



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **1353921**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<b>2024-0845</b>	County <b>Lake</b>	Tax year <b>2024</b> Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; SRP Sub LLC a Delaware LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>3419240200-000-09600 1601 Stafford Rd</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0845	Alternate Key: 1353921	Parcel ID: 34-19-24-0200-000-09600
<b>Petitioner Name</b> 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:	<b>Property Address</b> 1601 STAFFORD RD LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> INV-HOME; SRP Sub a DEL LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 230,833	\$ 230,833
<b>2. Assessed or classified use value, *if applicable</b>	\$ 202,980	\$ 202,980
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 202,980	\$ 202,980

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

**Last Sale Date** 6/5/2006      **Price:** \$139,000       Arm's Length     Distressed    Book 3180 Page 2336

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	1353921	1655625	1655773	1348919
<b>Address</b>	1601 STAFFORD RD LEESBURG	1208 BERWICK DR LEESBURG	1505 HAMPTON RD LEESBURG	1311 BRAEBURY DR LEESBURG
<b>Proximity</b>		.1 mi	01 mi	.2 mi
<b>Sales Price</b>		\$240,000	\$185,000	\$247,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	4.40%	4.00%
<b>Adjusted Sale</b>		\$209,760	\$165,390	\$219,830
<b>\$/SF FLA</b>	\$146.00 per SF	\$167.01 per SF	\$181.35 per SF	\$189.51 per SF
<b>Sale Date</b>		6/23/2023	1/20/2023	2/1/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,581	1,256	16250	912	33450	1,160	21050
<b>Year Built</b>	1970	1961		1964		1961	
<b>Constr. Type</b>	BLK	BLK		BLK		BLK	
<b>Condition</b>	VG	VG		VG		VG	
<b>Baths</b>	1.1	1.0	2500	1.0	2500	1.0	2500
<b>Garage/Carport</b>	GAR 1.0	CPF 1.0	2500	CPF 1.0	2500	CPF 1.0	2500
<b>Porches</b>		OPF	-2500	OPU/STF	-5000		
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	None	10000	None	10000	Central	0
<b>Other Adds</b>							
<b>Site Size</b>	LOT	LOT		LOT		LOT	
<b>Location</b>	NBHD	NBHD		NBHD		NBHD	
<b>View</b>	House	House		House		Woods/ Street	-10000
		Net Adj. 13.7%	28750	Net Adj. 26.3%	43450	Net Adj. 7.3%	16050
		Gross Adj. 16.1%	33750	Gross Adj. 32.3%	53450	Gross Adj. 16.4%	36050
<b>Adj. Sales Price</b>	Market Value <b>\$230,833</b>	Adj Market Value	<b>\$238,510</b>	Adj Market Value	<b>\$208,840</b>	Adj Market Value	<b>\$235,880</b>
	Value per SF 146.00						

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.

