

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

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

Section 194.011, Florida Statutes 3844687

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.

mocreorated, by	ഭരവല ക്രമ്പ	GLERIX OF THE VA		AN GERVAREN	NATE N
Petition #	2024-0855	County Lake			Date received 9-/2-24
- Gudon#				x year 2024	Date received 7-12-24
PART 1 Tayna	yer Information HPA II	COMPLETED BY TO		<u> </u>	
	Joint Venture - HPA JV 2019 Pro		Representative: Ry	van II.C.do	Pohort Pouton
Mailing address	Ryan, LLC	perty notaco LLC; acott	Parcel ID and	yan, LLC C/O	Nobell region
for notices	16220 North Scottsdal Scottsdale, AZ 85254	e Rd, Ste 650	physical address	0719270950-0 3509 Oak Bro	
Phone 954-740	-6240		Email F	ResidentialAp	peals@ryan.com
	y to receive information is				•
	s petition after the petition that support my statement		ched a statement of	the reasons I	filed late and any
your evidence	nd the hearing but would like e to the value adjustment bo le VAB or special magistrat	oard clerk. Florida law a	allows the property ar	opraiser to cros	t submit duplicate copies of ss examine or object to your if you were present.)
	y ☑ Res. 1-4 units ☐ Indus ☐ Res. 5+ units ☐ Agrici	strial and miscellaneou ultural or classified use	us High-water rech	• —	listoric, commercial or nonprofit dusiness machinery, equipment
PART 2. Reason	on for Petition Ch	eck one. If more than	one, file a separat	te petition.	
✓ Real property ☐ Denial of class ☐ Parent/grand ☐ Property was ☐ Tangible personeturn requires	y value (check one) ⊡ decr	rease	Denial of exem Denial for late for (Include a date- a Qualifying improv	ption Select o filing of exemp- stamped cop- rement (s. 193.15 ontrol (s. 193.15	otion or classification y of application.)
determinat 5 Enter the til by the requ group.	ested time. For single joint p	ally similar. (s. 194.01 ou need to present you petitions for multiple un	1(3)(e), (f), and (g), ur case. Most hearing its, parcels, or account	F.S.) gs take 15 min unts, provide th	utes. The VAB is not bound ne time needed for the entire
1	ses or I will not be available	•			
evidence directly appraiser's evidence	ght to exchange evidence way to the property appraiser ence. At the hearing, you want, regardless of whether	at least 15 days before at the right to have	re the hearing and r witnesses sworn.	nake a written	ou must submit your request for the property property appraiser a copy
of your property information reda	record card containing info	ormation relevant to the appraiser receives the	ne computation of yo	our current as	sessment, with confidential d the property record card

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 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 authorizes the person I appoint in part 5 to have access to confidential information from the property appraiser or tax collector. I 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, Altorney, 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. Lam (check any box that applies): A Florida Bar licensed attorney (Florida Bar number	PART 3. Taxpayer Signature	· · · · · · · · · · · · · · · · · · ·	· 3
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	without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to	n for representation to this form.	•
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	Under penalties of perjury, I declare that I am the owner of the p	y confidential information related to roperty described in this petition are	o this petition. nd that I have read this
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	Signature, taxpayer	Print name	Date
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	PART 4. Employee, Attorney, or Licensed Professional Signa	iture	
A Florida Bar licensed attorney (Florida Bar number	Complete part 4 if you are the taxpayer's or an affiliated entity's		llowing licensed
A Florida Bar licensed attorney (Florida Bar number			
A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number		(taxpayer or an affiliated	entity).
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	A Florida real estate appraiser licensed under Chapter 475,	Florida Statutes (license number -	RD6182).
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 am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of procesunder s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true. Robert Peyton 9/10/2024 Signature, representative Print name 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. 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 proper 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 facts stated in it are true.	\square A Florida real estate broker licensed under Chapter 475, Flo	orida Statutes (license number).
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 am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of procesunder s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true. Robert Peyton 9/10/2024 Signature, representative Print name Date	\square A Florida certified public accountant licensed under Chapter	473, Florida Statutes (license num	ber).
am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of procesunder s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true. Robert Peyton 9/10/2024 Signature, representative Print name Date		red for access to confidential inform	nation from the property
Print name Print name 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 proper 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 the facts stated in it are true.	am the owner's authorized representative for purposes of filing t	his petition and of becoming an ag	ent for service of process
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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 II the taxpayer's authorized signature is in part 3 of this form. I am an uncompensated representative filing this petition AND (check one) I the taxpayer's authorization is attached OR II 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 proper 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 the facts stated in it are true.		Print name	
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becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and t facts stated in it are true.		ired for access to confidential infor	rmation from the property
Signature, representative Print name Date	becoming an agent for service of process under s. 194.011(3)(t		
	Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

