



**PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING**
Section 194.011, Florida Statutes

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

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

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

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	<i>2024-0849</i>	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>HPA-11 BDKROWER 2020-1 LLC</i>			
Taxpayer name: Joint Venture - HPA JV 2019 Property Holdco 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 #	121927 1902 00C 11400 3852925 34339 Alicante Ct
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit <input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one): <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase		<input type="checkbox"/> Denial of exemption Select or enter type:	
<input type="checkbox"/> Denial of classification		<input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)	
<input type="checkbox"/> Parent/grandparent reduction		<input type="checkbox"/> 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"/> 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"/> 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"/> 5 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 # 2024-0849	Alternate Key: 3852925	Parcel ID: 12-19-27-1902-00C-11400
Petitioner Name Ryan, LLC C/O Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 34339 ALICANTE CT SORRENTO	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HPA II Borrower 2020-1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 333,802	\$ 333,802
2. Assessed or classified use value, *if applicable	\$ 314,770	\$ 314,770
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 314,770	\$ 314,770

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

Last Sale Date 4/8/2020 **Price:** \$279,900 Arm's Length Distressed Book 5457 Page 556

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3852925	3852903	3852983	3813731
Address	34339 ALICANTE CT SORRENTO	23513 SAN SEBASTIAN CT SORRENTO	34608 SALERNO CIR SORRENTO	33902 TERRAGONA DR SORRENTO
Proximity		0.12 Miles	0.27 Miles	1.27 Miles
Sales Price		\$435,000	\$440,000	\$385,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	4.00%	3.60%
Adjusted Sale		\$374,970	\$391,600	\$341,110
\$/SF FLA	\$172.78 per SF	\$201.27 per SF	\$158.41 per SF	\$171.67 per SF
Sale Date		9/13/2023	2/22/2023	3/8/2023
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	1,932	1,863	3450	2,472	-27000	1,987	-2750
Year Built	2016	2011	0	2018	0	2004	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX	EX	0	EX	0	EX	0
Baths	2.0	2.0	0	3.0	-25000	2.0	0
Garage/Carport	Garage	Garage	0	Garage	0	Garage	0
Porches	OPF	2 OPF	-25000	2 OPF	-15000	2 OPF	-10000
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	PAT	-	3000	-	3000	-	3000
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		-Net Adj. 10.3%	-38550	-Net Adj. 16.3%	-64000	-Net Adj. 2.9%	-9750
		Gross Adj. 13.7%	51450	Gross Adj. 17.9%	70000	Gross Adj. 4.6%	15750
Adj. Sales Price	Market Value \$333,802	Adj Market Value	\$336,420	Adj Market Value	\$327,600	Adj Market Value	\$331,360
	Value per SF 172.78						

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.