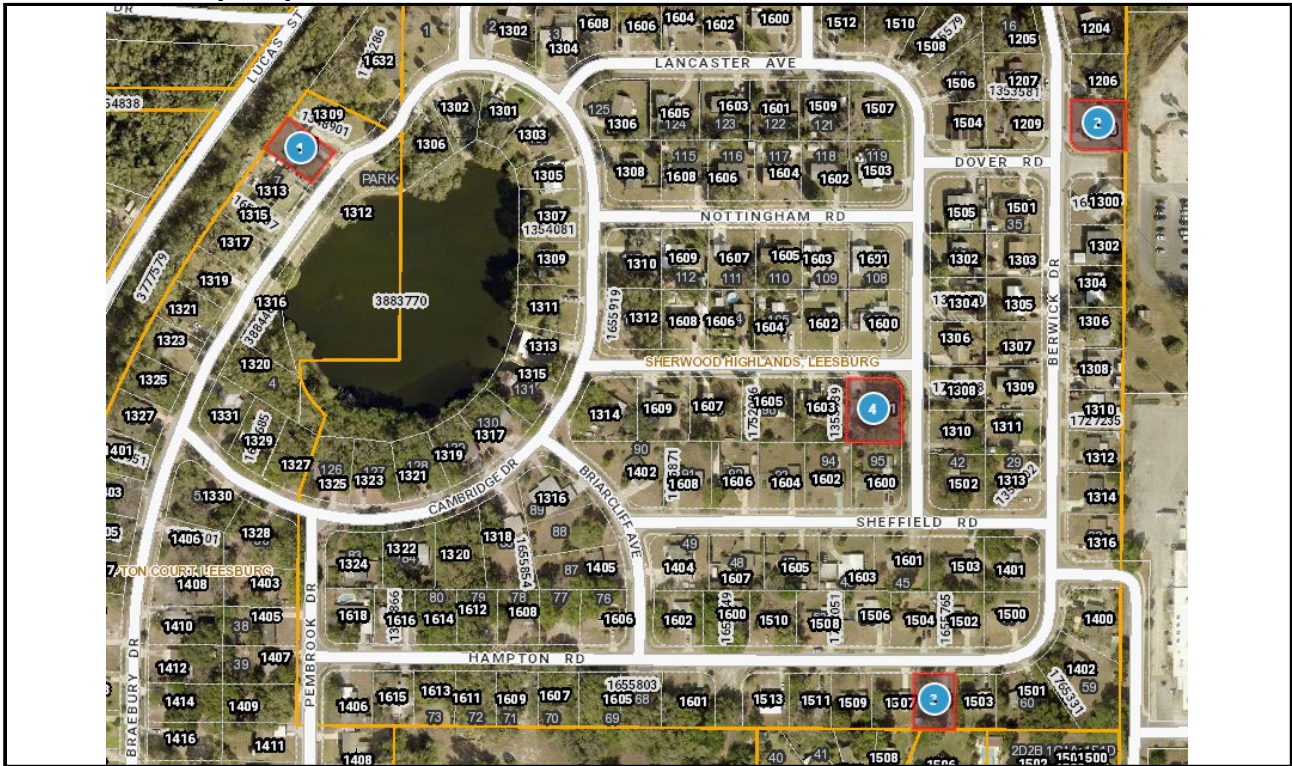
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

**2024-0845 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	1348919	1311 BRAEBURY DR LEESBURG	.2 mi
2	comp 1	1655625	1208 BERWICK DR LEESBURG	.1 mi
3	comp 2	1655773	1505 HAMPTON RD LEESBURG	01 mi
4	subject	1353921	1601 STAFFORD RD LEESBURG	-
5				
6				
7				
8				

Alternate Key 1353921  
 Parcel ID 34-19-24-0200-000-09600

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0845 Subject  
 PRC Run: 12/16/2024 By jbush  
 Card # 1 of 1

