



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *1496748*

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>2024-0867</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>HPA II BORROWER 2020-1 GA LLC</i>			
Taxpayer name: <i>Joint Venture - HPA JV 2019 Property Holdco LLC; HPA</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>24-19-25-0300-00C-00600 11143 Pine Ridge Road</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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. 193.155(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"/> 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. <i>5</i>			
<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

Petition # 2024-0867	Alternate Key: 1496748	Parcel ID: 24-19-25-0300-00C-00600	
Petitioner Name ROBERT PEYTON, 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 11143 PINE RIDGE RD LEESBURG	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name HPA II BORROWER 2020-1 GA LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 304,520	\$ 304,520	
2. Assessed or classified use value, *if applicable	\$ 292,190	\$ 292,190	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 292,190	\$ 292,190	

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

Last Sale Date 7/1/2019 **Price:** \$292,500 Arm's Length Distressed Book 5303 Page 2068 # 2000

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1496748	1202922	3668448	3307275
Address	11143 PINE RIDGE RD LEESBURG	33635 JEFFERY CT LEESBURG	2430 BAYWATER RD TAVARES	10509 CYPRESS RD LEESBURG
Proximity		1.18 MILES	1.67 MILES	2.88 MILES
Sales Price		\$450,000	\$387,000	\$500,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	3.60%	2.80%
Adjusted Sale		\$386,100	\$342,882	\$439,000
\$/SF FLA	\$166.68 per SF	\$195.00 per SF	\$202.41 per SF	\$229.48 per SF
Sale Date		10/18/2023	3/17/2023	5/31/2023
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	1,827	1,980	-7650	1,694	6650	1,913	-4300
Year Built	1990	2005		1996		1991	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 CAR	1 CAR	10000	2 CAR		2 CAR	
Porches	Y	Y		Y (ENCL)	-3000	Y	
Pool	Y	N	20000	N	20000	Y	0
Fireplace	1	0	2500	0	2500	0	2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	DOCK, BHS	DOCK, BHS		DOCK, BHS		BHS	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	SUBDIVISION	SUBDIVISION		SUBDIVISION		SUBDIVISION	
View	CANAL	CANAL		CANAL		CANAL	
		Net Adj. 6.4%	24850	Net Adj. 7.6%	26150	-Net Adj. 0.4%	-1800
		Gross Adj. 10.4%	40150	Gross Adj. 9.4%	32150	Gross Adj. 1.5%	6800
Adj. Sales Price	Market Value \$304,520	Adj Market Value	\$410,950	Adj Market Value	\$369,032	Adj Market Value	\$437,200
	Value per SF 166.68						

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: CHRISTOPHER QUANTE

DATE 12/16/2024

2024-0867 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	3668448	2430 BAYWATER RD TAVARES	1.67 MILES
2	COMP 1	1202922	33635 JEFFERY CT LEESBURG	1.18 MILES
3	COMP 3	3307275	10509 CYPRESS RD LEESBURG	2.88 MILES
4	SUBJECT	1496748	11143 PINE RIDGE RD LEESBURG	-
5				
6				
7				
8				

Alternate Key 1496748
Parcel ID 24-19-25-0300-00C-00600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0867 Subject
PRC Run: 12/16/2024 By
Card # 1 of 1

