



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *1655889*

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>2024-0844</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; STAR 2021-SFR2 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 #	34-19-24-0200-000-09400 1602 SHEFFIELD 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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Parent/grandparent reduction			
<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. 193.155(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

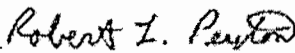
Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

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.

 Signature, representative	Robert Peyton Print name	9/10/2024 Date
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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 # 2024-0844	Alternate Key: 1655889	Parcel ID: 34-19-24-0200-000-09400	
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 1602 SHEFFIELD RD LEESBURG		<input type="checkbox"/> Check if Multiple Parcels
Owner Name INV-HOME; Star 2021_SFR2 Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 188,651	\$ 188,651	
2. Assessed or classified use value, *if applicable	\$ 184,710	\$ 184,710	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 184,710	\$ 184,710	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 8/22/2019 Price: \$123,000 Arm's Length Distressed Book 5334 Page 280

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1655889	1348919	1655625	1655773
Address	1602 SHEFFIELD RD LEESBURG	1311 BRAEBURY DR LEESBURG	1208 BERWICK DR LEESBURG	1505 HAMPTON RD LEESBURG
Proximity				
Sales Price		\$247,000	\$240,000	\$185,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	2.40%	4.40%
Adjusted Sale		\$219,830	\$209,760	\$165,390
\$/SF FLA	\$172.44 per SF	\$189.51 per SF	\$167.01 per SF	\$181.35 per SF
Sale Date		2/1/2023	6/23/2023	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	1,094	1,160	-3300	1,256	-8100	912	9100
Year Built	1970	1961		1961		1964	
Constr. Type	BLK	BLK		BLK		BLK	
Condition	VG	VG		VG		VG	
Baths	1.1	1.0	2500	1.0	2500	1.0	
Garage/Carport	GAR 1.0	NONE	10000	CPF 1.0	2500	CPF 1.0	2500
Porches	OPF/OPF	OPF/OPU		OPF		OPU/STF	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	None	10000	None	10000
Other Adds				SPF/STF	-10000		
Site Size	LOT	LOT		LOT		LOT	
Location	NBHD	NBHD		NBHD		NBHD	
View	House	Woods/Street	10000	Pkg Lot		House	
		Net Adj. 8.7%	19200	-Net Adj. 1.5%	-3100	Net Adj. 13.1%	21600
		Gross Adj. 11.7%	25800	Gross Adj. 15.8%	33100	Gross Adj. 13.1%	21600
Adj. Sales Price	Market Value \$188,651	Adj Market Value \$239,030		Adj Market Value \$206,660		Adj Market Value \$186,990	
	Value per SF 172.44						

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.

