



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3264576**

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0846	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; SRP Sub LLC a Delaware LLC		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 #	3419260450-000-00400 15803 Oak Glen Way
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

PART 3. Taxpayer Signature

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

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

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

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

I am (check any box that applies):

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

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

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

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

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

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

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

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

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0846	Alternate Key: 3264576	Parcel ID: 34-19-26-0450-000-00400
Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 15803 OAK GLEN WAY TAVARES	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SRP SUB LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 375,301	\$ 375,301
2. Assessed or classified use value, *if applicable	\$ 318,610	\$ 318,610
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 318,610	\$ 318,610

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

Last Sale Date 4/10/2014 **Price:** \$2,465,500 Arm's Length Distressed Book 4465 Page 2079

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3264576	3837806	2859407	2707453
Address	15803 OAK GLEN WAY TAVARES	31044 FAIRVISTA DR TAVARES	4109 LAKE FOREST ST MOUNT DORA	4142 LAKE FOREST ST MOUNT DORA
Proximity		0.15 MILE	0.53 MILE	0.63 MILE
Sales Price		\$462,500	\$475,000	\$423,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	1.60%	2.00%
Adjusted Sale		\$406,075	\$411,350	\$368,010
\$/SF FLA	\$195.16 per SF	\$173.91 per SF	\$162.59 per SF	\$192.88 per SF
Sale Date		5/22/2023	8/14/2023	7/5/2023
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	1,923	2,335	-20600	2,530	-30350	1,908	750
Year Built	1990	2019		1994		1983	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	3.0	-7000	2.0		2.0	
Garage/Carport	2 CAR +	3 CAR	-5000	2 CAR	5000	2 CAR	5000
Porches	Y	Y		Y		Y	
Pool	Y	N	20000	Y	0	Y	0
Fireplace	1	0	2500	0	2500	1	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	SUBDIVISION	SUBDIVISION		SUBDIVISION		SUBDIVISION	
View	INTERIOR	CONSERVATION	-10000	INTERIOR		INTERIOR	
		-Net Adj. 4.9%	-20100	-Net Adj. 5.6%	-22850	Net Adj. 1.6%	5750
		Gross Adj. 16.0%	65100	Gross Adj. 9.2%	37850	Gross Adj. 1.6%	5750
Adj. Sales Price	Market Value \$375,301	Adj Market Value	\$385,975	Adj Market Value	\$388,500	Adj Market Value	\$373,760
	Value per SF 195.16						

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.

