

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

2518898

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.

incorporated, by ter	GOMPLETED BY CLE			TEOARD (M	(AB)
Petition# 30	24-0847	County Lake		year 2024	Date received 9./2.24
	© (0)	MPLETIED BYTH	HEPROMONES!		
PART 1. Taxpaye	r Information				
Taxpayer name: INV	/_HOME; SRP Sub LLC a Delawar	e LLC	Representative: Ry	an, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Ro Scottsdale, AZ 85254	d, Ste 650	privoical addicess	3518260060-0 3020 Pine Co	
Phone 954-740-62	240		Email R	ResidentialAp	peals@ryan.com
The standard way t	to receive information is by t	JS mail. If possible	e, I prefer to receive	information b	y ☑ email ☐ fax.
	petition after the petition dea at support my statement.	adline. I have attac	hed a statement of t	the reasons I	filed late and any
your evidence to evidence. The \	the hearing but would like my to the value adjustment board VAB or special magistrate ru	clerk. Florida law a ling will occur unde	llows the property ap er the same statutory	praiser to cros guidelines as	ss examine or object to your if you were present.)
	☑ Res. 1-4 units☐ Industria ☐ Res. 5+ units ☐ Agricultura	l and miscellaneou alor classified use	ıs⊡ High-water rech ☑ Vacant lots and ad		listoric, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Petition Check	one. If more than	one, file a separat	e petition.	
☐ Denial of classi ☐ Parent/grandpa ☐Property was no ☐Tangible person return required b		January 1 t have timely filed a	(Include a date- a∐Qualifying improve	iling of exemp stamped cop ement (s. 193.1 ntrol (s. 193.1	otion or classification y of application.)
determination 5 Enter the time	this is a joint petition. Attac n that they are substantially e (in minutes) you think you n ted time. For single joint petit	similar. (s. 194.01 leed to present you	1(3)(e), (f), and (g), or case. Most hearing	F.S.) js take 15 min	utes. The VAB is not bound
☐ My witnesses	or I will not be available to	attend on specific	dates. I have attach	ed a list of da	ites.
evidence directly to appraiser's eviden	to exchange evidence with the property appraiser at loce. At the hearing, you have	east 15 days before the right to have	re the hearing and m witnesses sworn.	nake a writter	request for the property
of your property re information redacte	, regardless of whether you cord card containing inform ed. When the property appr u how to obtain it online.	ation relevant to th	e computation of yo	our current as	sessment, with confidential

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.

