



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3820223

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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 # 2024-0868	Alternate Key: 3820223	Parcel ID: 24-19-27-1611-000-11600
Petitioner Name Ryan, LLC C/O Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 23311 OAK CLUSTER DR SORRENTO	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HPA JV Borrower 2019-1 ATH LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 404,238	\$ 404,238
2. Assessed or classified use value, *if applicable	\$ 382,280	\$ 382,280
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 382,280	\$ 382,280

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

Last Sale Date 1/11/2019 **Price:** \$340,000 Arm's Length Distressed Book 5224 Page 924

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3820223	3813007	3669444	3891959
Address	23311 OAK CLUSTER DR SORRENTO	32326 OAK CANOPY DR SORRENTO	32745 WOLFS TRL SORRENTO	23624 WOLF BRANCH RD SORRENTO
Proximity		0.07 Miles	0.63 Miles	0.60 Miles
Sales Price		\$440,000	\$570,000	\$555,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	3.20%	1.60%
Adjusted Sale		\$386,320	\$502,740	\$480,630
\$/SF FLA	\$177.69 per SF	\$190.40 per SF	\$192.62 per SF	\$277.82 per SF
Sale Date		5/23/2023	4/20/2023	8/25/2023
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	2,275	2,029	12300	2,610	-16750	1,730	27250
Year Built	2005	2005	0	2004	0	1999	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX	EX	0	EX	0	EX	0
Baths	2.0	2.0	0	3.0	-25000	3.0	-25000
Garage/Carport	Garage	Garage	0	Large Garage	-30000	Garage	0
Porches	OPF EPF	2 OPF	5000	2 OPF	5000	2 OPF	5000
Pool	Y	Y	0	Y	0	Y	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	SEN HTB	SEN	8000	SEN HTB	0	SEN ASF FOP UCP	-61000
Site Size	Lot	Lot	0	Large Lot	-24000	1.20 Acres	-20000
Location	Sub	Sub	0	Sub	0	Neighborhood	0
View	House	House	0	House	0	House	0
		Net Adj. 6.5%	25300	-Net Adj. 18.1%	-90750	-Net Adj. 15.3%	-73750
		Gross Adj. 6.5%	25300	Gross Adj. 20.0%	100750	Gross Adj. 28.8%	138250
Adj. Sales Price	Market Value \$404,238	Adj Market Value	\$411,620	Adj Market Value	\$411,990	Adj Market Value	\$406,880
	Value per SF 177.69						

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.