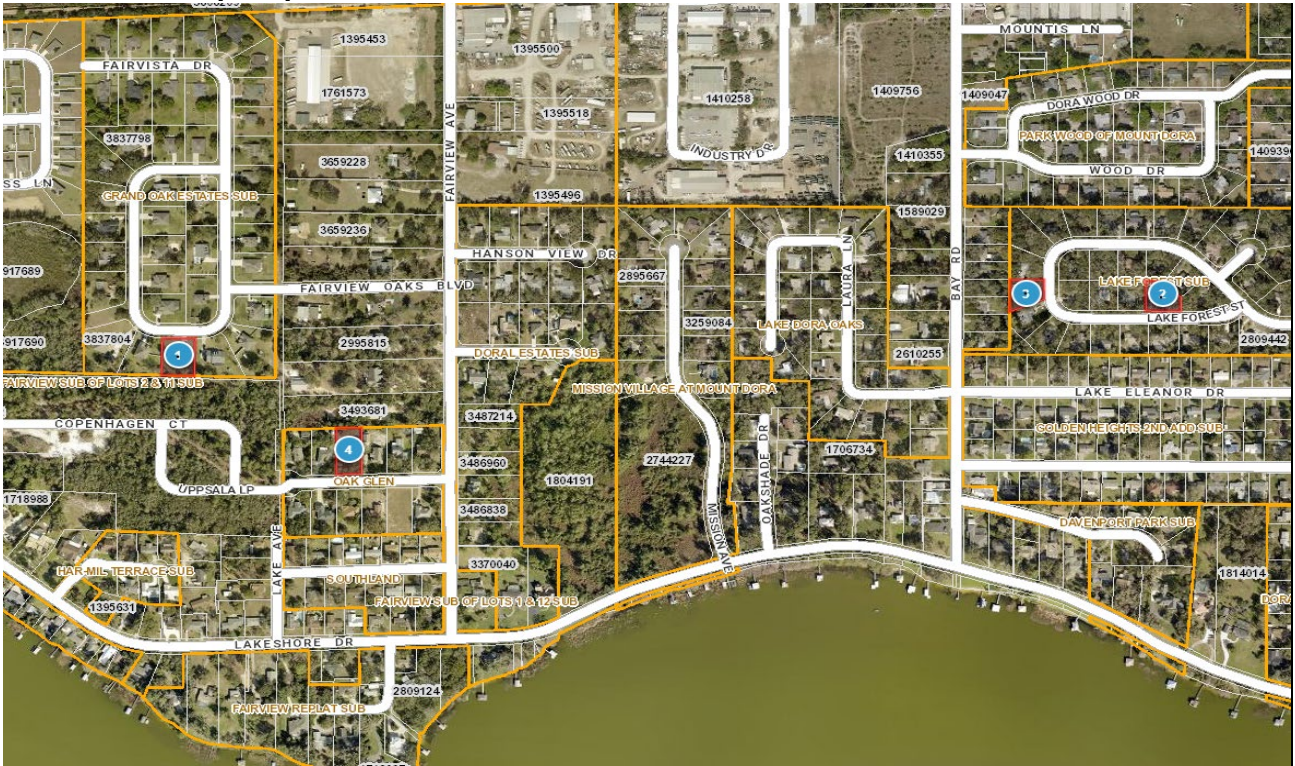
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: CHRISTOPHER QUANTE

DATE 12/13/2024

2024-084€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	3837806	31044 FAIRVISTA DR TAVARES	0.15 MILE
2	COMP 3	2707453	4142 LAKE FOREST ST MOUNT DORA	0.63 MILE
3	COMP 2	2859407	4109 LAKE FOREST ST MOUNT DORA	0.53 MILE
4	SUBJECT	3264576	15803 OAK GLEN WAY TAVARES	-
5				
6				
7				
8				

Alternate Key 3264576
 Parcel ID 34-19-26-0450-000-00400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0846 Subject
 PRC Run: 12/13/2024 By

