



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3851237**

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 #	2024-0840	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; IH6 Property Florida, 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 #	3319270300-000-41400 30335 Tokara Ter
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 # 2024-0840	Alternate Key: 3851237	Parcel ID: 33-19-27-0300-000-41400
Petitioner Name Ryan, LLC C/O 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 30335 TOKARA TER MOUNT DORA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name IH6 Property Florida LP C/O Invitation Homes	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 375,364	\$ 375,364
2. Assessed or classified use value, *if applicable	\$ 342,730	\$ 342,730
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 342,730	\$ 342,730

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

Last Sale Date 11/19/2020 **Price:** \$299,000 Arm's Length Distressed Book 5594 Page 283

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3851237	3851243	3851054	3851320
Address	30335 TOKARA TER MOUNT DORA	30409 TOKARA TER MOUNT DORA	30242 BRETTON LOOP MOUNT DORA	21328 SORRAIA CV MOUNT DORA
Proximity		0.07 Miles	0.32 Miles	0.17 Miles
Sales Price		\$515,000	\$545,000	\$645,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	0.00%	2.00%
Adjusted Sale		\$443,930	\$463,250	\$561,150
\$/SF FLA	\$167.13 per SF	\$174.09 per SF	\$169.50 per SF	\$169.69 per SF
Sale Date		9/29/2023	12/7/2023	7/17/2023
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	2,246	2,550	-15200	2,733	-24350	3,307	-53050
Year Built	2008	2009	0	2023	0	2013	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX	EX	0	EX	0	EX	0
Baths	2.1	2.1	0	3.1	-25000	3.1	-25000
Garage/Carport	GAR CPF	GAR	20000	GAR	20000	GAR	20000
Porches	OPF	2 OPF	-15000	2 OPF	-10000	2 OPF SPU	-20000
Pool	N	Y	-20000	N	0	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	-	-	0	-	0	SEN HTB	-23000
Site Size	Lot	Lot	0	Large Lot	-15000	Large Lot	-15000
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		-Net Adj. 6.8%	-30200	-Net Adj. 11.7%	-54350	-Net Adj. 24.2%	-136050
		Gross Adj. 15.8%	70200	Gross Adj. 20.4%	94350	Gross Adj. 31.4%	176050
Adj. Sales Price	Market Value \$375,364	Adj Market Value	\$413,730	Adj Market Value	\$408,900	Adj Market Value	\$425,100
	Value per SF 167.13						

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.

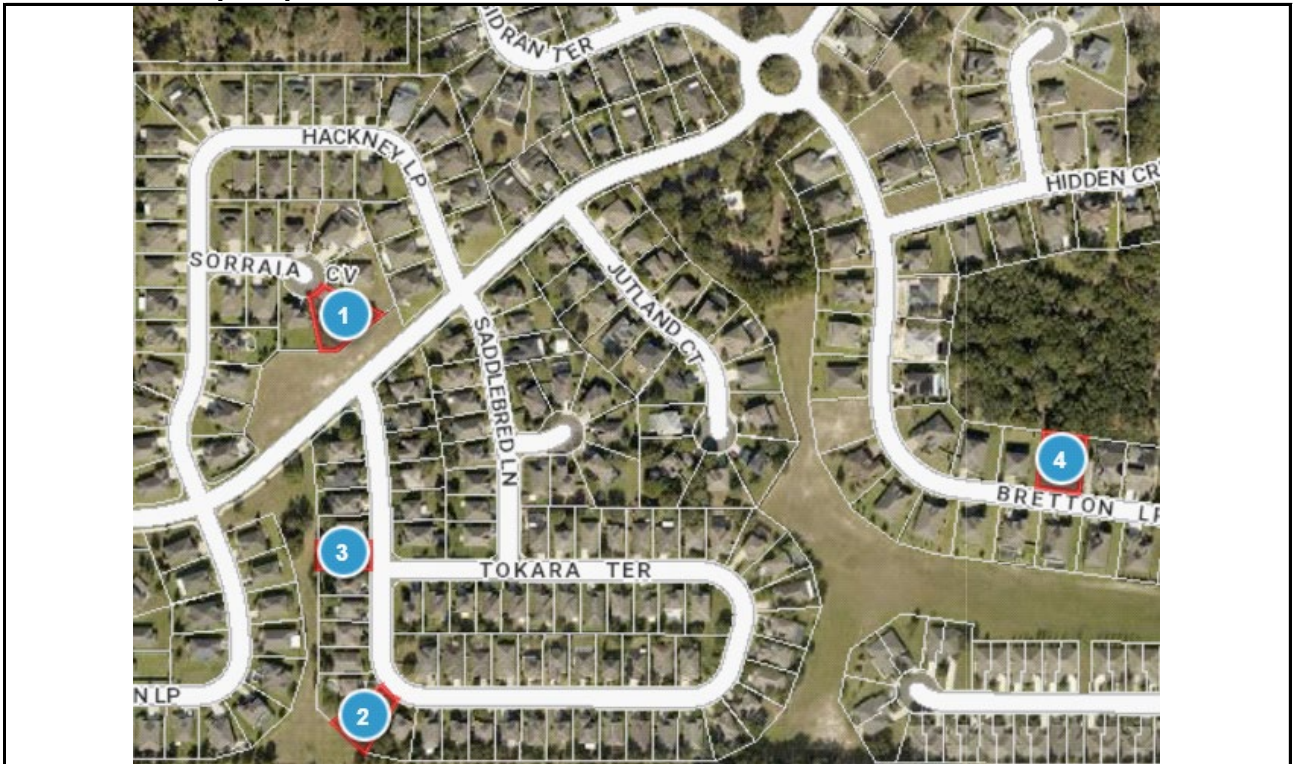
Ryan comps 2 & 4 adjusted sales \$ is higher than market value---- Comps 1,3,4,5,6 are all 1 story, subject is 2 story----- Land adjustments are random and comp 4 is -\$21000 but should be +\$21000

