



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3846791**

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 #	2024-0858	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information HPA US 1 LLC			
Taxpayer name: Joint Venture - HPA JV 2019 Property Holdco LLC; Hp		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 #	12-19-26- 125000004200 1028 Marietta Ln
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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0858	Alternate Key: 3846791	Parcel ID: 12-19-26-1250-000-04200	
Petitioner Name ROBERT PEYTON, 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 1028 MARIETTA LN EUSTIS	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name HPA US1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 393,021	\$ 393,021	
2. Assessed or classified use value, *if applicable	\$ 393,021	\$ 393,021	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 393,021	\$ 393,021	

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

Last Sale Date 9/18/2018 **Price:** \$245,000 Arm's Length Distressed Book 5172 Page 1674

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3846791	3827986	3384725	1420083
Address	1028 MARIETTA LN EUSTIS	640 BUTCH CASSIDY LN EUSTIS	1107 COUNTRY CLUB RD EUSTIS	1450 COUNTRY CLUB RD EUSTIS
Proximity		0.28 MILE	0.12 MILE	0.21 MILE
Sales Price		\$415,000	\$440,000	\$430,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	1.60%	1.60%
Adjusted Sale		\$361,050	\$381,040	\$372,380
\$/SF FLA	\$145.56 per SF	\$154.96 per SF	\$169.43 per SF	\$185.45 per SF
Sale Date		7/21/2023	8/10/2023	8/8/2023
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 type="checkbox"/> Arm's Length <input checked="" type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,700	2,330	18500	2,249	22550	2,008	34600
Year Built	2008	2005		1967		1996	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.1	2.0	4000	2.0	4000	2	4000
Garage/Carport	2 CAR	2 CAR		2 CAR		3 CAR	-10000
Porches	YES	YES		YES		YES	
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	0	0	1	-2500	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	SUBDIVISION	SUBDIVISION		SUBDIVISION		SUBDIVISION	
View	INTERIOR	INTERIOR		INTERIOR		INTERIOR	
		Net Adj. 6.2%	22500	Net Adj. 1.1%	4050	Net Adj. 7.7%	28600
		Gross Adj. 6.2%	22500	Gross Adj. 12.9%	49050	Gross Adj. 13.1%	48600
Adj. Sales Price	Market Value \$393,021	Adj Market Value	\$383,550	Adj Market Value	\$385,090	Adj Market Value	\$400,980
	Value per SF 145.56						

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.

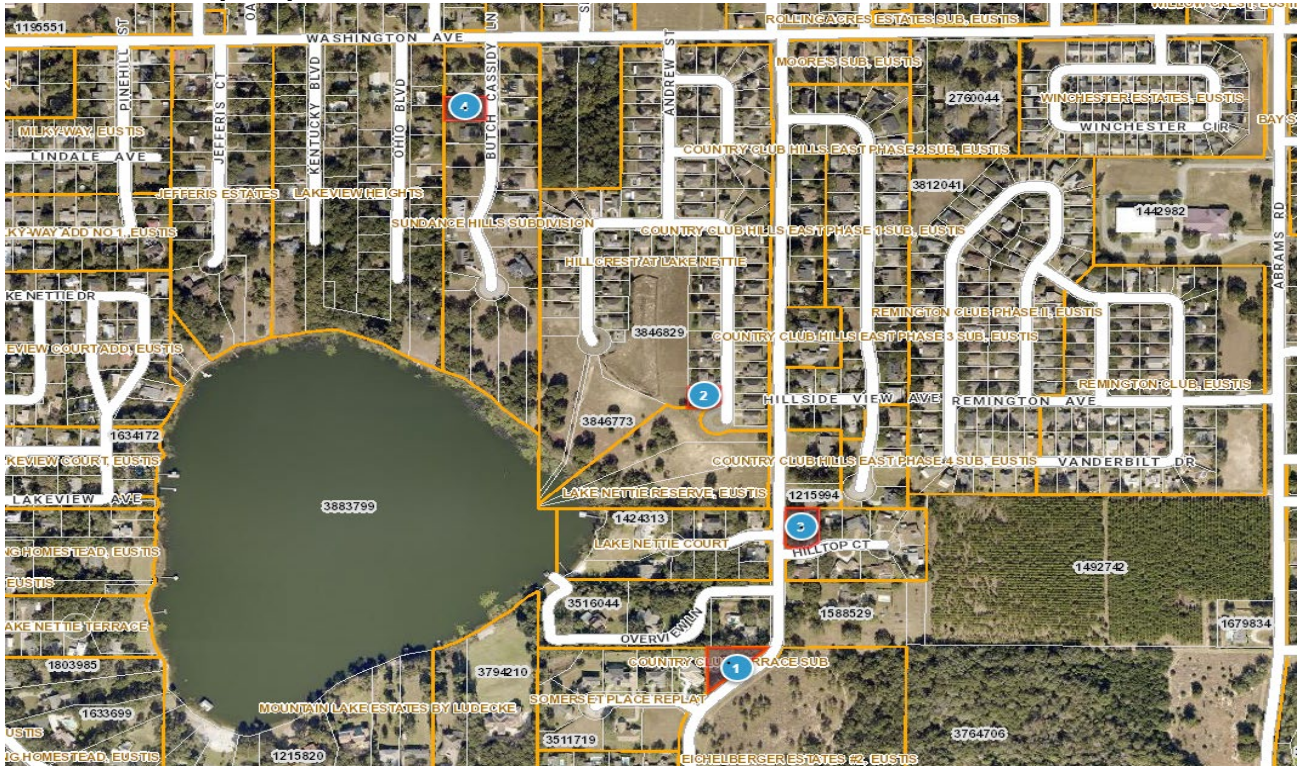
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: CHRISTOPHER QUANTE

