



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3805022**

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 # 2024-0838	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		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 #	3318260605-000-07000 3051 Brighton Rd
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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0838	Alternate Key: 3805022	Parcel ID: 33-18-26-0605-000-07000
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 BRIGHTON RD EUSTIS	<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	\$ 333,736	\$ 333,736
2. Assessed or classified use value, *if applicable	\$ 282,540	\$ 282,540
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 282,540	\$ 282,540

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

Last Sale Date 7/17/2013 **Price:** \$136,800 Arm's Length Distressed **Book** 4360 **Page** 926

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3805022	3858452	3534204	3831364
Address	3051 BRIGHTON RD EUSTIS	3151 ZANDER DR GRAND ISLAND	36727 SUNDANCE DR GRAND ISLAND	13800 WELLINGTON LN GRAND ISLAND
Proximity				
Sales Price		\$390,100	\$380,000	\$400,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	1.60%	4.40%
Adjusted Sale		\$344,068	\$329,080	\$357,600
\$/SF FLA	\$182.57 per SF	\$185.78 per SF	\$184.67 per SF	\$177.91 per SF
Sale Date		4/7/2023	8/29/2023	1/6/2023
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	1,828	1,852	-1200	1,782	2300	2,010	-9100
Year Built	2003	2014	-10000	2000		2005	
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	None	10000	Open	5000	Screen	
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. 0.3%	-1200	Net Adj. 2.2%	7300	-Net Adj. 2.5%	-9100
		Gross Adj. 6.2%	21200	Gross Adj. 2.2%	7300	Gross Adj. 2.5%	9100
Adj. Sales Price	Market Value \$333,736	Adj Market Value	\$342,868	Adj Market Value	\$336,380	Adj Market Value	\$348,500
	Value per SF 182.57						

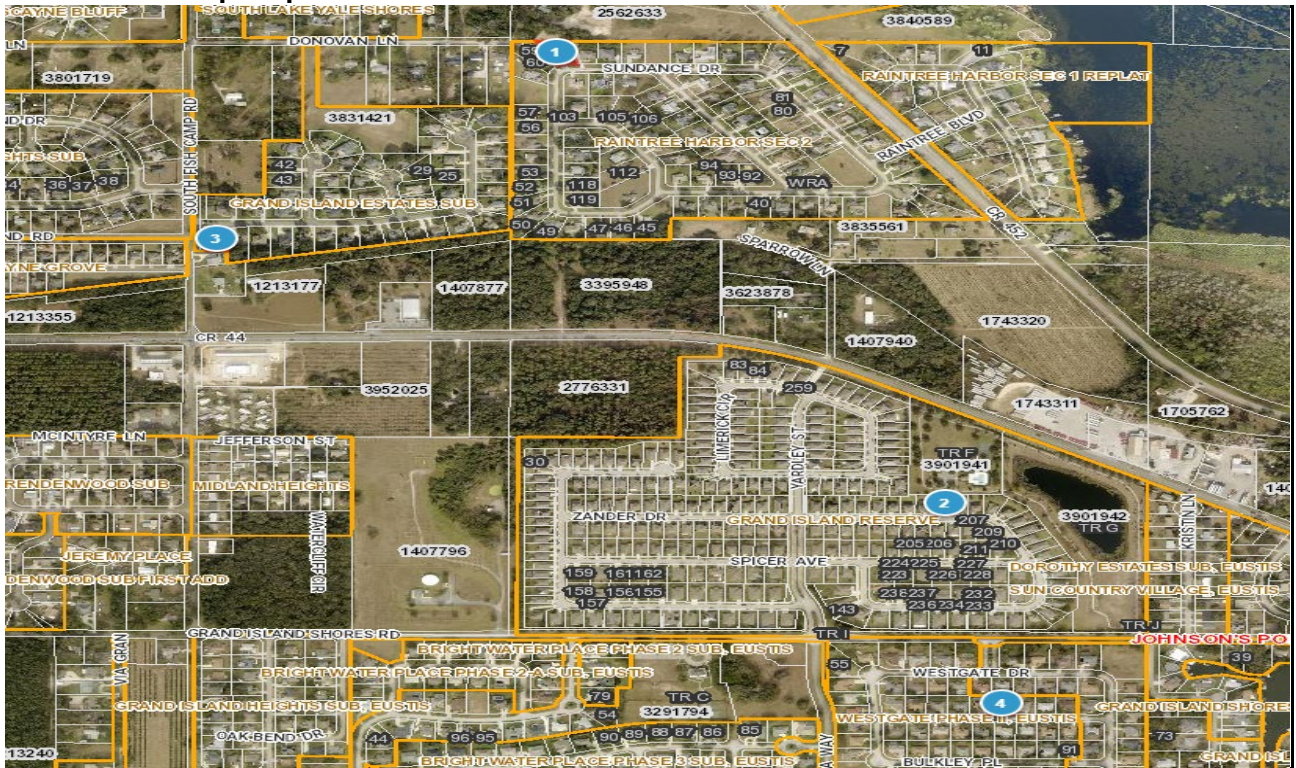
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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

