



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **1820995**

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 #	2024-0835	County	Lake
		Tax year	2024
		Date received	9-12-24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: INV_HOME; SRP Sub LLC a Delaware LLC		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 #	3219271301-003-02100 311 Stanley Bell 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 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 # 2024-0835	Alternate Key: 1820995	Parcel ID: 32-19-27-1301-003-02100
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 311 STANLEY BELL DR MOUNT DORA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SRP SUB LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 362,849	\$ 362,849
2. Assessed or classified use value, *if applicable	\$ 305,280	\$ 305,280
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 305,280	\$ 305,280

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

Last Sale Date 4/30/2013 Price: \$81,000 Arm's Length Distressed Book 4322 Page 226

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1820995	1669804	1469660	1766818
Address	311 STANLEY BELL DR MOUNT DORA	408 N TREMAIN ST MOUNT DORA	110 N CLAYTON ST MOUNT DORA	1601 E 1ST AVE MOUNT DORA
Proximity				
Sales Price		\$554,000	\$457,000	\$385,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	0.00%	3.60%
Adjusted Sale		\$490,844	\$388,450	\$341,110
\$/SF FLA	\$181.42 per SF	\$236.89 per SF	\$213.67 per SF	\$197.17 per SF
Sale Date		3/24/2023	12/18/2023	3/22/2023
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	2,000	2,072	-3600	1,818	9100	1,730	13500
Year Built	1981	1912		1952		1925	
Constr. Type	Wood	Wood		Block		Wood	
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	2.0	2.1	-2500	2.0		2.0	
Garage/Carport	1 Car Garage	None	10000	None	10000	None	10000
Porches	Open	Open		Open		Open	
Pool	N	N	0	N	0	N	0
Fireplace	1	1	0	0	2500	1	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	2 Car Grage	-20000			Carport	-5000
Site Size	0.28	0.73	-20000	0.29		0.30	
Location							
View							
		-Net Adj. 7.4%	-36100	Net Adj. 5.6%	21600	Net Adj. 5.4%	18500
		Gross Adj. 11.4%	56100	Gross Adj. 5.6%	21600	Gross Adj. 8.4%	28500
Adj. Sales Price	Market Value \$362,849	Adj Market Value	\$454,744	Adj Market Value	\$410,050	Adj Market Value	\$359,610
	Value per SF 181.42						

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.

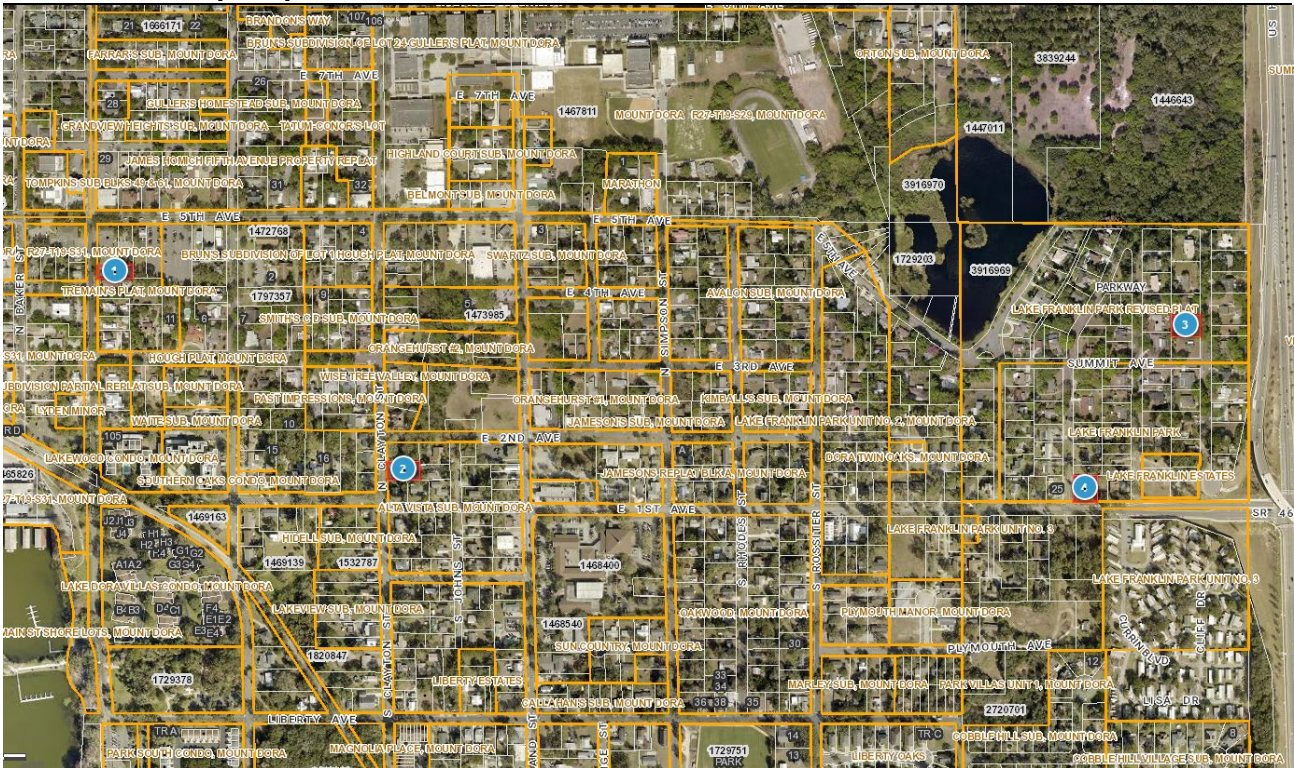
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/25/2024

