



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3870161*

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 #	<i>2024-0862</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>HPA II BORROWER 2021-1 LLC</i>			
Taxpayer name: Joint Venture - HPA JV 2019 Property Holdco LLC; Cady		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 #	22-22-25-0010-000-23600 505 Boat Key Way
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 checked="" type="checkbox"/> 5 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

<b>Petition #</b> 2024-0862	Alternate Key: 3870161	Parcel ID: 22-22-25-0010-000-23600
<b>Petitioner Name</b> RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 505 BOAT KEY WAY GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> HPA II BORROWER 2021-1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 367,322	\$ 367,322
<b>2. Assessed or classified use value, *if applicable</b>	\$ 367,322	\$ 367,322
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 367,322	\$ 367,322

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

**Last Sale Date** 5/5/2021      **Price:** \$100       Arm's Length  Distressed      **Book** 5770      **Page** 1426

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3870161	3870168	3884531	3890794
<b>Address</b>	505 BOAT KEY WAY GROVELAND	607 LAKE TALQUIN WAY GROVELAND	905 EGRETS LANDING WAY	1101 WHITE WATER BAY DR
<b>Proximity</b>		200 FEET	.20 MILE	.34 MILE
<b>Sales Price</b>		\$420,000	\$424,000	\$436,500
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	1.60%	3.60%
<b>Adjusted Sale</b>		\$367,080	\$367,184	\$386,739
<b>\$/SF FLA</b>	\$147.05 per SF	\$150.32 per SF	\$144.79 per SF	\$151.07 per SF
<b>Sale Date</b>		6/30/2023	8/1/2023	3/7/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,498	2,442	2800	2,536	-1900	2,560	-3100
<b>Year Built</b>	2014	2010		2014		2014	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.1	2.1		3.0	-5000	3.0	-5000
<b>Garage/Carport</b>	GARAGE	GARAGE		GARAGE		GARAGE	
<b>Porches</b>	OPF/SPF	OPF/OPF	2000	OPF/SPF		OPF/PAT	4000
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		NONE		NONE	
<b>Site Size</b>	.12 AC	.14 AC		.15 AC		.15 AC	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 1.3%	4800	-Net Adj. 1.9%	-6900	-Net Adj. 1.1%	-4100
		Gross Adj. 1.3%	4800	Gross Adj. 1.9%	6900	Gross Adj. 3.1%	12100
<b>Adj. Sales Price</b>	Market Value <b>\$367,322</b> Value per SF 147.05	Adj Market Value <b>\$371,880</b>		Adj Market Value <b>\$360,284</b>		Adj Market Value <b>\$382,639</b>	

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**

## 2024-0862 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3884531	905 EGRETS LANDING WAY GROVELAND	.20 MILE
2	SUBJECT	3870161	505 BOAT KEY WAY GROVELAND	-
3	1	3870168	607 LAKE TALQUIN WAY GROVELAND	200 FEET
4	3	3890794	1101 WHITE WATER BAY DR GROVELAND	.34 MILE
5				
6				
7				
8				

Alternate Key 3870161  
Parcel ID 22-22-25-0010-000-23600

LCPA Property Record Card  
Roll Year 2024 Status: A

2024-0862 Subject By bboone  
PRC Run: 12/6/2024  
Card # 1 of 1

Current Owner		
HPA II BORROWER 2021-1 LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