DATE 12/16/2024

2024-085E Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	1420083	1450 COUNTRY CLUB RD EUSTIS	0.21 MILE
2	SUBJECT	3846791	1028 MARIETTA LN EUSTIS	-
3	COMP 2	3384725	1107 COUNTRY CLUB RD EUSTIS	0.12 MILE
4	COMP 1	3827986	640 BUTCH CASSIDY LN EUSTIS	0.28 MILE
5				
6				
7				
8				

Alternate Key 3846791
 Parcel ID 12-19-26-1250-000-04200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0858 Subject
 PRC Run: 12/16/2024 By

Card # 1 of 1

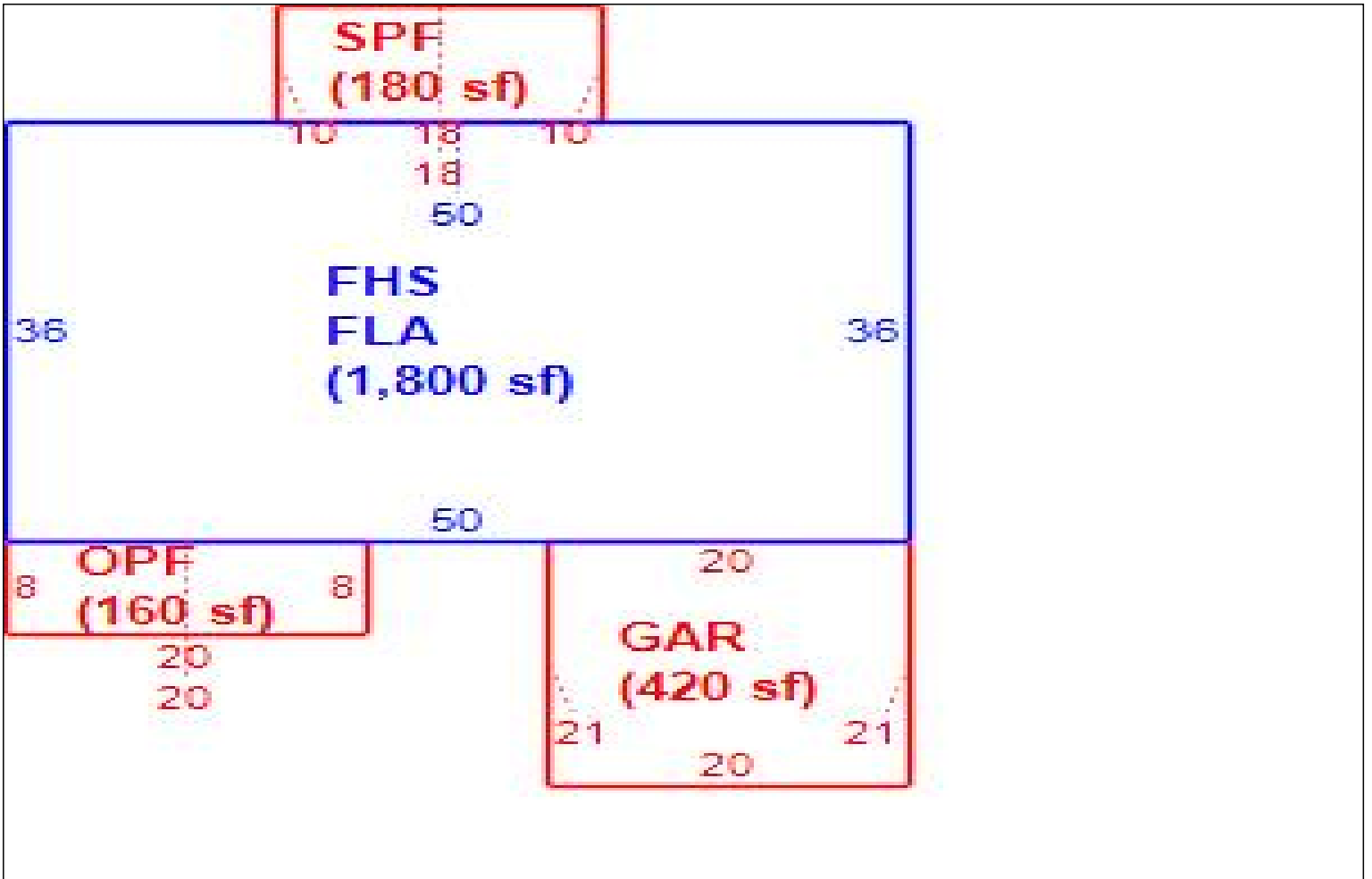
Current Owner		
HPA US1 LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

