



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3535561**

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 # 2024-0837	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2017-2 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 or TPP account #	3318260600-000-01900 3051 Westgate 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0837	Alternate Key: 3535561	Parcel ID: 33-18-26-0600-000-01900	
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 3051 WESTGATE DR EUSTIS		<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2017-2 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 345,912	\$ 345,912	
2. Assessed or classified use value, *if applicable	\$ 288,560	\$ 288,560	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 288,560	\$ 288,560	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 5/20/2013 Price: \$140,000 Arm's Length Distressed Book 4334 Page 360

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3535561	3831364	3787456	3858452
Address	3051 WESTGATE DR EUSTIS	13800 WELLINGTON LN GRAND ISLAND	3518 Hunters Trail Cip Eustis	3151 ZANDER DR GRAND ISLAND
Proximity				
Sales Price		\$400,000	\$430,000	\$390,100
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	2.80%	3.20%
Adjusted Sale		\$357,600	\$377,540	\$344,068
\$/SF FLA	\$199.03 per SF	\$177.91 per SF	\$183.90 per SF	\$185.78 per SF
Sale Date		1/6/2023	5/5/2023	4/7/2023
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	1,738	2,010	-13600	2,053	-15750	1,852	-5700
Year Built	1999	2005		2006		2014	
Constr. Type							
Condition							
Baths	2.0	2.0		2.0		2.0	
Garage/Carport							
Porches							
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. 3.8%	-13600	-Net Adj. 4.2%	-15750	-Net Adj. 1.7%	-5700
		Gross Adj. 3.8%	13600	Gross Adj. 4.2%	15750	Gross Adj. 1.7%	5700
Adj. Sales Price	Market Value \$345,912	Adj Market Value	\$344,000	Adj Market Value	\$361,790	Adj Market Value	\$338,368
	Value per SF 199.03						

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.

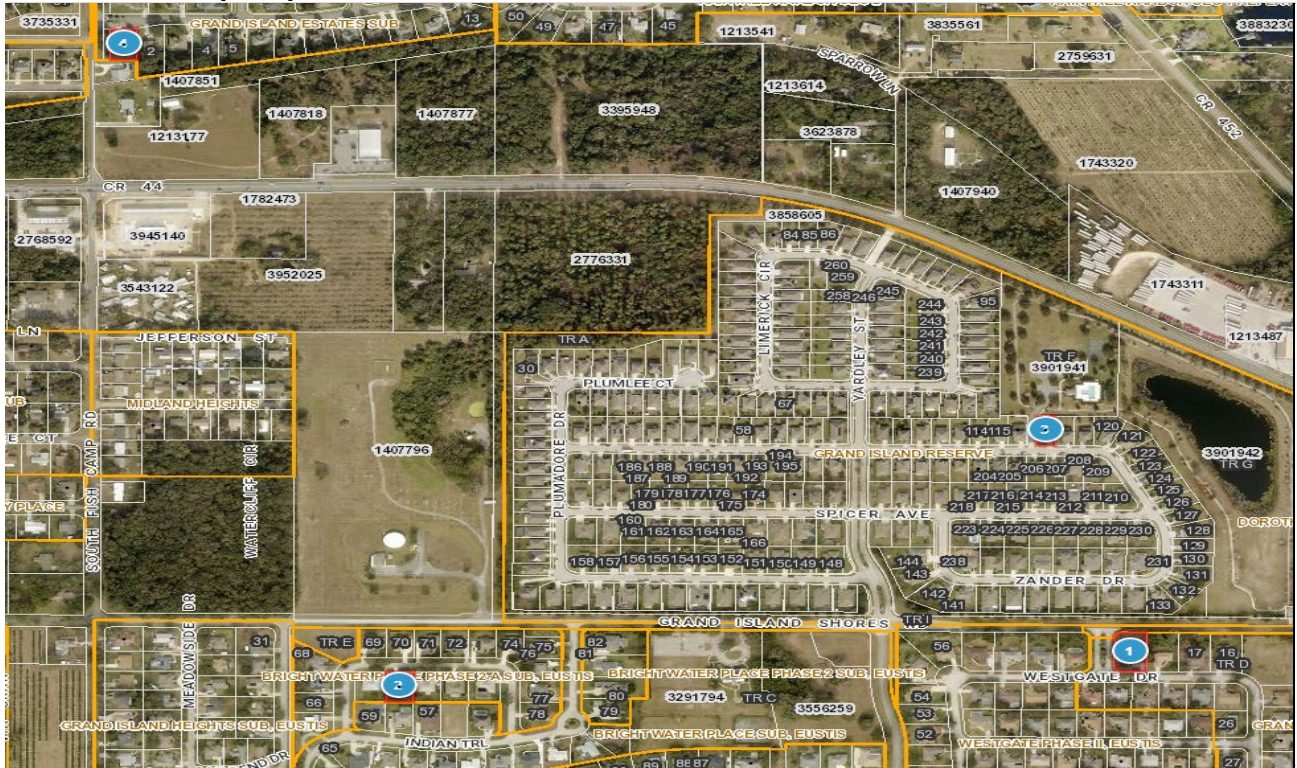
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/18/2024