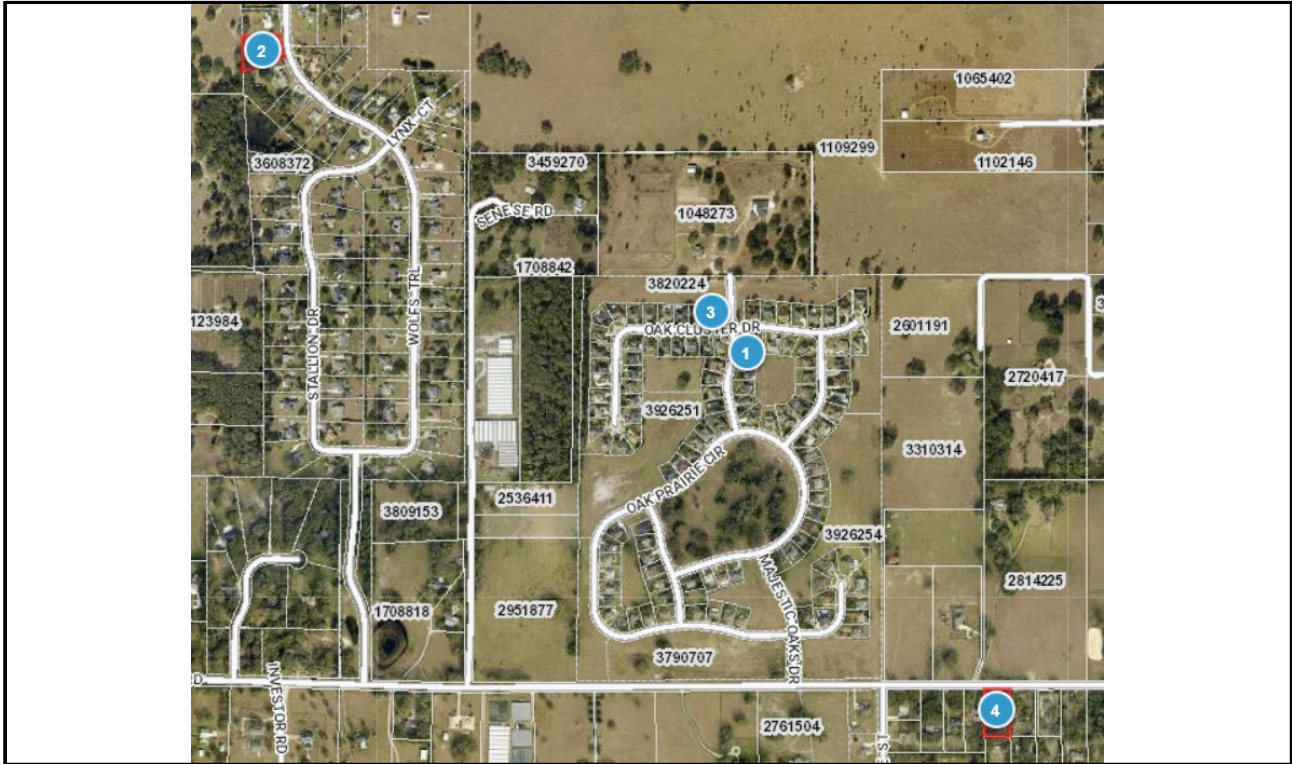
Ryan comp 1 is the only comp in the same sub (Park at Wolfbranch Oaks) and it has an adjusted sale \$1,298 lower than market---
Ryan comps 2,3,4,5,6 are all in the same sub (Sorrento Hills/Eagle Dunes Golf Club), should have an adjustment for the community----
All size adjustments are made with a different rate/sf

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: Chris Jensen

DATE 11/18/2024

2024-086E Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3813007	32326 OAK CANOPY DR SORRENTO	0.07
2	Comp 2	3669444	32745 WOLFS TRL SORRENTO	0.63
3	Subject	3820223	23311 OAK CLUSTER DR SORRENTO	-
4	Comp 3	3891959	23624 WOLF BRANCH RD SORRENTO	0.6
5				
6				
7				
8				

Alternate Key 3820223
Parcel ID 24-19-27-1611-000-11600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0868 Subject
PRC Run: 12/11/2024 By