Card # 1 of 1

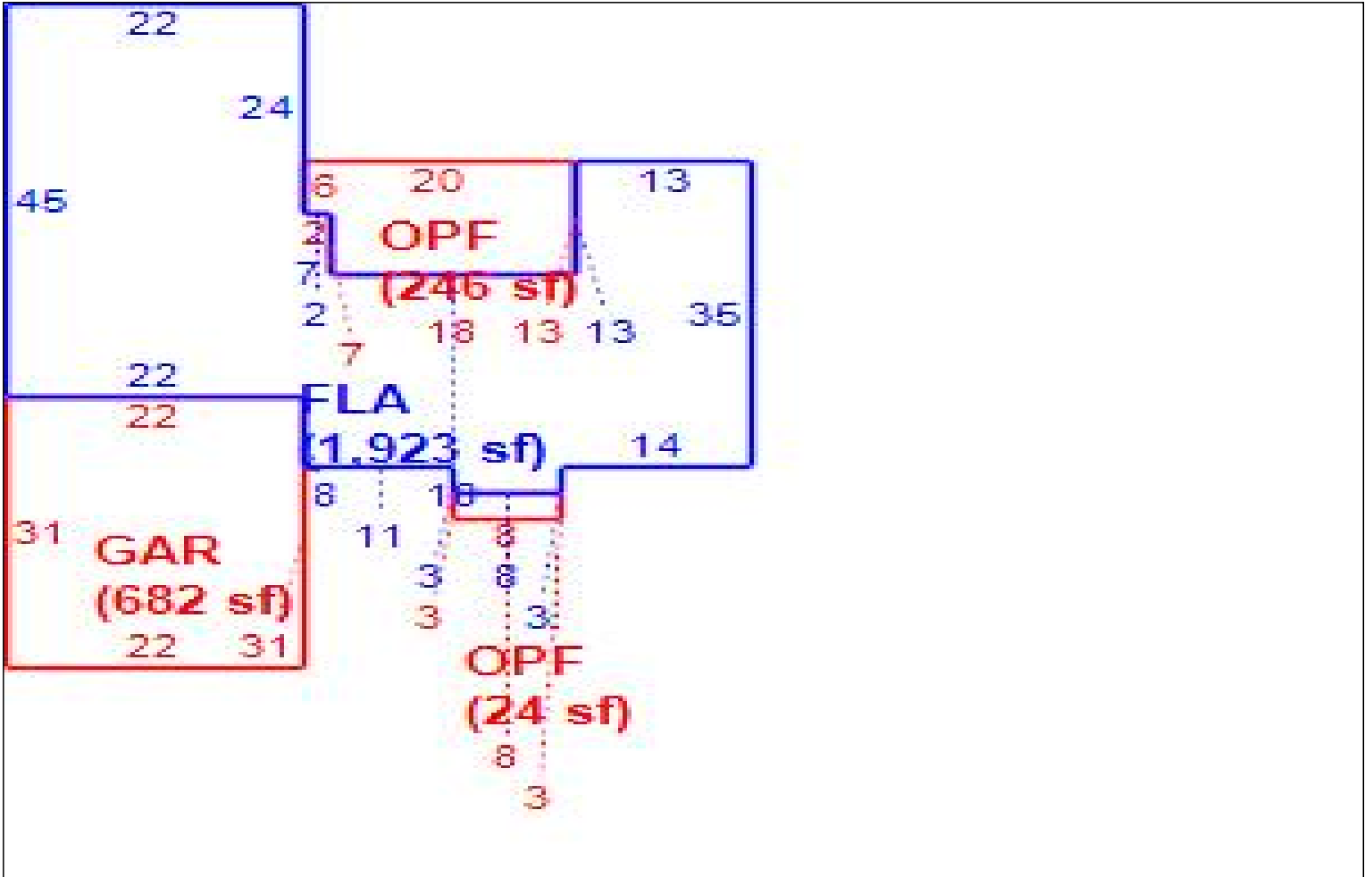
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	15803 OAK GLEN WAY	
	TAVARES	FL 32778
Mill Group	0002	NBHD 2156
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
OAK GLEN SUB LOT 4 PB 30 PG 51 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	0	0		1.00 LT	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 259,441
Deprec Bldg Value 251,658		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	1,923	1,923	1,923	1990	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	682	0	108.62	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	270	0	259,441	Wall Type	03	Heat Type	6
					EX	Foundation	3	Fireplaces	1
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD	251,658			
	TOTALS	1,923	2,875	1,923					

Alternate Key 3264576
 Parcel ID 34-19-26-0450-000-00400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0846 Subject By
 PRC Run: 12/13/2024
 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
POL2	SWIMMING POOL - RESIDENTIAL	200.00	SF	35.00	1989	1989	7000.00	85.00	5,950
PLD3	POOL/COOL DECK	916.00	SF	7.33	2006	2006	6714.00	70.00	4,700
SEN2	SCREEN ENCLOSED STRUCTURE	1487.00	SF	3.50	2006	2006	5205.00	55.00	2,863

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2006080871	08-30-2006	04-30-2007	13,265	0000	SEN 28X34.5 & CONC SLAB	04-30-2007		
2001	1	01-01-2000	04-20-2001	1	0000	CHECK VALUES			
1990	63756	12-01-1989	12-01-1990	6,765	0000	POOL			
1990	63586	12-01-1989	12-01-1990	74,780	0000	SFR			