subject

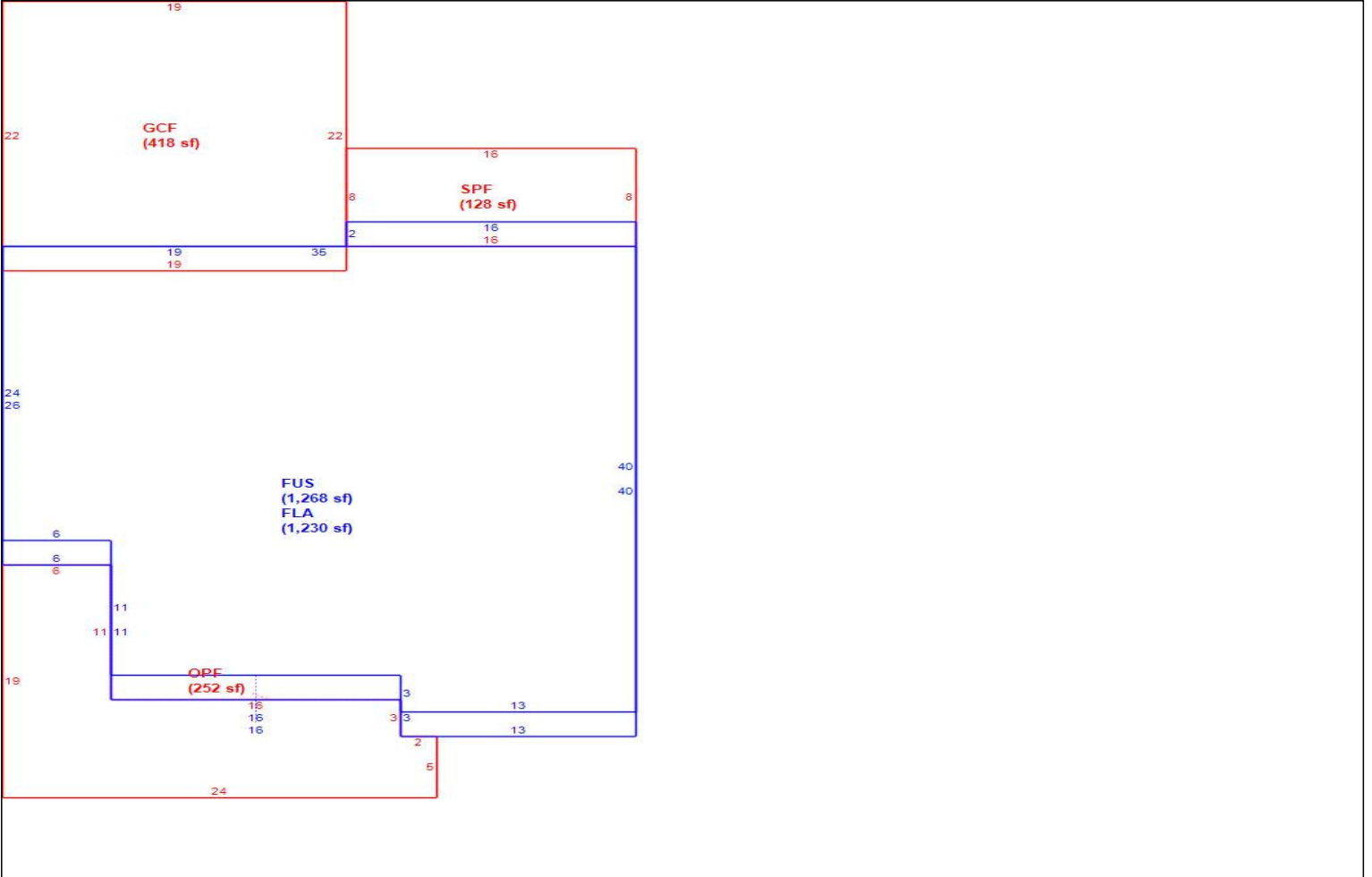
Property Location			
Site Address	505 BOAT KEY WAY		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0591

Property Use	Last Inspection
00100 SINGLE FAMILY	MHS 04-05-202

Legal Description
WATERSIDE POINTE PHASE I PB 63 PG 13-21 LOT 236 ORB 5770 PG 1426