Complete part 3 if you are representing yourself or if you without attaching a completed power of attorney or aut Written authorization from the taxpayer is required for a collector.	thorization for representation to this form.	
☐ I authorize the person I appoint in part 5 to have acc Under penalties of perjury, I declare that I am the owne petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Profession	onal Signature	
Complete part 4 if you are the taxpayer's or an affiliate representatives.		
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated en	tity).
A Florida Bar licensed attorney (Florida Bar numbe	er).	
🗖 A Florida real estate appraiser licensed under Cha	apter 475, Florida Statutes (license number <u>R</u>	<u>D6182</u>).
A Florida real estate broker licensed under Chapte	er 475, Florida Statutes (license number).
A Florida certified public accountant licensed under	er Chapter 473, Florida Statutes (license number	r).
La Arionda certified public accountant licerised under	onapion mo, monda otatatoo (noonoo nambo	
I understand that written authorization from the taxpayer appraiser or tax collector.		,
I understand that written authorization from the taxpayer appraiser or tax collector. Under penalties of perjury, I certify that I have authorize am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have	er is required for access to confidential informat zation to file this petition on the taxpayer's beha s of filing this petition and of becoming an agent	alf, and I declare that I
I understand that written authorization from the taxpayer appraiser or tax collector. Under penalties of perjury, I certify that I have authorized must be owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have the content of	rer is required for access to confidential informat zation to file this petition on the taxpayer's behas of filing this petition and of becoming an agent we read this petition and the facts stated in it are Robert Peyton	alf, and I declare that I
I understand that written authorization from the taxpayer appraiser or tax collector. Under penalties of perjury, I certify that I have authorized am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have	rer is required for access to confidential informat zation to file this petition on the taxpayer's beha s of filing this petition and of becoming an agent we read this petition and the facts stated in it are	alf, and I declare that I t for service of process e true.
I understand that written authorization from the taxpayer appraiser or tax collector. Under penalties of perjury, I certify that I have authorized must the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have authorized representative.	rer is required for access to confidential informat zation to file this petition on the taxpayer's behas of filing this petition and of becoming an agent we read this petition and the facts stated in it are Robert Peyton	alf, and I declare that I t for service of process e true.
I understand that written authorization from the taxpayer appraiser or tax collector. Under penalties of perjury, I certify that I have authorized method that I have authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have authorized representative. Robert L. Peuton Signature, representative PART 5. Unlicensed Representative Signature	zation to file this petition on the taxpayer's behas of filing this petition and of becoming an agent we read this petition and the facts stated in it are Robert Peyton Print name	alf, and I declare that I t for service of process e true.
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I understand that written authorization from the taxpayer appraiser or tax collector. Under penalties of perjury, I certify that I have authorized am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have authorized representative. Robert J. Robert J	zation to file this petition on the taxpayer's behas of filing this petition and of becoming an agent we read this petition and the facts stated in it are Robert Peyton Print name re not listed in part 4 above. one of the licensed representatives or employed the requirements of Part II of Chapter 709, F.S.,	alf, and I declare that I t for service of process e true. 9/10/2024 Date Date
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I understand that written authorization from the taxpayer appraiser or tax collector. Under penalties of perjury, I certify that I have authorized methorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have signature, representative. PART 5. Unlicensed Representative Signature. Complete part 5 if you are an authorized representative. I am a compensated representative not acting as cannot approximate the process of the process of the taxpayer's authorized signature.	zation to file this petition on the taxpayer's behas of filing this petition and of becoming an agent we read this petition and the facts stated in it are Robert Peyton Print name re not listed in part 4 above. one of the licensed representatives or employee the requirements of Part II of Chapter 709, F.S., a authorized signature is in part 3 of this form.	alf, and I declare that I t for service of process e true. 9/10/2024 Date Date es listed in part 4 above executed with the
I understand that written authorization from the taxpayer appraiser or tax collector. Under penalties of perjury, I certify that I have authorized am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have signature. Signature, representative PART 5. Unlicensed Representative Signature. Complete part 5 if you are an authorized representative in I am a compensated representative not acting as contained and the component of the taxpayer's authorized signature. I am an uncompensated representative filing this purpose in the taxpayer's authorized signature.	zation to file this petition on the taxpayer's behas of filing this petition and of becoming an agent we read this petition and the facts stated in it are Robert Peyton Print name re not listed in part 4 above. one of the licensed representatives or employed the requirements of Part II of Chapter 709, F.S., a authorized signature is in part 3 of this form. Detition AND (check one) e taxpayer's authorized signature is in part 3 of the same accordance in part	alf, and I declare that I t for service of process e true. 9/10/2024 Date Date es listed in part 4 above executed with the
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LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET **RESIDENTIAL**

