

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 *3863/97*

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.

incorporated, by re	rerence, in Rule 12D-16.0			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
	GOMETEMED BAG	**************************************	(MACA C. Sandonia C. MacSia iii ii uu uu uu uu ii ii ii ii ii T		1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Petition# 2/	524-0860	County Lake		x year 2024	Date received 9.12.24
		ONFIDENT			
	er Information HPa II BOR				
	oint Venture - HPA JV 2019 Prop	erty Holdco LLC; Putz	Representative: R	yan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	priyolodi addi çoo	15-22-24-005 15320 Scorpi	
Phone 954-740-6	240		Email	ResidentialAp	peals@ryan.com
	to receive information is b		-		
	petition after the petition d at support my statement.	eadline. I have attac	ched a statement of	the reasons I	filed late and any
your evidence t		rd clerk. Florida law a	allows the property a	ppraiser to cros	t submit duplicate copies of ss examine or object to your if you were present.)
Type of Property[Commercial	☑ Res. 1-4 units□ Industr □ Res. 5+ units □ Agricult	rial and miscellaneou ural or classified use	us∏ High-water rec □ Vacant lots and a	-	listoric, commercial or nonprofit dusiness machinery, equipment
PART 2. Reason	for Petition Chec	k one. If more than	one, file a separa	te petition.	
☐ Denial of classi ☐ Parent/grandpa ☐Property was no ☐Tangible person return required b		n January 1 ust have timely filed	(Include a date a _Qualifying impro\	filing of exempe- stamped copy wement (s. 193.15 control (s. 193.15	otion or classification y of application.)
determination 5 Enter the time by the reques group.	sted time. For single joint pe	ly similar. (s. 194.01 I need to present you Hitions for multiple un	1(3)(e), (f), and (g), ur case. Most hearin its, parcels, or according	, F.S.) gs take 15 min unts, provide th	utes. The VAB is not bound the time needed for the entire
1	s or I will not be available t	•			
evidence directly to appraiser's eviden	to exchange evidence wi o the property appraiser a ice. At the hearing, you ha	t least 15 days before the right to have	re the hearing and r witnesses sworn.	make a written	request for the property
of your property re information redact	cord card containing infor	mation relevant to th	ne computation of y	our current as:	property appraiser a copy 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.

