



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3796003**

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 # 2024-0864	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information HPA II OVERFLOW 2019-1 LLC			
Taxpayer name: Joint Venture - HPA JV 2019 Property Holdco LLC; HPA		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 #	22-24-26-1500-0000200 16004 Magnolia Hill Street
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"/> 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"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, 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"/> 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.			
<p>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.</p> <p>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.</p>			

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 # 2024-0864	Alternate Key: 3796003	Parcel ID: 22-24-26-1500-000-00200
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 16004 MAGNOLIA HILL ST CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HPA II BORROWER 2019-1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 405,672	\$ 405,672
2. Assessed or classified use value, *if applicable	\$ 340,460	\$ 340,460
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 340,460	\$ 340,460

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

Last Sale Date 5/1/2019 **Price:** \$100 Arm's Length Distressed **Book** 5322 **Page** 2070

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3796003	3796154	3806266	3806268
Address	16004 MAGNOLIA HILL ST CLERMONT	16123 DOGWOOD HILL ST CLERMONT	16311 MAGNOLIA HILL ST CLERMONT	16303 MAGNOLIA HILL CIR
Proximity		430 FEET	885 FEET	840 FEET
Sales Price		\$450,000	\$475,000	\$465,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	3.20%	1.60%
Adjusted Sale		\$386,100	\$418,950	\$402,690
\$/SF FLA	\$179.10 per SF	\$187.61 per SF	\$201.13 per SF	\$197.69 per SF
Sale Date		10/19/2023	4/28/2023	8/24/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,265	2,058	14490	2,083	12740	2,037	15960
Year Built	2002	2002		2002		2002	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	4.0	2.0	15000	2.0	15000	3.0	7500
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/OPF	OPF/OPF		OPF/OPF		OPF/OPF	
Pool	Y	Y	0	Y	0	Y	0
Fireplace	0	0	0	0	0	1	-2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	.14 AC	.22 AC	-13913	.20 AC		.19 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 4.0%	15577	Net Adj. 6.6%	27740	Net Adj. 5.2%	20960
		Gross Adj. 11.2%	43403	Gross Adj. 6.6%	27740	Gross Adj. 6.4%	25960
Adj. Sales Price	Market Value \$405,672	Adj Market Value	\$401,677	Adj Market Value	\$446,690	Adj Market Value	\$423,650
	Value per SF 179.10						

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.

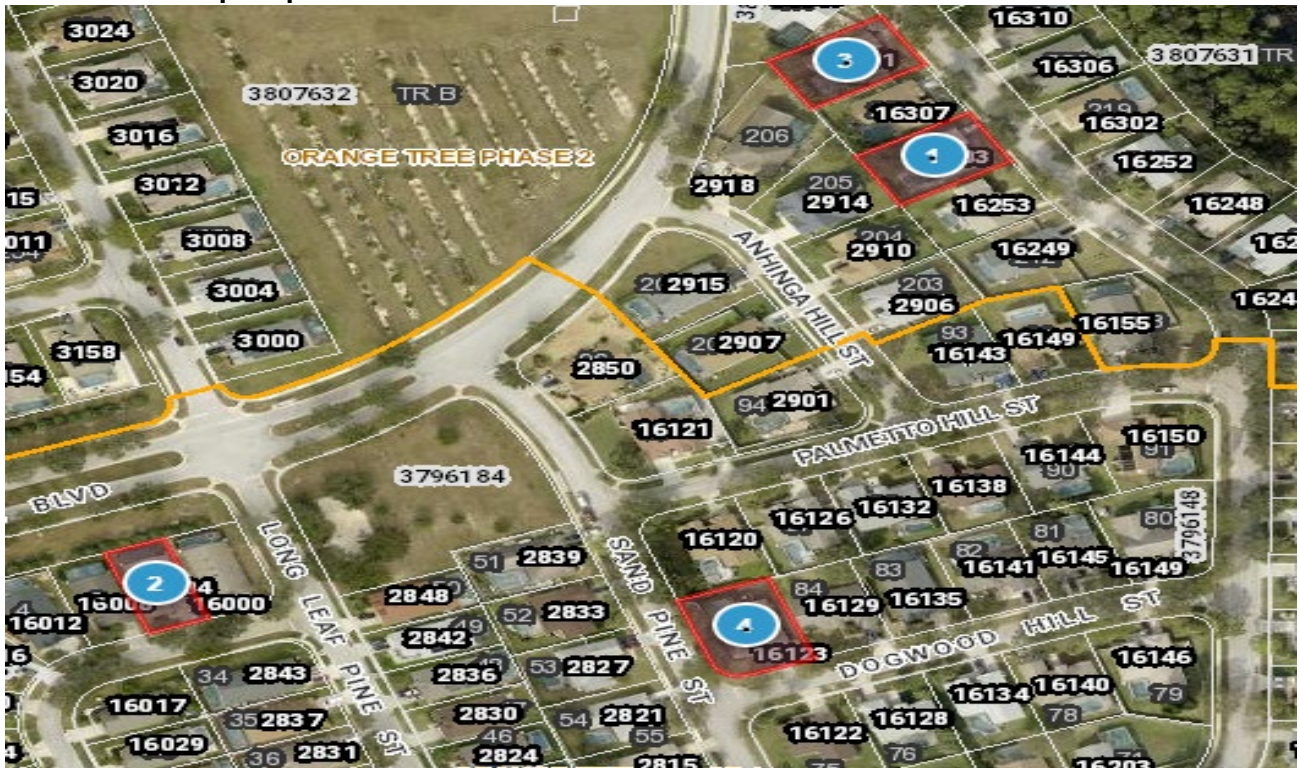
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/21/2024