Petition #	!	2024-0847		Alternate K	ey: 2518898	Parcel I	D: 35-18-26-00	60-000-01200	
Petitioner Name	R	obert Peytor	า				Check if Mu	ultiple Parcels	
The Petitioner is:	Taxpayer of Red	•	payer's agent	Property		IE COVE PL			
Other, Explain:			-	Address	E	JSTIS			
Owner Name		RP SUB LLO	^	Value from	Value befor	a Doord Actio	_		
Owner Name	; <u>J</u>	KF 30B LL	<u> </u>	TRIM Notice		e Board Actio	i Vallie aπer	Board Action	
					- '	, · · · ·			
1. Just Value, rec				\$ 193,3		193,37			
2. Assessed or c			cable	\$ 175,58	30 \$	175,58	30		
3. Exempt value,	*enter "0" if nor	ne		\$	-				
4. Taxable Value,	*required			\$ 175,58	30 \$	175,58	80		
*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	authority values	may differ.			
	_				-		_		
Last Sale Date	6/25/2023	Prid	ce : \$92	2,900	Arm's Length	Distressed	Book <u>4352</u>	Page <u>500</u>	
ITEM	Subje	ct	Compar	ahle #1	Compara	ahle #2	Compara	able #3	
AK#	25188		2518		1426		1734		
	3020 PINE C		3046 PINE		0		16936 LAKE		
Address	EUST		EUS		19 Fairway	Dr Eustis	UMAT		
Proximity					Í				
Sales Price			\$315,	000	\$350,0	000	\$335,	000	
Cost of Sale			-15		-15		-15%		
Time Adjust			4.40)%	2.80	1%	1.20	1%	
Adjusted Sale			\$281,	610	\$307,	300	\$288,	770	
\$/SF FLA	\$131.55 p	er SF	\$213.18	per SF	\$151.68	per SF	\$158.32	per SF	
Sale Date			1/25/2	2023	5/8/2	023	9/12/2	023	
Terms of Sale			✓ Arm's Length Distressed		✓ Arm's Length	/ Distressed	✓ Arm's Length	Distressed	
						_		_	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,470		1,321	7450	2,026	-27800	1,824	-17700	
Year Built	1980		1979		1973		1980		
Constr. Type	Block Stucco		Block Stucco		Block Stucco		Wood		
Condition	Very Good		Very Good		Very Good		Very Good		
Baths	2.0		2.0		2		2.0		
Garage/Carport	2 Car Garage		2 Car Garage		2 Car Garage		2 Car Garage		
Porches	Screen		Screen		Open	5000	Screen		
Pool	N		Y	-20000	Υ	-20000	N	0	
Fireplace	0		0	0	0	0	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds									
Site Size									
Location									
View			Pond	-60000	Pond	-60000			
			-Net Adj. 25.8%	-72550	-Net Adj. 33.5%	-102800	-Net Adj. 6.1%	-17700	
					•		Gross Adj. 6.1%		
		A 100 0=0	Gross Adj. 31.1%		Gross Adj. 36.7%			17700	
Adj. Sales Price	Market Value	\$193,372	Adj Market Value	\$209,060	Adj Market Value	\$204,500	Adj Market Value	\$271,070	
	Value per SF	131.55							

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: Josh Bush DATE 11/14/2024

2024-0847 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	2518863	3046 PINE COVE PL EUSTIS	0.03
2	Comp 3	1734843	16936 LAKEVIEW AVE UMATILLA	0.39
3	Subject	2518898	3020 PINE COVE PL EUSTIS	-
4	Comp 2	1426588	19 Fairway Dr Eustis	0.08
5				
6				
7				
8				

Alternate Key 2518898

Parcel ID 35-18-26-0060-000-01200

Current Owner

SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

DALLAS TX 75201

LCPA Property Record Card
Roll Year 2024 Status: A

Subject

2024-0847 Subject PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 3020 PINE COVE PL

EUSTIS FL 32726

Mill Group 0002 NBHD 2753

Property Use Last Inspection

00100 SINGLE FAMILY TRF 01-01-202

Legal Description

PINE MEADOWS COVE LOT 12 PB 24 PG 37 ORB 4962 PG 1625

Lan	d Lines												
11	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
LL	Code	1 TOTAL	Берш	Adj	Units		Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00	LT	40,000.00	0.0000	1.60	1.000	1.000	0	64,000
		Total A	cres	0.00	JV/N	/lkt 0			Tota	ıl Adj JV/Mk	ct		64,000
	Cla	assified A	cres	0	Classified JV/N	/lkt 64	,000		Classifie	d Adj JV/Mk	ct	•	0
							Sketch						

Bldg 1 Sec 1 of 1 Replacement Cost 140,622 Deprec Bldg Value 129,372 Multi Story 0

	Building S	Sub Areas			Building Valuation	Cons	structio	n Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1980	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,470 0	1,470 554	1470 0	Effective Area	1470	No Stories	1.00	Full Baths	2
SPF	SCREEN PORCH FINIS	0	147	0	Base Rate Building RCN	75.50 140,622	Quality Grade	600	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	92.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,470	2,171	1,470	Building RCNLD	129,372	Roof Cover	3	Type AC	03

