



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

1764416

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 #	8024-0843	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; STAR 2021-SFR1 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 #	3419240100-000-00900 1317 BRAEBURY DR
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> 5 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 # 2024-0843	Alternate Key: 1764416	Parcel ID: 34-19-24-0100-000-00900	
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 1317 BRAEBURY DR LEESBURG		<input type="checkbox"/> Check if Multiple Parcels
Owner Name INV-HOME; Star 2021-SFR1 Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 140,743	\$ 140,743	
2. Assessed or classified use value, *if applicable	\$ 140,743	\$ 140,743	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 140,743	\$ 140,743	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 10/15/2019 Price: \$90,000 Arm's Length Distressed Book 5358 Page 1632

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1764416	1348919	1353823	1655773
Address	1317 BRAEBURY DR LEESBURG	1311 BRAEBURY DR LEESBURG	1406 PEMBROOK DR LEESBURG	1505 HAMPTON RD LEESBURG
Proximity		.01 mi	.15 mi	.20 mi
Sales Price		\$247,000	\$170,000	\$185,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	2.80%	4.40%
Adjusted Sale		\$219,830	\$149,260	\$165,390
\$/SF FLA	\$152.15 per SF	\$189.51 per SF	\$163.66 per SF	\$181.35 per SF
Sale Date		2/1/2023	5/25/2023	1/20/2023
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	925	1,160	-11750	912	650	912	650
Year Built	1961	1961		1963		1964	
Constr. Type	BLK	BLK		BLK		BLK	
Condition	VG	VG		VG		VG	
Baths	1.0	1.0		1.0		1.0	
Garage/Carport	CPF 1.0	NONE	7500	CPF 2.0	-5000	CPF 1.0	
Porches	OPF	OPF/OPU	-10000	OPF		OPU	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	None	10000
Other Adds							
Site Size	LOT	LOT		LOT		LOT	
Location	NBHD	NBHD		NBHD		NBHD	
View	Woods/Road	Woods/Road		House		House	
		-Net Adj. 6.5%	-14250	-Net Adj. 2.9%	-4350	Net Adj. 6.4%	10650
		Gross Adj. 13.3%	29250	Gross Adj. 3.8%	5650	Gross Adj. 6.4%	10650
Adj. Sales Price	Market Value \$140,743	Adj Market Value	\$205,580	Adj Market Value	\$144,910	Adj Market Value	\$176,040
	Value per SF 152.15						

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.

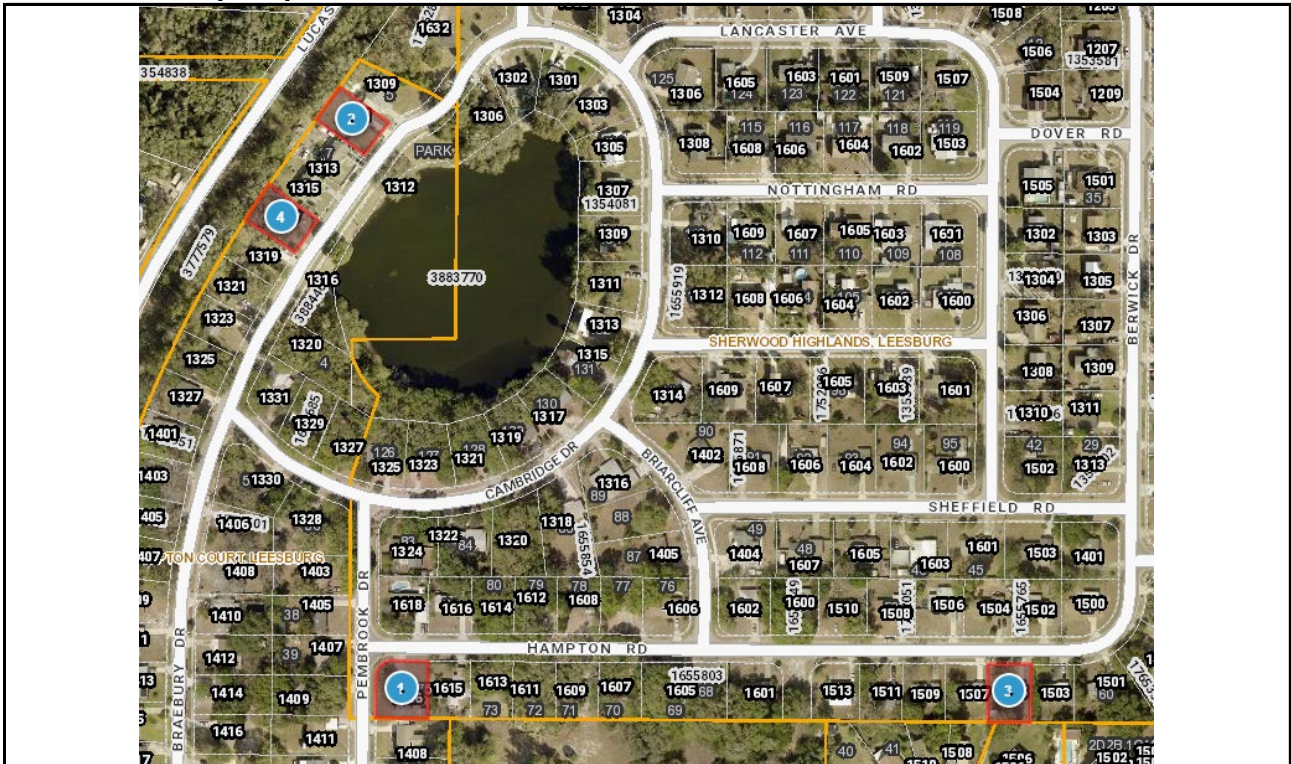
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: AFH