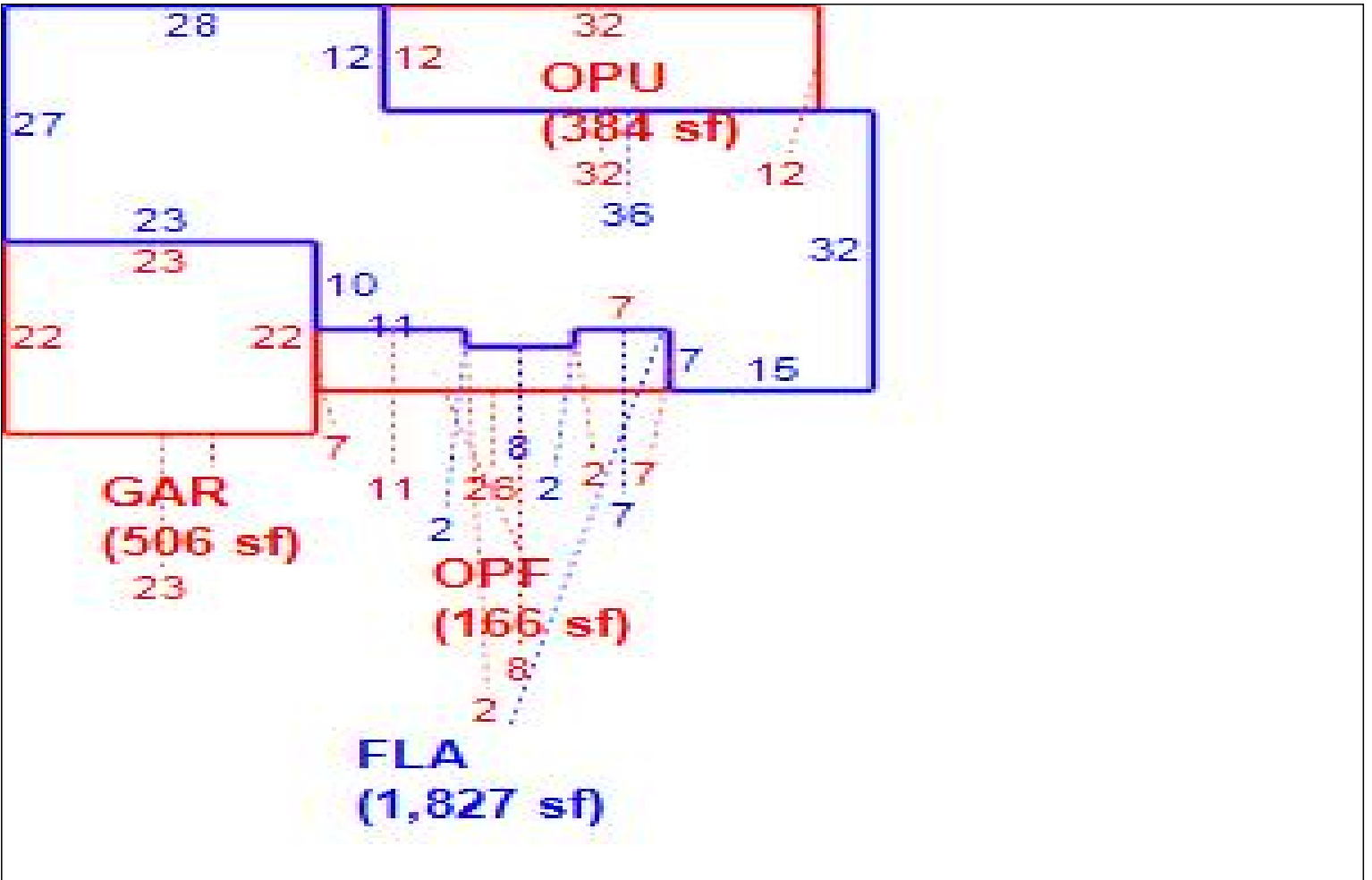
Current Owner		
HPA II BORROWER 2020-1 GA LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

Property Location		
Site Address	11143 PINE RIDGE RD	
	LEESBURG	FL 34788
Mill Group	0001	NBHD 5067
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-14-202

Legal Description
SUNNY DELL PARK FIRST ADD LOT 6 BLK C PB 12 PG 76 ORB 5404 PG 2442

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	0102	0	0		1.00 LT	75,000.00	0.0000	1.00	1.000	1.000	0	75,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		75,000		
Classified Acres		0		Classified JV/Mkt		75,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 217,321 Deprec Bldg Value 210,801 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	1,827	1,827	1827	1990	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	506	0	96.07	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	166	0	217,321	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	384	0	EX	Foundation	3	Fireplaces	1
TOTALS		1,827	2,883	1,827	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD				
					210,801				

Alternate Key 1496748
 Parcel ID 24-19-25-0300-00C-00600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0867 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
POL2	SWIMMING POOL - RESIDENTIAL	200.00	SF	35.00	2003	2003	7000.00	85.00	5,950
PLD2	POOL/COOL DECK	259.00	SF	5.38	2003	2003	1393.00	70.00	975
SEN2	SCREEN ENCLOSED STRUCTURE	1069.00	SF	3.50	2003	2003	3742.00	47.50	1,777
UCP2	CARPORT/POLE SHED UNFINISHE	400.00	SF	5.25	2003	2003	2100.00	47.50	998
UBU3	UTILITY BLDG UNFINISHED	200.00	SF	7.50	1999	1999	1500.00	40.00	600
BHS2	BOAT HOUSE	280.00	SF	25.50	1989	1989	7140.00	60.00	4,284
DOC2	BOAT DOCK	539.00	SF	14.80	2009	2009	7977.00	50.00	3,989