PART 3. Taxpayer Signature	· · · · · · · · · · · · · · · · · · ·	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Complete part 3 if you are representing yourself or if you are au without attaching a completed power of attorney or authorization. Written authorization from the taxpayer is required for access to collector.	n for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sign	ature 200	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.		following licensed
l am (check any box that applies): An employee of	(taxpaver or an affiliate	ed entity)
A Florida Bar licensed attorney (Florida Bar number	(taxpayor or an annual	od ondry).
A Florida real estate appraiser licensed under Chapter 475	Florida Statutes (license numbe	r_RD6182)
☐ A Florida real estate broker licensed under Chapter 475, Fl		
☐ A Florida certified public accountant licensed under Chapte	,	
I understand that written authorization from the taxpayer is requappraiser or tax collector.	ired for access to confidential info	ormation from the property
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read t	this petition and of becoming an	agent for service of process
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 liste		
☐ I am a compensated representative not acting as one of the AND (check one)	•	loyees listed in part 4 above
Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR the taxpayer's authorized taxpayer		
☐ I am an uncompensated representative filing this petition Al	ND (check one)	
the taxpayer's authorization is attached OR the taxpaye	r's authorized signature is in part	3 of this form.
I understand that written authorization from the taxpayer is req appraiser or tax collector.	uired for access to confidential in	formation from the property
Under penalties of perjury, I declare that I am the owner's auth becoming an agent for service of process under s. 194.011(3) facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	1	2024-0860		Alternate Key: 3863197			D: 15-22-24-00	50-000-09000	
Petitioner Name The Petitioner is:	Taxpayer of Rec	RYAN, LLC	payer's agent	Property Address		CORPIO ST	Check if Mu	ultiple Parcels	
Other, Explain:				, , , , , , ,					
Owner Name	HPA II BOI	RROWER 20)21-1 LLC	Value from TRIM Notice		e Board Actio	i value alieri	Board Action	
1. Just Value, red	vuirod			\$ 345,08	85 \$	345,08	25		
		*:f ann!:	aabla	·		•			
2. Assessed or c			cable	· · · · · · · · · · · · · · · · · · ·	50 \$	345,08	55		
3. Exempt value,		16		\$	-				
4. Taxable Value,	*required			\$ 345,08	85 \$	345,08	35		
*All values entered	d should be count	ty taxable va	lues, School and	d other taxing	authority values	may differ.			
Last Sale Date	5/5/2021	Pric	ce:\$1	00	Arm's Length	/ Distressed	Book <u>5770</u> I	Page <u>1429</u>	
ITEM	Subje	ct	Compara	able #1	Compara	able #2	Compara	able #3	
AK#	38631	97	3863	165	3863		3853834		
Address	15320 SCOF MASCO		15407 TAU MASCO	OTTE	15411 TAU MASCO	OTTE	15598 MERLIN AVE MASCOTTE		
Proximity			730 FI	EET	750 F	EET	.48 M	ILE	
Sales Price			\$378,0		\$327,0		\$356,0		
Cost of Sale			-15°		-15		-15º		
Time Adjust			3.20		3.60		2.80		
Adjusted Sale			\$333,3		\$289,		\$312,		
\$/SF FLA	\$139.94 p	er SF	\$169.58	•	\$181.08		\$146.61	•	
Sale Date			4/27/2	_	3/14/2	_	5/16/2		
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	2,466		1,966	37500	1,600	64950	2,132	25050	
Year Built	2017		2016		2018		2019		
Constr. Type	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		
Condition	GOOD		GOOD	7500	GOOD	7500	GOOD	5000	
Baths	3.0		2.0	7500	2.0	7500	2.1	5000	
Garage/Carport Porches	GARAGE OPF/OPF		GARAGE OPF/PAT	3000	GARAGE ODE/DAT	3000	GARAGE OPF/PAT	3000	
Pool	N N		N N	0	OPF/PAT N	0	N N	0	
Fireplace	0		0	0	0	0	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds	NONE		NONE	0	NONE	- 0	NONE		
Site Size	.21 AC		.21 AC		.21 AC		.18 AC	+	
	RESIDENTIAL		RESIDENTIAL	1	RESIDENTIAL	1	RESIDENTIAL	+	
Location	RESIDENTIAL		RESIDENTIAL	+	RESIDENTIAL		RESIDENTIAL		
View	RESIDENTIAL								
			Net Adj. 14.4%	48000	Net Adj. 26.0%	75450	Net Adj. 10.6%	33050	
			Gross Adj. 14.4%	48000	Gross Adj. 26.0%	75450	Gross Adj. 10.6%	33050	
Adj. Sales Price	Market Value	\$345,085	Adj Market Value	\$381,396	Adj Market Value	\$365,172	Adj Market Value	\$345,618	
Auj. Sales Price	Value per SF	139.94							

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 5 comps, comp	1 shows subject value good,	comps 2, 4 & 5 in a different	sub with comp 4 & 5	being 2 story SFR,
Comp 3 is a low outlier sale.				

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

2024-0860 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3863167	15411 TAURUS CT MASCOTTE	750 FEET
2	subject	3863197	15320 SCORPIO ST MASCOTTE	-
3	1	3863165	15407 TAURUS CT MASCOTTE	730 FEET
4	3	3853834	15598 MERLIN AVE MASCOTTE	.48 MILE
5				
6				
7				
8				

