



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3915753

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1: Taxpayer Information (HPA USI LLC), PART 2: Reason for Petition (Real property value decrease), and instructions for evidence exchange.

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 #	2024-0859	Alternate Key: 3915753	Parcel ID: 13-22-24-0700-000-00700
Petitioner Name	RYAN, LLC	Property Address 5986 CHURCHILL SQUARE WAY GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
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	\$ 341,717	\$ 341,717	
2. Assessed or classified use value, *if applicable	\$ 341,717	\$ 341,717	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 341,717	\$ 341,717	

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

Last Sale Date 8/17/2023 **Price:** \$365,000 Arm's Length Distressed Book 6198 Page 2326

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3915753	3915754	3915760	3915786
Address	5986 CHURCHILL SQUARE WAY	5982 CHURCHILL SQUARE WAY	5958 CHURCHILL SQUARE WAY	5981 CHURCHILL SQUARE WAY
Proximity		NEXT DOOR	270 FEET	150 FEET
Sales Price		\$300,000	\$428,500	\$352,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	2.40%	0.00%
Adjusted Sale		\$255,000	\$374,509	\$299,200
\$/SF FLA	\$135.28 per SF	\$150.89 per SF	\$127.78 per SF	\$174.36 per SF
Sale Date		12/15/2023	6/6/2023	2/7/2024
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	2,526	1,690	62700	2,931	-30375	1,716	60750
Year Built	2020	2020		2020		2019	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.1	2.0	7500	3.1	-10000	2.0	7500
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/PAT	OPF/OPF	-3000	OPF/PAT		OPF/OPF	-3000
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	.16 AC	.16 AC		.15 AC		.16 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 26.4%	67200	-Net Adj. 10.8%	-40375	Net Adj. 21.8%	65250
		Gross Adj. 28.7%	73200	Gross Adj. 10.8%	40375	Gross Adj. 23.8%	71250
Adj. Sales Price	Market Value \$341,717 Value per SF 135.28	Adj Market Value \$322,200		Adj Market Value \$334,134		Adj Market Value \$364,450	

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.

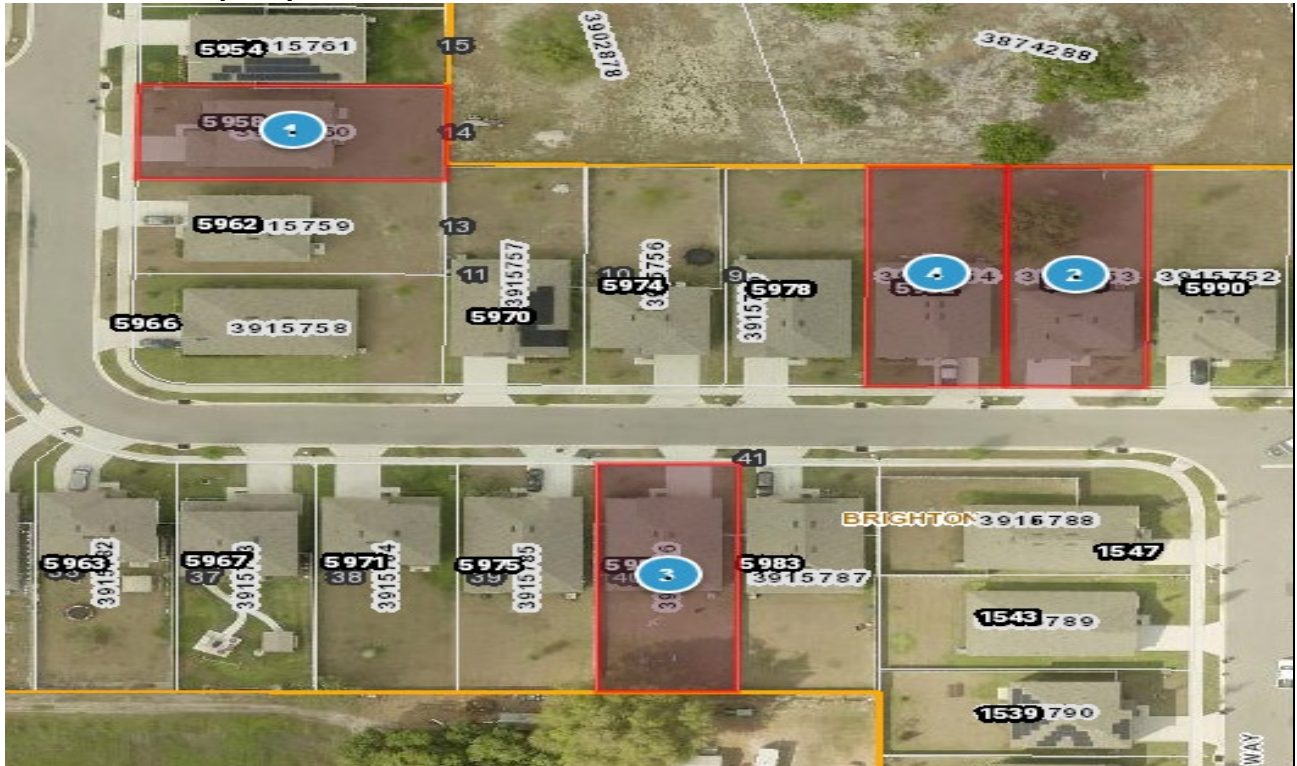
Petitioner used no comps, only their sale less cost of sale. We used 3 comps from same sub comp 2 is 2 story like subject with comps subject value is in fair range.