2024-0864 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	3806268	16303 MAGNOLIA HILL CIR CLERMONT	840 FEET
2	SUBJECT	3796003	16004 MAGNOLIA HILL ST CLERMONT	-
3	2	3806266	16311 MAGNOLIA HILL CIR CLERMONT	885 FEET
4	1	3796154	16123 DOGWOOD HILL ST CLERMONT	430 FEET
5				
6				
7				
8				

Alternate Key 3796003
Parcel ID 22-24-26-1500-000-00200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0864 Subject By bboone
PRC Run: 11/21/2024
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
POL2	SWIMMING POOL - RESIDENTIAL	348.00	SF	35.00	2002	2002	12180.00	85.00	10,353
PLD2	POOL/COOL DECK	332.00	SF	5.38	2002	2002	1786.00	70.00	1,250
SEN2	SCREEN ENCLOSED STRUCTURE	1272.00	SF	3.50	2002	2002	4452.00	47.50	2,115

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2002100505	10-16-2002	01-15-2003	2,275	0000	40X17 SEN			
2003	2002100499	10-15-2002	01-15-2003	16,750	0000	11X29 POOL W/DECK			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019088962	5322	2070	07-15-2019	WD	U	M	I	100			
2019018971	5238	0332	02-15-2019	WD	Q	Q	I	257,000			
2018091693	5150	2059	08-03-2018	WD	U	U	I	260,000			
	2220	2349	12-06-2002	WD	Q	Q	I	211,000			
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
92,750	299,204	13,718	405,672	65212	340460	0.00	340460	405672	396,290

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Alternate Key 3796154
 Parcel ID 22-24-26-1500-000-08500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0864 Comp 1
 PRC Run: 11/21/2024 By
 Card # 1 of 1

