



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *1665582*

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>2024-0873</i>	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>HPA II BORROWER 2020-1 M LLC</i>			
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 #	30-19-27- 0200-000- 01500 250 East 20th Avenue
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit <input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0873	Alternate Key: 1665582	Parcel ID: 30-19-27-0200-000-01500
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 250 E 20TH AVE 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
		Value after Board Action
1. Just Value, required	\$ 286,452	\$ 286,452
2. Assessed or classified use value, *if applicable	\$ 253,270	\$ 253,270
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 253,270	\$ 253,270

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

Last Sale Date 9/13/2019 **Price:** \$225,000 Arm's Length Distressed **Book** 5341 **Page** 2230

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1665582	1463637	1473233	1472431
Address	250 E 20TH AVE MOUNT DORA	1210 N DONNELLY ST MOUNT DORA	1315 E 1ST AVE MOUNT DORA	642 N TREMAIN ST MOUNT DORA
Proximity		0.48 Miles	1.37 Miles	0.82 Miles
Sales Price		\$353,000	\$430,000	\$350,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	2.80%	1.20%
Adjusted Sale		\$308,522	\$377,540	\$301,700
\$/SF FLA	\$162.39 per SF	\$241.60 per SF	\$238.65 per SF	\$316.91 per SF
Sale Date		6/15/2023	5/10/2023	9/29/2023
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	1,764	1,277	24350	1,582	9100	952	40600
Year Built	1943	1948	0	1947	0	1938	0
Constr. Type	Wood/Metal	Block	-20000	Block	-20000	Wood/Metal	0
Condition	VG	EX	0	EX	0	EX	0
Baths	2.0	2.0	0	2.0	0	1.0	25000
Garage/Carport	-	GAR	-20000	Carport	-10000	-	0
Porches	-	OPF	-25000	EPF	-35000	EPF	-35000
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	None	10000	Central	0	None	10000
Other Adds	DEC PAT	PAT	4000	2 DGF	-24800	CPU	-9800
Site Size	.27 acres	.21 acres	0	.24 acres	0	.15 acres	0
Location	Neighborhood	Neighborhood	0	Neighborhood	0	Downtown	-40000
View	House	House	0	House	0	House	0
		-Net Adj. 8.6%	-26650	-Net Adj. 21.4%	-80700	-Net Adj. 3.0%	-9200
		Gross Adj. 33.5%	103350	Gross Adj. 26.2%	98900	Gross Adj. 53.2%	160400
Adj. Sales Price	Market Value \$286,452	Adj Market Value	\$281,872	Adj Market Value	\$296,840	Adj Market Value	\$292,500
	Value per SF 162.39						

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.