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: Chris Jensen

DATE 11/18/2024

2024-0840 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3851320	21328 SORRAIA CV MOUNT DORA	0.17
2	Subject	3851237	30335 TOKARA TER MOUNT DORA	-
3	Comp 1	3851243	30409 TOKARA TER MOUNT DORA	0.07
4	Comp 2	3851054	30242 BRETTON LOOP MOUNT DORA	0.32
5				
6				
7				
8				

Alternate Key 3851237
 Parcel ID 33-19-27-0300-000-41400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0840 Subject
 PRC Run: 12/11/2024 By

Card # 1 of 1

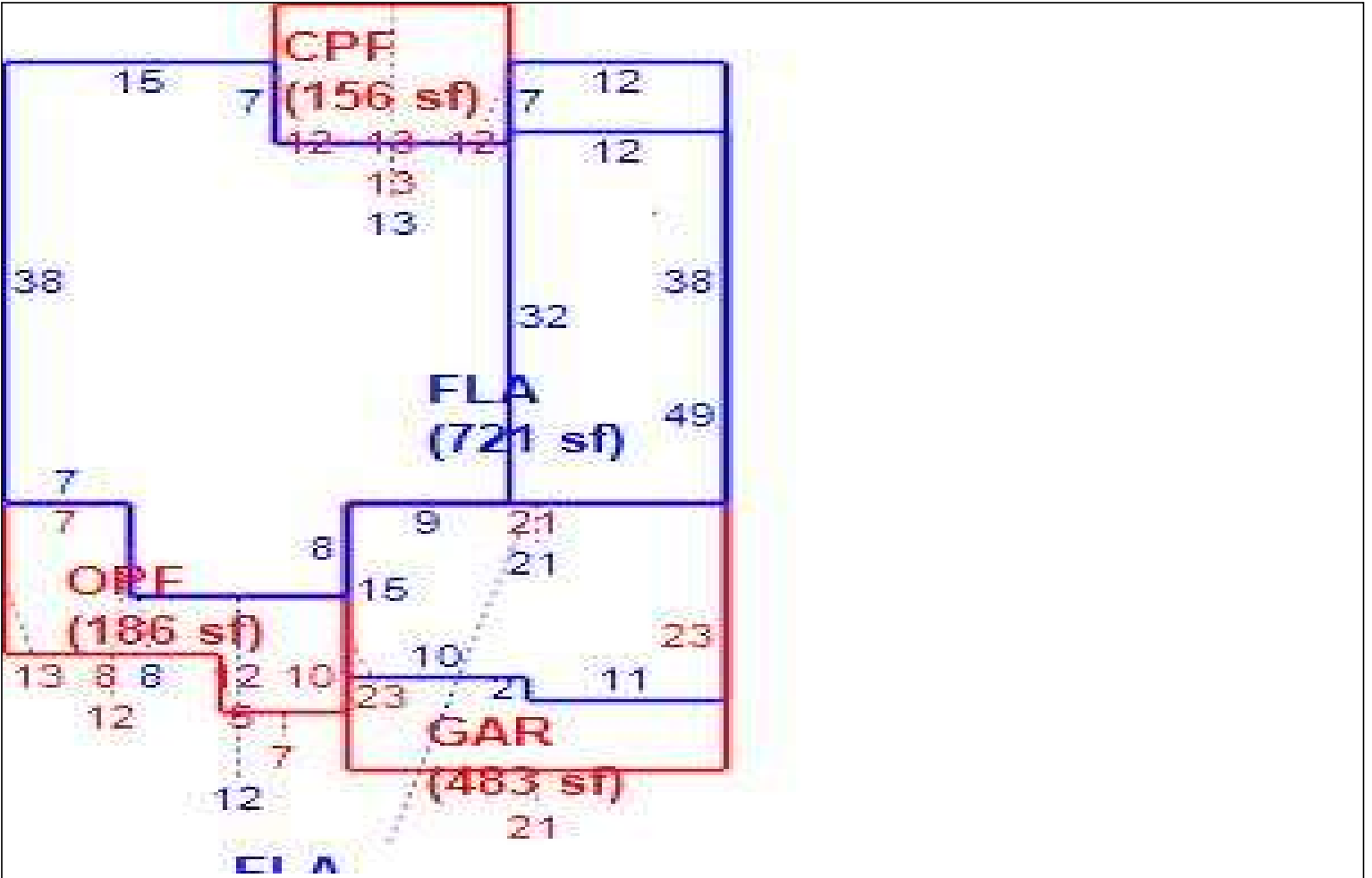
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 30335 TOKARA TER			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2679
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
SULLIVAN RANCH PB 58 PG 46-76 LOT 414 ORB 5594 PG 283