					_				
Petition #	!	2024-0855		Alternate K	ey: 3844687	Parcel I	D: 07-19-27-095	0-000-02500	
Petitioner Name	Ryan, LL0	C C/O Rober	rt Peyton	D	0=00	DD0014111	Check if Mul	tiple Parcels	
The Petitioner is: Other, Explain:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property Address		BROOK LN STIS			
Owner Name	HPA II B	orrower 202	1-1 LLC	Value from	Value before	Board Actio	n Value after B	oard Action	
				TRIM Notice Value presented by Prop Appl			r Value alter b	oard Action	
1. Just Value, red	quired			\$ 267,30	00 \$	267,30	00		
2. Assessed or cl	assified use val	ue, *if appli	cable	\$ 264,500 \$			00		
3. Exempt value,	*enter "0" if nor	ne		\$	_				
4. Taxable Value,				\$ 264,50	00 \$	264,50	00		
*All values entered	d should be count	ty taxable va	lues, School and	other taxing	authority values	may differ.	•		
Last Sale Date	12/4/2020	Pric	ce: \$240	,000	Arm's Length	Distressed	Book <u>5598</u> P	age 38	
ITEM	Subje	ct	Compara	ble #1	Compara	ble #2	Compara	ble #3	
AK#	38446		38447		38283		38447		
Address	3509 OAK BF EUST		3602 OAK BF EUST		2424 SANDR EUST		3185 OAK BF EUST		
Proximity			0.09 M	iles	1.05 M	iles	0.19 Miles		
Sales Price			\$364,9	00	\$385,0	00	\$349,0	00	
Cost of Sale			-15%	6	-15%		-15%	, O	
Time Adjust			1.209		2.80°		1.60%		
Adjusted Sale			\$314,5		\$338,0		\$302,2		
\$/SF FLA	\$167.27 p	er SF	\$163.57		\$152.61		\$157.17 բ		
Sale Date			9/7/20	23	5/26/20	023	8/17/20)23	
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	1,598		1,923	-16250	2,215	-30850	1,923	-16250	
Year Built	2006		2006	0	2005	0	2006	0	
Constr. Type	Block/Stucco		Block/Stucco	0	Block/Stucco	0	Block/Stucco	0	
Condition	EX		EX	0	EX	0	EX	0	
Baths	2.1		2.1	0	2.1	0	2.1	0	
Garage/Carport	Garage		Garage	0	Garage	0	Garage	0	
Porches	2 Small OPF		OPF	0	Small OPF	10000	OPF	0	
Pool	N		N	0	N	0	N	0	
Fireplace	0 Control		0 Control	0	0 Control	0	0 Cantral	0	
AC	Central		Central	700	Central PAT	0	Central	700	
Other Adds	Lot		PAT	-700		-1800 -20000	PAT	-700 0	
Site Size			Lot Sub	0	Large Lot	1	Lot Sub	1	
Location	Sub			0	Sub	0		0	
View	House		House	0	House	0	House	0	
			-Net Adj. 5.4%	-16950	-Net Adj. 12.6%	-42650	-Net Adj. 5.6%	-16950	
			Gross Adj. 5.4%	16950	Gross Adj. 18.5%	62650	Gross Adj. 5.6%	16950	
	Market Value	\$267,300	Adj Market Value	\$297,594	Adj Market Value	\$295,380	Adj Market Value	\$285,284	

Adj. Sales Price

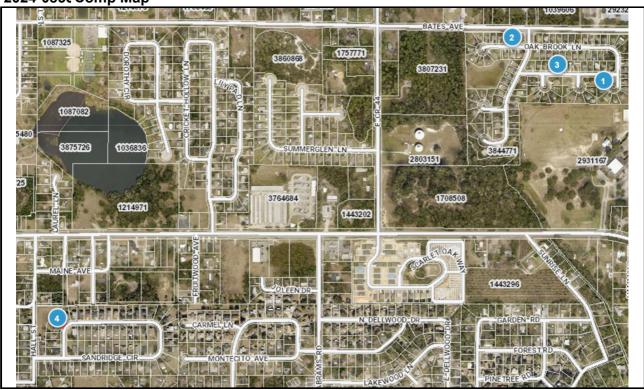
Value per SF

167.27

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.