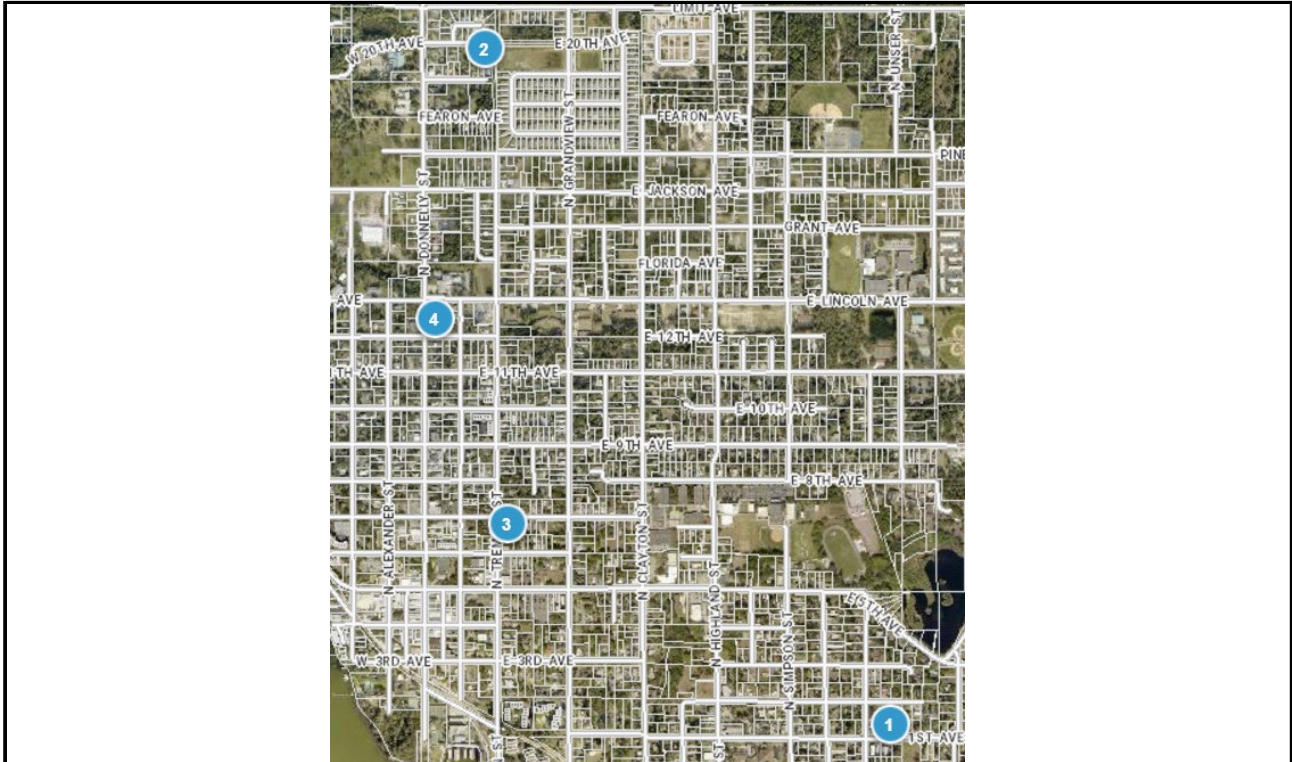
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Chris Jensen

DATE 11/19/2024

2024-0873 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	1473233	1315 E 1ST AVE MOUNT DORA	1.37
2	Subject	1665582	250 E 20TH AVE MOUNT DORA	-
3	Comp 3	1472431	642 N TREMAIN ST MOUNT DORA	0.82
4	Comp 1	1463637	1210 N DONNELLY ST MOUNT DORA	0.48
5				
6				
7				
8				

Alternate Key 1665582
Parcel ID 30-19-27-0200-000-01500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0873 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