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2010	2009060509	06-30-2009	04-05-2010	7,300	0003	DOCK 482SF	04-05-2010		
2005	SALE	01-01-2004	04-29-2005	1	0000	CHECK VALUE			
2004	2003090465	09-11-2003	02-23-2004	2,502	0000	17X27 POOL SEN			
2004	2003080575	08-15-2003	02-23-2004	15,000	0000	10X20 POOL W/17X27 DECK			
1990	60961	09-01-1989	12-01-1990	73,022	0000	SFR U/C 1/90 FD			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020004797	5404	2442	12-18-2019	WD	U	11	I	100			
2019074061	5303	2068	07-01-2019	WD	Q	Q	I	292,500			
	2706	1970	11-22-2004	WD	Q	Q	I	223,000			
	1504	2032	03-01-1997	WD	Q	Q	I	130,300			
	1022	2397	08-01-1989	WD	Q	Q	V	25,000			
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	
75,000	210,801	18,573	304,374	0	304374	0.00	304374	304374	304,520	

Parcel Notes

89 NBHD CHGD FROM 1406
 90 SFR OWNER BUILDER MRM 041991
 95X JUDITH ANN WHITLOCK 51 DECEASED 032295 DC
 97FC QG FROM 300 TO EQUAL SUB RS 021197
 01 QG FROM 400 FER 0501
 04FC SPF4 TO OPU ADD SEN POL PLD UCP TO MISC AS NEW ADD UBU NPA JWP 022304
 2706/1970 WILLIAM S & BETTY M MOBERLY TO CLARK R & SUSAN G BERG HW
 05FC NICE HOME QG FROM 450 ADD PLH UCP NPA CHG SF OF FLA1 OPF3 TO FIX SKETCH JWP 042905
 05X DENY CLARK & SUSAN BERG FILED LATE 030305
 10FC EAG FROM 1 QG FROM 625 ADD FPL NPA ADD DOC CHG UCP 280SF BASE YR 2005 GR 2 TO BHS TJW 040510
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 5303/2068 CLARK R & SUSAN G BERG TO HPA US1 LLC
 20 MLS SFR GOOD COND SKB 011620
 5404/2442 HPA US1 LLC TO HPA II BORROWER 2020-1 GA LLC
 5404/2442 M SALE INCL 11 LOTS VARIOUS SUBS
 18DS RESEARCH COMPLIANCE NT 072418

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 1202922
Parcel ID 07-19-26-0300-000-14300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0867 Comp 1
PRC Run: 12/16/2024 By

