

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0866	Alternate Key: 1738105	Parcel ID: 23-19-26-1100-00A-03300
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 3501 CALGARY LN MOUNT DORA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HPA II BORROWER 2020-1 ML LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 399,626	\$ 399,626
2. Assessed or classified use value, *if applicable	\$ 323,360	\$ 323,360
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 323,360	\$ 323,360

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

Last Sale Date 9/30/2019 Price: \$279,000 Arm's Length Distressed Book 5353 Page 65

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1738105	1738121	1730996	2859407
Address	3501 CALGARY LN MOUNT DORA	3561 CALGARY LN MOUNT DORA	2114 STEWART LN MOUNT DORA	4109 LAKE FOREST ST MOUNT DORA
Proximity		SAME SUB	2.04 MILES	1.30 MILES
Sales Price		\$482,500	\$467,000	\$475,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	0.40%	1.60%
Adjusted Sale		\$417,845	\$398,818	\$411,350
\$/SF FLA	\$178.09 per SF	\$194.71 per SF	\$177.88 per SF	\$162.59 per SF
Sale Date		8/31/2023	11/24/2023	8/14/2023
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	2,244	2,146	4900	2,242	100	2,530	-14300
Year Built	1979	1979		1979		1994	
Constr. Type	BLOCK	WOOD	20000	BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.1	-4000	2		2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	YES	Y		PATIO	5000	Y	
Pool	Y	Y	0	N	20000	Y	0
Fireplace	1	1	0	0	2500	0	2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		DET GAR	-1000	N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	SUBDIVISION	SAME SUB		RESIDENTIAL		RESIDENTIAL	
View	INTERIOR	INTERIOR		INTERIOR		INTERIOR	
		Net Adj. 5.0%	20900	Net Adj. 6.7%	26600	-Net Adj. 2.9%	-11800
		Gross Adj. 6.9%	28900	Gross Adj. 7.2%	28600	Gross Adj. 4.1%	16800
Adj. Sales Price	Market Value \$399,626	Adj Market Value	\$438,745	Adj Market Value	\$425,418	Adj Market Value	\$399,550
	Value per SF 178.09						

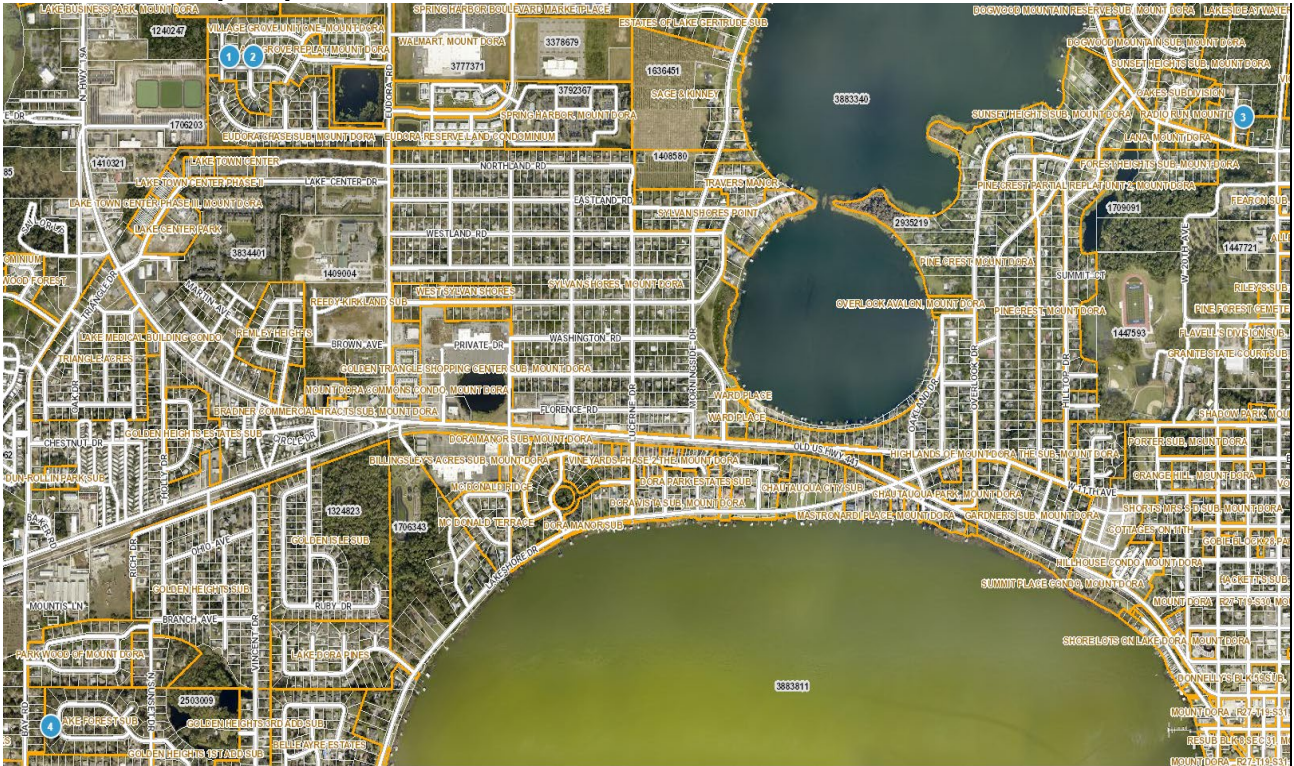
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: CHRISTOPHER QUANTE