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	140,000.00	0.0000	0.85	1.000	1.000	0	119,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		119,000		
Classified Acres		0		Classified JV/Mkt		119,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 264,293
Deprec Bldg Value 256,364		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2008	Imp Type	R1	Bedrooms	3
CPF	CARPOT FINISHED	0	156	0	Effective Area	2246	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	2,246	2,246	2,246	Base Rate	96.41	Quality Grade	655	Half Baths	1
GAR	GARAGE FINISH	0	483	0	Building RCN	264,293	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	186	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		2,246	3,071	2,246	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	256,364				

Alternate Key 3851237
 Parcel ID 33-19-27-0300-000-41400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0840 Subject
 PRC Run: 12/11/2024 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	2007080008	01-01-2008	04-20-2009	246,046	0000	SFR FOR 09		
2008	2007080008	08-21-2007	02-20-2008	246,046	0000	SFR 30335 TOKARA TRL	02-20-2008	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price
2020136178	5594	0283	11-19-2020	WD	Q	01	299,000
	3606	2075	03-24-2008	WD	Q	Q	255,800

Exemptions

Code	Description	Year	Amount
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
119,000	256,364	0	375,364	0	375364	0.00	375364	375364	375,364

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Alternate Key 3851243
Parcel ID 33-19-27-0300-000-42000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0840 Comp 1
PRC Run: 12/11/2024 By

