



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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and checkboxes for property type and reasons for petition.

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

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET

RESIDENTIAL

Petition #	2024-0847	Alternate Key: 2518898	Parcel ID: 35-18-26-0060-000-01200
Petitioner Name	Robert Peyton	Property Address	3020 PINE COVE PL EUSTIS
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
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	\$ 193,372	\$ 193,372	
2. Assessed or classified use value, *if applicable	\$ 175,580	\$ 175,580	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 175,580	\$ 175,580	

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

Last Sale Date 6/25/2023 **Price:** \$92,900 Arm's Length Distressed Book 4352 Page 500

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	2518898	2518863	1426588	1734843
Address	3020 PINE COVE PL EUSTIS	3046 PINE COVE PL EUSTIS	19 Fairway Dr Eustis	16936 LAKEVIEW AVE UMATILLA
Proximity				
Sales Price		\$315,000	\$350,000	\$335,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	2.80%	1.20%
Adjusted Sale		\$281,610	\$307,300	\$288,770
\$/SF FLA	\$131.55 per SF	\$213.18 per SF	\$151.68 per SF	\$158.32 per SF
Sale Date		1/25/2023	5/8/2023	9/12/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input checked="" 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	1,470	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	Y	-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. 31.1%	87450	Gross Adj. 36.7%	112800	Gross Adj. 6.1%	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.

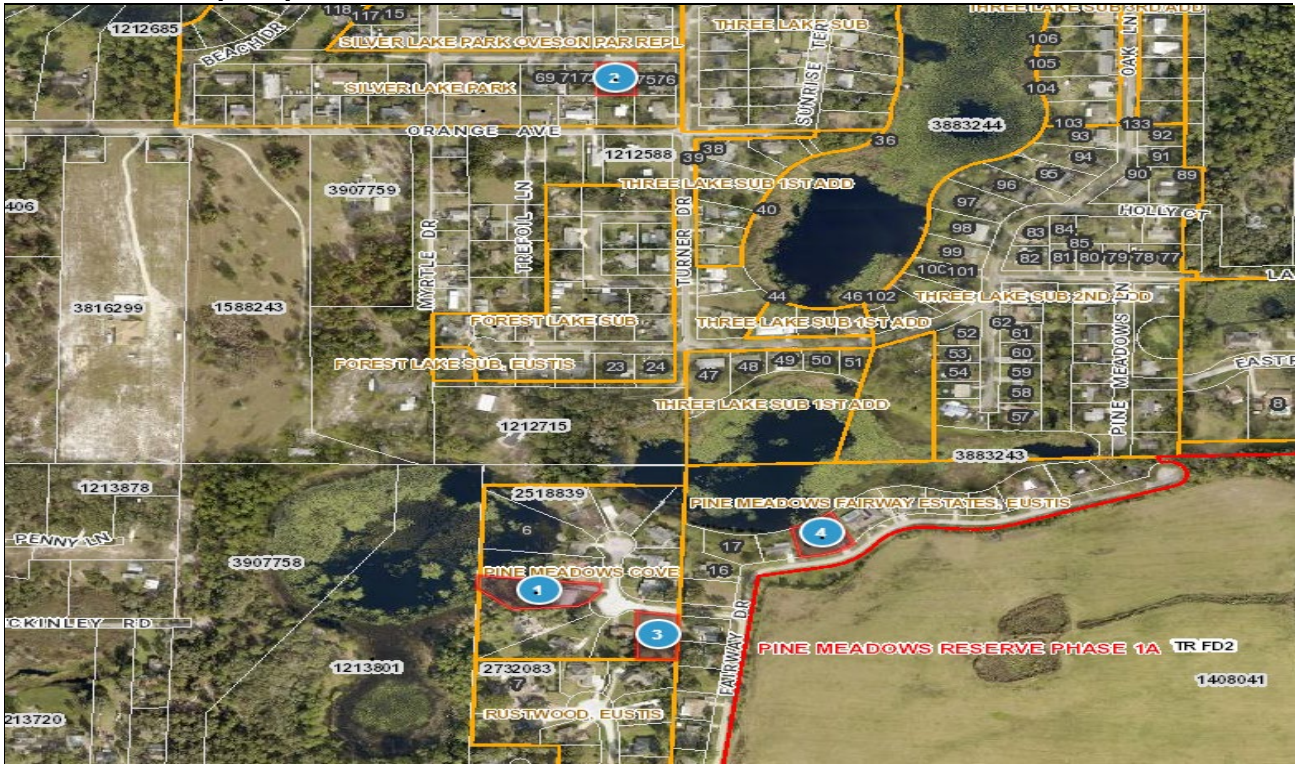
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0847 Subject
 PRC Run: 12/2/2024 By
 Card # 1 of 1

