



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3795609**

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0874	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information HPA US1 LLC			
Taxpayer name: Joint Venture - HPA JV 2019 Property Holdco LLC; Haman		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 #	31-18-28-2200-000- 01700 24510 Calusa Boulevard
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 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	2024-0874	Alternate Key: 3795609	Parcel ID: 31-18-28-2200-000-01700
Petitioner Name	Robert Peyton	Property Address	24510 CALUSA BLVD EUSTIS
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	HPA US1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
			Value after Board Action
1. Just Value, required	\$ 394,595	\$ 394,595	
2. Assessed or classified use value, *if applicable	\$ 363,090	\$ 363,090	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 363,090	\$ 363,090	

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

Last Sale Date 11/19/2021 **Price:** \$404,900 Arm's Length Distressed Book 5845 Page 1503

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3795609	3825408	3825473	3795621
Address	24510 CALUSA BLVD EUSTIS	36700 OCONEE AVE EUSTIS	24311 CALUSA BLVD EUSTIS	24931 Saranac Ct Eustis
Proximity		Same Subdivision	Same Subdivision	Same Subdivision
Sales Price		\$442,000	\$440,000	\$552,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	2.40%	0.00%
Adjusted Sale		\$384,540	\$384,560	\$469,200
\$/SF FLA	\$182.35 per SF	\$179.44 per SF	\$188.97 per SF	\$183.42 per SF
Sale Date		7/10/2023	6/1/2023	2/27/2024
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	2,164	2,143	1050	2,035	6450	2,558	-19700
Year Built	2017	2005		2005		1998	
Constr. Type	Block/Stucco	Block/Stucco		Block/Stucco		Block/Stucco	
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	2.0	3.0	-5000	2.0		3.0	-5000
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porches	Screen	Patio	10000	Patio	10000	open	5000
Pool	N	N	0	N	0	Y	-20000
Fireplace	0	0	0	0	0	1	-2500
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							
View	Golf Course	Golf Course		Golf Course		Golf Course	
		Net Adj. 1.6%	6050	Net Adj. 4.3%	16450	-Net Adj. 9.0%	-42200
		Gross Adj. 4.2%	16050	Gross Adj. 4.3%	16450	Gross Adj. 11.1%	52200
Adj. Sales Price	Market Value \$394,595	Adj Market Value	\$390,590	Adj Market Value	\$401,010	Adj Market Value	\$427,000
	Value per SF 182.35						

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.