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	62,500.00	0.0000	1.50	1.000	1.000	0	93,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		93,750		
Classified Acres		0		Classified JV/Mkt		93,750		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 282,033	Deprec Bldg Value 273,572	Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2014	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,230	1,230	1230	Effective Area	2498	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,268	1,268	1268	Base Rate	93.93	Quality Grade	655	Half Baths	1
GAR	GARAGE FINISH	0	418	0	Building RCN	282,033	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	252	0	% Good	97.00	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	128	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,498	3,296	2,498	Building RCNLD	273,572				

Alternate Key 3870161  
 Parcel ID 22-22-25-0010-000-23600

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

2024-0862 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
2022	SALE	01-01-2021	04-05-2022	1	0099	CHECK VALUE		
2021	SALE	01-01-2020	03-31-2021	1	0099	CHECK VALUE	04-05-2021	
2016	1217-15-10B	10-20-2015	02-04-2016	1,250	0002	SCNR IN LANAI	02-04-2016	
2016	SALE	01-01-2015	10-29-2015	1	0099	CHECK VALUE	10-29-2015	
2015	992-09-13BEP	01-02-2014	01-21-2015	259,920	0001	SFR 4BR 2477 FLA SF 2.5 BATHS 4 BE	01-21-2015	
2014	992-09-13BEP	08-14-2013	12-31-2013	259,920	0001	SFR 4BR 505 BOAT KEY WAY	12-30-2013	

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021110601	5770 1426	05-05-2021	WD	U	11	I	100				
2021030551	5657 0189	03-02-2021	WD	Q	01	I	354,000				
2020020568	5423 2400	02-04-2020	WD	Q	01	I	305,000				
	4668 2431	08-20-2015	WD	Q	Q	I	240,000				
	4432 1678	01-16-2014	WD	Q	Q	I	223,400				
<b>Total</b>											0.00

**Exemptions**

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
93,750	273,572	0	367,322	0	367322	0.00	367322	367322	358,548

\*\*\*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 3870168  
Parcel ID 22-22-25-0010-000-24300