Card # 1 of 1

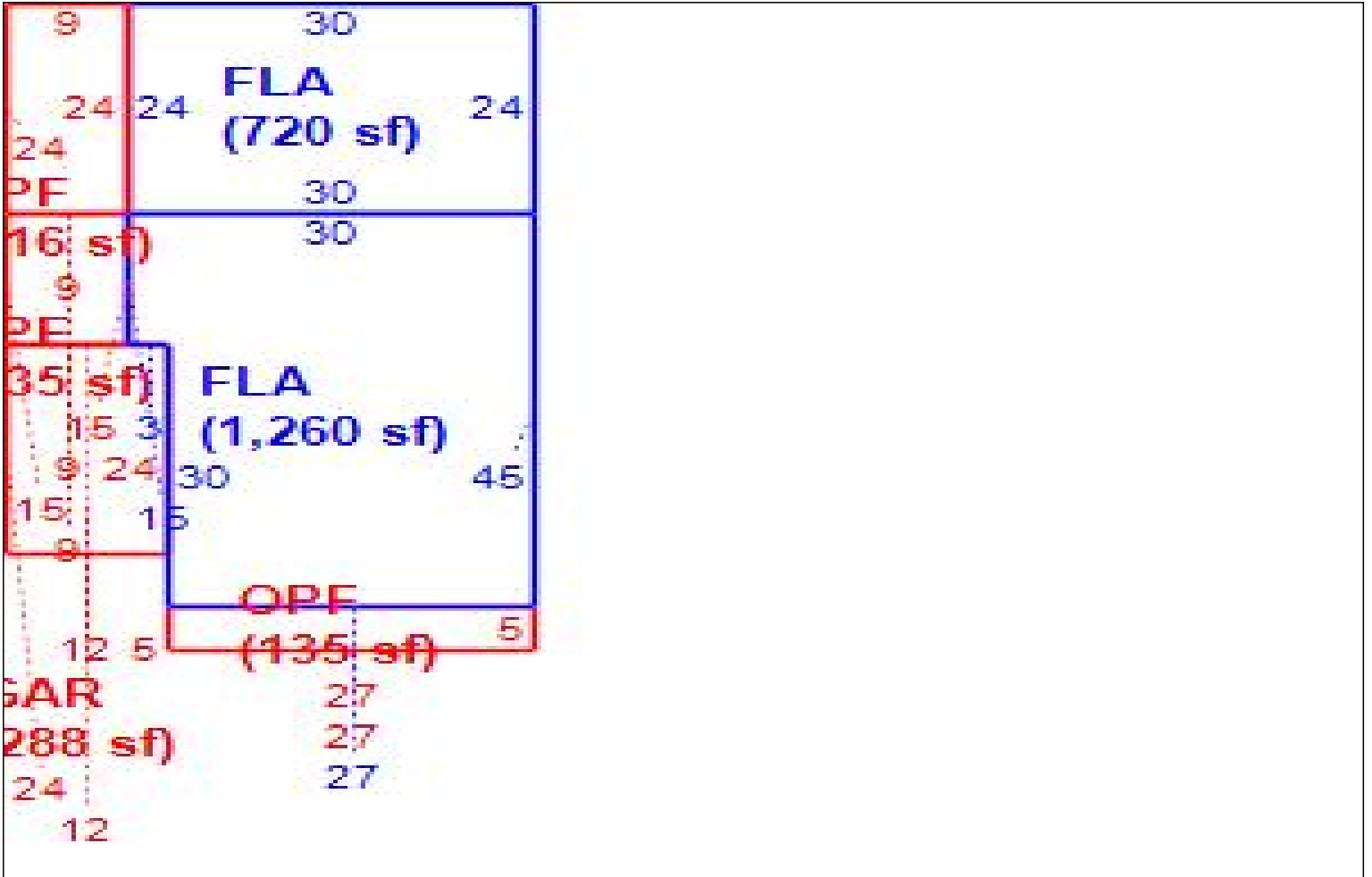
Current Owner		
CRAWFORD LAWRENCE R AND PATRICIA A		
33635 JEFFERY CT		
LEESBURG	FL	34788

Property Location			
Site Address 33635 JEFFERY CT			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5026
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-22-202

Legal Description
WESTERN SHORES LOT 143 *UNRECORDED PLAT SEE DEED FOR FULL PROPERTY DESCRIPTION ORB 6231 PG 353

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	0102	0	0		1.00 LT	65,000.00	0.0000	0.93	0.880	1.000	0	53,196	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		53,196			
Classified Acres		0		Classified JV/Mkt		53,196		Classified Adj JV/Mkt		0			

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	274,724		Deprec Bldg Value 266,482
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	1,980	1,980	1980	2005				
GAR	GARAGE FINISH	0	288	0	Effective Area	1980	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	135	0	Base Rate	115.65	Quality Grade	680	Half Baths 0
SPF	SCREEN PORCH FINIS	0	351	0	Building RCN	274,724	Wall Type	03	Heat Type 6
					Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
TOTALS		1,980	2,754	1,980	Building RCNLD	266,482			

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
BHS4	BOAT HOUSE	275.00	SF	48.75	2005	2005	13406.00	60.00	8,044
DOC1	BOAT DOCK	220.00	SF	10.63	2005	2005	2339.00	50.00	1,170
SEW1	SEAWALL	109.00	LF	45.00	2005	2005	4905.00	60.00	2,943
UBF5	UTILITY BLDG FINISHED	192.00	SF	20.00	2005	2005	3840.00	60.00	2,304