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

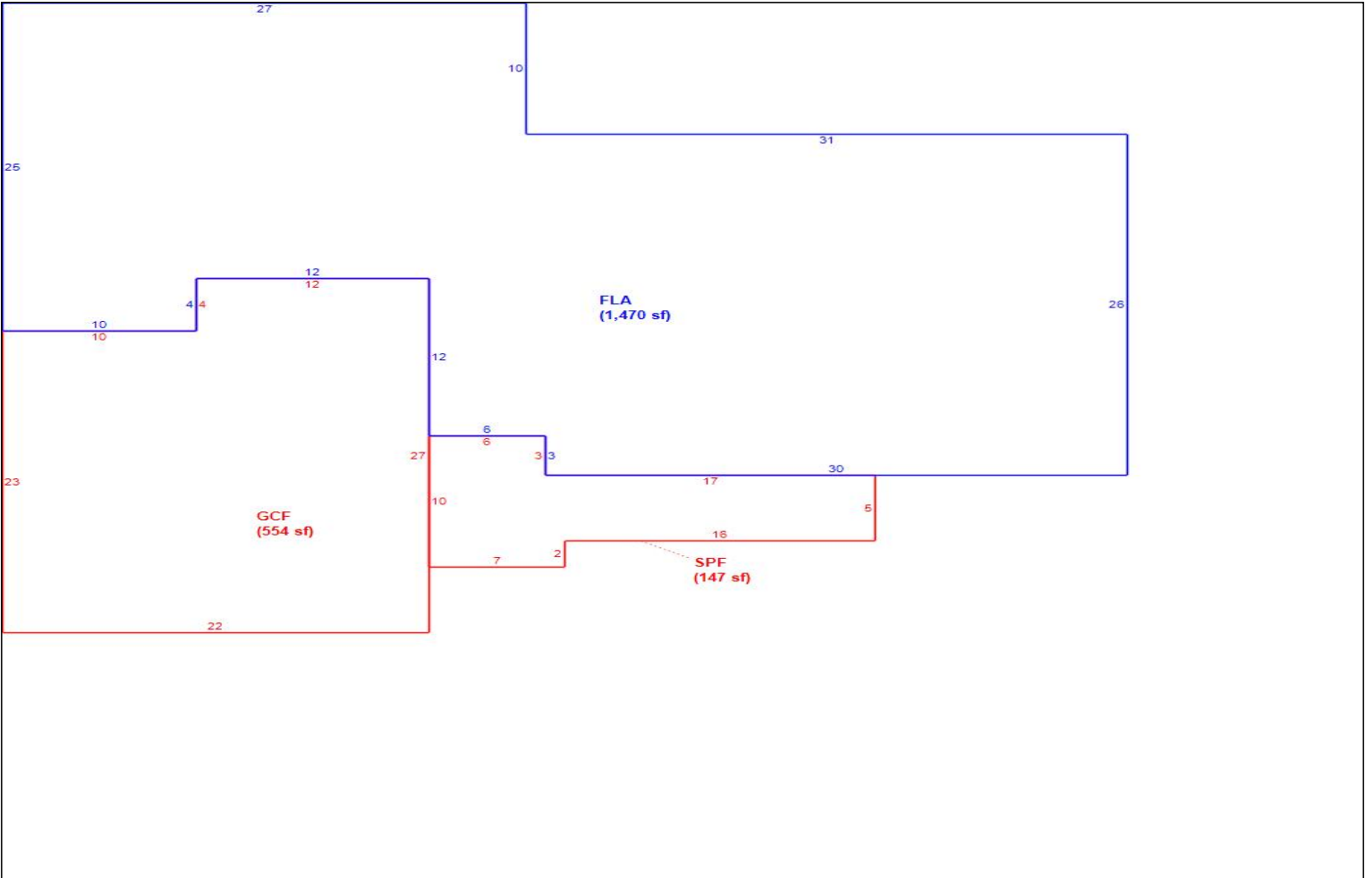
Subject

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

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	40,000.00	0.0000	1.60	1.000	1.000	0	64,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,000			
Classified Acres		0		Classified JV/Mkt		64,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 140,622 Deprec Bldg Value 129,372 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
FLA	FINISHED LIVING AREA	1,470	1,470	1470	1980	1470	75.50	No Stories	1.00	3
GAR	GARAGE FINISH	0	554	0				Quality Grade	600	2
SPF	SCREEN PORCH FINIS	0	147	0				Wall Type	03	0
TOTALS		1,470	2,171	1,470	Building RCN	140,622		Foundation	3	0
					Condition	EX		Roof Cover	3	03
					% Good	92.00				
					Functional Obsol	0				
					Building RCNLD	129,372				