2024-0835 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	1669804	408 N TREMAIN ST MOUNT DORA	0.91
2	Comp 2	1469660	110 N CLAYTON ST MOUNT DORA	0.66
3	Subject	1820995	311 STANLEY BELL DR MOUNT DORA	-
4	Comp 3	1766818	1601 E 1ST AVE MOUNT DORA	0.16
5				
6				
7				
8				

Alternate Key 1820995
Parcel ID 32-19-27-1301-003-02100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0835 Subject
PRC Run: 11/27/2024 By

Card # 1 of 1

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

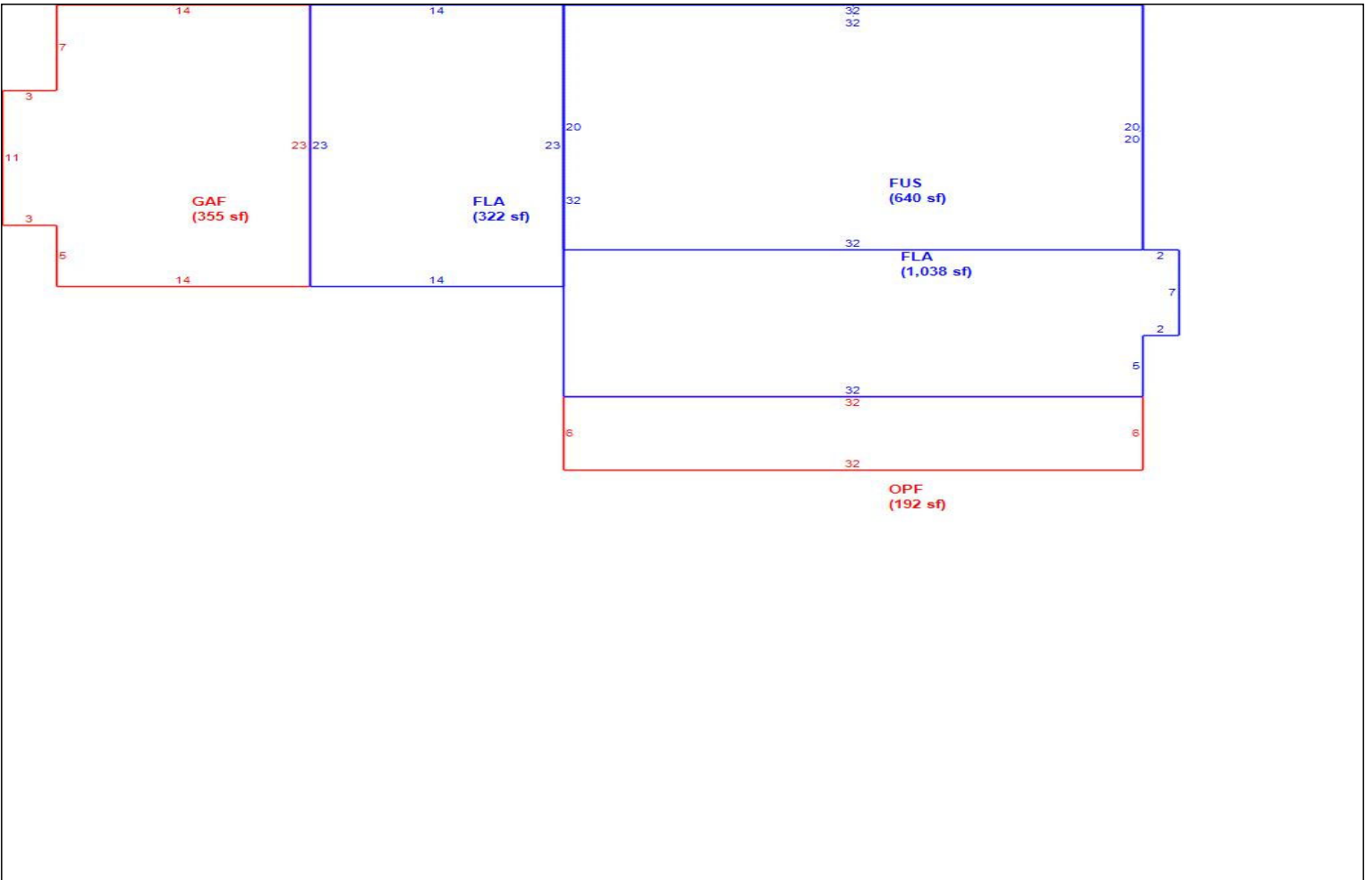
Subject

Property Location		
Site Address	311 STANLEY BELL DR	
	MOUNT DORA	FL 32757
Mill Group	00MD	NBHD 0717
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-16-201

Legal Description
LAKE FRANKLIN PARK REVISED PLAT PB 9 PG 21 LOTS 21, 22 BLK 3 ORB 5065 PG 658

