



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3853879**

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 # | 2024-0856 | County | Lake |
| | | Tax year | 2024 |
| | | Date received | 9.12.24 |
| COMPLETED BY THE PETITIONER | | | |
| PART 1. Taxpayer Information HPA JV BORROWER 2019-1ATH LLC | | | |
| Taxpayer name: Joint Venture - HPA JV 2019 Property Holdco LLC; HPA JV | | 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 # | 09-22-25-0020-000-00200 103 Prairie Falcon Drive |
| 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 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 # 2024-0856 | Alternate Key: 3853879 | Parcel ID: 09-22-25-0020-000-00200 |
| Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain: | Property Address 103 PRAIRIE FALCON DR GROVELAND | <input type="checkbox"/> Check if Multiple Parcels |
| Owner Name HPA JV BORROWER 2019-1 ATH LLC | Value from TRIM Notice | Value before Board Action Value presented by Prop Appr |
| | | Value after Board Action |
| 1. Just Value, required | \$ 338,263 | \$ 338,263 |
| 2. Assessed or classified use value, *if applicable | \$ 297,190 | \$ 297,190 |
| 3. Exempt value, *enter "0" if none | \$ - | |
| 4. Taxable Value, *required | \$ 297,190 | \$ 297,190 |

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

Last Sale Date 5/10/2019 **Price:** \$100 Arm's Length Distressed **Book** 5284 **Page** 363

| ITEM | Subject | Comparable #1 | Comparable #2 | Comparable #3 |
|----------------------|---------------------------------|--|--|--|
| AK# | 3853879 | 3896817 | 3913394 | 3913427 |
| Address | 103 PRAIRIE FALCON DR GROVELAND | 680 BLACK EAGLE DR GROVELAND | 220 SPARROW HAWK DR GROVELAND | 404 KESTREL DR GROVELAND |
| Proximity | | .50 MILE | 250 FEET | 710 FEET |
| Sales Price | | \$368,000 | \$390,000 | \$370,000 |
| Cost of Sale | | -15% | -15% | -15% |
| Time Adjust | | 3.60% | 0.40% | 2.80% |
| Adjusted Sale | | \$326,048 | \$333,060 | \$324,860 |
| \$/SF FLA | \$157.77 per SF | \$168.76 per SF | \$159.28 per SF | \$166.42 per SF |
| Sale Date | | 3/3/2023 | 11/7/2023 | 5/23/2023 |
| 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 | 2,144 | 1,932 | 10600 | 2,091 | 2650 | 1,952 | 9600 |
| Year Built | 2007 | 2016 | | 2020 | | 2020 | |
| Constr. Type | BLK/STUCCO | BLK/STUCCO | | BLK/STUCCO | | BLK/STUCCO | |
| Condition | GOOD | GOOD | | GOOD | | GOOD | |
| Baths | 2.0 | 2.0 | | 3.0 | -7500 | 2.0 | |
| Garage/Carport | GARAGE | GARAGE | | GARAGE | | GARAGE | |
| Porches | OPF/SPU | OPF | 3000 | OPF/OPF | | OPF/PAT | 2000 |
| 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 | NONE | NONE | | NONE | | NONE | |
| Site Size | .15 AC | .17 AC | | .17 AC | | .18 AC | |
| Location | RESIDENTIAL | RESIDENTIAL | | RESIDENTIAL | | RESIDENTIAL | |
| View | CONSERVATION | RESIDENTIAL | 2800 | RESIDENTIAL | 2800 | RESIDENTIAL | 2800 |
| | | Net Adj. 5.0% | 16400 | -Net Adj. 0.6% | -2050 | Net Adj. 4.4% | 14400 |
| | | Gross Adj. 5.0% | 16400 | Gross Adj. 3.9% | 12950 | Gross Adj. 4.4% | 14400 |
| Adj. Sales Price | Market Value \$338,263 | Adj Market Value | \$342,448 | Adj Market Value | \$331,010 | Adj Market Value | \$339,260 |
| | Value per SF 157.77 | | | | | | |

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.