DATE 12/16/2024

2024-086€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	1738121	3561 CALGARY LN MOUNT DORA	SAME SUB
2	SUBJECT	1738105	3501 CALGARY LN MOUNT DORA	-
3	COMP 2	1730996	2114 STEWART LN MOUNT DORA	2.04 MILES
4	COMP 3	2859407	4109 LAKE FOREST ST MOUNT DORA	1.30 MILES
5				
6				
7				
8				

Alternate Key 1738105
 Parcel ID 23-19-26-1100-00A-03300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0866 Subject
 PRC Run: 12/16/2024 By
 Card # 1 of 1

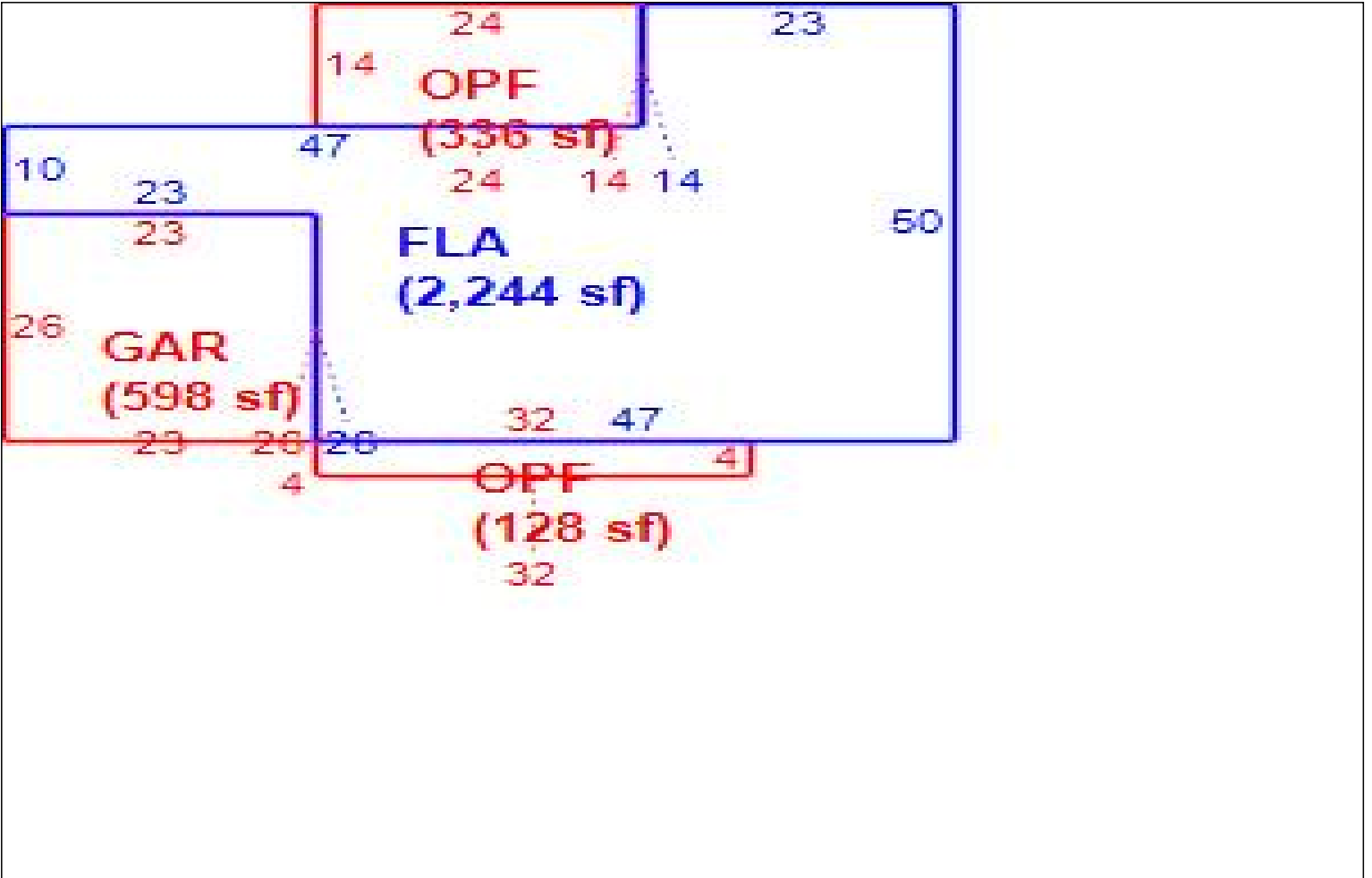
Current Owner		
HPA II BORROWER 2020-1 ML LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