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

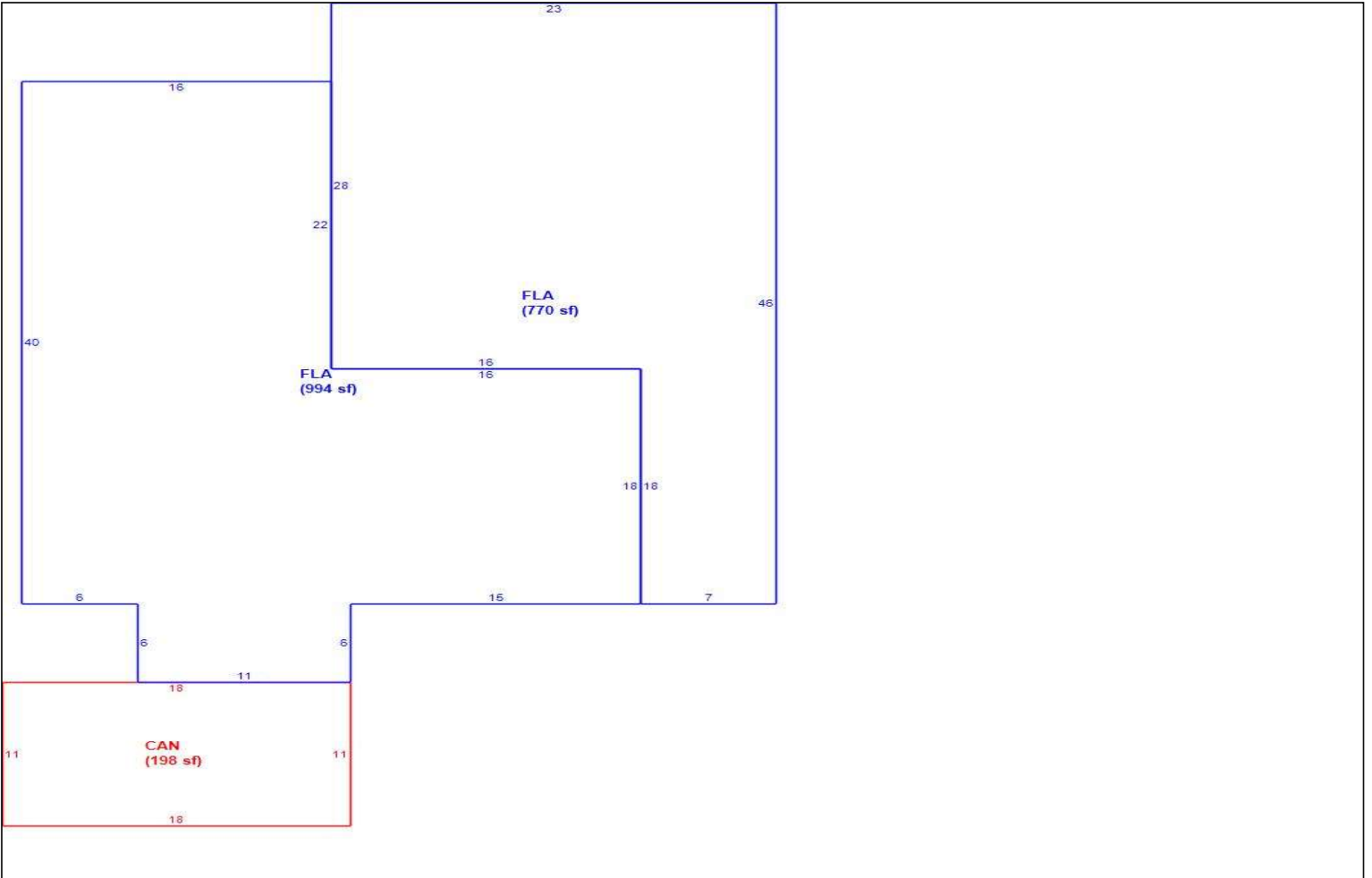
Property Location			
Site Address	250 E 20TH AVE		
	MOUNT DORA	FL	32757
Mill Group	0MD1	NBHD	0728

Property Use	Last Inspection
00100 SINGLE FAMILY	TMP 03-07-202

Legal Description
MOUNT DORA, FEARON SUB N 36 FT OF LOT 15--LESS W 30 FT--LOT 16--LESS W 30 FT--PB 9 PG 53 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	91	127		11,557.00 FD	600.00	0.9908	2.25	1.000	1.000	0	121,720	
Total Acres		0.27		JV/Mkt		0		Total Adj JV/Mkt		121,720			
Classified Acres		0		Classified JV/Mkt		121,720		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 180,337 Deprec Bldg Value 164,107 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD
FLA	FINISHED LIVING AREA	1,764	1,764	1764	1943	1764	88.59	180,337	EX	91.00	0	164,107
PAT	PATIO UNCOVERED	0	198	0								
TOTALS		1,764	1,962	1,764								

Imp Type	R1	Bedrooms	2
No Stories	1.00	Full Baths	2
Quality Grade	645	Half Baths	0
Wall Type	01	Heat Type	6
Foundation	2	Fireplaces	0
Roof Cover	3	Type AC	03

Alternate Key 1665582
 Parcel ID 30-19-27-0200-000-01500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0873 Subject
 PRC Run: 12/10/2024 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
DEC2	DECK - WOOD	270.00	SF	4.63	1989	1989	1250.00	50.00	625