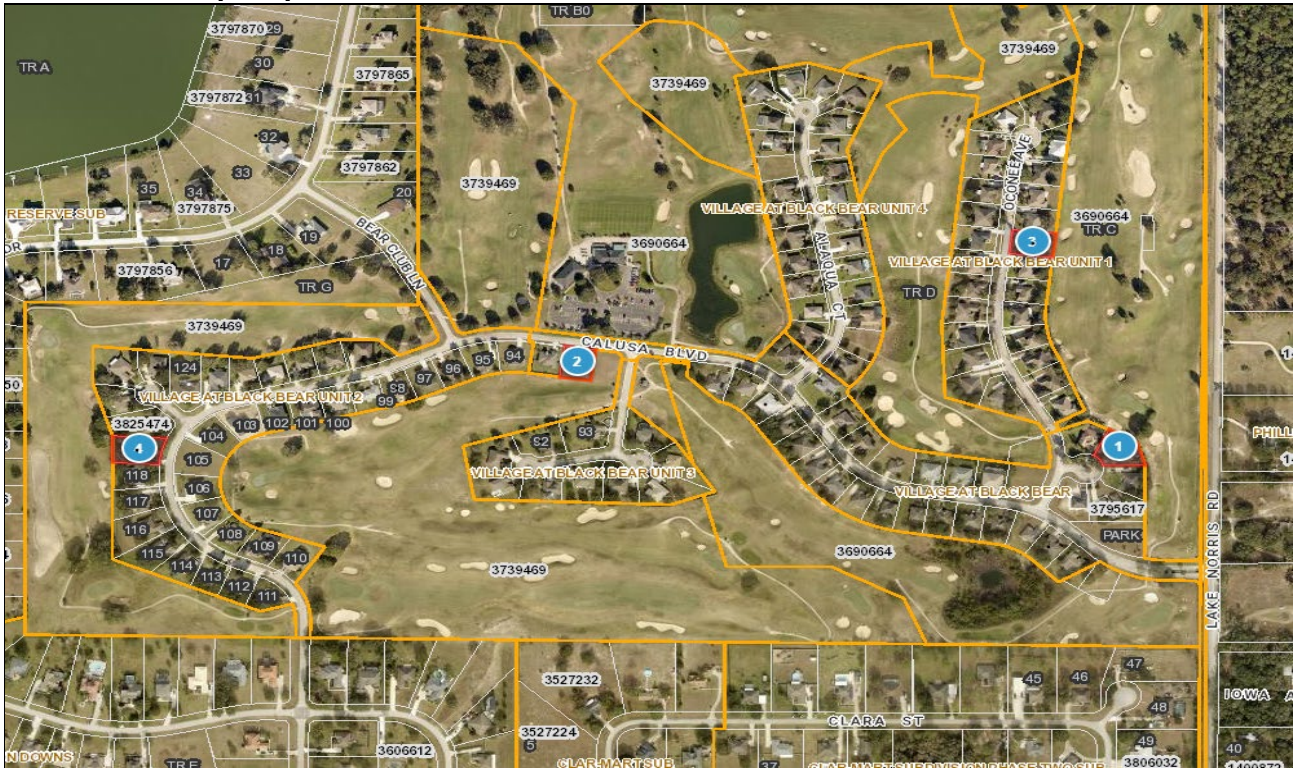
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Josh Bush

DATE 11/13/2024

2024-0874 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3795621	24931 Saranac Ct Eustis	Same Subdivision
2	Subject	3795609	24510 CALUSA BLVD EUSTIS	-
3	Comp 1	3825408	36700 OCONEE AVE EUSTIS	Same Subdivision
4	Comp 2	3825473	24311 CALUSA BLVD EUSTIS	Same Subdivision
5				
6				
7				
8				

Alternate Key 3795609
Parcel ID 31-18-28-2200-000-01700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0875 Subject
PRC Run: 12/2/2024 By
Card # 1 of 1