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 11/15/2024

2024-0859 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3915760	5958 CHURCHILL SQUARE GROVELAND	270 FEET
2	SUBJECT	3915753	5982 CHURCHILL SQUARE WAY GROVELAND	-
3	3	3915786	5981 CHURCHILL SQUARE GROVELAND	150 FEET
4	1	3915754	5986 CHURCHILL SQUARE WAY GROVELAND	NEXT DOOR
5				
6				
7				
8				

Alternate Key 3915753
Parcel ID 13-22-24-0700-000-00700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0859 Subject
PRC Run: 11/15/2024 By
Card # 1 of 1

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

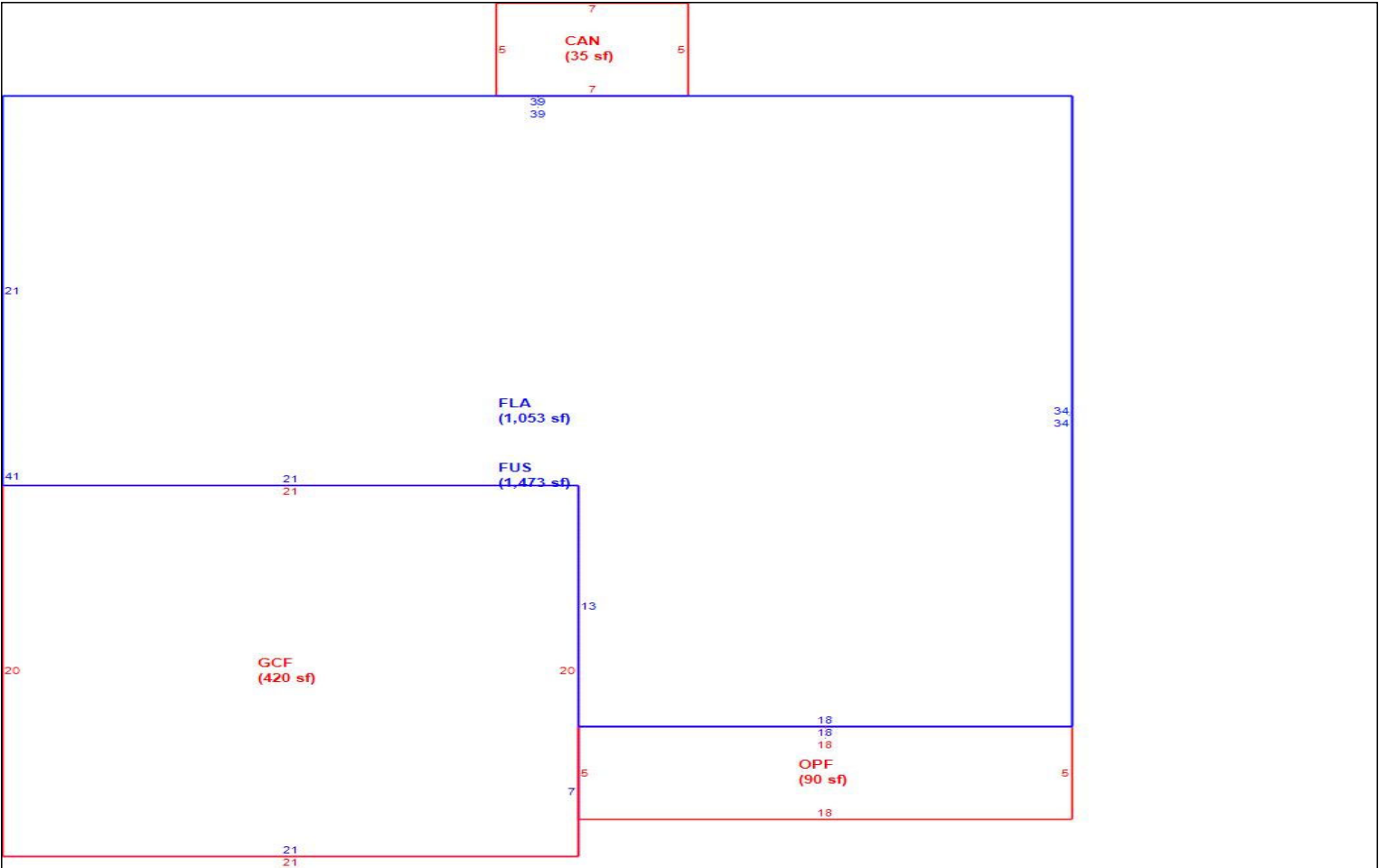
subject

Property Location			
Site Address	5986 CHURCHILL SQUARE WAY		
	GROVELAND FL 34736		
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	07-28-202

Legal Description
BRIGHTON PB 71 PG 46-47 LOT 7 ORB 6198 PG 2326

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	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 285,717
		Deprec Bldg Value	285,717
		Multi Story	1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,053	1,053	1053	Effective Area	2526	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,473	1,473	1473	Base Rate	94.06	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	285,717	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	90	0	Condition	VG	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	35	0	% Good	100.00	Functional Obsol	0		
TOTALS		2,526	3,071	2,526	Building RCNLD	285,717	Roof Cover	3	Type AC	03

Alternate Key 3915753
 Parcel ID 13-22-24-0700-000-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0859 Subject By
 PRC Run: 11/15/2024
 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	1908-0265	01-01-2020	07-28-2020	331,744	0001	SFR FOR 2021	07-28-2020		
2020	1908-0265	10-30-2019	12-27-2019	331,744	0001	SFR 5986 CHURCHILL SQUARE WAY	12-27-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023102988	6198 2326	08-17-2023	WD	Q	01	I	365,000					
2022125121	6025 0664	09-14-2022	PO	U	11	I	0					
2020071014	5497 1536	06-30-2020	WD	Q	03	I	273,000					
2019085517	5318 0908	07-18-2019	WD	U	M	V	2,950,000					
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	
56,000	285,717	0	341,717	0	341717	0.00	341717	341717	332,578	

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 3915754
Parcel ID 13-22-24-0700-000-00800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0859 Comp 1
PRC Run: 11/15/2024 By