2024-0837 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3535561	3051 WESTGATE DR EUSTIS	
2	Comp 2	3787456	3518 Hunters Trail Cip Eustis	0.44
3	Comp 3	3858452	3151 ZANDER DR GRAND ISLAND	0.17
4	Comp 1	3831364	13800 WELLINGTON LN GRAND ISLAND	0.8
5				
6				
7				
8				

Alternate Key 3535561
 Parcel ID 33-18-26-0600-000-01900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0837 Subject
 PRC Run: 12/2/2024 By
 Card # 1 of 1

Current Owner
 2017-2 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

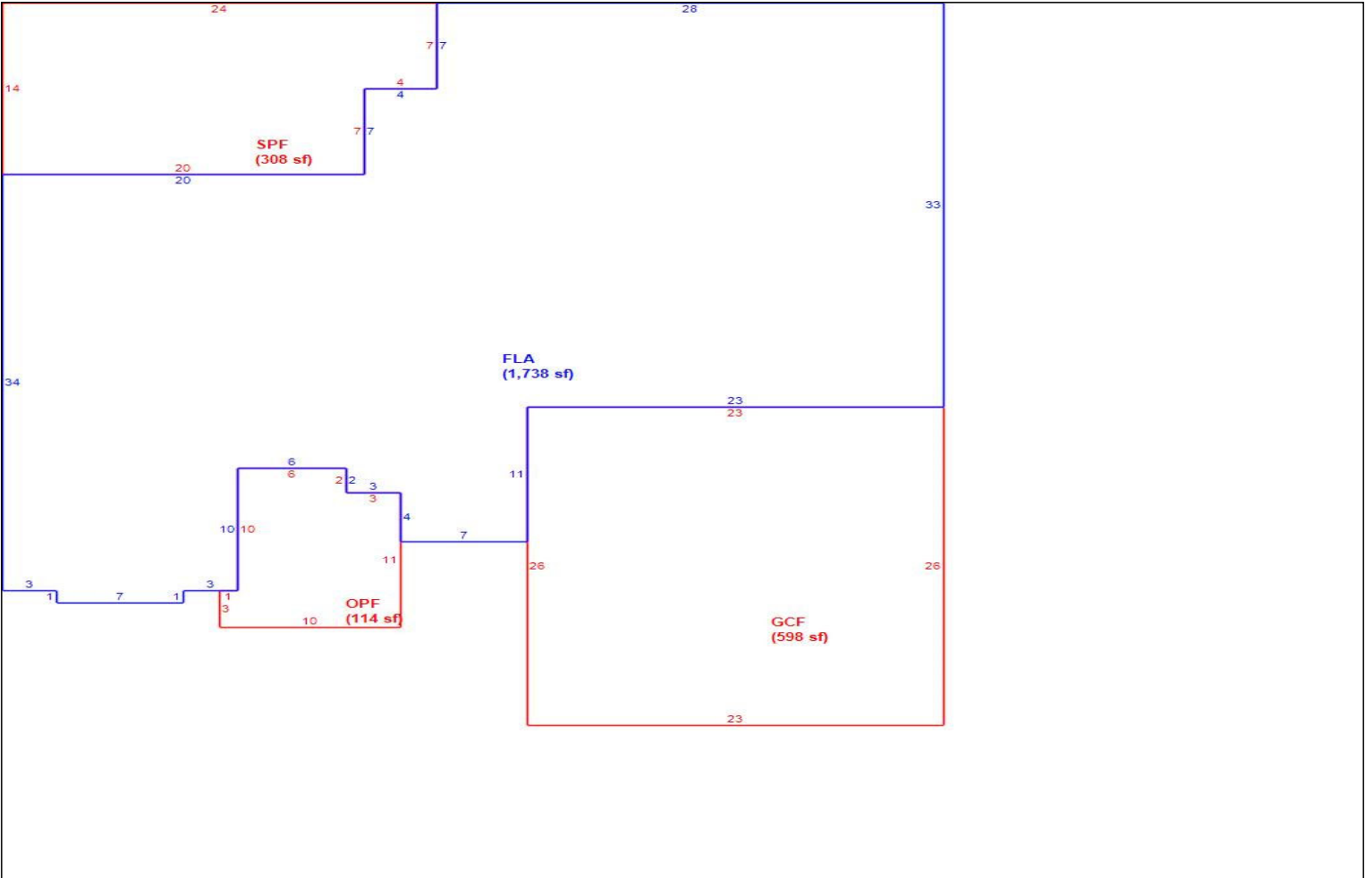
Subject

Property Location
 Site Address 3051 WESTGATE DR
 EUSTIS FL 32726
 Mill Group 000E NBHD 0605
Property Use **Last Inspection**
 00100 SINGLE FAMILY TRF 01-01-202

Legal Description
 EUSTIS, WESTGATE SUB LOT 19 PB 29 PGS 63-64 ORB 4554 PG 555 ORB 5025 PG 2026

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	40,000.00	0.0000	1.80	1.250	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 263,827 Deprec Bldg Value 255,912 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
FLA	FINISHED LIVING AREA	1,738	1,738	1738	1999	1738	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	598	0	120.36		Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	114	0	263,827		Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	308	0	EX		Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,738	2,758	1,738	Building RCNLD	255,912				

Alternate Key 3535561
 Parcel ID 33-18-26-0600-000-01900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0837 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	