Current Owner		
HPA US1 LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

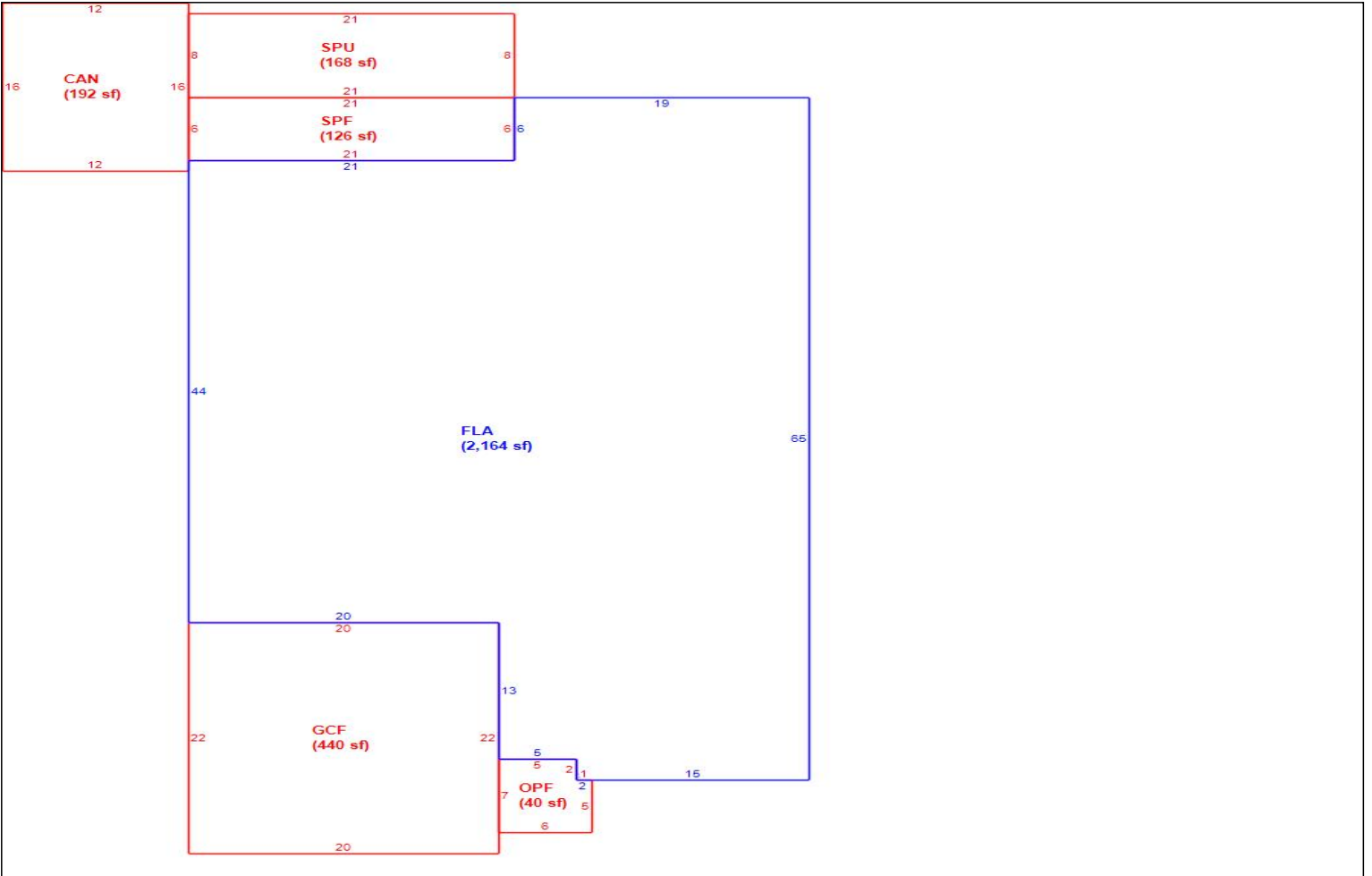
Subject

Property Location		
Site Address 24510 CALUSA BLVD		
EUSTIS FL 32736		
Mill Group 0006	NBHD 2427	
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 04-24-201

Legal Description
VILLAGE AT BLACK BEAR SUB LOT 17 PB 43 PGS 58-62 ORB 5845 PG 1503

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	0138	0	0		1.00 LT	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		100,000				
Classified Acres		0		Classified JV/Mkt 100,000		Classified Adj JV/Mkt		0				

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 303,706	Deprec Bldg Value 294,595	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	2,164	2,164	2164	2017	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	192	0	% Good	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	126	0	Functional Obsol	Roof Cover	6	Type AC	03
SPU	SCREEN PORCH UNFIN	0	168	0	Building RCNLD				
TOTALS		2,164	3,130	2,164	294,595				

Alternate Key 3795609
 Parcel ID 31-18-28-2200-000-01700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0875 Subject By
 PRC Run: 12/2/2024
 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2018051203	06-21-2018	04-24-2019	9,500	0002	SCREEN PORCH	04-24-2019		
2018	2016080724	02-06-2017	10-12-2017	153,000	0001	SFR FOR 18	10-12-2017		
2017	2016080724	09-08-2016	02-06-2017	153,000	0001	SFR 2183SF 24510 CALUSA BLVD	02-06-2017		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021164467	5845 1503	11-19-2021	WD	Q	01	I	404,900				
2018025038	5074 2315	02-19-2018	WD	Q	Q	I	280,000				
2017035990	4924 1302	03-13-2017	TR	U	U	I	100				
	4438 0236	01-27-2014	QC	U	M	V	100				
	4397 1513	10-23-2013	WD	U	M	V	63,000				
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	
100,000	294,595	0	394,595	31505	363090	0.00	363090	394595	330,086	