DATE 11/27/2024

2024-0843 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	1764416	1317 BRAEBURY DR LEESBURG	-
2	comp 1	1348919	1311 BRAEBURY DR LEESBURG	.01 mi
3	comp 2	1353823	1406 PEMBROOK DR LEESBURG	.15 mi
4	comp 3	1655773	1505 HAMPTON RD LEESBURG	.20 mi
5				
6				
7				
8				

Alternate Key 1764416
Parcel ID 34-19-24-0100-000-00900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0843 Subject
PRC Run: 12/16/2024 By

Card # 1 of 1

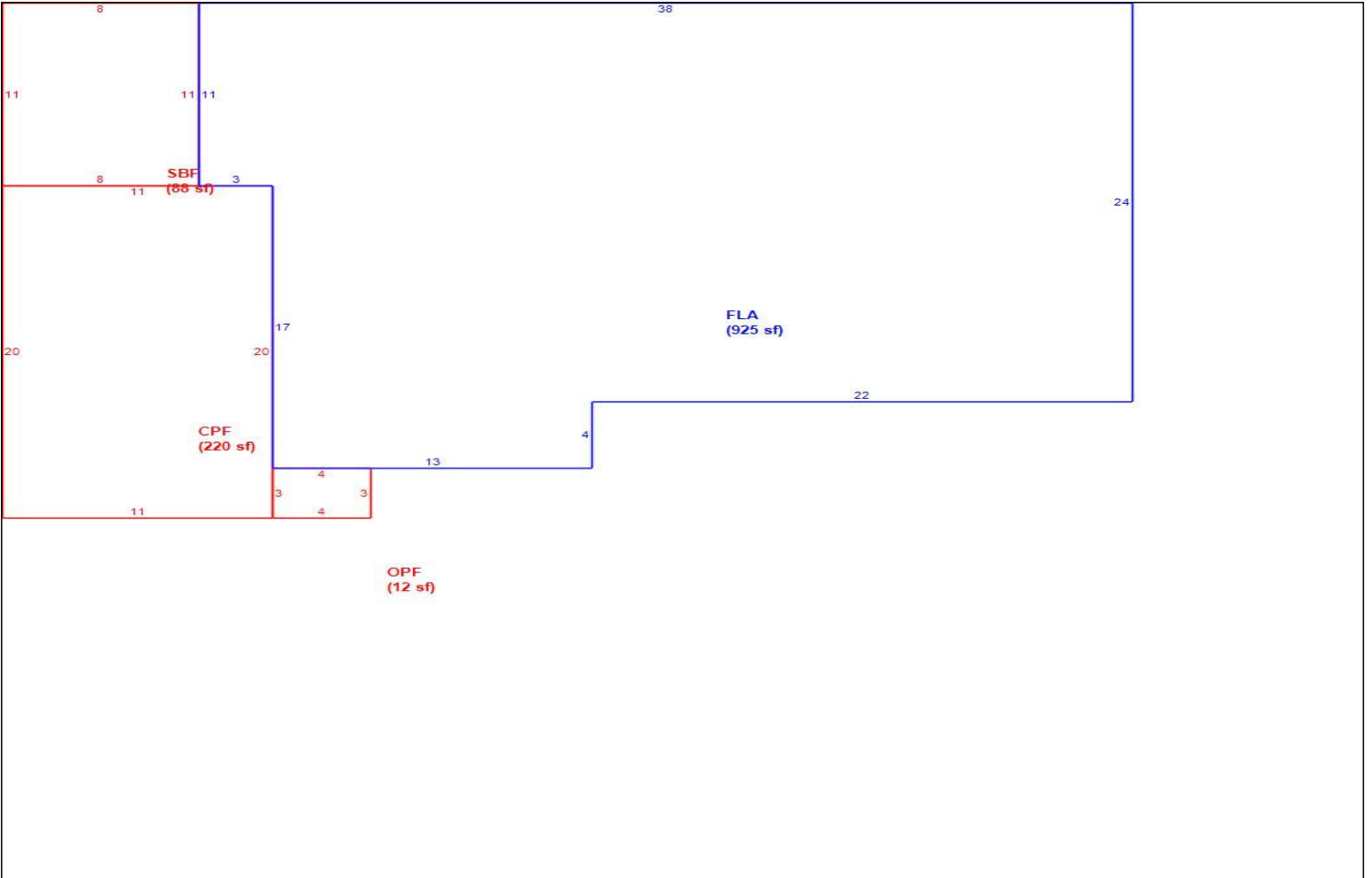
Current Owner		
STAR 2021-SFR1 BORROWER LP C/O STARWOOD CAPITAL GROUP 591 W PUTNAM AVE		
GREENWICH	CT	06830