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	100	135		13,500.00 FD	550.00	1.0138	1.60	1.000	1.000	0	89,214
Total Acres		0.31		JV/Mkt		0		Total Adj JV/Mkt		89,214		
Classified Acres		0		Classified JV/Mkt		89,214		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 282,098
		Deprec Bldg Value 273,635	Multi Story 1



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	1,360	1,360	1360	1981				
FUS	FINISHED AREA UPPER	640	640	640	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	355	0	117.68	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	192	0	282,098	Wall Type	01	Heat Type	6
					Condition	EX		Fireplaces	1
					% Good	97.00			
					Functional Obsol	0	Foundation	3	Type AC
					Building RCNLD	273,635	Roof Cover	3	
TOTALS		2,000	2,547	2,000					

Alternate Key 1820995
 Parcel ID 32-19-27-1301-003-02100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0835 Subject By
 PRC Run: 11/27/2024
 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	
2014	FUNC	09-18-2013	06-03-2014	1	0008	CK FUNC AND COND C NOTE	06-03-2014		
2014	2013080073	08-29-2013	06-03-2014	3,800	0002	ALT	06-03-2014		
2014	2013080054	08-16-2013	06-03-2014	6,500	0002	REROOF SHINGLE	06-03-2014		
2006	05-00804	11-22-2005	05-31-2006	5,200	0000	REROOF			
2005	SALE	01-01-2004	05-27-2005	1	0000	CHECK VALUE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018016011	5065	0658	02-08-2018	WD	U	M	I	100			
	4465	2079	04-10-2014	WD	U	M	I	2,465,500			
	4322	0226	04-30-2013	CT	U	U	I	81,000			
	2717	1945	12-14-2004	WD	Q	Q	I	166,000			
	0711	1686	10-21-1980	WD	U	U	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	
89,214	273,635	0	362,849	57569	305280	0.00	305280	362849	354,069	

Parcel Notes

88X ANNA M KNAB DECEASED RUSSELL IS MARRIED TO MARGARET KNAB
 88 NBHD FROM 4077
 97 ADJUSTED SFR FD
 01 QG FROM 450 COND FROM 2 FD 010101
 02 QG FROM 475 FD 030102
 03 LOC FROM 155 QG FROM 500 FD 060103
 2717/1945 RUSSELL KNAB UNREMARIED WIDOWER AND SURVIVING SPOUSE OF ANNA M KANB DECEASED TO DAVID K & JENNIFER L BERGENDAL HW
 05FC ADD 3X11 TO GAF NPA SF FROM 322 ADD UBF NPA QG FROM 565 SFR IN SUPERIOR COND NEW AC UNIT DN 052705
 06 LOC FROM 200 COND FROM 3 EAG FROM 1 FD 060306
 08X DAVID K & JENNIFER L BERGENDAL FILED 08HX IN ORANGE COUNTY PER APPL DTD 030308 DAVID & JENNIFER ARE SEPARATED AND HER ADDRESS IS 30345 LIPIZZAN TERR MOUNT DORA 32757
 11TR NOT DELIVERABLE AS ADDRESSED 1879 TOURNAMENT DR APOPKA 32712
 12TR NOT DELIVERABLE AS ADDRESSED 1879 TOURNAMENT DR APOPKA FL 32712 2018
 12TR 2ND ATTEMPT NOT DELIVERABLE AS ADDRESSED 311 STANLEY BELL DR MOUNT DORA FL 32757
 4322/226 CT VS DAVID K & JENNIFER L BERGENDAL ET AL PROP SOLD TO COLFIN A1-FL 4 LLC
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 072913
 4362/682 AMENDED CT TO CORRECT GRANTEE NAME SB COLFIN A1-FL 4 LLC
 13VAB PETITION 2013-194 TJW 091713
 13TRIM FC CPF3 TO FLA QG FROM 630 BEDS FROM 0 UBF FROM GR3 SFR WAS IN NEED OF MAJOR REPAIRS WOOD ROT ON SFR INT NEEDS WORK ALL AS OF 010113 AS OF TODAY SFR HAS HAD AND WAS GETTING WORK DONE NEW WOOD PAINT AND INT FLOORING CK COND FOR 2014 ADD FUNC CK FOR 2014 TMP 091813
 13VAB 2013-194 WITHDRAWN WITH REDUCTION FROM 122162 TO 80804 TJW 093013

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Alternate Key 1669804
 Parcel ID 32-19-27-2400-000-00301

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0835 Comp 1
 PRC Run: 11/27/2024 By
 Card # 1 of 1