2000 1999	1 9800553	01-01-1999 09-08-1998	03-10-2000 12-31-1998	1 106,606	0000 0000	SFR U/C 99 3 BR SFR/3051 WESTGATE DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120620	5025	2026	11-09-2017	WD	U	M	I	100			
	4554	0555	11-12-2014	WD	U	M	I	100			
	4334	0360	05-20-2013	WD	U	U	I	140,000			
	4267	1799	11-01-2012	WD	U	U	I	100			
	1677	0390	01-08-1999	WD	Q	Q	I	130,500			
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	
90,000	255,912	0	345,912	57352	288560	0.00	288560	345912	262,335	

Parcel Notes

00 LOC FROM 45 FER 120799
 00X ROBERT L EVANS SR 74 DECEASED 051000 DC
 01FC LOC FROM 85 MB 022001
 04FC LAND TYPE FROM 105 FF LOC FROM 100 QG FROM 550 JRH 071703
 04 LOC FROM 147 FER 021104
 05FC QG FROM 615 SUB UPDATED MB 120204
 06X WX REMOVED BY JOYCE W EVANS NORCROSS
 06X JOYCE W EVANS MARRIED GEOFFREY NORCROSS 090405 PER NOTE DTD 020206
 12X REMOVED BY JOYCE EVANS NORCROSS
 12X JOYCE EVANS NORCROSS & GEOFFREY NROCROSS FILED HX ON AK1503264
 12 PROPERTY IS CURRENTLY LISTED AS A SHORT SALE FOR 120K MLS ID G4689846 LOW SALE FOR NICE CORNER LOT WHICH IS ONE OF THE BIGGER PIECES IN SUB JNH 060712
 4267/1799 JOYCE W NORCROSS FKA JOYCE W EVANS & GEOFFREY C NORCROSS TO SUNTRUST BANK
 4334/360 SUNTRUST BANK TO THR FLORIDA LP
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 14VAB PETITION 2014-207 TJW 091714
 4554/555 THR FLORIDA LP TO 2014-3 IH BORROWER LP
 4554/555 M SALE INCL 63 PARCELS MULTI SUBS
 14VAB PETITION 2014-207 WITHDRAWN NO CHANGE TJW 010615
 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 AK3798066 CB 080516
 17VAB PETITION 2017-119 TJW 092617
 17VAB PETITION 2017-119 DENIEDTJW 120417
 5025/2026 2017-2 IH BORROWER LP TO 2017-2 IH BORROWER LP