Property Location		
Site Address 1317 BRAEBURY DR LEESBURG FL 34748		
Mill Group 000L	NBHD 0673	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
LEESBURG, HAMPTON COURT LOT 9 PB 16 PG 9 ORB 5665 PG 773

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	35,000.00	0.0000	1.30	1.000	1.000	0	45,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,500			
Classified Acres		0		Classified JV/Mkt		45,500		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 103,525	Deprec Bldg Value 95,243	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
CPF	CARPOT FINISHED	0	220	0	1961	925	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	925	925	925	93.74	103,525	Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	12	0	EX	92.00	Wall Type	02	Heat Type	1
STF	STORAGE ROOM FINIS	0	88	0	% Good	92.00	Foundation	3	Fireplaces	0
TOTALS		925	1,245	925	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	95,243				

Alternate Key 1764416
 Parcel ID 34-19-24-0100-000-00900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0843 Subject By
 PRC Run: 12/16/2024
 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
2007	SALE	01-01-2006	05-08-2007	1	0000	CHECK VALUES	05-08-2007	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021035907	5665 0773	02-22-2021	QC	U	11	I	100				
2019116840	5358 1632	10-15-2019	WD	Q	Q	I	90,000				
2019105411	5343 1498	09-12-2019	WD	Q	Q	I	75,000				
	3797 1794	02-26-2009	WD	U	U	I	100				
	3275 0531	09-29-2006	WD	Q	Q	I	125,000				
Total											0.00

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
45,500	95,243	0	140,743	0	140743	0.00	140743	140743	137,674

Parcel Notes

88 NBHD CHGD FROM 3431
 1222/0251 ESTHER D WALLIN TO ESTHER D WALLIN LE REM ROY E & DEBRA E BARNES
 96X ESTHER D WALLIN DECEASED 091495
 04 QG FROM 375 EAG FROM 3 EJB 061004
 3275/531 ROY E & DEBRA E BARNES TO HARRY DIAZ SINGLE
 07FC LOC FROM 95 QG FROM 400 MHS 050807
 08 QG FROM 695 EJE 061308
 08X ADDRESS CHANGED TO 5249 WILDFLOWER RD ORLANDO 32821
 08X OWNER DID NOT MOVE PER NOTE DTD 083108
 3797/1794 HARRY DIAZ TO ROY E BARNES
 16IT NCI LPD 092216
 16IT NCI LPD 092216
 19IT NCI PJF 011019
 5343/1498 ROY E & DEBRA E BARNES TO LEGACY VENTURE GROUP LLC
 5358/1632 VENTURE GROUP LLC TO SFR ORLANDO OWNER 1 LP
 20 MLS U8059897 SFR IN AVG COND NEWER FLOORING AND ROOF OLD KITCHEN SPJ 101819
 20 MLS U8059897 SPJ 112019
 20 COND FROM 2 BEDS FROM 2 AC TO Y SPJ 112019
 5665/773 SFR ORLANDO OWNER 1 LP TO STAR 2021-SFR1 BORROWER LP
 5665/773 M SALE INCL 13 LOTS MULTI SUBS AND 1 M&B

