



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3034368**

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 #	2024-0854	County Lake	Tax year 2024
		Date received 9-12-24	
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>HPA-11 BDRPOWER 2019-1 LLC</i>			
Taxpayer name: Joint Venture - HPA JV 2019 Property Holdco LLC; HPA		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 #	07-19-27-0350-000-00100 2510 Cherry Blossom Court
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 # 2024-0854	Alternate Key: 3034368	Parcel ID: 07-19-27-0350-000-00100	
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 2510 CHERRY BLOSSOM CT EUSTIS	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name HPA II Borrower 2019-1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 207,171	\$ 207,171	
2. Assessed or classified use value, *if applicable	\$ 204,240	\$ 204,240	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 204,240	\$ 204,240	

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

Last Sale Date 2/15/2019 **Price:** \$168,000 Arm's Length Distressed Book 5256 Page 1412

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3034368	2704748	2609516	3374894
Address	2510 CHERRY BLOSSOM CT	2705 N DELLWOOD DR EUSTIS	101 ABRAMS RD EUSTIS	206 LILY PAD LN EUSTIS
Proximity		0.30 Miles	0.33 Miles	0.52 Miles
Sales Price		\$295,000	\$305,000	\$217,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	0.00%	1.60%
Adjusted Sale		\$251,930	\$259,250	\$187,922
\$/SF FLA	\$168.71 per SF	\$175.68 per SF	\$169.00 per SF	\$193.34 per SF
Sale Date		11/28/2023	12/19/2023	8/11/2023
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	1,228	1,434	-10300	1,534	-15300	972	12800
Year Built	1989	1984	0	1984	0	1992	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	VG	VG	0	VG	0	G	0
Baths	2.0	2.0	0	2.0	0	1.0	0
Garage/Carport	Garage	Garage	0	1 car Garage	10000	1 car Garage	10000
Porches	OPF EPF	OPF SPU	10000	SPU	20000	OPF	30000
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	PAT	-	1800	UBU	800	-	1800
Site Size	Lot	Lot	0	Large Lot	-50000	Lot	0
Location	Neighborhood	Neighborhood	0	Neighborhood	0	Neighborhood	0
View	House	House	0	House	0	House	0
		Net Adj. 0.6%	1500	-Net Adj. 13.3%	-34500	Net Adj. 29.1%	54600
		Gross Adj. 8.8%	22100	Gross Adj. 37.1%	96100	Gross Adj. 29.1%	54600
Adj. Sales Price	Market Value \$207,171	Adj Market Value	\$253,430	Adj Market Value	\$224,750	Adj Market Value	\$242,522
	Value per SF 168.71						

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.

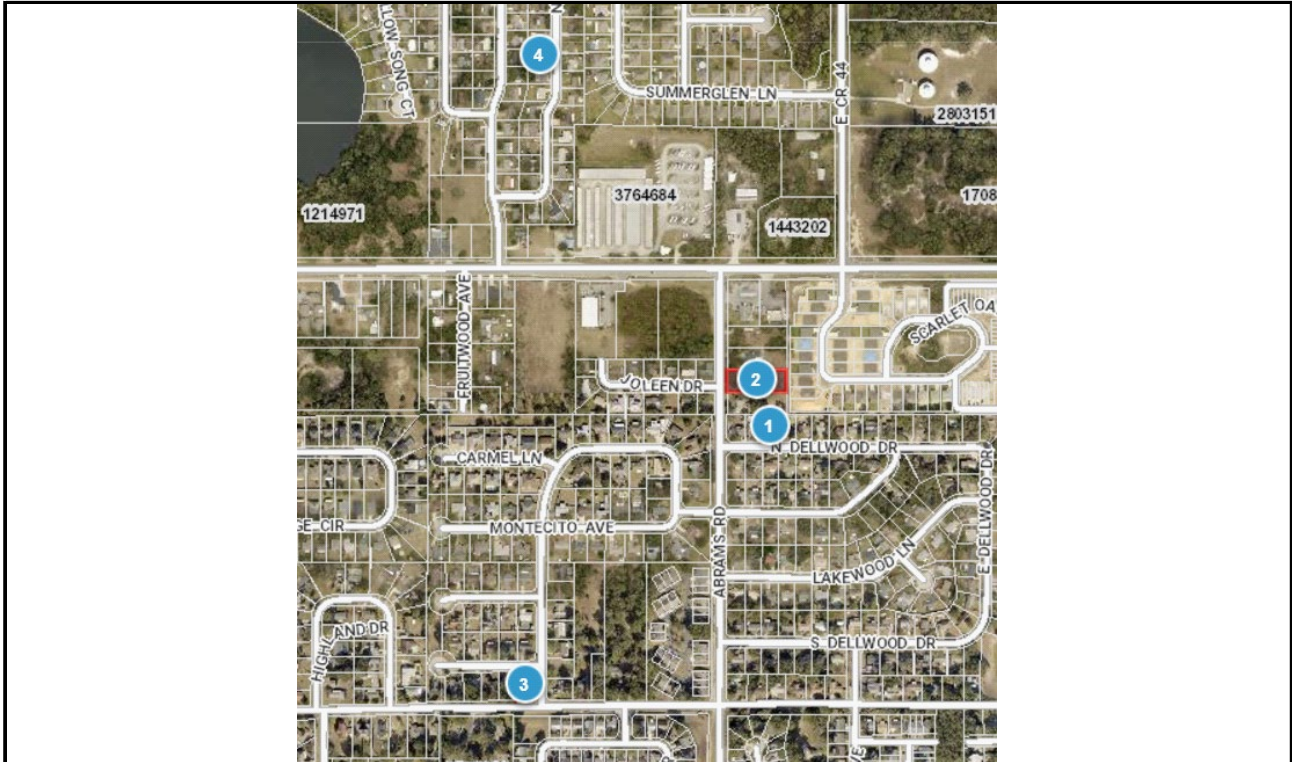
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/19/2024