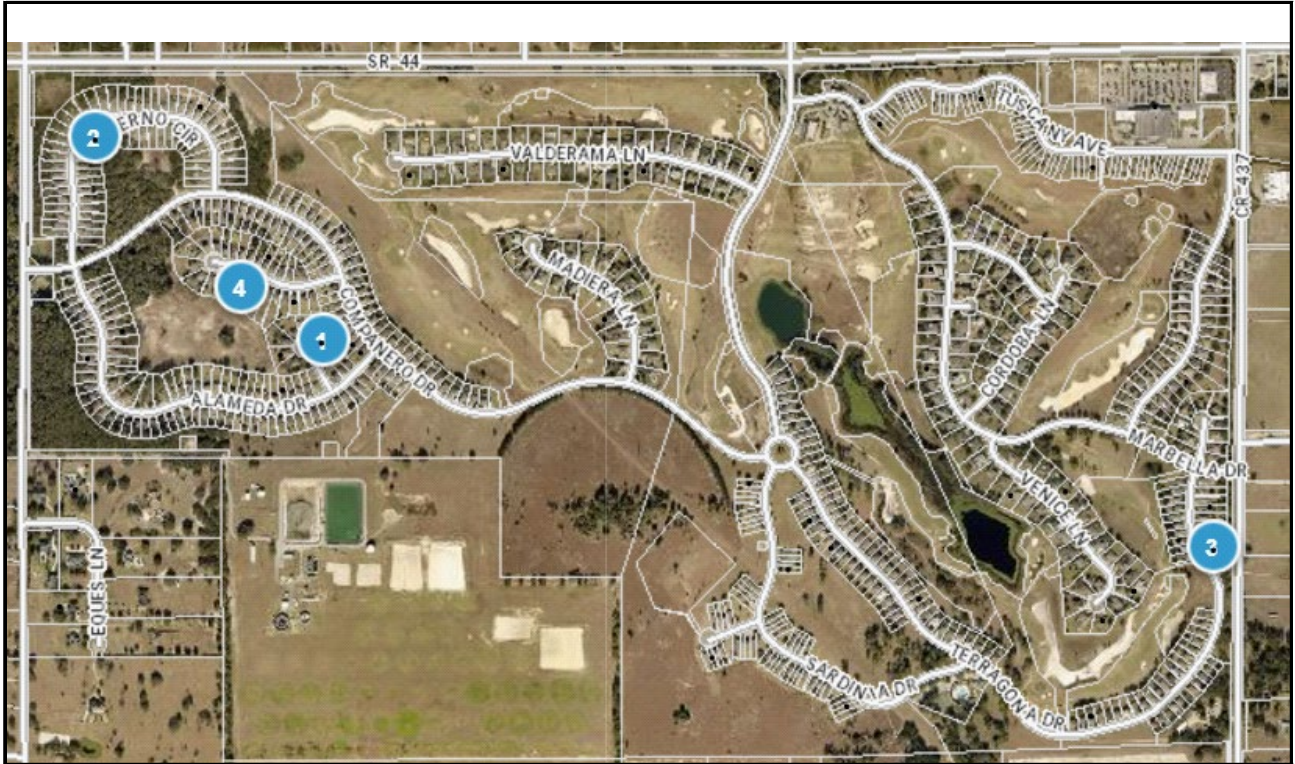
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Chris Jensen

DATE 11/18/2024

2024-0849 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3852903	23513 SAN SEBASTIAN CT SORRENTO	0.12
2	Comp 2	3852983	34608 SALERNO CIR SORRENTO	0.27
3	Comp 3	3813731	33902 TERRAGONA DR SORRENTO	1.27
4	Subject	3852925	34339 ALICANTE CT SORRENTO	-
5				
6				
7				
8				

Alternate Key 3852925
Parcel ID 12-19-27-1902-00C-11400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0849 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

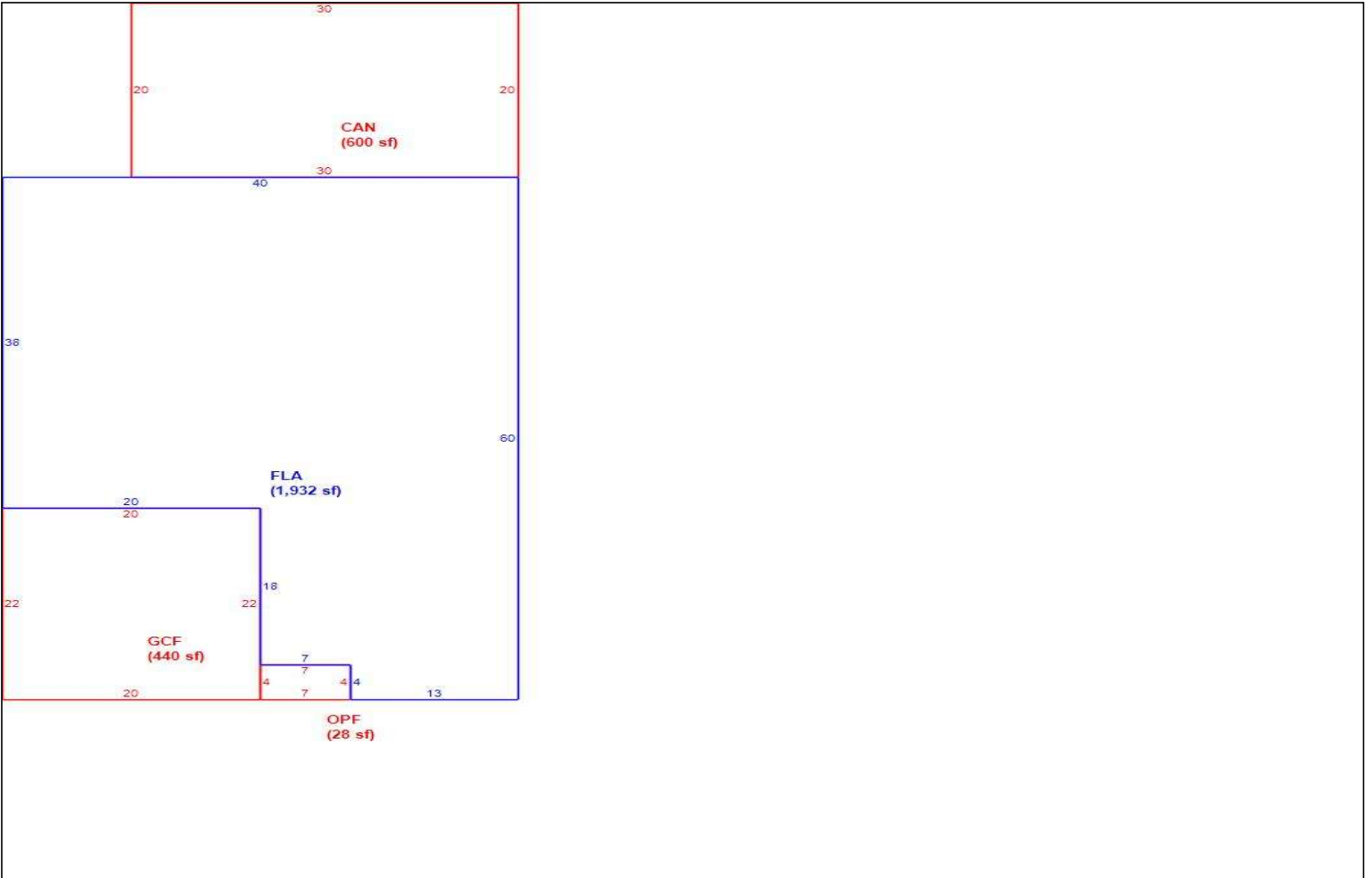
Current Owner		
HPA II BORROWER 2020-1 LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

