



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 2805862

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reason for petition.

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>2024-0833</b>	Alternate Key: <b>2805862</b>	Parcel ID: <b>31-19-26-1000-000-08200</b>	
Petitioner Name <b>ROBERT PEYTON, RYAN LLC</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>1145 ELM CT TAVARES</b>		<input type="checkbox"/> Check if Multiple Parcels
Owner Name <b>SRP SUB LLC</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 235,320	\$ 235,320	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 195,290	\$ 195,290	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 195,290	\$ 195,290	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 5/8/2013 Price: \$54,400  Arm's Length  Distressed Book 4326 Page 2500

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	<b>2805862</b>	<b>1757461</b>	<b>3269110</b>	<b>1454328</b>
Address	1145 ELM CT TAVARES	1155 WELLS AVE TAVARES	327 WOODVIEW DR TAVARES	29735 COUNTY ROAD 561 TAVARES
Proximity		.59 MILES	.56 MILES	.75 MILES
Sales Price		\$299,900	\$284,000	\$270,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	2.80%	3.60%
Adjusted Sale		\$257,314	\$249,352	\$240,017
\$/SF FLA	\$174.31 per SF	\$195.08 per SF	\$185.53 per SF	\$191.40 per SF
Sale Date		10/2/2023	5/17/2023	3/29/2023
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	1,350	1,319	1550	1,344	300	1,254	4800
Year Built	1986	1956		1990		1965	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	1.1	1.0	4000	2.0	-3000	1.1	
Garage/Carport	NONE	1 CAR + STRG	-5000	2 CAR	-20000	NONE	10000
Porches	Y (ENCL)	LARGE PATIO	5000	Y	3000	NONE	7000
Pool	N	N	0	N	0	N	0
Fireplace	1	0	2500	0	2500	0	2500
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	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	INTERIOR	INTERIOR		INTERIOR		INTERIOR	
		Net Adj. 3.1%	8050	-Net Adj. 6.9%	-17200	Net Adj. 10.1%	24300
		Gross Adj. 7.0%	18050	Gross Adj. 11.5%	28800	Gross Adj. 10.1%	24300
Adj. Sales Price	Market Value <b>\$235,320</b>	Adj Market Value <b>\$265,364</b>		Adj Market Value <b>\$232,152</b>		Adj Market Value <b>\$264,317</b>	
	Value per SF 174.31						

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.