Current Owner		
GENAO YANINA		
1476 CHIPPEWA LN		
GENEVA	FL	32732

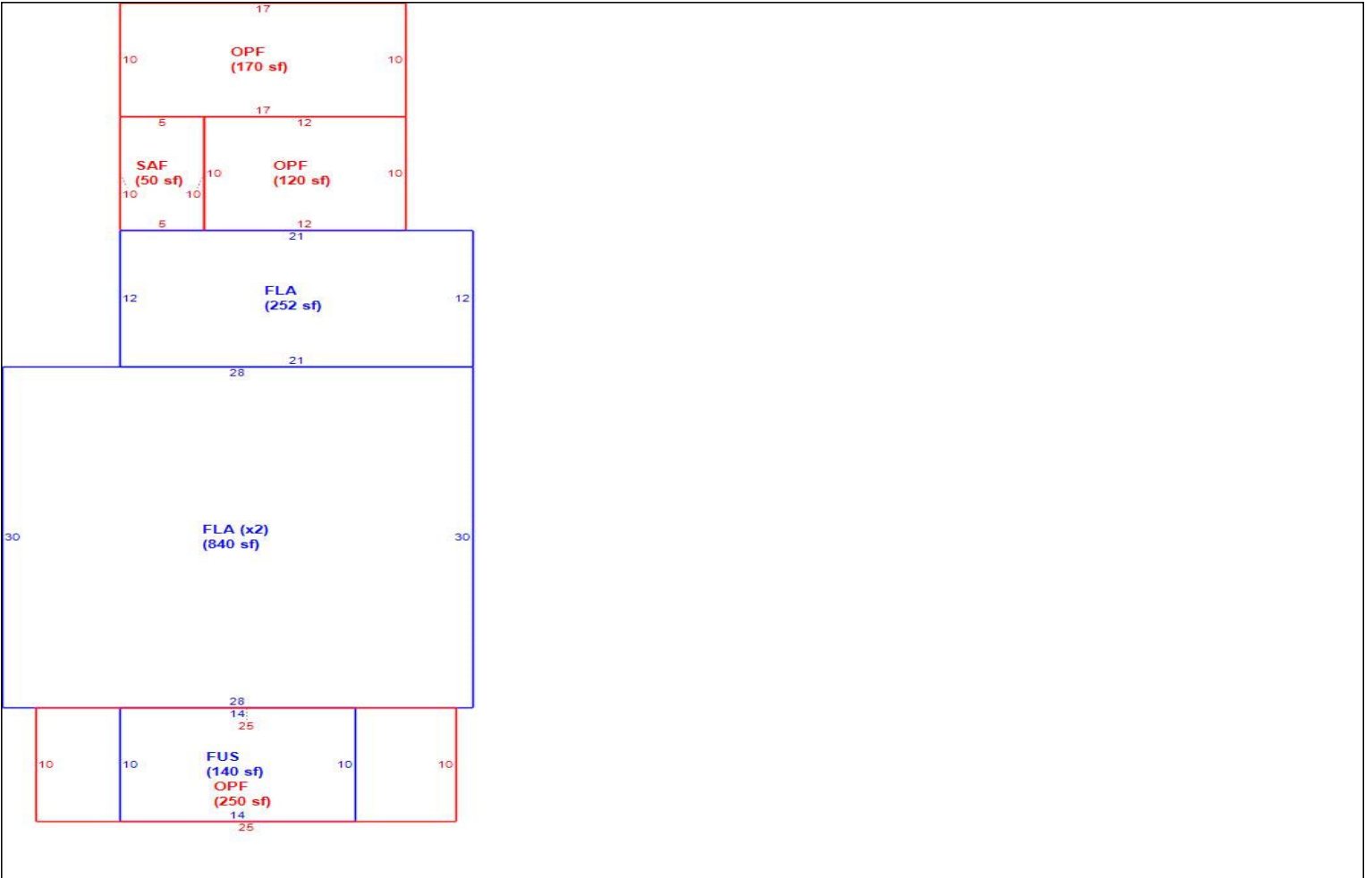
Comp 1

Property Location			
Site Address	408 N TREMAIN ST		
	MOUNT DORA	FL	32757
Mill Group	0MD1	NBHD	0723
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	02-14-202

Legal Description
MOUNT DORA, TREMAIN'S PLAT S 62.5 FT OF LOT 3, S 63.5 FT OF LOT 5 PB 2 PG 17 ORB 6113 PG 2145

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	64	165		10,560.00 FD	550.00	0.9300	3.50	1.000	1.000	0	114,576
Total Acres		0.24		JV/Mkt		0		Total Adj JV/Mkt		114,576		
Classified Acres		0		Classified JV/Mkt		114,576		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 275,182 Deprec Bldg Value 250,416 Multi Story 1



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	1,932	1,932	1932	1912	No Stories	1.75	Full Baths	2
FUS	FINISHED AREA UPPER	140	140	140	2072	Quality Grade	690	Half Baths	1
OPF	OPEN PORCH FINISHE	0	540	0	108.66	Wall Type	01	Heat Type	6
STF	STORAGE ROOM FINIS	0	50	0	275,182	Foundation	1	Fireplaces	1
TOTALS		2,072	2,662	2,072	EX	Roof Cover	3	Type AC	03

Alternate Key 1669804
 Parcel ID 32-19-27-2400-000-00301

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0835 Comp 1
 PRC Run: 11/27/2024 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
DGF4	DETACHED GARAGE	400.00	SF	40.00	1960	1960	16000.00	60.00	9,600