Alternate Key 2518898 Parcel ID 35-18-26-0060-000-01200

LCPA Property Record Card Roll Year 2024 Status: A

2024-0847 Subject 12/2/2024 By PRC Run:

Card # 1 of 1

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

				Build	ing Perr	nits					
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Descript	ion	Review Da	te (CO Date
2014	2013080389	08-21-2013	02-03-2014	8,500	0002	REROOF			02-03-201	4	
2011	2010060370	06-22-2010	11-15-2010	1,965	0002	REPL WINDO	NS SIZE	FOR SIZE	11-15-201	0	
2010	2009010170	01-13-2009	04-22-2010	3,160	0002	REPL WINDO	NS SIZE	FOR SIZE	04-22-201	0	
		Sal	es Information					Exer	nptions		
Instrume	ent No Bo	ok/Page Sa	ale Date Inst	r Q/U Code \	/ac/lmp	Sale Price	Code	Description	n T	Year	Amount

L	instrument NO	DOOK	n age	Sale Date	IIIou	Q/U	Code	vac/imp	Sale I lice	Code	Description	I cai	AIIIOUIII
	2017067978	4962	1625	05-18-2017	WD	U	М	- 1	100				
		4352	0500	06-25-2013	CT	U	U	- 1	92,900				
		3028	0841	11-18-2005	WD	Q	Q	I	219,900				
		0698	1506	04-09-1980	WD	U	U	- 1	74,200			1	
												1	
											Total		0.00
_		•	•	•	•								

				value 30	лина у					
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
64.000	129.372	0	193.372	17792	175580	0.00	175580	193372	189.440	

Value Summa

Parcel Notes

92X ALBERT H LOESCHER DECEASED 101592

02 QG FROM 400 TO UPDATE VALUE MB 112001

04 QG FROM 500 EAG FROM 2 COND FROM 2 MB 032704

05 LOC FROM 100 FER 042605

3028/841 DOROTHY E LOESCHER TO PETER PECO JR & VALERIE A KNIFFIN HW

10FC OPF2 TO SPF SFR LOOKS GOOD WELL KEPT LANDSCAPE TOO JNH 042210

11FC NO CHGS TO SFR EAG FROM 1 JNH 111510

13X PETER & CALERIE PECO RENEWAL CARD RETUREND WITH ADDR 4010 CACTUS LN MOUNT DORA SENT LETTER KM 032713

13X PETER & CALERIE PECO MOVED 070112 PER LETTER DTD 040813 GC 040913

13X REMOVED HX PER INTENT TO DENY LETTER MOVED 070112 AW 050613

4352/500 CT VS PETER PECO JR & VALERIE A KNIFFIN SOLD TO COLFIN AI-FL 4 LLC

14FC NEW ROOF ADW 020314

16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB 080516

4962/1625 COLFIN AI-FL 4 LLC TO SRP SUB LLC

4962/1625 M SALE INCL 20 PARCELS MULTI SUB AND M&B

18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218

^{***}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 2518863 Parcel ID

35-18-26-0060-000-00800

LCPA Property Record Card Roll Year 2024 Status: A

Comp 1

PRC Run:

2024-0847 Comp 1 12/2/2024 By

Card # 1 of 1

Multi Story

0

Property Location Site Address 3046 PINE COVE PL

EUSTIS FL 32726

2753 Mill Group 0002 **NBHD** Property Use Last Inspection

00100 SINGLE FAMILY CTQ 01-01-202

Current Owner

MALLARD DAWN E

3046 PINE COVE PL

EUSTIS FL 32726

1

Sec

of 1

Legal Description

PINE MEADOWS COVE LOT 8 PB 24 PG 37 ORB 6088 PG 344

Lan	d Lines											
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0103	0	0		1.00 [1	T 70,000.00	0.0000	1.32	1.000	1.000	0	92,400
		Total A	cres	0.00	JV/Mk	t 0		Tota	d Adj JV/Mk	ct		92,400
	Classified Acres 0 Classified JV/Mkt 92,400							Classifie	d Adj JV/Mk	ct		0