Parcel ID 15-22-24-0050-000-09000

Current Owner HPA II BORROWER 2021-1 LLC

120 S RIVERSIDE PLZ STE 2000

CHICAGO 60606 **LCPA Property Record Card** Roll Year 2024 Status: A

subject

2024-0860 Subject PRC Run: 11/15/2024 By bboone

Card # of

Property Location

Site Address 15320 SCORPIO ST

MASCOTTE FL 34753 **NBHD** 0MA1 0524

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 04-19-202

Legal Description

KNIGHT LAKE ESTATES PB 61 PG 57-59 LOT 90 ORB 5770 PG 1429

Lan	and Lines														
LL #	Use Code	Front	Depth	Not Ad		Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0			1.00 LT		36,500.00	0.0000	2.00	1.000	1.000	0	73,000	
	Total Acres 0.00 JV/Mk					lkt 0			Tota	d Adj JV/MI	kt		73,000		
Classified Acres 0 Classified JV/Mk					lkt 73	,000		Classifie	d Adj JV/MI	ct		0			

Sketch Bldg 1 1 of 1 Replacement Cost 280,500 Deprec Bldg Value 272,085 Multi Story 0 Sec FLA (2,466 sf) GCF (579 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2017	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,466	2,466	2466	Effective Area	2466	l			-
GAR	GARAGE FINISH	0	579	0	Base Rate	94.24	No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	314	0	Building RCN	280,500	Quality Grade	655	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,466	3,359	2,466	Building RCNLD	272,085	Roof Cover	3	Type AC	03

Alternate Key 3863197 Parcel ID 15-22-24-0050-000-09000

LCPA Property Record Card Roll Year 2024 Status: A

2024-0860 Subject PRC Run: 11/15/2024 By bboone Card # 1 of 1

Parceri	D 13-22	-24-003	0-000-0	09000	Roll Year 2024 Status: A								Calu #	ı	01 1
						*0	. 46 - 6	Miscel	laneous F	eatures	h a l a				
0.4.		D	4		Llos					re reflected l		DON	1 0/ 0 1		
Code		Descrip	tion		Uni	ts	Туре	U	nit Price	Year Blt	Effect Yr	RCN	%Good	Ap	r Value
								Bu	ilding Per	mits				<u>'</u>	
Roll Yea		it ID	Issue D	ate C				ount	Туре		Description	on	Review D	ate	CO Date
2018	18 IMPS 01-01-2017 10-10-2)-10-20	017			1 0001	SFR FOR 18	3		10-10-20	17	
				Sales Ir	forma	ation						Exe	mptions		
Instru	ment No	Book	k/Page	Sale D	ate	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio	n	Year	Amount
2021	1110602	5770	1429	05-05-2	2021	WD	U	11	1	100					
	146000	5609	0804	12-21-2	2020	WD	Q	01	1	297,000					
	2017107132 5010 0686 09-29-2017			WD	Q	Q		233,000							
2017	2017016077 4901 2413 02-06-2017			WD	U	M	V	51,000							
		4427	1001	04-18-2	2013	WD	U	M	V	556,000	' 				
													Total		0.00
								Va	lue Sumn	nary	_				
Land Va	alue Bld	lg Value	Miss	Value	Marke	et Valu	- D	eferred	Amt A	ssd Value	Cnty Ex Amt	Co Tax Val	Sch Tay \	/al Dro	vious Valu
Lanu Va	aiu c Diu	ig value	IVIISC	value	iviain	ci valu	ט ט	JIGITEU	AIII A	JJU Value	Only Lx Alli	CO TAX VAI	Julian	vai ile	vious valu

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
73.000	272.085	0	345.085	0	345085	0.00	345085	345085	336.425

^{***}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 15-22-24-0050-000-05800