Card # 1 of 1

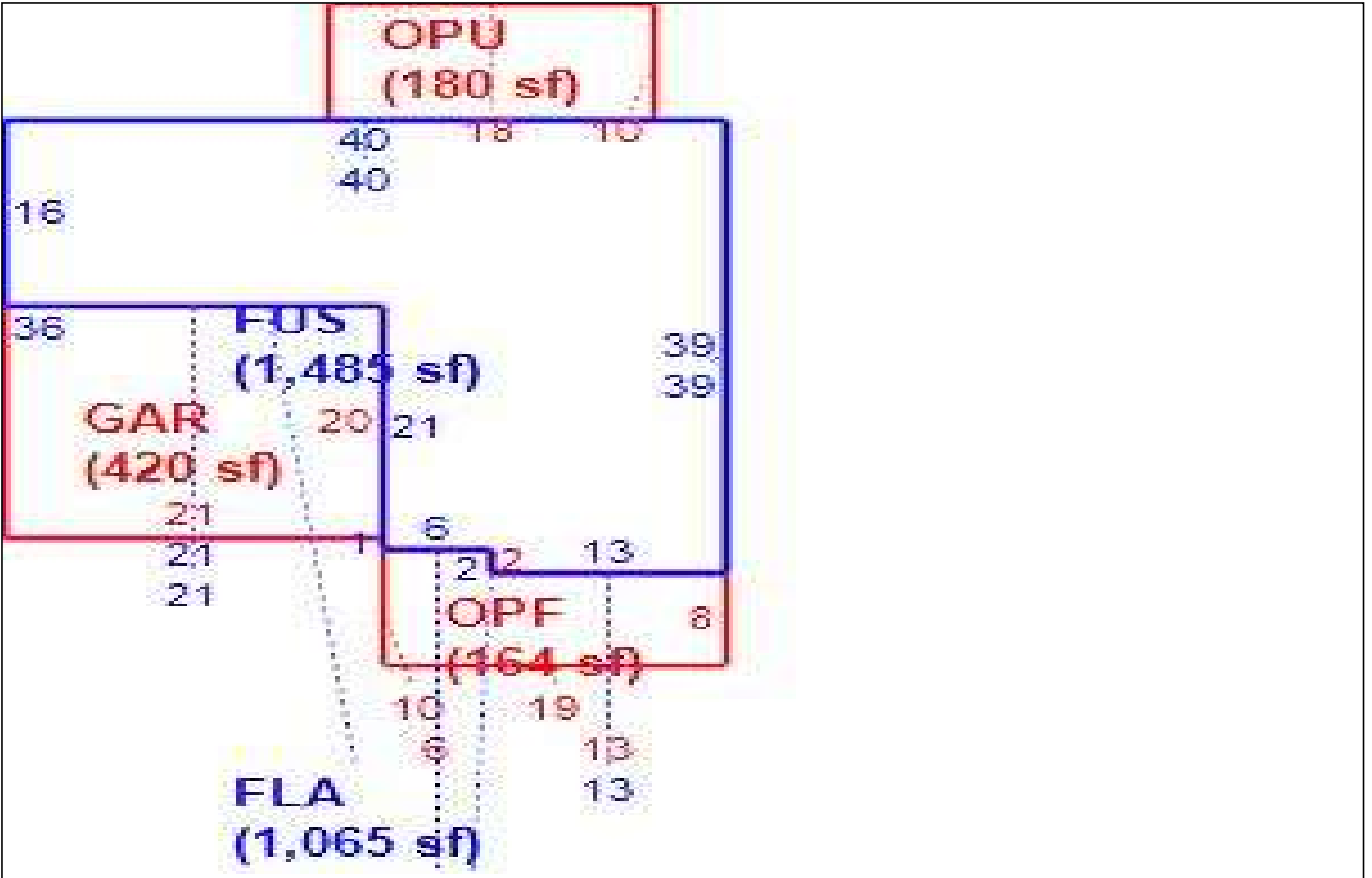
Current Owner	
LEHRMANN ALBERT G III & ANNETTE M AG	
30409 TOKARA TER	
MOUNT DORA	FL 32757-7882

Property Location			
Site Address	30409 TOKARA TER		
	MOUNT DORA	FL	32757
Mill Group	0002	NBHD	2679
Property Use		Last Inspection	
00100	SINGLE FAMILY	TSM	05-13-202

Legal Description												
SULLIVAN RANCH PB 58 PG 46-76 LOT 420 ORB 6220 PG 1281												

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	140,000.00	0.0000	0.85	1.000	1.000	0	119,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		119,000		
Classified Acres		0		Classified JV/Mkt		119,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 284,759
Deprec Bldg Value 276,216		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	1,065	1,065	1065	Effective Area	2550	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,485	1,485	1485	Base Rate	93.71	Quality Grade	655	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	284,759	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	164	0	% Good	97.00	Foundation	3	Fireplaces	0
OPU	OPEN PORCH UNFINIS	0	180	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,550	3,314	2,550	Building RCNLD	276,216				

Alternate Key 3851243
 Parcel ID 33-19-27-0300-000-42000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0840 Comp 1
 PRC Run: 12/11/2024 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
POL4	SWIMMING POOL - RESIDENTIAL	357.00	SF	52.50	2021	2021	18743.00	92.50	17,337
PLD3	POOL/COOL DECK	553.00	SF	7.33	2021	2021	4053.00	92.50	3,749