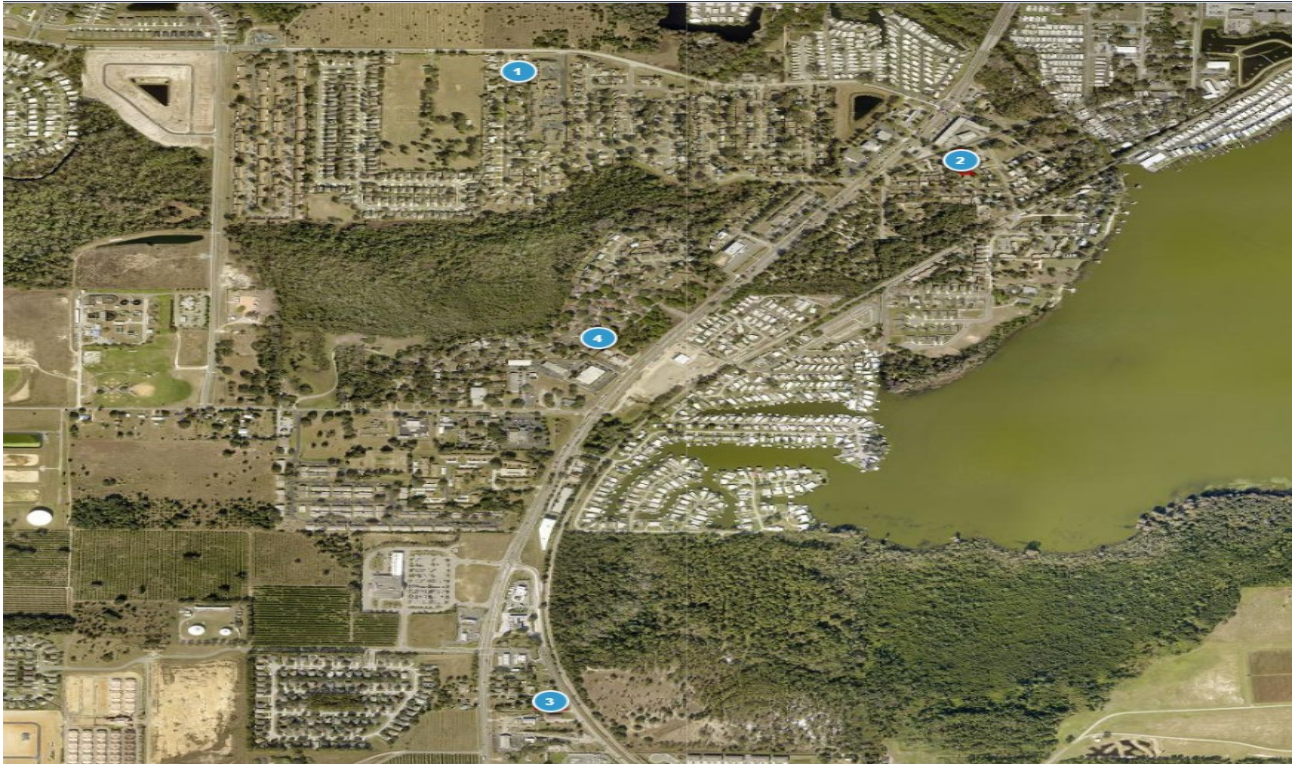
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

**2024-0833 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	3269110	327 WOODVIEW DR TAVARES	.56 MILES
2	COMP 1	1757461	1155 WELLS AVE TAVARES	.59 MILES
3	COMP 3	1454328	29735 COUNTY ROAD 561 TAVARES	.75 MILES
4	SUBJECT	2805862	1145 ELM CT TAVARES	-
5				
6				
7				
8				

Alternate Key 2805862  
 Parcel ID 31-19-26-1000-000-08200

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0833 Subject  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