Sales Information								Exemptions			
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				
	4465	2079	04-10-2014	WD	U	M	I	2,465,500			
	4361	1384	08-01-2013	CT	U	U	I	100			
	4299	2500	03-14-2013	CT	U	U	I	149,100			
	4052	1191	07-05-2011	QC	U	U	I	100			
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	
110,000	251,658	13,513	375,171	24701	350470	0.00	350470	375171	375,301	

Parcel Notes

90 ADD SFR MISC MB 030791
 1812/604 COOMER TO TONY A & PATRICIA A FLANSBERG HW
 1869/1882 CORR DEED FOR 1812/604 TO CORR SPELLING OF GRANTEE'S LAST NAME
 01 QG FROM 400 FER 0401
 05 LOC FROM 100 JMK 061305
 07 NBHD FROM 4497 LOC FROM 140 FD 062706
 07FC ADD SEN ENLARGE PLD FROM 340SF AND CHG GRD FROM 2 FOR PAVERS OVER SLAB QG FROM 500 SPF4 TO OPF MB 043007
 10TR ATTEMPTED NOT KNOWN 16805 PERU RD UMATILLA FL 32784 7601
 4052/1191 TONY A & PATRICIA O FLANSBURGH TO AEGIS CAPITAL MARKET INC
 4299/2500 CT VS TONY A FLANSBURGH ET AL PROP SOLD TO COLFIN AI-FL4 LLC
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 073113
 4361/1384 AMENDED CT FOR ORB 4299/2500 TO ADD ET AL TO DEFENDANTS
 4465/2079 COLFIN AI-FL 4 LLC TO CAH 2014-1 BORROWER LLC
 4465/2079 M SALE INCL OVER 25 PARCELS MULTI SUBS AND M&B
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED 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
 19VAB PETITION 2019-098 JDB 091219
 19VAB PETITION 2019-098 WITHDRAWN NO CHANGE TJW 121319

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 3837806
 Parcel ID 27-19-26-0200-000-02800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0846 Comp 1
 PRC Run: 12/13/2024 By
 Card # 1 of 1