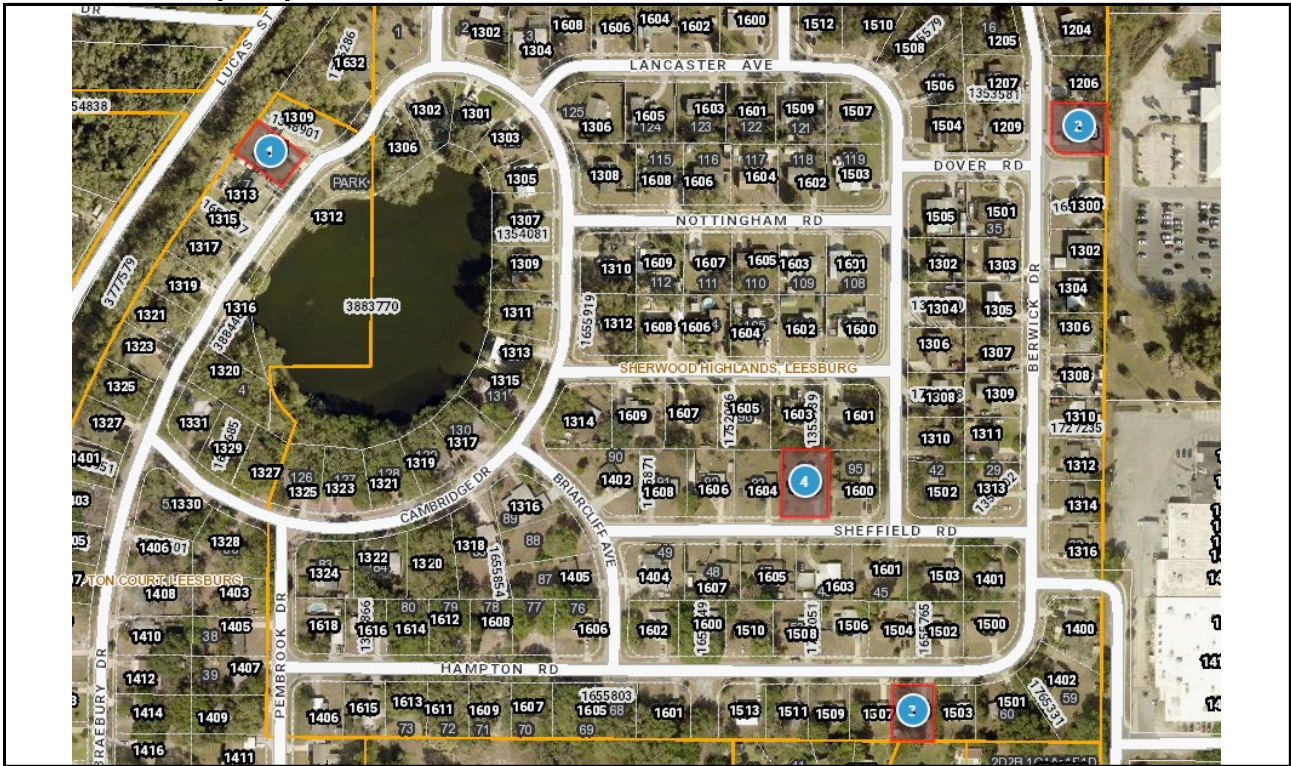
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0844 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	1655773	1505 HAMPTON RD LEESBURG	.3 mi
2	comp 1	1348919	1311 BRAEBURY DR LEESBURG	.2 mi
3	comp 2	1655625	1208 BERWICK DR LEESBURG	.2 mi
4	subject	1655889	1602 SHEFFIELD RD LEESBURG	0
5				
6				
7				
8				

Alternate Key 1655889
 Parcel ID 34-19-24-0200-000-09400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0844 Subject
 PRC Run: 12/16/2024 By

Card # 1 of 1

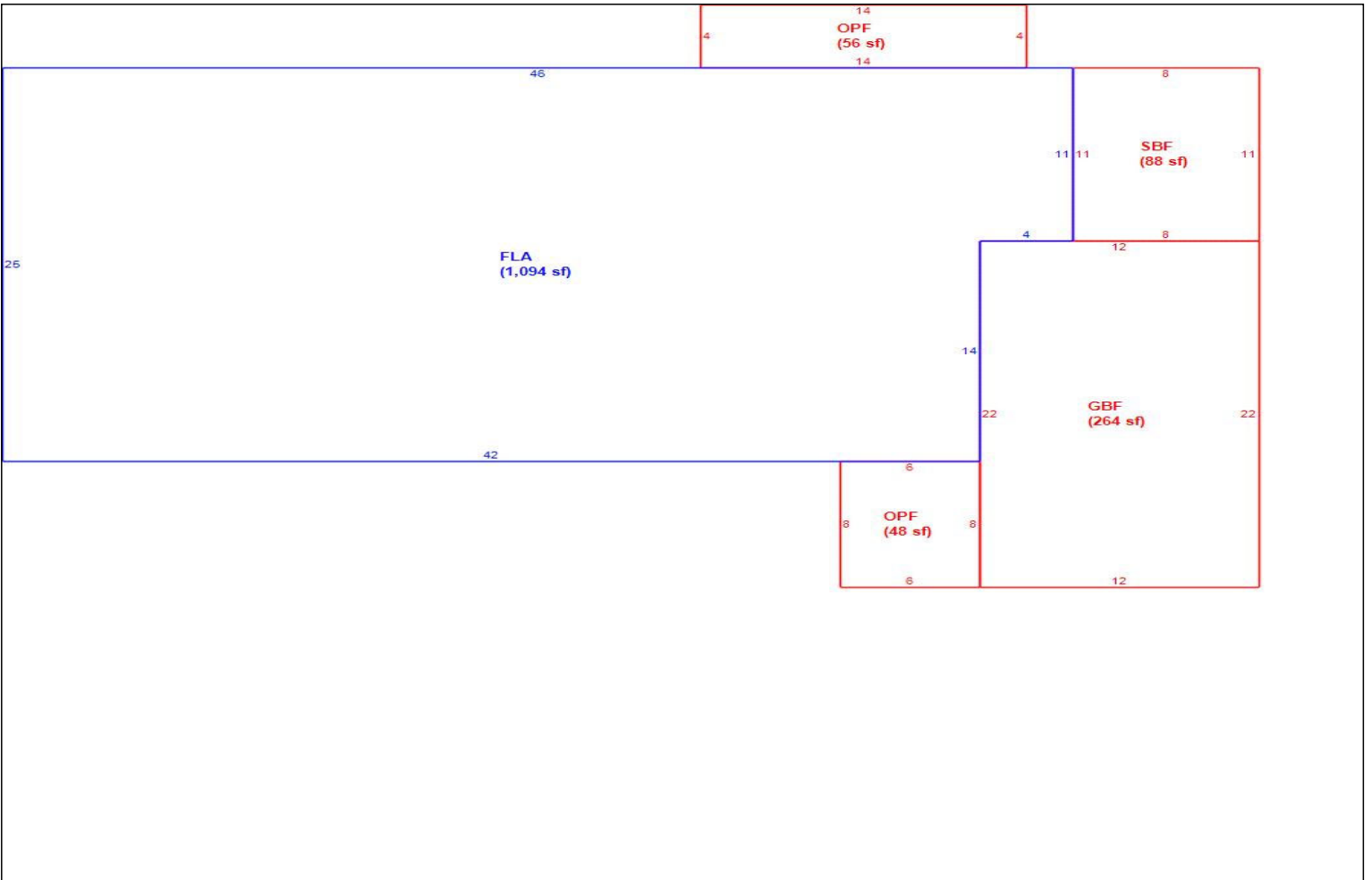
Current Owner		
STAR 2021-SFR2 BORROWER LP		
591 W PUTNAM AVE		
GREENWICH	CT	06830