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Alternate Key 3831364
 Parcel ID 32-18-26-0255-000-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0837 Comp 1
 PRC Run: 12/2/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2009	2008050072	05-06-2008	02-06-2009	925	0000	SCRN FRAME IN UNDER EX PORCH	02-06-2009		
2009	SUBS	01-01-2008	02-26-2009	1	0000	UPDATE SUB FOR 09	02-21-2009		
2007	LAND	01-01-2006	12-12-2006	1	0000	UPDATE LAND FOR 07 DLS			
2006	2005030411	03-23-2005	09-09-2005	165,792	0000	SFR 13800 WELLINGTON LN			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023003806	6078	0905	01-06-2023	WD	Q	01	I	400,000	024	DISABILITY VETERAN TOT	2024	224042
	2960	1887	09-20-2005	WD	Q	Q	I	230,000	039	HOMESTEAD	2024	25000
	2876	1548	07-01-2005	WD	U	M	V	1,229,900	059	ADDITIONAL HOMESTEAD	2024	25000
Total											274,042.00	

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	
56,134	217,908	0	274,042	0	274042	274,042.00	0	0	267,098	

Parcel Notes

2960/1887 JOHN C HARPER JR SINGLE
 07 LOC FROM 125 PHYS FROM 100 FOR LOT SIZE AND LOCATION SUB UPDTD FOR 07 DLS 121206
 09 SUB UPDATED FOR 09 LAND AND QGS DLS 022609
 09FC CHG OPF4 TO SPF PHYS GIVEN FOR SIZE OF LT AND FOR ITS RD FRONTAGE DLS 020609
 23CC NOS ERICKE N SLAUGHTER SUBMITTED HX TVADX APP FOR 2024 WITH VA LETTER AND EXEMPTION REQUEST FORM ACS 022223
 6078/905 JOHN C HARPER JR TO ERICKE SLAUGHTER SINGLE

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Alternate Key 3787456
 Parcel ID 32-18-26-0087-000-06100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0837 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
MOCERI MICHELLE L & CARMELO J		
3518 HUNTERS TRAIL CIR		
EUSTIS	FL	32726