Property Location			
Site Address	3501 CALGARY LN		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	0719
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	02-11-202

Legal Description
 MOUNT DORA, VILLAGE GROVE UNIT ONE LOT 33, BLK A PB 23 PGS 57-58 ORB 5439 PG 1259

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	70,000.00	0.0000	1.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 307,758 Deprec Bldg Value 298,525 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,244	2,244	2244	1979	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	598	0	112.77	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	464	0	307,758	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	1
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,244	3,306	2,244	Building RCNLD	298,525				

Alternate Key 1738105
Parcel ID 23-19-26-1100-00A-03300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0866 Subject By
PRC Run: 12/16/2024
Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL3	SWIMMING POOL - RESIDENTIAL	578.00	SF	46.00	1980	1980	26588.00	85.00	22,600
PLD3	POOL/COOL DECK	682.00	SF	7.33	1980	1980	4999.00	70.00	3,499
SEN2	SCREEN ENCLOSED STRUCTURE	2382.00	SF	3.50	2007	2007	8337.00	57.50	4,794

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	SALE	01-01-2019	02-11-2020	1	0099	CHECK VALUE	02-12-2020		
2002	01-429	07-25-2001	04-24-2002	6,052	0000	REPLACE SIDING & SOFFITT			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020032299	5439	1259	02-28-2020	WD	U	11	I	100			
2019112452	5353	0065	09-30-2019	WD	Q	Q	I	279,000			
	1272	2092	01-18-1994	WD	Q	Q	I	121,000			
	0919	0429	05-01-1987	WD	Q	Q	I	114,000			
	0706	1830	01-01-1980	MI	Q	Q	V	89,000			
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	
70,000	298,525	30,893	399,418	43728	355690	0.00	355690	399418	399,626	

Parcel Notes

IN CITY 1986
88 NBHD CHANGED FROM 2058
00FC QG FROM 400 COND FROM 3 MB 081299
02FC NO ADDS MB 042402
03FC LAND FROM FF SPF2 TO OPF2 EAG FROM 2 QG FROM 450 COND FROM 2 WGL 071102
09 ORD NO 385 ANNEXED TO CITY OF MT DORA
16IT CK MISC SEN PJF 071116
18 GARY ALBERT PASSMORE 82 DECEASED 121017 UNRECD DC INFO SCANNED CB 010418
18 MAILING ADDR CHGD FROM 3501 CALGARY LN MT DORA FL 32757 PER RETURNED HX RECEIPT HX OUT LTR RRB 022318
19X RECD CALL FROM VICTORIA RIVERS SHE IS DAUGHTER SAYS TUK YUN WENT TO SOUTH KOREA FOR A FEW MONTHS MAIL IS FORWARDED TO HER HAS NOT MOVED WENT TO VISIT FAMILY AFTER HER HUSBAND PASSED DO 2018 CORRECTION PER MR BAKER JRF 111518
18BILL CORRECTION 2018-1039 TO ALLOW HX AND SOH REMOVED IN ERROR JRF 112718
5353/65 TUK YUN PASSMORE TO HPA US1 LLC
20 BEDS FROM 3 JDB 011720
20 MLS G5019970 RENO HOME JDB 011720
20FC SFR GOOD COND EAG FROM 2 POL FROM GR2 PLD FROM GR2 SF FROM 462 ADD SEN JDB 021120
5439/1259 HPA US1 LLC TO HPA II BORROWER 2020-1 ML LLC
5439/1259 M SALE INCL AK3374266 AK3782478 AK1665582 AK3834339 AK1738105 AK3805008
20TRIM POL FROM GR 3 VALUED TOO HIGH JDB 091420
20VAB PETITION 2020-103 TJW 091720
20VAB PETITION 2020-103 WITHDRAWN WITH REDUCTION OF 3193 FOR A NEW JUST VALUE OF 243123 TJW 103020

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 1738121
Parcel ID 23-19-26-1100-00A-03600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0866 Comp 1
PRC Run: 12/16/2024 By