Parcel Notes

05 NBHD FROM 2447 LOC FROM 140 FD 112204
 3788/1087 M SALE INCL AK3793953 AK3797877 AK3797878 AK3797883 AK3707935 AK3797937 AK3797945 AK3797946 AK3797947 AK3797948
 AK3795609 AK3795613 AK3825441
 11TR NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD 1053 MAITLAND CENTER COMMONS BLVD STE 200 MAITLAND 32751 7431 FN 090111
 12TR NOT DELIVERABLE AS ADDRESSED 1053 MAITLAND CENTER COMMONS BLVD STE 200 MAITLAND FL 32751
 4232/230 CT VS BCC INVESTMENTS AT BLACK BEAR II LLC PROP SOLD TO RLK LLC AND RIVER HOLDINGS OF CENTRAL FLORIDA LLC
 4232/230 M SALE INCL 13 PARCELS IN MULTI SUBS
 4280/684 RLK LLC DEED THEIR 1/2INT TO HIGHTOWER FINANCIAL SERVICES INC TTEE OF THE CENTRAL FLORIDA INVESTMENTS TRS DTD 051412
 4280/684 M SALE INCL 13 PARCELS IN MULTI SUBS
 13X HX ABUSE EMAIL NO HX JMK 092513
 4388/570 HIGHTOWER FINANCIAL SERVICES INC TTEE DEED THEIR 1/2INT TO RIVER HOLDINGS OF CENTRAL FLORIDA LLC
 4388/570 M SALE INCL AK3797878 AK3795609 AK3795613
 4397/1513 RIVER HOLDINGS OF CENTRAL FLORIDA LLC TO ESTATES AT BLACK BEAR RESERVE LOTS 17 18 37 68 71 LAND TRUST NO TRUST DATE GIVEN
 4397/1513 M SALE INCL AK3797878 AK3795609 AK3795613
 4438/236 POST DEED ONLY HIGHTOWER FINANCIAL SERVICES INC TO FIRST AMERICAN LAND TRS CO LLC TTEE OF ESTATES AT BLACK BEAR RESERVE LOTS 17 18 37 68 71 LAND TRS GRANTOR DOES NOT OWN
 4438/236 DEED STATES THIS IS A CORRECTIVE DEED DOES NOT MENTION WHAT IT IS CORRECTING
 4438/236 M SALE INCL AK3825525 AK3825529 AK3797878 AK3795609 AK3795613
 4924/1302 FIRST AMERICAN LAND TRUST CO LLC TTEE OF THE ESTATES AT BLACK BEAR RESERVE LOTS 17 18 37 68 71 LAND TRUST TO FIRST AMERICAN LAND TRUST CO LLC TTEE OF THE 24510 CALUSA BLVD LAND TRS DTD 031317
 17 MAILING ADDR CHGD PER NCOA INFO DW 072617

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 3825408
Parcel ID 31-18-28-2201-000-04000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0875 Comp 1
PRC Run: 12/2/2024 By
Card # 1 of 1

