



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3814667**

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 # 2024-0834	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: INV_HOME; 2018-2 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: 3218260026-000-09500 or TPP account #: 13203 Biscayne Dr		
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 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 # 2024-0834	Alternate Key: 3814667	Parcel ID: 32-18-26-0026-000-09500
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 13203 BISCAYNE DR GRAND ISLAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-2 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 292,723	\$ 292,723
2. Assessed or classified use value, *if applicable	\$ 271,670	\$ 271,670
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 271,670	\$ 271,670
*All values entered should be county taxable values, School and other taxing authority values may differ.		

Last Sale Date 6/30/2023 **Price:** \$131,000 Arm's Length Distressed **Book** 4345 **Page** 318

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3814667	3814688	3820249	3820243
Address	13203 BISCAYNE DR GRAND ISLAND	13421 BISCAYNE DR GRAND ISLAND	36640 TROPICAL WIND LN GRAND ISLAND	36707 TROPICAL WIND LN GRAND ISLAND
Proximity				
Sales Price		\$340,000	\$350,000	\$325,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	0.40%	2.80%
Adjusted Sale		\$299,880	\$298,900	\$285,350
\$/SF FLA	\$159.70 per SF	\$160.88 per SF	\$191.85 per SF	\$174.95 per SF
Sale Date		4/24/2023	11/15/2023	5/1/2023
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	1,833	1,864	-1550	1,558	13750	1,631	10100
Year Built	2003	2003		2005		2004	
Constr. Type	Block Stucco	Block Stucco		Block Stucco		Block Stucco	
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porches	Screen	Open		Open		Enclosed	-5000
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							
Site Size							
Location							
View							
		-Net Adj. 0.5%	-1550	Net Adj. 4.6%	13750	Net Adj. 1.8%	5100
		Gross Adj. 0.5%	1550	Gross Adj. 4.6%	13750	Gross Adj. 5.3%	15100
Adj. Sales Price	Market Value \$292,723	Adj Market Value	\$298,330	Adj Market Value	\$312,650	Adj Market Value	\$290,450
	Value per SF 159.70						

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.

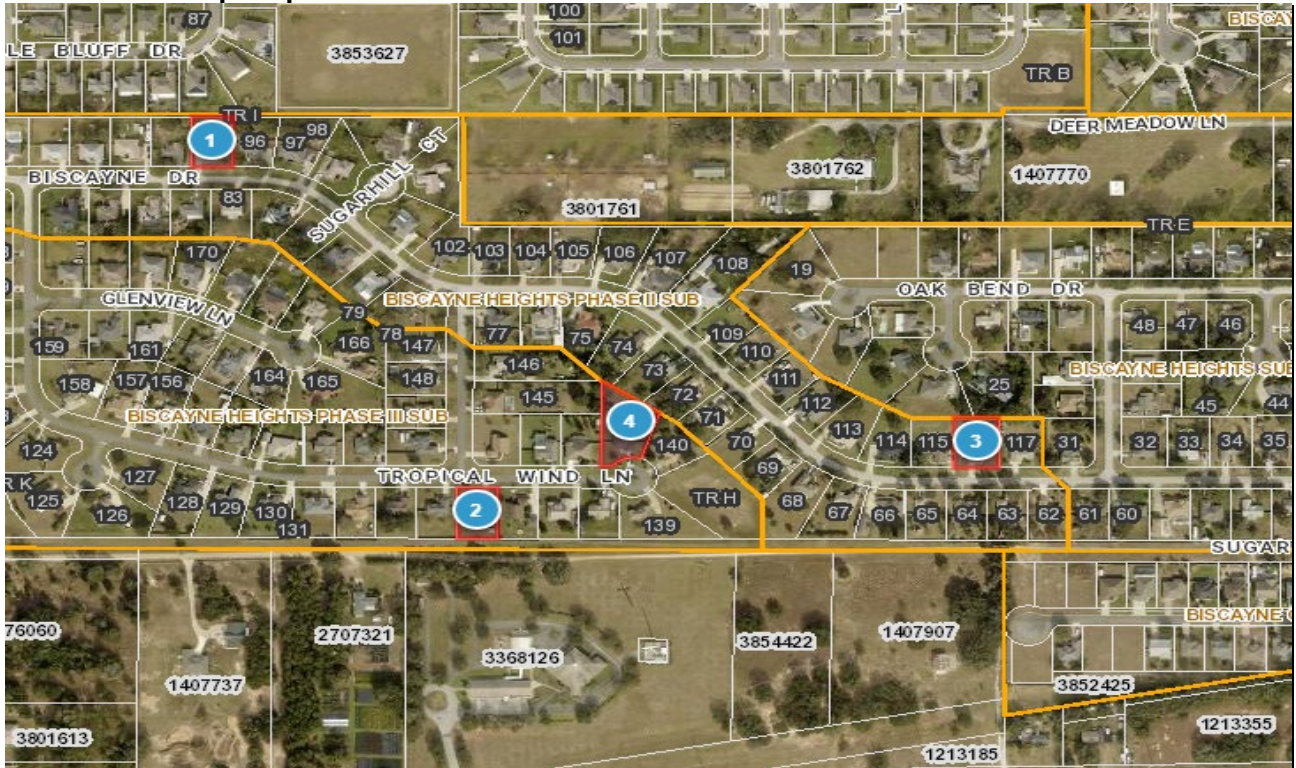
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/15/2024