Card # 1 of 1

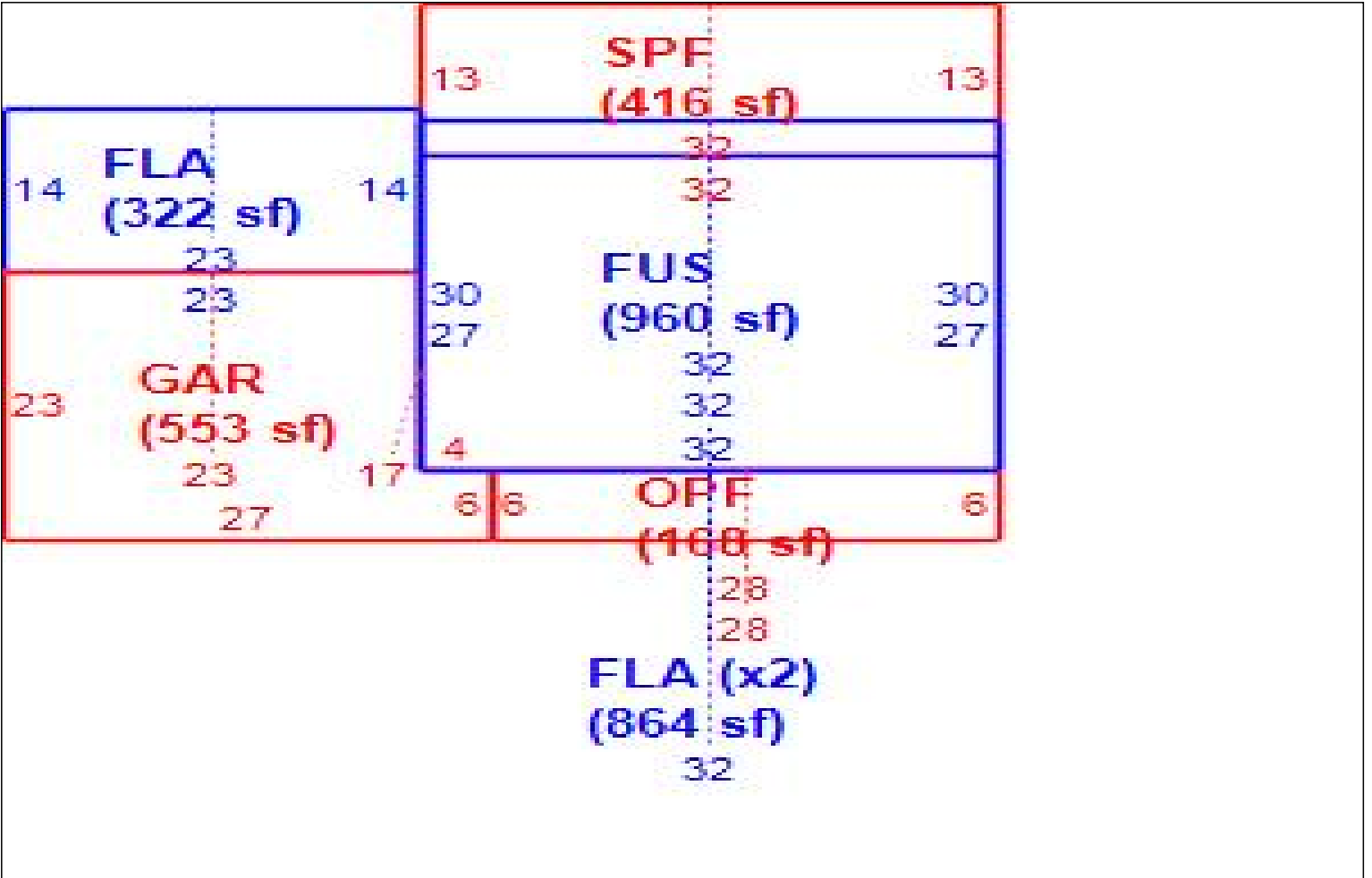
Current Owner		
CHERRY JOSEPH A & MARY S		
2180 OLIVER DR		
PRINCE FREDERI	MD	20678-4561

Property Location			
Site Address	3561 CALGARY LN		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	0719
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MOUNT DORA, VILLAGE GROVE UNIT ONE LOT 36, BLK A PB 23 PGS 57-58 ORB 6389 PG 447

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	70,000.00	0.0000	1.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 346,221 Deprec Bldg Value 318,523 Multi Story 1



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	2,050	2,050	2050	1979	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	960	960	960	2146	Quality Grade	680	Half Baths	1
GAR	GARAGE FINISH	0	553	0	93.16	Wall Type	01	Heat Type	6
OFF	OPEN PORCH FINISHE	0	168	0	346,221	Foundation	3	Fireplaces	1
SPF	SCREEN PORCH FINIS	0	416	0	EX	Roof Cover	3	Type AC	03
TOTALS		3,010	4,147	3,010	318,523				

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Parcel ID 23-19-26-1100-00A-03600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0866 Comp 1
PRC Run: 12/16/2024 By
Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	1981	1981	15750.00	85.00	13,388
PLD3	POOL/COOL DECK	636.00	SF	7.33	1981	1981	4662.00	70.00	3,263