Property Location			
Site Address	1028 MARIETTA LN		
	EUSTIS	FL	32726
Mill Group	000E	NBHD	0613
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
HILLCREST AT LAKE NETTIE PB 57 PG 17-18 LOT 42 ORB 6135 PG 838

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	36,000.00	0.0000	1.25	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 358,785
Deprec Bldg Value 348,021		Multi Story 1	



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FHS	FINISHED AREA HALF S	900	1,800	900	2008	2700	No Stories	1.50	Full Baths	2
FLA	FINISHED LIVING AREA	1,800	1,800	1800	Base Rate	110.86	Quality Grade	690	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	358,785	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	180	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		2,700	4,360	2,700	Functional Obsol	0	Building RCNLD	348,021		

Alternate Key 3846791
 Parcel ID 12-19-26-1250-000-04200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0858 Subject By
 PRC Run: 12/16/2024
 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	
2009	200894	02-05-2008	06-20-2008	1,500	0000	SCRN ENCL UNDER EX ROOF	06-20-2008		
2009	20071256	01-01-2008	06-20-2008	247,668	0000	SFR 3/BR 1028 MARIETTA LN	06-20-2008		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023051366	6135 0838	04-14-2023	WD	U	11	I	100					
2019012208	5230 1214	01-29-2019	WD	U	M	I	100					
2018110945	5172 1674	09-18-2018	WD	Q	Q	I	245,000					
	3665 0650	08-07-2008	WD	Q	Q	I	219,000					
	3344 1214	12-21-2006	WD	U	M	V	1					
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	
45,000	348,021	0	393,021	0	393021	0.00	393021	393021	393,021	

Parcel Notes

3665/650 DONNA R SPOGNARDI SINGLE
 09X DONNA SPOGNARDI FILED FOR PORTABILITY FROM AK 3846824 BUT SHE DID NOT HAVE ANY SAVINGS TO TRANSFER
 09 QG FROM 610 DLS 022709
 5172/1674 DONNA R SPOGNARDI TO HP FLORIDA I LLC
 5230/1214 HP FLORIDA I LLC TO HPA JV BORROWER 2019-1 ML LLC
 5230/1214 M SALE INCL AK3813434 AK3864383 AK1608414 AK3788218 AK3846791
 19 DR430 FORM FILED 052319 SALE DATE 043019 INFO SCANNED TO AK3813434 DW 060719
 22TR ATTEMPTED NOT KNOWN 180 N STETSON AVE STE 3650 CHICAGO IL 60601
 6135/838 M SALE INCL AK1608414 AK3846791 HPA JV BORROWER 2019-1 ML LLC TO HPA US1 LLC

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Alternate Key 3827986
 Parcel ID 12-19-26-4700-000-01700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0858 Comp 1
 PRC Run: 12/16/2024 By
 Card # 1 of 1