2024-0834 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3814667	13203 BISCAYNE DR GRAND ISLAND	-
2	Comp 3	3820243	36707 TROPICAL WIND LN GRAND ISLAND	0.21
3	Comp 1	3814688	13421 BISCAYNE DR GRAND ISLAND	0.38
4	Comp 2	3820249	36640 TROPICAL WIND LN GRAND ISLAND	0.24
5				
6				
7				
8				

Alternate Key 3814667
Parcel ID 32-18-26-0026-000-09500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0834 Subject
PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner
2018-2 IH BORROWER LP
C/O INVITATION HOMES TAX DEPT
1717 MAIN ST STE 2000
DALLAS TX 75201

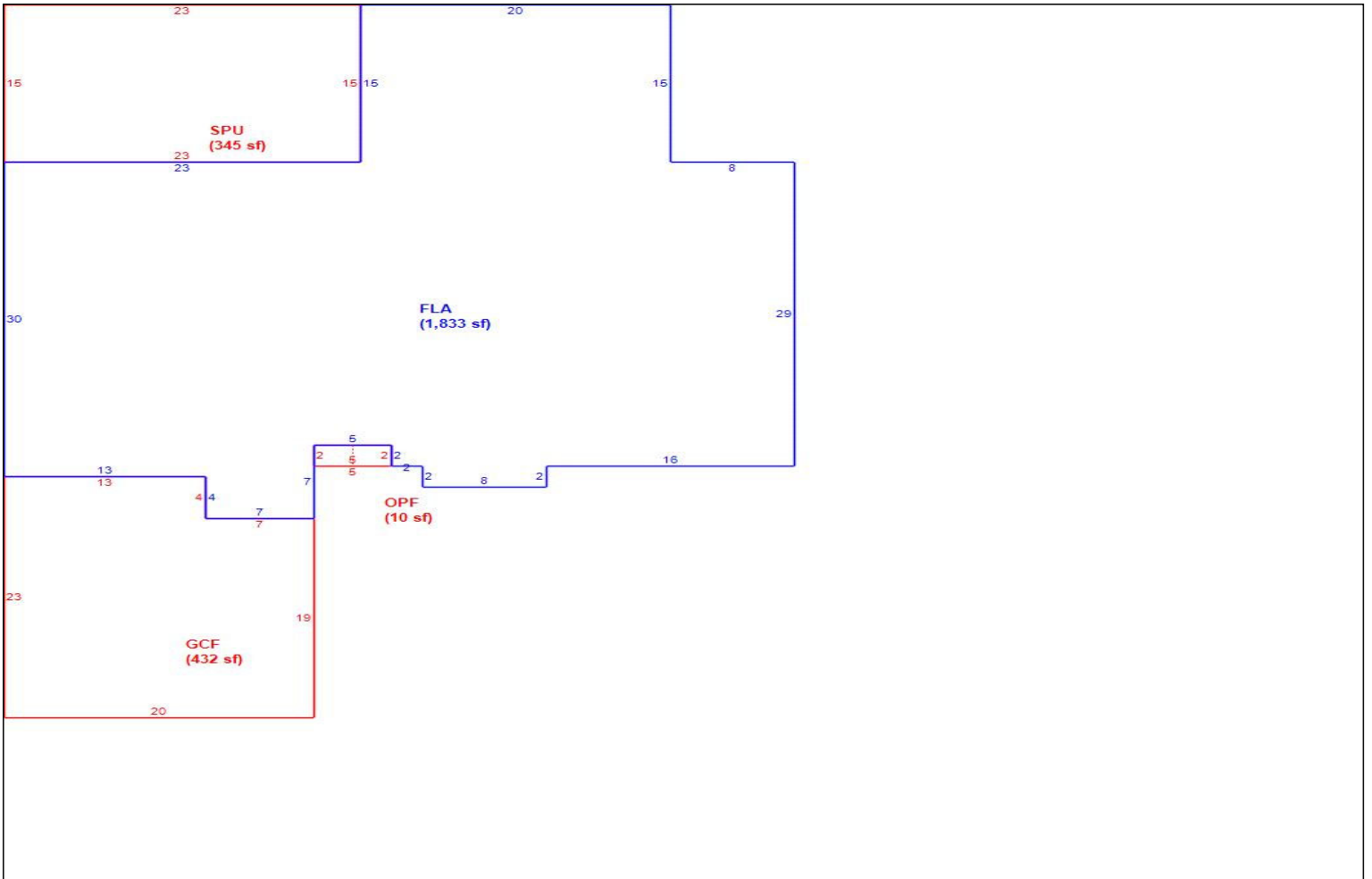
Subject

Property Location
Site Address 13203 BISCAYNE DR
GRAND ISLAND FL 32735
Mill Group 0002 NBHD 2015
Property Use **Last Inspection**
00100 SINGLE FAMILY TRF 01-01-202

Legal Description
BISCAYNE HEIGHTS PHASE II PB 48 PG 40-43 LOT 95 ORB 4582 PG 891 ORB 5107 PG 1533

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	52,000.00	0.0000	1.38	1.000	1.000	0	71,760
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		71,760		
Classified Acres		0		Classified JV/Mkt		71,760		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 227,797 Deprec Bldg Value 220,963 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	1,833	1,833	1833	2003				
GAR	GARAGE FINISH	0	432	0	Effective Area	1833	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	10	0	Base Rate	102.46	Quality Grade	660	Half Baths 0
SPU	SCREEN PORCH UNFIN	0	345	0	Building RCN	227,797	Wall Type	03	Heat Type 6
				Condition		EX	Foundation	3	Fireplaces 0
				% Good		97.00	Roof Cover	3	Type AC 03
				Functional Obsol		0			
TOTALS		1,833	2,620	1,833	Building RCNLD	220,963			

Alternate Key 3814667