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-06-0060	06-13-2023	03-07-2024	6,100	0004	DEMO FLOORING AREA	03-07-2024		
2020	SALE	01-01-2019	03-27-2020	1	0099	CHECK VALUE	03-30-2020		
2001	98400	01-01-2000	12-01-2000	9,000	0000	C-NOTES			
2000	98400	01-01-1999	12-01-1999	9,000	0000	C-NOTES			
1999	98-400	08-20-1998	12-01-1998	9,000	0000	MUCHO ALTERATIONS			

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	100					
2019104041	5341	2230	09-13-2019	WD	Q	Q	225,000					
	3640	0425	06-06-2008	WD	U	U	101,000					
	3615	1943	04-08-2008	CT	U	U	100					
	2013	2105	10-10-2001	WD	U	U	13,000					
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	
121,720	164,107	625	286,452	33182	253270	0.00	253270	286452	270,833	

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 1463637
 Parcel ID 29-19-27-0010-002-00005

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0873 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
UNITED REALTY & CONSTRUCTION COMP		
850 NE SPANISH RIVER BLVD APT 21		
BOCA RATON	FL	33431

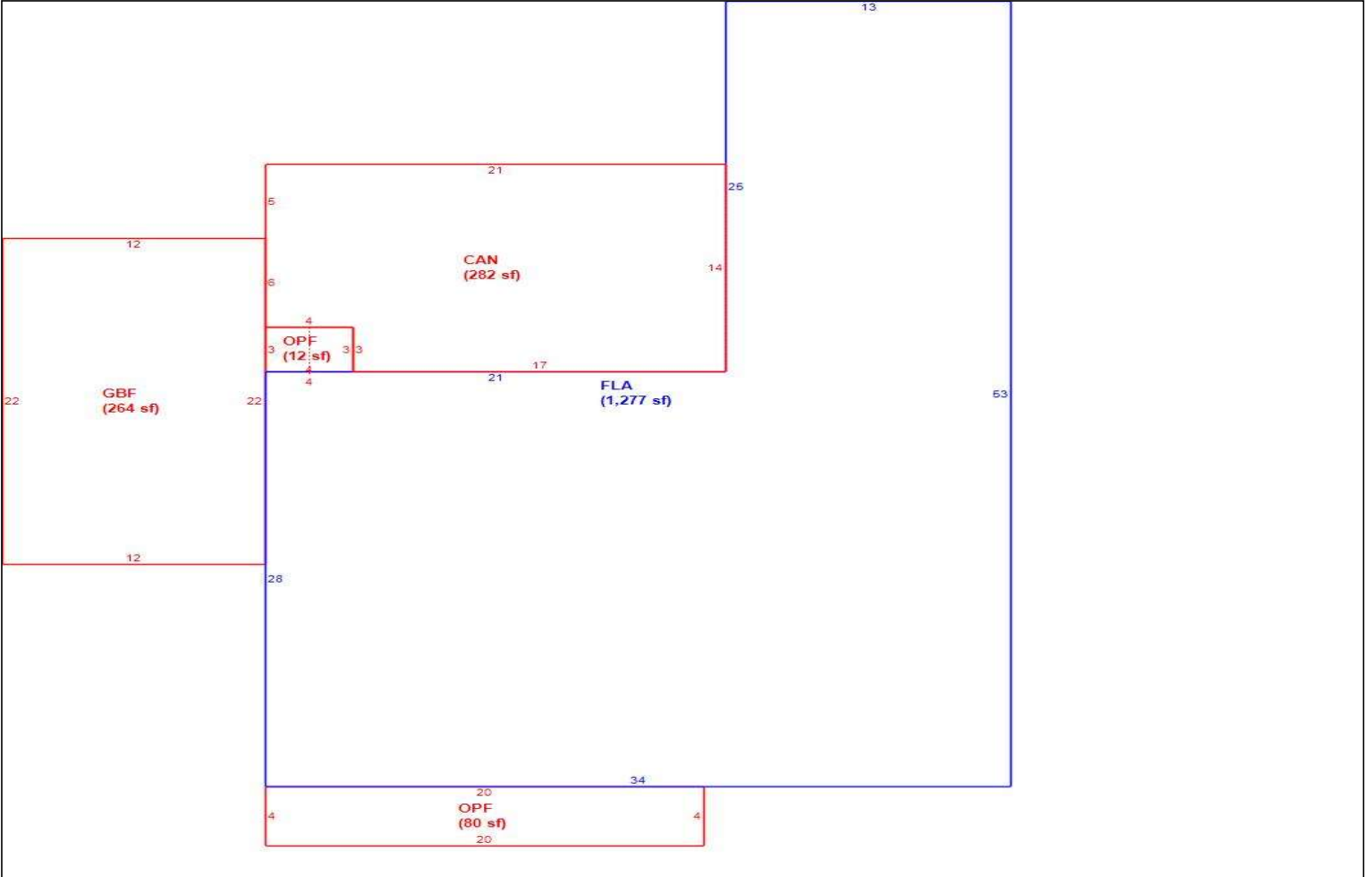
Property Location			
Site Address	1210 N DONNELLY ST		
	MOUNT DORA	FL	32757
Mill Group	0MD1	NBHD	0716