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	21-09-0092	09-21-2021	04-05-2022	20,000	0002				
2020	19-08-0075	08-26-2019	02-13-2020	1,000	0002	REPAIR STRUCTURE	02-14-2020		
2019	P18-01-0045	02-15-2018	02-28-2019	16,500	0002	REMODEL BATH & RELOCATE HALF B	02-27-2019		
2001	00-658	10-11-2000	12-01-2000	2,300	0000	ADD 1/2 BATH			
1998	9600600	01-01-1997	12-01-1997	6,000	0000	REMODEL,INT RENOVATIONS			
1996	9500152	03-01-1995	12-01-1995	1,516	0000	HANDICAP RAMP			
1996	9500063	02-01-1995	12-01-1995	2,185	0000	RE-ROOF			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023034102	6113	2145	03-24-2023	WD	Q	01	I	554,000			
	2068	0772	01-24-2002	WD	U	U	I	0			
	1342	1887	01-01-1995	WD	Q	Q	I	73,400			
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	
114,576	250,416	9,600	374,592	0	374592	0.00	374592	374592	366,700	

Parcel Notes

88 NBHD FROM 4088
 98FC CHANGE LAND USE FROM 0100 CHANGE YEAR BUILT TO 1912 QG FROM 300 EFF AGE FROM 4 COND FROM 1 ADD A/C FD 030198
 00FC CHG EAG FROM 3 AND QG FROM 450 COND FROM 2 FD 010100
 01FC ADD 1 2FIX BATH DGF TO GRADE 6 CHANGE EPA4 TO OPF ADD FLA7 ABOVE OPF4 QG FROM 500 FD 020101
 2068/772 ANDREA BURR TO JAMES E YATSUK & ANDREA BURR HW
 03 LOC FROM 1.15 QG FROM 550 FD 0603
 05TR NOT DELIVERABLE AS ADDRESSED 101 N GRANDVIEW ST A12 MT DORA
 14FCL USE FROM 1200 COND FROM 3 NBHD FROM 716 LOC FROM 34 JNH 020714
 19FC SFR CORRECT SKETCH AVG COND QG FROM 500 TMP 022819
 20FC SFR AVG COND QG FROM 660 NO EXT CHGS TMP 021320
 20X JAMES & ANDREA YATSUK MOVED APPLIED FOR HX & PORT ON AK1668174 DB 040120
 6113/2145 JAMES E YATSUK & ANDREA LORING BURR-YATSUK AKA ANDREA BURR TO YANINA GENAO

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Alternate Key 1469660
Parcel ID 32-19-27-2600-00D-01200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0835 Comp 2
PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
PARLATO CAROLYN K		
110 N CLAYTON ST		
MOUNT DORA	FL	32757