2024-083E Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	3534204	36727 SUNDANCE DR GRAND ISLAND	0.86
2	Comp 1	3858452	3151 ZANDER DR GRAND ISLAND	0.22
3	Comp 3	3831364	13800 WELLINGTON LN GRAND ISLAND	0.82
4	Subject	3805022	3051 BRIGHTON RD EUSTIS	-
5				
6				
7				
8				

Alternate Key 3805022
Parcel ID 33-18-26-0605-000-07000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0838 Subject
PRC Run: 12/2/2024 By

Card # 1 of 1

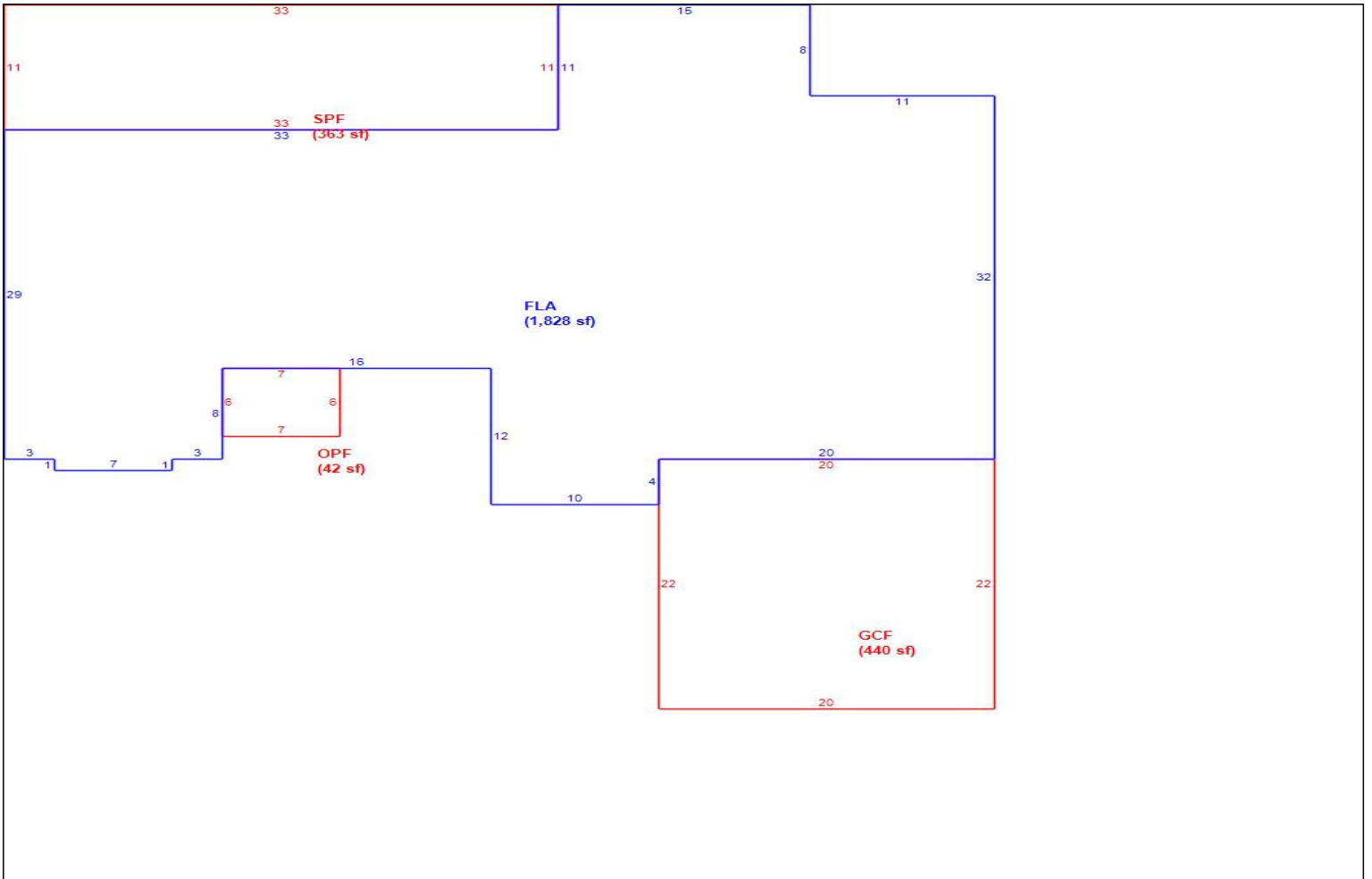
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