Property Use		Last Inspection	
00100	SINGLE FAMILY	CJC	11-22-202

Legal Description
MOUNT DORA, 30-19-27 N 69 FT OF S 140 FT OF W 135 FT, BLK 2 PB 3 PGS 37-43 ORB 6162 PG 592

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	69	137	69X135	9,453.00 FD	600.00	1.0194	2.00	1.000	1.000	0	84,406
Total Acres		0.22		JV/Mkt		0		Total Adj JV/Mkt		84,406		
Classified Acres		0		Classified JV/Mkt		84,406		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 227,812	Deprec Bldg Value 207,309	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	3
FLA	FINISHED LIVING AREA	1,277	1,277	1277	1948	1277	145.65	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	264	0				Quality Grade	725	Half Baths	0
OPF	OPEN PORCH FINISHE	0	92	0				Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	282	0				% Good	91.00	Foundation	2
								Functional Obsol	0	Fireplaces	0
TOTALS		1,277	1,915	1,277				Building RCNLD	207,309	Roof Cover	3
										Type AC	01

Alternate Key 1463637
 Parcel ID 29-19-27-0010-002-00005

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0873 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-07-0143	07-31-2023	11-17-2023	9,218	0006	REPL WINDOWS 15			
2002	01-196	04-20-2001	02-06-2002	1,800	0000	PAVE DRIVEWAY			
2002	01-133	03-14-2001	02-06-2002	2,400	0000	INTERIOR RENOVATION			
1992	3157	06-01-1991	12-01-1991	2,800	0000	?			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023073159	6162	0592	06-15-2023	WD	Q	01	I	353,000				
	1730	0681	06-29-1999	PR	Q	Q	I	76,000				
	0806	0604	04-01-1984	QC	U	U	I	1				
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	
84,406	207,309	0	291,715	0	291715	0.00	291715	291715	234,415	

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 1473233
 Parcel ID 32-19-27-1400-001-00200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0873 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