Current Owner		
LORA GREGORY A		
16123 DOGWOOD HILL ST		
CLERMONT	FL	34714

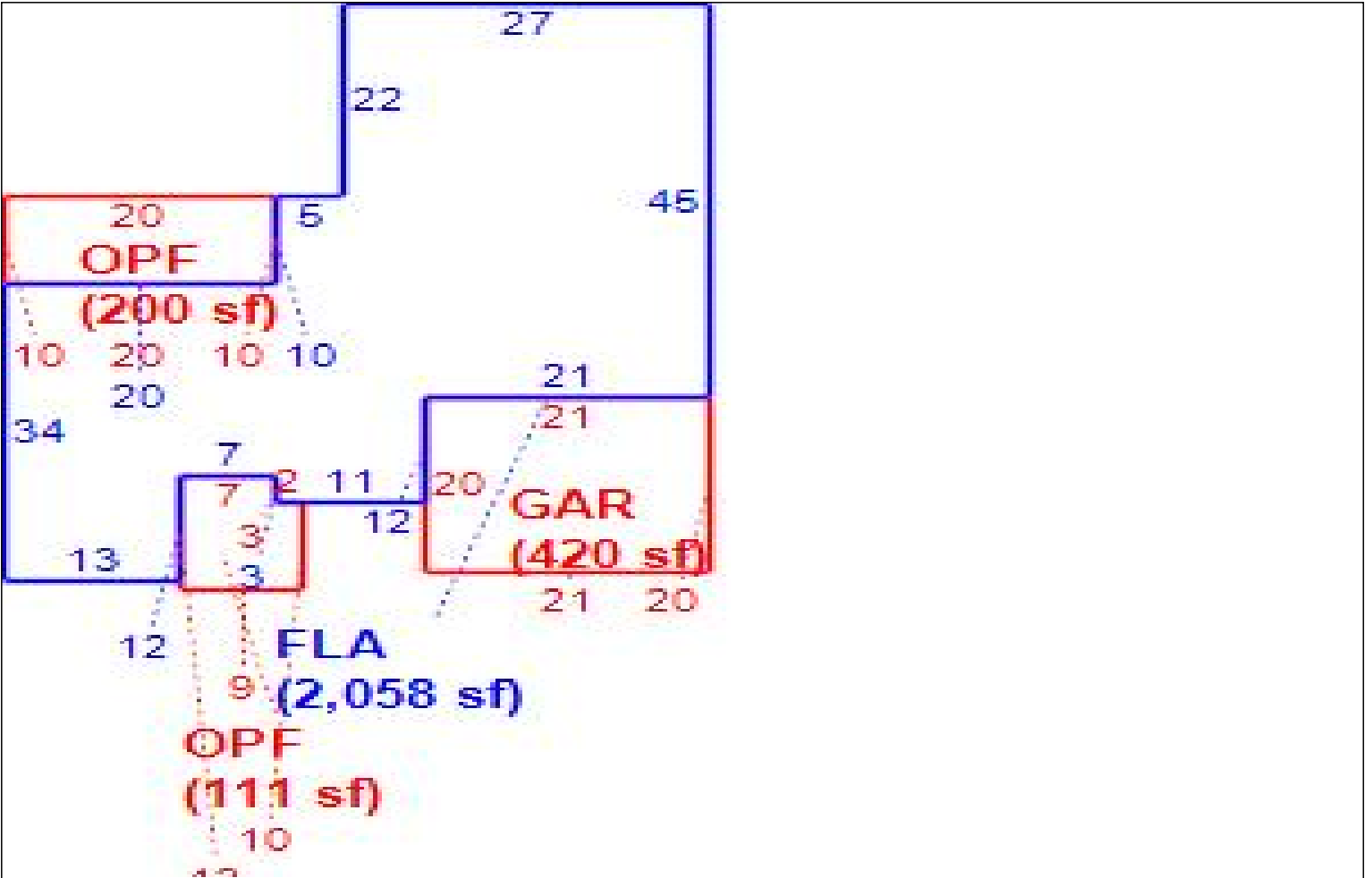
comp 1

Property Location		
Site Address 16123 DOGWOOD HILL ST		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
ORANGE TREE PHASE I SUB LOT 85 PB 43 PGS 72-75 ORB 6238 PG 1091

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	26,500.00	0.0000	3.50	1.150	1.000	0	106,663
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		106,663		
Classified Acres		0		Classified JV/Mkt		106,663		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 282,272
Deprec Bldg Value 273,804		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,058	2,058	2058	Effective Area	2058	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	114.91	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	311	0	Building RCN	282,272	Condition	EX	Wall Type	03
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,058	2,789	2,058	Building RCNLD	273,804				

Alternate Key 3796154
Parcel ID 22-24-26-1500-000-08500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0864 Comp 1
PRC Run: 11/21/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	425.00	SF	35.00	2002	2002	14875.00	85.00	12,644
PLD2	POOL/COOL DECK	433.00	SF	5.38	2002	2002	2330.00	70.00	1,631
SEN2	SCREEN ENCLOSED STRUCTURE	1514.00	SF	3.50	2002	2002	5299.00	47.50	2,517