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

2024-0862 Comp 1  
PRC Run: 12/6/2024 By  
Card # 1 of 1

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

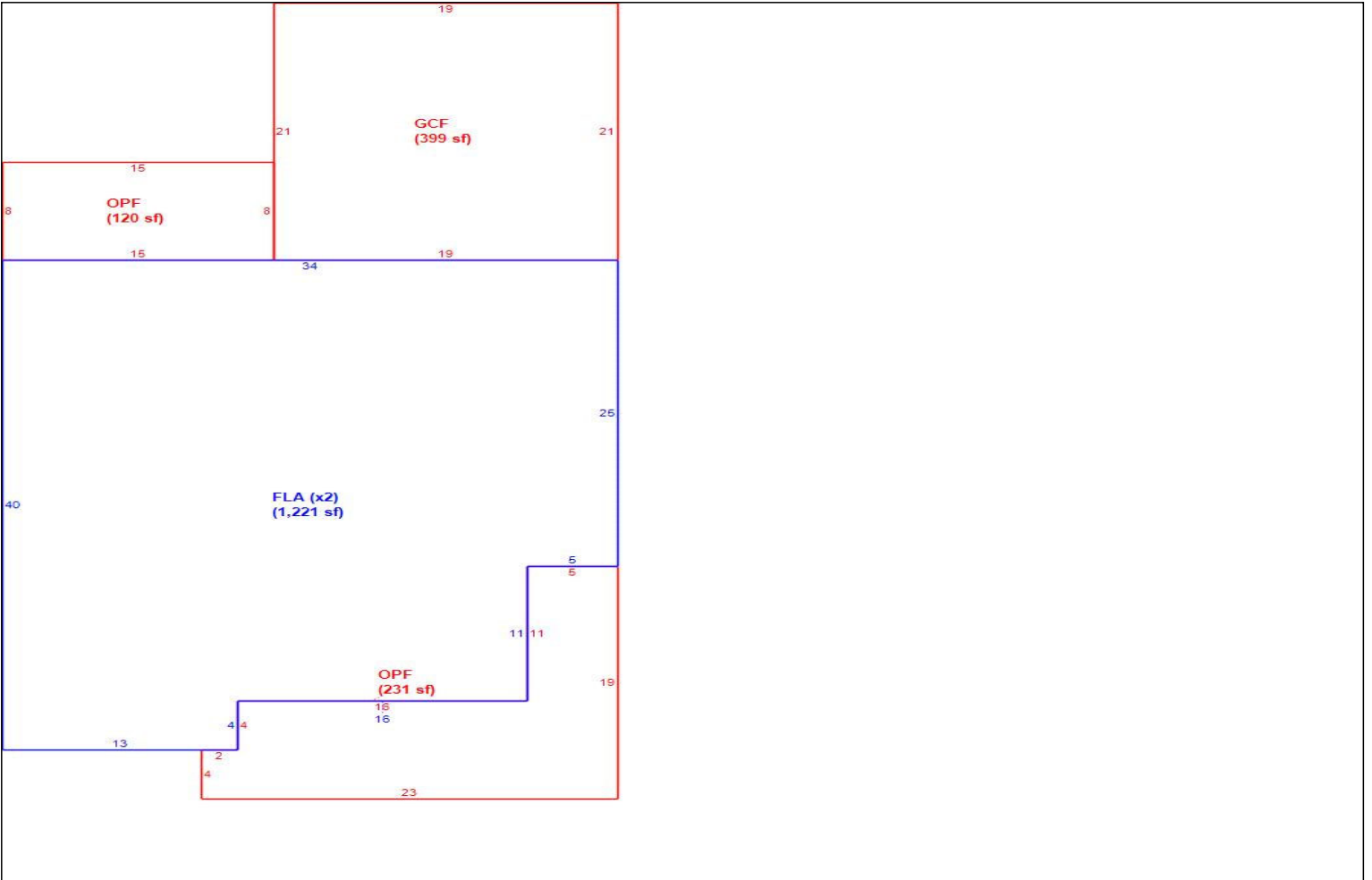
**comp 1**

Property Location		
Site Address	607 LAKE TALQUIN WAY	
	GROVELAND	FL 34736
Mill Group	00GR	NBHD 0591
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 04-05-202

Legal Description
WATERSIDE POINTE PHASE I PB 63 PG 13-21 LOT 243 ORB 6177 PG 469

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	62,500.00	0.0000	1.50	1.000	1.000	0	93,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		93,750		
Classified Acres		0		Classified JV/Mkt		93,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 256,971
		Deprec Bldg Value 249,262	Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2010	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,442	2,442	2442	Effective Area	2442	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0	Base Rate	86.38	Quality Grade	655	Half Baths	1
OPF	OPEN PORCH FINISHE	0	351	0	Building RCN	256,971	Condition	EX	Heat Type	6
				% Good		97.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Building RCNLD	249,262	Roof Cover	3
TOTALS		2,442	3,192	2,442					Type AC	03



Alternate Key 3870168  
 Parcel ID 22-22-25-0010-000-24300

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

2024-0862 Comp 1  
 PRC Run: 12/6/2024 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
2022 2011	SALE 036-10-02B	01-01-2021 02-01-2010	04-05-2022 07-16-2010	1 243,675	0099 0001	CHECK VALUE SFR 4/BR 607 LAKE TALQUIN WAY	07-16-2010	

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	<b>Exemptions</b>				
								Code	Description	Year	Amount	
2023085634	6177	0469	06-30-2023	WD	Q	01	I	420,000				
2021051909	5688	1002	04-14-2021	WD	Q	01	I	325,000				
	4072	0660	07-01-2011	QC	U	U	I	0				
	3921	1619	06-24-2010	WD	Q	Q	I	214,800				
								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
93,750	249,262	0	343,012	0	343012	0.00	343012	343012	335,140