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

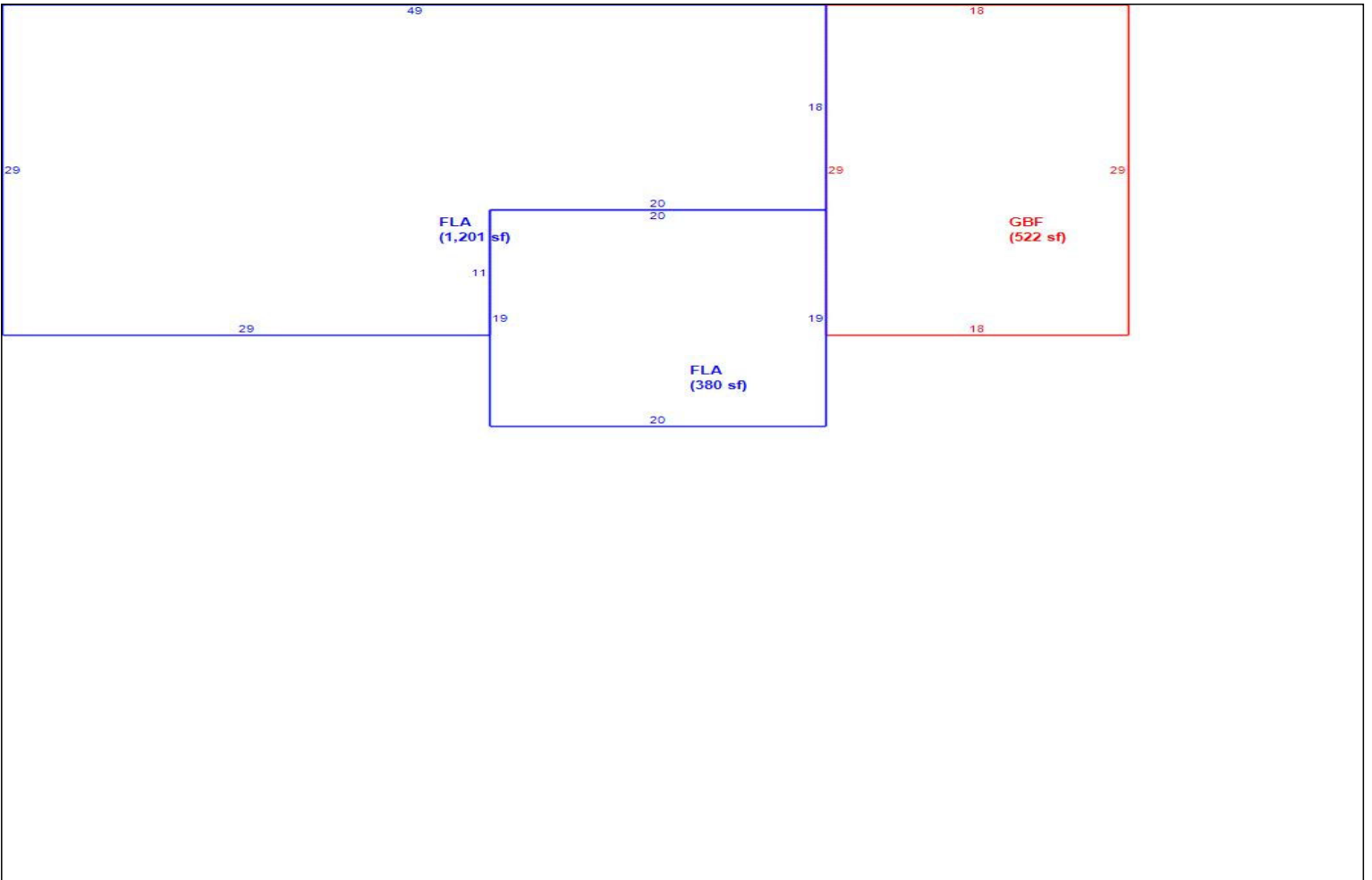
Property Location		
Site Address	1601 STAFFORD RD	
	LEESBURG	FL 34748
Mill Group	00L3	NBHD 0673

Property Use	Last Inspection
00100 SINGLE FAMILY	TRF 01-01-202

Legal Description
LEESBURG, SHERWOOD HIGHLANDS LOT 96 PB 15 PG 36 ORB 5065 PG 658

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	100	117		11,700.00 FD	500.00	0.9600	1.75	1.000	1.000	0	84,000
Total Acres		0.27		JV/Mkt		0		Total Adj JV/Mkt		84,000		
Classified Acres		0		Classified JV/Mkt		84,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 161,355
		Deprec Bldg Value	146,833
		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	1,581	1,581	1581	1970						
GAR	GARAGE FINISH	0	522	0	Effective Area	1581	No Stories	1.00	Full Baths	1	
					Base Rate	83.97	Quality Grade	630	Half Baths	1	
					Building RCN	161,355	Wall Type	02	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0	
					% Good	91.00	Roof Cover	3	Type AC	03	
					Functional Obsol	0					
TOTALS		1,581	2,103	1,581	Building RCNLD	146,833					

Alternate Key 1353921  
 Parcel ID 34-19-24-0200-000-09600

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0845 Subject By j bush  
 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
2015	13-10-579	05-26-2014	04-10-2015	7,500	0002	REROOF SHINGLES	04-13-2015	
2014	13-10-579	07-26-2013	05-27-2014	7,500	0002	REROOF SHINGLES		
2005	SALE	01-01-2004	04-29-2005	1	0000	CHECK VALUE		
1999	9800513	08-19-1998	12-01-1998	8,000	0000	ENCL SCRNM RM		
1991	9000347	07-01-1990	12-01-1990	1,000	0000	DRIWAY		
1991	9000314	06-01-1990	12-01-1990	13,000	0000	GAR		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018016011	5065	0658	02-08-2018	WD	U	M	I	100			
	4500	1402	06-30-2014	WD	U	M	I	100			
	4354	1795	05-02-2013	CT	U	U	I	100			
	4323	1210	05-02-2013	CT	U	U	I	30,000			
	3180	2336	06-05-2006	WD	Q	Q	I	139,000			
<b>Total</b>											0.00