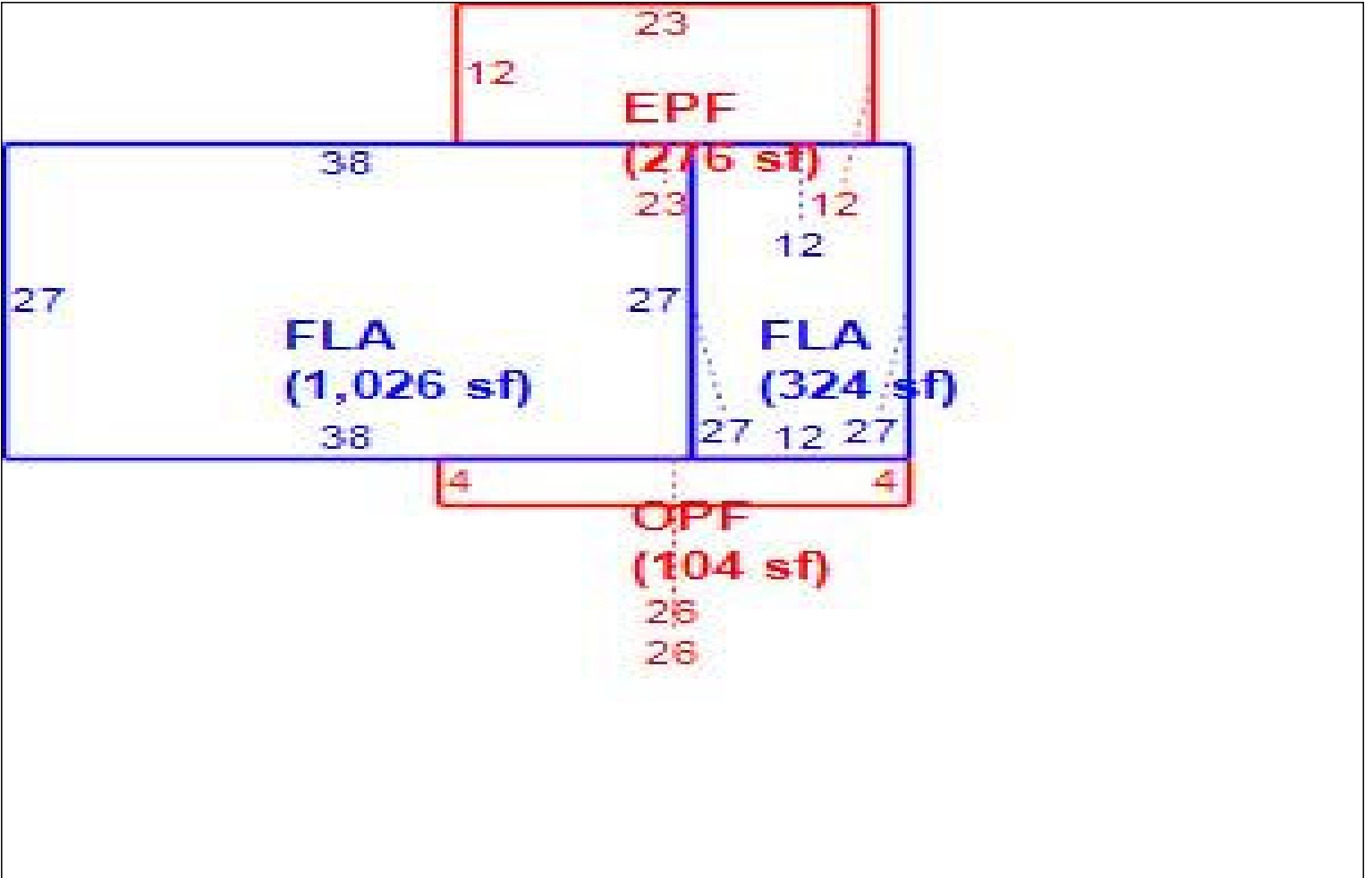
**SUBJECT**

Property Location			
Site Address	1145 ELM CT	FL	32778
	TAVARES		
Mill Group	000T	NBHD	0649
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
TAVARES, WOODLEA SUB LOT 82 PB 27 PGS 39-40 ORB 4962 PG 1625

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 204,196 Deprec Bldg Value 187,860 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	276	0	1986	1350	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	1,350	1,350	1350		124.56	Quality Grade	685	Half Baths	1
OPF	OPEN PORCH FINISHE	0	104	0		204,196	Wall Type	02	Heat Type	6
						EX	Foundation	3	Fireplaces	1
						92.00	Roof Cover	3	Type AC	03
						0				
						Functional Obsol				
						Building RCNLD				
						187,860				
	TOTALS	1,350	1,730	1,350						

Alternate Key 2805862  
 Parcel ID 31-19-26-1000-000-08200

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0833 Subject  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1990	5322	07-01-1989	12-01-1989	500	0000	SPF?			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017067978	4962	1625	05-18-2017	WD	U	M	I	100			
	4354	1842	05-08-2013	CT	U	U	I	100			
	4326	2500	05-08-2013	CT	U	U	I	54,400			
	2822	0263	04-13-2005	WD	U	U	I	117,000			
	1964	0573	06-13-2001	WD	U	U	I	56,700			
<b>Total</b>											0.00

<b>Value Summary</b>										
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	187,860	0	235,320	20510	214810	0.00	214810	235320	235,320	

\*\*\*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 1757461  
Parcel ID 32-19-26-0002-000-00700

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0833 Comp 1  
PRC Run: 12/9/2024 By  
Card # 1 of 1