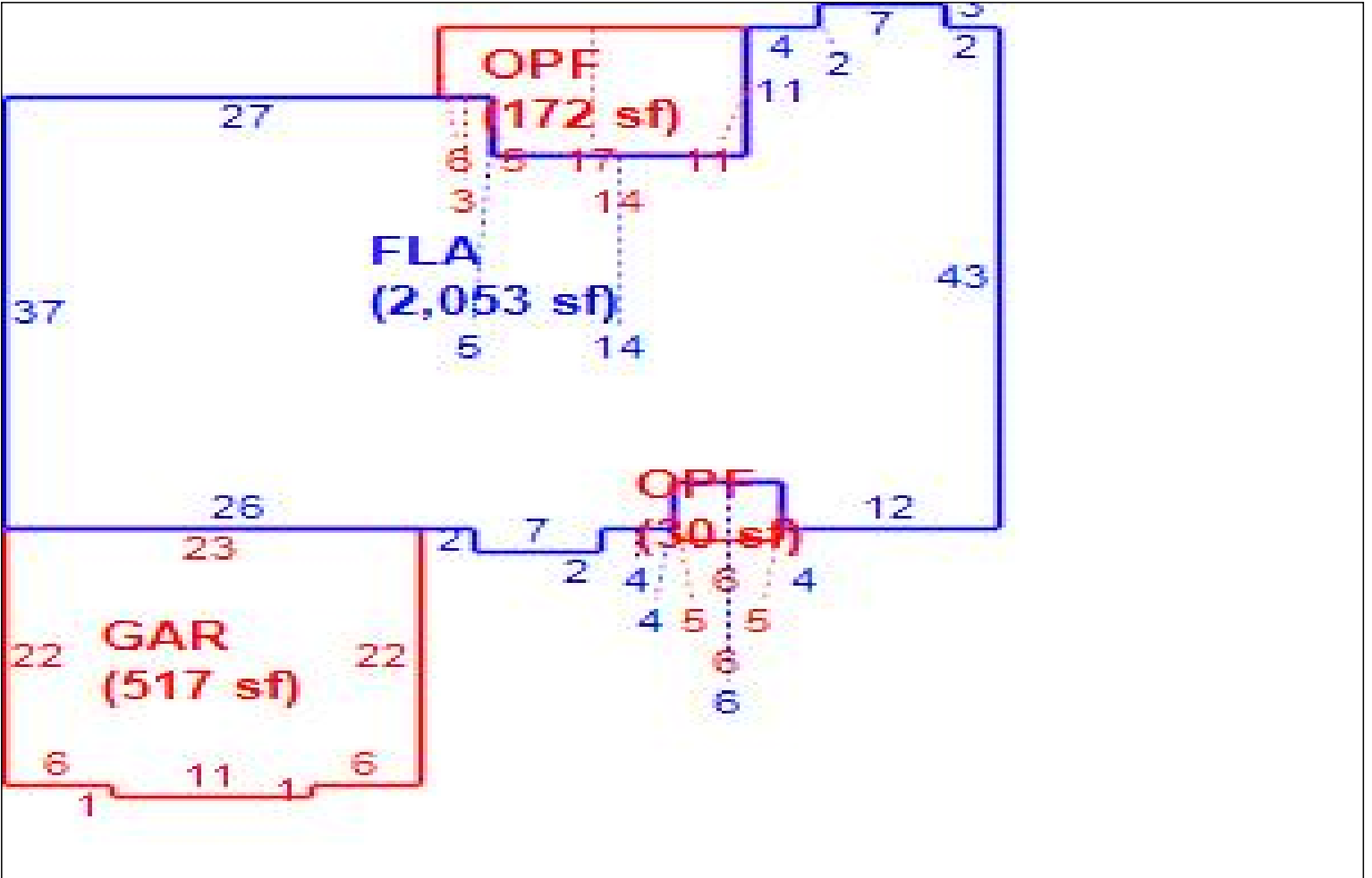
Comp 2

Property Location			
Site Address 3518 HUNTERS TRAIL CIR			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	0605
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
EUSTIS, BRIGHT WATER PLACE PHASE 2-A SUB LOT 61 PB 41 PGS 35-36 ORB 6142 PG 910

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	40,000.00	0.0000	2.19	1.000	1.000	0	87,600
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,600		
Classified Acres		0		Classified JV/Mkt		87,600		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 292,852
Deprec Bldg Value 284,066		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	2,053	2,053	2053	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	517	0	118.94	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	202	0	292,852	Wall Type	03	Heat Type	6
TOTALS		2,053	2,772	2,053	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD				
					284,066				

Alternate Key 3787456
Parcel ID 32-18-26-0087-000-06100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0837 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	
2024	DENY51	01-01-2023		1	0030	P1			
2016	15-00828	06-18-2015	03-17-2016	200	0003	ELEC TO SPA	03-17-2016		
2007	05-00502	01-04-2006	07-26-2006	139,900	0000	SFR FOR 07	07-26-2006		
2006	05-00502	03-16-2005	01-04-2006	139,900	0000	SFR 3/BR-3518 HUNTERS TRAIL CIR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023057098	6142	0910	05-05-2023	WD	Q	01	I	430,000	039	HOMESTEAD	2024	25000
	3795	2336	07-09-2009	WD	U	U	I	143,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3795	2333	06-11-2009	WD	U	U	I	100				
	3610	0821	03-11-2008	QC	U	U	I	100				
	3077	0421	01-31-2006	WD	Q	Q	I	280,000				
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	
87,600	284,066	0	371,666	0	371666	50,000.00	321666	346666	276,572	