 Parcel ID 32-18-26-0026-000-09500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0834 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	
2007	SALE	01-01-2006	11-20-2006	1	0000	CHECK VALUES	10-19-2006		
2004	2003070416	07-31-2003	01-12-2004	4,140	0000	15X23 SCRNM RM			
2004	2003060936	07-02-2003	01-12-2004	7,740	0000	CONV 15X20 LANAI TO DEN			
2004	2003020407	02-20-2003	01-12-2004	101,904	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107 1533	05-08-2018	WD	U	M	I	100				
	4582 0891	01-29-2015	WD	U	M	I	100				
	4345 0318	06-30-2013	WD	U	U	I	131,000				
	4274 1211	01-16-2013	CT	U	U	I	0				
	3055 1656	01-06-2006	WD	Q	Q	I	270,000				
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	
71,760	220,963	0	292,723	21053	271670	0.00	271670	292723	285,713	

Parcel Notes

2246/1344 LAWRENCE J & CAROLINE SCHREADER HW
 04 NBHD FROM 4478 LOC FROM 145 FER 020904
 3055/1656 LAWRENCE J & CAROLINE SCHREADER TO GEWIN P & ELIZABETH ELLISON HW
 07FC LOC FROM 120 QG FROM 615 SFR GOOD COND NO ADDS DLS 101906
 09 QG FROM 660 DLS 041809
 4157/1669 FINAL DISSOLUTION OF MARITAL AGREEMENT ELIZABETH ELLISON SHALL HAVE EXCLUSIVE USE AND POSSESSION OF THE MARITAL HOME LOCATED AT PHYS ADDR FOR ONE YEAR CMD 050812
 4274/1211 CT VS GEWIN P ELLISON AND ELIZABETH E ELLISON SOLD TO FEDERAL NATL MTG ASSN
 4345/318 FEDERAL NATL MTG ASSN TO IH2 PROPERTY FLORIDA LP
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 4582/891 IH2 PROPERTY FLORIDA LP TO 2015-1 IH2 BORROWER LP
 4582/891 M SALE INCL OVER 25 PARCELS 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 AK3821698 CB 080516
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 5107/1533 2018-2 IH BORROWER LP SUCC BY MERGER WITH 2015-1 IH2 BORROWER LP AND 2015-2 IH2 BORROWER LP TO 2018-2 1H BORROWER LP
 5107/1533 M SALE INCL OVER 25 LOTS IN VARIOUS SUBS