**Exemptions**

**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
84,000	146,833	0	230,833	27853	202980	0.00	202980	230833	226,179

**Parcel Notes**

88 NBHD CHANGED FROM 4262  
 90 ADD GBF03 CH CPF02 TO SPF ADD AC PAP 041891  
 99FC SPF02 TO EPA EJB 041399  
 2114/2311 KAREN L NAUMANN QC TO JOHN J NAUMANN SR PURSUANT TO MARITAL SETTLEMENT  
 2541/1106 JOHN J NAUMANN SR TO GABRIEL I & ATHENA D GARNTO HW  
 05FC SKETCH OK EAG FROM 3 QG FROM 300 AVG COND EJB 042905  
 3180/2336 GABRIEL I & ATHENA D GARNTO TO LUIS MARIO MILIAN SINGLE  
 4323/1210 CT VS LUIS MARIO MILIAN PROP SOLD TO COLFIN A1-FL 4 LLC  
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 072913  
 4354/1795 AMENDED CT VS LUIS MARIO MILIAN ET AL SOLD TO COLFIN AI-FL 4 LLC  
 4500/1402 COLFIN AI-FL 4 LLC TO CAH 2014-2 BORROWER LLC  
 4500/492 M SALE INCL OVER PARCELS MUTLI SUB AND M&B  
 14VAB PETITION 2014-094 TJW 091614  
 14VAB PETITION 2014-094 WITHDRAWN NO CHANGE TJW 010615  
 15FC SFR IN AVG COND HAS NEW SHINGLED ROOF ADD BEDS EPA2 TO FLA ADT 041015  
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB 080416  
 5065/658 2018-1 IH BORROWER LP AS SUCC BY MERGER WITH CAH 2014-1 BORROWER LLC AND CAH 2014-2 BORROWER LLC TO SRP SUB LLC  
 5065/658 M SALE INCL 85 PARCELS MULTI SUBS  
 18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218  
 20VAB PETITION 2020-046 TJW 091620  
 20VAB PETITION 2020-046 WITHDRAWN WITH REDUCTION OF 5040 FOR A NEW JUST VALUE OF 138651 TJW 103020  
 20BILL CORRECTION 2020-0013 REDUCE BLDG VALUE DUE TO SALES PROCESS BILL CORRECTION FOR 2020 TJW 110320

\*\*\*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 1655625  
 Parcel ID 34-19-24-0200-000-01900

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0845 Comp 1  
 PRC Run: 12/16/2024 By  
 Card # 1 of 1