Property Location		
Site Address 1602 SHEFFIELD 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 94 PB 15 PG 36 ORB 5864 PG 1527

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	85	120		10,200.00 FD	500.00	0.9692	1.75	1.000	1.000	0	72,084
Total Acres		0.23		JV/Mkt		0		Total Adj JV/Mkt		72,084		
Classified Acres		0		Classified JV/Mkt		72,084		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 120,172
Deprec Bldg Value 116,567		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	1,094	1,094	1094	1970	No Stories	1.00	Full Baths	1	
GAR	GARAGE FINISH	0	264	0	87.05	Quality Grade	630	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	104	0	120,172	Wall Type	02	Heat Type	6	
STF	STORAGE ROOM FINIS	0	88	0	EX	Foundation	3	Fireplaces	0	
TOTALS		1,094	1,550	1,094	97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD	116,567				

Alternate Key 1655889
 Parcel ID 34-19-24-0200-000-09400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0844 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	
2018	SALE	01-01-2017	06-06-2018	1	0099	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021178002	5864 1527	12-02-2021	WD	U	11	I	100					
2019098043	5334 0280	08-22-2019	WD	Q	Q	I	123,000					
2018013928	5062 2390	02-02-2018	WD	U	U	I	100					
2017132879	5039 2484	12-04-2017	WD	Q	Q	I	100,000					
	1685 0832	02-01-1999	WD	Q	Q	I	57,000					
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	
72,084	116,567	0	188,651	3941	184710	0.00	184710	188651	185,098	