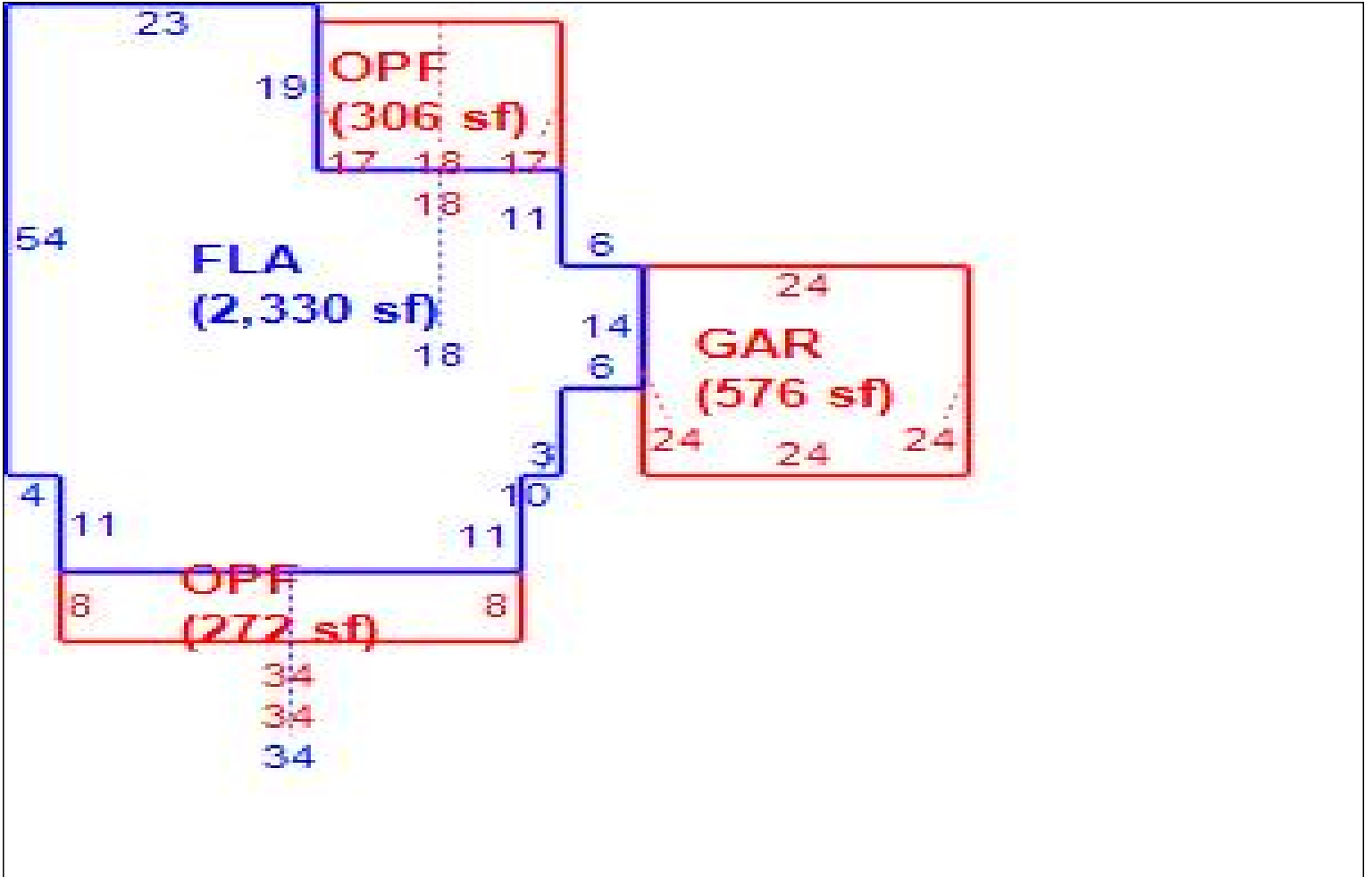
Current Owner		
VILLAFAN SOTO ROGELIO & DENISSE BAR		
2963 EASTLAND RD		
MOUNT DORA	FL	32757

Property Location		
Site Address 640 BUTCH CASSIDY LN		
EUSTIS FL 32726		
Mill Group 000E	NBHD 0613	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 SUNDANCE HILLS SUBDIVISION PB 52 PG 41 LOT 17 & 1/19 UNDIVIDED INTEREST IN TRACT C ORB 6182 PG 242

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	36,000.00	0.0000	2.00	1.000	1.000	0	72,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,000		
Classified Acres		0		Classified JV/Mkt		72,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 358,085 Deprec Bldg Value 347,342 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	2,330	2,330	2330	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	576	0	127.20	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	578	0	358,085	Wall Type	03	Heat Type	6
TOTALS		2,330	3,484	2,330	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					347,342				

