



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3851317*

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 # <i>2024-0841</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; IH6 PROPERTY FLORIDA LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>33-19-27-0300-000-49400 21321 Sorraia Cv</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0841	Alternate Key: 3851317	Parcel ID: 33-19-27-0300-000-49400
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 21321 SORRAIA CV 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	\$ 432,937	\$ 432,937
2. Assessed or classified use value, *if applicable	\$ 432,937	\$ 432,937
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 432,937	\$ 432,937

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

Last Sale Date 12/29/2021 **Price:** \$430,000 Arm's Length Distressed Book 5874 Page 2499

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3851317	3851243	3851128	3851054
Address	21321 SORRAIA CV MOUNT DORA	30409 TOKARA TER MOUNT DORA	30517 GIDRAN TER MOUNT DORA	30242 BRETTON LOOP MOUNT DORA
Proximity		0.14 Miles	0.22 Miles	0.35 Miles
Sales Price		\$515,000	\$615,000	\$545,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	2.00%	0.00%
Adjusted Sale		\$443,930	\$535,050	\$463,250
\$/SF FLA	\$167.09 per SF	\$174.09 per SF	\$161.16 per SF	\$169.50 per SF
Sale Date		9/29/2023	7/20/2023	12/7/2023
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	2,591	2,550	2050	3,320	-36450	2,733	-7100
Year Built	2015	2009	0	2007	0	2023	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	3.0	-10000
Garage/Carport	GAR	GAR	0	GAR	0	GAR	0
Porches	2 OPF	OPF OPU	-5000	2 OPF	0	2 OPF	0
Pool	N	Y	-20000	Y	-20000	N	0
Fireplace	0	0	0	1	-2500	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	-	-	0	SEN	-15000	-	0
Site Size	Lot	Small Lot	20000	Lot	0	Lot	0
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		-Net Adj. 0.7%	-2950	-Net Adj. 18.5%	-98950	-Net Adj. 3.7%	-17100
		Gross Adj. 10.6%	47050	Gross Adj. 18.5%	98950	Gross Adj. 3.7%	17100
Adj. Sales Price	Market Value \$432,937	Adj Market Value	\$440,980	Adj Market Value	\$436,100	Adj Market Value	\$446,150
	Value per SF 167.09						

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.

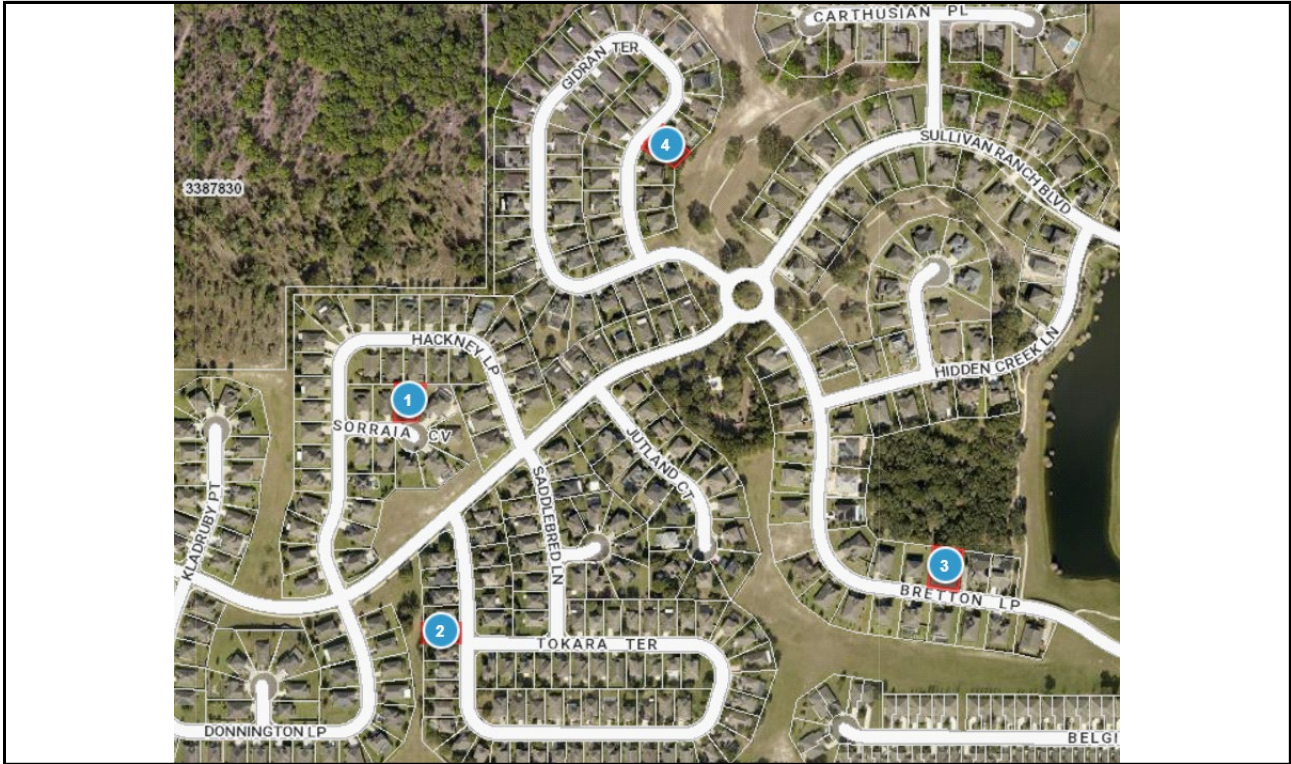
1/11/2022 purchased for \$430,000---- Ryan comps 2,3,4 adjusted sales higher than market value---- Ryan comps 1,2,4,5,6 are all 1 story, subject is 2 story