Parcel Notes

88 NBHD CHANGED FROM 4262
 1269/668 GREGORY W & LAUREN J SCHULTZ HW AND LOTTIE C WHITE JTWROS
 94X BELONGS TO LOTTIE
 96X LOTTIE C WHITE 72 DECEASED 041996 FL DEATH LIST
 1685/832 LAUREN J SCHULTZ TO DAVID L HICKS JR SINGLE
 99X DENY DAVID HICKS DEED DATE 020199
 02X DENY DAVID L HICKS JR MAIL RETURNED MOVED LEFT NO ADDRESS NO PHONE
 02TRIM RETURNED MOVED LEFT NO ADDRESS 1602 SHEFFIELD RD LEESBURG 34748
 03X DAVID HICKS DOES NOT GET MAIL ANYWERE PER DAVID WE TOLD HIM THAT WE COULD NOT AUTOMATICALLY RENEW HX WITH OUT A MAILING ADDRESS HE MUST COME TO THE OFFICE EACH YEAR AND FILE HX
 03X DAVID HICKS PHONE NUMBER 348 8422 ERIC CHECK THIS PROPERTY AND THE NEIGHBORS SAY THAT MR HICKS DOES LIVE HERE ERIC LEFT A NOTE TO CALL AND MR HICK DID CALL THE OFFICE 011703
 03X CORRECTION 259195 FOR 02TAX BILL ADD HX
 03TRIM RETURNED MOVED LEFT NO ADDRESS UNABLE TO FORWARD 1602 SHEFFIELD RD LEESBURG 34748
 03X INTENT TO DENY LETTER RETURNED MOVED LEFT NO ADDRESS NO ANS TO LETTERS
 16IT ADD GBF5 MHS 071315
 5039/2484 DAVID L JR & LISA HICKS TO GARY KERN
 18X COURTESY HX CARD SENT 012218
 5062/2390 GARY KERN TO LEESBURG 5608 LLC
 5334/280 LEESBURG 5608 LLC TO SFR ORLANDO OWNER 1 LP
 20 MLS G5017735 SFR WELL MAINTAINED SPJ 092719
 20 EAG FROM 2 COND FROM 2 AC TO Y SPJ 092719
 5864/1527 M SALE INCL AK1354293 AK1290821 AK1352584 AK1346045 AK1655889 AK1751985 AK1457521 AK1651425 AK3438655 SFR ORLANDO OWNER 1 LP TO STAR 2021-SFR2 BORROWER LP

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0844 Comp 1
PRC Run: 12/16/2024 By

Card # 1 of 1

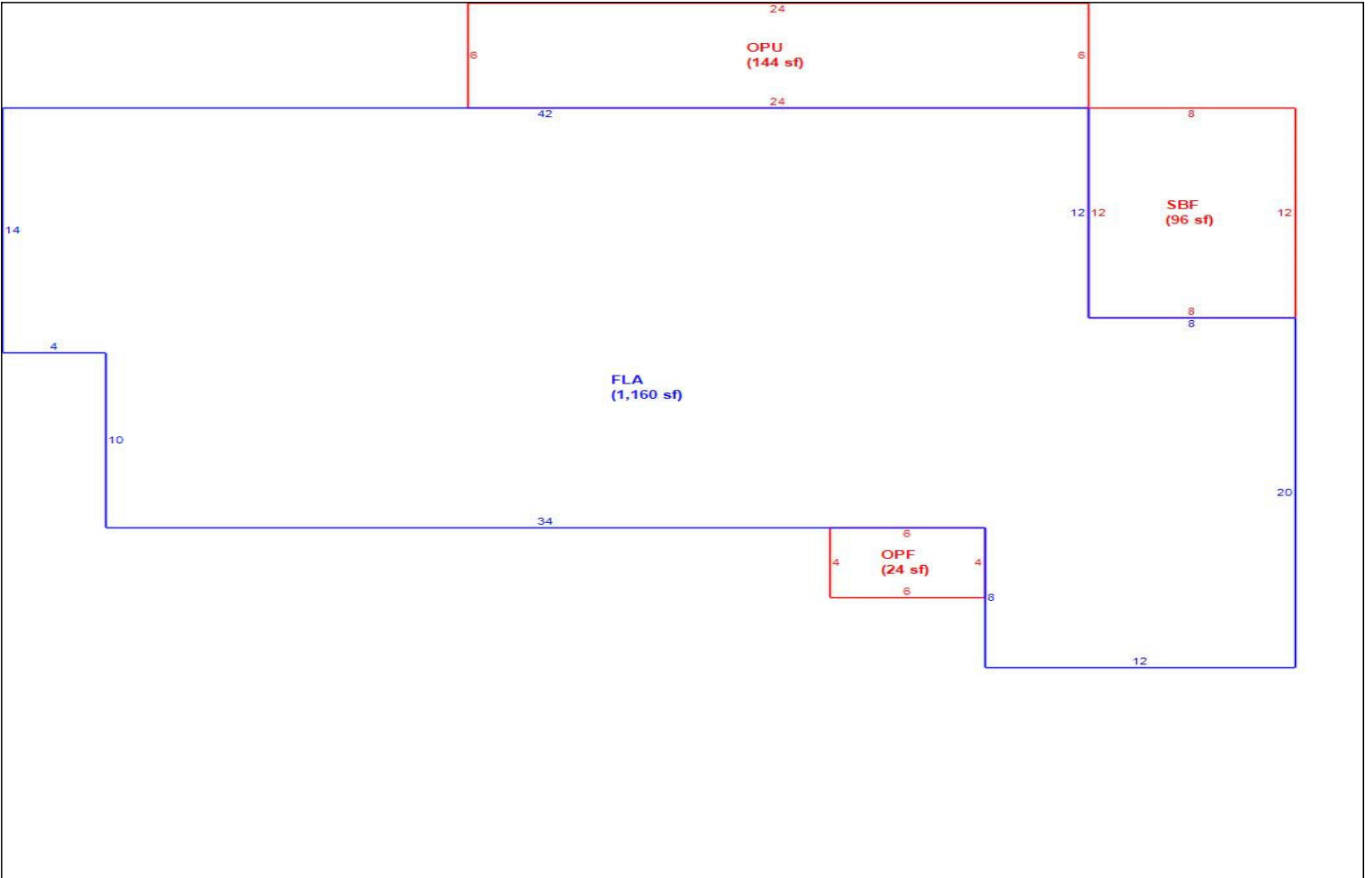
Current Owner		
HERNANDEZ ALONSO JORGE L		
1311 BRAEBURY DR		
LEESBURG	FL	34748