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Alternate Key 1348919
Parcel ID 34-19-24-0100-000-00600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0843 Comp 1
PRC Run: 12/16/2024 By

Card # 1 of 1

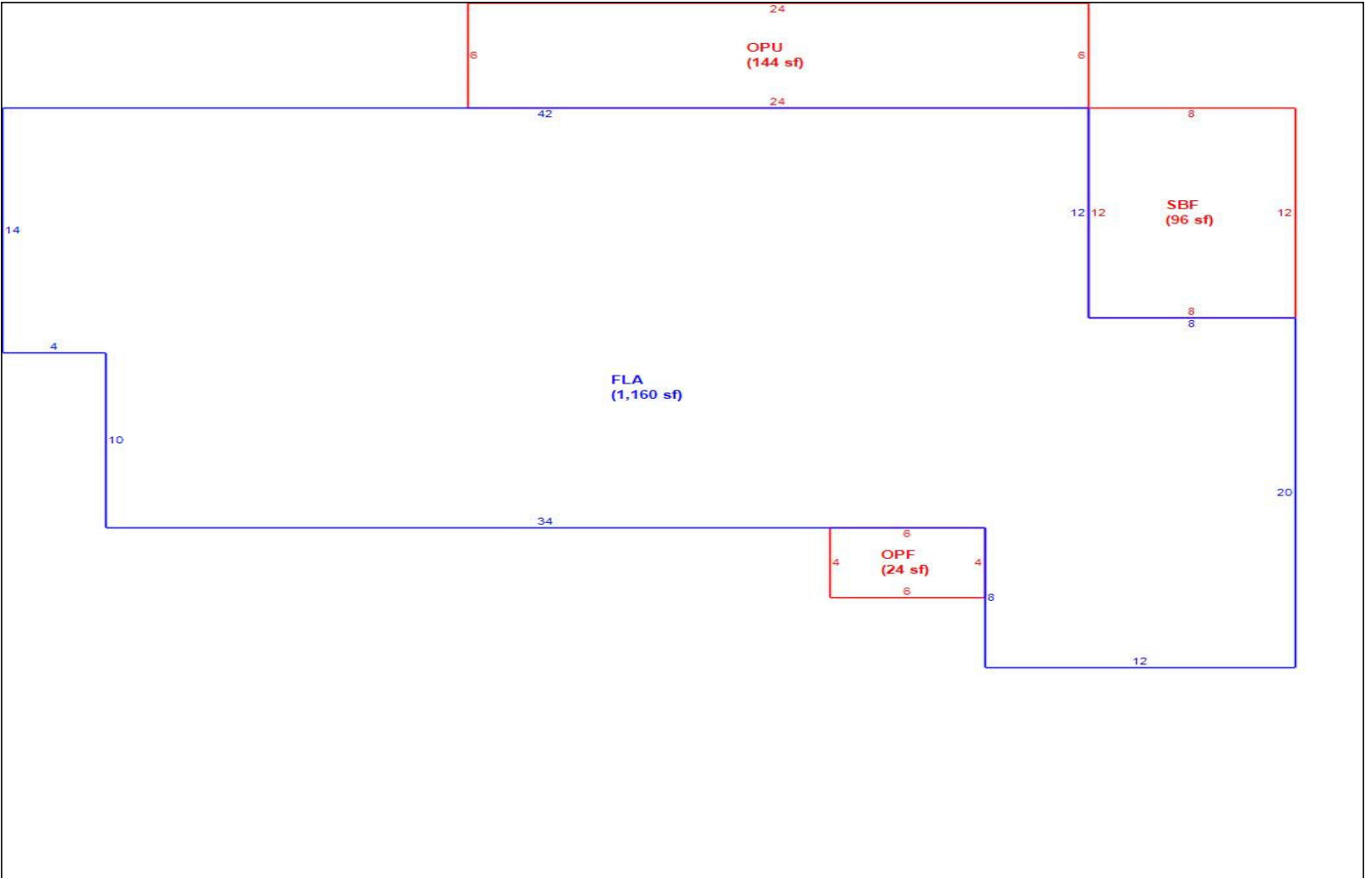
Current Owner		
HERNANDEZ ALONSO JORGE L		
1311 BRAEBURY DR		
LEESBURG	FL	34748