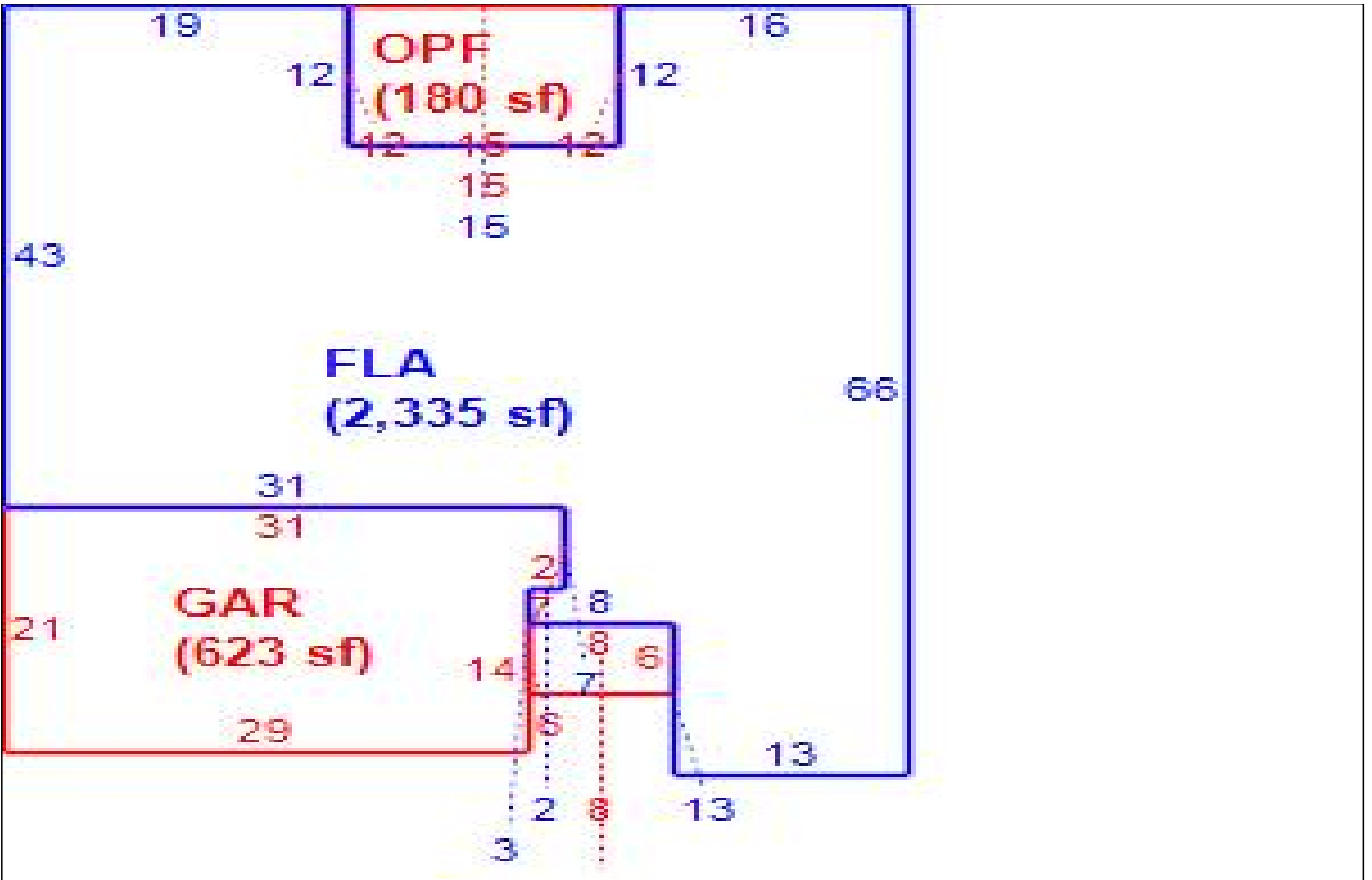
Current Owner		
COLON SANCHEZ MANUEL & SANDRA I CO		
31044 FAIRVISTA DR		
TAVARES	FL	32778

Property Location		
Site Address 31044 FAIRVISTA DR		
TAVARES FL 32778		
Mill Group	0002	NBHD 2118
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 06-20-201

Legal Description
 GRAND OAK ESTATES PB 54 PG 50-51 LOT 28 ORB 6148 PG 245

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	45,000.00	0.0000	1.65	1.000	1.000	0	74,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		74,250		
Classified Acres		0		Classified JV/Mkt		74,250		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 279,777 Deprec Bldg Value 271,384 Multi Story 0



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	2,335	2,335	2335	2019	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	623	0	98.62	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	228	0	279,777	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	271,384	Type AC	03
TOTALS		2,335	3,186	2,335					

Alternate Key 3837806
 Parcel ID 27-19-26-0200-000-02800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0846 Comp 1
 PRC Run: 12/13/2024 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	
2020	2018111019	02-05-2019	06-20-2019	323,952	0001	SFR 2328SF 31044 FAIRVISTA DR	06-27-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023061741	6148 0245	05-22-2023	WD	Q	01	I	462,500	024	DISABILITY VETERAN TOT	2024	256980	
2019075305	5305 1441	07-02-2019	WD	Q	Q	I	307,900	039	HOMESTEAD	2024	25000	
2018077919	5135 0587	06-27-2018	WD	U	M	V	498,000	059	ADDITIONAL HOMESTEAD	2024	25000	
Total										306,980.00		

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	
74,250	271,384	0	345,634	38654	306980	306,980.00	0	0	345,634	