Card # 1 of 1

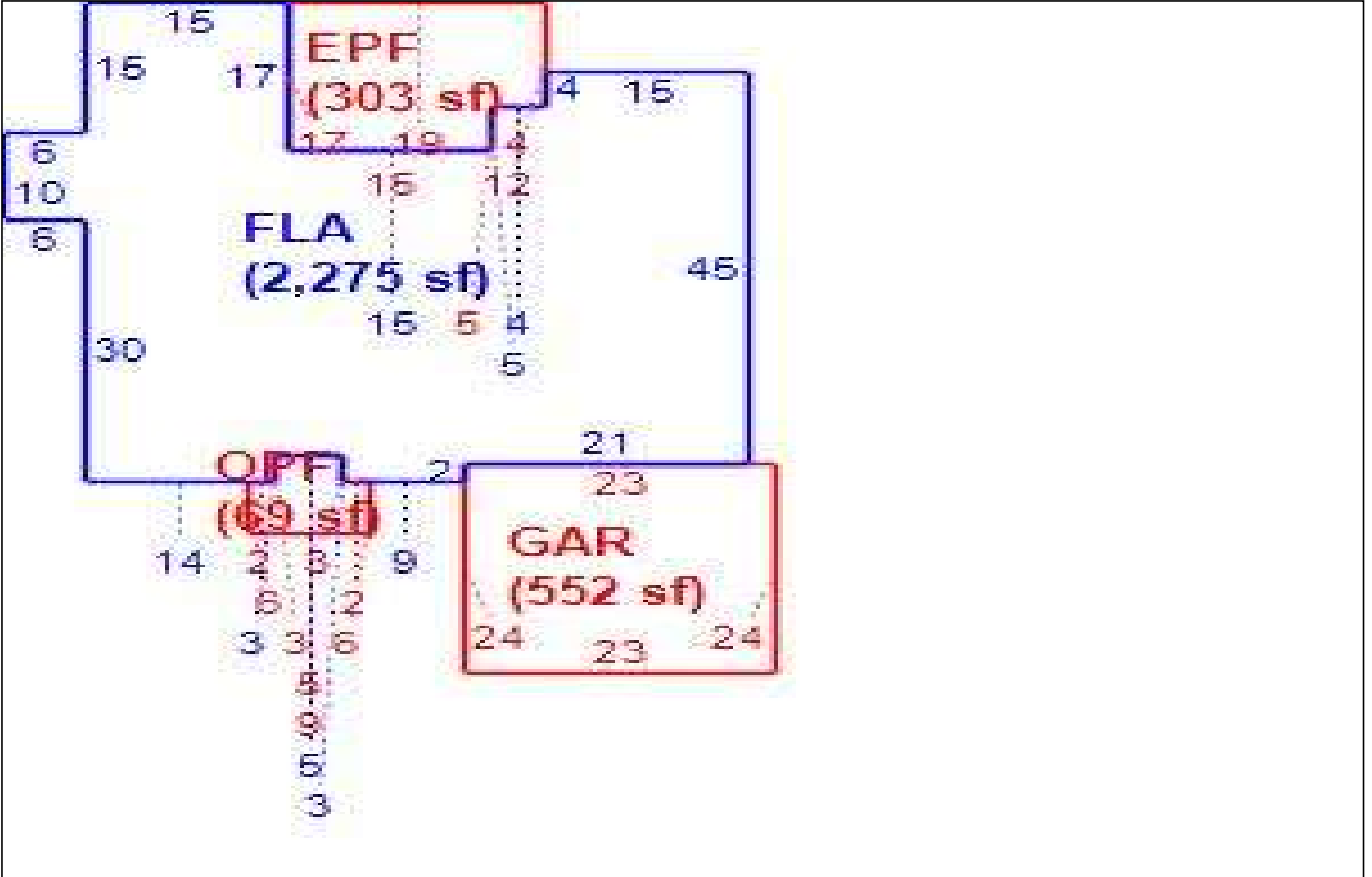
Current Owner		
HPA JV BORROWER 2019-1 ATH LLC		
180 N STETSON AVE STE 3650		
CHICAGO	IL	60601

Property Location		
Site Address 23311 OAK CLUSTER DR		
SORRENTO FL 32776		
Mill Group 0002	NBHD 4481	
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-05-201

Legal Description
PARK AT WOLF BRANCH OAKS PHASE 4 PB 50 PG 44-45 LOT 116 ORB 5284 PG 363

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 291,156 Deprec Bldg Value 282,421 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
EPF	ENCLOSED PORCH FIN	0	303	0	2005	2275	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	2,275	2,275	2,275	105.43	291,156	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	552	0	EX	97.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	69	0	0	0	Foundation	3	Fireplaces	0
TOTALS		2,275	3,199	2,275	Building RCNLD	282,421	Roof Cover	3	Type AC	03

Alternate Key 3820223
Parcel ID 24-19-27-1611-000-11600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0868 Subject By
PRC Run: 12/11/2024
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	360.00	SF	46.00	2007	2007	16560.00	85.00	14,076
PLD2	POOL/COOL DECK	740.00	SF	5.38	2007	2007	3981.00	70.00	2,787
SEN2	SCREEN ENCLOSED STRUCTURE	2264.00	SF	3.50	2007	2007	7924.00	57.50	4,556
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2007	2007	7000.00	57.50	4,025