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

2024-0841 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3851317	21321 SORRAIA CV MOUNT DORA	-
2	Comp 1	3851243	30409 TOKARA TER MOUNT DORA	0.14
3	Comp 3	3851054	30242 BRETTON LOOP MOUNT DORA	0.35
4	Comp 2	3851128	30517 GIDRAN TER MOUNT DORA	0.22
5				
6				
7				
8				

Alternate Key 3851317
Parcel ID 33-19-27-0300-000-49400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0841 Subject
PRC Run: 12/11/2024 By

Card # 1 of 1

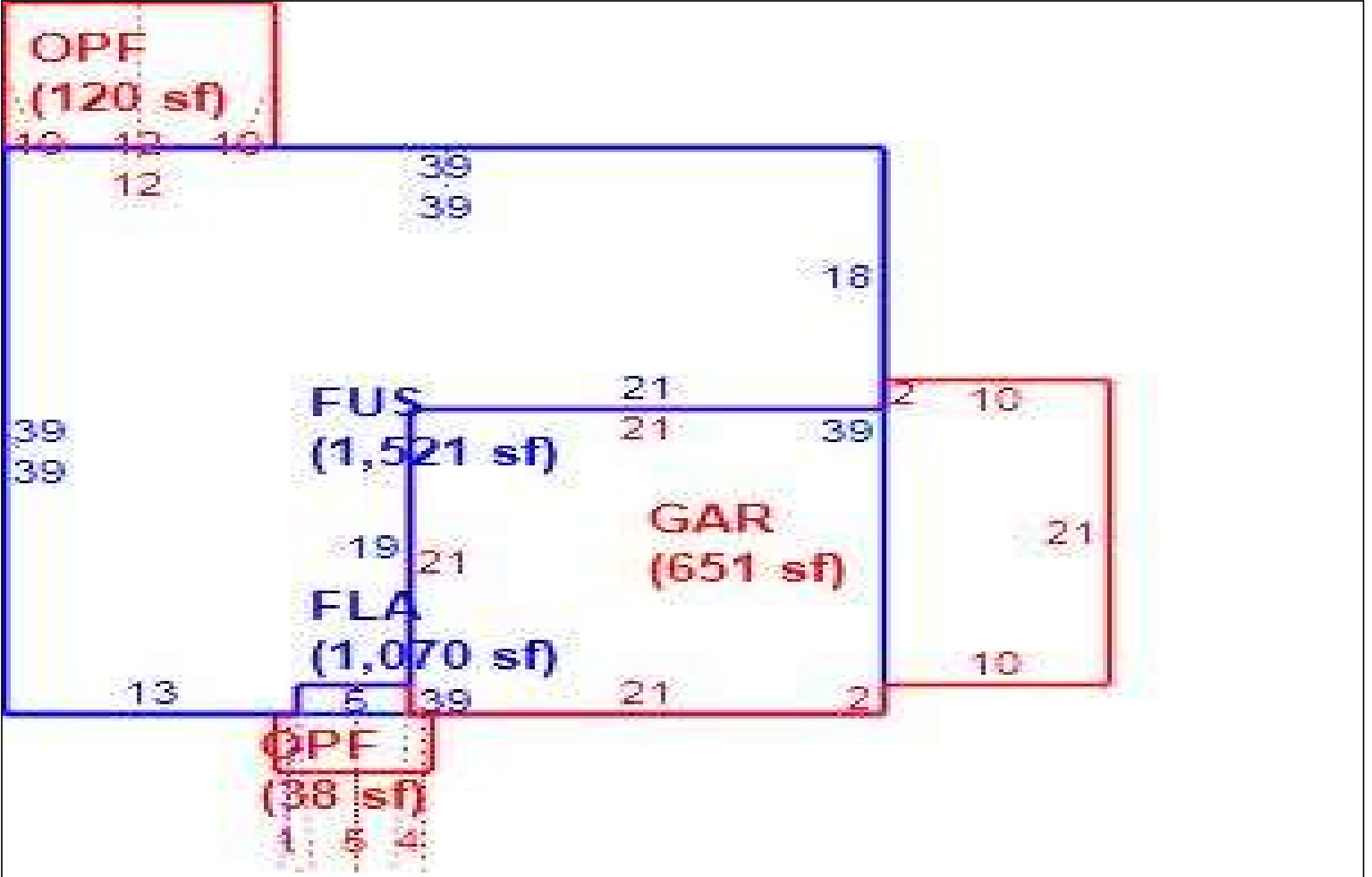
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 21321 SORRAIA CV			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2679
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	02-11-201