Current Owner RODRIGUEZ MARGARITA

15407 TAURUS CT

MASCOTTE FL 34753 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 1

2024-0860 Comp 1 PRC Run: 11/15/2024 By

Card # 1 of 1

Property Location Site Address 15407 TAURUS CT

MASCOTTE FL 34753

NBHD 0524 Mill Group 0MA1 Property Use

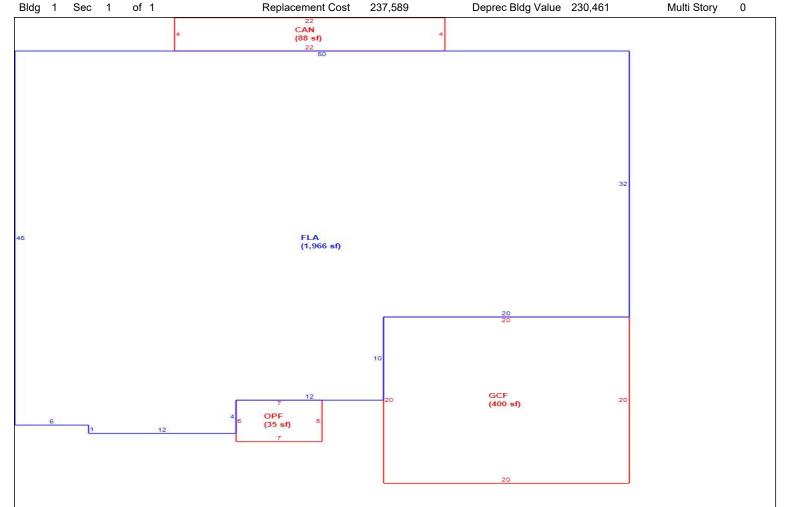
Last Inspection 00100 SINGLE FAMILY TRF 01-01-202

Legal Description

KNIGHT LAKE ESTATES PB 61 PG 57-59 LOT 58 ORB 6134 PG 1404

Lan	d 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	36,500.00	0.0000	2.00	1.100	1.000	0	80,300
	Cli	Total A		0.00	JV/Mkt 0 Classified JV/Mkt 80	300			 Adj JV/M Adi JV/M			80,300

Sketch 1 of 1 Replacement Cost 237,589 Multi Story 0 1 Sec



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2016	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,966	1,966	1966	Effective Area	1966				
-	GARAGE FINISH	0	400	0	Base Rate	102.12	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	35 88	0	Building RCN	237,589	Quality Grade	660	Half Baths	0
l Ai	TATIO ONGOVERED	O	00		Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		ı ı
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,966	2,489	1,966	Building RCNLD	230,461	Roof Cover	3	Type AC	03

Alternate Key 3863165 Parcel ID 15-22-24-0050-000-05800

80,300

230.461

0

310,761

LCPA Property Record Card Roll Year 2024 Status: A

2024-0860 Comp 1 PRC Run: 11/15/2024 By

Parcel I	D 15-22	-24-00	50-000-0	05800		Ro	II Yea	r 202	24 Sta	atus: A			Card #	1	of 1
						*Only			laneous F	eatures are reflected l	helow				
Code		Descri	intion		Un		Type		nit Price	Year Blt	Effect Yr	RCN	%Good	I A	pr Value
0000		r Permit ID Issue Date 006-16-01BEP 01-01-2016					Турс			Teal Bit	Elisteri	NON	7/10000		pr value
								Bu	ilding Per	mits					
Roll Yea	r Perm	it ID	Issue D	ate	Comp [Date	An	Туре		Descrip		Review [Date	CO Date	
2017							125,60	00 0001	SFR 2093SF	- 15407 TA		08-17-20	516		
					Inform	,			T				emptions		
	ment No		k/Page		Date	Instr			Vac/Imp		Code	Descripti	on	Year	Amount
2016	3050748 3104355 3004348	6134 4845 4728 4427 4039	1602 1081 1001	09-27 01-07 04-18	7-2023 7-2016 7-2016 3-2013 1-2011	WD WD WD WD WD	QQUUU	01 Q M M		378,000 190,600 50,000 556,000 290,000					
													Total		0.00
								Va	lue Sumn	nary					
Land Va	alue Bld	g Value	Misc	Value	Mark	et Valu	e De	eferred		_	Cnty Ex Ar	nt Co Tax Val	Sch Tax	Val Pre	evious Valu

310761

0.00

310761

310761

303,291

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Parcel ID 15-22-24-0050-000-06000