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0847 Subject By
 PRC Run: 12/2/2024
 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	
2014	2013080389	08-21-2013	02-03-2014	8,500	0002	REROOF	02-03-2014		
2011	2010060370	06-22-2010	11-15-2010	1,965	0002	REPL WINDOWS SIZE FOR SIZE	11-15-2010		
2010	2009010170	01-13-2009	04-22-2010	3,160	0002	REPL WINDOWS SIZE FOR SIZE	04-22-2010		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017067978	4962 1625	05-18-2017	WD	U	M	I	100				
	4352 0500	06-25-2013	CT	U	U	I	92,900				
	3028 0841	11-18-2005	WD	Q	Q	I	219,900				
	0698 1506	04-09-1980	WD	U	U	I	74,200				
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	
64,000	129,372	0	193,372	17792	175580	0.00	175580	193372	189,440	

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

2024-0847 Comp 1
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
MALLARD DAWN E		
3046 PINE COVE PL		
EUSTIS	FL	32726

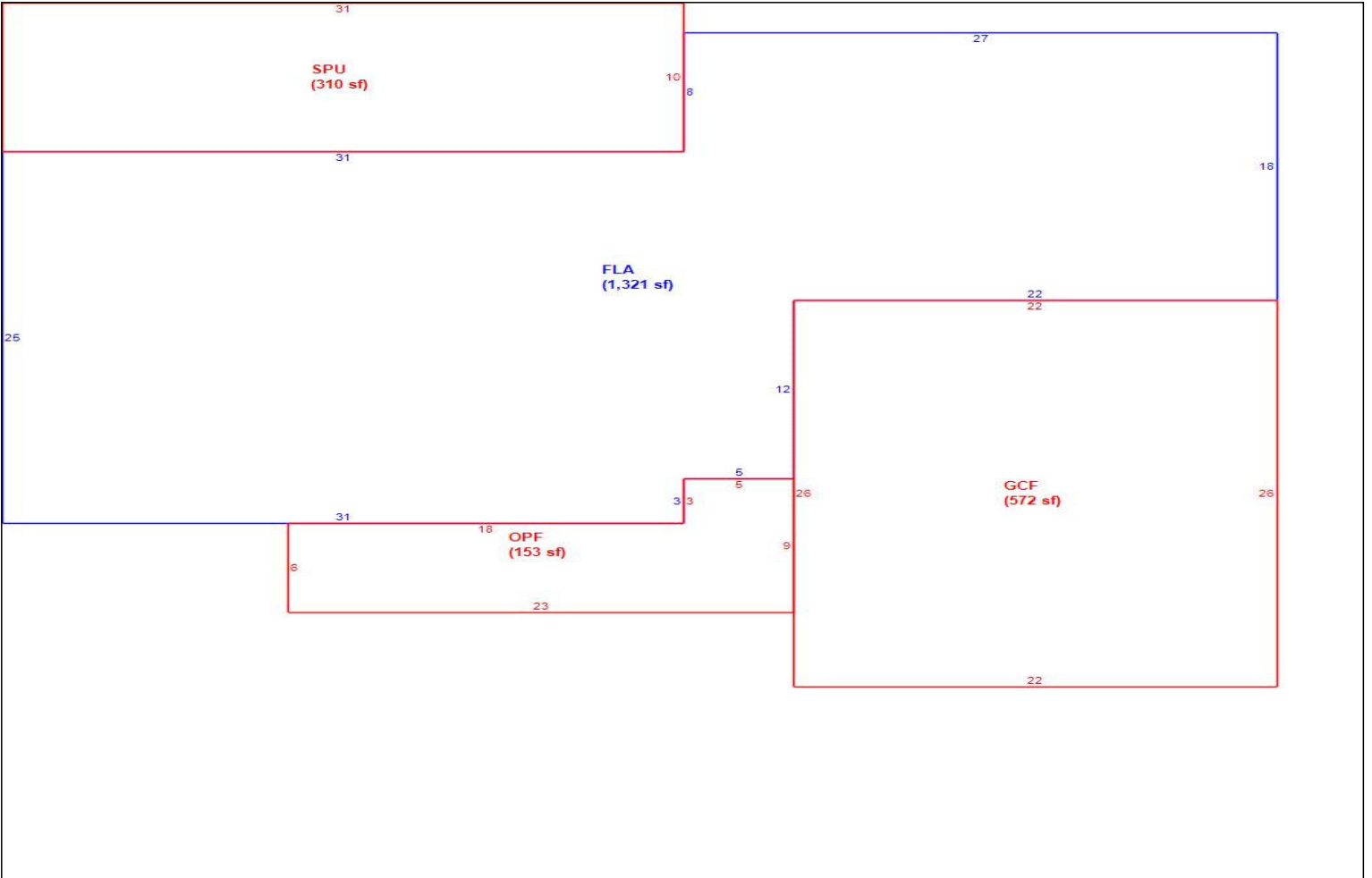
Comp 1

Property Location		
Site Address	3046 PINE COVE PL	
	EUSTIS	FL 32726
Mill Group	0002	NBHD 2753
Property Use		Last Inspection
00100	SINGLE FAMILY	CTQ 01-01-202

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

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	0103	0	0		1.00 LT	70,000.00	0.0000	1.32	1.000	1.000	0	92,400
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,400		
Classified Acres		0		Classified JV/Mkt		92,400		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 141,080
		Deprec Bldg Value	136,848
		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	1,321	1,321	1321	1979	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	572	0	81.45	Quality Grade	620	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	153	0	141,080	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	310	0	EX	Foundation	3	Fireplaces	0	
		% Good	97.00		Condition	03		Roof Cover	3	
		Functional Obsol	0		Building RCNLD	136,848		Type AC	03	
TOTALS		1,321	2,356	1,321						

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 <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	1980	1980	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	430.00	SF	5.38	1980	1980	2313.00	70.00	1,619
UBF4	UTILITY BLDG FINISHED	96.00	SF	14.50	2014	2014	1392.00	77.50	1,079

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023	2022080396	08-15-2022	04-11-2023	10,000	0002	SCRN IN PORCH	04-11-2023		
2009	SALE	01-01-2008	06-02-2009	1	0000	CHECK VALUE	06-02-2009		

Sales Information									Exemptions			
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	I	315,000				
	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	I	100,000				
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	
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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0847 Comp 2
 PRC Run: 12/2/2024 By
 Card # 1 of 1