Legal Description
SULLIVAN RANCH PB 58 PG 46-76 LOT 494 ORB 5874 PG 2499

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 301,997
Deprec Bldg Value 292,937		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2015	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,070	1,070	1070	Effective Area	2591	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,521	1,521	1521	Base Rate	96.56	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	651	0	Building RCN	301,997	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	158	0	Condition	EX	Foundation	3	Fireplaces	0
				% Good		97.00				
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		2,591	3,400	2,591	Building RCNLD	292,937				

Alternate Key 3851317
 Parcel ID 33-19-27-0300-000-49400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0841 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
2019	SALE	01-01-2018	02-11-2019	1	0099	CHECK VALUE	02-12-2019	
2017	2015100767	05-24-2016	03-31-2017	3,500	0003	RTN	03-31-2017	
2016	2015060565	06-24-2015	04-19-2016	215,000	0001	SFR 21321 SORRAIA CV	04-19-2016	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions			
								Code	Description	Year	Amount
2022005203	5874	2499	12-29-2021	WD	Q	01	430,000				
2018038079	5089	1012	04-02-2018	WD	Q		280,000				
2016085716	4822	1284	08-10-2016	QC	U		0				
	4702	1863	10-30-2015	WD	Q		239,600				
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	292,937	0	432,937	0	432937	0.00	432937	432937	432,937

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0841 Comp 1
 PRC Run: 12/11/2024 By