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008	2007081086	09-11-2007	03-24-2008	10,000	0000	SEN 20X48			
2008	2007070537	07-18-2007	03-24-2008	2,200	0000	SOLAR PANELS			
2008	2007070061	07-03-2007	03-24-2008	25,000	0000	POL 15X30			
2007	2006050392	05-15-2006	04-24-2007	1,788	0000	CONVERT SCRNM RM TO VINYL 9X20	04-24-2007		
2006	2005041281	05-10-2005	04-19-2006	139,436	0000	SFR 23311 OAK CLUSTER DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019057950	5284	0363	05-10-2019	WD	U	M	I	100			
2019006281	5224	0924	01-11-2019	WD	Q	Q	I	340,000			
	3046	2286	12-21-2005	WD	Q	Q	I	286,400			
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	282,421	25,444	403,865	0	403865	0.00	403865	403865	404,238	

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Alternate Key 3813007
Parcel ID 24-19-27-1610-000-07100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0868 Comp 1
PRC Run: 12/11/2024 By

Card # 1 of 1

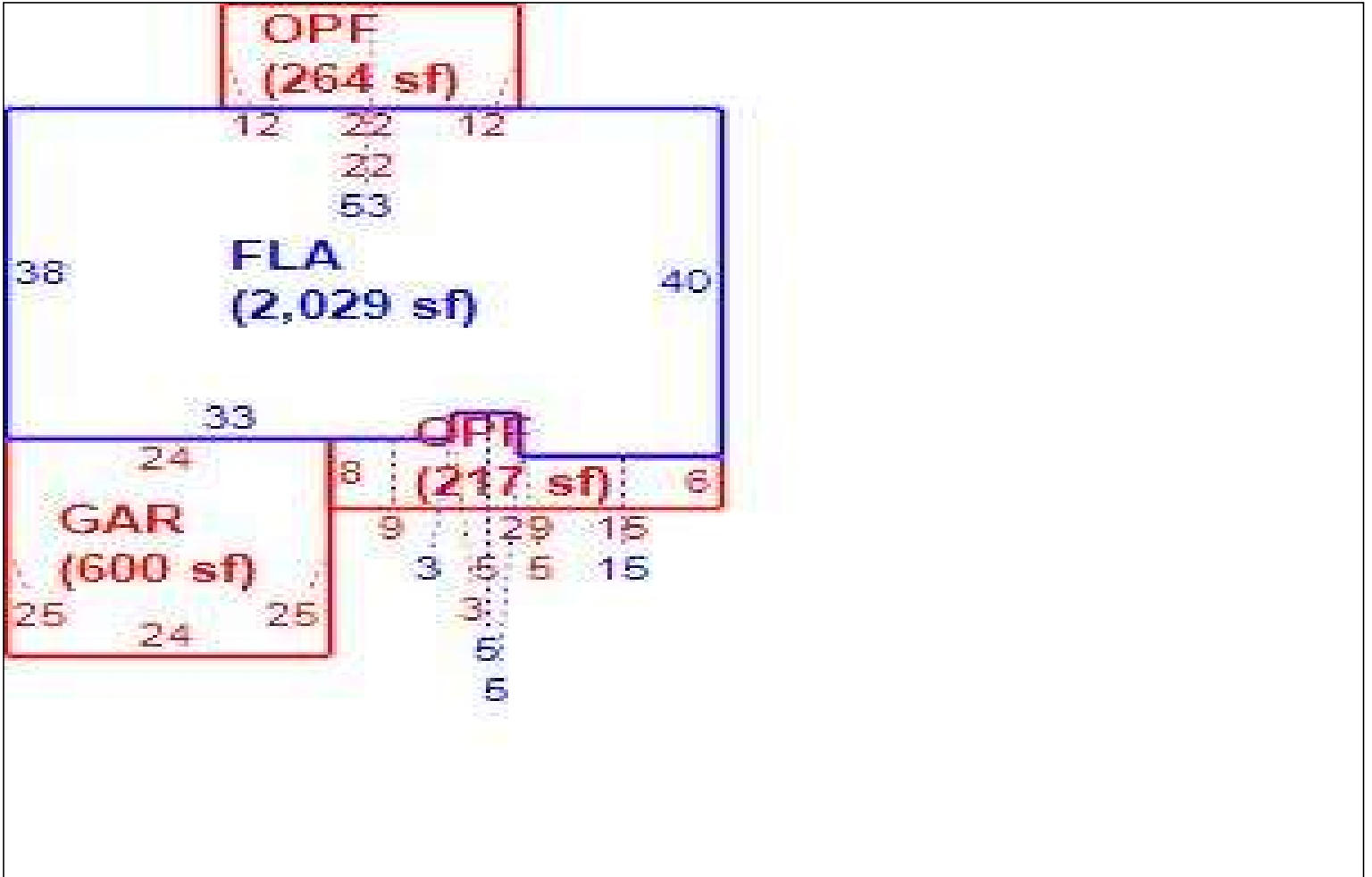
Current Owner		
EINSTEIN ESTHER R		
32326 OAK CANOPY DR		
SORRENTO	FL	32776