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

2024-0844 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

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Alternate Key 1655625
 Parcel ID 34-19-24-0200-000-01900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0844 Comp 2
 PRC Run: 12/16/2024 By

Card # 1 of 1

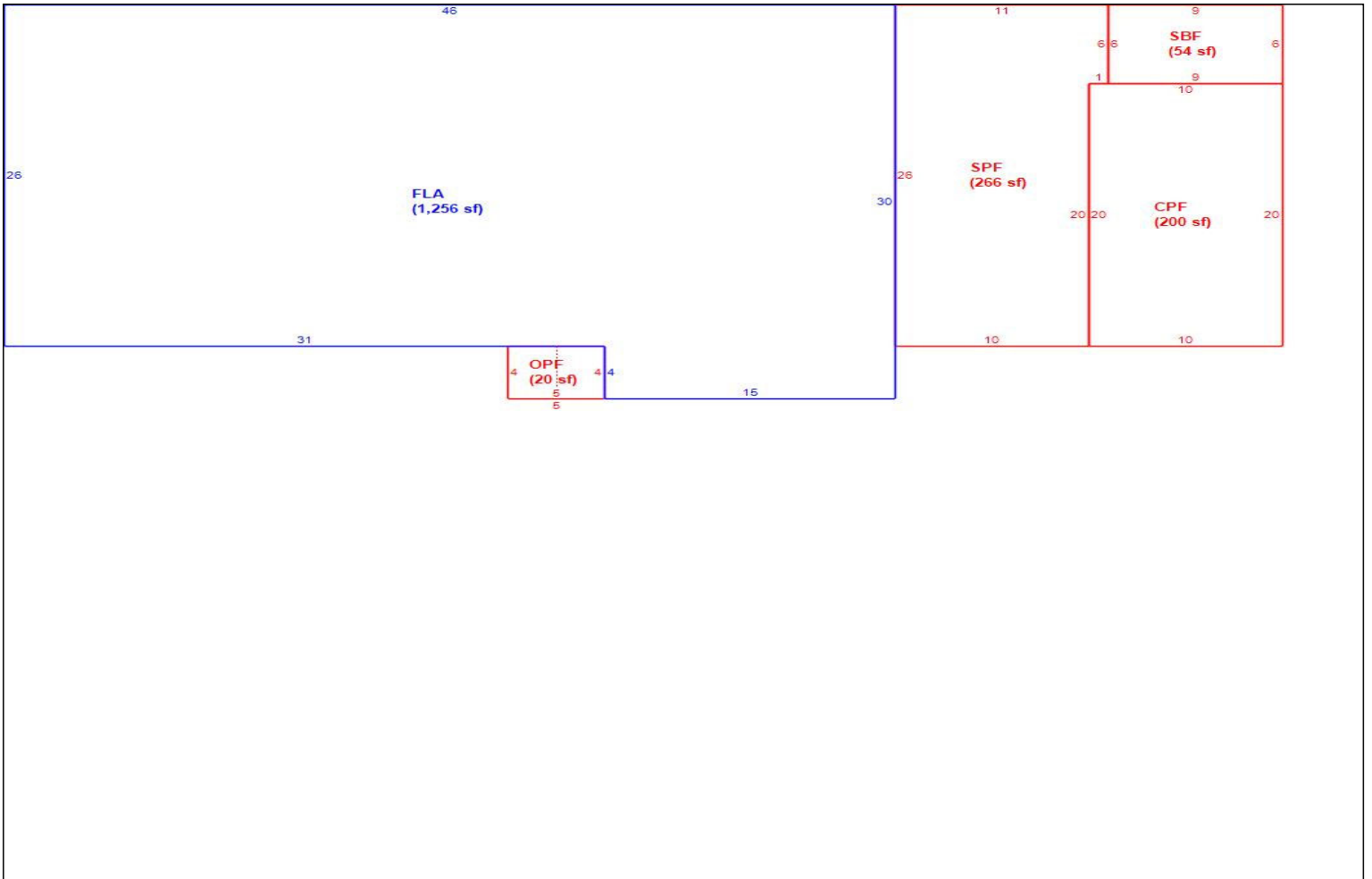
Current Owner		
SCOTLAND PATRICK & JANEL T		
1208 BERWICK DR		
LEESBURG	FL	34748