Card # 1 of 1

Current Owner		
VELEZ RODRIGUEZ JOSE & SONIA RIVERA		
5982 CHURCHILL SQUARE WAY		
GROVELAND	FL	34736

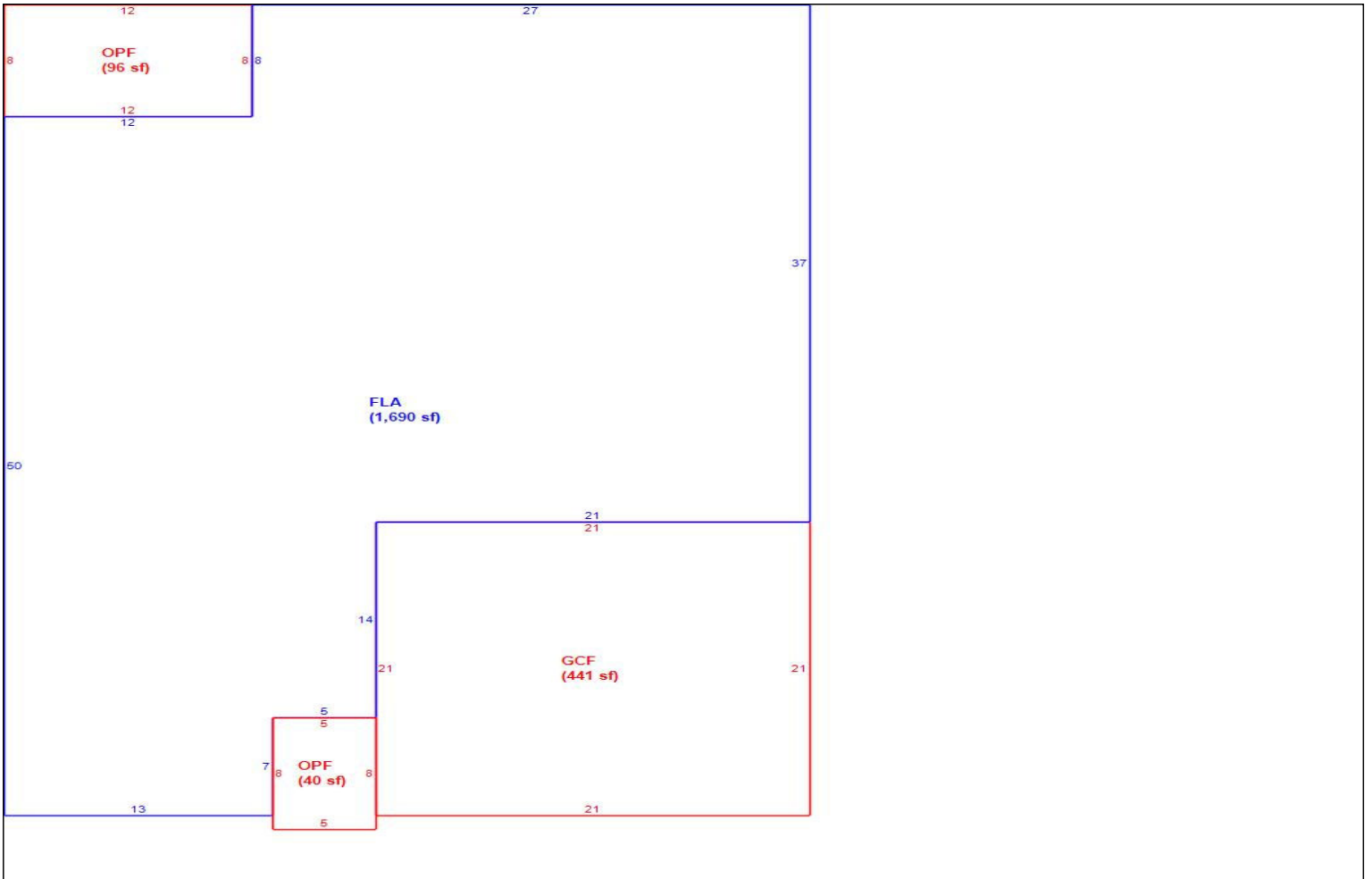
comp 1

Property Location			
Site Address	5982 CHURCHILL SQUARE WAY		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	07-28-202

Legal Description
BRIGHTON PB 71 PG 46-47 LOT 8 ORB 6260 PG 724

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	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 225,203	Deprec Bldg Value 225,203	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	3
FLA	FINISHED LIVING AREA	1,690	1,690	1690	Effective Area	1690	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	109.25	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	136	0	Building RCN	225,203	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		1,690	2,267	1,690	Building RCNLD	225,203				