Parcel Notes

00 LOC FROM 100 FER 050900
 02 LOC FROM 65 FER 011102
 05 LOC FROM 90 FER 042605
 3077/421 ROSHNI D SINGH & AMRISH R KALLOE HW
 3610/821 AMRISH R KALLOE QC HIS INT TO ROSHNI D SINGH MARRIED
 08X AMRISH R KALLOE DID NOT FURNISH DEC OF DOM OR VOTER
 08X ROSHNI D SINGH FILED LATE AND DID NOT FURNISH DEC OF DOM OR VOTER
 08X DENY
 3625/261 DEC OF DOM FOR AMRISH KALLOE
 3795/2333 CORRECTIVE DEED FOR 3077/421 TO CORRECT SIGNER FOR GRANTOR NOT STATED ON SIGNATURE LINE OR IN NOTARY ACKNOWLEDGMENT AND SIGNER FOR GRANTOR ALSO SIGNED AS HER OWN WITNESS
 3795/2336 ROSHNI D SINGH & AMRISH R KALLOE TO MICHAEL K & LORI B GRIMES HW
 09SALE ORB 3795/2336 USALE LP FILED ORB 3650/1360 FER 073109
 10X MICHAEL K & LORI B GRIMES PORTABILITY FROM AK1256020
 20IT CK IMPS CHG OPF4 TO SPF4 PJF 081419
 20CC MICHAEL AND LORI GRIMES FILED FOR HX PORT ON AK 2813679 NT 022020
 20 MAILING ADDR CHGD FROM 3518 HUNTERS TRAIL CIR EUSTIS FL 32726 INFO SCANNED KCH 102020
 23CC NOS CARMELO & MICHELLE MOCERI SUBMITTED HX PORT APP CS 060523
 6142/910 MICHAEL K & LORI B GRIMES TO MICHELLE LINDA & CARMELO JEROME MOCERI HW
 24X DENY PORT NO HX IN PAST 3 YRS KCH 122023
 24TRIM OWNER CALLED FOR CLARIFICATION ON TRIM INFO MTW 08282024

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Alternate Key 3858452
 Parcel ID 33-18-26-0010-000-11700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0837 Comp 3
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
SARBELL JO LIFE ESTATE		
3151 ZANDER DR		
GRAND ISLAND	FL	32735