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

Legal Description
EUSTIS, WESTGATE PHASE II SUB LOT 70 PB 45 PGS 60-61 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	0	0		1.00 LT	40,000.00	0.0000	1.80	1.000	1.000	0	72,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,000		
Classified Acres		0		Classified JV/Mkt		72,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 269,831 Deprec Bldg Value 261,736 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	1,828	1,828	1828	2003	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	120.09	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	42	0	269,831	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	363	0	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
TOTALS		1,828	2,673	1,828	261,736				

Alternate Key 3805022
 Parcel ID 33-18-26-0605-000-07000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0838 Subject
 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	
2004	03-00692	07-08-2003	12-15-2003	2,000	0000	INST SCR N WALLS UNDER EXT ROOF			
2004	0001	01-31-2003	12-15-2003	1	0000	SFR U/C FOR 03			
2004	02-00979	01-01-2003	01-31-2003	120,313	0000	SFR/3			

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				
	4500	1402	06-30-2014	WD	U	M	I	100				
	4360	0926	07-17-2013	CT	U	U	I	136,800				
	2321	2371	05-16-2003	WD	Q	Q	I	159,300				
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	
72,000	261,736	0	333,736	51196	282540	0.00	282540	333736	256,858	

Parcel Notes

2321/2371 JUAN CARLOS NEGRON & CARMEN IVETTE COLON HW
 04FC SPF FROM OPF NOT INCL IN SALE MB 121503
 05FC NO ADDS MB 120604
 12X RENEWAL CARD RETURNED NOT DELIVERABLE AS ADDR UNABLE TO FORWARD POSSIBLE ADDR 901 LAKEWORTH CIR LAKE MARY
 32746 5347 LETTER SENT JMK 012412
 12X DENY
 4360/926 CT VS CARMEN IVETTE COLON ET AL PROP SOLD TO COLFIN AI-FL 4 LLC
 4500/1402 COLFIN AI-FL 4 LLC TO CAH 2014-2 BORROWER LLC
 4500/492 M SALE INCL OVER PARCELS MUTLI SUB AND M&B
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB 080416
 5065/658 2018-1 IH BORROWER LP AS SUCC BY MERGER WITH CAH 2014-1 BORROWER LLC AND CAH 2014-2 BORROWER LLC TO SRP SUB LLC
 5065/658 M SALE INCL 85 PARCELS MULTI SUBS
 18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0838 Comp 1
 PRC Run: 12/2/2024 By