Alternate Key 3827986
 Parcel ID 12-19-26-4700-000-01700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0858 Comp 1
 PRC Run: 12/16/2024 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
2007 2006	SALE 05-00092	01-01-2006 01-24-2005	06-23-2006 10-28-2005	1 168,300	0000 0000	CHECK VALUES SFR 3BED 640 BUTCH CASSIDY LN		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023089545	6182	0242	07-21-2023	WD	Q	01	I	415,000			
	3247	0449	08-25-2006	WD	Q	Q	I	375,000			
	3052	1591	12-30-2005	WD	Q	Q	I	325,500			
	2954	1490	09-14-2005	WD	U	M	V	1			
	2647	2427	08-26-2004	WD	U	M	V	1			
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
72,000	347,342	0	419,342	0	419342	0.00	419342	419342	419,342

Parcel Notes

1553/164 JEFF LAUGHREN AND JAMES T LAUGHREN AND SVEA LAUGHEN JTWROS
 03X JAMES T LAUGHREN DECEASED 061403 FL DEATH LIST
 2647/2427 DEED DOES NOT INCL INT IN TRACT C
 2954/1490 CORRECTIVE DEED FOR 2647/2427 TO INCL INT IN TRACT C
 3052/1591 DOROTHY SARACINO 1/2 AND ELLEN KARASIK 1/2 ONLY
 06 LOC FROM 65 FER 020206
 3247 PG 449 RICHARD C EVANGELISTA SINGLE
 07FC LOC FROM 50 SHP FROM 100 VALUE UPDATED QG FROM 665 MB 062306
 07TR MOVED LEFT NO ADDR UNABLE TO FORWARD 2668 BARRINGTON TER FREMONT CA 94536 1943
 07TR NOT DELIVERABLE AS ADDRESSED 640 BUTCH CASSIDY LN EUSTIS 32726
 08 LOC FROM 100 SHP FROM 59 QG FROM 690 VALUE UDJUSTED MB 062507
 15 QG FROM 600 TJW 061015
 22TR NOT DELIVERABLE AS ADDRESSED 194 FRANCISCO LN STE 112 FREMONT CA 94539 7924
 6182/242 RICHARD C EVANGELISTA TO ROGELIO VILLFAN SOTO & DENISSE BARAJAS DIAZ HW

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Alternate Key 3384725
Parcel ID 13-19-26-1700-000-02400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0858 Comp 2
PRC Run: 12/16/2024 By
Card # 1 of 1

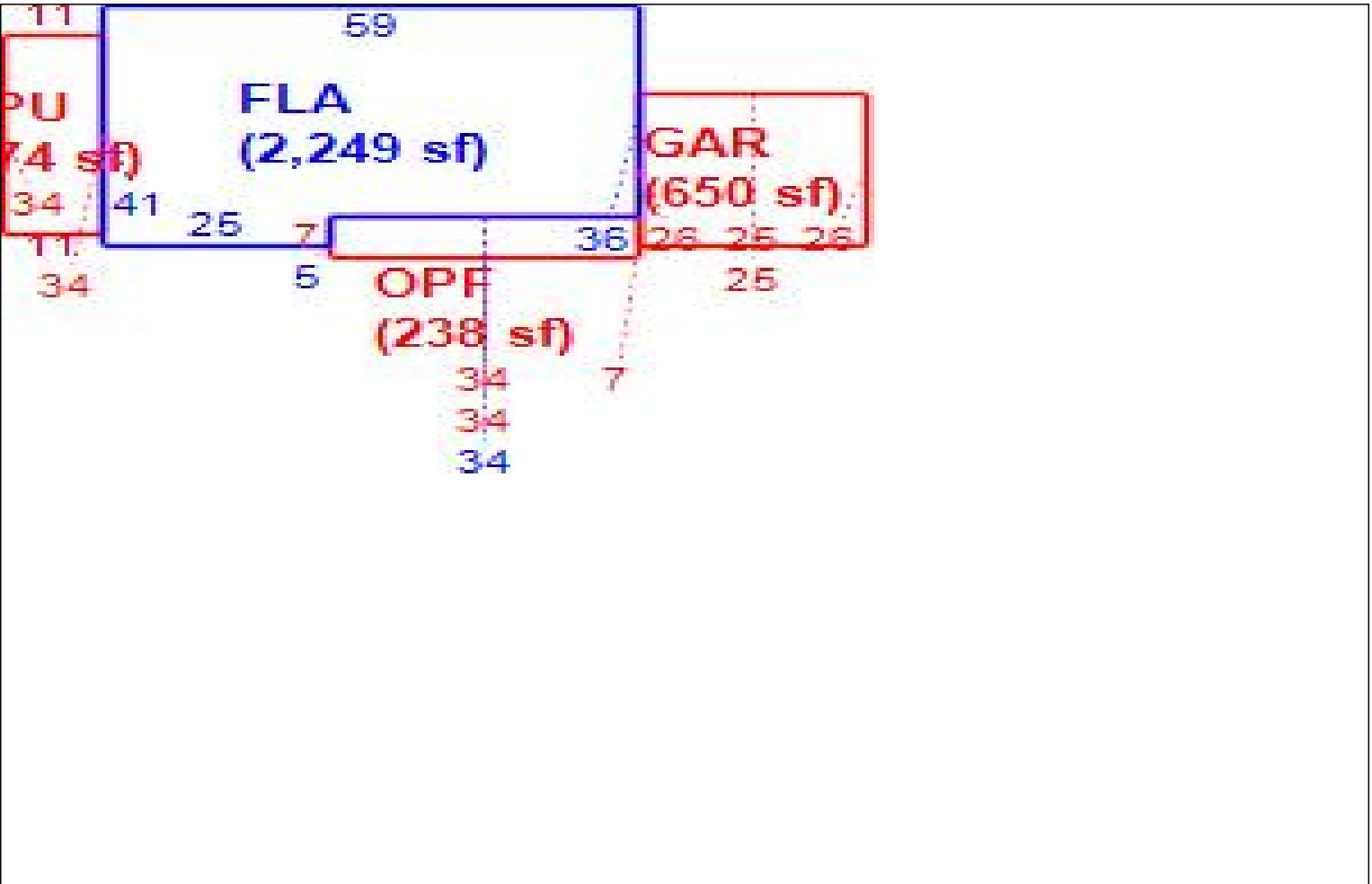
Current Owner		
VELEZ VANESSA & HOMMY VELEZ PEREZ		
1107 COUNTRY CLUB RD		
EUSTIS	FL	32726