Alternate Key 3915754
 Parcel ID 13-22-24-0700-000-00800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0859 Comp 1
 PRC Run: 11/15/2024 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	1909-0014	01-01-2020	07-28-2020	239,409	0001	SFR FOR 2021	07-28-2020		
2020	1909-0014	10-23-2019	12-27-2019	239,409	0001	SFR 5982 CHURCHILL SQUARE WAY	12-27-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023154515	6260	0724	12-15-2023	WD	Q	01	I	300,000	039	HOMESTEAD	2024	25000
2020033281	5440	1914	03-17-2020	WD	Q	03	I	238,000	059	ADDITIONAL HOMESTEAD	2024	25000
2019085517	5318	0908	07-18-2019	WD	U	M	V	2,950,000				
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	
56,000	225,203	0	281,203	0	243823	50,000.00	193823	218823	276,159	

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Alternate Key 3915760
Parcel ID 13-22-24-0700-000-01400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0859 Comp 2
PRC Run: 11/15/2024 By
Card # 1 of 1

Current Owner		
FAUST JOSHUA & STEPHANIE		
5958 CHURCHILL SQUARE WAY		
GROVELAND	FL	34736

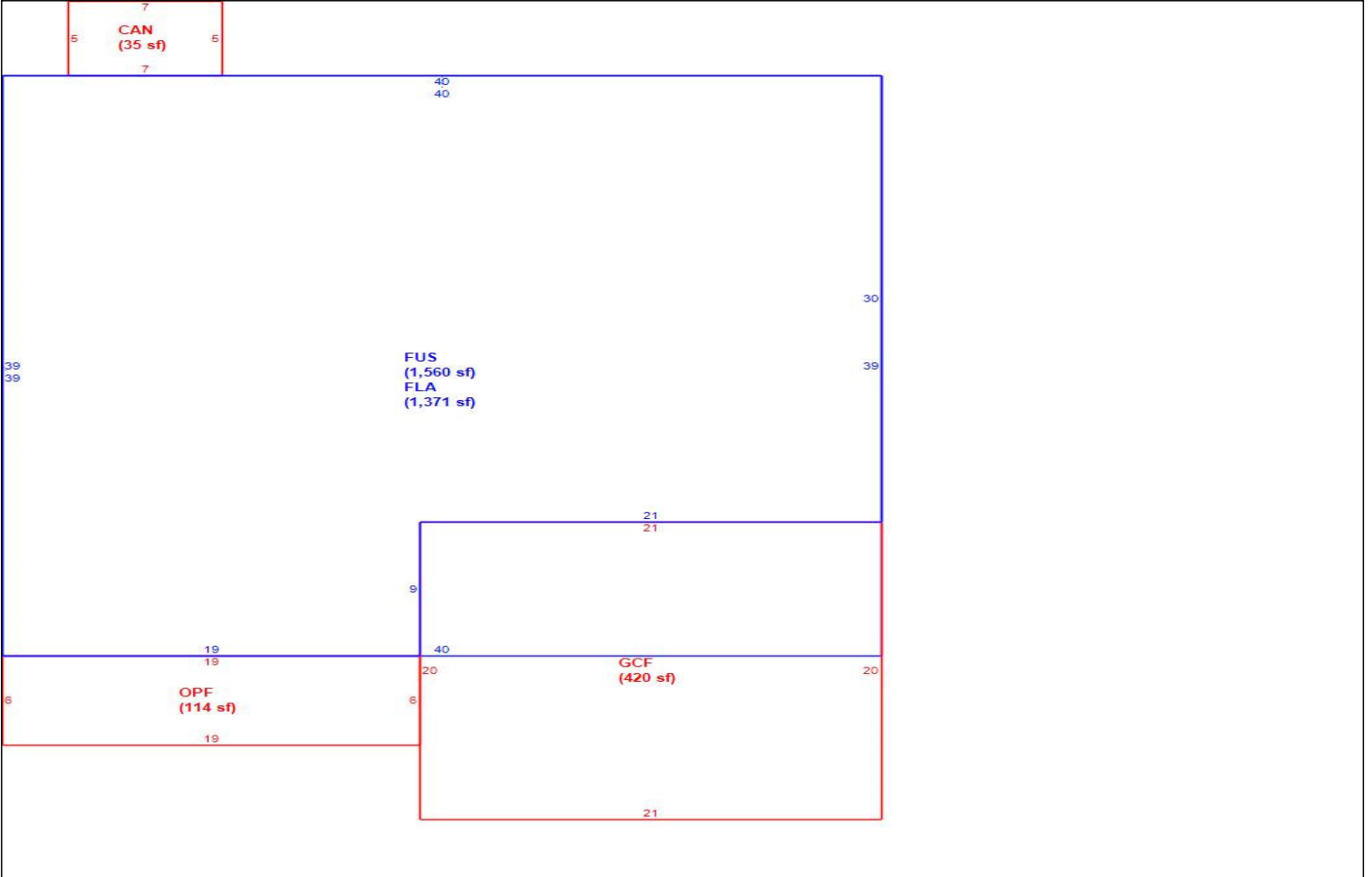
comp 2

Property Location			
Site Address	5958 CHURCHILL SQUARE WAY		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	07-28-202

Legal Description
BRIGHTON PB 71 PG 46-47 LOT 14 ORB 6157 PG 1234