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2002050911	05-29-2002	01-16-2003	2,350	0000	33X23 SEN			
2003	2002050735	05-28-2002	01-16-2003	15,000	0000	15X30 POOL, DECK			
2003	2001110278	01-01-2002	01-16-2003	116,908	0000	SFR/16123 DOGWOOD HILL ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023136253	6238	1091	10-19-2023	WD	Q	01	I	450,000				
	2152	1175	07-30-2002	WD	Q	Q	I	213,100				
Total												0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
106,663	273,804	16,792	397,259	0	397259	0.00	397259	397259	388,592	

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Alternate Key 3806266
Parcel ID 22-24-26-1505-000-20800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0864 Comp 2
PRC Run: 11/21/2024 By
Card # 1 of 1

Current Owner		
LOPEZ SOPHIA		
821 BORBECK AVE		
PHILADELPHIA	PA	19111

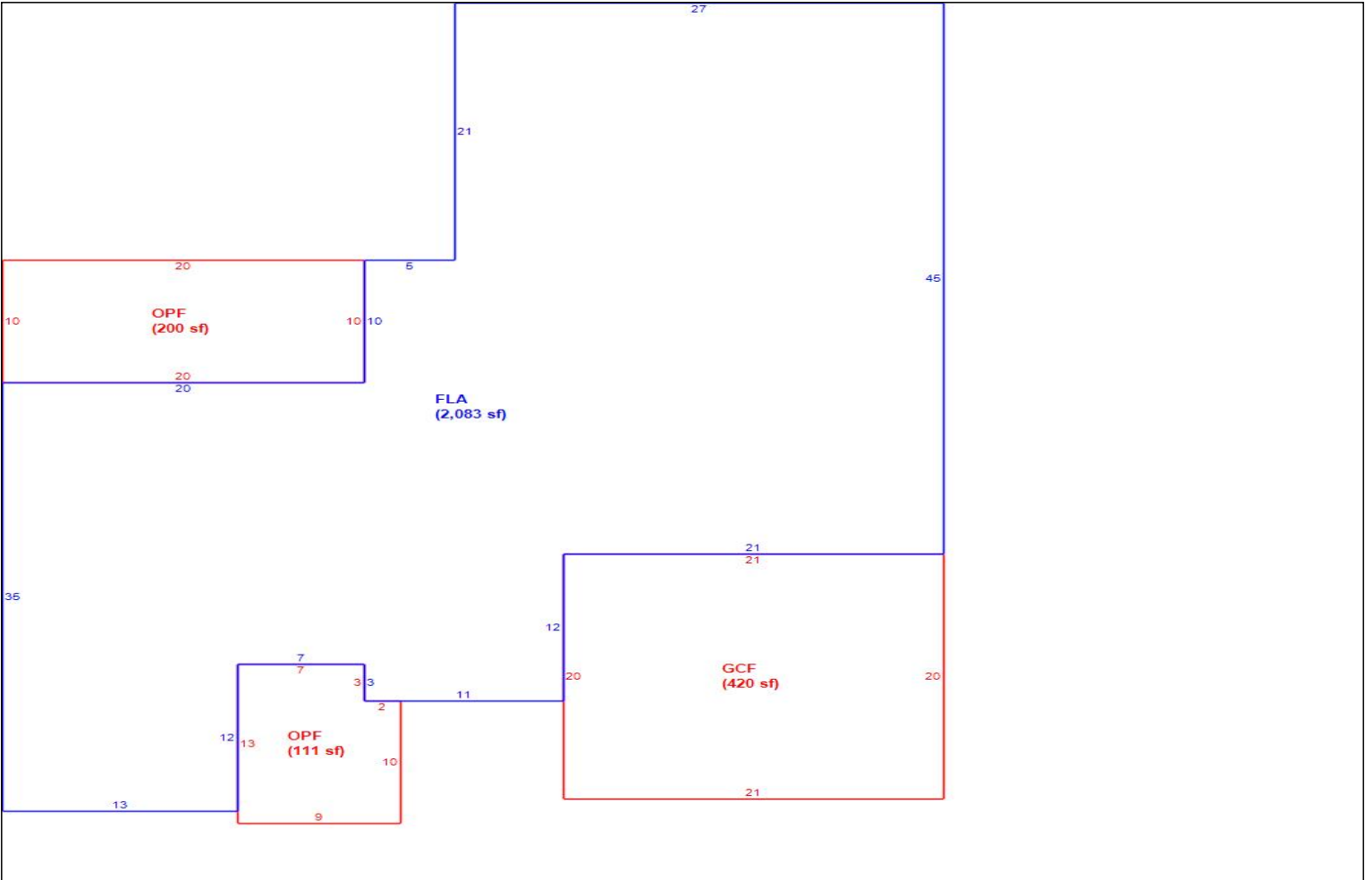
comp 2

Property Location		
Site Address 16311 MAGNOLIA HILL ST		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
ORANGE TREE PHASE 2 SUB LOT 208 PB 46 PGS 9-10 ORB 6136 PG 705

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		92,750				
Classified Acres		0		Classified JV/Mkt 92,750		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 284,597 Deprec Bldg Value 276,059 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	2,083	2,083	2083	2002	No Stories	1.00	Full Baths	2		
GAR	GARAGE FINISH	0	420	0	114.62	Quality Grade	680	Half Baths	0		
OPF	OPEN PORCH FINISHE	0	311	0	284,597	Condition	EX	Heat Type	6		