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	SALE	01-01-2015	03-07-2016	1	0099	CHECK VALUE	03-07-2016		
2013	2012010066	01-24-2012	01-18-2013	7,080	0002	REROOF SHINGLE	01-18-2013		
1996	9500118	03-01-1995	12-01-1995	880	0000	RE-ROOF CARPORT (FLAT)			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024101141	6389 0447	08-16-2024	WD	U	38	I	467,700					
2023114108	6212 0072	08-31-2023	WD	Q	01	I	482,500					
2022131015	6032 1282	09-27-2022	WD	Q	01	I	480,000					
2022037239	5918 0344	03-08-2022	WD	Q	01	I	330,000					
	4591 2208	02-17-2015	WD	Q	Q	I	172,500					
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	
70,000	318,523	16,651	405,174	0	405174	0.00	405174	405174	405,174	

Parcel Notes

IN CITY 1986
88 NBHD CHANGED FROM 2058
95 ADD SPF07 CHG CAN TO SPF05 OPU TO SPF06 MB 032196
03FC ADD FLA OVER SPF5 NPA LAND FROM FF QG FROM 475 CORRECT PLD FROM GRADE 2 MB 071102
09 ORD NO 385 ANNEXED TO CITY OF MOUNT DORA
13FC SFR GOOD COND HAS NEW ROOF IN MISC DELETE UBU 80SF 1982 GR 1 JDB 011813
4591/2208 GLENN JR & DREAMA S LA PERE TO GARY W CHANDLER JR SINGLE
15X COURTESY HX CARD SENT 032315
16SALE MLS G4807981 4 BEDS 2 AND A HALF BATHS GOOD COND TJW 102816
16FC ADD FUS5 AS 2ND FLR ADD SPF5 SPF6 AND SPF7 ALL AS ONE SPF6 EXT WALL FROM 3 GCF TO GAF TMP 030716
5918/344 GARY W CHANDLER JR TO IVAN F DA COSTA CESAR MARRIED
6032/1282 IVAN F DA COSTA CESAR TO JOSEPH ANTHONY & MARY SUZANNE CHERRY HW
23CC EFILE HX PORT APP CP 012023
23X RECEIVED VA BENEFIT LTR FOR JOSEPH ATTACHED TO HX VADX APP INFO SCANNED AS 012023
23X VADX APPROVED FOR JOSEPH INFO SCANNED AS 012023
6212/72 JOSEPH ANTHONY & MARK SUZANNE CHERRY TO BEACH MOUNTIAN HOLDINGS LLC
6389/447 WD IN LIEU OF FORECOLSURE BEACH MOUNTAIN HOLDINGS LLC TO JOSEPH ANTHONY & MARY SUZANNE CHERRY HW

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Alternate Key 1730996
 Parcel ID 19-19-27-0300-00C-00003

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0866 Comp 2
 PRC Run: 12/16/2024 By

Card # 1 of 1

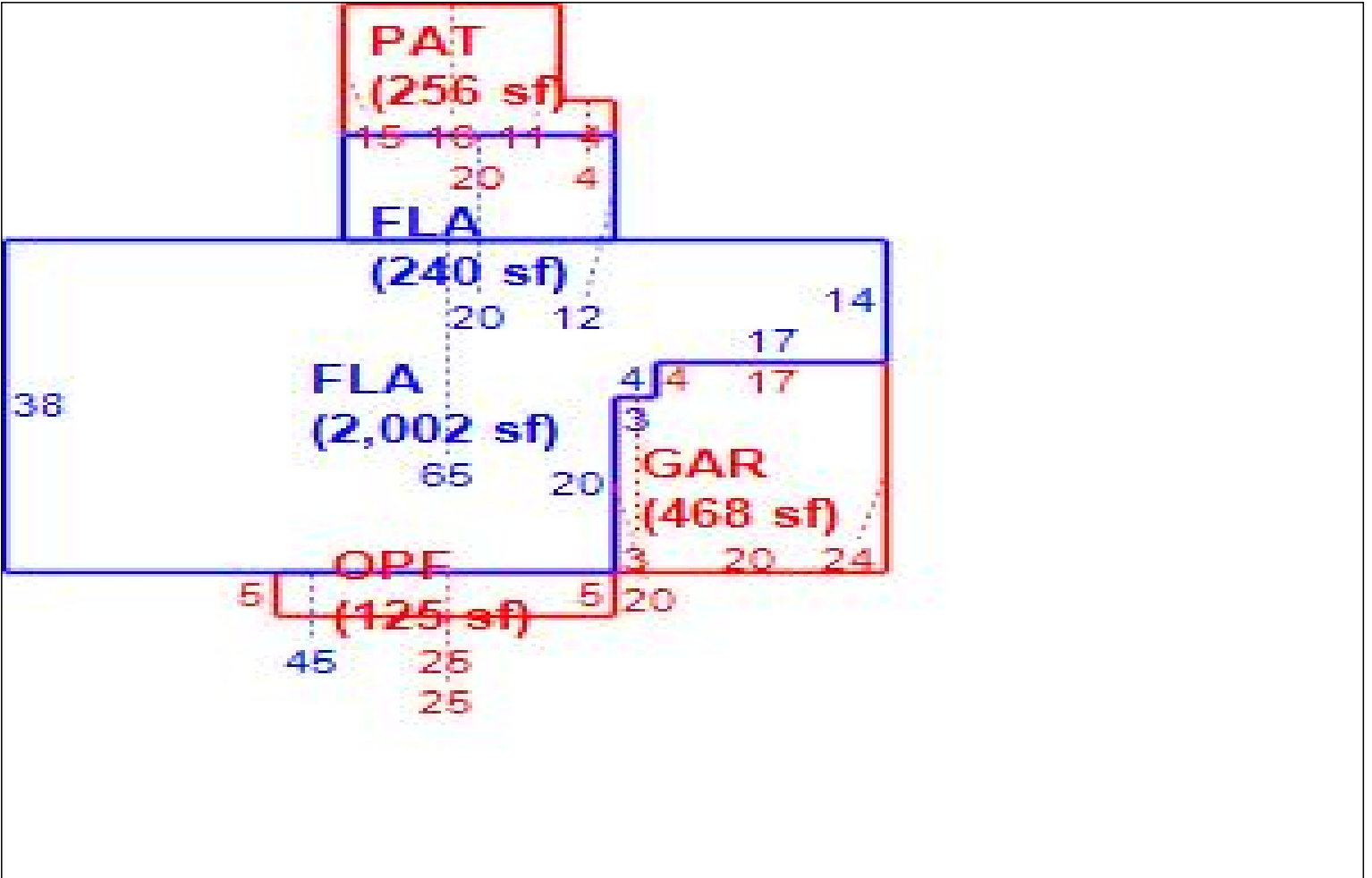
Current Owner		
LEUKEL SARAH		
2114 STEWART LN		
MOUNT DORA	FL	32757