Ryan comps are all outsi	de of the sub while ignoring	the two sales in the same sub Subject is 2 story, a	all Ryan comps are 1 story
considered to be fair and	just as of January 1st. The erty and are an integral part	perty Appraiser's opinion that the Market Value placed Income, Market, and Cost approaches to value have of the Property Appraiser CAMA. All factors considere	been considered in the
DEPUTY:	Chris Jensen	DATE	11/18/2024

2024-0855 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3844687	3509 OAK BROOK LN EUSTIS	_
2	Comp 3	3844744	3185 OAK BROOK LN EUSTIS	0.19
3	Comp 1	3844762	3602 OAK BROOK LN EUSTIS	0.09
4	Comp 2	3828349	2424 SANDRIDGE CIR EUSTIS	1.05
5				
6				
7				
8				
	_			

Parcel ID 07-19-27-0950-000-02500

Current Owner HPA II BORROWER 2021-1 LLC

120 S RIVERSIDE PLZ STE 2000

CHICAGO 60606 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0855 Subject PRC Run: 12/11/2024 By

Card # 1 of 1

Property Location

Site Address 3509 OAK BROOK LN

EUSTIS FL 32736 000E NBHD 2352

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY TRF 01-01-202

Legal Description

MISTY OAKS PB 56 PG 93-94 LOT 25 ORB 5770 PG 1429

Lan	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	0100 0 0 1.00 LT		70,000.00	0.0000	1.35	1.000	1.000	0	94,500			
				JV/Mkt]0				 Adj JV/Mk			94,500		
	Classified Acres 0 Classified JV/Mkt 9							Classified	d Adj JV/Mk	t	<u> </u>	0	
	Sketch												

Bldg 1 1 of 1 Replacement Cost 178,144 Deprec Bldg Value 172,800 Multi Story 1 Sec 23 29 FUS (506 sf) 24 FLA (1,092 sf 23 31 20 20 13. GAR 20 20 18 20

		Building S	Sub Areas			Building Valuation	Construction Detail				
	Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
- 1		FINISHED LIVING AREA	1,092	1,092	1092	Effective Area	1598			E !! D !!	
	_	FINISHED AREA UPPER	506	506	506	Base Rate	87.20	No Stories	1.75	Full Baths	2
	_	GARAGE FINISH OPEN PORCH FINISHE	0	400 86	0	Building RCN	178,144	Quality Grade	645	Half Baths	1
	011	OI LIVI OROTT INIOTE	0	00	U	Condition	EX	Wall Type	03	Heat Type	6
						% Good	97.00	Trail Type	03	riout Typo	U
						Functional Obsol	0	Foundation	3	Fireplaces	0
		TOTALS	1,598	2,084	1,598	Building RCNLD	172,800	Roof Cover	3	Type AC	03

Alternate Key 3844687 Parcel ID 07-19-27-0950-000-02500

LCPA Property Record Card Roll Year 2025 Status: A

2024-0855 Subject PRC Run: 12/11/2024 By

	Miscellaneous Features *Only the first 10 records are reflected below de Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value												
Code	Desci	ription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
				Build	ing Perr	nits	,						
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Description	า	Review Date	CO Date			
2007	2006828	05-19-2006	02-16-2007	149,568	0000	SFR 3/BR 350	09 OAK BRC	OOK LN	02-16-2007				
Lin a few view			es Information	- [O/II] Codo [)			Cada	Exen	nptions				

			Sales Informa	Exemptions								
Instrument No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021110602 2020138819	5770 5598 3741 3730 3302	1429 0038 0938 2050 0311	05-05-2021 12-04-2020 02-17-2009 11-12-2008 11-01-2006	WD WD WD CT WD	UQUUQ	11 01 U U Q		100 240,000 135,000 100 236,700				
							ue Summ			Total		0.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
94,500	172,800	0	267,300	0	267300	0.00	267300	267300	267,300

^{***}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.***

Parcel ID 07-19-27-0950-000-10000

Current Owner SANTIAGO ANTHONY D & NICOLE A 3602 OAK BROOK LN

FL

LCPA Property Record Card Roll Year 2025 Status: A

2024-0855 Comp 1 PRC Run: 12/11/2024 By

Card # 1 of 1

Property Location

Site Address 3602 OAK BROOK LN

EUSTIS 000E

2352 NBHD

FL 32736

Mill Group Property Use

Last Inspection SINGLE FAMILY 00100 TRF 01-01-202

Legal Description

EUSTIS

MISTY OAKS PB 56 PG 93-94 LOT 100 ORB 6216 PG 1132

32736

La	Land Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	1 TOTAL	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Class vai	Value	
1	0100	0	0		1.00 LT	70,000.00	0.0000	1.35	1.000	1.000	0	94,500	
		Takal A		0.001	1) // \			T-4-	A -d: \\ /\\ A .	41		04.500	
	Total Acres 0.00				JV/Mkt 0			Total Adj JV/Mkt			94,500		
	Classified Acres 0			Classified JV/Mkt 94,500			Classified Adj JV/Mkt				0		