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 3814688
Parcel ID 32-18-26-0026-000-11600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0834 Comp 1
PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
CARLISI ANTHONY & AMY		
13421 BISCAYNE DR		
GRAND ISLAND	FL	32735

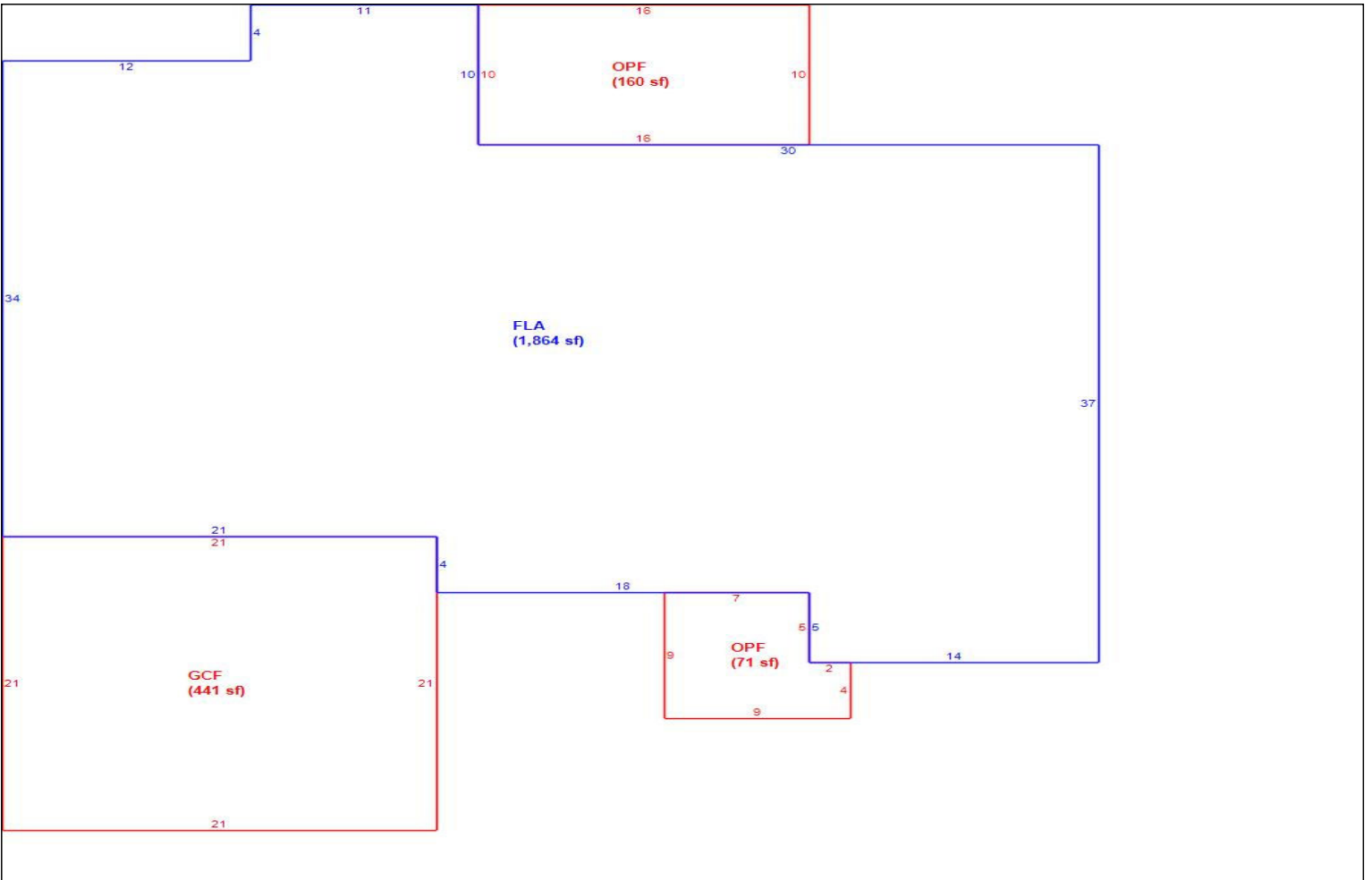
Comp 1

Property Location			
Site Address 13421 BISCAYNE DR			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	2015
Property Use		Last Inspection	
00100	SINGLE FAMILY	NPD	07-22-202

Legal Description
BISCAYNE HEIGHTS PHASE II PB 48 PG 40-43 LOT 116 ORB 6131 PG 1482