Sketch

141,080

Replacement Cost

Bldg 1 Deprec Bldg Value 136,848 SPU (310 sf) FLA (1,321 sf) GCF (572 sf) OPF (153 sf)

	Building Sub Areas				Building Valuation	Cons	Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	1979	Imp Type	R1	Bedrooms	2
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,321 0	1,321 572	1321 0	Effective Area	1321	No Stories	1.00	Full Baths	2
OPF SPU	OPEN PORCH FINISHE SCREEN PORCH UNFIN	0 0	153 310	0 0	Base Rate Building RCN	81.45 141,080	Quality Grade	620	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,321	2,356	1,321	Building RCNLD	136,848	Roof Cover	3	Type AC	03

Alternate Key 2518863 Parcel ID 35-18-26-0060-000-00800

LCPA Property Record Card Roll Year 2024 Status: A

2024-0847 Comp 1 PRC Run: 12/2/2024 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				
PLD2	SWIMMING POOL - RESIDENTIAL POOL/COOL DECK UTILITY BLDG FINISHED	450.00 430.00 96.00	SF SF SF	35.00 5.38 14.50	1980	1980 1980 2014	15750.00 2313.00 1392.00		13,388 1,619 1,079				

				Build	ing Perr	nits			
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date
2023 2009	2022080396 SALE	08-15-2022 01-01-2008	04-11-2023 06-02-2009	10,000 1		SCRN IN POR CHECK VALUI	CH	04-11-2023 06-02-2009	
		Sale	es Information				Exer	nptions	

Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023012786	6088	0344	01-25-2023	WD	Q	01	1	,				
	4285	1273	02-15-2013	WD	Q	Q	I	145,000				
	3661	2167	07-30-2008	WD	Q	Q	I	182,500				
	0821	1294	10-01-1984	WD	Q	Q	1	100,000				
										Total		0.00
		2023012786 6088 4285 3661	2023012786 6088 0344 4285 1273 3661 2167	2023012786 6088 0344 01-25-2023 4285 1273 02-15-2013 3661 2167 07-30-2008	2023012786 6088 0344 01-25-2023 WD 4285 1273 02-15-2013 WD 3661 2167 07-30-2008 WD	2023012786 6088 0344 01-25-2023 WD Q 4285 1273 02-15-2013 WD Q 3661 2167 07-30-2008 WD Q	2023012786 6088 0344 01-25-2023 WD Q 01 4285 1273 02-15-2013 WD Q Q 3661 2167 07-30-2008 WD Q Q	2023012786 6088 0344 01-25-2023 WD Q 01 I 4285 1273 02-15-2013 WD Q Q I 3661 2167 07-30-2008 WD Q Q I	2023012786	2023012786	2023012786	2023012786

V	/alue	Summary	

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
92,400	136,848	16,086	245,334	0	245334	0.00	245334	245334	241,363

Parcel Notes

02 LOC FROM 100 AND QG FROM 400 TO UPDATE VALUE MB 112001

04 QG FROM 500 EAG FROM 2 COND FROM 2 MB 032704

05 LOC FROM 115 FER 042605

08X ROBERT A BAIN 84 DECEASED 083107 FL DEATH LIST

3661/2167 JOYCE E BAIN TO ROBERT & DONNA DE RUNTZ HW

 $09FC\ CORRECT\ SKETCH\ ADD\ TO\ GCF3\ FROM\ PIECE\ OF\ FLA\ OPF2\ TO\ OPU\ LOC\ FROM\ 160\ QG\ FROM\ 550\ BEDS\ FROM\ 0\ TJW\ 060209$

4285/1273 ROBERT & DONNA DE RUNTZ TO WALTER E GROSS JR MARRIED

13 MLS IS G4681062 JNH 053013

6088/344 WALTER E GROSS JR TO DAWN ELIZABETH MALLARD SINGLE

23IT OPU REAR OF SFR TO SPU SF FROM 224 DELETE MISC 1980 YB 1768SF SEN2 ADD 8X12 UBF4 2014 YB CHANGES PER AERIAL CTQ 041123