Property Location			
Site Address 1208 BERWICK DR			
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 19 PB 15 PG 36 ORB 6166 PG 1720

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		125,593	
Deprec Bldg Value		115,546	
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
CPF	CARPORT FINISHED	0	200	0	1961					
FLA	FINISHED LIVING AREA	1,256	1,256	1,256	Effective Area	1256	No Stories	1.00	Full Baths	1
OPF	OPEN PORCH FINISHE	0	20	0	Base Rate	86.62	Quality Grade	630	Half Baths	0
SPF	SCREEN PORCH FINIS	0	266	0	Building RCN	125,593	Wall Type	02	Heat Type	6
STF	STORAGE ROOM FINIS	0	54	0	Condition	EX	Foundation	2	Fireplaces	0
						% Good	92.00			
						Functional Obsol	0			
TOTALS		1,256	1,796	1,256	Building RCNLD	115,546	Roof Cover	3	Type AC	01

Alternate Key 1655625
 Parcel ID 34-19-24-0200-000-01900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0844 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	
2008	07-00000669	05-25-2007	03-19-2008	6,000	0000	REROOF	03-19-2008		
1994	9300278	04-01-1993	12-01-1993	1,970	0000	REROOF RES			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023076884	6166 1720	06-23-2023	WD	Q	01	I	240,000	039	HOMESTEAD	2024	25000	
2018052879	5106 0189	05-03-2018	WD	Q	Q	I	117,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	3632 0434	05-22-2008	WD	Q	Q	I	99,700					
	0477 0105	07-26-1972	QC	U	U	I	100					
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	
71,481	115,546	0	187,027	0	187027	50,000.00	137027	162027	183,169	

Parcel Notes

88 NBHD CHANGED FROM 4262
 93X CIVDX BELONGS TO ROSALIND WILLIAMS
 02 QG FROM 300 EAG FROM 3 UPDATE SUB EJP 061202
 08FC SFR HAS NEW ROOF EAG FROM 2 COND FROM 2 MHS 031908
 3632/434 ROSALIND F WILLIAMS TO SHEM E ORVIS SINGLE
 5106/189 SHEM E ORVIS TO DALE S DEXTER AND TRACEY L DEXTER TTEES OF THE DALE S DEXTER AND TRACEY L DEXTER TRS DTD 121008
 18X COURTESY HX CARD SENT 062118
 19 SFR IN GOOD COND PER REALTOR COND FROM 2 ADT 100318
 19X COURTESY HX CARD SENT 010219
 6166/1720 DALE S & TRACEY L DEXTER INDIV AND AS TTEES TO PATRICK & JANEL TRISHANA SCOTLAND HW
 23CC EFILE HX APP CP 080723

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0844 Comp 3
PRC Run: 12/16/2024 By