Card # 1 of 1

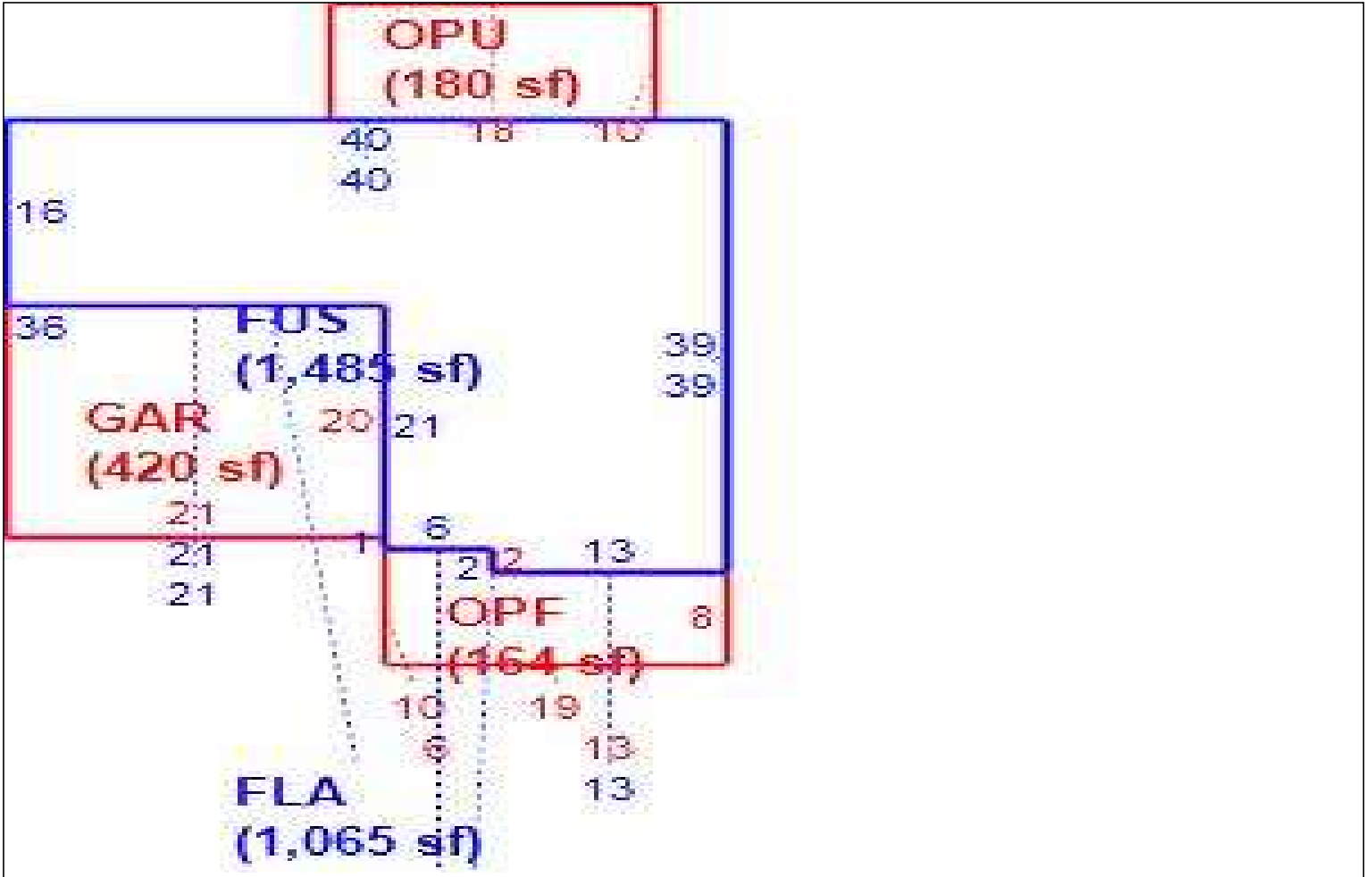
Current Owner	
LEHRMANN ALBERT G III & ANNETTE M AG	
30409 TOKARA TER	
MOUNT DORA	FL 32757-7882

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

2024-0841 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 3851128
 Parcel ID 33-19-27-0300-000-30500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0841 Comp 2
 PRC Run: 12/11/2024 By