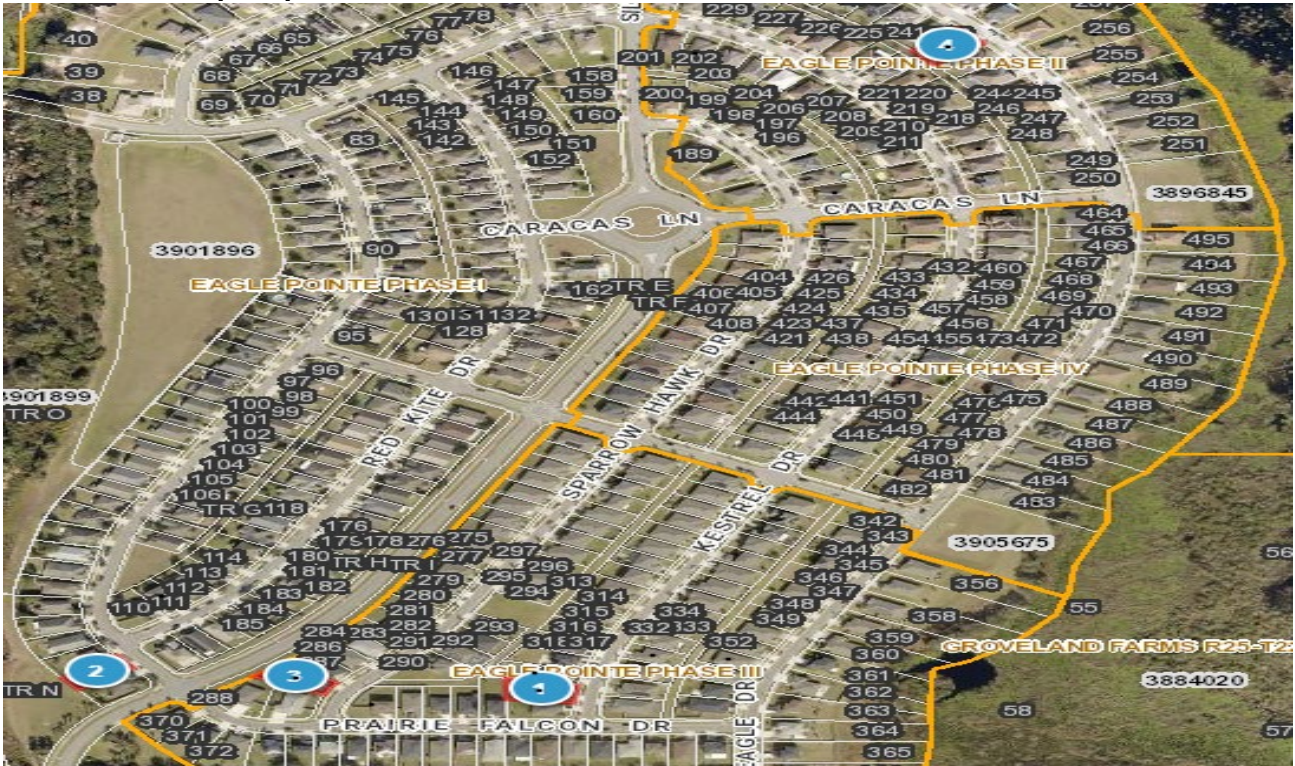
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: R. Bryan Boone

DATE 12/6/2024

2024-085€ Comp Map



| Bubble # | Comp # | Alternate Key | Parcel Address | Distance from Subject(mi.) |
|----------|---------|---------------|---------------------------------|----------------------------|
| 1 | 3 | 3913427 | 320 KESTREL DR GROVELAND | 710 FEET |
| 2 | SUBJECT | 3853879 | 103 PRAIRIE FALCON DR GROVELAND | - |
| 3 | 2 | 3913394 | 220 SPARROW HAWK DR GROVELAND | 250 FEET |
| 4 | 1 | 3896817 | 680 BLACK EAGLE DR GROVELAND | .50 MILE |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| | | | | |

Alternate Key 3853879
Parcel ID 09-22-25-0020-000-00200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0856 Subject By bboone
PRC Run: 12/6/2024
Card # 1 of 1

| Current Owner | |
|--------------------------------|---------------|
| HPA JV BORROWER 2019-1 ATH LLC | |
| 120 S RIVERSIDE PLZ STE 2000 | |
| CHICAGO | IL 60606-6995 |