Property Location			
Site Address 2114 STEWART LN			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	0721
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 MOUNT DORA, SUNSET HEIGHTS PB 3 PG 34 FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 89-51-00 EAST ALONG THE SOUTH LINE 160.32 FEET NORTH 04-15-30 EAST 72.30 FEET TO THE NORTH RIGHT OF WAY LINE OF A COUNTY ROAD CONTINUE NORTH 04-15-30 EAST 215.17 FEET SOUTH 75-07-11 EAST 25.43 FEET FOR THE POINT OF BEGINNING RUN NORTH 04-15-30 EAST 90 FEET TO A POINT THAT IS 300 FEET NORTHERLY OF WHEN MEASURED AT RIGHT ANGLES THERETO THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD, RUN THENC

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	85,000.00	0.0000	1.27	0.750	1.000	0	80,963	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,963			
Classified Acres		0		Classified JV/Mkt		80,963		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 247,385
Deprec Bldg Value 227,594		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	2,242	2,242	2242	1979	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	468	0	93.35	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	125	0	247,385	Wall Type	02	Heat Type	6
PAT	PATIO UNCOVERED	0	256	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,242	3,091	2,242	92.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					227,594				

Alternate Key 1730996
Parcel ID 19-19-27-0300-00C-00003

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0866 Comp 2
PRC Run: 12/16/2024 By
Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
DGF1	DETACHED GARAGE	480.00	SF	15.00	1989	1989	7200.00	60.00	4,320

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	05-200	03-18-2005	05-23-2006	9,770	0000	CHANGE WINDOWS			
1990	00001	02-01-1989	12-01-1989	1	0000	CHECK FOR IMPS (DGF)			
1990	2091	01-01-1989	12-01-1989	5,000	0000	20X24 GARAGE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023147666	6251	2464	11-24-2023	WD	Q	05	1	467,000			
2021096868	5751	0746	07-08-2021	WD	U	11	1	100			
2021042253	5674	0476	03-25-2021	PO	U	11	1	0			
2021053175	5690	0240	03-21-2021	WD	Q	05	1	320,000			
	3915	0283	05-19-2010	QC	U	U	1	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	
80,963	227,594	4,320	312,877	0	312877	0.00	312877	312877	312,877	