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	52,000.00	0.0000	1.38	1.000	1.000	0	71,760
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		71,760		
Classified Acres		0		Classified JV/Mkt		71,760		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 230,475
		Deprec Bldg Value	223,561
		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	1,864	1,864	1864	2003	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	102.39	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	231	0	230,475	Wall Type	03	Heat Type	6
					Condition			Foundation	3
					% Good			Fireplaces	0
					Functional Obsol			Roof Cover	3
					0			Type AC	03
					Building RCNLD				
TOTALS		1,864	2,536	1,864	223,561				

Alternate Key 3814688
 Parcel ID 32-18-26-0026-000-11600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0834 Comp 1
 PRC Run: 12/2/2024 By
 Card # 1 of 1

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
UBF3	UTILITY BLDG FINISHED	176.00	SF	10.50	2006	2006	1848.00	60.00	1,109
PLD3	POOL/COOL DECK	140.00	SF	7.33	2006	2006	1026.00	70.00	718
SEN2	SCREEN ENCLOSED STRUCTURE	332.00	SF	3.50	2006	2006	1162.00	57.50	668

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2006081243	08-29-2006	01-30-2007	3,000	0000	SHED 12X16	01-30-2007		
2007	2006021353	03-07-2006	10-19-2006	2,961	0000	SCRN RM 10X14 NEW SLAB & SCRN	10-19-2006		
2004	200210051	02-05-2003	01-08-2004	111,980	0000	SFR FINALED 1-21-03			
2003	2002100051	10-11-2002	01-21-2003	111,980	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023048498	6131 1482	04-24-2023	WD	Q	01	I	340,000				
2020037997	5447 1219	03-27-2020	WD	U	19	I	245,000				
	2288 0248	03-28-2003	WD	Q	Q	I	156,000				
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	
71,760	223,561	2,495	297,816	0	297816	0.00	297816	297816	290,717	

Parcel Notes

04 NBHD FROM 4478 LOC FROM 145 FER 020904
 05FC QG FROM 615 FOR EQUITY MB 101904
 07FC QG FROM 620 ADD MISC PLD AND SEN ARE PATIO AREA ON RIGHT REAR CORNER OF SFR DLS 101906
 15X GERALD FRANK LUCIER 66 DECEASED 011715 STATE FILE NBR 2015010632
 5447/1219 GLORIA J LUCIER TO KENNETH WAYNE HARTLEY AND AMANDA LEIGH FISHER JTWROS
 20X COURTESY HX CARD SENT 052120
 21IT QG FROM 650 MLS G5025493 NPD 110620
 21 MLS G5025493 NPD 072220
 6131/1482 AMANDA LEIGH FISHER AND KENNETH WAYNE HARTLEY TO ANTHONY & AMY CARLISI HW

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Alternate Key 3820249
Parcel ID 32-18-26-0027-000-14100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0834 Comp 2
PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
DE MELO BRIAN P & CORINNE A		
33640 TROPICAL WIND LN		
GRAND ISLAND	FL	32735