Card # 1 of 1

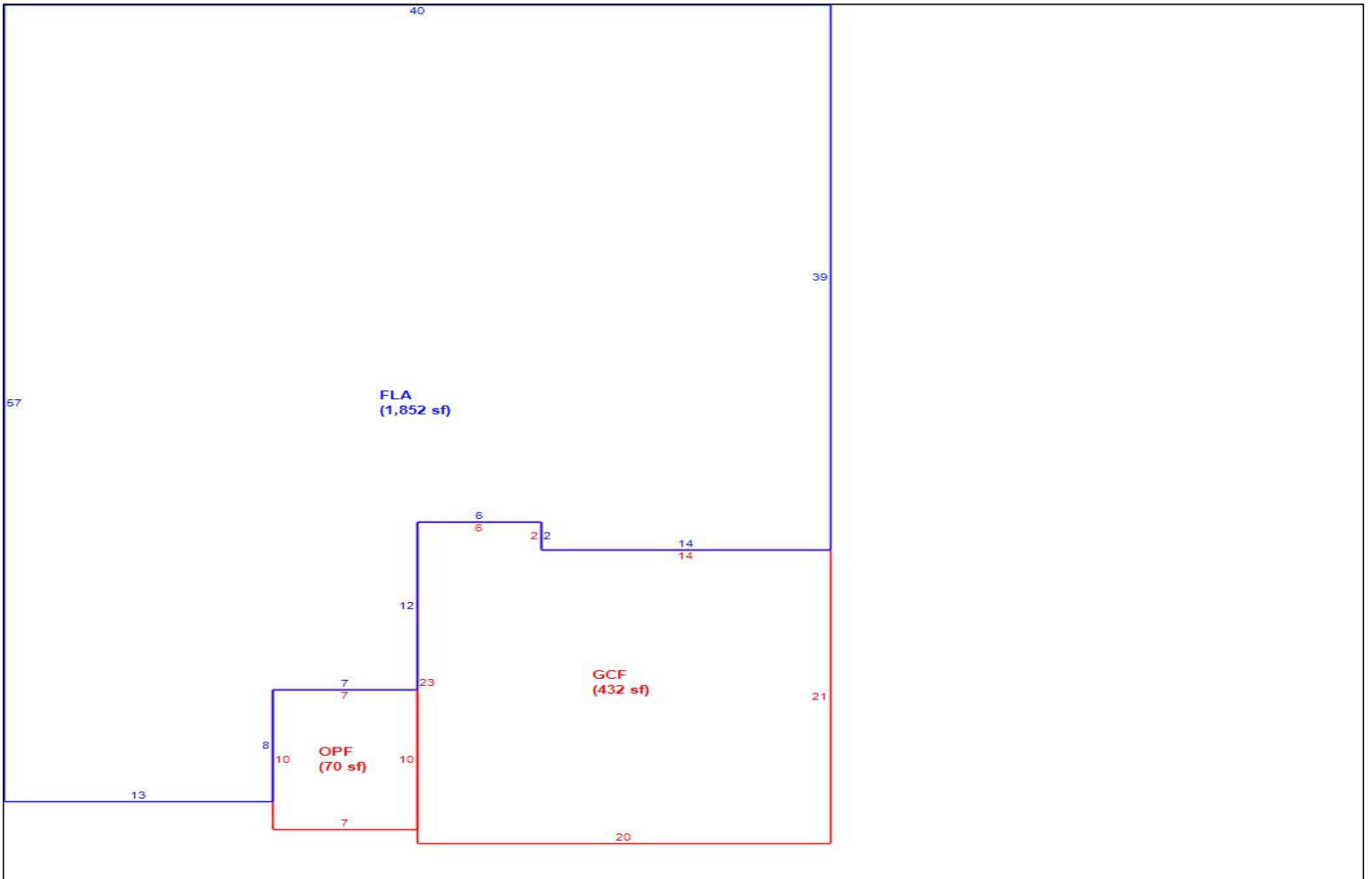
Current Owner		
SARBELL JO LIFE ESTATE		
3151 ZANDER DR		
GRAND ISLAND	FL	32735