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Alternate Key 1426588

Parcel ID 35-18-26-0500-000-01900

Current Owner

STUCK MARTIN & SUGE

19 FAIRWAY DR

EUSTIS FL 32726 **LCPA Property Record Card** Roll Year 2024 Status: A

Comp 2

2024-0847 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 19 FAIRWAY DR **EUSTIS**

FL 32726 NBHD 2753

000E Mill Group Property Use Last Inspection

00100 SINGLE FAMILY

TRF 01-05-202

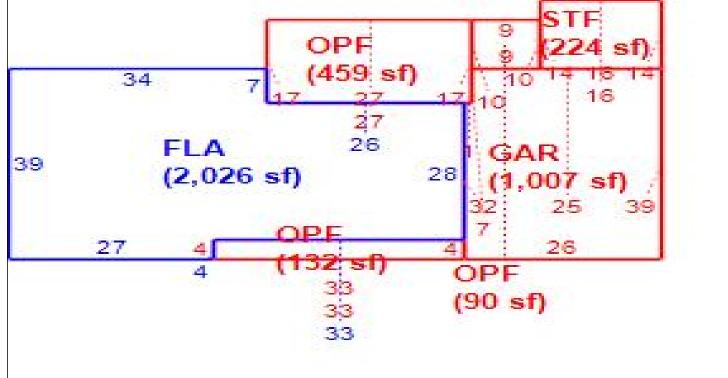
Legal Description

EUSTIS, PINE MEADOWS FAIRWAY ESTS LOT 19, BEG AT S COR LOT 20, RUN NW'LY ALONG W'LY LINE LOT 20 FOR 125 FT, BEG AGAIN AT POB, RUN NE'LY ALONG FAIRWAY DR 40 FT, N 24DEG 49MIN 40SEC W 145 FT, SW'LY TO INTERSECT FIRST LINE PB 17 PG 56 ORB 6140 PG 1006

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
	Code		'	Adj		Price	Factor	Factor	Factor	Factor		Value
1	0100	0	0		1.00 LT	40,000.00	0.0000	1.70	1.400	1.050	0	99,960
		Total A	cros	0.00	JV/Mkt 0			Tota	l Adj JV/Mk	+1		99,960
							-+					99,900
	Cla	assified A	cres	υ	Classified JV/Mkt 99	1,960		Classified	d Adj JV/Mk	τ		0

Sketch

Bldg 1 of 1 198,234 Deprec Bldg Value Multi Story Sec 1 Replacement Cost 180,393



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1973	Imp Type	R1	Bedrooms	4
	FINISHED LIVING AREA GARAGE FINISH	2,026 0	2,026 1,007	2026 0	Effective Area	2026	No Stories	1.00	Full Baths	2
_	OPEN PORCH FINISHE STORAGE ROOM FINIS	0	681 224	0	Base Rate Building RCN	73.15 198,234	Quality Grade	600	Half Baths	1
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	91.00 0	Foundation	2	Fireplaces	0
	TOTALS	2,026	3,938	2,026	Building RCNLD	180,393	Roof Cover	3	Type AC	03

Alternate Key 1426588 Parcel ID 35-18-26-0500-000-01900

LCPA Property Record Card Roll Year 2024 Status: A

2024-0847 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value													
1	SCREEN ENCLOSED STRUCTURE POOL/COOL DECK SWIMMING POOL - RESIDENTIAL	1860.00 530.00 406.00	SF SF SF	3.50 5.38 35.00	1981 1981 1981	1981 1981 1981	6510.00 2851.00 14210.00	70.00	2,604 1,996 12,079					

				Build	ing Perr	nits			
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date
2012 2005	2011533 SALE	06-09-2011 01-01-2004	02-21-2012 02-18-2005	7,500 1		REPL SCRN F CHECK VALU	RM	02-21-2012	
		Sale	es Information				Exer	nptions	