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	2021040369	05-04-2021	05-13-2022	59,000	0003	POL & DECK			
2010	2009060345	06-29-2009	03-10-2010	298,752	0001	SFR 30409 TOKARA TER			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023121441	6220	1281	09-29-2023	WD	Q	01	I	515,000	039	HOMESTEAD	2024	25000
2020112374	5558	2213	09-28-2020	WD	Q	01	I	339,000	059	ADDITIONAL HOMESTEAD	2024	25000
2020034426	5442	0524	03-13-2020	WD	Q	01	I	283,000				
2016081782	4817	2024	07-29-2016	WD	Q	Q	I	225,000				
	3842	0296	11-12-2009	WD	Q	Q	I	203,400				
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	
119,000	276,216	21,086	416,302	0	416302	50,000.00	366302	391302	416,872	

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Alternate Key 3851054
Parcel ID 33-19-27-0300-000-23100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0840 Comp 2
PRC Run: 12/11/2024 By

Card # 1 of 1

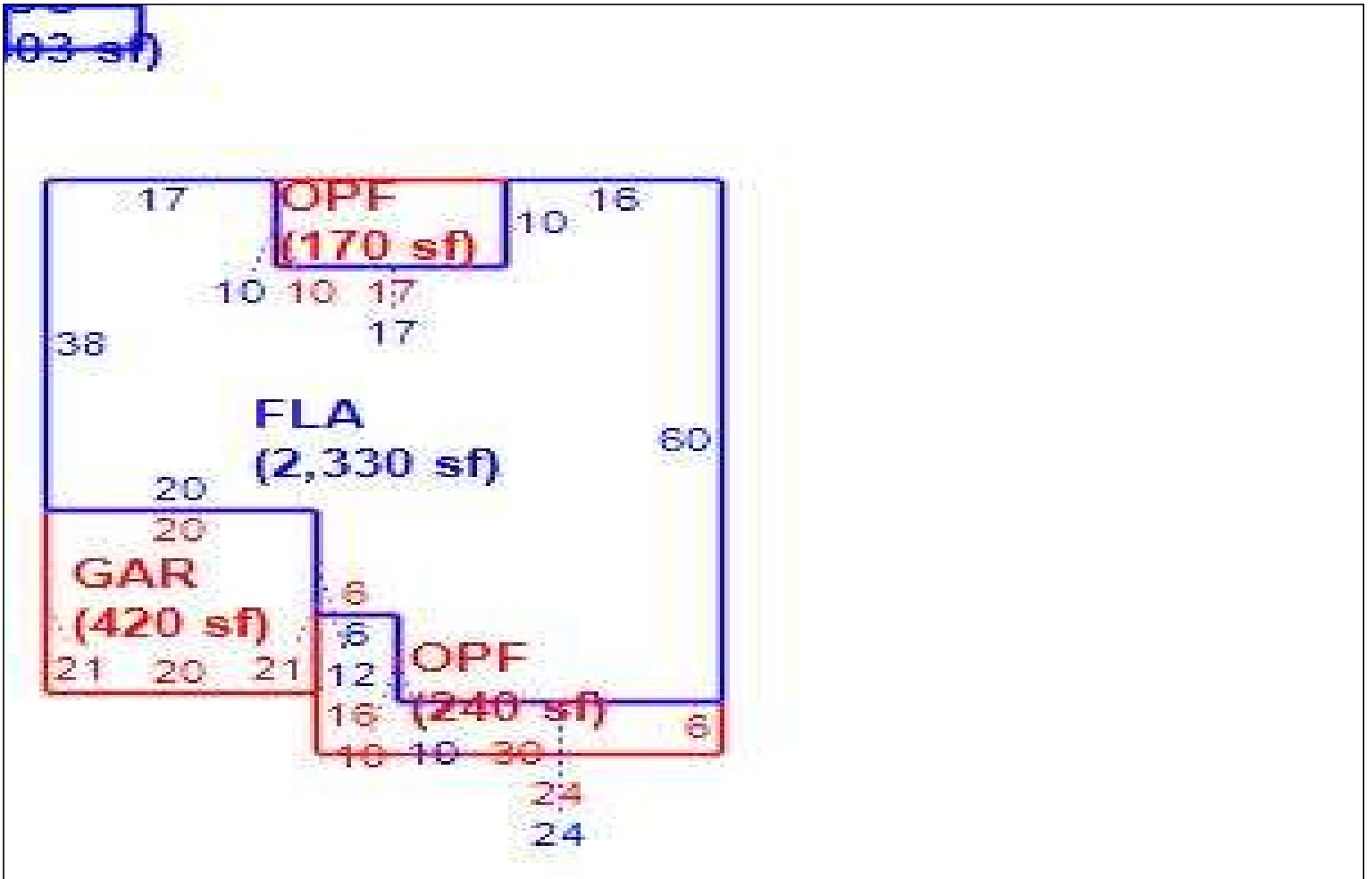
Current Owner		
PARKS ERIC L & MADONNA M		
30242 BRETTON LOOP		
MOUNT DORA	FL	32757