Property Location		
Site Address 34339 ALICANTE CT		
SORRENTO FL 32776		
Mill Group	CG02	NBHD 2626
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
SORRENTO SPRINGS PHASE 4 PB 59 PG 7-15 LOT 114 BLK C ORB 5481 PG 2032

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	90,000.00	0.0000	1.00	1.000	1.000	0	90,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		90,000		
Classified Acres		0		Classified JV/Mkt		90,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 251,342 Deprec Bldg Value 243,802 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	1,932	1,932	1932	2016	2016	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	108.60	108.60	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	EX	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	600	0	97.00	97.00	Foundation	3	Fireplaces	0
TOTALS		1,932	3,000	1,932	0	0	Roof Cover	3	Type AC	03

Alternate Key 3852925
 Parcel ID 12-19-27-1902-00C-11400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0849 Subject
 PRC Run: 12/10/2024 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	
2017	2015110469	01-01-2016	04-03-2017	71,000	0001	SFR 34339 ALICANTE CT	04-03-2017		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2020060671	5481	2032	06-01-2020	WD	U	11	I	100				
2020044792	5457	0556	04-08-2020	WD	Q	01	I	279,900				
2016074153	4808	1807	04-08-2016	WD	Q	Q	I	218,300				
	4707	1867	11-06-2015	WD	U	M	V	120,000				
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	
90,000	243,802	0	333,802	19032	314770	0.00	314770	333802	295,978	

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 3852903
Parcel ID 12-19-27-1902-00C-09200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0849 Comp 1
PRC Run: 12/10/2024 By
Card # 1 of 1