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	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 325,014	Deprec Bldg Value 325,014	Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,371	1,371	1371	Effective Area	2931	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,560	1,560	1560	Base Rate	92.45	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	325,014	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	114	0	Condition	VG	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	35	0	% Good	100.00	Functional Obsol	0		
TOTALS		2,931	3,500	2,931	Building RCNLD	325,014	Roof Cover	3	Type AC	03

Alternate Key 3915760
 Parcel ID 13-22-24-0700-000-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0859 Comp 2
 PRC Run: 11/15/2024 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	
2021	1910-0112	01-01-2020	07-28-2020	381,707	0001	SFR 5958 CHURCHILL SQAURE WAY	07-28-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023069036	6157 1234	06-06-2023	WD	Q	01	I	428,500		024	DISABILITY VETERAN TOT	2024	331014
2020054357	5471 2445	05-15-2020	WD	Q	03	I	292,000		039	HOMESTEAD	2024	25000
2019085517	5318 0908	07-18-2019	WD	U	M	V	2,950,000		059	ADDITIONAL HOMESTEAD	2024	25000
Total											381,014.00	

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	
56,000	325,014	0	381,014	0	381014	381,014.00	0	0	370,610	

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Alternate Key 3915786
Parcel ID 13-22-24-0700-000-04000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0859 Comp 3
PRC Run: 11/15/2024 By
Card # 1 of 1