Sketch Bldg 1 1 of 1 Replacement Cost 218,329 Deprec Bldg Value 211,779 Multi Story 1 Sec 20 22

FUS 40 20 20 20 20

	12	(1 1	nR =	f)						
	Building S	Sub Areas			Building Valuation	Cons	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,108	1,108	1108	Effective Area	1923				
FUS	FINISHED AREA UPPER	815		815	Base Rate	92.65	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Building RCN	218.329	Quality Grade	645	Half Baths	1
OPF	OPEN PORCH FINISHE	0	126	0	•	- ,	Quality Oraco	043	Tian Banio	'
PAT	PATIO UNCOVERED	0	120	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	"		,	-
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,923	2,569	1,923	Building RCNLD	211,779	Roof Cover	3	Type AC	03

Alternate Key 3844762 Parcel ID 07-19-27-0950-000-10000

LCPA Property Record Card Roll Year 2025 Status: A

2024-0855 Comp PRC Run: 12/11/2024 B

	Non roar 2020 Otatao. A												
	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
								[

				Build	ing Peri	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2011	201059	01-20-2010	04-06-2011	25,000	0002	R&R DRYWALL ELEC HVAC DUCTS & I		
2011	DRYWALL/FU	01-01-2010	04-06-2011	1	8000	CK FUNC OB FOR 2011		
2010	IMPS	10-01-2009	05-14-2010	1	0000	CHINESE DRYWALL CK COND	05-18-2010	
2007	IMPS	01-01-2006	02-15-2007	178,576	0000	SFR FOR 07	02-15-2007	

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023117826 2023060927 2022093761 2019082351 2017083452	6216 6147 5988 5314 4981	1132 0199 1976 1293 1591	09-07-2023 05-17-2023 07-06-2022 07-17-2019 07-28-2017	WD WD WD WD	Q U Q Q Q	01 11 01 Q	-	364,900 100 336,000 224,900 185,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
2517300402	1301	1001	0. 20 20 17	.,,			uo Summ			Total		50,000.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
94.500	211.779	0	306.279	0	306279	50.000.00	256279	281279	306.279

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Parcel ID 12-19-26-4800-000-03900

Current Owner YACAVONE MICHAEL W 2424 SANDRIDGE CIR **EUSTIS** FL 32726

LCPA Property Record Card Roll Year 2025 Status: A

2024-0855 Comp 2 PRC Run: 12/11/2024 By

Card # 1 of 1

Property Location

Site Address 2424 SANDRIDGE CIR

EUSTIS 000E

SINGLE FAMILY

FL 32726 NBHD 0613

Property Use

Mill Group

00100

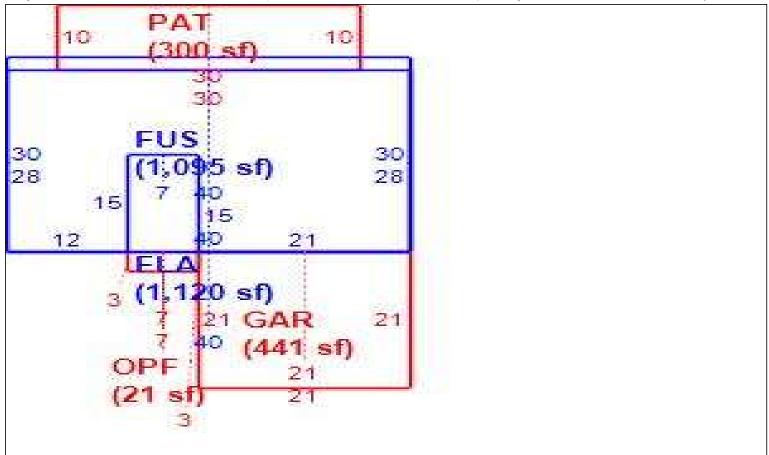
Last Inspection TRF 01-01-202

Legal Description

QUAIL HOLLOW PB 52 PG 48-49 LOT 39 ORB 6157 PG 1020

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Берит	Adj	Office	Price	Factor	Factor	Factor	Factor	Class val	Value
1	0100	0	0		1.00 LT	36,000	0.0000	1.25	1.000	1.000	0	45,000
								1				
								1				
								1				
								1				
								1				
		Total A		0.00	JV/Mkt				ıl Adj JV/Mk			45,000
	Classified Acres 0		Classified JV/Mkt 45,000			Classified Adj JV/Mkt			.t C			