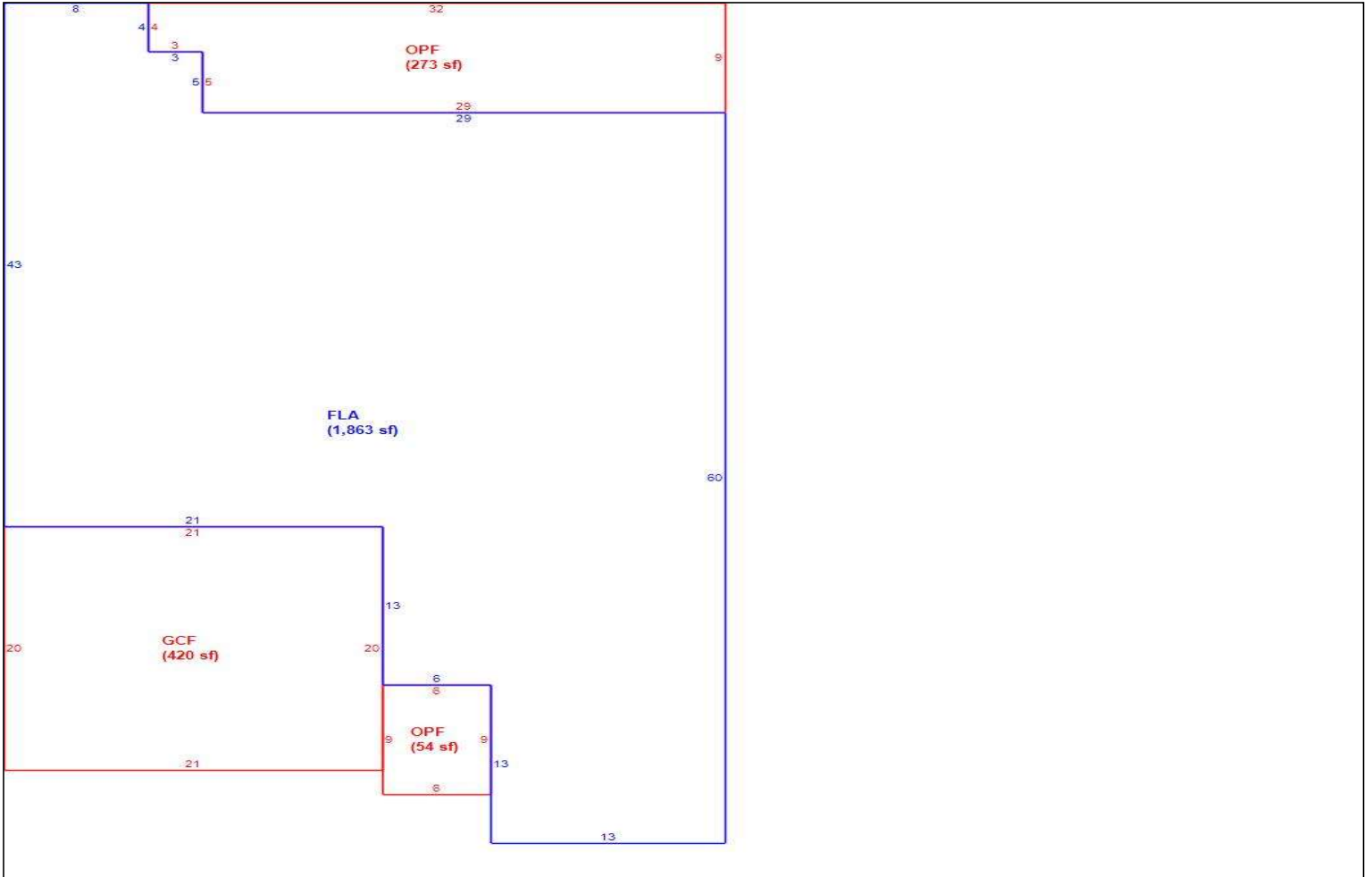
Current Owner		
BRADFORD LENORE K & HARRY P		
23513 SAN SEBASTIAN CT		
SORRENTO	FL	32776

Property Location			
Site Address 23513 SAN SEBASTIAN CT			
SORRENTO		FL 32776	
Mill Group	CG02	NBHD	2626
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
SORRENTO SPRINGS PHASE 4 PB 59 PG 7-15 LOT 92 BLK C ORB 6214 PG 943

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	90,000.00	0.0000	1.00	1.000	1.000	0	90,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		90,000			
Classified Acres		0		Classified JV/Mkt		90,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 245,394
		Deprec Bldg Value	238,032
		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	1,863	1,863	1863	2011	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	108.79	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	327	0	245,394	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,863	2,610	1,863	Building RCNLD	238,032				

Alternate Key 3852903
Parcel ID 12-19-27-1902-00C-09200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0849 Comp 1
PRC Run: 12/10/2024 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
POL3	SWIMMING POOL - RESIDENTIAL	351.00	SF	46.00	2011	2011	16146.00	85.00	13,724
PLD2	POOL/COOL DECK	681.00	SF	5.38	2011	2011	3664.00	70.00	2,565
SEN2	SCREEN ENCLOSED STRUCTURE	2132.00	SF	3.50	2011	2011	7462.00	70.00	5,223
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2011	2011	7000.00	70.00	4,900