Current Owner **GIAMBRONE RUSSELL & JUANITA**

15411 TAURUS CT

MASCOTTE FL 34753 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 2

2024-0860 Comp 2 PRC Run: 11/15/2024 By

Card # 1 of 1

Property Location

Site Address 15411 TAURUS CT

MASCOTTE FL 34753

NBHD 0524 Mill Group 0MA1 Property Use Last Inspection

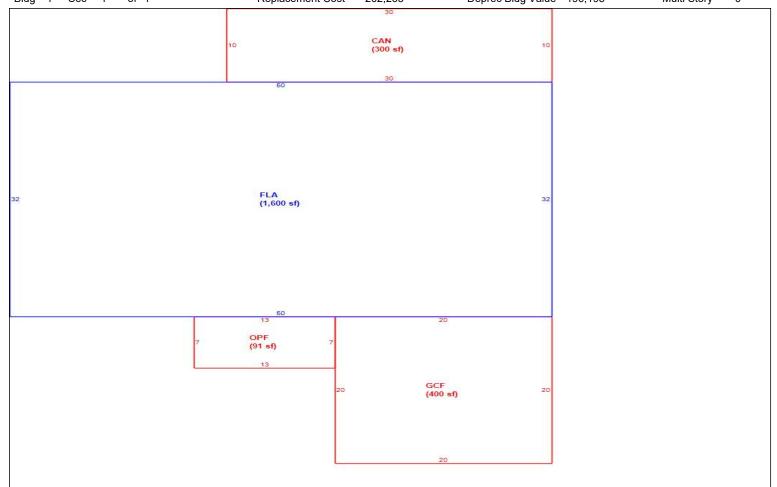
00100 SINGLE FAMILY PJF 04-19-202

Legal Description

KNIGHT LAKE ESTATES PB 61 PG 57-59 LOT 60 ORB 6108 PG 158

Lan	and Lines														
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	1 TOTAL	Берш	Adj	Office		Price	Factor	Factor	Factor	Factor	Class vai	Value		
1	0100 0 0 1.00 LT					T	36,500.00	0.0000	2.00	1.100	1.000	0	80,300		
Total Association O COL IV/Mido						1410			T.4-	 			00.000		
Total Acres 0.00 JV/Mkt										ıl Adj JV/MI			80,300		
	Classified Acres 0 Classified JV/M					kt 80,	300		Classified	d Adj JV/MI	ct	•	0		

Sketch Bldg 1 202,263 Multi Story 0 Sec 1 of 1 Replacement Cost Deprec Bldg Value 196,195



	Building \$	Sub Areas			Building Valuat	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2018	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,600	· · · · ·	1600	Effective Area	1600			E. II D. H.	
GAR	GARAGE FINISH	0	400	0	Base Rate	103.05	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	91	0	Building RCN	202.263	Quality Grade	660	Half Baths	0
PAT	PATIO UNCOVERED	"	300	0	Condition	EX	\A/=!! T: ::		Heat Torre	
					% Good	97.00	Wall Type	03	Heat Type	6
					Functional Obsol	07.00	Foundation	3	Fireplaces	0
					i diletional Obsol	U			•	
	TOTALS	1,600	2,391	1,600	Building RCNLD	196 195	Roof Cover	3	Type AC	0.3

Alternate Key 3863167 Parcel ID 15-22-24-0050-000-06000

LCPA Property Record Card Roll Year 2024 Status: A

2024-0860 Comp 2 PRC Run: 11/15/2024 By

Card # 1 of 1

		11	Uli leai	2024 36	atus. 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					
	·													
		<u> </u>						L						

	Building Permits Poll Year Powert December Comp Data Comp														
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date							
2019 2018	269-17-09BEP 269-17-09BEP	01-01-2018 09-19-2017	06-19-2018 01-24-2018	221,503 221,503		SFR FOR 2019 SFR 1601SF 15411 TAURUS CT	06-19-2018 01-24-2018								

			Sales Inform	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023029540	6108	0158	03-14-2023	WD	Q	01	1	327,000	039	HOMESTEAD	2024		
2018039801	5091	0487	03-28-2018	WD	Q	Q	ı	202,900	059	ADDITIONAL HOMESTEAD	2024	25000	
2017086042	4985	0264	08-04-2017	WD	U	M	V	132,500					
	4427	1001	04-18-2013	WD	U	M	V	556,000					
	4039	1427	06-01-2011	WD	U	M	V	290,000					
	Total												
						Val	ua Summ	2r\/					