Sketch Bldg 1 1 of 1 Replacement Cost 258,053 Deprec Bldg Value 250,311 Multi Story 1 Sec



	Building S				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,120	1,120	1120	Effective Area	2215				1	
FUS	FINISHED AREA UPPER	1,095	1,095	1095	Base Rate	96.72	No Stories	1.00	Full Baths	2	
_	GARAGE FINISH	0	441	0	Building RCN	258,053	Quality Grade	655	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	21	0	•	•	Quality Oraco	000	rian Batrio	'	
PAT	PATIO UNCOVERED	0	300	0	Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00				-	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	2,215	2,977	2,215	Building RCNLD	250,311	Roof Cover	3	Type AC	03	

Alternate Key 3828349 Parcel ID 12-19-26-4800-000-03900

LCPA Property Record Card Roll Year 2025 Status: A

2024-0855 Comp PRC Run: 12/11/2024 B

			Oli Teal	2020 30	alus. A						
Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value		
i i	•										
		l						L			

Roll Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO	Building Permits					
	Roll Year					
2023 2006 DENY51 04-01553 01-01-2022 01-01-2005 01-26-2006 121,751 0000 P1 SFR 3/BR-2424 SANDRIDGE CIR	2023					

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023068983 2021101505	6157 5757 3342 2960 2757	1020 2381 0066 0003 1865	05-26-2023 07-20-2021 12-28-2006 09-16-2005 02-08-2005	WD WD QC WD WD	00000	01 01 U Q M	 	385,000 210,000 0 169,800	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
Value Summary									Total		50,000.00	

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
45 000	250 311	0	295 311	0	295311	50 000 00	245311	270311	295 311

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Parcel ID 07-19-27-0950-000-08200

Current Owner **OBANDO GINELLA** 3185 OAK BROOK LN

FL

LCPA Property Record Card Roll Year 2025 Status: A

2024-0855 Comp 3 PRC Run: 12/11/2024 By

Card # 1 of 1

Property Location

Site Address 3185 OAK BROOK LN **EUSTIS** FL 32736

Mill Group 2352 000E **NBHD**

Property Use Last Inspection 00100 SINGLE FAMILY TRF 01-01-202

Legal Description

EUSTIS

MISTY OAKS PB 56 PG 93-94 LOT 82 ORB 6200 PG 2200

32736

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIORE	Бериі	Adj	Ullis	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	70,000.00	0.0000	1.35	1.000	1.000	0	94,500
		Takal A		0.001	JV/Mkt 0			T-4-	A al: \//A Al.			04 500
								l Adj JV/Mk			94,500	
	Classified Acres 0 C			Classified JV/Mkt 94,500			Classified	d Adj JV/Mk	t		0	

Sketch

Bldg 1 of 1 Replacement Cost 218,329 Deprec Bldg Value 211,779 Multi Story 1 Sec 22 FUS 37 40 (815 sf)270 20 20 20 /1 102 eA

	Dullully .	Jub Aleas			Dullully Valuati	OII	CO11	วน นับแบ	II Delaii	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,108	1,108	1108	Effective Area	1923	l			
FUS	FINISHED AREA UPPER	815	815	815	Base Rate	92.65	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Building RCN		Quality Grade	645	Half Baths	4
OPF	OPEN PORCH FINISHE	0	126		•	2.0,020	Quality Grade	043	riali batils	'
PAT	PATIO UNCOVERED	0	120	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	''		,,	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,923	2,569	1,923	Building RCNLD	211,779	Roof Cover	3	Type AC	03

Alternate Key 3844744 Parcel ID 07-19-27-0950-000-08200

LCPA Property Record Card Roll Year 2025 Status: A

2024-0855 Comp 3 PRC Run: 12/11/2024 By

Miscellaneous Features *Only the first 10 records are reflected below Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value												
Code	Desc	Type Ur	nit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
				Bui	Iding Per	mits						
Roll Year Permit ID Issue Date Comp Date Amount Type Description Review Date										CO Date		
2007	IMPS	IMPS 01-01-2006 02-15-2007		178,57	6 0000	SFR FOR C)6		02-15-2007			

Sales Information										Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023104829	6200 3979 3309	2200 1582 0326	08-17-2023 11-05-2010 11-16-2006	WD WD WD	Q U Q	01 U Q		349,000 104,000 245,000	039 HOMESTEAD 059 ADDITIONAL HOMESTEAD		2024 2024			
										Total		50,000.00		
Value Summary														

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
94,500	211,779	0	306,279	0	306279	50,000.00	256279	281279	306,279

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