Property Location		
Site Address 1311 BRAEBURY DR		
LEESBURG FL 34748		
Mill Group 000L	NBHD 0673	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
LEESBURG, HAMPTON COURT LOT 6 PB 16 PG 9 ORB 6091 PG 385

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	35,000.00	0.0000	1.30	1.000	1.000	0	45,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,500		
Classified Acres		0		Classified JV/Mkt		45,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 124,372
Deprec Bldg Value 113,179		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	1,160	1,160	1160	1961	No Stories	1.00	Full Baths	1	
OPF	OPEN PORCH FINISHE	0	24	0	1160	Quality Grade	640	Half Baths	0	
OPU	OPEN PORCH UNFINIS	0	144	0	93.56	Wall Type	02	Heat Type	6	
STF	STORAGE ROOM FINIS	0	96	0	124,372	Foundation	3	Fireplaces	0	
TOTALS		1,160	1,424	1,160	EX	Roof Cover	3	Type AC	03	
					Condition					
					% Good					
					91.00					
					Functional Obsol					
					0					
					Building RCNLD					
					113,179					

Alternate Key 1348919
 Parcel ID 34-19-24-0100-000-00600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0843 Comp 1
 PRC Run: 12/16/2024 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	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023015603	6091 0385	02-01-2023	WD	Q	01	I	247,000	039	HOMESTEAD	2024	25000	
2022116259	6015 0515	08-22-2022	WD	Q	01	I	168,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2017051771	4943 1425	04-26-2017	TR	U	U	I	100					
	2823 0632	04-04-2005	QC	U	U	I	0					
	1493 1248	01-01-1997	WD	U	U	I	59,800					
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	
45,500	113,179	0	158,679	0	158679	50,000.00	108679	133679	154,883	

Parcel Notes

88 NBHD CHANGED FROM 3431
 93 CH COND FROM 2 RAISE QG FROM 300 PAP 021194
 97X OK WITH 97 DEED HAD CONTRACT FOR SALE AND PURCHASE
 1493/1248 RIDEOUT TO HERBERT DON ADAMS AND SANDRA L KINHT JTWROS
 04 EAG FROM 3 EJP 061004
 2823/632 HERBERT DON & SANDRA L ADAMS HW
 17 HERBERT DON ADAMS 67 DECEASED 030217 STATE LIST FILE 2017038095 CMD 032817
 4943/1425 SANDRA L ADAMS TTEE OF THE SANDRA L ADAMS TRS DTD 042617 SUCC TTEE SAMANTHA GAIL WATFORD ALT TTEE BRYAN WILLIAMS
 4943/1425 SUCC TTEE SHALL HAVE ALL THE TITLE POWERS AND DISCRETION GIVEN TO TTEE WITHOUT ANY ACT OF CONVEYANCE OR TRANSFER
 18DS HX REVIEW RRB 092418
 6015/515 SANDRA L ADAMS INDIV AND AS TTEE TO LIMITLESS INVESTMENTS USA LLC
 6091/385 LIMITLESS INVESTMENTS USA LLC TO JORGE L HERNANDEZ ALONSO SINGLE
 23CC EFILE HX APP CP 033023
 23X RECD PERM RES CARD FOR ALONSO ATTACHED TO 2024 HX APP INFO SCANNED AS 040323

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 1353823
 Parcel ID 34-19-24-0200-000-07500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0843 Comp 2
 PRC Run: 12/16/2024 By