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	2011110261	11-15-2011	03-01-2012	5,649	0003	SEN 25.4X39.8			
2012	2011100079	10-14-2011	03-01-2012	2,986	0003	PLH			
2012	2011090062	09-12-2011	03-01-2012	36,414	0003	POL 14X28 W/SPA & DECK			
2012	2010120070	03-14-2011	02-09-2012	170,040	0001	SFR 23513 SAN SEBASTIAN CT			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023116143	6214	0943	09-13-2023	WD	Q	01	I	435,000	039	HOMESTEAD	2024	25000
2021141877	5814	1820	10-05-2021	WD	Q	01	I	352,500	059	ADDITIONAL HOMESTEAD	2024	25000
	4058	1683	07-28-2011	WD	Q	Q	I	156,000				
	4011	0281	03-08-2011	WD	U	M	V	132,000				
	3875	0192	02-17-2010	WD	U	M	V	381,100				
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	
90,000	238,032	26,412	354,444	0	354444	50,000.00	304444	329444	317,328	

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Alternate Key 3852983
Parcel ID 12-19-27-1902-00C-17200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0849 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

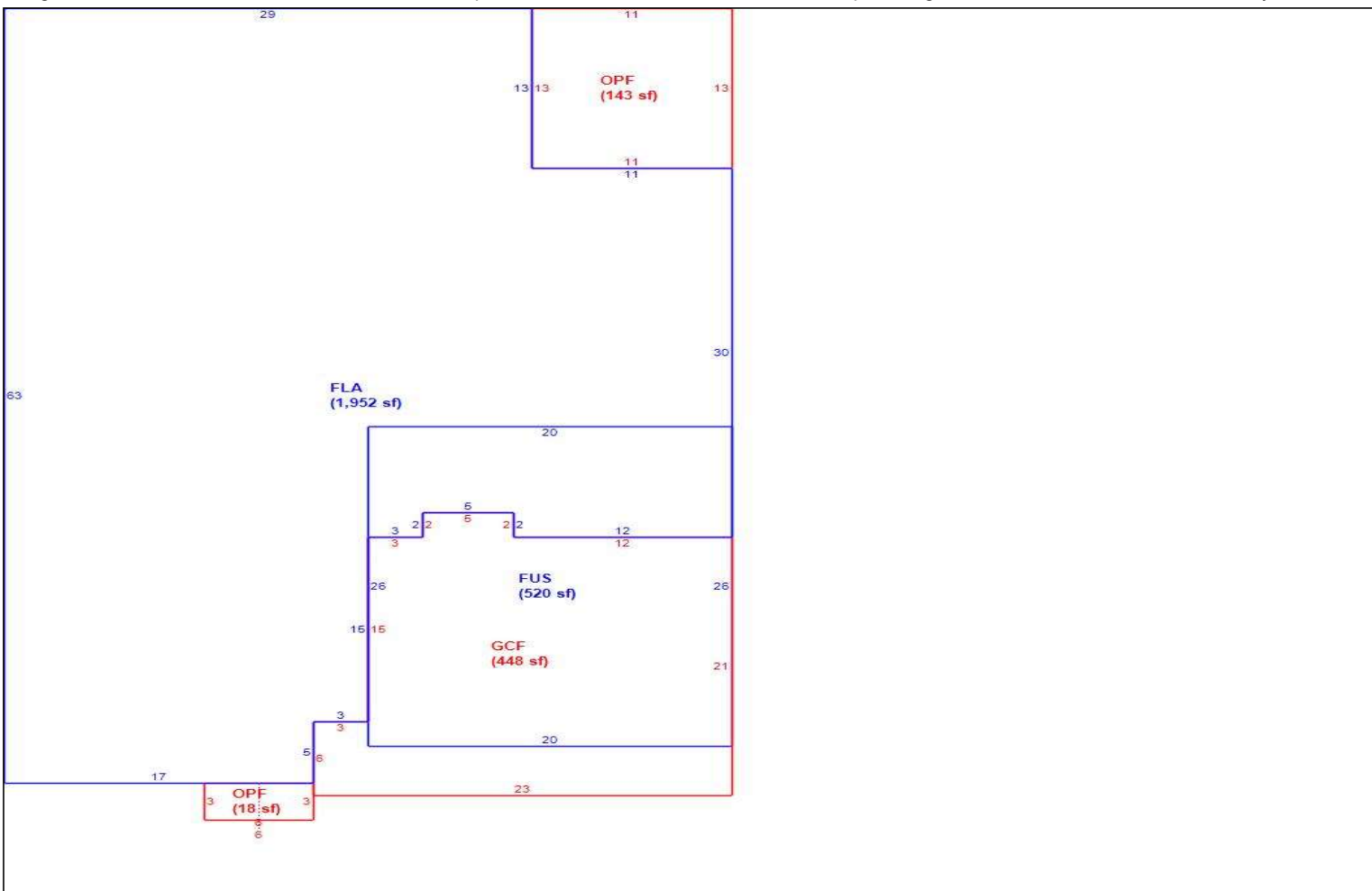
Current Owner		
COOLEY DAWN M		
34608 SALERNO CIR		
SORRENTO	FL	32776