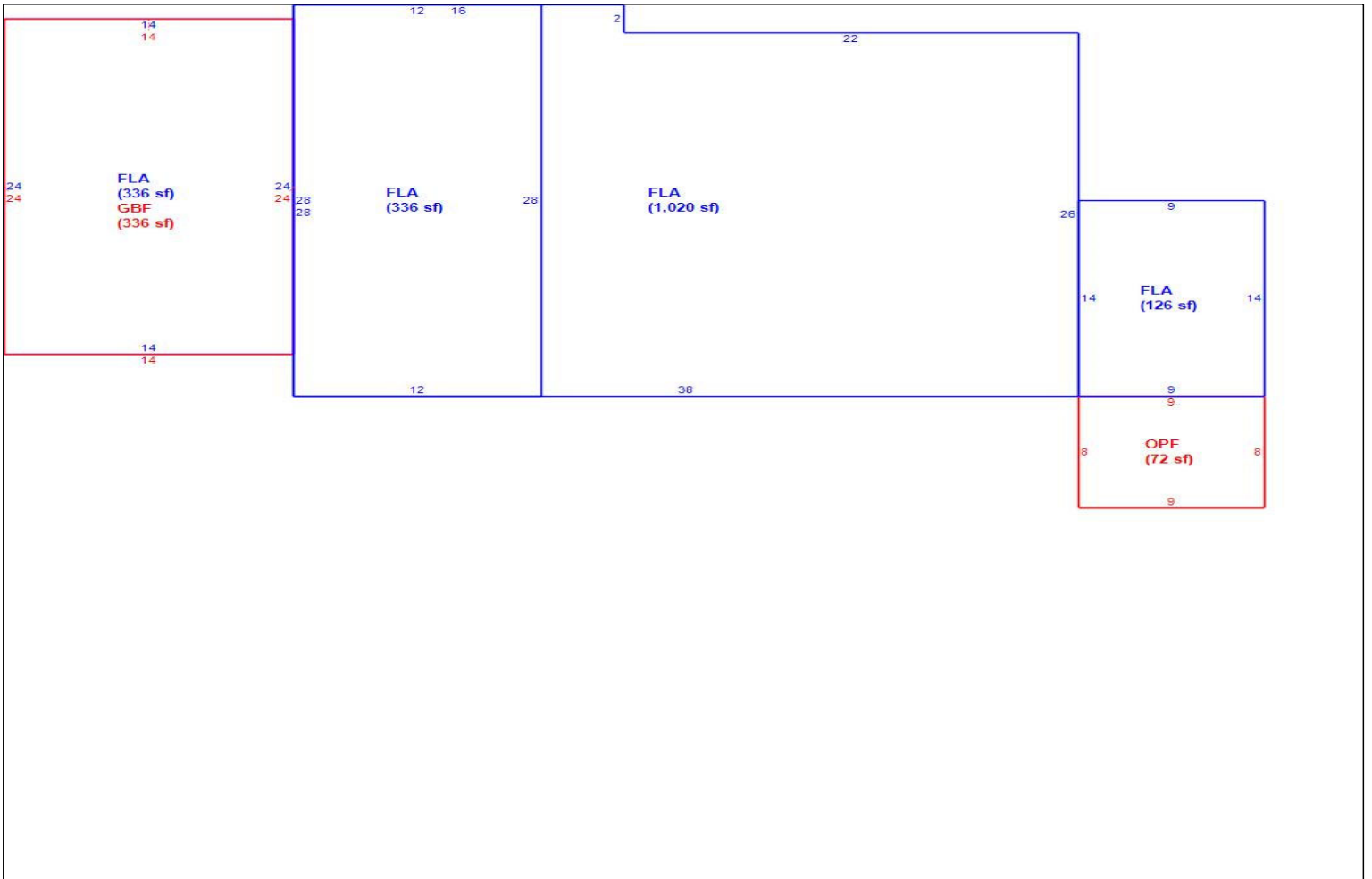
Comp 2

Property Location			
Site Address 110 N CLAYTON ST			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	0745
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	02-08-202

Legal Description
MOUNT DORA, ALTA VISTA LOTS 12, 13, S 15 FT OF LOT 14, BLK D PB 2 PG 14 ORB 6260 PG 2013

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	85	150		12,750.00 FD	600.00	1.0554	2.50	1.000	1.000	0	134,564
Total Acres		0.29		JV/Mkt		0		Total Adj JV/Mkt		134,564		
Classified Acres		0		Classified JV/Mkt		134,564		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 268,180
		Deprec Bldg Value 246,726	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2	
FLA	FINISHED LIVING AREA	1,818	1,818	1818	1952	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	336	0	124.12	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	72	0	268,180	Wall Type	02	Heat Type	6	
TOTALS		1,818	2,226	1,818	EX	Foundation	3	Fireplaces	0	
					92.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD					
					246,726					

Alternate Key 1469660
Parcel ID 32-19-27-2600-00D-01200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0835 Comp 2
PRC Run: 11/27/2024 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
DEC2	DECK - WOOD	192.00	SF	4.63	2018	2018	889.00	80.00	711

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	SALE	01-01-2021		1	0099	CHECK VALUE			
2021	P20-02-0002	02-03-2020	10-28-2020	7,589	0002	REPL WINDOWS 7	01-04-2021		
2019	SALE	01-01-2018	04-04-2019	1	0099	CHECK VALUE	04-05-2019		
2009	SALE	01-01-2008	04-27-2009	1	0000	CHECK VALUES			
2002	SALE	01-01-2001	03-20-2002	1	0000	CHECK VALUE			
1995	9400317	06-01-1994	12-01-1994	400	0000	SIDING			
1995	9400092	02-01-1994	12-01-1994	1,000	0000	FENCE			
1994	00001	12-01-1993	12-01-1994	1	0000	CK FOR'95 ROLL			
1994	9300291	05-01-1993	12-01-1993	850	0000	STUCCO,DRIVEWAY,ETC.			
1994	00001	05-01-1993	12-01-1993	23	0000	CK SKETCH,2-STORT..BSMT??			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023154916	6260	2013	12-18-2023	WD	Q	01	I	457,000	003	DISABILITY VETERAN	2024	5000
2022093937	5988	2430	04-15-2022	QC	U	11	I	0	039	HOMESTEAD	2024	25000
2022057173	5943	1326	03-28-2022	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2021032343	5660	0249	02-20-2021	WD	Q	01	I	335,000				
2019001511	5219	0136	12-28-2018	WD	Q	Q	I	280,000				
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	
134,564	246,726	711	382,001	0	382001	55,000.00	327001	352001	374,052	

Parcel Notes

88 NBHD CHGD FROM 4090
 91 ADD GBF SBF BOTH NPA UNDER FLA FER 051892
 97 DEBRA BONVISUTO DIVORED RICHARD96
 00 LAND LOC FROM 150 QG FROM 400 FD 0500
 1957/1148 DEBRA L BONVISUTO TO JOANNE L HODGES
 02FC QG FROM 450 FD 0302
 02 DENY HX*JOANNE L HODGES FILED 3/4/02**MOVED ONTO THIS PROP 022100 PER HX APPLICATION *DEED DATED 051801
 03 LOC FROM 200 FD 0603
 04 QG FROM 590 FD 032404
 05 NBHD FROM 741 FER 072304
 05 UPDATE EAG FROM 2 QG FROM 630 DN 060805
 3642/2044 JOANNE L HODGES TO ROBERT D & CHRISTINE T YOUNG HW
 09FC ADD DEC NPA FIREPLACES FROM 0 BEDROOMS FROM 0 TMP 042709
 5219/136 ROBERT D & CHRISTINE T YOUNG TO JILL WALTERS
 19FC SFR GOOD COND SBF2 AND EPA6 TO FLA LOC FROM 275 NBHD FROM 744 DEC YR FROM 2009 TMP 040419
 19X RECD HX APP SIGNED BY A DAVID WALTERS AS GUARDIAN SENT EMAIL REQUEST FOR PROOF OF GUARDIANSHIP FOR US TO APPROVE APP AND CHANGE ADDR JRF 082919
 19X RECD PROOF OF GUARDIANSHIP ALLOW HX AND MAILING ADDR CHGD JRF 082919
 20BILL DELETE FLA3 12X27 ADD TO FLA1 SF FROM 658 FLA2 AND GBF3 ARE ALL ON LOWER LEVEL EAG FROM 1 SFR HAS SOME SIGNS OF AGE BUT STILL IN GOOD COND BEDS FROM 3 REMOVE FPL NOW GONE AND COVERED OVER IN WALL TMP 112119
 21FC SFR GOOD COND NEW WINDOWS QG FROM 655 TMP 102820
 5660/249 JILL E WALTERS TO KIMBERLY & KELLIE LUPE-SMITH MARRIED COUPLE
 21X COURTESY HX CARD SENT 031921
 22FC SFR GOOD COND NO PHYS CHG TMP 020822