Current Owner		
LOPEZ JOHNNY		
1155 WELLS AVE		
TAVARES	FL	32778

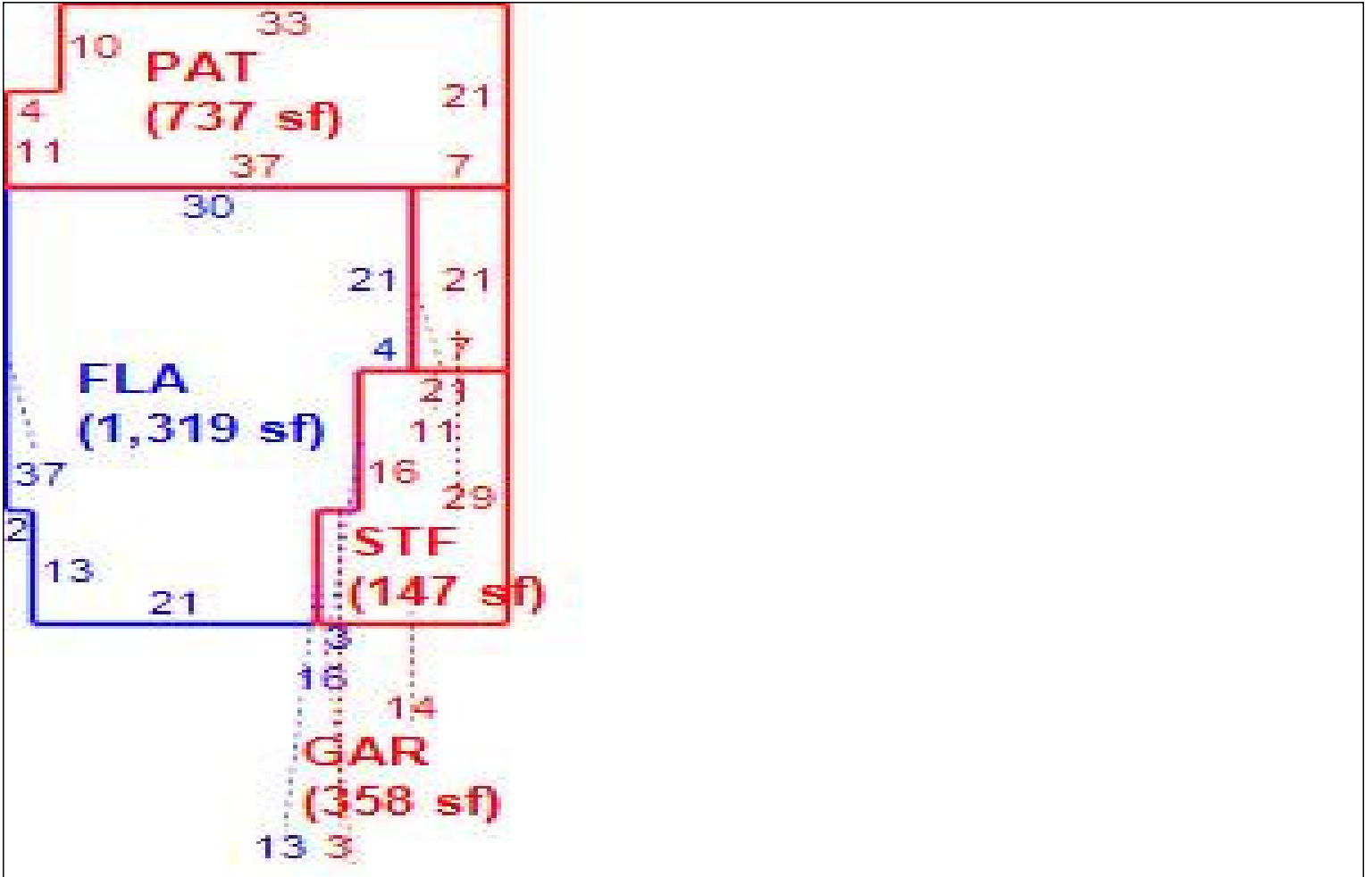
COMP 1

Property Location			
Site Address 1155 WELLS AVE			
TAVARES FL 32778			
Mill Group	000T	NBHD	0642
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	01-25-202