2024-0854 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	2704748	2705 N DELLWOOD DR EUSTIS	0.3
2	Comp 2	2609516	101 ABRAMS RD EUSTIS	0.33
3	Subject	3034368	2510 CHERRY BLOSSOM CT EUSTIS	-
4	Comp 3	3374894	206 LILY PAD LN EUSTIS	0.52
5				
6				
7				
8				

Alternate Key 3034368
Parcel ID 07-19-27-0350-000-00100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0854 Subject
PRC Run: 12/11/2024 By
Card # 1 of 1

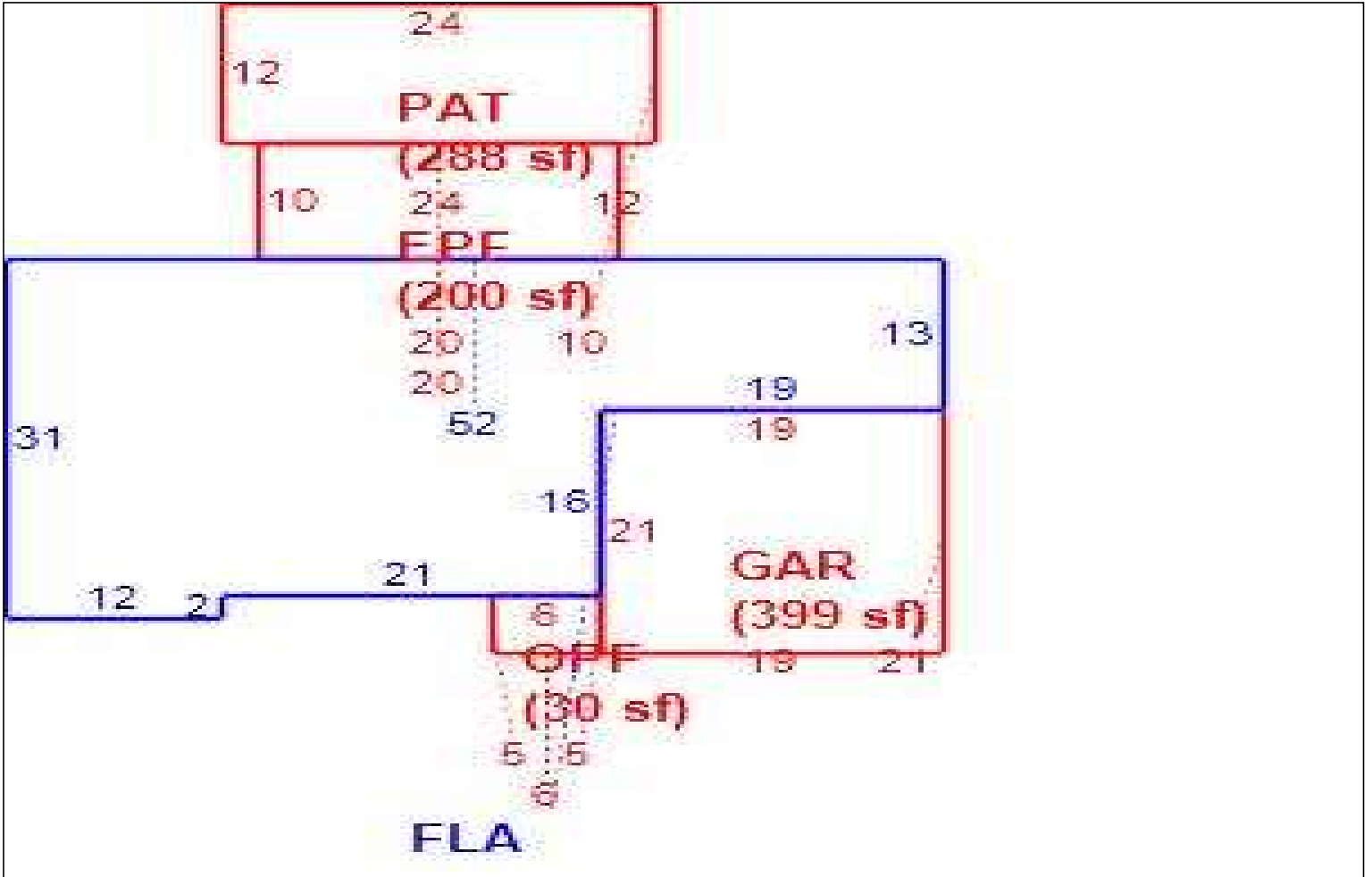
Current Owner		
HPA II BORROWER 2019-1 LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