						% Good	97.00	Foundation	3	Fireplaces	0
						Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,083	2,814	2,083	276,059	Building RCNLD	276,059				

Alternate Key 3806266
 Parcel ID 22-24-26-1505-000-20800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0864 Comp 2
 PRC Run: 11/21/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	510.00	SF	35.00	2002	2002	17850.00	85.00	15,173
PLD3	POOL/COOL DECK	348.00	SF	7.33	2002	2002	2551.00	70.00	1,786
SEN2	SCREEN ENCLOSED STRUCTURE	1688.00	SF	3.50	2002	2002	5908.00	47.50	2,806

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2001100718	04-22-2002	01-17-2003	122,188	0000	SFR U/C FOR 03			
2003	2002020673	02-26-2002	01-17-2003	2,519	0000	26X34 SEN			
2003	2002010105	01-04-2002	01-17-2003	14,000	0000	16X28 POOL			
2002	2001100718	10-23-2001	04-22-2002	122,188	0000	SFR/16311 MAGNOLIA HILL			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023052098	6136	0705	04-28-2023	WD	Q	01	I	475,000				
2019096101	5331	1629	08-14-2019	WD	Q	Q	I	292,500				
	4420	0135	12-05-2013	WD	Q	Q	I	219,900				
	2088	1688	03-21-2002	WD	Q	Q	I	218,200				
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	
92,750	276,059	19,765	388,574	0	388574	0.00	388574	388574	379,816	

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Alternate Key 3806268
 Parcel ID 22-24-26-1505-000-21000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0864 Comp 3
 PRC Run: 11/21/2024 By
 Card # 1 of 1