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	DENY49	01-01-2023		1	0030	X2			
2008	2006060716	05-15-2007	05-06-2008	50,000	0000	ADD FOR 08	05-06-2008		
2007	2006060716	08-02-2006	05-15-2007	50,000	0000	ADDN RM 30X24 720SF LIVING		03-09-2007	
2006	2005090785	09-21-2005	11-23-2005	2,400	0000	STORAGE SHED			
2006	2004081324	06-09-2005	11-23-2005	77,572	0000	SFR 33635 JEFFERY CT			
2006	2005041915	05-03-2005	11-23-2005	28,272	0000	WOOD SEW & 510SF DOCK			
2005	2004081324	10-05-2004	06-09-2005	77,572	0000	SFR 33635 JEFFERY CT		04-01-2004	

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023130361	6231	0353	10-18-2023	WD	Q	01	I	450,000	039	HOMESTEAD	2024	25000
	2808	0912	04-08-2005	WD	Q	Q	I	178,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2647	1520	08-13-2004	WD	Q	Q	V	21,000				
	1192	0452	10-01-1992	WD	U	U	V	0				
	1066	1974	07-01-1990	WD	Q	Q	V	23,000				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
53,196	266,482	14,461	334,139	0	334139	50,000.00	284139	309139	334,139	

Parcel Notes

89 NBHD CHANGED FROM 2039
 1192/452 RONALD A & JOANNE A JAKEL TRUSTEES OF THE JAKEL REVC TR DTD 101692
 97FC CHANGE LL FROM 0000 TO CANAL FRONT WAS INCORRECTLY ASSESSED RS 100996
 99FC SHAPE FOR LOT IRREGULARITY MB 072398
 01 SHP FROM .90 FER 0401
 05 SFR UC IN 05 JWP 060905
 06 QG FROM 535 DN 061606
 07FC ADD LOC SHP FROM 120 TO EQUALIZE WITH OTHERS MB 051807
 08FC ADD SPF FLA6 REMODELED FLA1 DELETING 1 BR AND 1 BATH FLA4 NEW BDRM AND BATH CAN3 TO SPF CORRECT UBU GR 3 TO UBF GR 5 MB 050608
 23X HX REMOVED APPLIED FOR HX PORT IN CHARLOTTE CO KCH 102023
 6231/353 MICHAEL & LISA B SNIEMOCKI TO LAWRENCE R CRAWFORD SINGLE AND PATRICIA A CRAWFORD SINGLE JTWROS
 24CC SUBMITTED HX APP AND FRSS WILL SUBMIT ALL DOCUMENTS NT 022724
 24X DENY FRDX PENDING ALL DOCS KCH 040524

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Alternate Key 3668448
 Parcel ID 25-19-25-0160-000-14900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0867 Comp 2
 PRC Run: 12/16/2024 By