Property Location			
Site Address 2510 CHERRY BLOSSOM CT			
EUSTIS		FL 32726	
Mill Group 000E	NBHD 2352		
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
EUSTIS, CHERRYTREE ON WASHINGTON LOT 1 PB 28 PG 93 ORB 5322 PG 2070

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	70,000.00	0.0000	1.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 150,183 Deprec Bldg Value 136,667 Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	200	0	1989	1228	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,228	1,228	1,228	Base Rate	93.36	Quality Grade	640	Half Baths	0
GAR	GARAGE FINISH	0	399	0	Building RCN	150,183	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	30	0	Condition	VG	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	288	0	% Good	91.00	Roof Cover	3	Type AC	03
TOTALS		1,228	2,145	1,228	Functional Obsol	0				
					Building RCNLD	136,667				

Alternate Key 3034368
 Parcel ID 07-19-27-0350-000-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0854 Subject By
 PRC Run: 12/11/2024
 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
UBF3	UTILITY BLDG FINISHED	80.00	SF	10.50	2003	2003	840.00	60.00	504

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008	20071183	11-02-2007	03-27-2008	1,136	0000	REPL DOOR & 2 DEADLITES			
2003	SUBS	06-02-2002	03-13-2003	10	0000	UPDATE SUB			
2003	SALE	01-01-2002	03-13-2003	1	0000	CHECK VALUE			
1990	8900243	04-01-1989	12-01-1989	71,000	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019088962	5322 2070	07-15-2019	WD	U	M	I	100				
2019035011	5256 1412	03-15-2019	WD	Q	Q	I	168,000				
	3155 0132	04-19-2006	QC	U	U	I	40,500				
	2412 0347	09-26-2002	QC	U	U	I	0				
	2181 1151	09-26-2002	WD	Q	Q	I	106,000				
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	
70,000	136,667	504	207,171	0	207171	0.00	207171	207171	207,171	

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 2704748
 Parcel ID 07-19-27-0500-00E-00300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0854 Comp 1
 PRC Run: 12/11/2024 By
 Card # 1 of 1