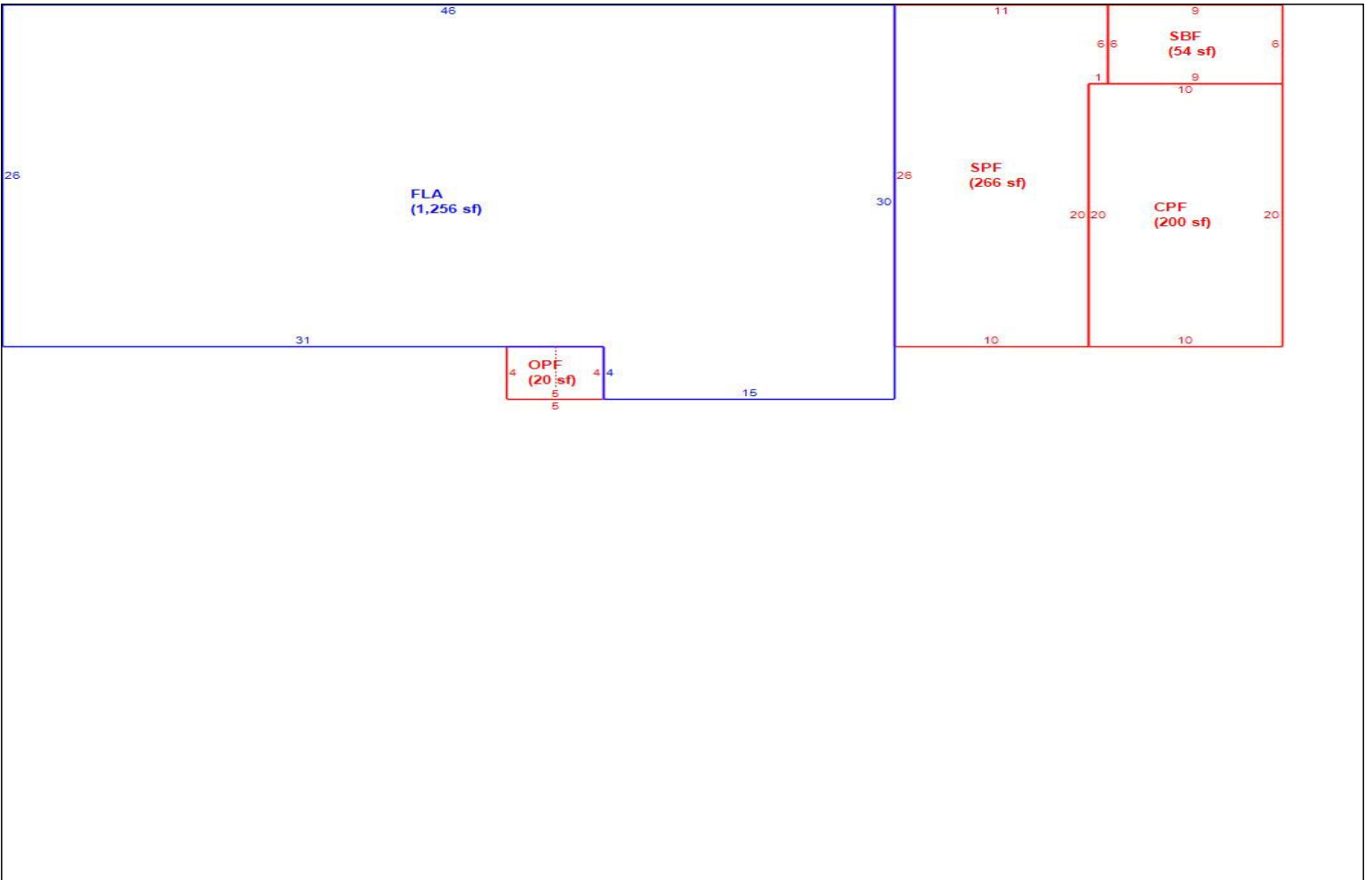
Current Owner		
SCOTLAND PATRICK & JANEL T		
1208 BERWICK DR		
LEESBURG	FL	34748

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	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
CPF	CARPORT FINISHED	0	200	0	1961	1256	86.62	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	1,256	1,256	1,256				Quality Grade	630	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0				Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	266	0	125,593			% Good	92.00	Foundation	2
STF	STORAGE ROOM FINIS	0	54	0				Functional Obsol	0	Fireplaces	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

2024-0845 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	
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