Property Location			
Site Address 30242 BRETTON LOOP			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2679
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	02-29-202

Legal Description
SULLIVAN RANCH PB 58 PG 46-76 LOT 231 ORB 6255 PG 945

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	140,000.00	0.0000	1.00	1.000	1.000	0	140,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		140,000		
Classified Acres		0		Classified JV/Mkt		140,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 254,969
Deprec Bldg Value 254,969		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	2,330	2,330	2330	2023	2733	No Stories	1.25	Full Baths 3
FUS	FINISHED AREA UPPER	403	403	403		78.67	Quality Grade	635	Half Baths
GAR	GARAGE FINISH	0	420	0		254,969	Wall Type	03	Heat Type 6
OPF	OPEN PORCH FINISHE	0	410	0		VG	Foundation	3	Fireplaces
TOTALS		2,733	3,563	2,733		100.00	Functional Obsol		
						254,969	Roof Cover	3	Type AC 03

Alternate Key 3851054
 Parcel ID 33-19-27-0300-000-23100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0840 Comp 2
 PRC Run: 12/11/2024 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2023020700	04-07-2023	02-29-2024	365,000	0001	SFR 2718SF 30242 BRETTON LOOP	03-04-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023150292	6255	0945	12-07-2023	WD	Q	03	I	545,000				
2022148504	6052	1904	11-09-2022	WD	Q	01	V	95,000				
2021133050	5802	1184	09-16-2021	WD	Q	01	V	95,000				
	3444	2382	05-25-2007	WD	Q	Q	V	134,900				
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	
140,000	254,969	0	394,969	0	394969	0.00	394969	394969	394,969	

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Alternate Key 3851320
Parcel ID 33-19-27-0300-000-49700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0840 Comp 3
PRC Run: 12/11/2024 By