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		
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,852	2,354	1,852	213,491	Building RCNLD	213,491				

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0838 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
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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Alternate Key 3534204
 Parcel ID 33-18-26-0460-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0838 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

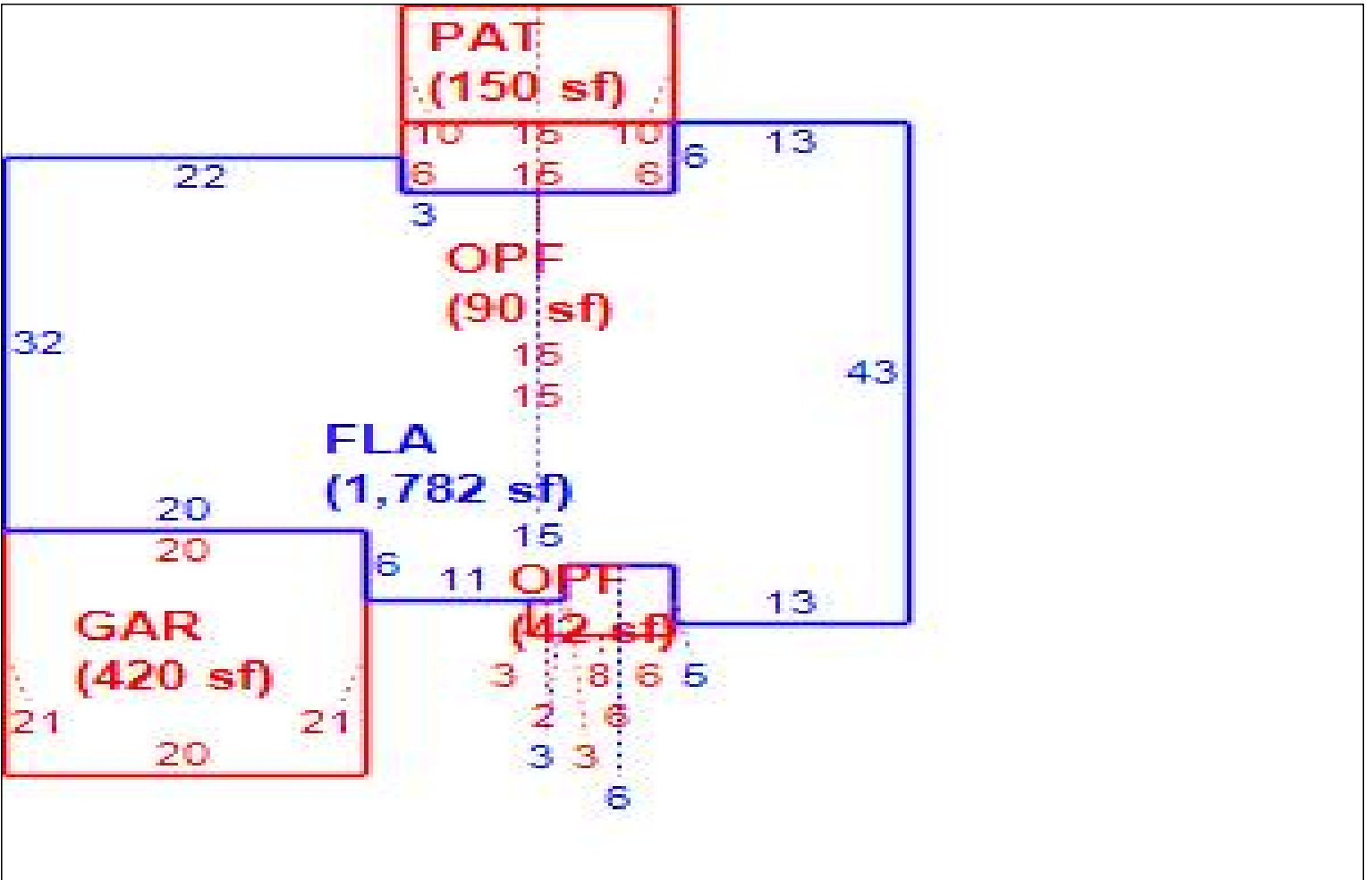
Current Owner		
GATES CHRISTOPHER M		
36727 SUNDANCE DR		
GRAND ISLAND	FL	32735