Parcel Notes

5135/587 CHARLIE JOHNSON BUILDER INC TO LGI HOMES - FLORIDA LLC
 5135/587 M SALE INCL 20 PARCELS IN GRAND OAKS ESTATES SUB
 5305/1441 LGI HOMES - FLORIDA LLC TO JAMES LEE ROY HOBBS UNMARRIED
 19X COURTESY HX CARD SENT 072619
 19 NOT PUBLIC RECORD SEE SCANNED INFO DW 082219
 21 NPR PARCEL ORB/PAGE REMOVED FROM LEGAL ORB 5305 PG 1441
 19 NOT PUBLIC RECORD BELONGS TO JAMES HOBBS PHYS ADDR 31044 FAIRVISTA DR TAVARES FL 32778 OKAY TO GIVE NAME & ADDR TO OTHER GOVT AGENCIES DW 082219
 6148/245 JAMES LEE ROY HOBBS & KENIA CARRILLO TO MANUEL COLON SANCHEZ & SANDRA I COLON HW
 24X VA LTR RECD BY EMAIL ALS 020424
 24CC EFILE HX PORT APP CP 020524

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Alternate Key 2859407
 Parcel ID 35-19-26-1000-000-01500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0846 Comp 2
 PRC Run: 12/13/2024 By

Card # 1 of 1

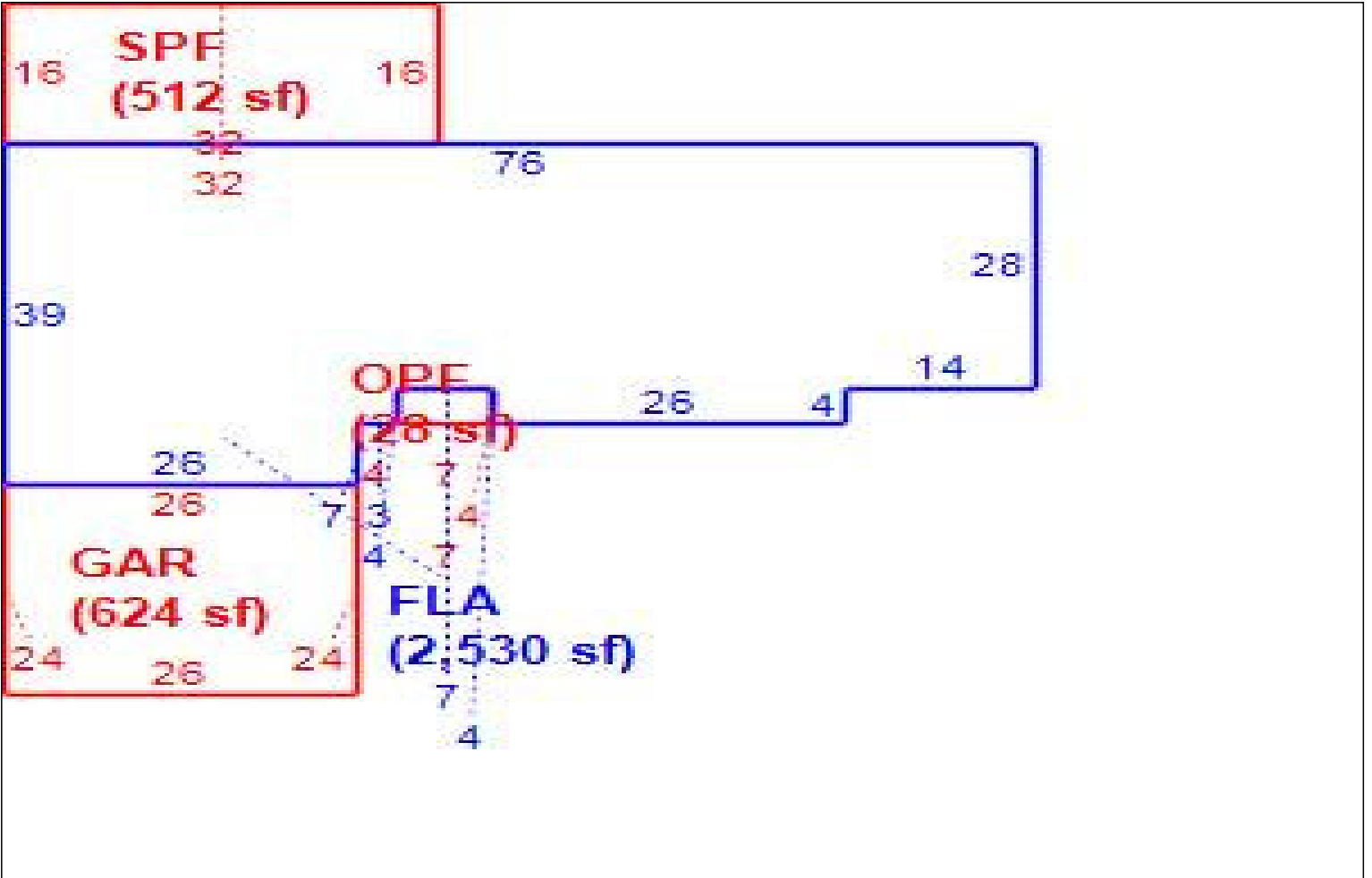
Current Owner		
PRIMAK PERRY & BAILEIGH SZABO		
4109 LAKE FOREST ST		
MOUNT DORA	FL	32757