**Legal Description**  
FROM THE INTERSECTION OF CENTER LINE OF ROSE AVE & S LINE OF HWY RUN S 60DEG 25MIN W 330.07 FT FOR POB, CONT S 60DEG 25MIN W 70 FT, S 16DEG 23MIN E 245 FT, E 70 FT, N 16DEG 23MIN W 280 FT TO POB ORB 6224 PG 2141

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	70	325		22,750.00 FD	260.00	1.3900	1.93	1.000	1.000	0	48,825	
Total Acres		0.52		JV/Mkt		0		Total Adj JV/Mkt		48,825			
Classified Acres		0		Classified JV/Mkt		48,825		Classified Adj JV/Mkt		0			

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	169,495		Deprec Bldg Value 164,410
Multi Story	0		



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1956	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,319	1,319	1319	Effective Area	1319	No Stories	1.00	Full Baths	1
GAR	GARAGE FINISH	0	358	0	Base Rate	106.39	Quality Grade	660	Half Baths	0
PAT	PATIO UNCOVERED	0	737	0	Building RCN	169,495	Wall Type	03	Heat Type	6
STF	STORAGE ROOM FINIS	0	147	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		1,319	2,561	1,319	Building RCNLD	164,410	Roof Cover	3	Type AC	03



Alternate Key 1757461  
 Parcel ID 32-19-26-0002-000-00700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0833 Comp 1  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	IMPS	08-01-2023	01-25-2024	1	0008	CHECK IMPS SEE NOTES	01-25-2024		
2024	23-15	01-27-2023	01-25-2024	13,090	0002	REPL WINDOWS	01-25-2024		
2011	VALUE	10-01-2010	05-06-2011	1	0000	CK VALUE PER OWNER C NOTE	04-22-2011		
2010	09-00000812	09-23-2009	04-16-2010	800	0002	ELEC UPGRADE CK IMPS	04-16-2010		
2006	RF05-00429	03-24-2005	02-23-2006	7,200	0000	REROOF SHINGLE			
2005	04-00163	02-27-2004	04-06-2005	1,000	0000	ENCLOSE CARPORT			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023125000	6224 2141	10-02-2023	WD	Q	01	I	299,900		039	HOMESTEAD	2024	25000
2022117680	6016 1818	08-17-2022	WD	Q	01	I	138,000		059	ADDITIONAL HOMESTEAD	2024	25000
2017034228	4922 1204	03-24-2017	WD	Q	Q	I	82,000					
	2986 0708	10-18-2005	QC	U	U	I	0					
	1496 1150	02-01-1997	QC	U	U	I	0					
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
48,825	164,410	0	213,235	0	213235	50,000.00	163235	188235	213,235	

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Alternate Key 3269110  
Parcel ID 31-19-26-1100-000-003A0

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0833 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