Card # 1 of 1

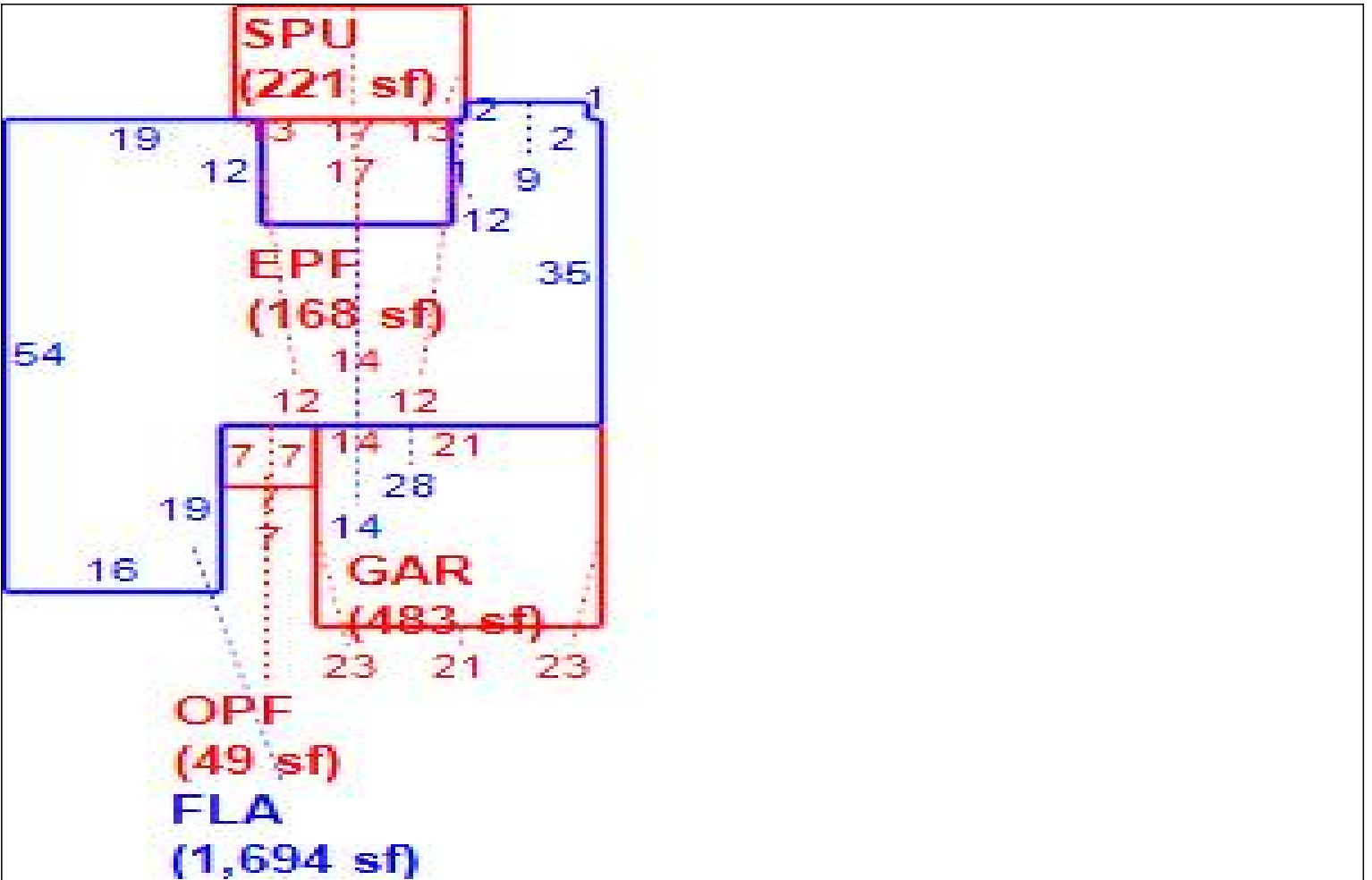
Current Owner		
CAHOE WILLIAM B & PENNY J		
2430 BAYWATER RD		
TAVARES	FL	32778

Property Location		
Site Address 2430 BAYWATER RD		
TAVARES FL 32778		
Mill Group	000T	NBHD 0643
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-15-202

Legal Description
 TAVARES, BAYTREE PHASE III SUB LOT 149 PB 36 PGS 20-22 ORB 6116 PG 857

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	0102	0	0		1.00 LT	70,000.00	0.0000	0.90	0.900	1.700	0	96,390	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		96,390			
Classified Acres		0		Classified JV/Mkt		96,390		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 184,206 Deprec Bldg Value 178,680 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	2
EPF	ENCLOSED PORCH FIN	0	168	0	1996	1694	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,694	1,694	1694	86.76		Quality Grade	635	Half Baths	0
GAR	GARAGE FINISH	0	483	0	184,206		Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	49	0	EX	97.00	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	221	0	% Good	0	Functional Obsol		Roof Cover	3
TOTALS		1,694	2,615	1,694	Building RCNLD	178,680			Type AC	03

Alternate Key 3668448
 Parcel ID 25-19-25-0160-000-14900

LCPA Property Record Card
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Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
DOC1	BOAT DOCK	363.00	SF	10.63	1996	1996	3859.00	50.00	1,930
BHS2	BOAT HOUSE	200.00	SF	25.50	1996	1996	5100.00	60.00	3,060

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	04-00059	08-20-2004	03-08-2005	4,575	0000	17X13 SCRNM/2430 BAYWATER RD			
2005	04-00646	07-16-2004	03-08-2005	1,750	0000	13X17 CONC PAD/2430 BAYWATER RD			
2005	SALE	01-01-2004	03-09-2005	1	0000	CHECK VALUE			
1997	96 383	12-01-1996	12-01-1996	2,475	0000	BHS 2430 BAYWATER RD			
1997	9600228	04-01-1996	12-01-1996	76,939	0000	2BR SFR.2430 JUNIPER WAY			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023036048	6116	0857	03-17-2023	WD	Q	01	I	387,000			
	2561	0614	04-29-2004	TR	Q	Q	I	208,000			
	1433	1385	04-01-1996	WD	Q	Q	V	65,700			
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	
96,390	178,680	4,990	280,060	0	280060	0.00	280060	280060	280,060	