Property Location			
Site Address 4109 LAKE FOREST ST			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2820
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-09-202

Legal Description
LAKE FOREST SUB LOT 15 PB 26 PG 4 ORB 6201 PG 43

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	48,000.00	0.0000	2.00	1.000	1.000	0	96,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		96,000			
Classified Acres		0		Classified JV/Mkt		96,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 346,760
Deprec Bldg Value 336,357		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	2,530	2,530	2530	1994	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	624	0	113.45	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	346,760	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	512	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,530	3,694	2,530	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	336,357			

Alternate Key 2859407
 Parcel ID 35-19-26-1000-000-01500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0846 Comp 2
 PRC Run: 12/13/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	2003	2003	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	650.00	SF	5.38	2003	2003	3497.00	70.00	2,448
SEN2	SCREEN ENCLOSED STRUCTURE	1724.00	SF	3.50	2003	2003	6034.00	47.50	2,866

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	2012040318	04-18-2012	01-14-2013	11,535	0002	REROOF SHINGLE	01-14-2013		
2004	2003031282	03-31-2003	06-07-2004	4,635	0000	44X25 SEN			04-17-2003
2004	2003020660	02-19-2003	06-07-2004	18,000	0000	24X44 POOL W/DECK			04-17-2003
2003	SALE	01-01-2002	02-14-2003	1	0000	CHECK VALUES			
1995	T-02619	06-01-1994	12-01-1994	98,077	0000	SFR 4109 LK FOREST			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023104917	6201 0043	08-14-2023	WD	Q	01	I	475,000				
2023056408	6141 0947	03-31-2023	TR	U	11	I	100				
2017073374	4969 0400	06-29-2017	WD	U	U	I	100				
	2228 1108	12-18-2002	TR	Q	Q	I	210,000				
	1569 1052	12-15-1997	WD	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	
96,000	336,357	18,702	451,059	0	451059	0.00	451059	451059	451,210	