Current Owner		
DOVER COLLEEN M & PATRICK S		
327 WOODVIEW DR		
TAVARES	FL	32778

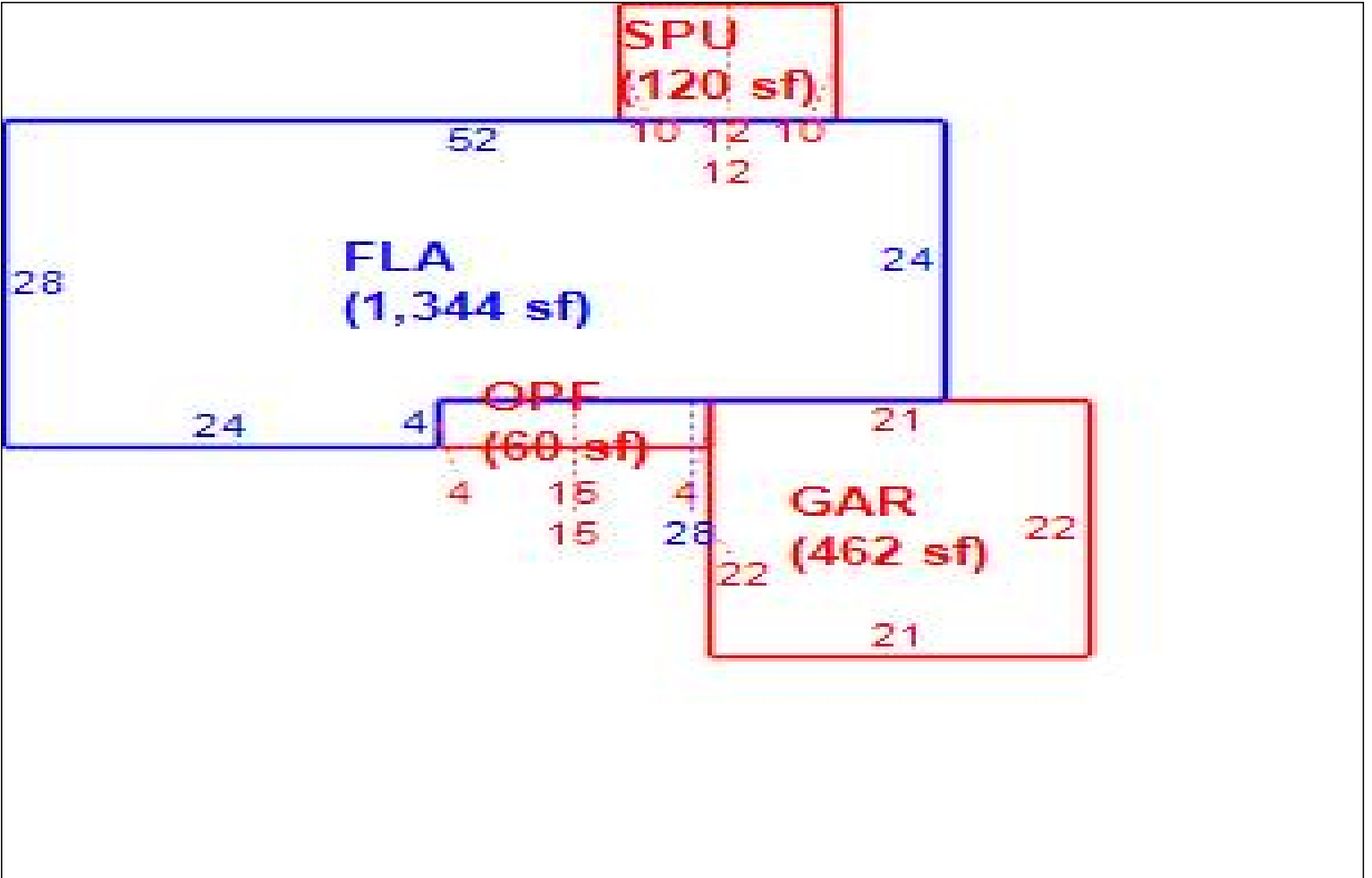
COMP 2

Property Location			
Site Address 327 WOODVIEW DR			
TAVARES FL 32778			
Mill Group	000T	NBHD	0649
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
TAVARES, REPLAT OF WOODVIEW SUB LOT 3A, 3B PB 30 PGS 69-71 ORB 6147 PG 2313

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	1.37	1.000	1.000	0	57,540
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		57,540		
Classified Acres		0		Classified JV/Mkt		57,540		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 181,121
Deprec Bldg Value 172,065		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1990	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,344	1,344	1344	Effective Area	1344	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	Base Rate	106.30	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	60	0	Building RCN	181,121	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	120	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		1,344	1,986	1,344	% Good	95.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	172,065	Type AC	03		

Alternate Key 3269110  
 Parcel ID 31-19-26-1100-000-003A0

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0833 Comp 2  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006 1990	SALE 5515	01-01-2005 11-01-1989	11-03-2005 12-01-1990	1 46,000	0000 0000	CHECK VALUE SFR			