Card # 1 of 1

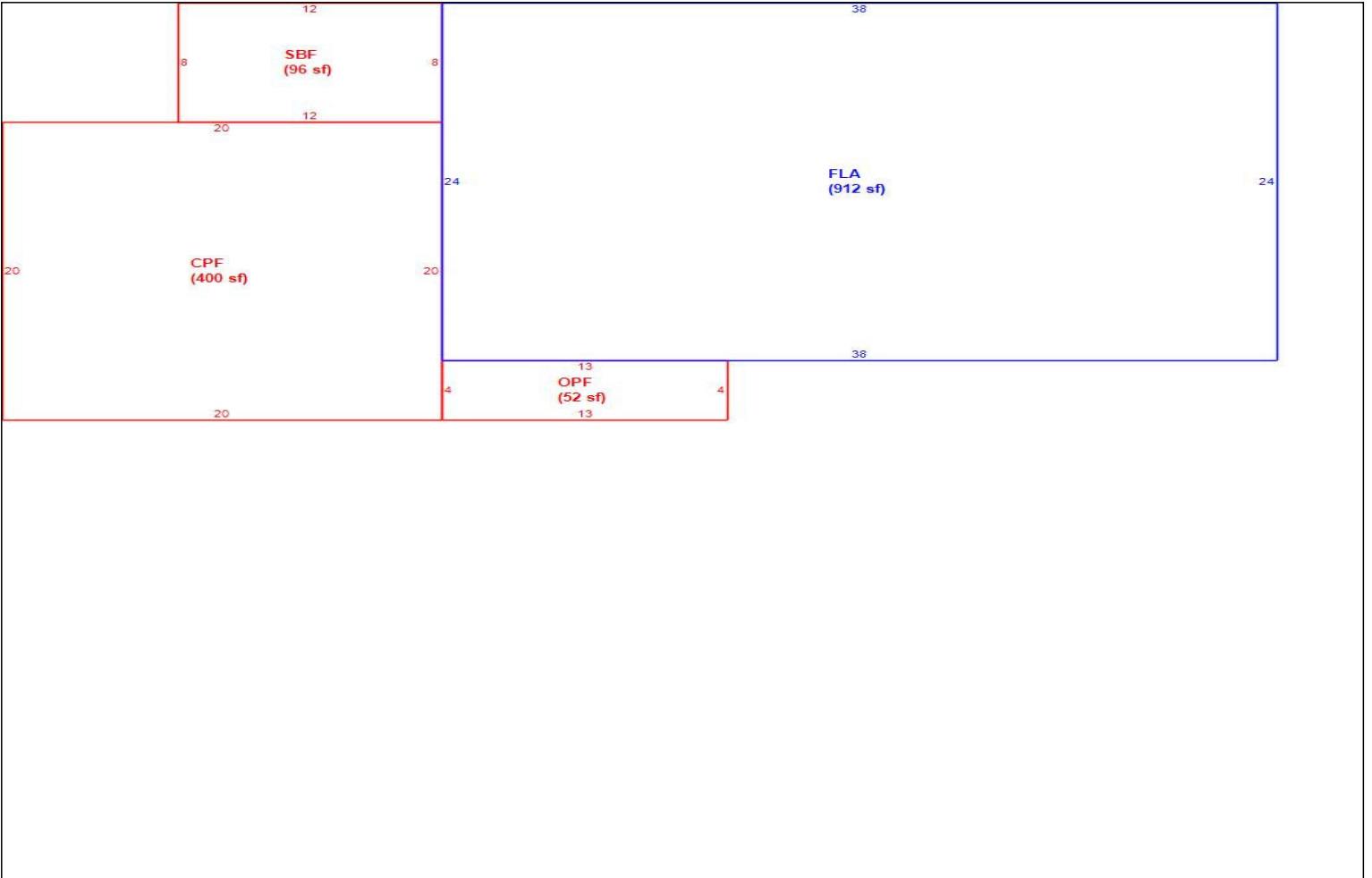
Current Owner		
DECEUS CLIVLANDE		
1406 PEMBROOK DR		
LEESBURG	FL	34748

Property Location		
Site Address 1406 PEMBROOK DR		
LEESBURG FL 34748		
Mill Group	000L	NBHD 0673
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
LEESBURG, SHERWOOD HIGHLANDS LOT 75 PB 15 PG 36 ORB 6170 PG 1620

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	90	100		9,000.00 FD	500.00	0.9077	1.75	1.000	1.000	0	71,481		
Total Acres				0.21	JV/Mkt				0	Total Adj JV/Mkt				71,481
Classified Acres				0	Classified JV/Mkt				71,481	Classified Adj JV/Mkt				0

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	97,344	Deprec Bldg Value	88,583	Multi Story	0



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	2
CPF	CARPOT FINISHED	0	400	0	1963	912	87.05	97,344	EX	91.00	0	88,583	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	912	912	912									Quality Grade	630	Half Baths	0
OPF	OPEN PORCH FINISHE	0	52	0									Wall Type	02	Heat Type	6
STF	STORAGE ROOM FINIS	0	96	0									Foundation	3	Fireplaces	0
TOTALS		912	1,460	912									Roof Cover	3	Type AC	03