Parcel Notes

1433/1385 1ST NATL BANK OF MT DORA AND VIRGINIA R CHURCHILL CO-TRUSTEES OF THE VIRGINIA R CHURCHILL REVC TRUST DTD 020193 APPROVED FOR HX PER EEH
 97X WILLIAM E CHURCHILL DECEASED 092993 DC
 01 QG FROM 475 FER 0401
 03 QG FROM 500 FER 021103
 2561/614 1ST NATL BANK OF MT DORA AND VIRGINIA R CHURCHILL TRUSTEES TO ROBERT K & PAULA J GILBERT H/W
 05 LOC FROM 135 QG FROM 550 FER 030905
 05FC ADD SPU5 QG FROM 550 JWP 030805
 6116/853 ROBERT KENNEDY GILBERT 83 DECEASED 020623 DC
 6116/857 PAULA J GILBERT TO WILLIAM B & PENNY J CAHOE HW

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 3307275
Parcel ID 02-19-25-0100-00A-01500

LCPA Property Record Card
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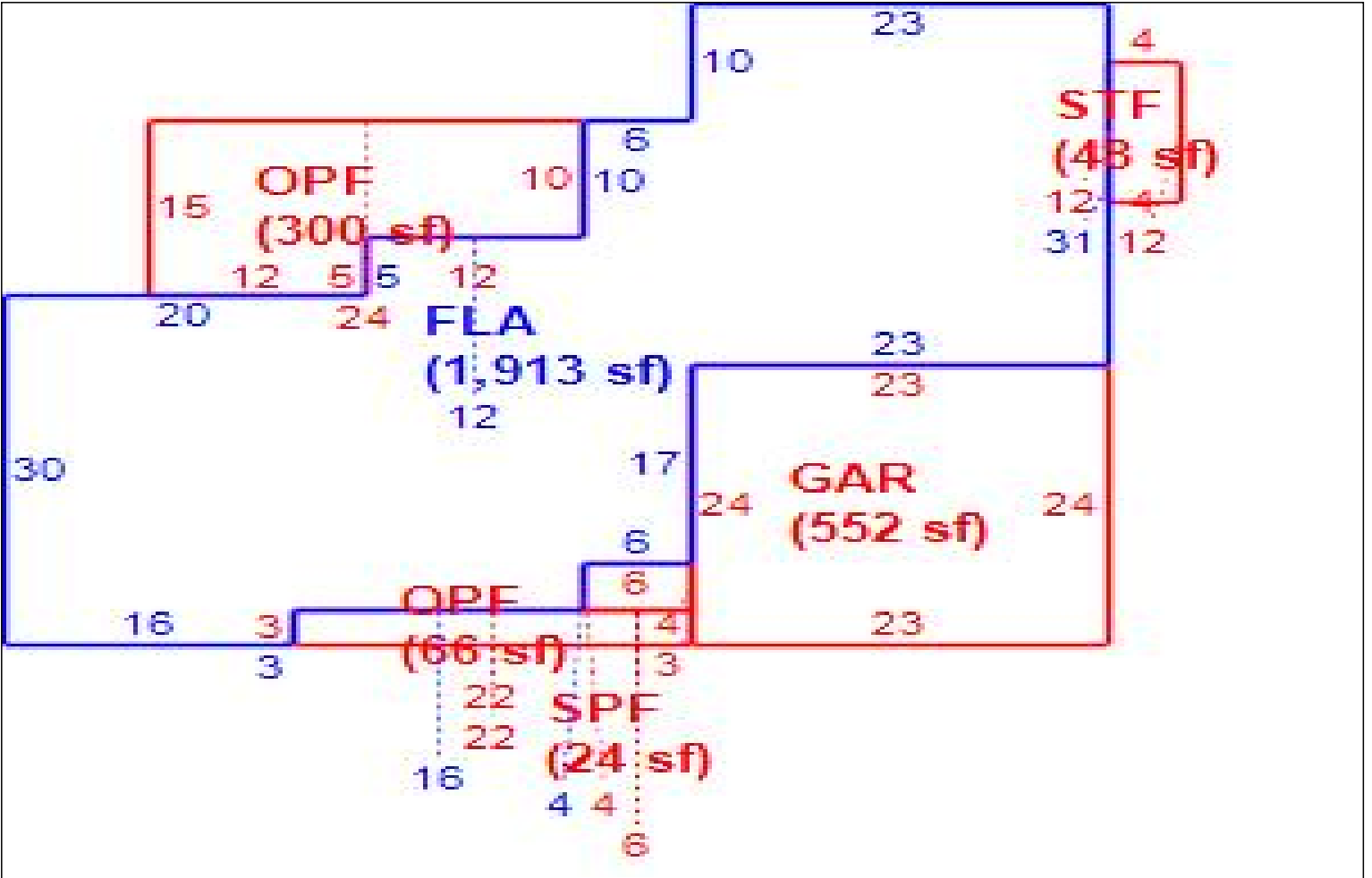
Current Owner		
HENSHAW WALTER M AND SAMANTHA L C		
10509 CYPRESS RD		
LEESBURG	FL	34788