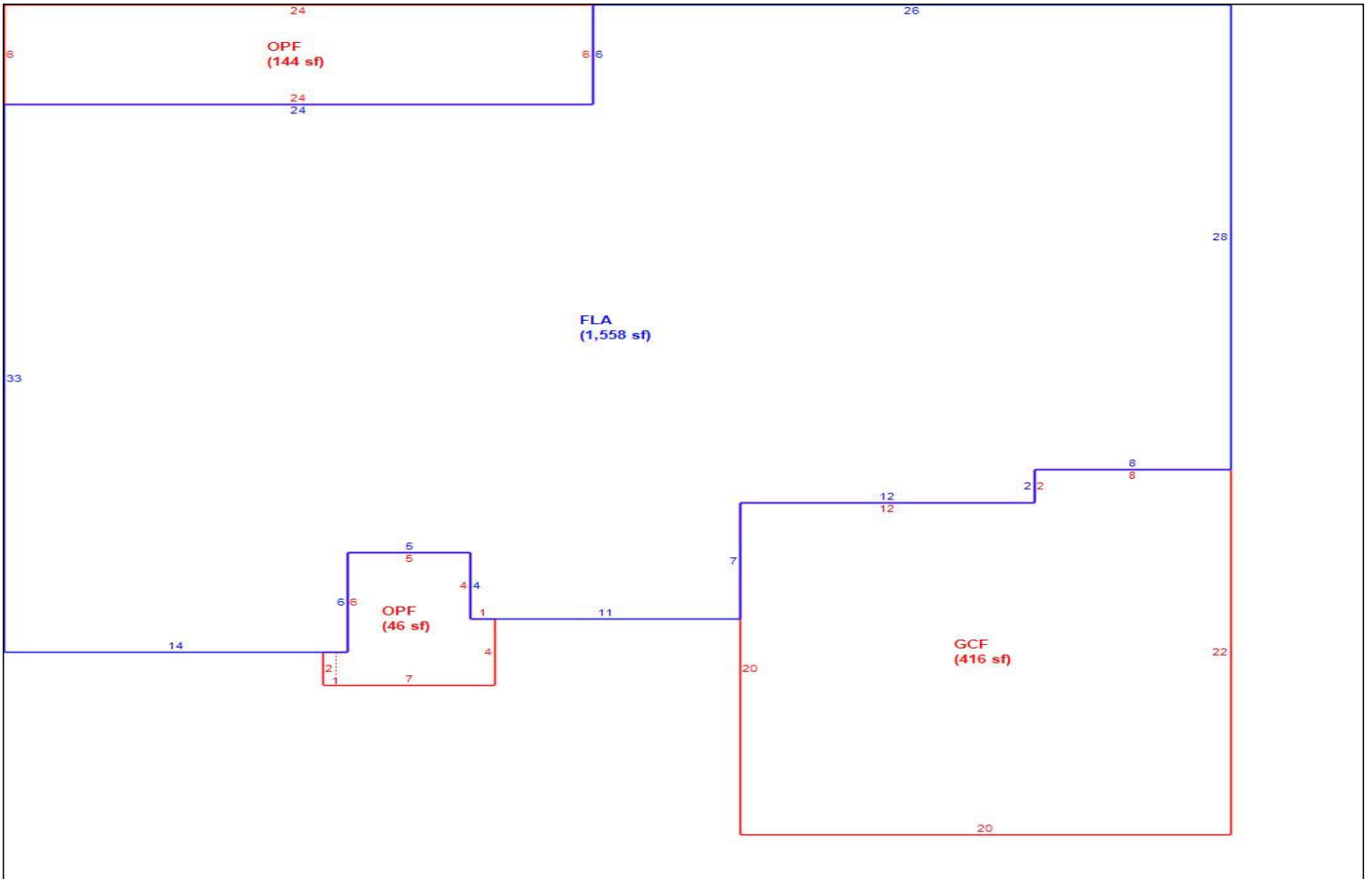
Comp 2

Property Location			
Site Address	36640 TROPICAL WIND LN		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	2015
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
BISCAYNE HEIGHTS PHASE III PB 50 PG 46-47 LOT 141 ORB 6249 PG 2283

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	52,000.00	0.0000	1.38	1.000	1.000	0	71,760
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		71,760		
Classified Acres		0		Classified JV/Mkt		71,760		Classified Adj JV/Mkt		0		

Sketch					
Bldg	1	Sec	1	of	1
Replacement Cost	199,503		Deprec Bldg Value	193,518	
Multi Story	0				



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,558	1,558	1558	Effective Area	1558	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	416	0	Base Rate	103.71	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	190	0	Building RCN	199,503	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	193,518	Roof Cover	3	Type AC	03
TOTALS		1,558	2,164	1,558						

Alternate Key 3820249
 Parcel ID 32-18-26-0027-000-14100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0834 Comp 2
 PRC Run: 12/2/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005010769	01-25-2005	08-11-2005	95,568	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023146035	6249 2283	11-15-2023	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000	
2023138417	6240 2093	11-09-2023	WD	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000	
2021171300	5855 0771	11-23-2021	WD	Q	01	I	246,100					
2022108354	6006 0618	11-05-2021	WD	U	11	I	100					
2021171299	5855 0768	11-05-2021	WD	U	11	I	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	
71,760	193,518	0	265,278	0	265278	50,000.00	215278	240278	259,243	