Alternate Key 1353823
 Parcel ID 34-19-24-0200-000-07500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0843 Comp 2
 PRC Run: 12/16/2024 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	
2012	11-00000592	08-03-2011	03-16-2012	3,956	0002	ADD A/C	03-16-2012		
2011	10-00000014	01-07-2010	02-17-2011	7,760	0002	REROOF	02-17-2011		
2000	0001	11-01-1999	05-31-2000	10	0000	CK VALUE FOR OWNER			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023080132	6170 1620	05-25-2023	WD	Q	01	I	170,000					
2012013400	4123 0904	01-23-2012	PO	U	U	I	0					
	1698 0432	03-12-1999	WD	Q	Q	I	50,900					
	1630 2169	07-22-1998	TR	U	U	I	0					
	1578 2371	01-14-1998	QC	U	U	I	0					
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	
71,481	88,583	0	160,064	0	160064	0.00	160064	160064	157,285	

Parcel Notes

88 NBHD CHANGED FROM 4262
 1578/2371 HERMAN J GRUBBS LE REM GRUBBS TRUST
 98X HERMAN JAMES GRUBBS DECEASED 050698 FL DEATH LIST
 1630/2169 LINDA K WILSON SUCC TTEE OF THE HERMAN JAMES GRUBBS TR TO LINDA K WILSON
 00 OWNER IS USING AK1655820 AS COMP ASSESSED VALUE IS GOOD PAP 042400
 00 MR BIGELOW CALLED AND LEFT PH 3418786 I HAVE NO AREA CODE I COULD NOT CALL BACK PAP 062100
 11FC EAG FROM 2 QG FROM 550 EJE 021711
 11X JACQUELINE C BIGELOW 84 DECEASED 092611 FL DEATH LIST
 11X WILLIAM ROBERT BIGELOW 83 DECEASED 093011 FL DEATH LIST
 12FC ADD AC TO SFR MHS 031612
 4123/904 ORDER DET HX FOR EST OF WILLIAM ROBERT BIGELOW PROP TO ET AL GARY BIGELOW AND WILLIAM A BIGELOW AND PATRICIA BUNKO AND MELISSA WARK AND VALERIE WOODS ONLY
 6170/1620 GARY BIGELOW AND WILLIAM BIGELOW AND RACHEL WARK AND VALERIE WOODS AND DANIEL SCOTT WARK AND PATRICIA BUNKO TO CLIVLANDE DECEUS SINGLE

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Alternate Key 1655773
 Parcel ID 34-19-24-0200-000-06200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0843 Comp 3
 PRC Run: 12/16/2024 By