Property Location		
Site Address 32326 OAK CANOPY DR		
SORRENTO FL 32776		
Mill Group 0002	NBHD 4481	
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-05-201

Legal Description
PARK AT WOLF BRANCH OAKS PHASE 3 PB 48 PG 16-17 LOT 71 ORB 6150 PG 2352

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 268,993
Deprec Bldg Value 260,923		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,029	2,029	2029	Effective Area	2029	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	600	0	Base Rate	108.09	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	481	0	Building RCN	268,993	Wall Type	03	Heat Type	6
TOTALS					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	260,923				

Alternate Key 3813007
Parcel ID 24-19-27-1610-000-07100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0868 Comp 1
PRC Run: 12/11/2024 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	560.00	SF	35.00	2005	2005	19600.00	85.00	16,660
PLD2	POOL/COOL DECK	978.00	SF	5.38	2005	2005	5262.00	70.00	3,683
SEN2	SCREEN ENCLOSED STRUCTURE	2627.00	SF	3.50	2005	2005	9195.00	52.50	4,827

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005041499	04-26-2005	08-03-2005	5,000	0000	SEN 14X40			
2006	2005020765	02-11-2005	08-03-2005	26,000	0000	POOL 14X40 DECK 584SF			
2006	2004061041	01-01-2005	08-03-2005	120,428	0000	SFR 32326 OAK CANOPY DR			
2005	2004061041	07-07-2004	12-16-2004	120,428	0000	SFR 32326 OAK CANOPY DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064002	6150	2352	05-23-2023	WD	Q	01	I	440,000	039	HOMESTEAD	2024	25000
2021043830	5676	1054	03-25-2021	QC	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2016037240	4765	0722	04-08-2016	WD	Q	Q	I	243,000				
	4231	0570	10-23-2012	WD	U	M	I	100				
	3706	0195	06-20-2008	TR	U	U	I	0				
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	
96,000	260,923	25,170	382,093	0	382093	50,000.00	332093	357093	382,323	

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Alternate Key 3669444
Parcel ID 23-19-27-0160-000-06200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0868 Comp 2
PRC Run: 12/11/2024 By