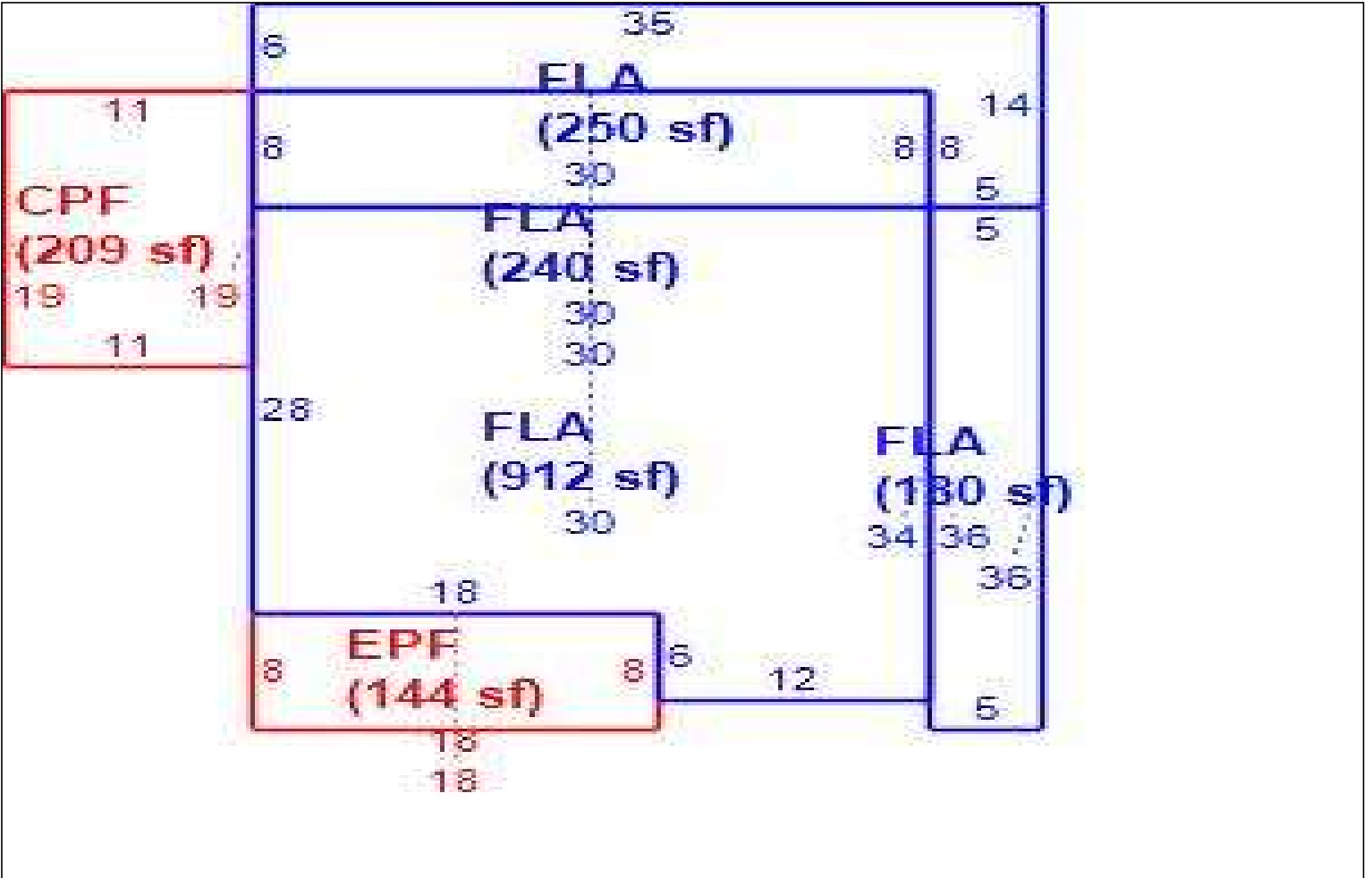
Current Owner			
EWY MAX & JOAN			
1315 E 1ST AVE			
MOUNT DORA	FL	32757	

Property Location			
Site Address 1315 E 1ST AVE			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	0717
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-16-201

Legal Description
 MOUNT DORA, LAKE FRANKLIN PK UNIT 2 W 1/2 OF LOT 2, LOT 3, BLK 1 PB 6 PG 108 ORB 6168 PG 2494

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	75	138		10,350.00 FD	550.00	1.0222	1.60	1.000	1.000	0	67,465	
Total Acres		0.24		JV/Mkt		0		Total Adj JV/Mkt		67,465			
Classified Acres		0		Classified JV/Mkt		67,465		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 236,141 Deprec Bldg Value 214,888 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		
CPF	CARPOR FINISHED	0	209	0	1947	1582	125.13	No Stories	1.00	Full Baths	3	
EPF	ENCLOSED PORCH FIN	0	144	0				Quality Grade	690	Half Baths	2	
FLA	FINISHED LIVING AREA	1,582	1,582	1,582				Condition	EX	Heat Type	0	
								% Good	91.00	Foundation	3	
								Functional Obsol	0	Fireplaces	0	
TOTALS		1,582	1,935	1,582				Building RCNLD	214,888	Roof Cover	3	
										Type AC	03	

