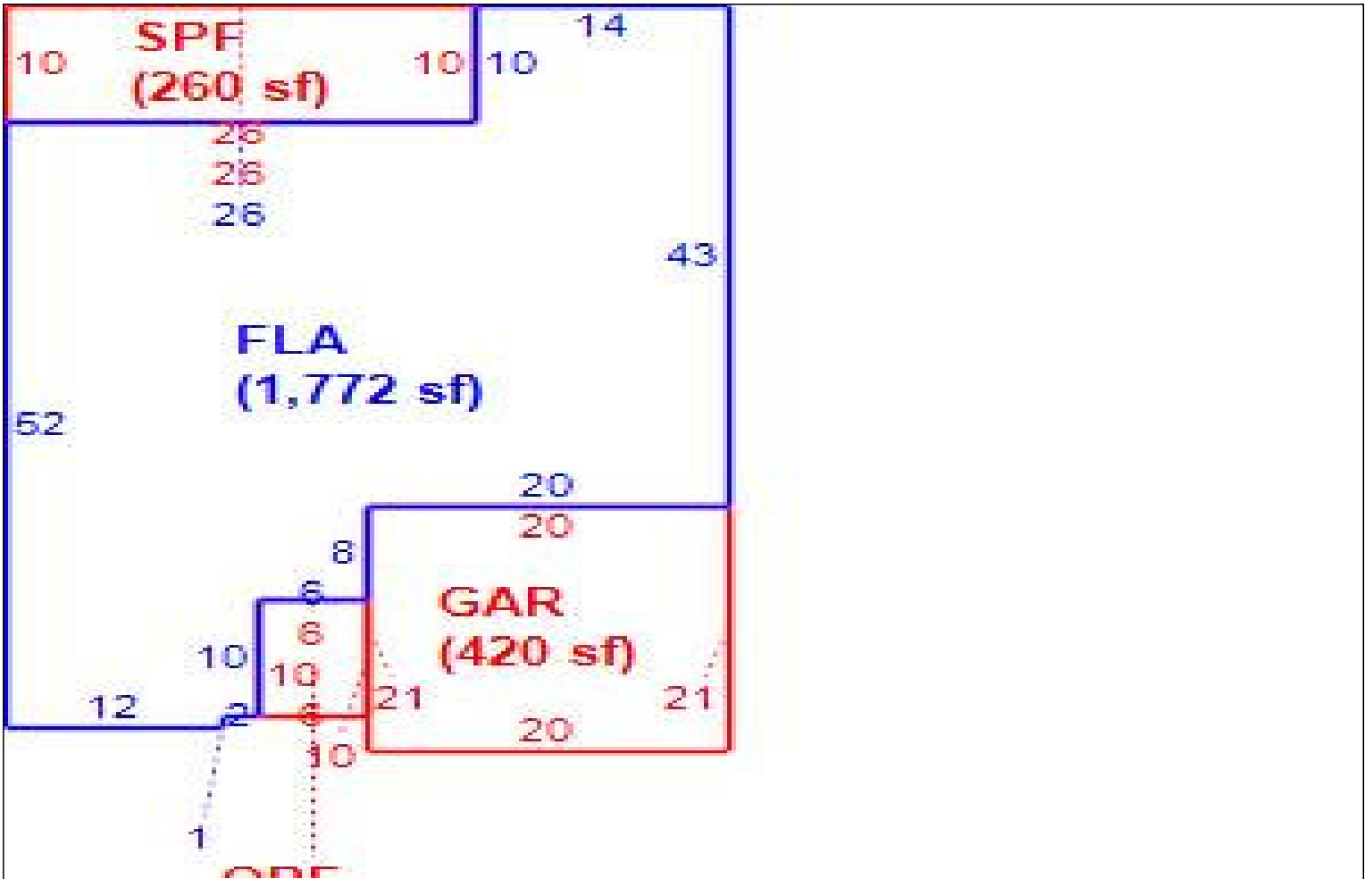
COMP 3

Property Location			
Site Address 2453 NORWOOD PL			
TAVARES FL 32778			
Mill Group	000T	NBHD	0649
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
MARTIN'S GROVE PB 56 PG 60-62 LOT 89 ORB 6076 PB 1557

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	42,000.00	0.0000	1.13	1.000	1.000	0	47,460
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		47,460		
Classified Acres		0		Classified JV/Mkt		47,460		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 236,712
Deprec Bldg Value 229,611		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2015	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,772	1,772	1772	Effective Area	1772	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	109.03	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	60	0	Building RCN	236,712	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	260	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	229,611	Roof Cover	3	Type AC	03
TOTALS		1,772	2,512	1,772						

Alternate Key 3841976
 Parcel ID 31-19-26-0210-000-08900

LCPA Property Record Card
 Roll Year 2025 Status: A

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 PRC Run: 12/9/2024 By
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Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2016	14-00001110	01-12-2015	08-10-2015	244,973	0001	SFR FOR 2016	08-10-2015	03-16-2015	
2015	14-00001110	10-28-2014	01-12-2015	244,973	0001	SFR 3/2			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023002263	6076	1557	01-05-2023	WD	Q	01	I	309,900	039	HOMESTEAD	2024	25000
	4609	1200	03-24-2015	WD	Q	Q	I	158,400	059		ADDITIONAL HOMESTEAD	2024
	4542	0094	10-07-2014	WD	U	M	V	45,000				
	4135	0384	03-07-2012	WD	U	M	V	300,000				
	3129	1741	03-31-2006	WD	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	
47,460	229,611	0	277,071	13651	263420	50,000.00	213420	238420	277,071	

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