Card # 1 of 1

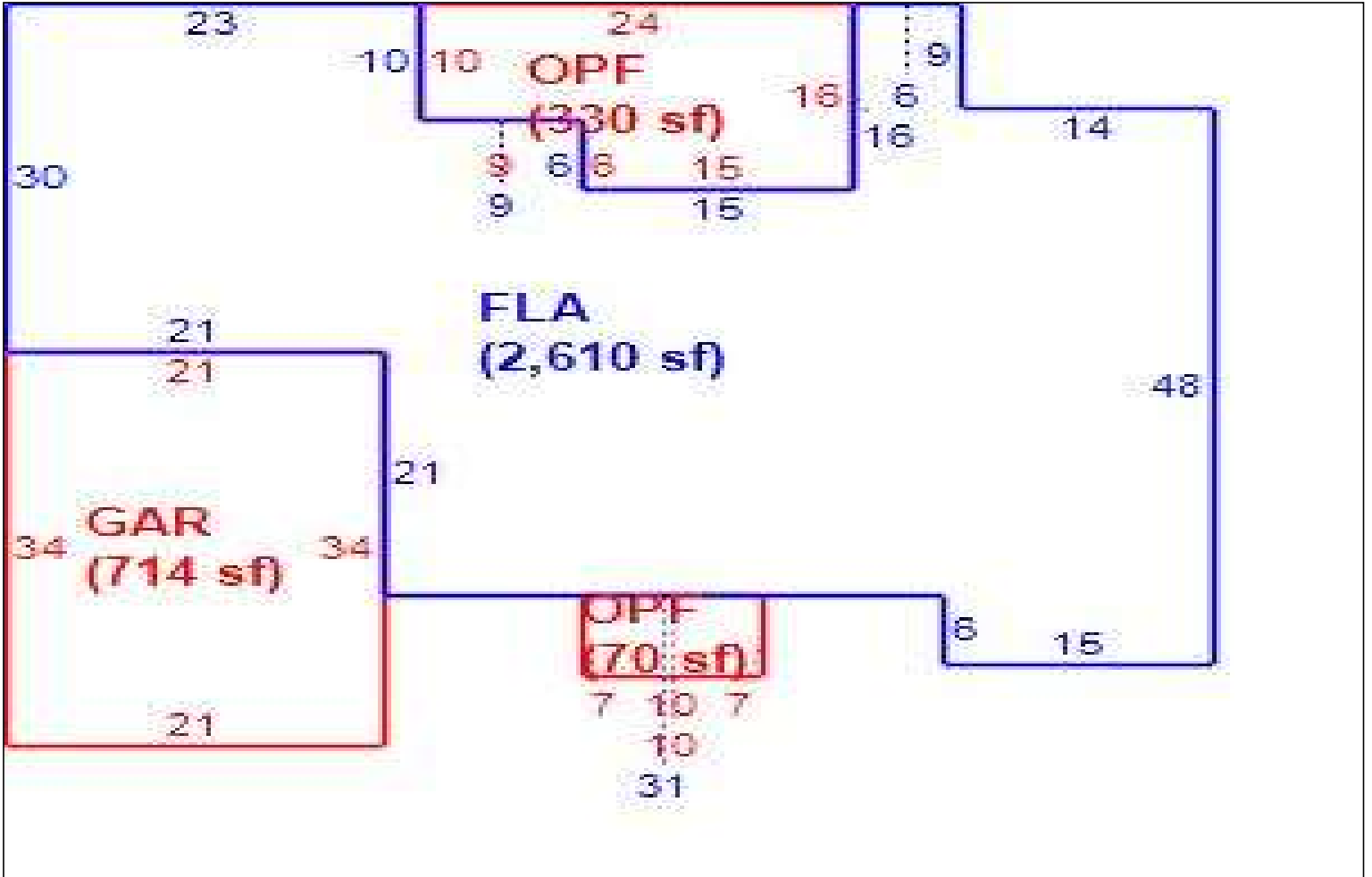
Current Owner		
FIORELLI RONALD A & SHELLY R		
32745 WOLFS TRL		
SORRENTO	FL	32776

Property Location			
Site Address 32745 WOLFS TRL			
SORRENTO FL 32776			
Mill Group	0002	NBHD	4481
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-05-201

Legal Description
WOLF BRANCH VILLAGE PHASE III SUB LOT 62 PB 36 PGS 80-82 ORB 6134 PG 1075

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	2.50	1.000	1.000	0	120,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000		
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 382,611 Deprec Bldg Value 371,133 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,610	2,610	2610	Effective Area	2610	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	714	0	Base Rate	120.61	Quality Grade	695	Half Baths	0
OPF	OPEN PORCH FINISHE	0	400	0	Building RCN	382,611	Condition	EX	Wall Type	03
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,610	3,724	2,610	Building RCNLD	371,133				