Parcel Notes

87 CHG CAN2 TO EPB CHECK IMP IN 89 PAP 032288
 88 UPDATED DRAWING OF SFR PAP 021489
 88 NBHD CHANGED FROM 2673
 89 ADD DGF TO MISC FD 122889
 03 OWNER CALLED AND STATED THAT THIS PARCEL AND AK1475813 SHOULD HAVE BEEN COMBINED GAVE TO SUJI RWT 110702
 03 AK1475813 COMBINED WITH THIS PARCEL PER FER
 04 LOC FROM 60 QG FROM 350 FD 0404
 05X TVADX APPROVED FOR OSBY CROMER JR EEH
 3915/283 POST DEED ONLY STEPHANIE J KLEIN TO OSBY JR & ELIZABETH P CROMER HW ALREADY IN GRANTEE'S NAME DEED TO CLEAR CLOUD IN TITLE CREATED FROM 3754/574 SEE AK2684364
 12 LOC FROM 100 TMP 090911
 12X VIVIAN MARIE QUATTLEBAUM HAS GUARDIANSHIP FOR ELIZABETH R CROMER NOT OSBY CROMER DOCUMENT ON FILE
 17 AK3804155 COMBINED WITH THIS AK AS PER OWNER REQ ON 042517 SK 042717
 17 SOH OAV FOR 2017 IS 143112 DUE TO COMBINE TJW 050317
 17 COMBINED LOTS I LEFT THE VALUE OF THE COMBINE SLIGHTLY HIGHER THAN AK 1805503 DUE TO THIS PARCEL HAVING TWO BUILDABLE LOTS IF THEY CALL I WOULD LET THEM KNOW THAT OUR COMBINE IS NOT LEGALLY BINDING AND COULD BE EASILY SOLD OFF IF REQUESTED TJW 050317
 19IT LOC FROM 60 SHP FROM 100 PHY FROM 75 SEE AK2856637 3281497 1471222 TMP 041719
 20 ELIZABETH RUTH CROMER 104 DECEASED 070419 STATE DEATH LIST FILE 2019112260 LG 031320
 21 OSBY CROMER JR 92 DECEASED 122420 STATE DEATH LIST FILE 2020234279 JLB 031521
 5674/476 AMENDED ORDER DET HX FOR EST OF OSBY CROMER JR PROP TO ET AL ALDINE CROMER JR AND TRACY TAYLOR AND DONNA SMITH ONLY
 5690/240 ET AL LISTED ABOVE TO BORIS & SONIA LAWRENCE HW

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Alternate Key 2859407
Parcel ID 35-19-26-1000-000-01500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0866 Comp 3
PRC Run: 12/16/2024 By
Card # 1 of 1

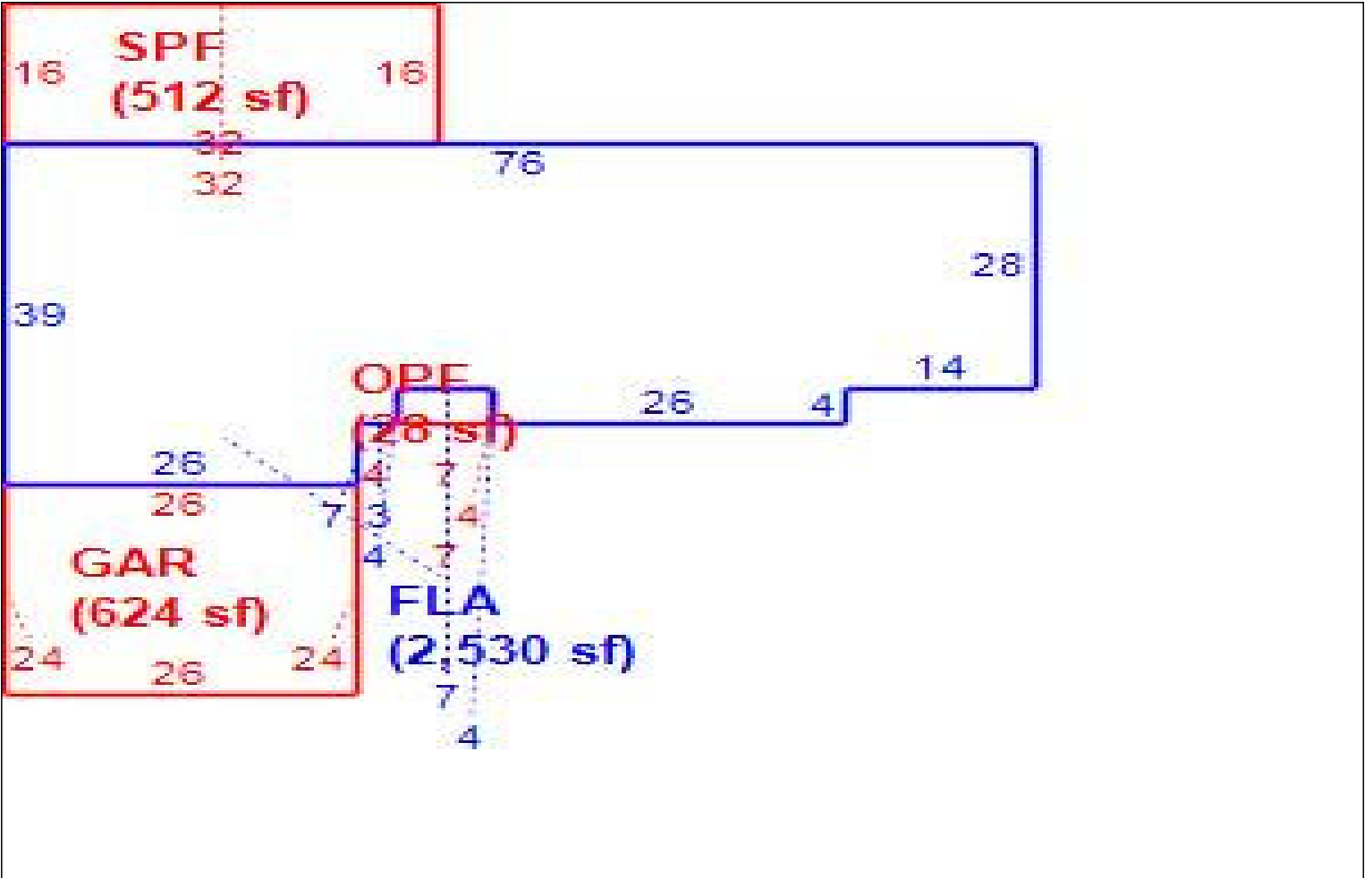
Current Owner		
PRIMAK PERRY & BAILEIGH SZABO		
4109 LAKE FOREST ST		
MOUNT DORA	FL	32757