Current Owner		
JACOBS WALTER & SUSAN		
36700 OCONEE AVE		
EUSTIS	FL	32736

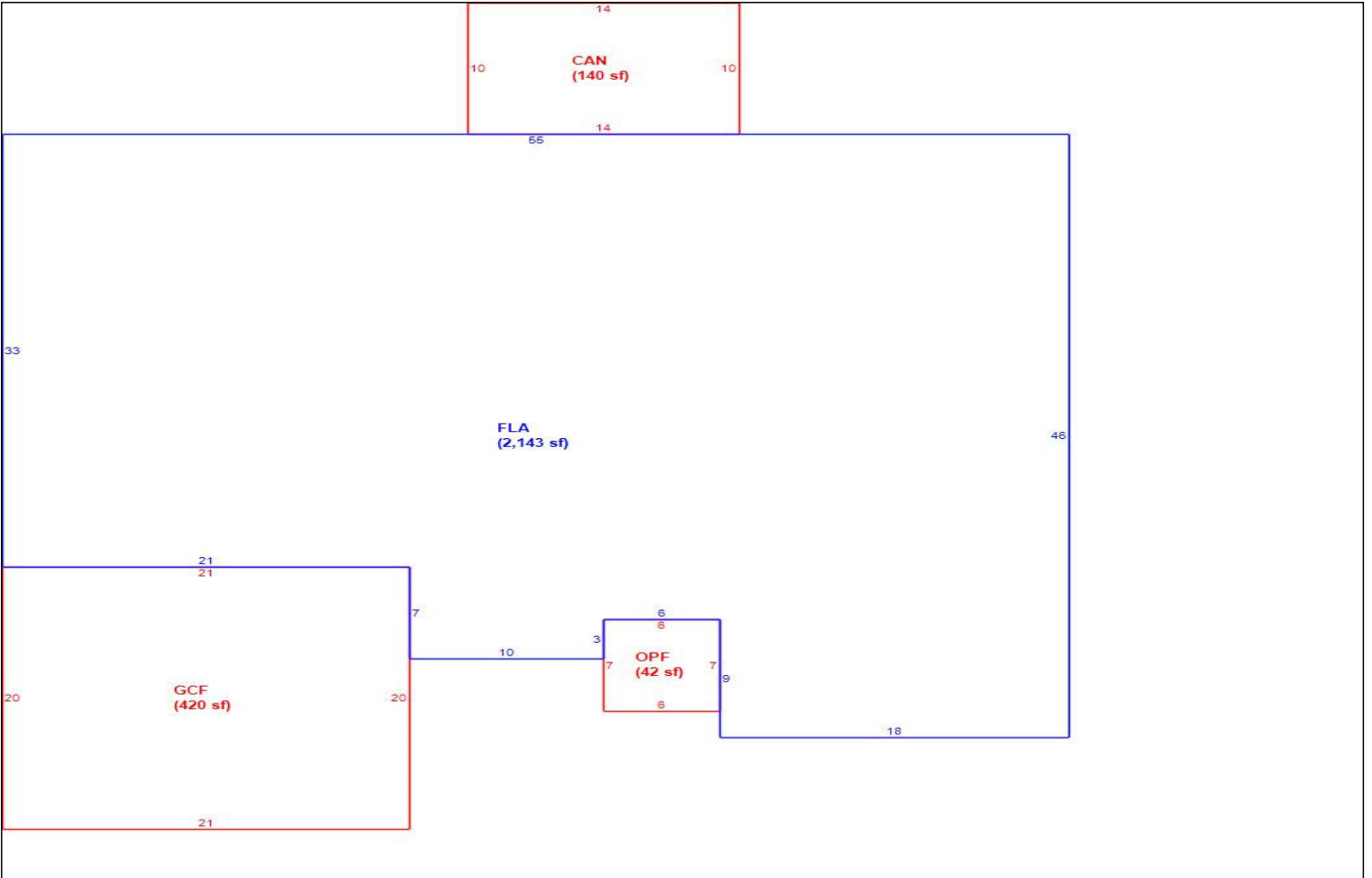
Comp 1

Property Location			
Site Address	36700 OCONEE AVE		
	EUSTIS	FL	32736
Mill Group	0006	NBHD	2427
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-16-201

Legal Description
VILLAGE AT BLACK BEAR UNIT ONE PB 51 PG 62-63 LOT 40 ORB 6176 PG 2437

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	0138	0	0		1.00 LT	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 265,980	Deprec Bldg Value 258,001	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	2,143	2,143	2143	2005	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0	Base Rate	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	42	0	Building RCN	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	140	0	Condition	Foundation	3	Fireplaces	0
TOTALS		2,143	2,745	2,143	% Good	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD				

Alternate Key 3825408
 Parcel ID 31-18-28-2201-000-04000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0875 Comp 1
 PRC Run: 12/2/2024 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	
2006	2004101177	01-01-2005	08-17-2005	114,092	0000	SFR 36700 OCONEE AVE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023085486	6176 2437	07-10-2023	WD	Q	01	I	442,000	039	HOMESTEAD	2024	25000	
2022135207	6037 0638	09-14-2022	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
2022075122	5965 2266	05-31-2022	CT	U	11	I	100					
2020087607	5522 0982	01-14-2019	QC	U	U	I	100					
2019006433	5224 1328	01-13-2019	QC	U	U	I	100					
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	
100,000	258,001	0	358,001	0	330581	50,000.00	280581	305581	294,687	