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 1766818
 Parcel ID 32-19-27-1300-007-02100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0835 Comp 3
 PRC Run: 11/27/2024 By

Card # 1 of 1

Current Owner		
TURNIER CHRISTOPHER & KRISTINE		
2455 W MINSTER DR		
COCOA	FL	32926

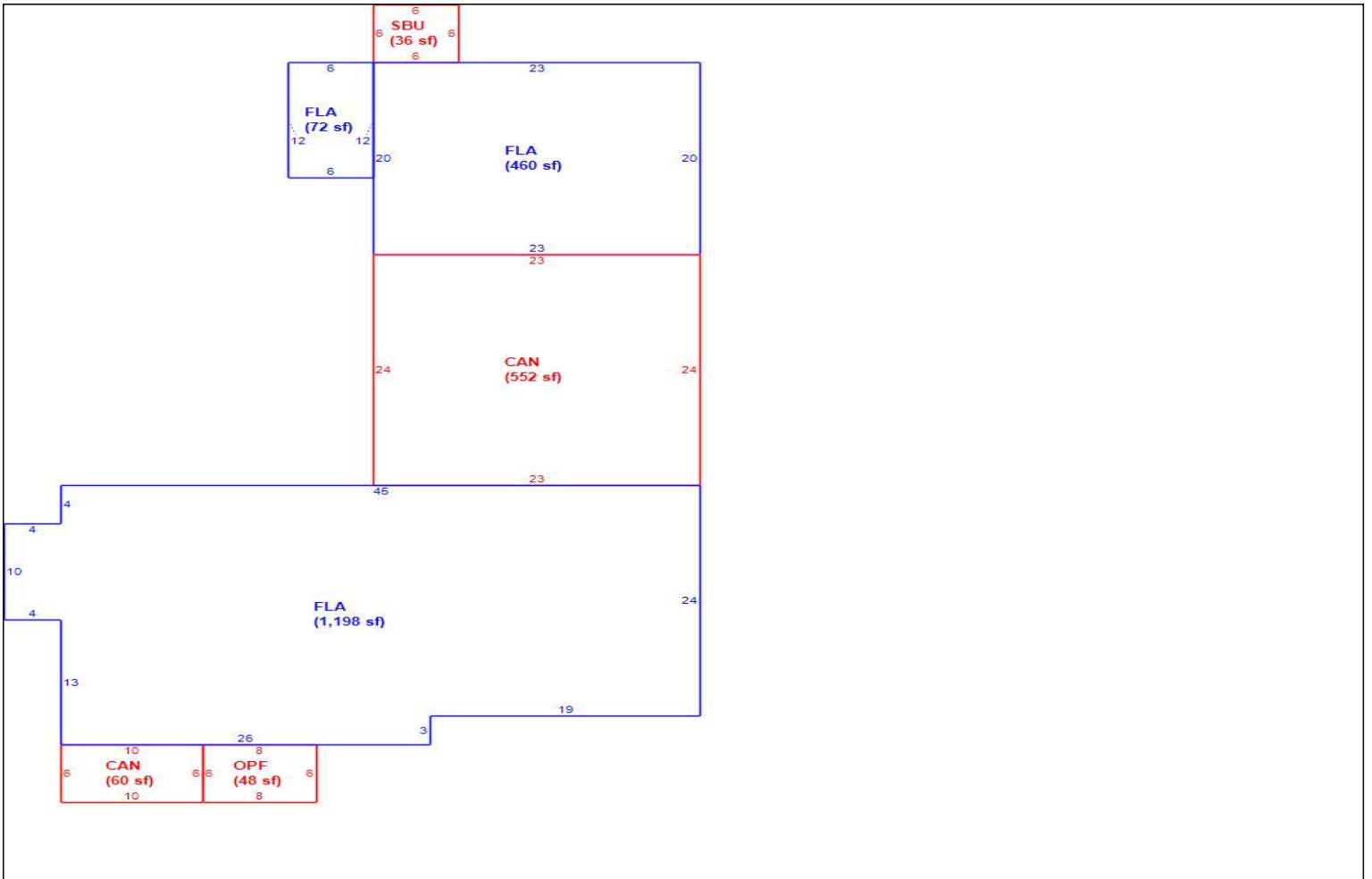
Comp 3

Property Location			
Site Address	1601 E 1ST AVE		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	0717
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	08-09-202

Legal Description
LAKE FRANKLIN PARK PB 6 PG 51 LOTS 21, 22 BLK 7 ORB 6120 PG 2279