Property Location			
Site Address 4109 LAKE FOREST ST			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2820
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-09-202

Legal Description
LAKE FOREST SUB LOT 15 PB 26 PG 4 ORB 6201 PG 43

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	48,000.00	0.0000	2.00	1.000	1.000	0	96,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		96,000			
Classified Acres		0		Classified JV/Mkt		96,000		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 346,760	Deprec Bldg Value 336,357	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	2,530	2,530	2530	1994	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	624	0	113.45	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	346,760	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	512	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,530	3,694	2,530	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0			
					Building RCNLD	336,357			

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	2003	2003	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	650.00	SF	5.38	2003	2003	3497.00	70.00	2,448
SEN2	SCREEN ENCLOSED STRUCTURE	1724.00	SF	3.50	2003	2003	6034.00	47.50	2,866

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	2012040318	04-18-2012	01-14-2013	11,535	0002	REROOF SHINGLE	01-14-2013		
2004	2003031282	03-31-2003	06-07-2004	4,635	0000	44X25 SEN			04-17-2003
2004	2003020660	02-19-2003	06-07-2004	18,000	0000	24X44 POOL W/DECK			04-17-2003
2003	SALE	01-01-2002	02-14-2003	1	0000	CHECK VALUES			
1995	T-02619	06-01-1994	12-01-1994	98,077	0000	SFR 4109 LK FOREST			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023104917	6201 0043	08-14-2023	WD	Q	01	I	475,000				
2023056408	6141 0947	03-31-2023	TR	U	11	I	100				
2017073374	4969 0400	06-29-2017	WD	U	U	I	100				
	2228 1108	12-18-2002	TR	Q	Q	I	210,000				
	1569 1052	12-15-1997	WD	U	U	I	0				
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	
96,000	336,357	18,702	451,059	0	451059	0.00	451059	451059	451,210	

Parcel Notes

94 ADD SFR MB 022495
1569/1052 RHEA B SCOTT TO RHEA B SCOTT TTEE OF THE SCOTT TRS SUCC TTEE DEL G POTTER ESQUIRE AND G EDWARD CLEMENT ESQUIRE TRS APPROVED FOR HX PER EEH
99 QG FROM 475 FER
00 LOC FROM 140 FER 051200
01 QG FROM 525 FER 0401
2228/1108 RHEA B SCOTT TRUSTEE TO KENNETH & E DIANNE SLUSHER HW
04FC ADD MISC CAN 8X8 REMOVED TO BUILD POOL MB 060704
05 UPDATE LOC FROM 155 QG FROM 615 DN 061705
13FC SFR GOOD COND HAS NEW ROOF JDB 011413
17IT NCI PJF 033017
17 ETHEL DIANNE SLUSHER 67 DECEASED 042317 STATE DEATH LIST FILE 2017064599 CMD 062217
4969/400 KENNETH SLUSHER LE REM THE TRS AGMT DTD 062917 NO TRS NAME GIVEN SUCC TTEE KIMBERLY D WEIMER ALT SUCC TTEE TIFFANY BABCOCK ALT SUCC TTEE CASANDRA D SLUSHER
6141/947 KIMBERLY D WEIMER AS SUCC TTEE TO ET AL KIMBERLY D WEIMER SINGLE AND CASSANDRA D SLUSHER SINGLE AND TIFFANY BABCOCK SINGLE JTWROS
6201/43 KIMBERLY D WEIMER AND CASSANDRA D SLUSHER AND TIFFANY BABCOCK TO PERRY PRIMAK & BAILEIGH SZABO HW

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