Alternate Key 3669444
 Parcel ID 23-19-27-0160-000-06200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0868 Comp 2
 PRC Run: 12/11/2024 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
POL4	SWIMMING POOL - RESIDENTIAL	364.00	SF	52.50	2004	2004	19110.00	85.00	16,244
PLD2	POOL/COOL DECK	622.00	SF	5.38	2004	2004	3346.00	70.00	2,342
SEN2	SCREEN ENCLOSED STRUCTURE	1814.00	SF	3.50	2004	2004	6349.00	50.00	3,175
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2004	2004	7000.00	50.00	3,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2004070514	07-13-2004	02-18-2005	5,426	0000	POOL ENCLOSURE 29X34			
2005	2004041032	04-21-2004	02-18-2005	1,718	0000	SHED 10X12			
2005	2004020116	02-04-2004	02-18-2005	20,000	0000	POOL & SPA W/DECK			
2005	HXNB	01-01-2004	02-18-2005	1	0000	FILED HX OCCUPIED 0552804			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023050666	6134	1075	04-20-2023	WD	Q	01	570,000	039	HOMESTEAD	2024	25000
2019096214	5331	2157	08-19-2019	WD	U	U	100	059	ADDITIONAL HOMESTEAD	2024	25000
	2196	0285	09-30-2002	WD	U	U	20,000				
	2196	0284	09-30-2002	WD	U	U	20,000				
	1904	0868	01-19-2001	WD	Q	Q	34,000				
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	
120,000	371,133	25,261	516,394	179024	337370	50,000.00	287370	312370	516,727	

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Alternate Key 3891959
Parcel ID 25-19-27-0001-000-06500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0868 Comp 3
PRC Run: 12/11/2024 By

Card # 1 of 1

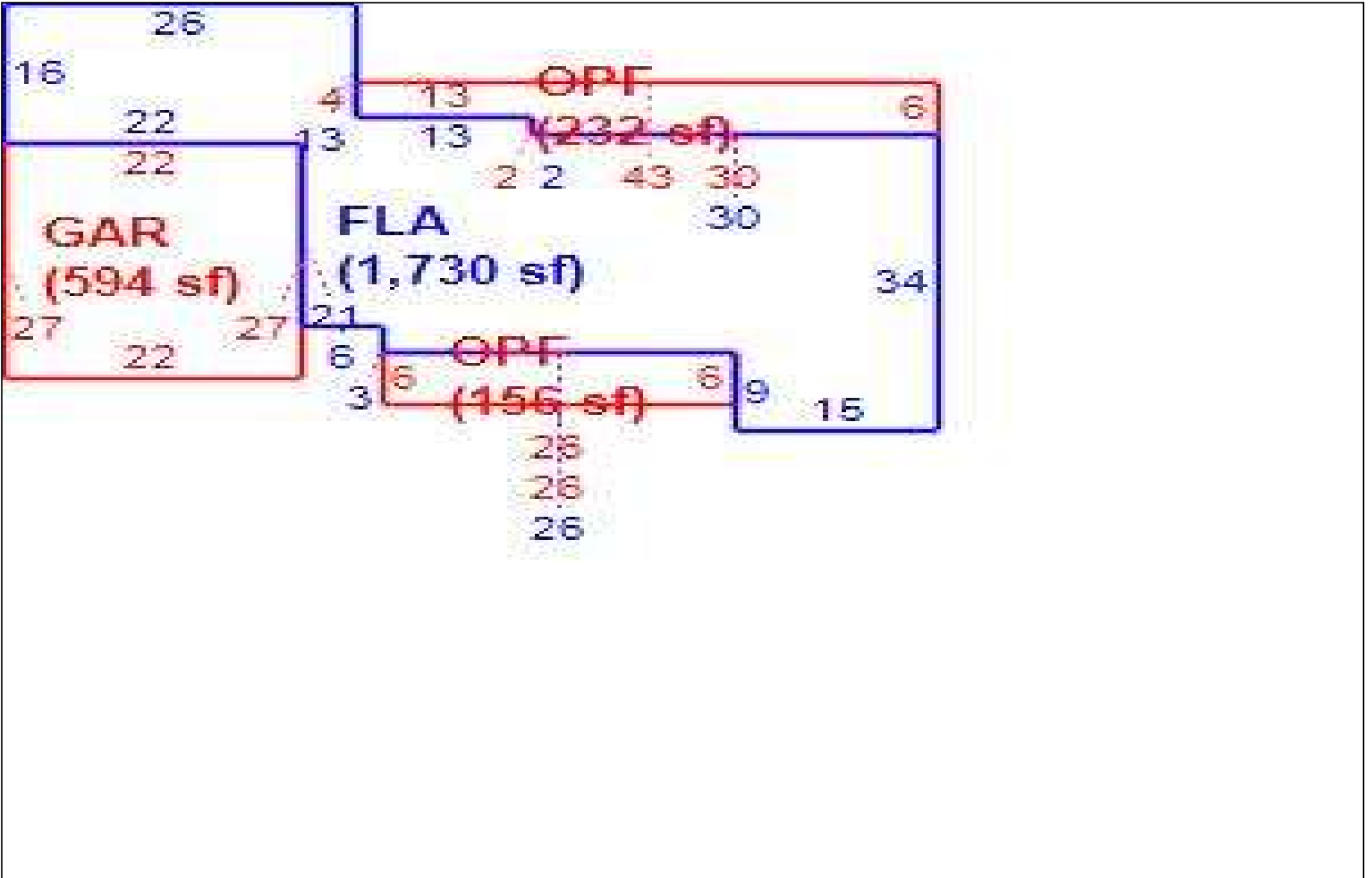
Current Owner		
MASSICOTTE JUSTIN P & MELISSA E		
23624 WOLF BRANCH RD		
SORRENTO	FL	32776