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Alternate Key 3884531  
 Parcel ID 22-22-25-0011-000-40100

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

2024-0862 Comp 2  
 PRC Run: 12/6/2024 By

Card # 1 of 1

Current Owner		
CHRISTIAN JUSTIN M		
905 EGRETS LANDING WAY		
GROVELAND	FL	34736

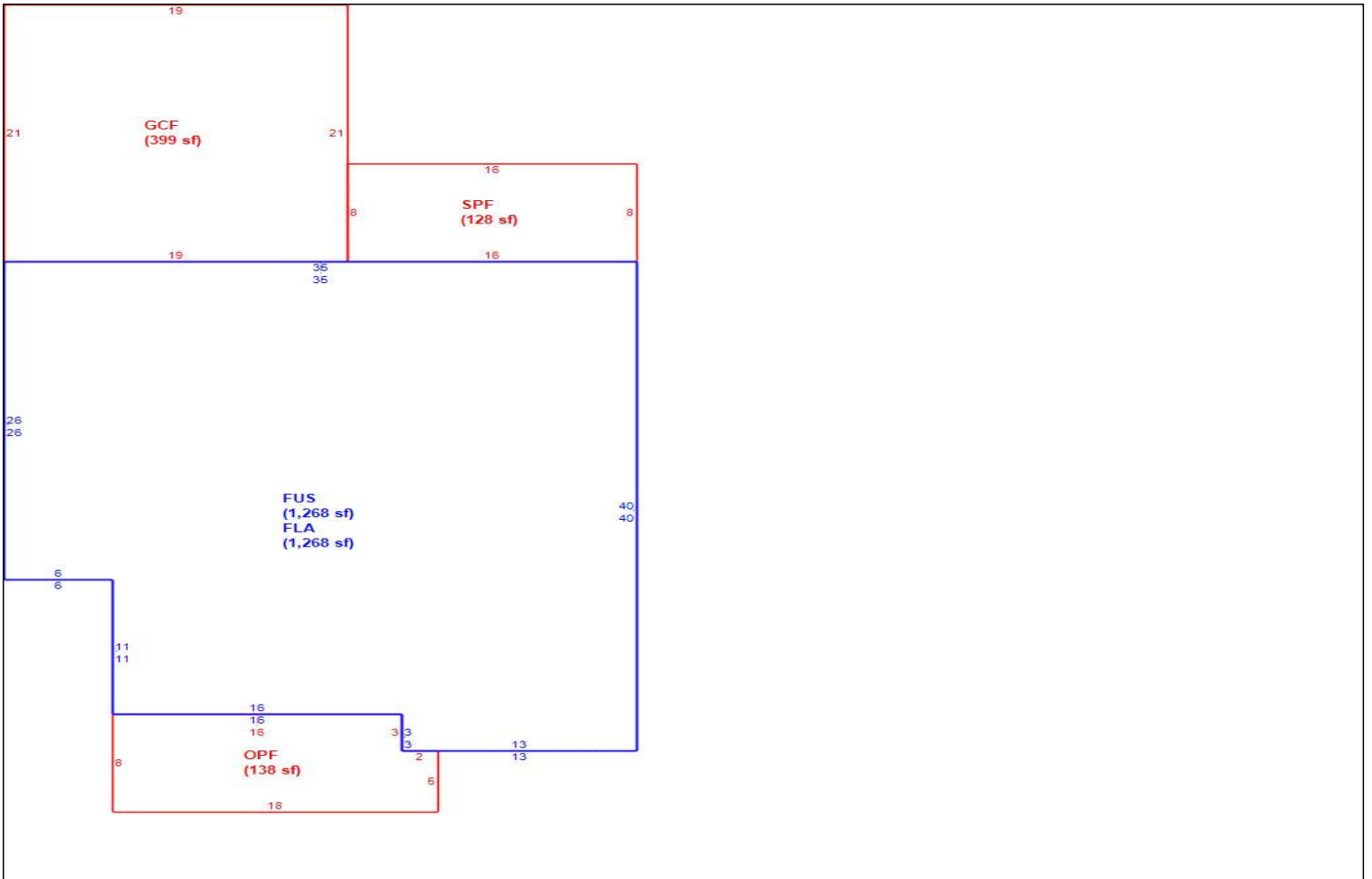
**comp 2**

Property Location			
Site Address 905 EGRETS LANDING WAY			
GROVELAND		FL 34736	
Mill Group	00GR	NBHD	0591
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
WATERSIDE POINTE PHASE 2A PB 64 PG 81-84 LOT 401 ORB 6188 PG 1792

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	62,500.00	0.0000	1.50	1.000	1.000	0	93,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		93,750		
Classified Acres		0		Classified JV/Mkt		93,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 261,272
Deprec Bldg Value 253,434		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2014	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,268	1,268	1268	Effective Area	2536	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,268	1,268	1268	Base Rate	85.72	Quality Grade	655	Half Baths	0
GAR	GARAGE FINISH	0	399	0	Building RCN	261,272	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	138	0	% Good	97.00	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	128	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,536	3,201	2,536	Building RCNLD	253,434				

Alternate Key 3884531  
 Parcel ID 22-22-25-0011-000-40100

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

2024-0862 Comp 2  
 PRC Run: 12/6/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	1109-10-13BE	02-14-2014	01-23-2015	251,360	0001	SFR FOR 2015	01-23-2015		
2014	1109-10-13BE	08-20-2013	02-14-2014	251,360	0001	SFR 5BR 905 EGRETS LANDING WAY	02-14-2014		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023094448	6188	1792	08-01-2023	WD	Q	01	I	424,000	039	HOMESTEAD	2024	25000
2022041807	5924	0305	03-14-2022	WD	Q	01	I	404,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4494	2072	06-19-2014	WD	Q	Q	I	222,800				
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
93,750	253,434	0	347,184	0	347184	50,000.00	297184	322184	339,101	

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Alternate Key 3890794  
Parcel ID 22-22-25-0012-000-33800