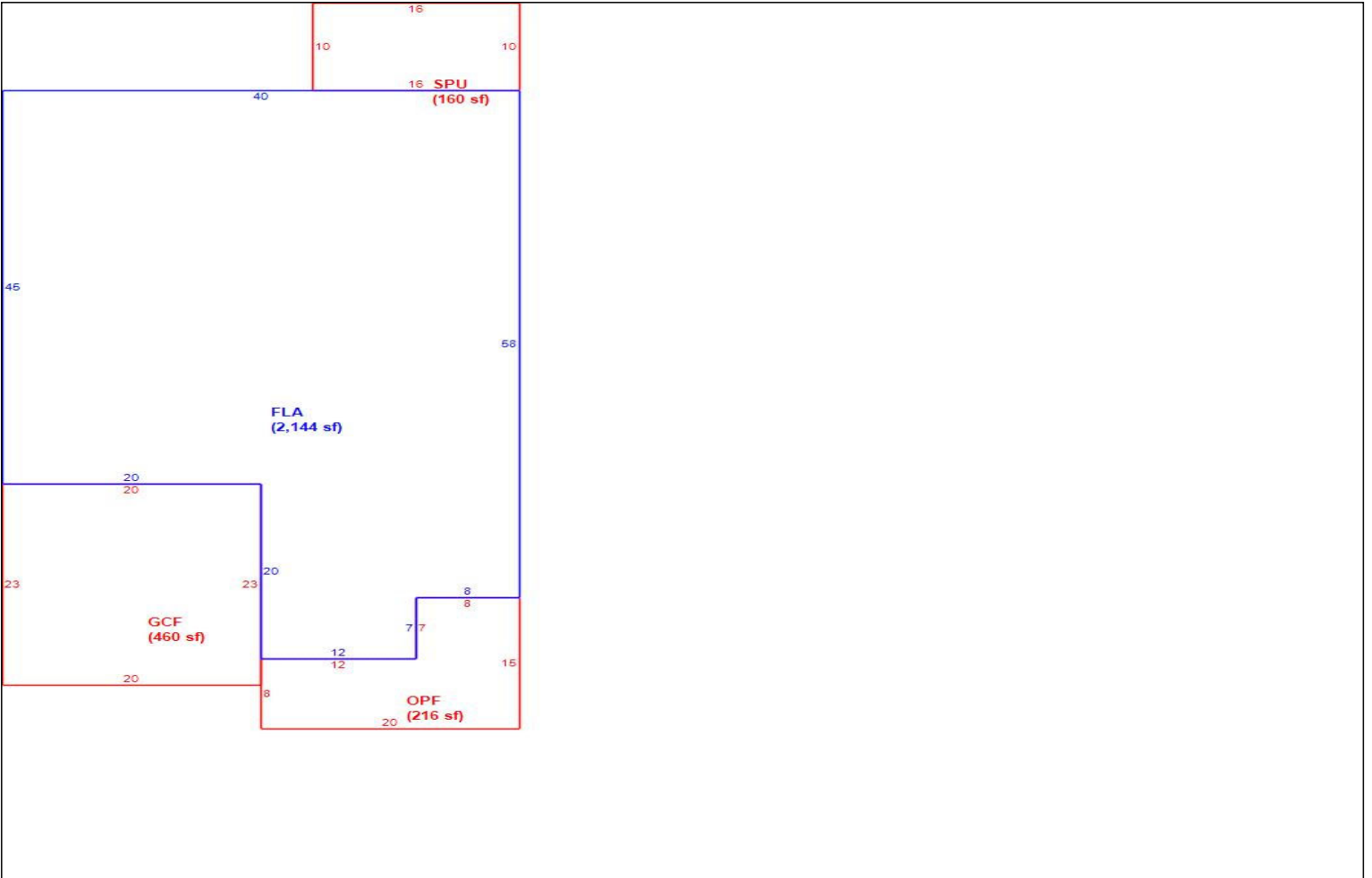
subject

| Property Location | |
|------------------------------------|---------------|
| Site Address 103 PRAIRIE FALCON DR | |
| GROVELAND FL 34736 | |
| Mill Group 00GR | NBHD 0532 |
| Property Use | |
| 00100 | SINGLE FAMILY |
| Last Inspection | |
| DN 02-14-201 | |

| Legal Description |
|---|
| EAGLE POINTE PHASE I PB 59 PG 36-42 LOT 2 ORB 5284 PG 363 |

| 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 | 35,000.00 | 0.0000 | 2.00 | 1.040 | 1.000 | 0 | 72,800 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 72,800 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 72,800 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | |
|--------|-------|---------------------------|--------------------------|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 273,673 |
| | | Deprec Bldg Value 265,463 | Multi Story 0 |



| Building Sub Areas | | | | | Building Valuation | | Construction Detail | | | | |
|--------------------|----------------------|-------------|------------|------------------|--------------------|----------------|---------------------|------------|------------|---------|----|
| Code | Description | Living Area | Gross Area | Eff Area | Year Built | 2007 | Imp Type | R1 | Bedrooms | 3 | |
| FLA | FINISHED LIVING AREA | 2,144 | 2,144 | 2144 | Effective Area | 2144 | No Stories | 1.00 | Full Baths | 2 | |
| GAR | GARAGE FINISH | 0 | 460 | 0 | Base Rate | 106.86 | Quality Grade | 670 | Half Baths | 0 | |
| OPF | OPEN PORCH FINISHE | 0 | 216 | 0 | Building RCN | 273,673 | Wall Type | 03 | Heat Type | 6 | |
| SPU | SCREEN PORCH UNFIN | 0 | 160 | 0 | Condition | EX | Foundation | 3 | Fireplaces | 0 | |
| | | % Good | 97.00 | Functional Obsol | 0 | Building RCNLD | 265,463 | Roof Cover | 3 | Type AC | 03 |
| TOTALS | | 2,144 | 2,980 | 2,144 | | | | | | | |