Property Location		
Site Address 1107 COUNTRY CLUB RD		
EUSTIS FL 32726		
Mill Group	0002	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 02-25-202

Legal Description
LAKE NETTIE COURT LOTS 24, 25 PB 16 PG 3 ORB 6195 PG 2386

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	LT 24, 25	2.00 LT	36,000.00	0.0000	1.45	0.700	1.000	0	73,080
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		73,080		
Classified Acres		0		Classified JV/Mkt		73,080		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 256,403 Deprec Bldg Value 233,327 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	2,249	2,249	2249	1967	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	650	0	93.28	Quality Grade	650	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	238	0	256,403	Wall Type	02	Heat Type	6	
OPU	OPEN PORCH UNFINIS	0	374	0	EX	Foundation	3	Fireplaces	1	
TOTALS		2,249	3,511	2,249	91.00	Roof Cover	3	Type AC	03	
					Functional Obsol					
					Building RCNLD	233,327				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
PLD2	POOL/COOL DECK	576.00	SF	5.38	1976	1976	3099.00	70.00	2,169
POL2	SWIMMING POOL - RESIDENTIAL	480.00	SF	35.00	1976	1976	16800.00	85.00	14,280
UBF3	UTILITY BLDG FINISHED	140.00	SF	10.50	2003	2003	1470.00	60.00	882
SEN2	SCREEN ENCLOSED STRUCTURE	2048.00	SF	3.50	2003	2003	7168.00	47.50	3,405

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	2020100459	10-12-2020	02-25-2021	1,000	0002	ELEC UPGRADE CK IMPS	02-26-2021		
2013	2012090096	09-17-2012	01-28-2013	6,000	0002	REROOF SHINGLES	01-28-2013		
2004	2003080282	08-08-2003	04-13-2004	4,000	0000	24X44 POOL ENCL			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023100253	6195 2386	08-10-2023	WD	Q	01	I	440,000	039	HOMESTEAD	2024	25000
2020125690	5578 2329	11-03-2020	WD	Q	01	I	305,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1191 0180	09-01-1992	WD	Q	Q	I	88,500				
	1171 0427	06-01-1992	CT	U	U	I	80,000				
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	
73,080	233,327	20,736	327,143	148073	179070	50,000.00	129070	154070	327,322	