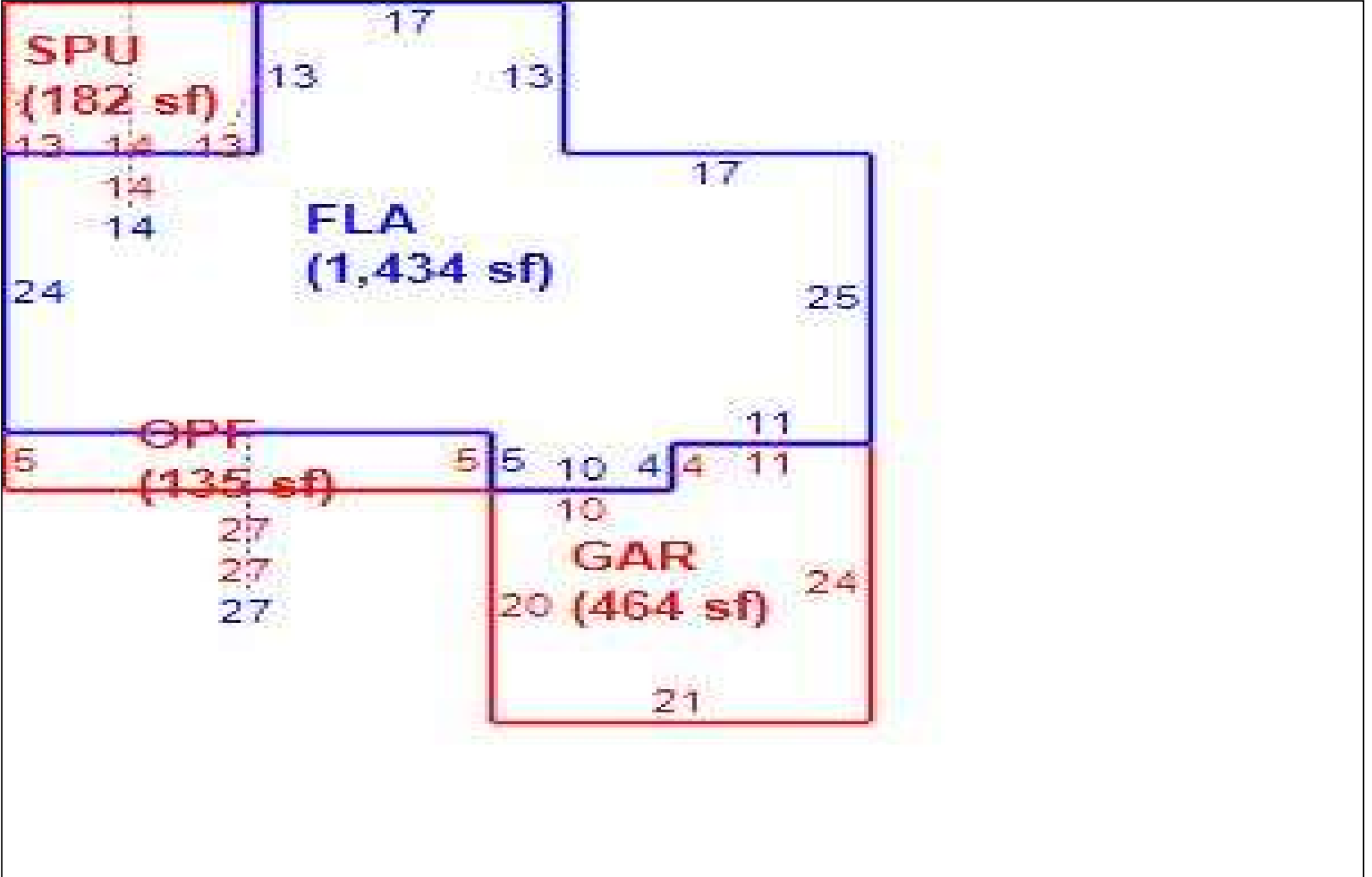
Current Owner		
BELL FLETCHER		
2705 N DELLWOOD DR		
EUSTIS	FL	32726

Property Location		
Site Address 2705 N DELLWOOD DR		
EUSTIS FL 32726		
Mill Group 000E	NBHD 2352	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 EUSTIS, LAKE JOANNA HEIGHTS LOT 3, BLK E PB 20 PG 28 ORB 6254 PG 783

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	70,000.00	0.0000	1.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 179,384 Deprec Bldg Value 163,239 Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1984	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,434	1,434	1434	Effective Area	1434	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	464	0	Base Rate	99.00	Quality Grade	650	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	135	0	Building RCN	179,384	Wall Type	02	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	182	0	Condition	VG	Foundation	3	Fireplaces	0	
		% Good			91.00	Functional Obsol			0		
		TOTALS	1,434	2,215	1,434	Building RCNLD	163,239	Roof Cover	3	Type AC	03