Property Location			
Site Address 23624 WOLF BRANCH RD			
SORRENTO FL 32776			
Mill Group	MP06	NBHD	2676
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	03-30-202

Legal Description
W 1/4 OF NE 1/4 OF NW 1/4 OF NE 1/4--LESS N 25 FT & LESS S 317.50 FT--ORB 6205 PG 162

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		1.20 AC	26,000.00	0.0000	3.50	1.000	1.000	0	109,200
Total Acres		1.20		JV/Mkt		0		Total Adj JV/Mkt		109,200		
Classified Acres		0		Classified JV/Mkt		109,200		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 212,929 Deprec Bldg Value 206,541 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,730	1,730	1730	1999	1730	96.30	No Stories	1.00	Full Baths 3
GAR	GARAGE FINISH	0	594	0	212,929	212,929	97.00	Quality Grade	650	Half Baths 0
OPF	OPEN PORCH FINISHE	0	388	0	EX	EX	0	Wall Type	02	Heat Type 6
TOTALS		1,730	2,712	1,730	Functional Obsol	0	0	Foundation	3	Fireplaces 0
					Building RCNLD	206,541	206,541	Roof Cover	2	Type AC 03

Alternate Key 3891959
Parcel ID 25-19-27-0001-000-06500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0868 Comp 3
PRC Run: 12/11/2024 By
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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
POL1	SWIMMING POOL - RESIDENTIAL	420.00	SF	25.00	2000	2000	10500.00	85.00	8,925
PLD2	POOL/COOL DECK	504.00	SF	5.38	2000	2000	2712.00	70.00	1,898
SEN2	SCREEN ENCLOSED STRUCTURE	1608.00	SF	3.50	2000	2000	5628.00	40.00	2,251
ASF6	ACCESSORY STRUCTURE	648.00	SF	62.50	2000	2000	40500.00	59.92	24,268
FOP3	OPEN PORCH FINISHED	108.00	SF	13.25	2000	2000	1431.00	50.00	716
UCP1	CARPORT/POLE SHED UNFINISHE	700.00	SF	3.00	2021	2021	2100.00	92.50	1,943

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	2021040152	04-05-2021	03-30-2022	25,000	0002	CARPORT			
2015	MISC	01-01-2014	04-14-2015	1	0008	CK MISC 2 EPF 2 FOP? SEE NOTE	03-17-2015		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023108266	6205	0162	08-25-2023	WD	Q	01	1	555,000	039	HOMESTEAD	2024	25000
	4557	1651	11-21-2014	WD	U	U	1	0	059	ADDITIONAL HOMESTEAD	2024	25000
	4521	0711	08-11-2014	WD	U	U	1	208,900				
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	
109,200	206,541	40,001	355,742	47752	307990	50,000.00	257990	282990	356,611	

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