Card # 1 of 1

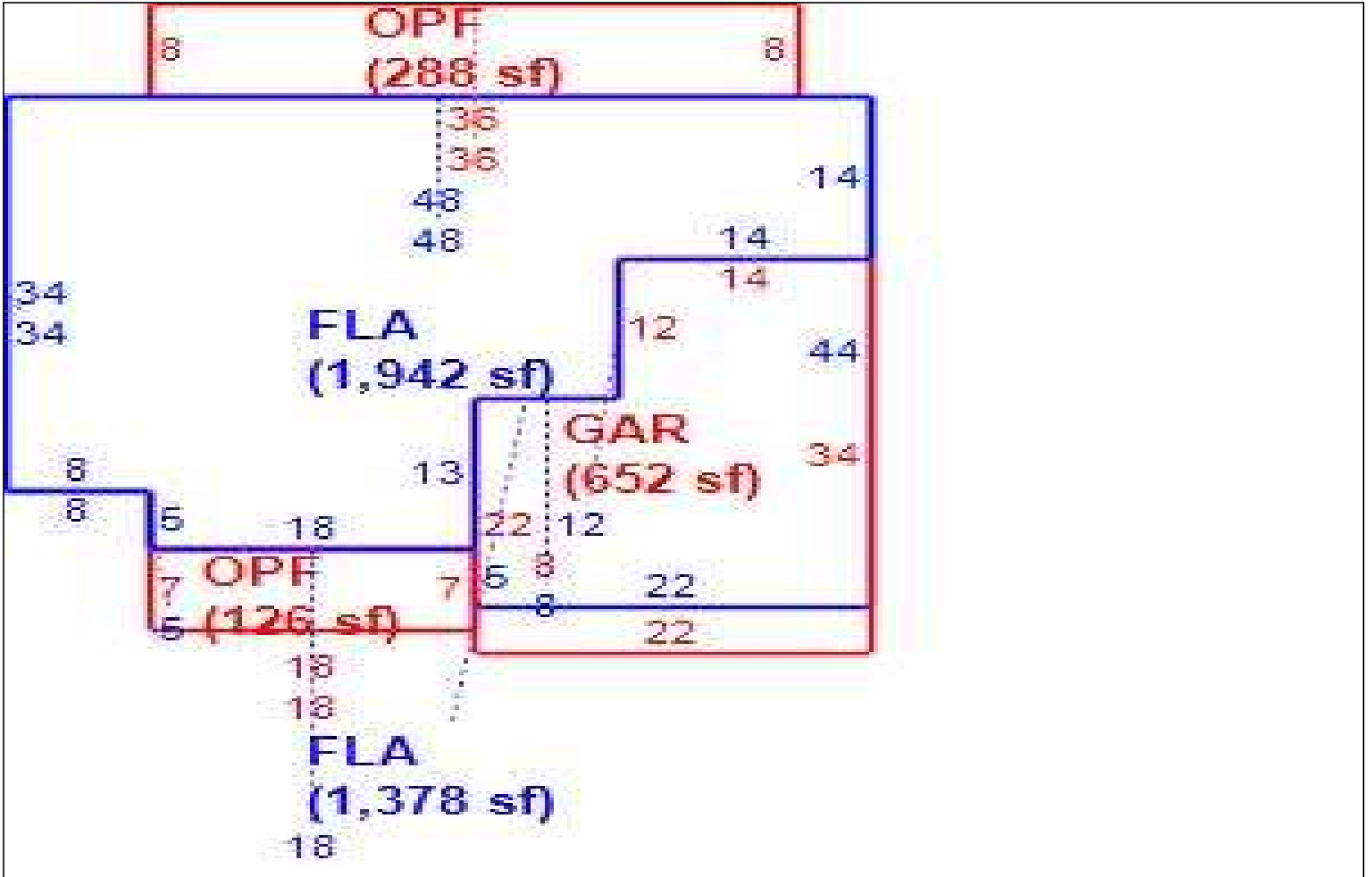
Current Owner		
REHFELDT RAY D AND ERICA REHFELDT		
30517 GIDRAN TER		
MOUNT DORA	FL	32757

Property Location			
Site Address 30517 GIDRAN 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 305 ORB 6180 PG 1368

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 365,199
Deprec Bldg Value 354,243		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2007	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	3,320	3,320	3320	Effective Area	3320	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	652	0	Base Rate	91.82	Quality Grade	655	Half Baths	1
OPF	OPEN PORCH FINISHE	0	414	0	Building RCN	365,199	Condition	EX	Heat Type	6
				% Good		97.00	Foundation	3	Fireplaces	1
				Functional Obsol		0	Building RCNLD	354,243	Roof Cover	3
TOTALS		3,320	4,386	3,320	Building RCNLD	354,243	Roof Cover	3	Type AC	03

Alternate Key 3851128
 Parcel ID 33-19-27-0300-000-30500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0841 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
POL4	SWIMMING POOL - RESIDENTIAL	336.00	SF	52.50	2007	2007	17640.00	85.00	14,994
PLD3	POOL/COOL DECK	532.00	SF	7.33	2007	2007	3900.00	70.00	2,730
SEN2	SCREEN ENCLOSED STRUCTURE	1936.00	SF	3.50	2007	2007	6776.00	57.50	3,896

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011	2010090194	09-20-2010	03-28-2011	2,400	0003	PLH			
2008	2007080417	09-18-2007	04-15-2008	7,280	0000	SEN 19X39			
2008	2007060849	06-26-2007	04-15-2008	18,000	0000	POL 14X28			
2008	2007030205	03-26-2007	04-15-2008	371,606	0000	SFR 30517 GIDRAN TR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023088342	6180 1368	07-20-2023	WD	Q	01	I	615,000	039	HOMESTEAD	2024	25000
2016063935	4796 0650	06-17-2016	WD	Q	Q	I	325,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3492 0230	08-15-2007	WD	Q	Q	I	464,700				
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	354,243	21,620	515,863	157853	358010	50,000.00	308010	333010	516,033

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0841 Comp 3
PRC Run: 12/11/2024 By