Parcel Notes

88 UP QG FROM 350 TO 375 SFR UNDERVALUED MB 012489
 1168/941 LOT 13 WENT TO THE BARNETT BANK LOTS 24 25
 99FC QG FROM 375 LOC FROM 115 MB 041999
 02 QG FROM 450 EAG FROM 3 FD 0302
 04 QG FROM 535 SUB UPDATED MB 031604
 04FC ADD SEN ADD UBFS NPA SPF TO OPF2 SCREEN ON 11 FT SIDES INCL IN SEN SF MB 041304
 04X MICHAEL & BARBARA HURLEY FILED 05HX ON AK3028341
 06 LOC FROM 135 QG FROM 575 DN 061506
 07 EAG FROM 2 VALUE UPDATED MB 032007
 13FC QG FROM 615 OPF2 TO OPU DELETE MISC UBF 60SF 2004 GR 3 LOW VALUE TJW 012813
 5578/2329 MICHAEL L & BARBARA L HURLEY TO MATTHEW P & TRACEY L MC COY HW
 21X COURTESY HX CARD SENT 122120
 21FCL SFR AVG COND ELEC UPGRADE JDB 022521
 6195/2386 MATTHEW P & TRACEY L MC COY TO VANESSA VELEZ & HOMMY VELEZ PEREZ HW
 24CC SUBMITTED HX PORT APP ACS 082824

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Alternate Key 1420083
Parcel ID 13-19-26-0400-00B-00100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0858 Comp 3
PRC Run: 12/16/2024 By
Card # 1 of 1

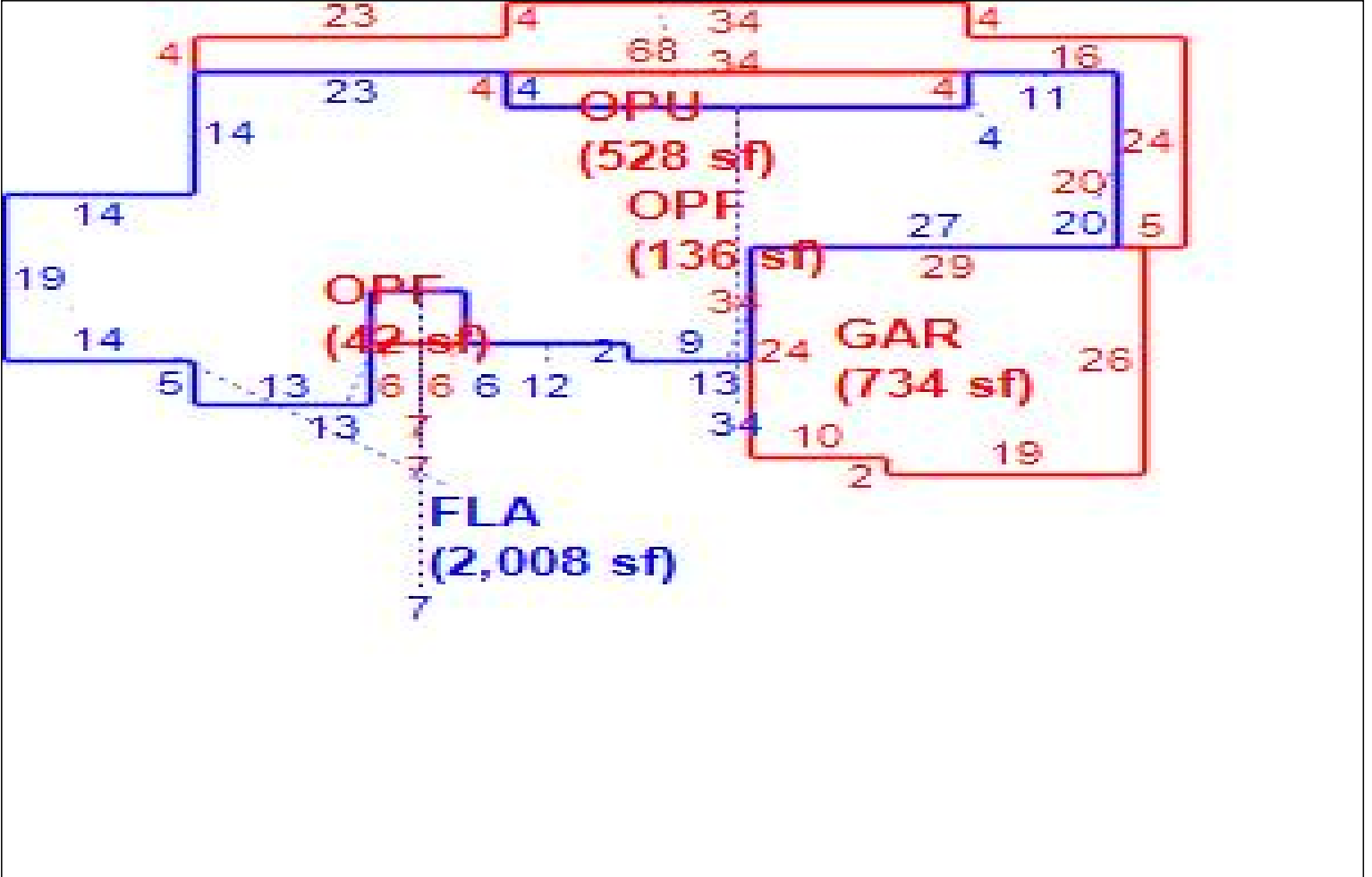
Current Owner		
HARRINGTON KIM M AND CYNTHIA HARRI		
1450 COUNTRY CLUB RD		
EUSTIS	FL	32726