Property Location		
Site Address 34608 SALERNO CIR		
SORRENTO FL 32776		
Mill Group	CG02	NBHD 2626
Property Use		Last Inspection
00100	SINGLE FAMILY	TMP 01-01-202

Legal Description
SORRENTO SPRINGS PHASE 4 PB 59 PG 7-15 LOT 172 BLK C ORB 6104 PG 2096 ORB 6250 PG 961

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	90,000.00	0.0000	1.00	1.000	1.000	0	90,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		90,000			
Classified Acres		0		Classified JV/Mkt		90,000		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 284,996 Deprec Bldg Value 276,446 Multi Story 1



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	1,952	1,952	1,952	Effective Area	2472	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	520	520	520	Base Rate	97.22	Quality Grade	660	Half Baths	0
GAR	GARAGE FINISH	0	448	0	Building RCN	284,996	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	161	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		2,472	3,081	2,472	Building RCNLD	276,446	Roof Cover	3	Type AC	03

Alternate Key 3852983
 Parcel ID 12-19-27-1902-00C-17200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0849 Comp 2
 PRC Run: 12/10/2024 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2018030274	04-03-2018	01-25-2019	316,200	0001	SFR 2514SF 34608 SALERNO CIR	01-25-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023146471	6250	0961	12-01-2023	QC	U	11	I	0	039	HOMESTEAD	2024	25000
2023026854	6104	2096	02-22-2023	WD	Q	01	I	440,000	059	ADDITIONAL HOMESTEAD	2024	25000
2018102769	5163	0961	08-30-2018	WD	Q	Q	I	287,500				
2017111055	5014	1667	10-16-2017	WD	U	M	V	105,000				
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	
90,000	276,446	0	366,446	0	312236	50,000.00	262236	287236	327,483	

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Alternate Key 3813731
Parcel ID 12-19-27-1900-00D-00900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0849 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