Alternate Key 3853879
 Parcel ID 09-22-25-0020-000-00200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0856 Subject By bboone
 PRC Run: 12/6/2024
 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 | |
| 2017 | 646-06-16BR | 05-26-2016 | 02-14-2017 | 3,570 | 0002 | SCRN RM | 02-15-2017 | | |
| 2012 | SALE | 01-01-2011 | 12-14-2011 | 1 | 0099 | CHECK VALUE | 12-14-2011 | | |
| 2008 | 317-07-05B | 05-07-2007 | 11-21-2007 | 103,802 | 0000 | SFR 3/BR 102 PRAIRIE FALCON DR | 11-21-2007 | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|---------|------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | | Code | Description | Year | Amount |
| 2019057950 | 5284 | 0363 | 05-10-2019 | WD | U | M | I | 100 | | | | |
| 2019046957 | 5270 | 2118 | 03-29-2019 | WD | U | M | I | 100 | | | | |
| 2018130216 | 5194 | 2233 | 11-02-2018 | WD | Q | Q | I | 231,000 | | | | |
| | 4082 | 0009 | 08-30-2011 | WD | Q | Q | I | 150,000 | | | | |
| | 4015 | 1610 | 11-29-2010 | WD | U | M | I | 100 | | | | |
| 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 | |
| 72,800 | 265,463 | 0 | 338,263 | 41073 | 297190 | 0.00 | 297190 | 338263 | 309,721 | |

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 3896817
Parcel ID 09-22-25-0030-000-24200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0856 Comp 1
PRC Run: 12/6/2024 By
Card # 1 of 1

| Current Owner | | |
|--------------------|----|-------|
| O'DONNELL CASEY | | |
| 680 BLACK EAGLE DR | | |
| GROVELAND | FL | 34736 |