Alternate Key 1473233
Parcel ID 32-19-27-1400-001-00200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0873 Comp 2
PRC Run: 12/10/2024 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	240.00	SF	15.00	1946	1946	3600.00	60.00	2,160
DGF1	DETACHED GARAGE	725.00	SF	15.00	1987	1987	10875.00	60.00	6,525

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-01-0119	01-24-2023	05-23-2024	2,200	0002	ELEC UPGRADE CK IMPS	05-23-2024		
2002	01-460	08-16-2001	03-20-2002	15,280	0000	150 SF ADDN TO SFR,EXPAND BATH&			
1996	9500353	07-01-1995	12-01-1995	7,500	0000	ENCLOSE FRONT PORCH			
1994	9300182	03-01-1993	12-01-1993	11,500	0000	ADDN TO HOUSE			
1989	1742	03-01-1988	12-01-1988	6,000	0000	GARAGE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023078913	6168 2494	05-10-2023	WD	Q	01	I	430,000	039	HOMESTEAD	2024	25000
2022124574	6024 1775	09-09-2022	WD	Q	01	I	220,000	059	ADDITIONAL HOMESTEAD	2024	25000
2022124573	6024 1773	09-09-2022	QC	U	11	I	100				
2022124572	6024 1771	09-09-2022	PR	U	19	I	200,000				
2021069209	5712 0749	05-13-2021	PO	U	11	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	
67,465	214,888	8,685	291,038	0	217878	50,000.00	167878	192878	284,099	

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 1472431
 Parcel ID 29-19-27-1300-000-02803

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0873 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

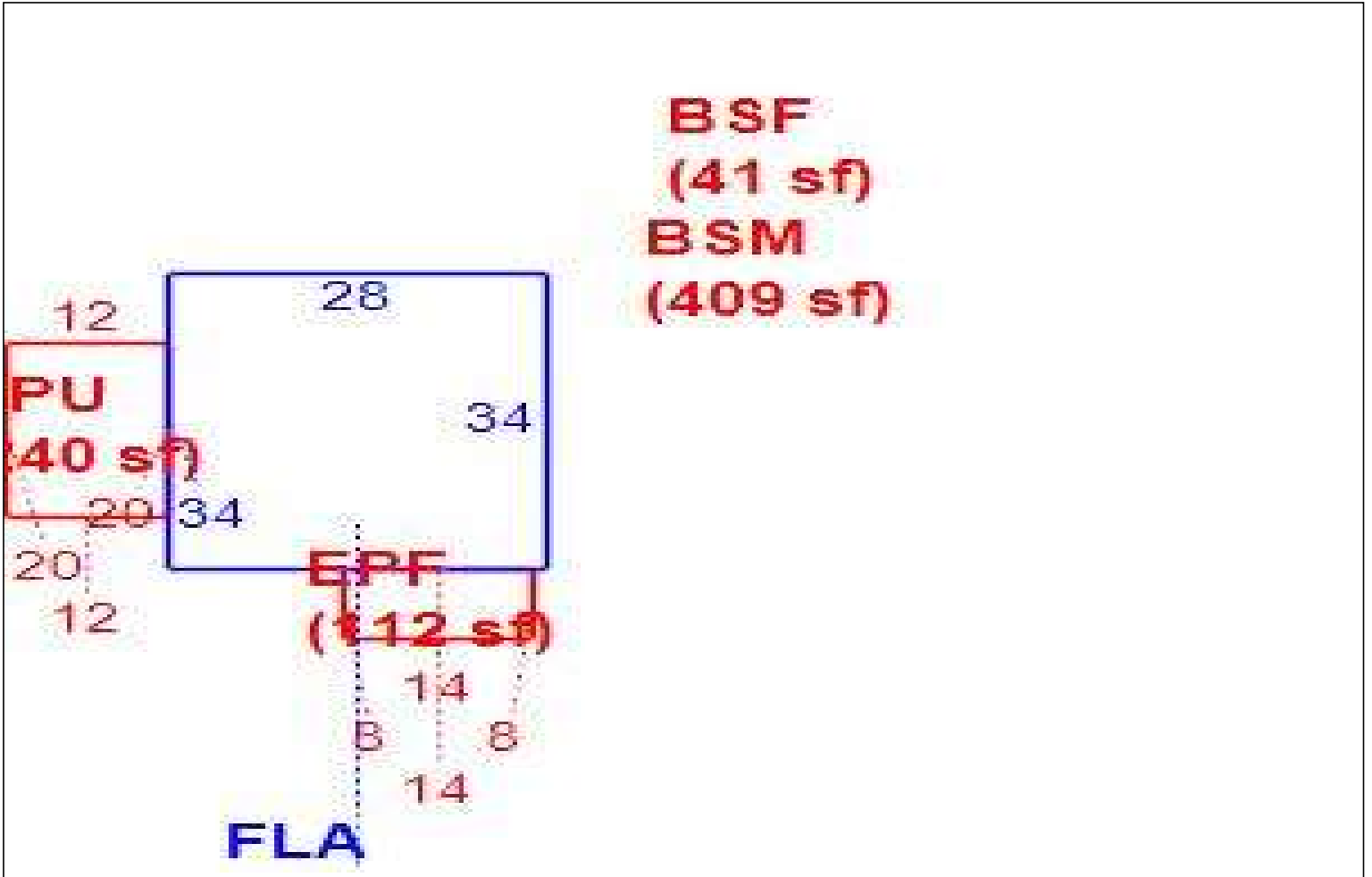
Current Owner			
KARAS PETER S & JULIE A			
2392 LEMON ST			
SAINT JAMES CIT	FL	33956	