			Sales Informa			Exemptions						
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023055452	6140	1006	05-08-2023	WD	U	19	1	350,000	039	HOMESTEAD	2024	
2019099014	5335	0479	07-18-2019	TR	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2019082276	5314	1023	07-18-2019	TR	U	U	ı	100				
	2634	0445	08-06-2004	TR	Q	Q	!	227,000				
	1146	0478	01-01-1992	WD	Q	Q	l l	131,500				
										Total		50,000.00
										Total		30,000.00

				value St	ımmary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
99,960	180,393	16,679	297,032	0	111232	50,000.00	61232	86232	291,841

Parcel Notes

88 NBHD FROM 3837

1146/478 ROLAND R & BONNIE J WHITE TRUSTEES OF THE WHITE REVC TRS 82

97FC LOWER EAG 1 STEP SFR REVALUED MB 052997

04FC EAG FROM 2 QG FROM 500 ADD PLH TO MISC KH 072303

04 QG FROM 475 TO UPDATE VALUE MB 032704

2634/445 ROLAND R & BONNIE J WHITE TO JERRY & PAULA E PHILLIANS H/W

05FC EAG FROM 2 COND FROM 2 QG FROM 500 MB 020105

12FC SPF5 TO OPF5 SCU6 TO SCF6 SKETCH IS OK SEN FROM 1778SF POL PLH FROM 450SF PLD FROM 486SF PLH FROM GR 1 SFR IN AVG COND VERY LITTLE WATER IN LAKE BEHIND JNH 022112

15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015

15CC DX APP SUBMITTED OWNER DID SAY THEY WOULD BE OVER INCOME FOR TCIVDX DB 020515

15X CIVDX BELONGS TO PAULA ELAINE PHILLIANS

15CC SOS APP SUBMITTED FOR 2016 OWNER INCOME NEEDED LH 091815

15X JERRY & PAULA PHILLIANS FILED 16X SOS 092115

16 PAULA E PHILLIANS 68 DECEASED 110615 STATE DEATH LIST FILE 2015165475 CB 111815

16X MAILED 2016 WR APP KSF 010816

16CC WX APP RECEIVED DB 012216

16CC RECD INCOME DB 050616

16X WX DENIED DID NOT SUBMIT COPY OF DC 063016

17CC WX APP SUBMITTED WITH DC KD 082417

5314/1023 JERRY PHILLIANS TTEE OF THE JERRY PHILLIANS REVC TRS DTD 071819

5335/479 CORRECTIVE DEED FOR ORB 5314/1023 TO CORRECT PARCEL ID

23X HX REMOVED JERRY PHILLIANS MOVED APPLIED FOR HX & PORT ON AK1183103 DB 021323

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Alternate Key 1734843 Parcel ID 26-18-26-060

26-18-26-0600-000-07300

Current Owner

MC LACHLAN TIMOTHY I & SHAWNNA M

16936 LAKEVIEW AVE

UMATILLA FL 32784

LCPA Property Record Card Roll Year 2024 Status: A

Comp 3

2024-0847 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 16936 LAKEVIEW AVE UMATILLA FL 32784