Parcel Notes

94 ADD SFR MB 022495
 1569/1052 RHEA B SCOTT TO RHEA B SCOTT TTEE OF THE SCOTT TRS SUCC TTEE DEL G POTTER ESQUIRE AND G EDWARD CLEMENT ESQUIRE TRS APPROVED FOR HX PER EEH
 99 QG FROM 475 FER
 00 LOC FROM 140 FER 051200
 01 QG FROM 525 FER 0401
 2228/1108 RHEA B SCOTT TRUSTEE TO KENNETH & E DIANNE SLUSHER HW
 04FC ADD MISC CAN 8X8 REMOVED TO BUILD POOL MB 060704
 05 UPDATE LOC FROM 155 QG FROM 615 DN 061705
 13FC SFR GOOD COND HAS NEW ROOF JDB 011413
 17IT NCI PJF 033017
 17 ETHEL DIANNE SLUSHER 67 DECEASED 042317 STATE DEATH LIST FILE 2017064599 CMD 062217
 4969/400 KENNETH SLUSHER LE REM THE TRS AGMT DTD 062917 NO TRS NAME GIVEN SUCC TTEE KIMBERLY D WEIMER ALT SUCC TTEE TIFFANY BABCOCK ALT SUCC TTEE CASANDRA D SLUSHER
 6141/947 KIMBERLY D WEIMER AS SUCC TTEE TO ET AL KIMBERLY D WEIMER SINGLE AND CASSANDRA D SLUSHER SINGLE AND TIFFANY BABCOCK SINGLE JTWROS
 6201/43 KIMBERLY D WEIMER AND CASSANDRA D SLUSHER AND TIFFANY BABCOCK TO PERRY PRIMAK & BAILEIGH SZABO HW

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 2707453
 Parcel ID 35-19-26-1000-000-02600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0846 Comp 3
 PRC Run: 12/13/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	288.00	SF	35.00	2007	2007	10080.00	85.00	8,568
PLD2	POOL/COOL DECK	400.00	SF	5.38	2007	2007	2152.00	70.00	1,506
SEN2	SCREEN ENCLOSED STRUCTURE	1476.00	SF	3.50	2007	2007	5166.00	57.50	2,970
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2007	2007	6000.00	57.50	3,450
PUG1	POOL UPGRADE	1.00	UT	2000.00	2007	2007	2000.00	85.00	1,700

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008	2007080016	08-01-2007	03-25-2008	6,956	0000	SEN 18X36	03-25-2008	08-24-2007	
2008	2007060457	06-14-2007	03-25-2008	35,880	0000	POL 15X28 W/SPA	03-25-2008	09-18-2007	
2002	1	01-01-2001	07-09-2001	1	0000	CHECK SUB VALUES			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023081437	6172	0449	07-05-2023	WD	Q	01	I	423,000			
2018090112	5149	0044	07-13-2018	WD	Q	Q	I	226,500			
	1920	2339	03-15-2001	WD	Q	Q	I	155,000			
	1171	0393	06-01-1992	WD	Q	Q	I	115,000			
	0821	2433	10-01-1984	WD	Q	Q	I	95,900			
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	
96,000	271,694	18,194	385,888	0	385888	0.00	385888	385888	386,168	

Parcel Notes

85 CHANGE SPF03 TO EPC MB 013086
 92 CORRECT LT TO FF EPC03 TO FLA MB 020893
 99 QG FROM 475 FER 050799
 00FC QG FROM 500 MB 102899
 00 LOC FROM 1.25 FER 051200
 1920/2339 JAMES M & CHARLINE C MOON TO WILLIAM G & CHARLOTTE E SUGGS HW
 01 QG FROM 550 FER 0401
 02FC NO ADDS MB 070901
 05 UPDATE LOC FROM 130 QG FROM 590 DN 061705
 08FC ADD MISC AND OPF5 CORRECT FLA3 FROM 03 WALL TYPE MB 032508
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 17IT NCI LPD 020317
 18 MAILING ADDR CHGD FROM 4142 LAKE FOREST LN PER NCOA REPORT & DMV BOTH DL EXPIRED HX OUT LTR RRB 112917
 5149/44 WILLIAM G & CHARLOTTE E SUGGS TO ESTRELLA HERNANDEZ
 18X COURTESY HX CARD SENT 092018
 19X COURTESY HX CARD SENT 010219
 20CC SUBMITTED HX APP NT 112119
 6172/449 ESTRELLA HERNANDEZ TO GISELA ORTIZ & LUIS MIGUEL TRUJILLO HW

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