2024-0845 Comp 2  
 PRC Run: 12/16/2024 By

Card # 1 of 1

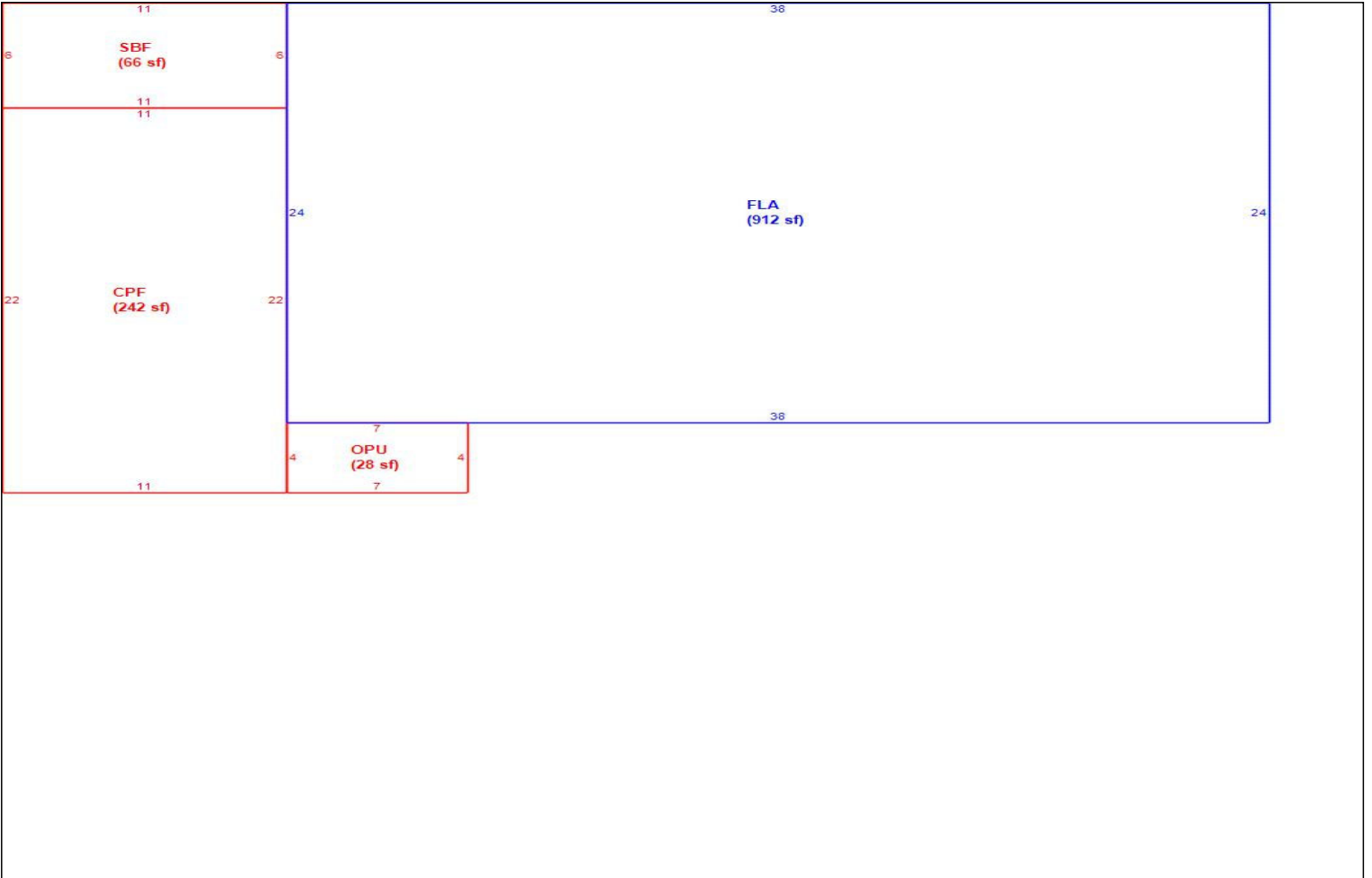
Current Owner		
SENRINE FABIAN J		
1505 HAMPTON RD		
LEESBURG	FL	34748

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

2024-0845 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	

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

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0845 Comp 3  
PRC Run: 12/16/2024 By