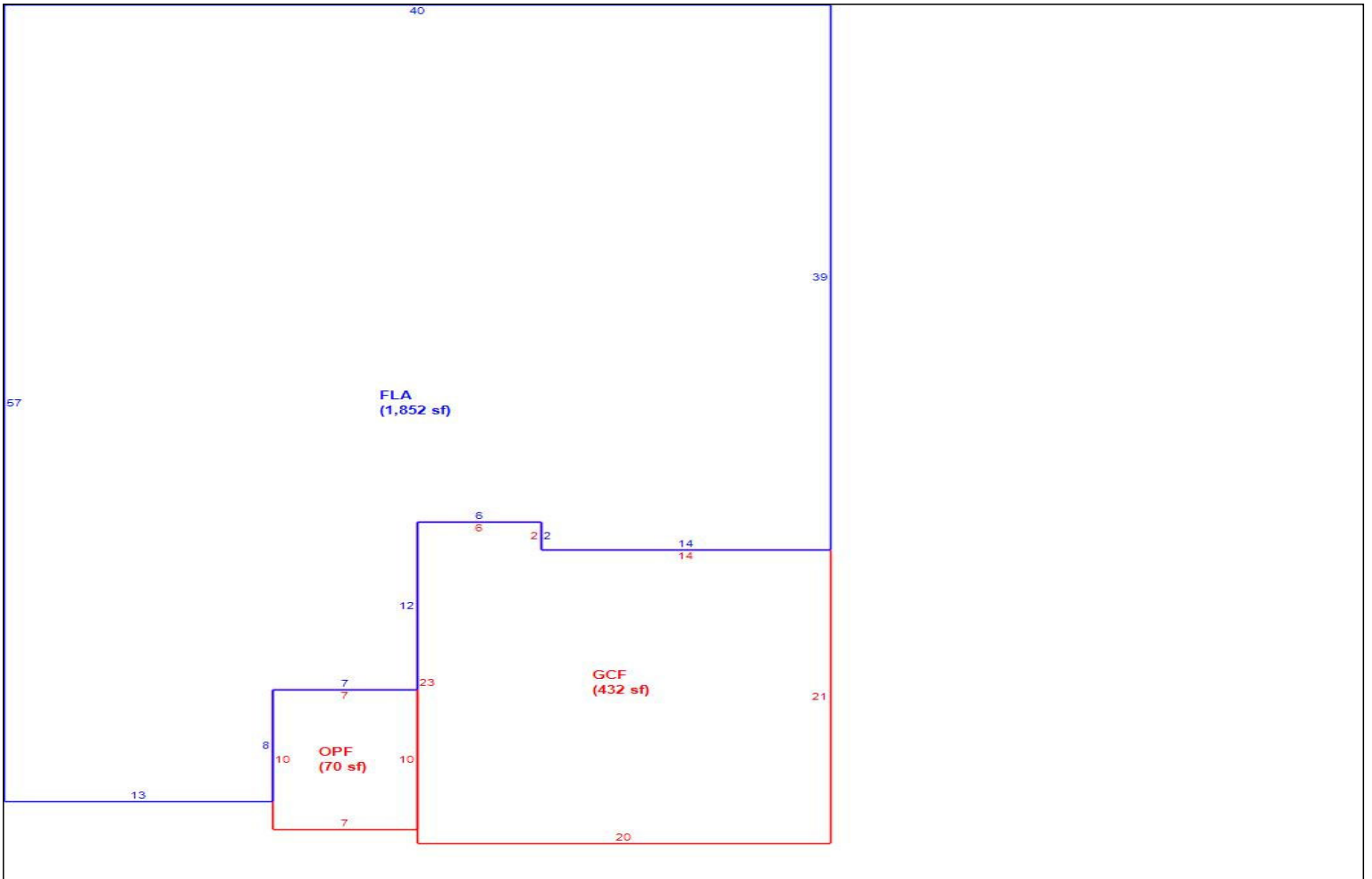
Comp 3

Property Location			
Site Address 3151 ZANDER DR			
GRAND ISLAND FL 32735			
Mill Group	000E	NBHD	0602
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-10-202

Legal Description
GRAND ISLAND RESERVE PB 60 PG 26-31 LOT 117 ORB 6124 PG 105 ORB 6201 PG 1691

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	40,000.00	0.0000	2.05	1.000	1.000	0	82,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		82,000		
Classified Acres		0		Classified JV/Mkt		82,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 220,094	Deprec Bldg Value 213,491	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,852	1,852	1852	2014	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	432	0	99.21	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	70	0	220,094	Wall Type	03	Heat Type	6
TOTALS		1,852	2,354	1,852	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					213,491				

Alternate Key 3858452
 Parcel ID 33-18-26-0010-000-11700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0837 Comp 3
 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	
2015	14-00833	06-17-2014	11-13-2014	1	0001	SFR 4BED 3151 ZANDER DR	11-13-2014		
2015	14-00615	05-05-2014	11-13-2014	100	0001	SFR 4BED 3151 ZANDER DR	11-13-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023105533	6201 1691	07-31-2023	QC	U	11	I	100					
2023042236	6124 0105	04-07-2023	WD	Q	01	I	390,100					
2022137012	6039 0787	09-29-2022	WD	Q	01	I	345,000					
2022126972	6027 1244	07-26-2022	WD	Q	01	I	345,000					
	4538 0833	10-08-2014	WD	Q	Q	I	160,500					
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	
82,000	213,491	0	295,491	0	295491	0.00	295491	295491	244,555	

Parcel Notes

11TR KEYED FORWARDING ADDRESS OF 2822 COMMERCE PARK DR STE 100 ORLANDO FL 32819 8636
 4538/833 THE RYLAND GROUP INC TO CARLOS MANUEL GONZALEZ GONZALEZ & IDALINA RODRIGUEZ OTERO HW
 6027/1244 CARLOS MANUEL GONZALEZ GONZALEZ & IDALINA RODRIGUEZ OTERO TO BGRS RELOCATION INC
 23CC NOS JIMMIE & GLORIA SIMMONS SUBMITTED HX PORT APP WITH EXEMPTION REQUEST FORM ACS 112822
 6039/787 BGRS RELOCATION INC TO JIMMIE E & GLORIA J SIMMONS HW
 6124/105 JIMMIE E & GLORIA J SIMMONS TO JO R SARBELL SINGLE
 6201/1691 JO R SARBELL ENHANCED LE REM THE JOHN SARBELL AND JO SARBELL FAMILY TRS DTD 042919

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