Property Location			
Site Address 36727 SUNDANCE DR			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	4449
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
RAINTREE HARBOR SEC 2 LOT 60 PB 32 PGS 20-21 ORB 6212 PG 736

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	53,000.00	0.0000	1.29	1.100	1.000	0	75,207
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		75,207		
Classified Acres		0		Classified JV/Mkt		75,207		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 207,285
Deprec Bldg Value 201,066		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	1,782	1,782	1782	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	96.18	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	132	0	207,285	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	150	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,782	2,484	1,782	97.00	Roof Cover	3	Type AC	03
					0				
					201,066				

Alternate Key 3534204
Parcel ID 33-18-26-0460-000-06000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0838 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	
2025	2024060471	06-11-2024		11,000	0002	SCRN RM			
2025	2024040822	04-15-2024		22,966	0002	REPL WINDOWS 11			
2008	2007030504	04-09-2007	11-19-2007	2,520	0000	STORAGE SHED 10X12	11-19-2007		
2001	0060767	06-09-2000	02-14-2001	91,143	0000	SFR/36727 SUNDANCE DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023114309	6212	0736	08-29-2023	WD	Q	01	I	380,000	039	HOMESTEAD	2024	25000
2017072546	4968	0506	06-26-2017	QC	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2812	1114	04-07-2005	WD	Q	Q	I	163,200				
	2731	0273	12-27-2004	WD	U	U	I	0				
	2705	1583	11-16-2004	CT	U	U	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	
75,207	201,066	0	276,273	0	276273	50,000.00	226273	251273	269,885	

Parcel Notes

1789/516 CORR DEED TO CORRECT THE LEGAL DESC OF 1780/258
 02FC QG FROM 525 TO EQUAL OTHER COMPS MB 080101
 2282/1875 ADAM B & DAWN A VOLAT TO DAWN A VOLAT PURSUANT TO DIVORCE
 2282/1877 DAWN A VOLAT NKA GUIDO TO DAWN A GUIDO PURSUANT TO DIVORCE CASE 2002DR2488
 04X CARD RETURNED WITH 854 CUMBERLAND RD VENICE 34293
 05FC LOC FROM 125 QG FROM 550 MB 113004
 2705/1583 CT DAWN A GUIDO TO CHASE MANHATTAN MORTGAGE CORP
 08FC UBU OF LITTLE VALUE ADD CAN5 EST FROM FENCE DLS 111907
 4968/506 WALTER M HENSHAW AND HELEN HENSHAW TO WALTER M HENSHAW PURSUANT TO MARITAL AGMT
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 20IT CK IMPS CHG OPF4 AND CAN5 TO SPF P/JF 081619
 6212/736 WALTER M HENSHAW TO CHRISTOPHER MORTON GATES MARRIED
 24CC EFILE HX APP CP 030124

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0838 Comp 3
PRC Run: 12/2/2024 By