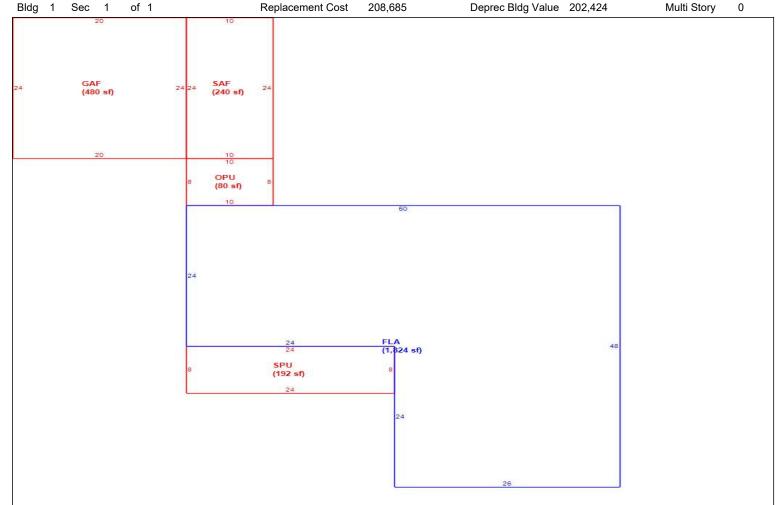
Mill Group 0002 NBHD 2006

Property Use Last Inspection
00100 SINGLE FAMILY CTQ 03-17-202

Legal Description

SILVER LAKE PARK LOTS 73, 74 PB 6 PG 16 ORB 6214 PG 177

Lan	d 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	15,700.00	0.0000	1.75	1.000	1.000	0	27,475
		Total A	cres	0.00	JV/Mkt 0			Tota	l Adj JV/Mk	t	· '	27,475
	Cla	assified A	cres	0	Classified JV/Mkt 27	475		Classified	Adi .IV/Mk	† l		0



	Building \$	Sub Areas			Building Valua	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	1980	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,824		1824	Effective Area	1824	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	480	0	Base Rate	91.50	No Stories	1.00	ruii baliis	
OPU SPU	OPEN PORCH UNFINIS		80 192		Building RCN	208,685	Quality Grade	650	Half Baths	0
STF	STORAGE ROOM FINIS	0	240	_	Condition	EX	Wall Type	01	Heat Type	6
					% Good	97.00			F	
					Functional Obsol	0	Foundation	2	Fireplaces	0
	TOTALS	1,824	2,816	1,824	Building RCNLD	202 424	Roof Cover	2	Type AC	03

Alternate Key 1734843 Parcel ID 26-18-26-0600-000-07300

LCPA Property Record Card Roll Year 2024 Status: A

2024-0847 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

	Miscellaneous Features													
	*Only the first 10 records are reflected below													
Code	ode Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value													
	·	1						1						
		1		I	I	l								

	Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date			
2021 2010	SALE 2009120262	01-01-2020 12-15-2009	05-17-2021 04-21-2010	1 9,300	0099	CHECK VALU REROOF MET	E	03-18-2021 04-21-2010				
		Call	es Information				- Francisco	nptions				

2023115913 2020085647	Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
Total 50,000.00		5519	1114	07-31-2020	WD	Q	01	- >	203,500		I	-	
											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		
27.475	202.424	0	229.899	0	229899	50.000.00	179899	204899	223.679		

Parcel Notes

00 QG FROM 400 FD 0500

04 LOC FROM 110 MB 052104

10X MARY GLESSNER 63 DECEASED 031210 FL DEATH LIST

10FC TALKED WITH DONALD ABOUT GARAGE AND FRONT PORCH NPA AND TOLD HIM IT WILL BE ON THIS COMING TAX BILL HE ALSO TOLD ME HIS WIFE DIED IN MARCH 2010 AND HE SAID HE WILL BE CALLING EXEMPTIONS TO CHG HX TO JUST HIS NAME COND FROM 2 QG FROM 450 ROOF

COVER FROM 3 JNH 042110

16CC DONALD GLESSNER SUBMITTED APP FOR HX WX LIS WILL SUBMIT INCOME NT 012516

16CC RECD INCOME DB 050616

5519/1114 DONALD MACKEY GLESSNER TO RONALD CRAIG BELTON & JULIA LYNN STEPP HW

20X COURTESY HX CARD SENT 092120

21 MLS G527785 SFR 2102SF PER LISTING CTQ 092920

21X COURTESY HX CARD SENT 122120

21FC OPU2 SF FROM 72 SAF3 SF FROM 216 GAF4 SF FROM 504 OPU5 TO SPU EAG FROM 2 QG FROM 600 SFR LOOKS BRAND NEW HAS NEWER SIDING INFO SCANNED CTQ 031721

6214/177 JULIA LYNN BLETON FKA STEPP TO TIMOTHY I & SHAWNNA M MC LACHLAN HW

6214/176 RONALD BELTON 63 DECEASED 080623 DC

24CC TIMOTHY AND SHAWNA MCLACHLAN SUBMITTED HX APP TIMOTHY HAD HX ON PREVIOUS HOME FOR 2023 ONLY NT 012924

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