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
80.300	196,195	0	276.495	0	276495	50.000.00	226495	251495	270.357

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Parcel ID 15-22-24-0010-000-14100

Current Owner TULSHIPRASAD TOTARAM ET AL

15598 MERLIN AVE

MASCOTTE FL 34753 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 3

Replacement Cost

2024-0860 Comp 3 PRC Run: 11/15/2024 By

Card # 1 of 1

Property Location

Site Address 15598 MERLIN AVE MASCOTTE

FL 34753 NBHD 0524

00MA Mill Group Property Use

Last Inspection

00100

Deprec Bldg Value 219,118

SINGLE FAMILY RBB 07-09-201

Multi Story

1

Legal Description

Sec 1 of 1

SHEARWATER ESTATES PB 59 PG 33-35 LOT 141 ORB 6149 PG 2099

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	1 0100 0 0 1.00 LT		1.00 LT	36,500.00	0.0000	2.00	1.000	1.000	0	73,000				
		Total A	cres	0.00	JV/Mkt 0			Tota	Adj JV/Mk	ct	II_	73,000		
	Cla	assified A	cres	0	Classified JV/Mkt 73	000		Classified	M/VI. ibA h	ct l		0		

Sketch 225,895

Bldg 1 CAN (80 sf) FUS (1,216 sf) 916 sf) GCF (400 sf) OPF (30 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	916	916	916	Effective Area	2132				
	FINISHED AREA UPPER	1,216	1,216	1216	Base Rate	88.10	No Stories	1.00	Full Baths	2
-	GARAGE FINISH	0	400	0	Building RCN	225,895	Quality Grade	640	Half Baths	1
OPF	OPEN PORCH FINISHE	0	30	0	Condition	EX		0-10		.
PAT	PATIO UNCOVERED	U	80	U			Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	2	Fireplaces	
					Functional Obsol	0	Foundation	3	Fileplaces	0
	TOTALS	2,132	2,642	2,132	Building RCNLD	219,118	Roof Cover	3	Type AC	03

Alternate Key 3853834 Parcel ID 15-22-24-0010-000-14100

LCPA Property Record Card Roll Year 2024 Status: A

2024-0860 Comp 3 PRC Run: 11/15/2024 By

Card # 1 of 1

Miscellaneous Features														
	*Only the first 10 records are reflected below													
			*On	ly the firs	t 10 re	cords a	re reflected	below						
Code	Descr	ription	Units	Type	Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
					Build	ing Per	mits							
Roll Year	Permit ID	Issue Date	Comp Date	Date Amount				Description	n	Review Dat	e CO Date			
2020	361-18-07BEP	01-01-2019	07-09-2019	28	32,266	0001	SFR FOR 2020			07-15-2019)			
2019	361-18-07BEP	07-17-2018	12-18-2018	28	32,266	0001	SFR 15598	MERLIN AVE		12-18-2018	3			
2019	259-17-09	01-04-2018	12-18-2018	28	32,266	0001	CANCELLE	D		12-18-2018	3			
2018	259-17-09	09-06-2017	01-04-2018	28	32,266	0001	SFR 2099S	F 15598 MER	LIN AVE	01-04-2018	3			
		259-17-09 09-06-2017 0												
1	1	1		1			1			1				

			Sales Inform	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023063150	6149	2099	05-16-2023	WD	Q	01	1	356,000					
2019096675	5332	0995	08-13-2019	WD	Q	Q		252,500					
2017089675	4989	0160	08-10-2017	WD	l U	M	V	262,900				,	
2017040402	4929	1980	04-12-2017	WD	U	M	V	2,658,300					
2017002132	4886	0588	12-27-2016	WD	U	M	V	3,656,300					
Total													
						Val	ue Summ	arv					

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
73.000	219.118	0	292.118	0	292118	0.00	292118	292118	285.123

^{***}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.***