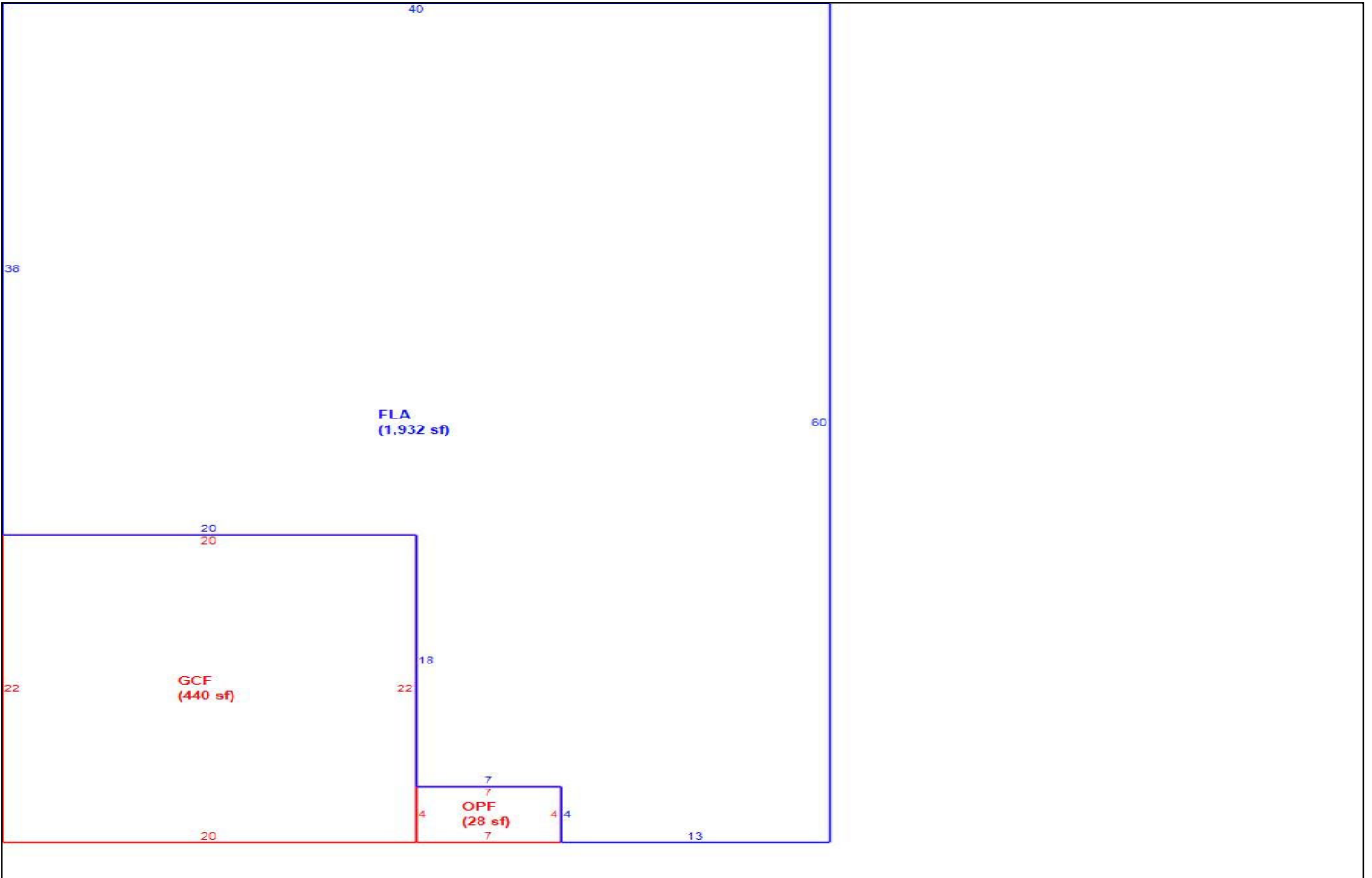
comp 1

| Property Location | | |
|---------------------------------|---------------|-----------------|
| Site Address 680 BLACK EAGLE DR | | |
| GROVELAND FL 34736 | | |
| Mill Group 00GR | NBHD 0532 | |
| Property Use | | Last Inspection |
| 00100 | SINGLE FAMILY | DN 10-21-201 |

| Legal Description |
|---|
| EAGLE POINTE PHASE II REPLAT PB 66 PG 51-53 LOT 242 ORB 6103 PG 150 |

| 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 | 35,000.00 | 0.0000 | 2.00 | 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 249,542 |
| Deprec Bldg Value 242,056 | | Multi Story 0 | |



| Building Sub Areas | | | | | Building Valuation | | Construction Detail | | | |
|--------------------|----------------------|------------|-----------|----------|--------------------|---------|---------------------|------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | 2016 | Imp Type | R1 | Bedrooms | 4 |
| FLA | FINISHED LIVING AREA | 1,932 | 1,932 | 1932 | Effective Area | 1932 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 440 | 0 | Base Rate | 108.60 | Quality Grade | 670 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 28 | 0 | Building RCN | 249,542 | 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 | | 1,932 | 2,400 | 1,932 | Building RCNLD | 242,056 | | | | |

Alternate Key 3896817
 Parcel ID 09-22-25-0030-000-24200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0856 Comp 1
 PRC Run: 12/6/2024 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 | |
| 2017 | 140-02-16BEP | 01-01-2016 | 10-21-2016 | 71,000 | 0001 | SFR 1927SF 680 BLACK EAGLE DR | 10-21-2016 | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|--------------------------|-----------|-----------|------------|-----|------|---------|------------|---------|-------------------|----------------------|-----------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | | Code | Description | Year | Amount |
| 2023025405 | 6103 | 0150 | 03-03-2023 | WD | Q | 01 | I | 368,000 | 039 | HOMESTEAD | 2024 | 25000 |
| 2022106725 | 6004 | 0908 | 08-02-2022 | WD | U | 37 | I | 400,200 | 059 | ADDITIONAL HOMESTEAD | 2024 | 25000 |
| 2016091155 | 4828 | 2441 | 08-26-2016 | WD | Q | Q | I | 219,800 | | | | |
| 2016016447 | 4741 | 1315 | 02-16-2016 | WD | U | M | V | 445,400 | | | | |
| 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 | 242,056 | 0 | 312,056 | 0 | 312056 | 50,000.00 | 262056 | 287056 | 304,232 | |

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Alternate Key 3913394
 Parcel ID 09-22-25-0040-000-28700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0856 Comp 2
 PRC Run: 12/6/2024 By
 Card # 1 of 1

| Current Owner | | |
|------------------------------------|----|-------|
| DEONARINE ARIF AND CLEMENT D RAMSA | | |
| 220 SPARROW HAWK DR | | |
| GROVELAND | FL | 34736 |