<b>Sales Information</b>								<b>Exemptions</b>				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023061628	6147	2313	05-17-2023	WD	Q	01	I	284,000	039	HOMESTEAD	2024	25000
	4110	0385	12-28-2011	WD	U	U	I	65,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2960	2127	09-22-2005	WD	Q	Q	I	178,900				
	1083	2076	11-01-1990	WD	Q	Q	I	73,000				
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
57,540	172,065	0	229,605	104765	124840	50,000.00	74840	99840	229,605	

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Alternate Key 1454328  
Parcel ID 01-20-25-0500-000-01201

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0833 Comp 3  
PRC Run: 12/9/2024 By  
Card # 1 of 1

Current Owner		
REED-HEBERT JESSICA & MICHAEL T HEB		
29735 COUNTY ROAD 561		
TAVARES	FL	32778

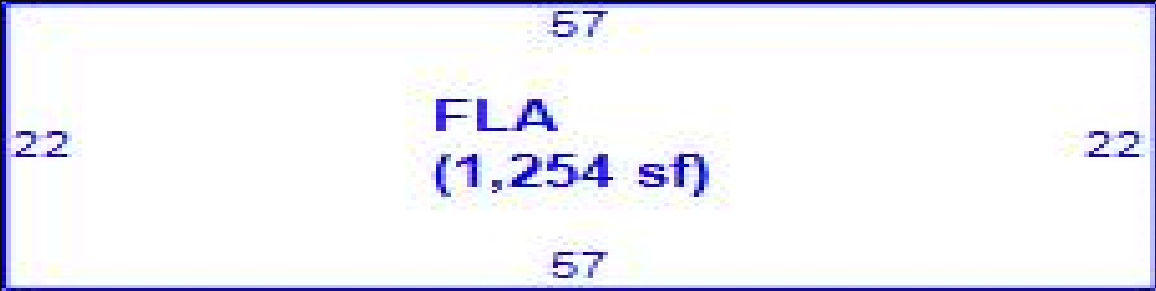
COMP 3

Property Location		
Site Address 29735 COUNTY ROAD 561		
TAVARES FL 32778		
Mill Group	0002	NBHD 2839
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 10-06-202

**Legal Description**  
LANE PARK YOUNG'S SUB LOTS 12, 13, 14 BEING IN 06-20-26 PB 15 PG 3 ORB 6134 PG 731

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	60,000.00	0.0000	1.00	1.500	1.000	0	90,000		
Total Acres				0.00	JV/Mkt				0	Total Adj JV/Mkt				90,000
Classified Acres				0	Classified JV/Mkt				90,000	Classified Adj JV/Mkt				0

Sketch					
Bldg	1	Sec	1	of 1	
Replacement Cost	109,250			Deprec Bldg Value	93,955
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	1,254	1,254	1254	Effective Area	1254	No Stories	1.00	Full Baths	1	
					Base Rate	74.96	Quality Grade	590	Half Baths	1	
					Building RCN	109,250	Wall Type	03	Heat Type	6	
					Condition	VG	Foundation	2	Fireplaces	0	
					% Good	86.00					
					Functional Obsol	0	Roof Cover	3	Type AC	03	
TOTALS		1,254	1,254	1,254	Building RCNLD	93,955					

Alternate Key 1454328  
 Parcel ID 01-20-25-0500-000-01201

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0833 Comp 3  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b> *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	555.00	SF	10.50	1996	1996	5828.00	60.00	3,497

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023050556	6134	0731	03-29-2023	WD	Q	01	I	270,900				
2020095731	5534	0411	08-27-2020	TR	U	11	I	100				
2020017133	5419	1704	06-29-2019	TR	U	U	I	100				
2018058972	5113	0020	05-17-2018	WD	Q	Q	V	15,000				
2017021822	4908	0631	02-28-2017	MI	U	U	I	100				
<b>Total</b>												0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
90,000	93,955	3,497	187,452	0	187452	0.00	187452	187452	187,452	

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