LCPA Property Record Card  
Roll Year 2024 Status: A

2024-0862 Comp 3  
PRC Run: 12/6/2024 By  
Card # 1 of 1

Current Owner		
MILLER INEZ & DARRYL S WATSON		
126 LOMBARD CIR		
CLERMONT	FL	34711

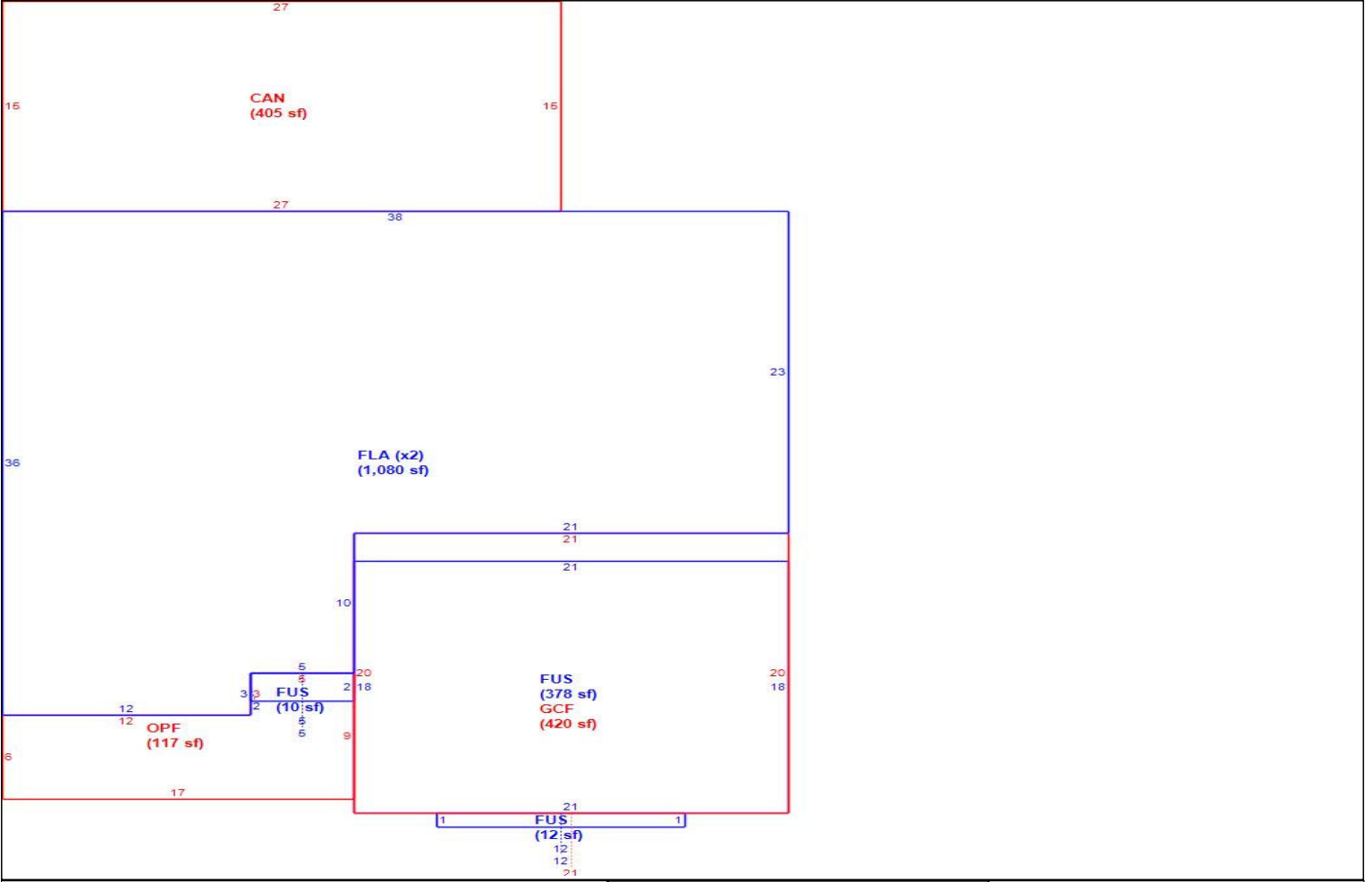
comp 3

Property Location			
Site Address	1101 WHITE WATER BAY DR		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0591
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
WATERSIDE POINTE PHASE 2B PB 65 PG 72-75 LOT 338 ORB 6104 PG 71

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	62,500.00	0.0000	1.50	1.000	1.000	0	93,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		93,750		
Classified Acres		0		Classified JV/Mkt		93,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 262,731
Deprec Bldg Value 254,849		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	2,160	2,160	2160	2014	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	400	400	400	2560	Quality Grade	655	Half Baths	0
GAR	GARAGE FINISH	0	420	0	85.63	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	117	0	262,731	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	405	0	EX	Roof Cover	3	Type AC	03
		% Good	97.00		0				
		Functional Obsol	0		0				
TOTALS		2,560	3,502	2,560	254,849				

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	977-14-09	07-26-2014	01-13-2015	249,520	0001	SFR 1101 WHITE WATER BAY DR	01-13-2015		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023026180	6104	0071	03-07-2023	WD	Q	01	I	436,500				
2021173574	5858	1344	12-04-2021	WD	Q	01	I	415,000				
	4711	1716	11-19-2015	QC	U	U	I	100				
	4576	2229	01-16-2015	WD	Q	Q	I	233,700				
<b>Total</b>											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
93,750	254,849	0	348,599	0	348599	0.00	348599	348599	340,438	

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