Property Location			
Site Address 10509 CYPRESS RD			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5026
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	10-22-202

Legal Description
CYPRESS HAVEN UNIT NO 1 LOT 15 BLK A PB 14 PG 15 ORB 6155 PG 2131

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	0102	0	0		1.00 LT	65,000.00	0.0000	2.00	1.000	1.000	0	130,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		130,000		
Classified Acres		0		Classified JV/Mkt		130,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 240,889
Deprec Bldg Value 221,618		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	1,913	1,913	1913	1991	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	552	0	102.26	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	366	0	240,889	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	24	0	VG	Foundation	3	Fireplaces	0
STF	STORAGE ROOM FINIS	0	48	0	% Good 92.00	Roof Cover	3	Type AC	03
TOTALS		1,913	2,903	1,913	Functional Obsol 0				
					Building RCNLD 221,618				

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Parcel ID 02-19-25-0100-00A-01500

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2024-0867 Comp 3
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	200.00	SF	35.00	1990	1990	7000.00	85.00	5,950
PLD2	POOL/COOL DECK	794.00	SF	5.38	1990	1990	4272.00	70.00	2,990
SEN2	SCREEN ENCLOSED STRUCTURE	2314.00	SF	3.50	1990	1990	8099.00	40.00	3,240
BHS1	BOAT HOUSE	400.00	SF	13.25	1998	1998	5300.00	60.00	3,180

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2000	1	01-01-1999	07-05-2000	1	0000	CK VALUES			
1993	75628	06-01-1992	12-01-1992	3,800	0000	PL SCR ENCL. 10505 CYPRES			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023067735	6155	2131	05-31-2023	WD	Q	01	I	500,000	039	HOMESTEAD	2024	25000
	4285	1412	02-27-2013	QC	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	2737	0001	01-07-2005	WD	Q	Q	I	250,000				
	1750	0786	09-01-1999	WD	U	U	I	0				
	1604	0091	04-27-1998	WD	Q	Q	I	168,000				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
130,000	221,618	15,360	366,978	136258	230720	50,000.00	180720	205720	366,978	

Parcel Notes

93 ROLL NO CHANGE IN IMPS PERMIT WAS NOT CLEARED MRM 0293
 1405/1353 ROBERT C & NANCY L WILSON TTEE OF THE WILSON TR APPROVED PER EEH
 97FC CORRECTED SKETCH NO VALUE CHANGE RS 110896
 97TRIM CORRECT BASE YR AND LAND PAP 082997
 1750/786 TONY W JR & JEANETTE E NOLAN LE REM THE NOLAN TR DTD 090199
 2737/1 TONY W JR & JEANETTE E NOLAN TO TIM A THOMPSON SINGLE
 05 LOC FROM 129 FER 021605
 4208/351 TIM ALAN THOMPSON MARRIED PATRICIA LYNN PAVEY 090112 ML
 4285/1412 TIM A THOMPSON TO TIM A THOMPSON AND PATRICIA L THOMPSON ONLY
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 6155/2131 TIM A & PATRICIA L THOMPSON TO WALTER M HENSHAW UNMARRIED AND SAMANTHA L CARR UNMARRIED JTWROS
 24CC EFILE HX PORT APP CP 110723
 24X BOTH OWNERS APPLIED FOR PORT GRANTED PORT FOR WALTER AS THE AMOUNT FOR HIM IS 142,965 AND THE AMOUNT FOR SAMANTHA IS 44,780 DB 122123

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