Current Owner		
STUCK MARTIN & SUGE		
19 FAIRWAY DR		
EUSTIS	FL	32726

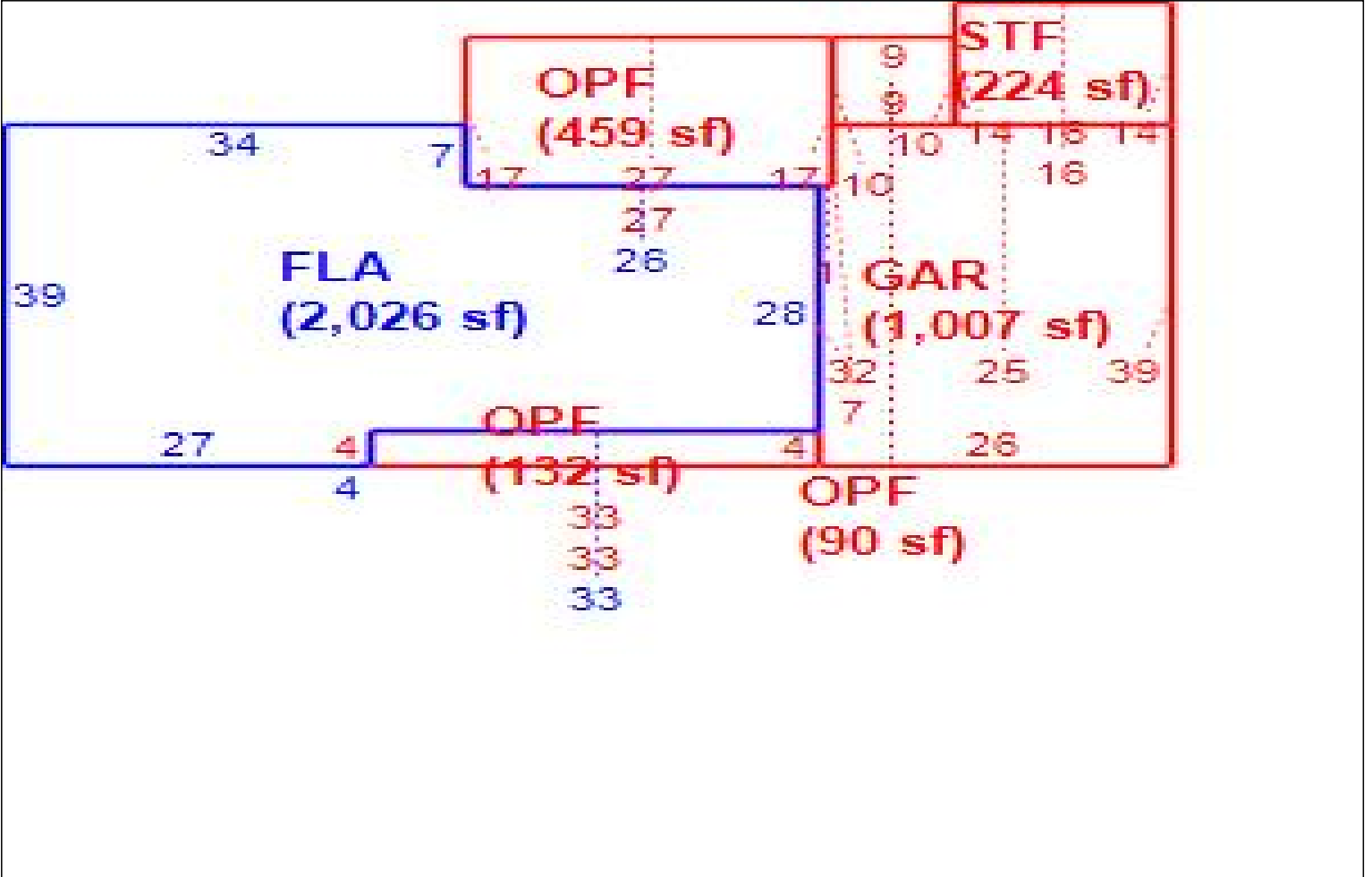
Comp 2

Property Location			
Site Address 19 FAIRWAY DR			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	2753
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

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	40,000.00	0.0000	1.70	1.400	1.050	0	99,960
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		99,960		
Classified Acres		0		Classified JV/Mkt		99,960		Classified Adj JV/Mkt		0		

Sketch									
Bldg	1	Sec	1 of 1	Replacement Cost	198,234	Deprec Bldg Value	180,393	Multi Story	0



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

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	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
SEN2	SCREEN ENCLOSED STRUCTURE	1860.00	SF	3.50	1981	1981	6510.00	40.00	2,604
PLD2	POOL/COOL DECK	530.00	SF	5.38	1981	1981	2851.00	70.00	1,996
POL2	SWIMMING POOL - RESIDENTIAL	406.00	SF	35.00	1981	1981	14210.00	85.00	12,079

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	2011533	06-09-2011	02-21-2012	7,500	0003	REPL SCRN RM	02-21-2012		
2005	SALE	01-01-2004	02-18-2005	1	0000	CHECK VALUE			

Sales Information								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	25000
2019099014	5335	0479	07-18-2019	TR	U	U	1	100	059	ADDITIONAL HOMESTEAD	2024	25000
2019082276	5314	1023	07-18-2019	TR	U	U	1	100				
	2634	0445	08-06-2004	TR	Q	Q	1	227,000				
	1146	0478	01-01-1992	WD	Q	Q	1	131,500				
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	
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 26-18-26-0600-000-07300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0847 Comp 3
 PRC Run: 12/2/2024 By
 Card # 1 of 1