Parcel Notes

04 NBHD FROM 4478 LOC FROM 130 FER 020904
 3160/2028 GARY E & DIEP DAO MORELAND TO DON F BRIGGS SINGLE
 06 NOT PUBLIC RECORD SEE SCANNED INFO FN 071006
 06X DON F BRIGGS DID HAVE HX ON AK2858478 WITH HIS WIFE JACQUELINE BUT FILED HERE AS A SINGLE PERSON 070706
 09 QG FROM 665 DLS 041809
 5396/556 DON & KASEY BRIGGS TO HP FLORIDA I LLC
 5458/2033 HP FLORIDA I LLC TO HPA BORROWER 2020-2 ML LLC
 5458/2033 M SALE INCL AK3863573 AK3817543 AK3849202 AK3783945 AK3820249 AK3896948 AK3858525 AK3860349 AK3775083
 06 NOT PUBLIC RECORD BELONGS TO DON F BRIGGS PHYS ADDR 36640 TROPICAL WIND LN GRAND ISLAND 32735 DO NOT GIVE NAME & ADDR TO ANYONE FN 071006
 5855/768 M SALE INCL AK3820249 AK3845802 SFR BORROWER 2021-2 SUCC BY MERGER HPA BORROWER 2016-2 ML LLC TO SFR ACQUISITIONS 6 LLC
 5855/771 SFR ACQUISITIONS 6 LLC TO MEGHAN PUZIO MARRIED
 22CC EFILE HX APP NT 022522
 6006/618 POST DEED ONLY M SALE INCL AK3820249 AK3845802 SFR BORROWER 2021-2 SUCC BY MERGER HPA BORROWER 2016-2 ML LLC TO SFR ACQUISITIONS 6 LLC GRANTOR DOES NOT OWN SOLD IN 5855/771
 24CC EFILE HX PORT APP CP 120423
 6240/2093 CORRECTIVE DEED FOR ORB 5855/771 TO CORRECT GRANTOR SB SFR ACQYISITIONS 6 LLC
 6249/2283 MEGHAN & BARY O PUZIO TO BRIAN PEIXOTO & CORINNE ANN DE MELO HW
 24X MEGHAN APPLIED FOR PORT FROM THIS HOME TO THIS HOME BUT PROPERTY WAS SOLD PRIOR TO JAN 1 AND PREVIOUS TO THAT SHE HAD HX NOT SURE INTENT OF APP DB 010424
 24X HX REMOVED PREV OWNERS MOVED AND APPLIED FOR HX ON AK 3820249 KCH 013024
 24CC EFILE HX APP CP 021524

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 3820243
 Parcel ID 32-18-26-0027-000-13500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0834 Comp 3
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
BLOOM ARLEN AND ANGEA L KENDALL		
36707 TROPICAL WIND LN		
GRAND ISLAND	FL	32735