Property Location			
Site Address 642 N TREMAIN ST			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	0723
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-16-201

Legal Description
 MOUNT DORA, GULLER'S HOMESTEAD S 45 FT OF N 90 FT OF W 150 FT OF LOT 28 PB 3 PG 43 ORB 6221 PG 2304

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	45	150		6,750.00 FD	550.00	0.9000	4.50	1.000	1.000	0	100,238	
Total Acres		0.15		JV/Mkt		0		Total Adj JV/Mkt		100,238			
Classified Acres		0		Classified JV/Mkt		100,238		Classified Adj JV/Mkt		0			

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	146,169		Deprec Bldg Value 133,014
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
BSF	BASEMENT FINISHED	0	41	0	1938	952	No Stories	1.00	Full Baths	1
BSM	BASEMENT	0	409	0	123.57	146,169	Quality Grade	690	Half Baths	0
CPU	CARPORT/POLE SHED	0	240	0	EX	91.00	Wall Type	01	Heat Type	1
EPF	ENCLOSED PORCH FIN	0	112	0	0	0	Foundation	2	Fireplaces	0
FLA	FINISHED LIVING AREA	952	952	952	0	133,014	Roof Cover	3	Type AC	01
TOTALS		952	1,754	952						

Alternate Key 1472431
 Parcel ID 29-19-27-1300-000-02803

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0873 Comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	24-02-0067	04-12-2024		25,000	0003	DGF			
2025	24-01-0106	01-24-2024		2,400	0004	DEMO INTERIOR			
2004	010103	01-01-2003	12-31-2003	1	0000	CK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023122518	6221	2304	09-29-2023	WD	Q	01	350,000					
2022121171	6020	2077	08-31-2022	QC	U	11	100					
	4188	2023	07-16-2012	WD	Q	Q	112,500					
	1700	0960	03-20-1999	WD	U	U	15,000					
	1695	0770	03-05-1999	WD	U	U	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	
100,238	133,014	0	233,252	0	233252	0.00	233252	233252	229,129	

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.