Alternate Key 2704748
 Parcel ID 07-19-27-0500-00E-00300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0854 Comp 1
 PRC Run: 12/11/2024 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	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023149415	6254	0783	11-28-2023	WD	Q	01	I	295,000	039	HOMESTEAD	2024	25000
	1478	2214	11-01-1996	WD	Q	Q	I	73,500	059	ADDITIONAL HOMESTEAD	2024	25000
	0818	1914	09-01-1984	WD	Q	Q	V	52,800				
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	
70,000	163,239	0	233,239	0	233239	50,000.00	183239	208239	233,239	

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Alternate Key 2609516
Parcel ID 07-19-27-1000-000-00500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0854 Comp 2
PRC Run: 12/11/2024 By
Card # 1 of 1

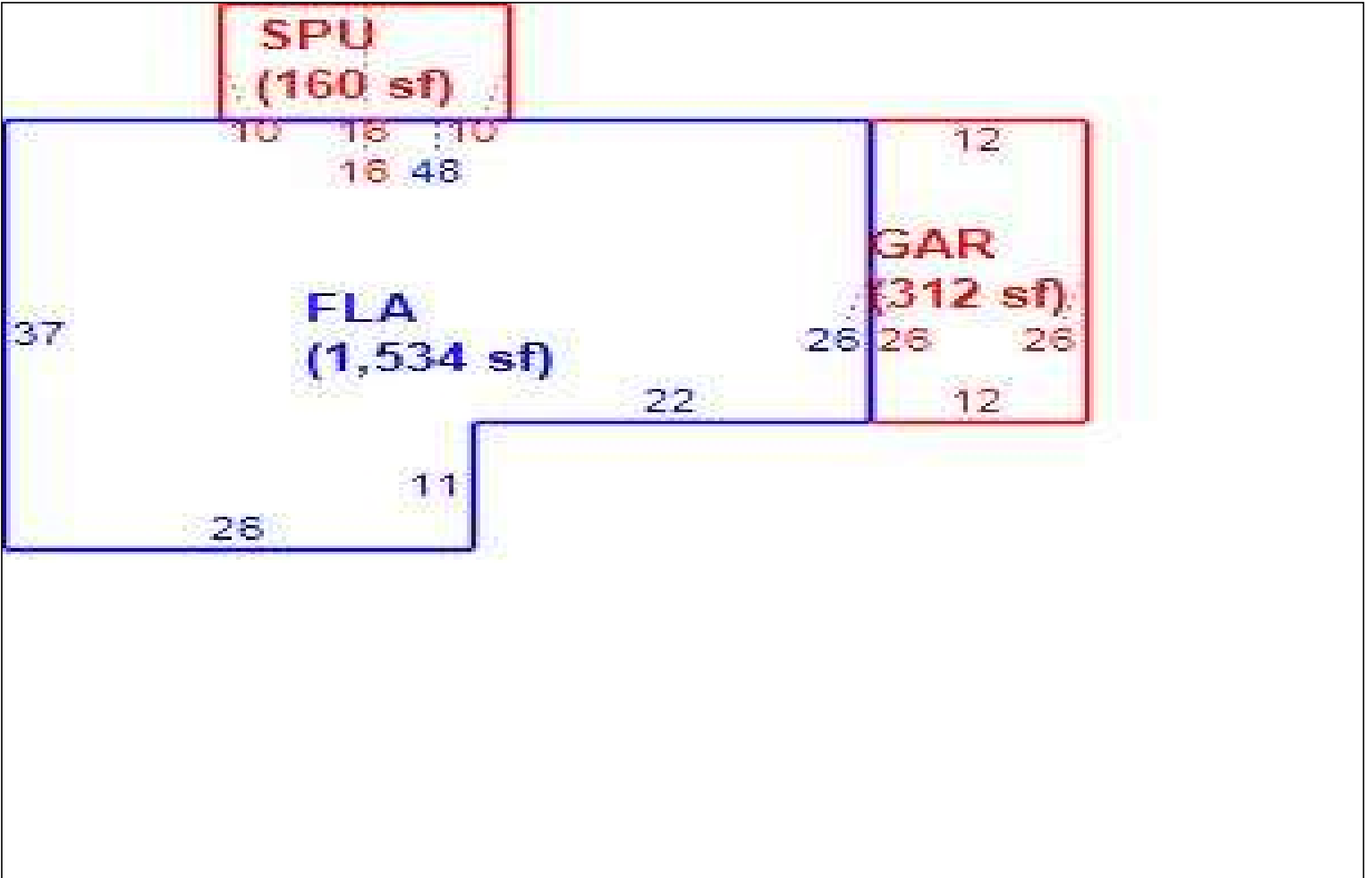
Current Owner		
FLORES HERMOSILLO FABIAN & SIRENA G		
101 ABRAMS RD		
EUSTIS	FL	32726