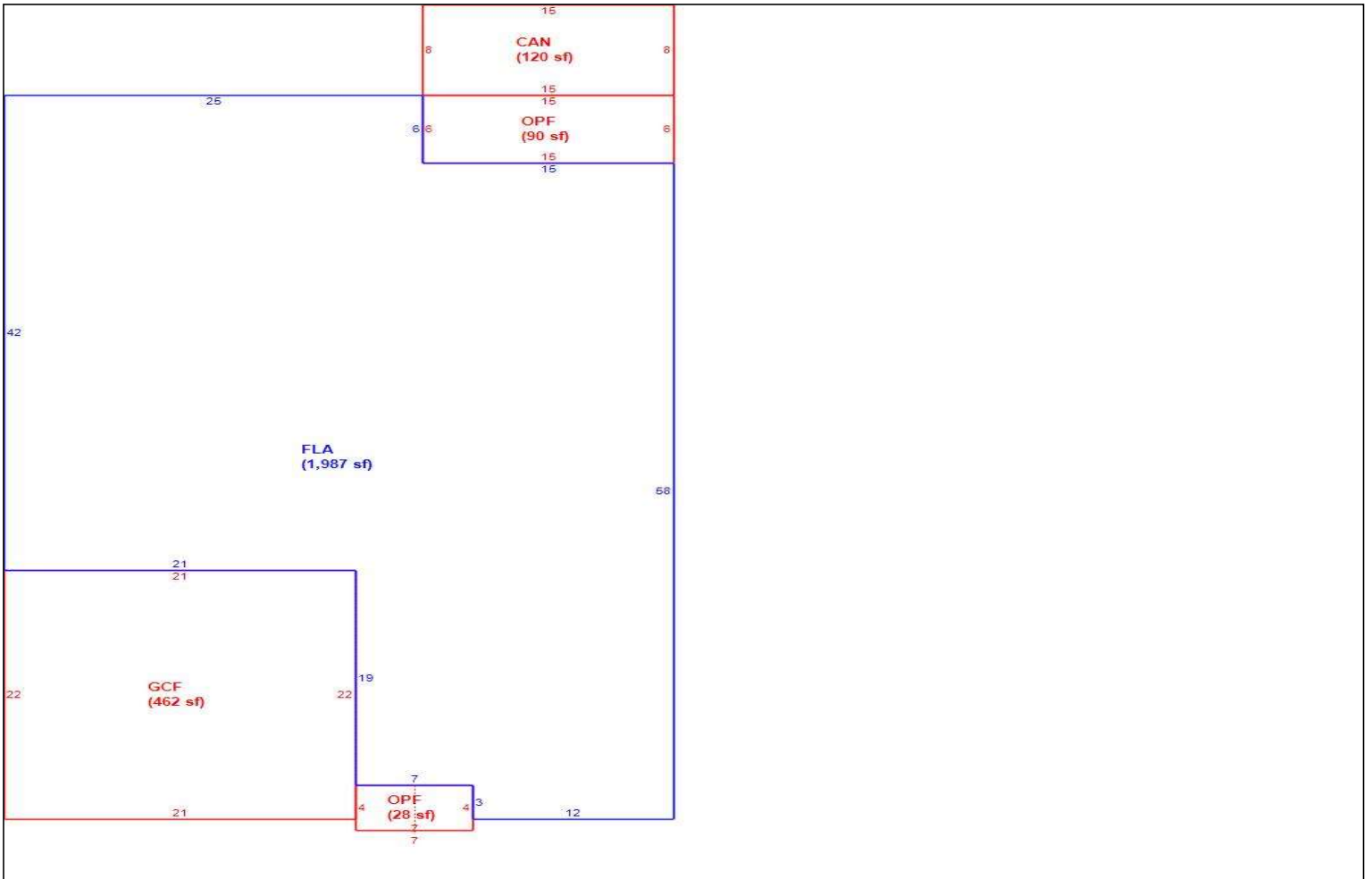
Current Owner		
FELDMAN ASHER D & CHELSEA A		
33902 TERRAGONA DR		
SORRENTO	FL	32776

Property Location		
Site Address 33902 TERRAGONA DR		
SORRENTO FL 32776		
Mill Group	CG02	NBHD 2626
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
SORRENTO HILLS PHASES 1 & 2 PB 48 PG 4-15 LOT 9 BLK D ORB 6105 PG 452

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	90,000.00	0.0000	1.00	1.000	1.000	0	90,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		90,000			
Classified Acres		0		Classified JV/Mkt		90,000		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 219,575 Deprec Bldg Value 212,988 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,987	1,987	1987	Effective Area	1987	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	462	0	Base Rate	92.50	Quality Grade	645	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	118	0	Building RCN	219,575	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	120	0	Condition	EX	Foundation	3	Fireplaces	0	
TOTALS					1,987	2,687	1,987	% Good	97.00	Functional Obsol	0
					Building RCNLD	212,988	Roof Cover	3	Type AC	03	

Alternate Key 3813731
 Parcel ID 12-19-27-1900-00D-00900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0849 Comp 3
 PRC Run: 12/10/2024 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	SALE	01-01-2019	05-15-2020	1	0099	CHECK VALUE	05-15-2020		
2005	2004051418	06-10-2004	01-11-2005	112,904	0000	SFR 33902 TERRAGONA DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023027180	6105	0452	03-08-2023	WD	Q	01	I	385,000				
2019138209	5385	0906	12-03-2019	WD	Q	Q	I	243,000				
2016105665	4847	1039	09-30-2016	WD	Q	Q	I	216,000				
	3367	1781	01-23-2007	QC	U	M	I	1				
	2749	1705	12-17-2004	WD	Q	Q	I	196,200				
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	
90,000	212,988	0	302,988	0	302988	0.00	302988	302988	266,146	

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