Parcel Notes

2916/52 MARIA E LEDON SINGLE
 06 LOC FROM 100 PHYS FROM 150 TMP 031606
 3240/2156 MARIA E LEDON TO DAVID M GRANT TTEE OF THE LEDON TR 516 DTD 081406
 10TR NOT DELIVERABLE AS ADDRESSED 320 S FLAMINGO RD 134 PEMBROKE PINES 33027
 11TR NOT DELIVERABLE AS ADDRESSED 320 S FLAMINGO RD 134 PEMBROKE PINES 33027
 12TR ATTEMPTED NOT KNOWN 320 S FLAMINGO RD # 134 PEMBROKE PINES FL 33027 1770
 5224/1328 DAVID GRANT TTEE TO LINDA YOUNG
 19X COURTESY HX CARD SENT 022119
 20X COURTESY HX CARD SENT 010320
 5522/982 LINDA VERNEL YOUNG TO DAVID GRANT TTEE TRUST NAME OR DATE NOT GIVEN
 5965/2266 CT VS DAVID M GRANT TTEE OF THE LEDON TRS ET AL SOLD TO US BANK NATIONAL ASSOC AS TTEE FOR THE CERTIFICATE
 HOLDERS OF SARM 2005-19 XS C/O NATIONSTAR MORTGAGE LLC DBA MR COOPER
 6037/638 US BANK NATIONAL ASSOC AS TTEE FOR THE CERTIFICATE HOLDERS OF SARM 2005-19 XS TO MEADOWLARK INVESTMENT GROUP
 LLC
 6176/2437 MEADOWLARK INVESTMENT GROUP LLC TO WALTER & SUSAN JACOBS HW
 24CC EFILE HX PORT APP CP 021324

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Alternate Key 3825473
 Parcel ID 31-18-28-2202-000-11900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0875 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
SHORT DAWN T & HEATH W		
24311 CALUSA BLVD		
EUSTIS	FL	32736