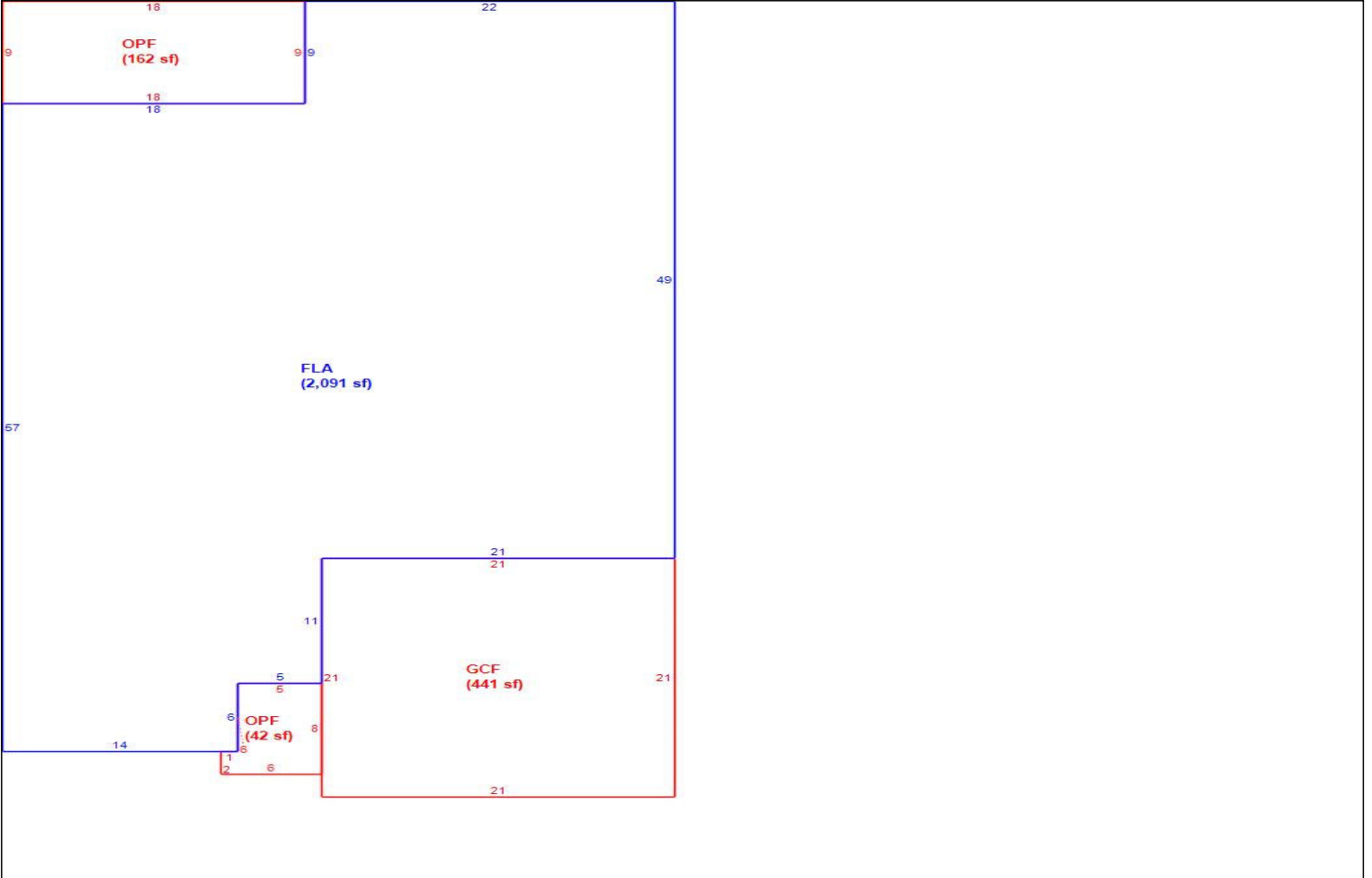
comp 2

| Property Location | | |
|----------------------------------|---------------|-----------------|
| Site Address 220 SPARROW HAWK DR | | |
| GROVELAND FL 34736 | | |
| Mill Group | 00GR | NBHD 0532 |
| Property Use | | Last Inspection |
| 00100 | SINGLE FAMILY | BDK 08-25-202 |

| Legal Description |
|---|
| EAGLE POINTE PHASE III PB 70 PG 63-66 LOT 287 ORB 6242 PG 479 |