Card # 1 of 1

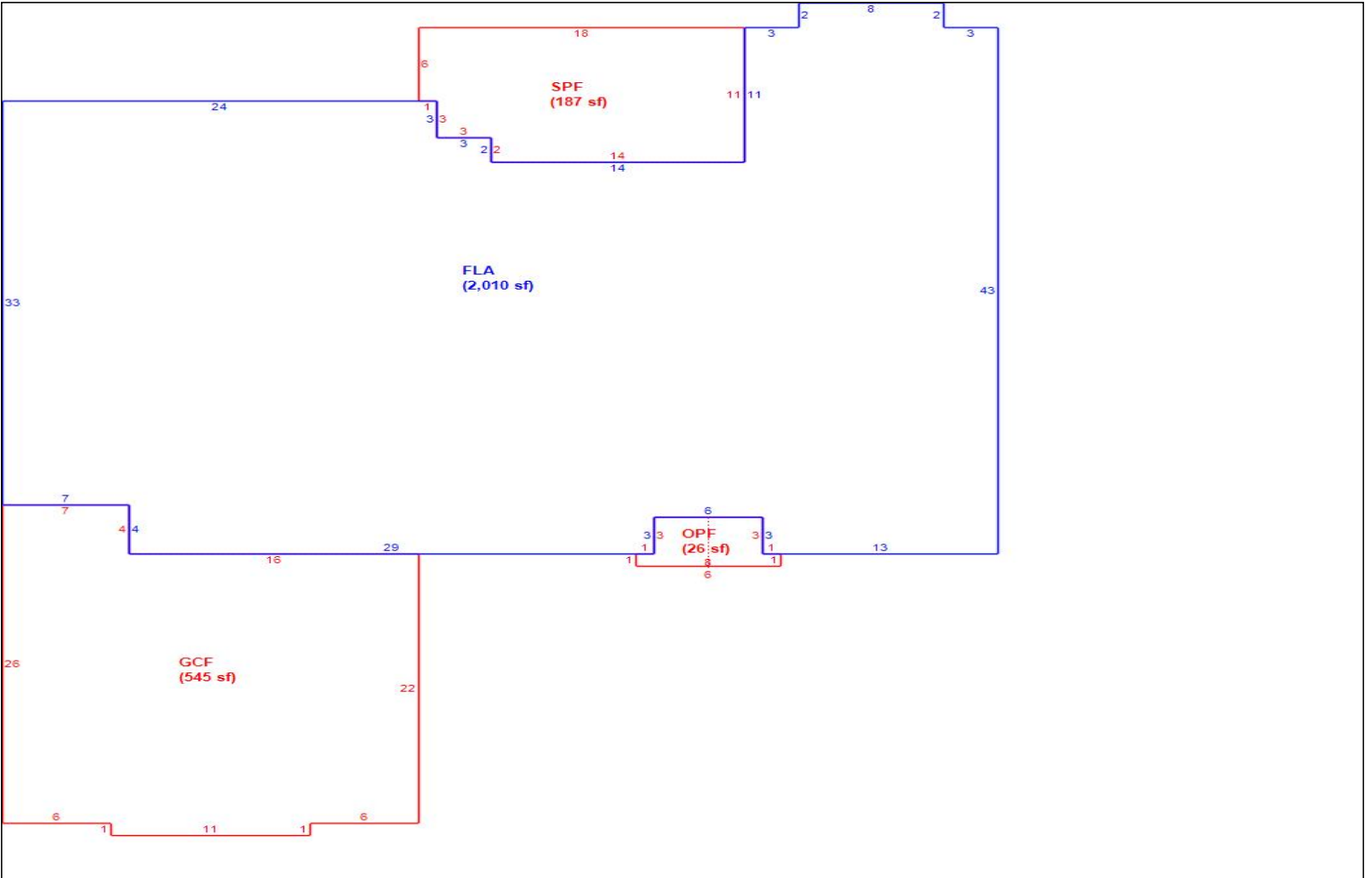
Current Owner		
SLAUGHTER ERICKE		
13800 WELLINGTON LN		
GRAND ISLAND	FL	32735

Property Location			
Site Address 13800 WELLINGTON LN			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	2015
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GRAND ISLAND ESTATES PB 53 PG 28-29 LOT 1 ORB 6078 PG 905

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	1.27	0.850	1.000	0	56,134
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,134		
Classified Acres		0		Classified JV/Mkt		56,134		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 224,647
		Deprec Bldg Value	217,908
		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	2,010	2,010	2010	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	545	0	92.38	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	26	0	224,647	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	187	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,010	2,768	2,010	97.00	Roof Cover	3	Type AC	03
					0				
					217,908				

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0838 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	
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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