Current Owner		
ARTIMOVICH JOHN M JR & EVA L		
16303 MAGNOLIA HILL CIR		
CLERMONT	FL	34714

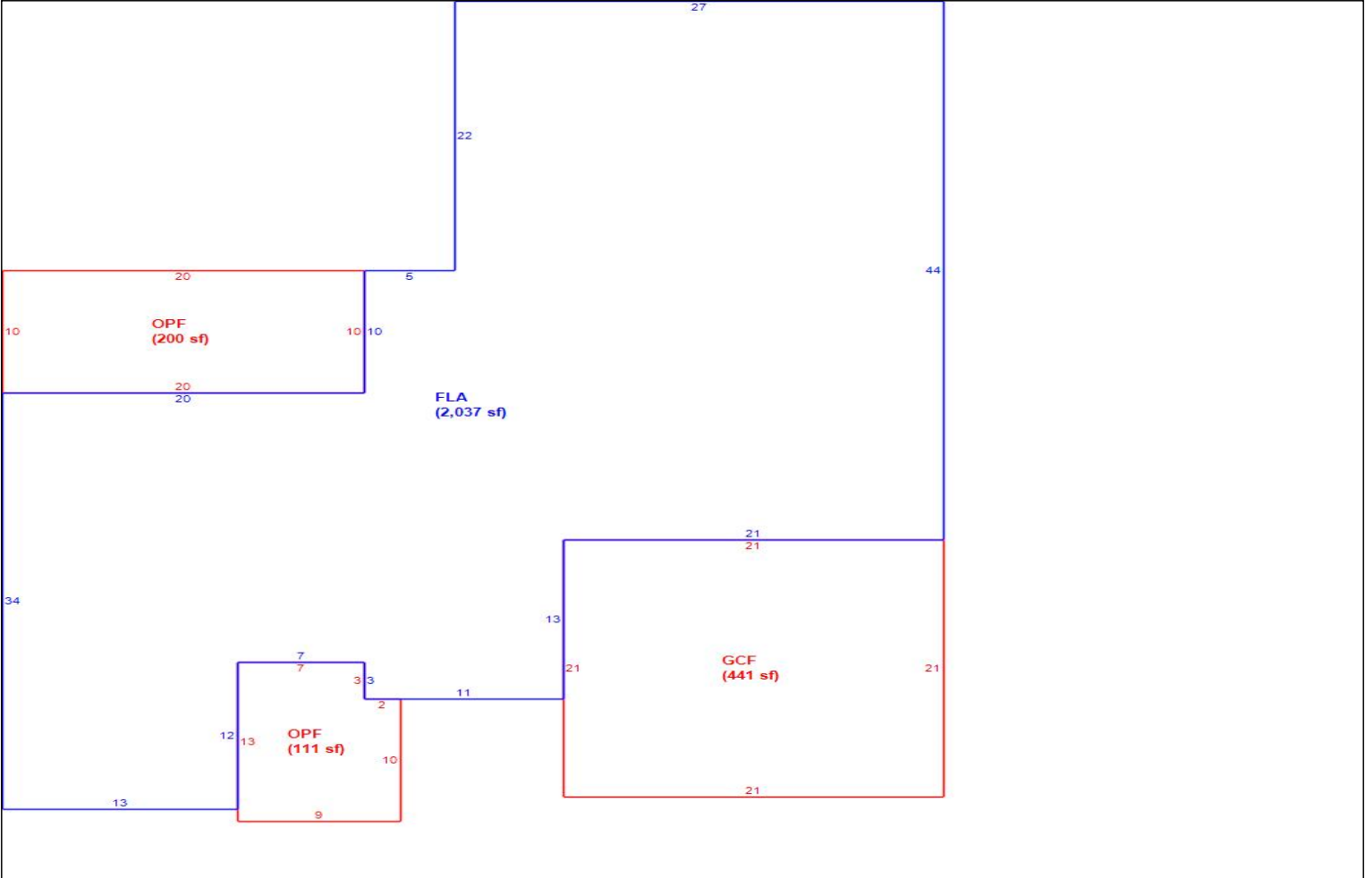
comp 3

Property Location			
Site Address 16303 MAGNOLIA HILL CIR			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
ORANGE TREE PHASE 2 SUB LOT 210 PB 46 PGS 9-10 ORB 6203 PG 59

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 287,520	Deprec Bldg Value 278,894	Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,037	2,037	2037	Effective Area	2037	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	115.16	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	311	0	Building RCN	287,520	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	1
					% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	278,894	Roof Cover	3	Type AC	03
TOTALS		2,037	2,789	2,037						

Alternate Key 3806268
 Parcel ID 22-24-26-1505-000-21000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0864 Comp 3
 PRC Run: 11/21/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	468.00	SF	35.00	2002	2002	16380.00	85.00	13,923
PLD2	POOL/COOL DECK	390.00	SF	5.38	2002	2002	2098.00	70.00	1,469
SEN2	SCREEN ENCLOSED STRUCTURE	1678.00	SF	3.50	2002	2002	5873.00	47.50	2,790
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2002	2002	6000.00	50.00	3,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2002100688	10-21-2002	01-17-2003	2,275	0000	33X26 SEN			
2003	2002100630	10-18-2002	01-17-2003	16,750	0000	15X30 POOL W/SPA & 27X33 DECK			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023106637	6203	0059	08-24-2023	WD	Q	01	I	465,000	039	HOMESTEAD	2024	25000
2019033868	5255	0447	03-19-2019	WD	Q	Q	I	282,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4558	0553	11-19-2014	WD	Q	Q	I	229,000				
	2232	1120	12-23-2002	WD	Q	Q	I	233,900				
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	
92,750	278,894	21,182	392,826	0	194036	50,000.00	144036	169036	384,235	

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