Card # 1 of 1

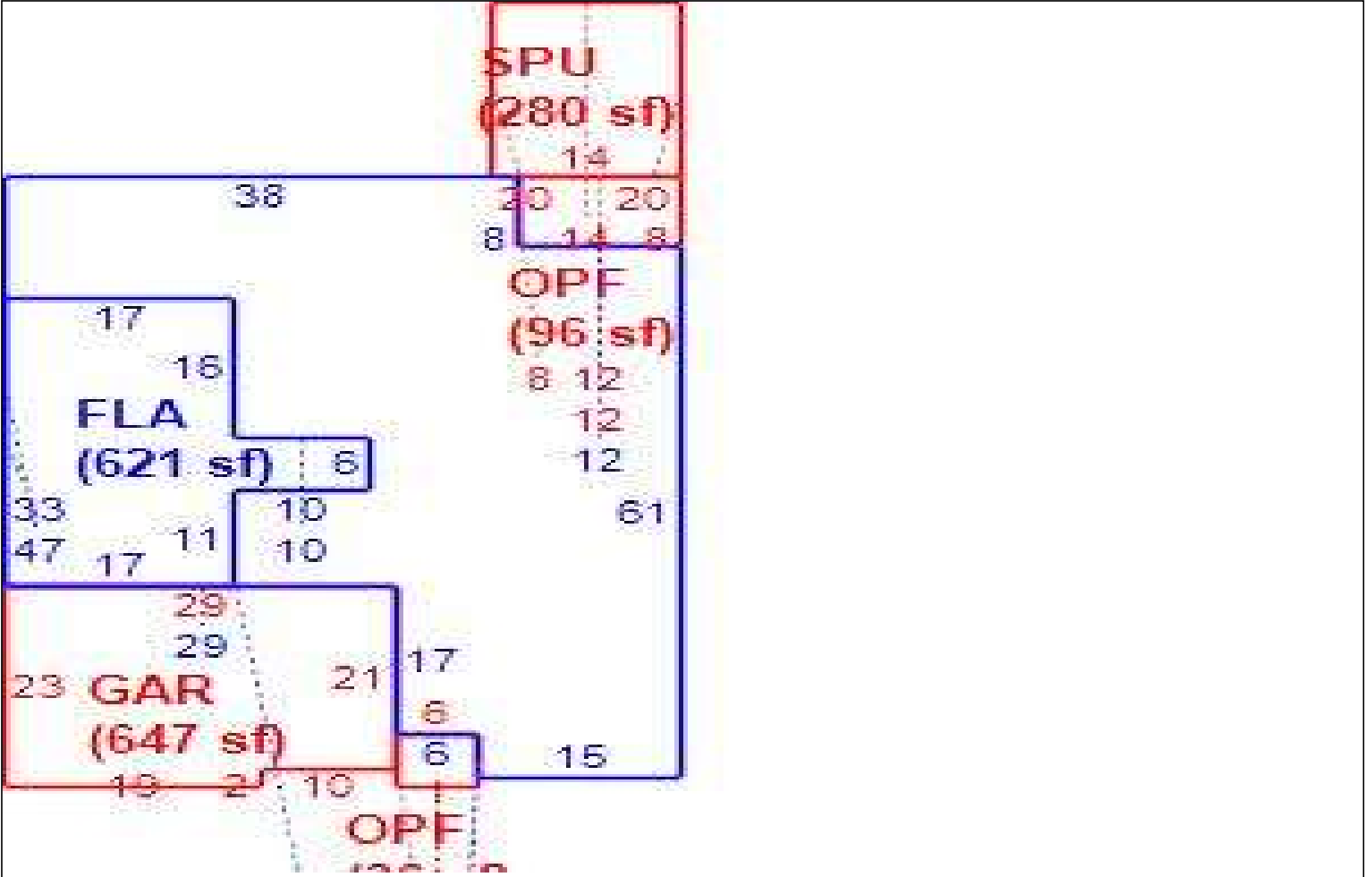
Current Owner		
DAVIS BENJAMIN R & KARIE		
21328 SORRAIA CV		
MOUNT DORA	FL	32757

Property Location			
Site Address 21328 SORRAIA CV			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2679
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	07-14-201

Legal Description
SULLIVAN RANCH PB 58 PG 46-76 LOT 497 ORB 6182 PG 963

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	140,000.00	0.0000	1.00	1.000	1.000	0	140,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		140,000		
Classified Acres		0		Classified JV/Mkt		140,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 373,339
Deprec Bldg Value 362,139		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	4
FLA	FINISHED LIVING AREA	3,307	3,307	3307	2013	3307	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	647	0		94.78	Quality Grade	660	Half Baths	1
OPF	OPEN PORCH FINISHE	0	132	0		373,339	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	280	0		EX	Foundation	3	Fireplaces	0
		% Good				97.00	Roof Cover	3	Type AC	03
		Functional Obsol				0				
TOTALS		3,307	4,366	3,307	Building RCNLD	362,139				

Alternate Key 3851320
Parcel ID 33-19-27-0300-000-49700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0840 Comp 3
PRC Run: 12/11/2024 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
POL3	SWIMMING POOL - RESIDENTIAL	338.00	SF	46.00	2013	2013	15548.00	85.00	13,216
PLD2	POOL/COOL DECK	958.00	SF	5.38	2013	2013	5154.00	72.50	3,737
SEN2	SCREEN ENCLOSED STRUCTURE	1336.00	SF	3.50	2013	2013	4676.00	72.50	3,390
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2013	2013	7000.00	72.50	5,075

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	2017010039	01-05-2017	07-14-2017	879	0002	REPL WINDOWS 2	07-18-2017		
2014	2013050323	05-22-2013	05-21-2014	8,530	0003	SEN	05-21-2014		
2014	2013030405	04-01-2013	05-21-2014	34,680	0003	POL	05-21-2014		
2014	2012110049	01-01-2013	11-19-2013	1	0001	SFR 21328 SORRAIA CV			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023089732	6182	0963	07-17-2023	WD	Q	01	I	645,000	039	HOMESTEAD	2024	25000
2021086314	5736	0616	06-15-2021	QC	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	4287	1860	02-26-2013	WD	Q	Q	I	276,300				
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	
140,000	362,139	25,418	527,557	0	527557	50,000.00	477557	502557	527,978	

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