Current Owner		
MC LACHLAN TIMOTHY I & SHAWNNA M		
16936 LAKEVIEW AVE		
UMATILLA	FL	32784

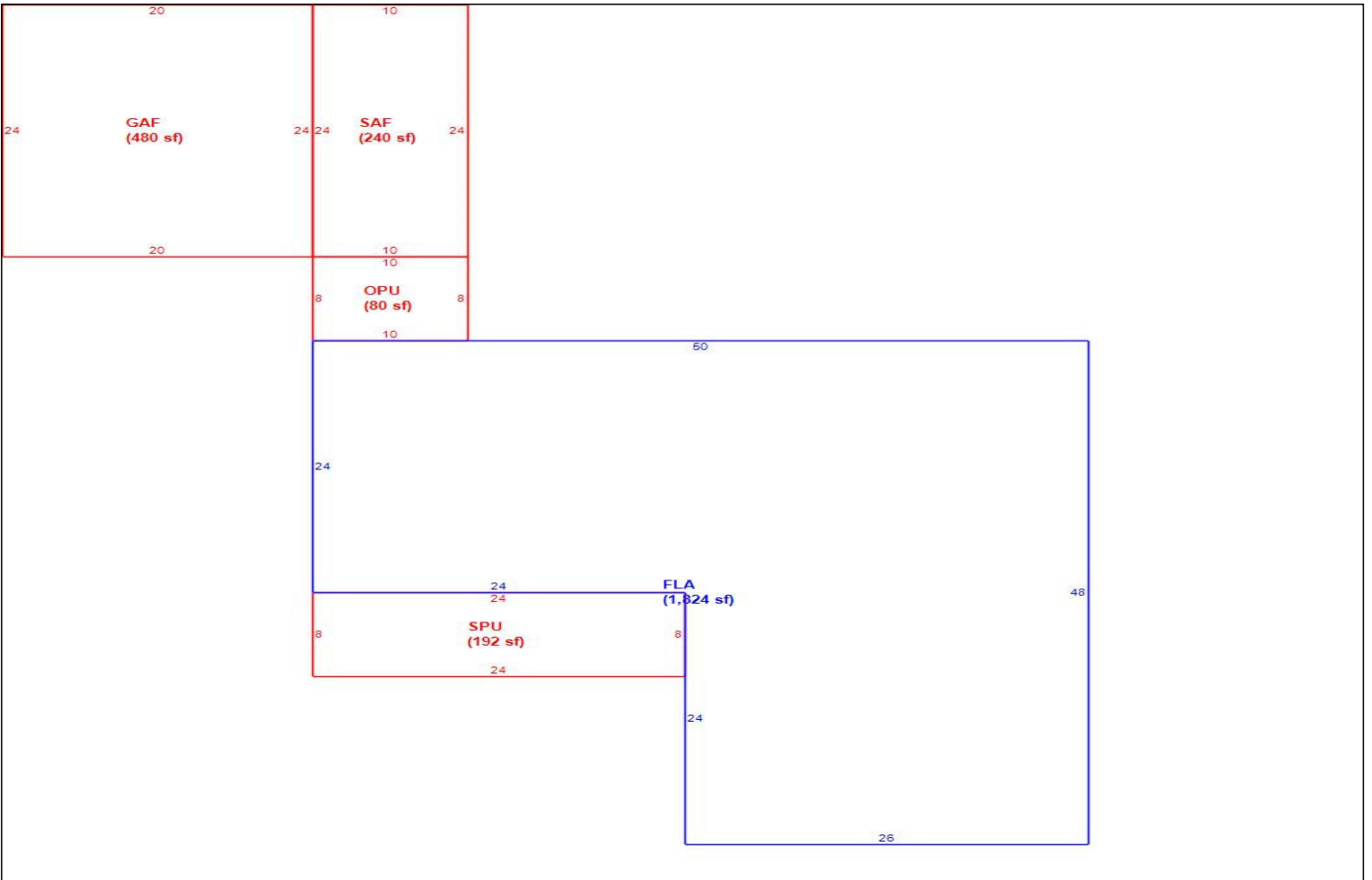
Comp 3

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

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	15,700.00	0.0000	1.75	1.000	1.000	0	27,475
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		27,475		
Classified Acres		0		Classified JV/Mkt		27,475		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 208,685
		Deprec Bldg Value 202,424	Multi Story 0



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

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	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	
2021 2010	SALE 2009120262	01-01-2020 12-15-2009	05-17-2021 04-21-2010	1 9,300	0099 0002	CHECK VALUE REROOF METAL	03-18-2021 04-21-2010		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023115913	6214	0177	09-12-2023	WD	Q	01	I	335,000	039	HOMESTEAD	2024	25000
2020085647	5519	1114	07-31-2020	WD	Q	01	I	203,500	059	ADDITIONAL HOMESTEAD	2024	25000
	0682	1463	01-01-1979	MI	Q	Q	V	5,000				
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 MACKKEY 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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