| 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 | 35,000.00 | 0.0000 | 2.00 | 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 271,639 |
| | | Deprec Bldg Value | 271,639 |
| | | Multi Story | 0 |



| Building Sub Areas | | | | Building Valuation | | Construction Detail | | | | | |
|--------------------|----------------------|------------|-----------|--------------------|----------------|---------------------|---------------|------------|------------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | 2020 | Imp Type | R1 | Bedrooms | 4 | |
| FLA | FINISHED LIVING AREA | 2,091 | 2,091 | 2091 | Effective Area | 2091 | No Stories | 1.00 | Full Baths | 3 | |
| GAR | GARAGE FINISH | 0 | 441 | 0 | Base Rate | 107.43 | Quality Grade | 670 | Half Baths | 0 | |
| OPF | OPEN PORCH FINISHE | 0 | 204 | 0 | Building RCN | 271,639 | Wall Type | 03 | Heat Type | 6 | |
| | | | | | | Condition | VG | Foundation | 3 | Fireplaces | 0 |
| | | | | | | % Good | 100.00 | Roof Cover | 3 | Type AC | 03 |
| | | | | | | Functional Obsol | 0 | | | | |
| TOTALS | | 2,091 | 2,736 | 2,091 | Building RCNLD | 271,639 | | | | | |

Alternate Key 3913394
 Parcel ID 09-22-25-0040-000-28700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0856 Comp 2
 PRC Run: 12/6/2024 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 | |
| 2021 | 1910-0085 | 01-01-2020 | 08-25-2020 | 296,475 | 0001 | SFR FOR 2021 | 08-25-2020 | | |
| 2020 | 1910-0085 | 10-17-2019 | 12-26-2019 | 296,475 | 0001 | SFR 220 SPARROW HAWK DR | 12-26-2019 | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|--------------------------|-----------|-----------|------------|-----|------|---------|------------|--|-------------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | | Code | Description | Year | Amount |
| 2023139595 | 6242 | 0479 | 11-07-2023 | WD | Q | 01 | 390,000 | | | | | |
| 2023109720 | 6206 | 2248 | 08-29-2023 | WD | U | 11 | 100 | | | | | |
| 2022078030 | 5969 | 1510 | 05-23-2022 | WD | Q | 01 | 400,000 | | | | | |
| 2020055930 | 5474 | 0791 | 05-21-2020 | WD | Q | 03 | 246,100 | | | | | |
| 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 | 271,639 | 0 | 341,639 | 0 | 341639 | 0.00 | 341639 | 341639 | 332,994 | |

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 3913427
 Parcel ID 09-22-25-0040-000-32000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0856 Comp 3
 PRC Run: 12/6/2024 By
 Card # 1 of 1

| Current Owner | | |
|--------------------|----|-------|
| CRAWFORD CAMILLE M | | |
| 404 KESTREL DR | | |
| GROVELAND | FL | 34736 |