Card # 1 of 1

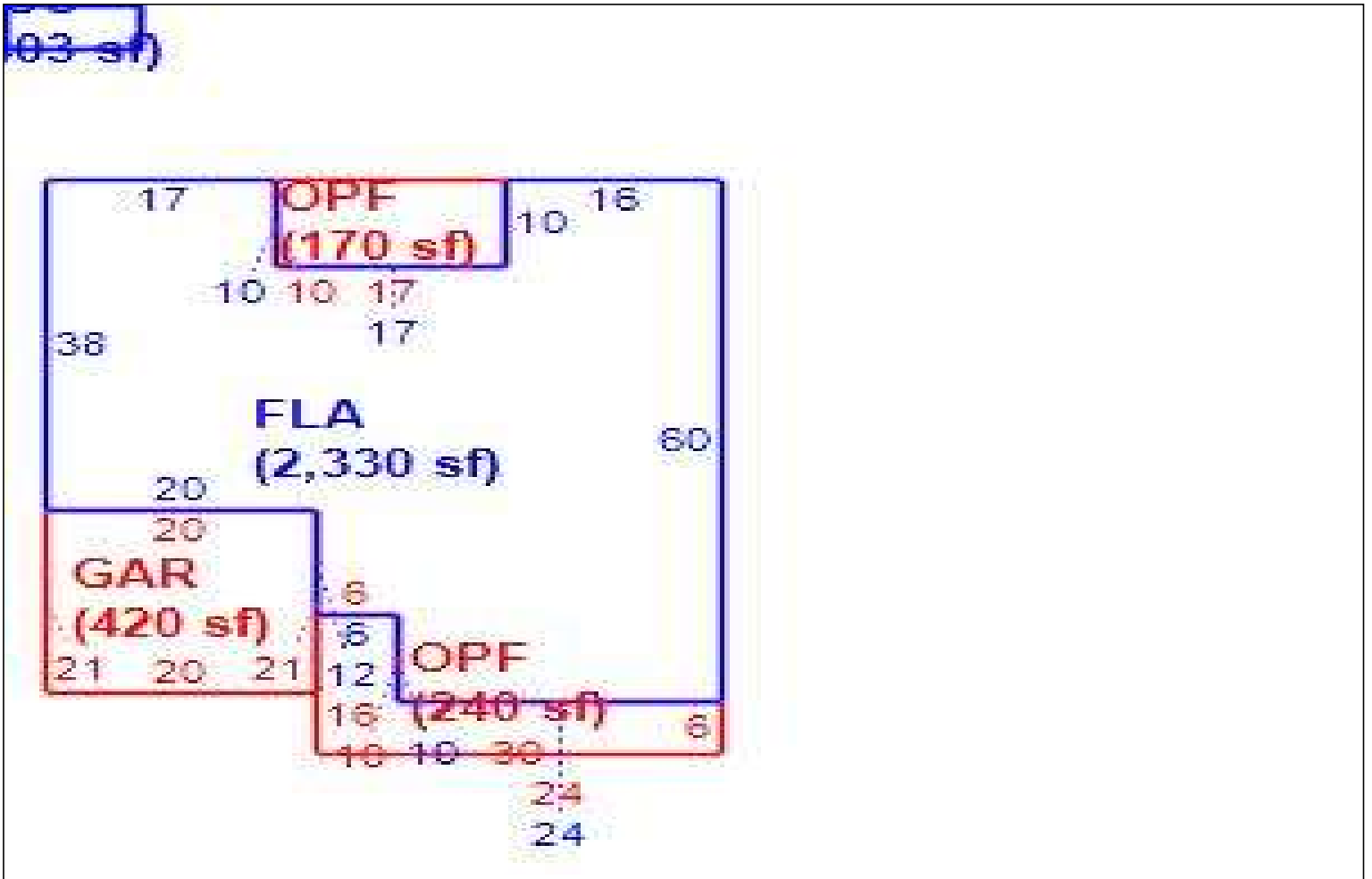
Current Owner		
PARKS ERIC L & MADONNA M		
30242 BRETTON LOOP		
MOUNT DORA	FL	32757

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	Base Rate	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,330	2,330	2330	2023	2733	78.67	No Stories	1.25	Full Baths	3	
FUS	FINISHED AREA UPPER	403	403	403				Quality Grade	635	Half Baths		
GAR	GARAGE FINISH	0	420	0				Wall Type	03	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	410	0				Foundation	3	Fireplaces		
TOTALS		2,733	3,563	2,733				Building RCNLD	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

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 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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