Current Owner		
SAAVEDRA ANGELICA AND RANDOLPH WA		
5981 CHURCHILL SQUARE WAY		
GROVELAND	FL	34736

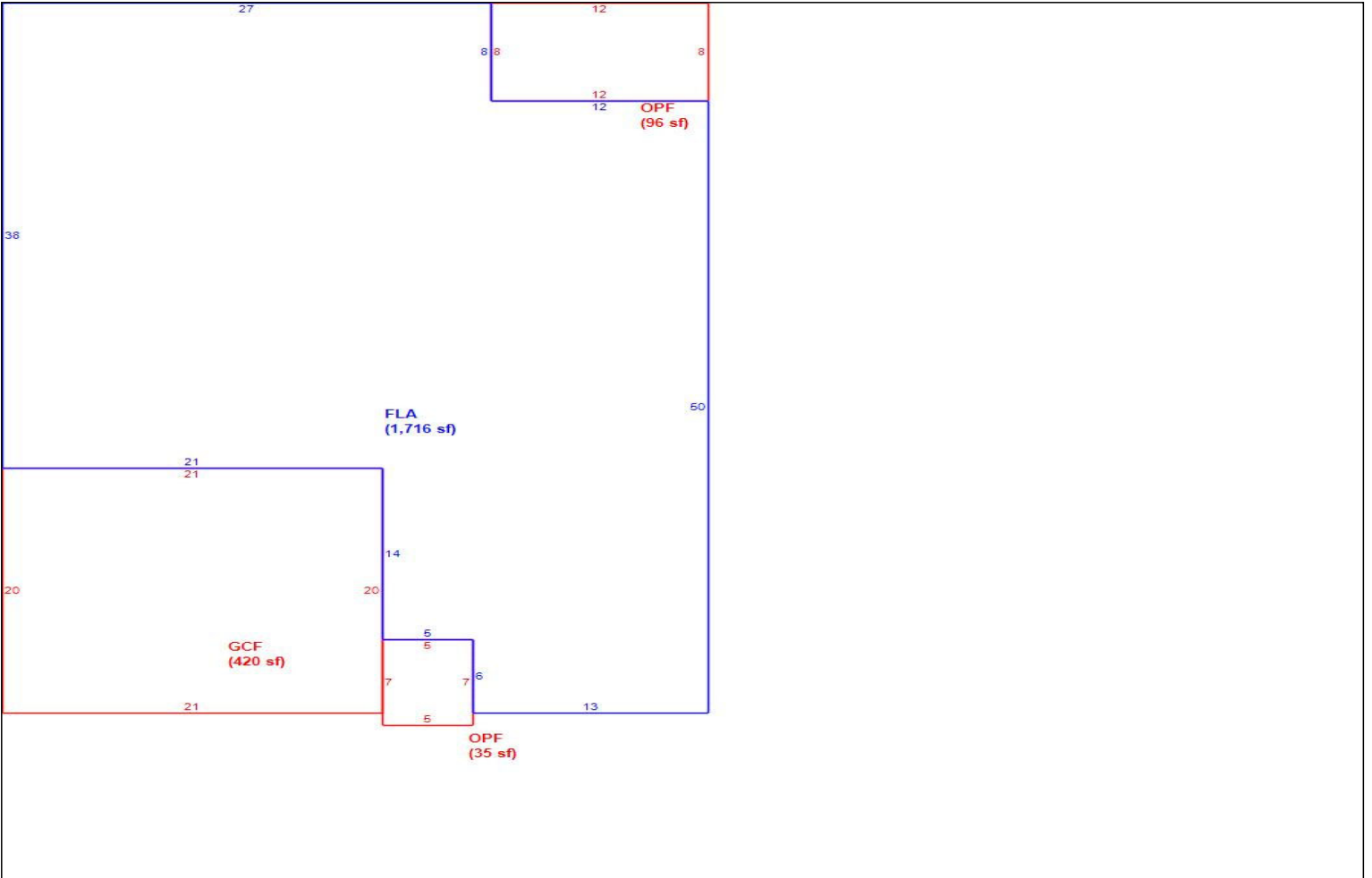
comp 3

Property Location			
Site Address 5981 CHURCHILL SQUARE WAY			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	01-24-202

Legal Description
BRIGHTON PB 71 PG 46-47 LOT 40 ORB 6282 PG 2055

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	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 227,371	Deprec Bldg Value 220,550	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail									
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,716	1,716	1716	2019	1716	109.18	227,371	EX	97.00	0	220,550	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0									Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	131	0									Wall Type	03	Heat Type	6
TOTALS		1,716	2,267	1,716									Foundation	3	Fireplaces	0
													Roof Cover	3	Type AC	03

Alternate Key 3915786
 Parcel ID 13-22-24-0700-000-04000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0859 Comp 3
 PRC Run: 11/15/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	1908-0263	09-12-2019	01-24-2020	239,409	0001	SFR 5981 CHURCHILL SQUARE WAY	01-24-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024015738	6282	2055	02-07-2024	WD	Q	01	I	352,000	039	HOMESTEAD	2020	25000
2020001538	5401	0127	12-31-2019	WD	Q	Q	I	237,000	059	ADDITIONAL HOMESTEAD	2020	25000
2019085517	5318	0908	07-18-2019	WD	U	M	V	2,950,000				
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	
56,000	220,550	0	276,550	59690	216860	50,000.00	166860	191860	269,554	

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