Card # 1 of 1

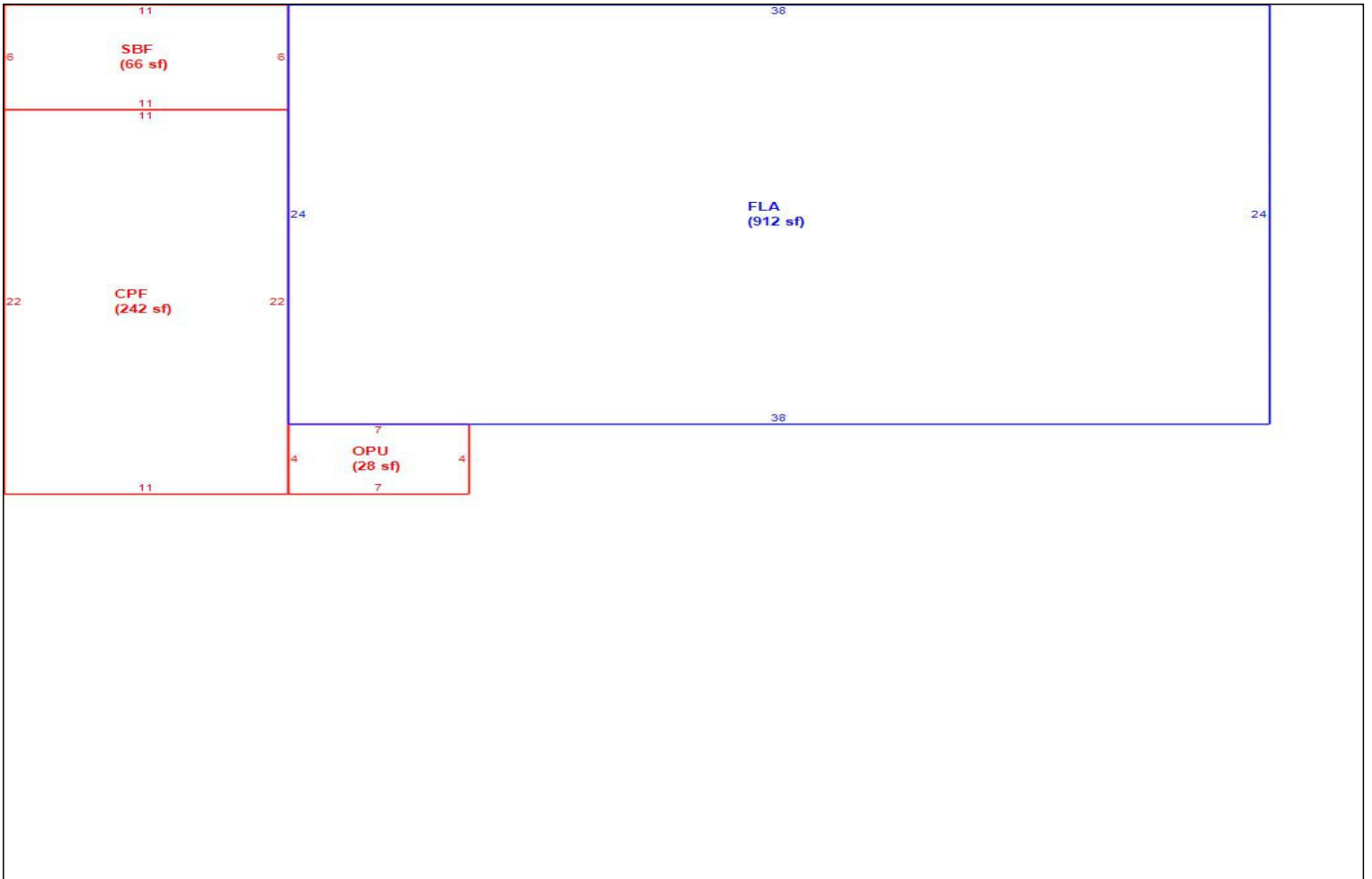
Current Owner		
SENRINE FABIAN J		
1505 HAMPTON RD		
LEESBURG	FL	34748

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	Imp Type	R1	Bedrooms	2
CPF	CARPOT FINISHED	0	242	0	1964	912	87.05	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	912	912	912	93,444	EX	91.00	Quality Grade	630	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	28	0	Condition	0	0	Wall Type	02	Heat Type	6
STF	STORAGE ROOM FINIS	0	66	0	% Good	0	0	Foundation	3	Fireplaces	0
TOTALS		912	1,248	912	Functional Obsol	85,034	85,034	Roof Cover	3	Type AC	01

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 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	185,000	039	HOMESTEAD	2024	25000	
2022162520	6069	0289	12-16-2022	WD	Q	01	100,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	3761	1634	04-24-2009	QC	U	U	100					
	0985	1470	10-01-1988	QC	U	U	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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