Card # 1 of 1

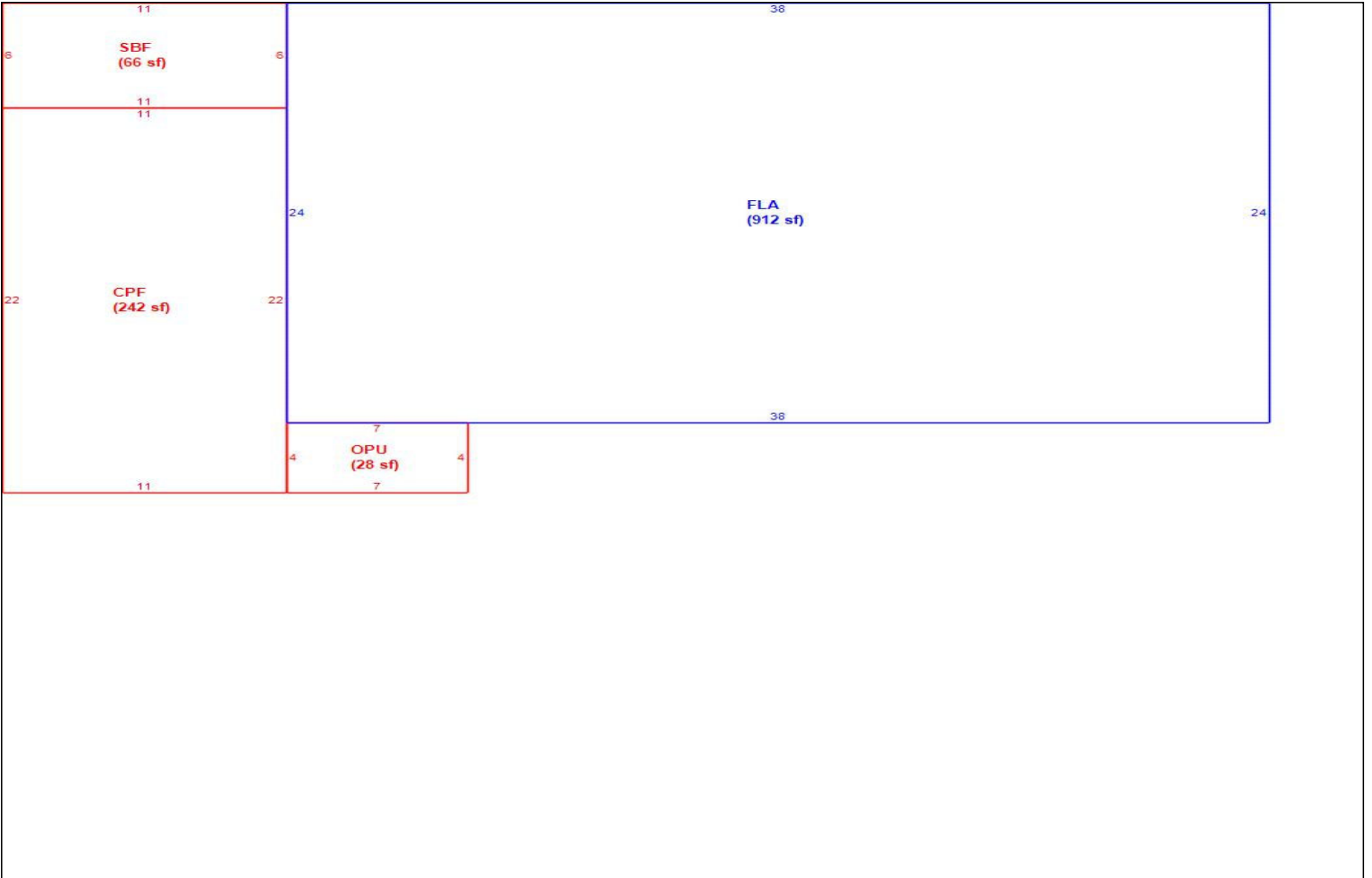
Current Owner		
SENRINE FABIAN J		
1505 HAMPTON RD		
LEESBURG	FL	34748

Property Location			
Site Address 1505 HAMPTON RD			
LEESBURG FL 34748			
Mill Group	00L3	NBHD	0673
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
LEESBURG, SHERWOOD HIGHLANDS LOT 62 PB 15 PG 36 ORB 6082 PG 2002

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	75	100		7,500.00 FD	500.00	0.9077	1.75	1.000	1.000	0	59,568	
Total Acres		0.17		JV/Mkt		0		Total Adj JV/Mkt		59,568			
Classified Acres		0		Classified JV/Mkt		59,568		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 93,444	Deprec Bldg Value 85,034	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	2
CPF	CARPOT FINISHED	0	242	0	1964	912	87.05	93,444	EX	91.00	0	85,034	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	912	912	912									Quality Grade	630	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	28	0									Wall Type	02	Heat Type	6
STF	STORAGE ROOM FINIS	0	66	0									Foundation	3	Fireplaces	0
TOTALS		912	1,248	912									Roof Cover	3	Type AC	01

Alternate Key 1655773
 Parcel ID 34-19-24-0200-000-06200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0843 Comp 3
 PRC Run: 12/16/2024 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	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023008028	6082	2002	01-20-2023	WD	Q	01	I	185,000	039	HOMESTEAD	2024	25000
2022162520	6069	0289	12-16-2022	WD	Q	01	I	100,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3761	1634	04-24-2009	QC	U	U	I	100				
	0985	1470	10-01-1988	QC	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	
59,568	85,034	0	144,602	0	144602	50,000.00	94602	119602	141,823	

Parcel Notes

88 NBHD CHANGED FROM 4262
 02 QG FROM 300 EAG FROM 3 UPDATE SUB EJP 061202
 09X PER TELECON WITH FAY SHIFLETTE SHE HAS MOVED AND WOULD LIKE HX REMOVED FOR 2009 10272008
 3761/1634 FAY M SHIFLETT FARNER TO PAMELA S SHIFLETT
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 081513
 6069/289 PAMELA S SHIFLETT TO RTE 1 LLC
 6082/2002 RTE 1 LLC TO FABIAN J SENORINE SINGLE
 24CC SUBMITTED HX APP CP 102723

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