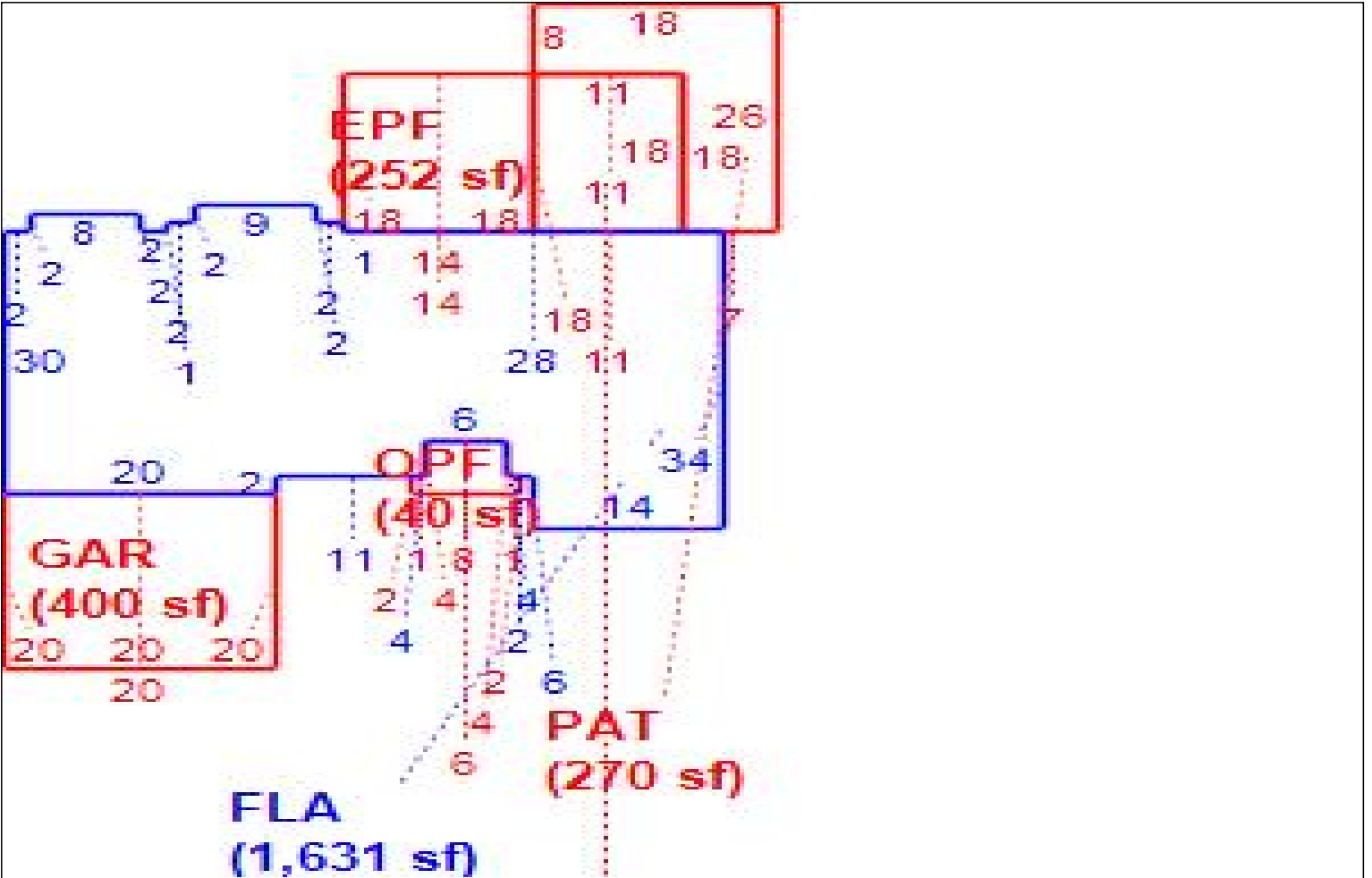
Comp 3

Property Location			
Site Address 36707 TROPICAL WIND LN			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	2015
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
BISCAYNE HEIGHTS PHASE III PB 50 PG 46-47 LOT 135 ORB 6137 PG 165

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	52,000.00	0.0000	1.38	1.000	1.000	0	71,760
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		71,760		
Classified Acres		0		Classified JV/Mkt		71,760		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 211,117
Deprec Bldg Value 204,783		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
EPF	ENCLOSED PORCH FIN	0	252	0	2004				
FLA	FINISHED LIVING AREA	1,631	1,631	1,631	Effective Area				
GAR	GARAGE FINISH	0	400	0	Base Rate				
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN				
PAT	PATIO UNCOVERED	0	468	0	Condition				
TOTALS		1,631	2,791	1,631	% Good				
					Functional Obsol				
					Building RCNLD				
					204,783	Roof Cover			
						3	Type AC		03

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Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
SEN2	SCREEN ENCLOSED STRUCTURE	942.00	SF	3.50	2005	2005	3297.00	55.00	1,813

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005020547	02-18-2005	08-11-2005	2,000	0000	SEN 17X26			
2005	2004051391	06-09-2004	10-29-2004	91,036	0000	SFR 36707 TROPICAL WIND LN			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023052751	6137	0165	05-01-2023	WD	Q	01	I	325,000	002	WIDOW	2024	5000
	4116	0207	01-13-2012	WD	U	U	I	102,900	039	HOMESTEAD	2024	25000
	2668	1920	10-01-2004	WD	Q	Q	I	166,000	059	ADDITIONAL HOMESTEAD	2024	25000
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	
71,760	204,783	1,813	278,356	0	278356	55,000.00	223356	248356	272,182	

Parcel Notes

04 NBHD FROM 4478 LOC FROM 130 FER 020904
 06FC SEN TO ENCLOSE CAN ADD CAN5 EPA6 QG FROM 625 VALUE UPDATE MB 081105
 10X TVADX APPROVED FOR RICHARD MERRILL GC
 12X RICHARD & EDYTHE MERRILL MOVED 011212 PER NOTE DTD 011812
 4116/207 RICHARD L & EDYTHE M MERRILL TO LEROY & PATRICIA A CARLTON HW
 12SALE ORB 4116/207 U SALE SHORT SALE 213600 MTG PER MLS LISTING G4677915 INFO SCANNED FER 021712
 14X PATRICIA A CARLTON IS A RESIDENT OF NC BUT THEY DO NOT HAVE AN EXEMPTION IN SC GC 111813
 4404/1338 AFFIDAVIT OF FLORIDA RESIDENT FOR LEROY CARLTON RESIDENT SINCE 010112
 6137/165 LEROY & PATRICIA A CARLTON TO ARLEN BLOOM SINGLE AND ANGEA LEIGH KENDALL SINGLE JTWROS
 24CC EFILE HX PORT APP CP 112623
 24CC SUBMITTED WX APP WITH DC CP 082324

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