Property Location		
Site Address 1450 COUNTRY CLUB RD		
EUSTIS FL 32726		
Mill Group 0002	NBHD 2769	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EICHELBERGER ESTATES NO 2 BEG AT NE COR OF LOT 1 OF SOMERSET PLACE REPLAT PB 32 PG 22, RUN N 89-14-43 E 216.72 FT TO A POINT ON W'LY R/W LINE OF COUNTRY CLUB RD, RUN SW'LY ALONG W'LY R/W LINE A DIST OF 54.49 FT TO A POINT, THENCE CONT S 48-33-0 W ALONG SAID R/W LINE 241.89 FT, N 0-44-30 W 200.35 FT TO POB, AKA LOT 1 TRACT B LYING W OF COUNTRY CLUB RD & E OF SOMERSET PLACE SUB PB 13 PG 14 ORB 6195 PG 1931

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	25,500.00	0.0000	2.00	0.850	1.000	0	43,350	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		43,350			
Classified Acres		0		Classified JV/Mkt		43,350		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 288,550 Deprec Bldg Value 279,894 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	2,008	2,008	2008	1996	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	734	0	Effective Area	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	178	0	Base Rate	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	528	0	Building RCN	Foundation	3	Fireplaces	0
TOTALS		2,008	3,448	2,008	288,550	Roof Cover	3	Type AC	03
					Condition				
					% Good				
					Functional Obsol				
					Building RCNLD				

Alternate Key 1420083
 Parcel ID 13-19-26-0400-00B-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0858 Comp 3
 PRC Run: 12/16/2024 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
1997	9610062	03-01-1996	12-01-1996	109,161	0000	SFR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023100119	6195	1931	08-08-2023	WD	U	19	I	430,000			
	4204	1355	08-15-2012	WD	U	U	I	100			
	4114	2272	01-05-2012	WD	U	U	I	100			
	1310	1380	07-01-1994	QC	U	U	V	0			
	1273	0866	01-20-1994	WD	Q	Q	V	25,000			
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
43,350	279,894	0	323,244	0	323244	0.00	323244	323244	323,244

Parcel Notes

1310/1380 TTEES OF THE JOHN C & BARBARA HOFMEISTER REVC TR DTD 073094 APPROVED LE EEH
 98FC ADD OPU05 MB 031798
 00FC SHP FROM 72 FER 053000
 03FC QG FROM 575 AND LOC LAND BASED ON AREA SALES MB 060903
 06 LOC FROM 130 QG FROM 615 DN 061606
 4114/2261 AFFIDAVIT THAT BARBARA L HOFMEISTER IS SOLE TTEE OF THE JOHN C & BARBARA L HOFMEISTER REVC LIV TR DTD 051494 DUE TO THE PHYSICAL OR MENTAL IMPAIRMENT OF JOHN C HOFMEISTER
 12 UNRECORDED AFFIDAVIT THAT THE JOHN C & BARBARA L HOFMEISTER REVC LIVING TR DTD 051494 AND THE JOHN C & BARBARA L HOFMEISTER REVC LIV TR DTD 073094 ARE THE SAME TR ERROR IN DATE WAS SCRIVERNERS ERROR INFO SCANNED
 4114/2272 BARBARA L HOFMEISTER TTEE TO JOHN C & BARBARA L HOFMEISTER HW
 12X JOHN CARLETON HOFMEISTER 83 DECEASED 080712 DC
 12X THE BARBARA L HOFMEISTER FAMILY TRUST IS AN APPROVED CAUTHEN TRUST PER LETTER DTD 090612
 4204/1355 BARBARA L HOFMEISTER TTEE OF THE BARBARA L HOFMEISTER FAMILY TR DTD 010512 APPROVED LE GC 091312
 12 UPDATE LEGAL AS PER DEED SK 090512
 15 NBHD FROM 2052 LOC FROM 100 SHP FROM 185 QG FROM 550 SEE SALES AK3429826 AK1452589 TJW 020515
 6195/1920 BARBARA L HOFMEISTER 90 DECEASED 032723 DC
 6195/1931 PAUL K HOFMEISTER INDIV AND AS SUCC TTEE TO KIM M HARRINGTON AND CYNTHIA HARRINGTON ONLY

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