Card # 1 of 1

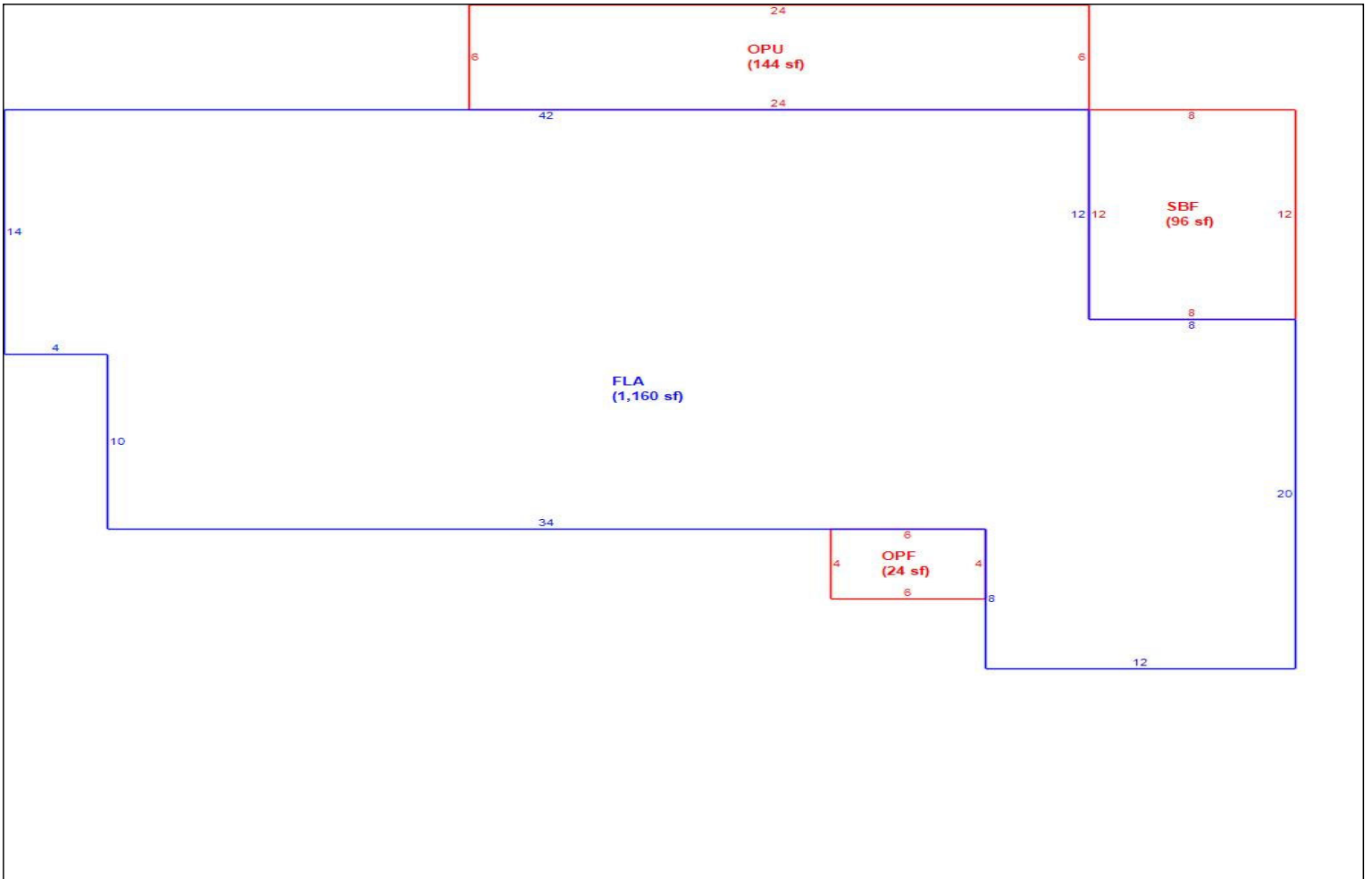
Current Owner		
HERNANDEZ ALONSO JORGE L		
1311 BRAEBURY DR		
LEESBURG	FL	34748

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	1961	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,160	1,160	1160	Effective Area	1160	No Stories	1.00	Full Baths	1
OPF	OPEN PORCH FINISHE	0	24	0	Base Rate	93.56	Quality Grade	640	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	144	0	Building RCN	124,372	Wall Type	02	Heat Type	6
STF	STORAGE ROOM FINIS	0	96	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good			91.00	Functional Obsol			0	
		Building RCNLD			0	113,179	Roof Cover	3	Type AC	03
TOTALS		1,160	1,424	1,160						

Alternate Key 1348919  
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2024-0845 Comp 3  
 PRC Run: 12/16/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

<b>Sales Information</b>									<b>Exemptions</b>			
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					
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
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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