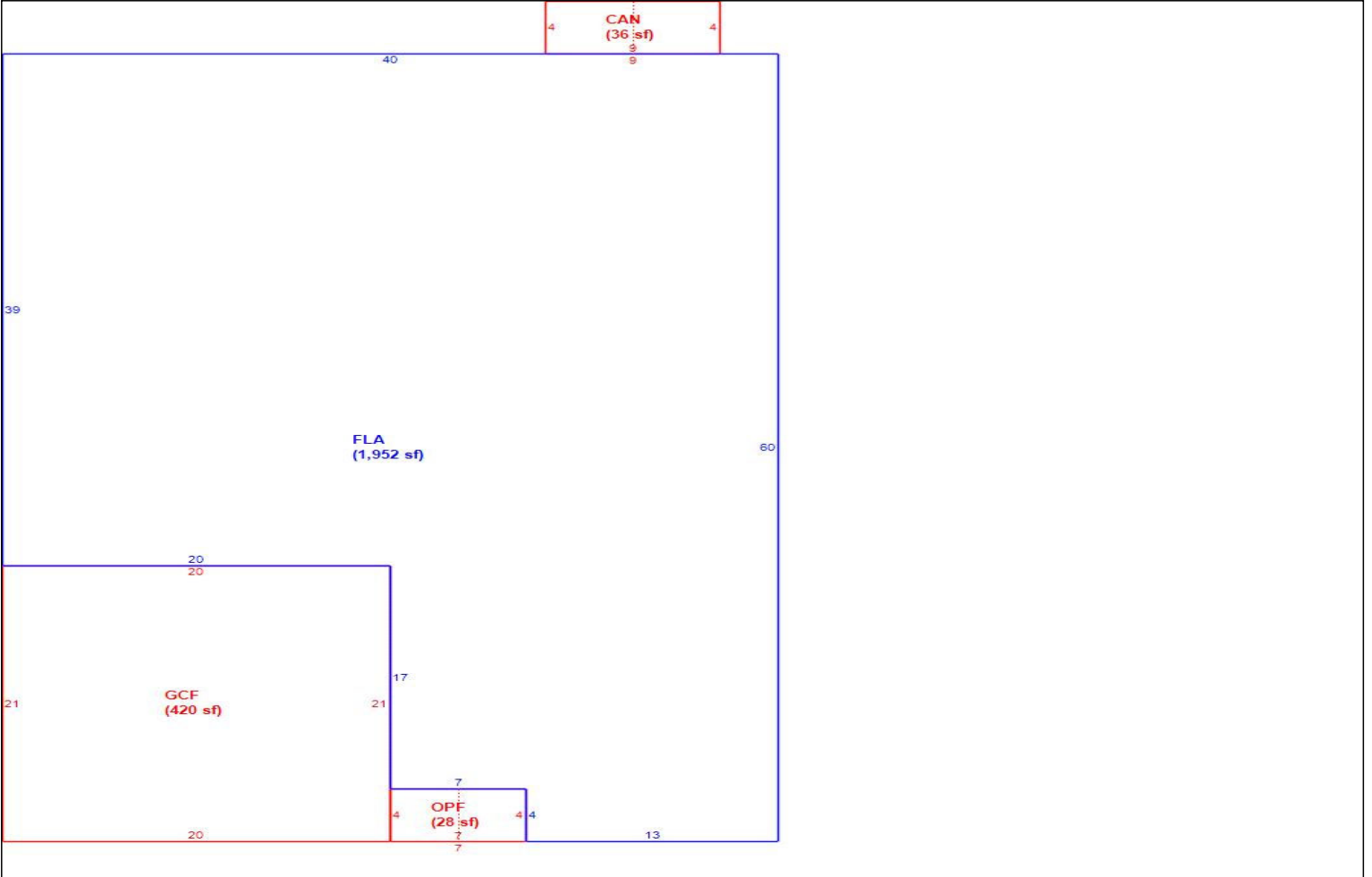
comp 3

| Property Location | | | |
|-------------------|----------------|-----------------|-----------|
| Site Address | 404 KESTREL DR | | |
| | GROVELAND | FL | 34736 |
| Mill Group | 00GR | NBHD | 0532 |
| Property Use | | Last Inspection | |
| 00100 | SINGLE FAMILY | BDK | 08-26-202 |

| Legal Description |
|---|
| EAGLE POINTE PHASE III PB 70 PG 63-66 LOT 320 ORB 6150 PG 350 |

| 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 | 35,000.00 | 0.0000 | 2.00 | 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 251,234 |
| | | Deprec Bldg Value 251,234 | 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 | 4 |
| FLA | FINISHED LIVING AREA | 1,952 | 1,952 | 1952 | 2020 | 1952 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 420 | 0 | | 108.54 | Quality Grade | 670 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 28 | 0 | | 251,234 | Condition | VG | Heat Type | 6 |
| PAT | PATIO UNCOVERED | 0 | 36 | 0 | | 100.00 | % Good | 100.00 | Foundation | 3 |
| | | | | | | 0 | Functional Obsol | 0 | Fireplaces | 0 |
| TOTALS | | 1,952 | 2,436 | 1,952 | | 251,234 | Building RCNLD | 251,234 | Roof Cover | 3 |
| | | | | | | | | | Type AC | 03 |

Alternate Key 3913427
 Parcel ID 09-22-25-0040-000-32000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0856 Comp 3
 PRC Run: 12/6/2024 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 | |
| 2021 | 1910-0087 | 01-01-2020 | 08-26-2020 | 267,820 | 0001 | SFR FOR 2021 | 08-26-2020 | 04-03-2020 | |
| 2020 | 1910-0087 | 10-17-2019 | 12-26-2019 | 267,820 | 0001 | SFR 404 KESTREL DR | 12-26-2019 | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|--------------------------|-----------|-----------|------------|-----|------|---------|------------|--|-------------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | | Code | Description | Year | Amount |
| 2023063388 | 6150 | 0350 | 05-23-2023 | WD | Q | 01 | 370,000 | | | | | |
| 2020043408 | 5455 | 0514 | 04-07-2020 | WD | Q | 03 | 244,500 | | | | | |
| 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 | 251,234 | 0 | 321,234 | 0 | 321234 | 0.00 | 321234 | 321234 | 313,084 | |

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