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	110	120		13,200.00 FD	550.00	0.9692	1.60	1.000	1.000	0	93,819
Total Acres		0.30		JV/Mkt		0		Total Adj JV/Mkt		93,819		
Classified Acres		0		Classified JV/Mkt		93,819		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 241,084
		Deprec Bldg Value	221,797
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2	
FLA	FINISHED LIVING AREA	1,730	1,730	1730	1925					
OPF	OPEN PORCH FINISHE	0	48	0	Effective Area	1730	No Stories	1.00	Full Baths 2	
PAT	PATIO UNCOVERED	0	612	0	Base Rate	118.47	Quality Grade	690	Half Baths 0	
STF	STORAGE ROOM FINIS	0	36	0	Building RCN	241,084	Wall Type	01	Heat Type 6	
						Condition	EX	Foundation	2	Fireplaces 1
						% Good	92.00	Roof Cover	3	Type AC 03
						Functional Obsol	0			
TOTALS		1,730	2,426	1,730	Building RCNLD	221,797				

Miscellaneous Features *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UCP1	CARPORT/POLE SHED UNFINISHE	440.00	SF	3.00	2017	2017	1320.00	85.00	1,122

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	21-05-0096	05-24-2021	08-09-2021	7,800	0002	REPAIR ENTRY/SOFFITS/ROOF TILES	08-10-2021		
2019	SALE	01-01-2018	02-26-2019	1	0099	CHECK VALUE	02-27-2019		
2018	P17-05-0101	06-05-2017	05-23-2018	1,600	0002	CARPORT 21X20	12-12-2017		
2018	P17-03-0091	05-08-2017	05-23-2018	2,400	0002	REMODEL BATH/CARPORT FOUNDATI	12-12-2017		
2018	P17-03-0085	03-28-2017	08-04-2017	1,500	0004	DEMO GARAGE & CARPORT	08-07-2017		
2014	2013120037	12-12-2013	06-03-2014	4,285	0002	CHK AC	06-03-2014		
2014	JIM	01-01-2013	06-03-2014	1	0008	CK HX% FOR BLDG2			
2013	201200050	10-11-2012	03-21-2013	900	0002	REPL FRONT PORCH SLAB	03-21-2013		
2003	02-613	11-05-2002	05-05-2003	2,000	0000	ELEC UPGRADE,CK A/C & VALUES			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023039570	6120	2279	03-22-2023	WD	Q	01	I	385,000			
2019039198	5261	2136	03-19-2019	WD	U	M	I	100			
2018093899	5153	1465	08-06-2018	WD	U	M	I	227,000			
2017131821	5038	1917	06-29-2017	WD	U	M	I	100			
2017074280	4970	0962	06-29-2017	WD	U	M	I	185,000			
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	
93,819	221,797	1,122	316,738	0	316738	0.00	316738	316738	309,412	

Parcel Notes

88 NBHD FROM 4077
 97 ADJUSTED TO MKT FD
 1706/633 PAUL R & PHYLLIS J PRUITT TO LOUIS K BRANDING
 03FC ADD FLA3 CHG QG FROM 350 AND EAG FROM 4 BLDG4 HAS NEW AC RWT 050503
 03 LOC FROM 155 QG FROM 500 FD 060103
 04 QG BLDG1 FROM 400 FD 030104
 05 UPDATE BLDG1 QG FROM 550 DN 060105
 06 LOC FROM 200 BLDG1 QG FROM 590 BLDG2 EAG FROM 4 FD 060306
 13FC BLDG1 FLA1 FROM 1158SF FLA3 TO CAN QG FROM 630 ADD FP ADD BEDS 3FIX FROM 1 BLDG2 3FIX FROM 2 ADD BEDS CPF3 TO CPU
 GBU2 TO GAU ADD SBU4 QG FROM 630 ADD NEWER UBU JNH 032113
 4353/436 LOUIS K & MARIANNE B BRANDING LE REM THE LOUIS K BRANDING LIV TRS DTD 090105 AS AMENDED
 4353/436 M SALE INCL AK1133092 AK1766818
 14FC NEW AC ON BLDG1 WALL UNITS ON BLDG2 BLDG1 FLA1 WALL TYPE FROM 3 WOOD FRAME WITH STUCCO TJW 060314
 14 COMBINE BLDG1 AND BLDG2 WITH CAN4 INFO SCANNED TMP 061314
 4970/962 LOUIS K BRANDING AS TTEE TO JACK F WILLINGHAM AND VALERIE JO WILLINGHAM JTWROS
 4970/962 M SALE INCL AK1133092 AK1766818
 17X COURTESY HX CARD SENT 092117
 18CC SUBMITTED HX PORT NT 110617
 18FC CAN4 FROM 288SF GAU6 TO FLA SF FROM 300 YR FROM 1984 DELETE CPU7 ADD UCP JDB 080417
 5038/1917 CORRECTIVE DEED FOR 4970/962 TO CORRECT THE CO TENANCY RELATIONSHIP OF GRANTEE SB JACK F & VALERIE JO
 WILLINGHAM HW
 5038/1917 M SALE INCL AK1133092 AK1766818
 18X COURTESY HX CARD SENT 012218
 18CC SUBMITTED APP FOR REMOVAL OF HX KCH 080618

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