Property Location			
Site Address 101 ABRAMS RD			
EUSTIS		FL 32726	
Mill Group	0002	NBHD	2352
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
MOCKINGBIRD HILL LOT 5 PB 24 PG 32 ORB 6263 PG 246

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	100	265		26,500.00 FD	350.00	1.3077	2.00	1.000	1.000	0	91,539
Total Acres		0.61		JV/Mkt		0		Total Adj JV/Mkt		91,539		
Classified Acres		0		Classified JV/Mkt		91,539		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 157,822	Deprec Bldg Value 153,087	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail						
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,534	1,534	1534	1984	1534	84.55	EX	97.00	0	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	312	0	157,822	153,087	0				Quality Grade	630	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	160	0							Wall Type	02	Heat Type	6
TOTALS		1,534	2,006	1,534							Foundation	3	Fireplaces	0
					Building RCNLD	153,087					Roof Cover	3	Type AC	03

Alternate Key 2609516
 Parcel ID 07-19-27-1000-000-00500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0854 Comp 2
 PRC Run: 12/11/2024 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
UBU2	UTILITY BLDG UNFINISHED	144.00	SF	6.25	1989	1989	900.00	40.00	360

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011	2009080196	01-01-2010	07-09-2010	7,232	0002	REROOF W/SHINGLES FOR 2011			
2010	2009080196	08-18-2009	04-19-2010	7,232	0002	REROOF W/SHINGLES			
2008	SALE	01-01-2007	01-11-2008	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	
2023156590	6263	0246	12-19-2023	WD	Q	01	I	305,000	039	HOMESTEAD	2024	25000
2017117517	5022	0470	10-24-2017	WD	Q	Q	I	162,500	059	ADDITIONAL HOMESTEAD	2024	25000
	3849	1575	10-19-2009	WD	U	U	I	125,000				
	3791	0884	07-07-2009	CT	U	U	I	100				
	3343	0536	01-05-2007	WD	Q	Q	I	182,000				
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	
91,539	153,087	360	244,986	0	244986	50,000.00	194986	219986	244,986	

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Alternate Key 3374894
 Parcel ID 07-19-27-0460-000-05300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0854 Comp 3
 PRC Run: 12/11/2024 By
 Card # 1 of 1

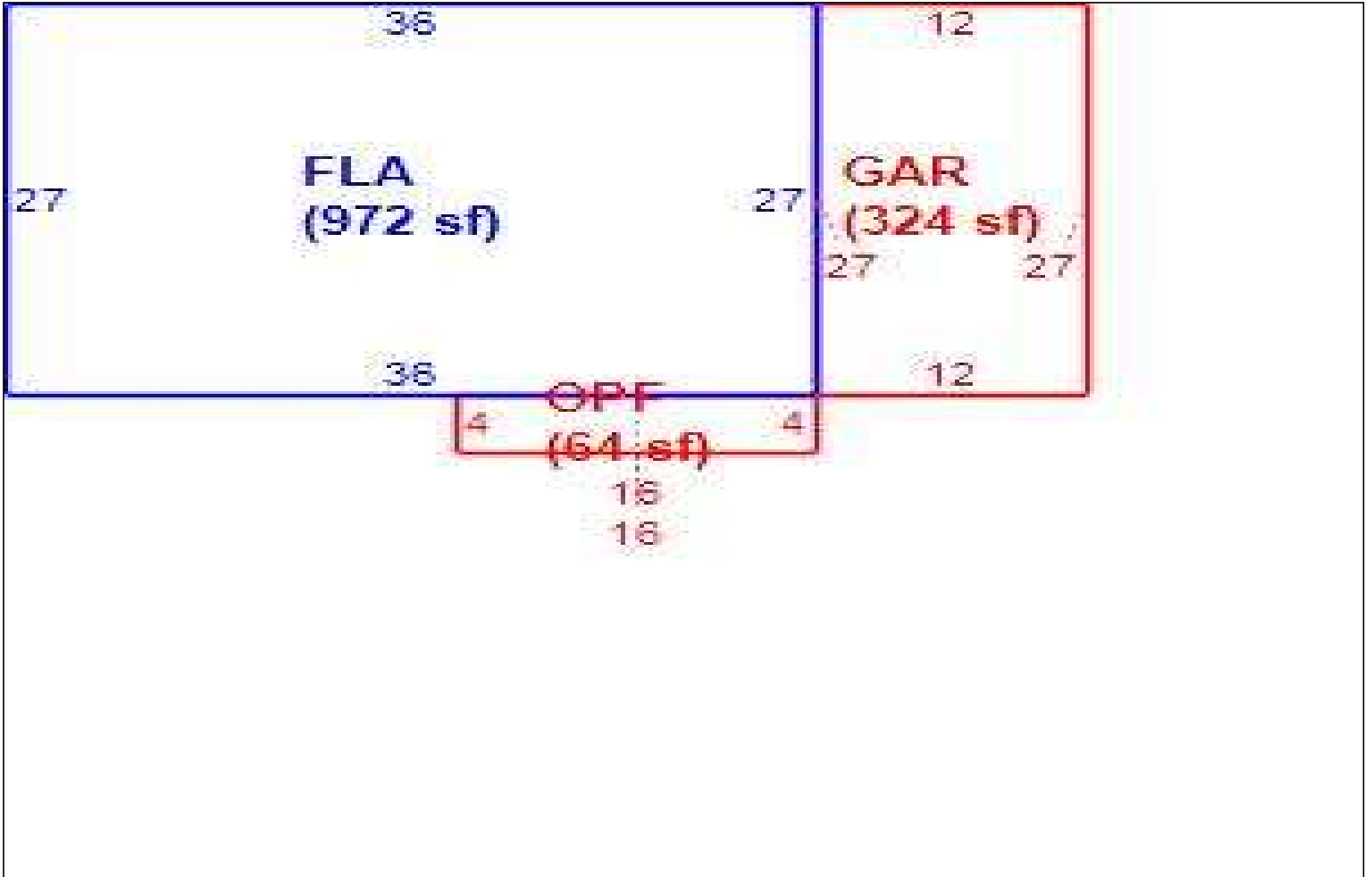
Current Owner		
MARTINEZ BRANDON J & YAMILEX N		
206 LILY PAD LN		
EUSTIS	FL	32726

Property Location			
Site Address 206 LILY PAD LN			
EUSTIS		FL 32726	
Mill Group	00E1	NBHD	2352
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
 EUSTIS, CRICKET LAKE VILLAGE 2ND ADD LOT 53 PB 30 PG 66 ORB 6195 PG 1372

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	70,000.00	0.0000	1.00	0.900	1.000	0	63,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		63,000		
Classified Acres		0		Classified JV/Mkt		63,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 135,559 Deprec Bldg Value 123,359 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	972	972	972	1992	972	No Stories	1.00	Full Baths	1
GAR	GARAGE FINISH	0	324	0	113.83	113.83	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	64	0	G	91.00	Wall Type	02	Heat Type	6
					% Good	0	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		972	1,360	972	Building RCNLD	123,359				

Alternate Key 3374894
 Parcel ID 07-19-27-0460-000-05300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0854 Comp 3
 PRC Run: 12/11/2024 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	
1993	9200089	02-01-1992	12-01-1992	58,716	0000	SFR,206 LILY PAD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023099936	6195 1372	08-11-2023	WD	Q	01	I	217,000	039	HOMESTEAD	2024	25000	
2021032533	5660 1106	03-01-2021	WD	Q	01	I	145,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2019025308	5245 1167	01-17-2019	PR	U	U	I	100					
	3561 0127	12-28-2007	WD	U	U	I	28,000					
	3125 2066	03-31-2006	WD	U	U	I	27,500					
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	
63,000	123,359	0	186,359	0	186359	50,000.00	136359	161359	186,359	

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