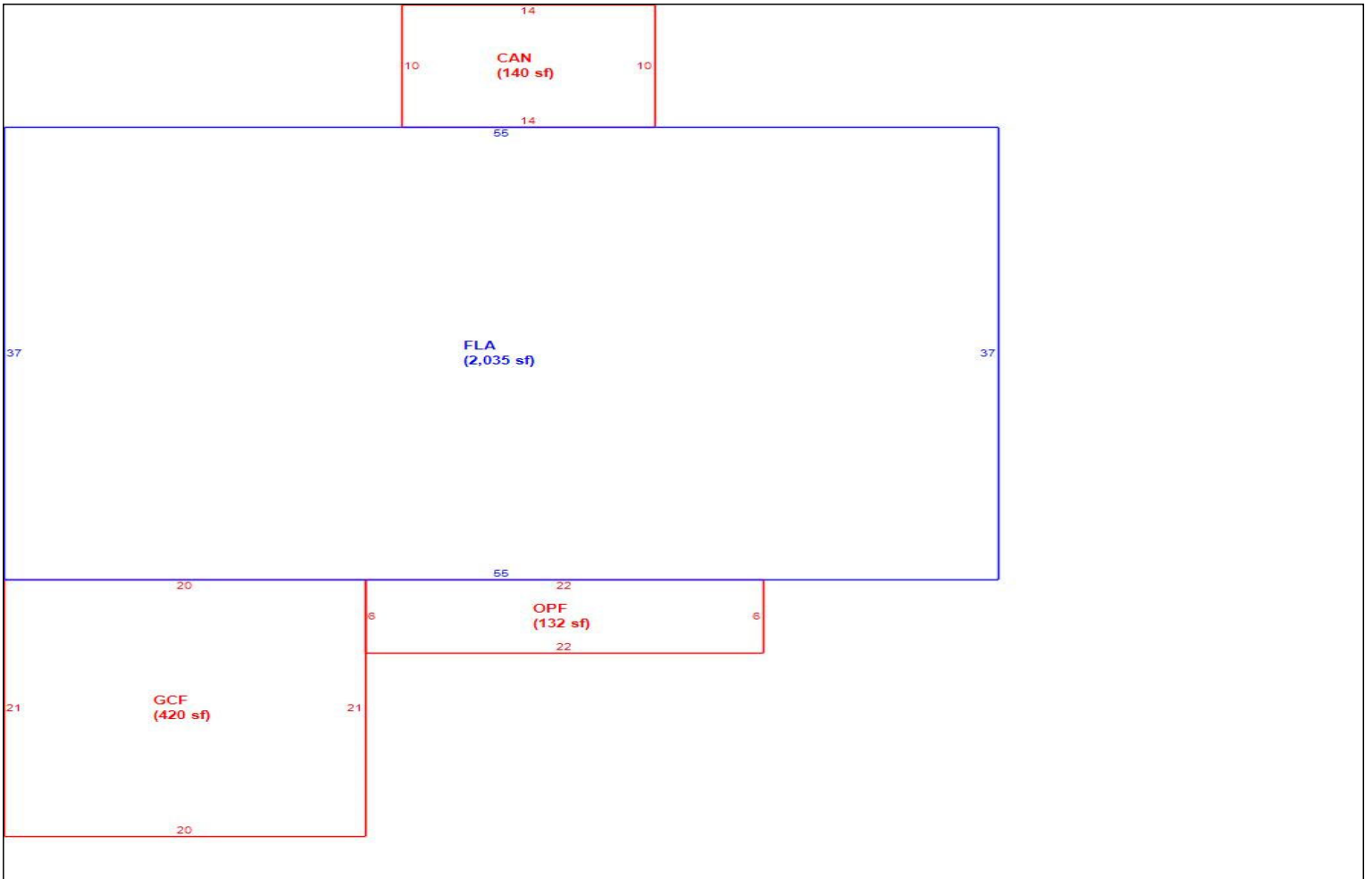
Comp 2

Property Location			
Site Address 24311 CALUSA BLVD			
EUSTIS FL 32736			
Mill Group	0006	NBHD	2427
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-16-201

Legal Description
VILLAGE AT BLACK BEAR UNIT TWO PB 51 PG 64-65 LOT 119 ORB 6152 PG 1983

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	0138	0	0		1.00 LT	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 253,316
		Deprec Bldg Value 245,717	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	2,035	2,035	2035	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	104.86	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	132	0	253,316	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	140	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,035	2,727	2,035	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	245,717			

Alternate Key 3825473
 Parcel ID 31-18-28-2202-000-11900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0875 Comp 2
 PRC Run: 12/2/2024 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	
2006	2004101674	01-01-2005	08-17-2005	113,036	0000	SFR 24311 CALUSA BLVD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023065485	6152 1983	06-01-2023	WD	Q	01	I	440,000	039	HOMESTEAD	2024	25000	
2019041613	5264 1555	04-15-2019	WD	Q	Q	I	237,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4157 1643	03-26-2012	WD	U	U	I	121,500					
	4157 1641	03-21-2012	QC	U	U	I	100					
	4113 1326	12-29-2011	CT	U	U	I	100					
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	
100,000	245,717	0	345,717	0	208837	50,000.00	158837	183837	282,743	

Parcel Notes

3063/292 AUDREY C ROBERTS MARRIED
 4113/1326 CT VS AUDREY C & DAVID N ROBERTS PROP SOLD TO BANK OF AMERICA NA
 12 PER CALL BEDS FROM 4 DELETE 1 3FIX BATH DLS 050212
 4157/1641 BANK OF AMERICA NA TO FEDERAL HOME LOAN MTG CORP
 4157/1643 FEDERAL HOME LOAN MTG CORP TO EVELYN KRANTZ SINGLE
 5264/1555 EVELYN KRANTZ TO GARY LEE SINGLE
 19X COURTESY HX CARD SENT 052119
 20 MLS G5008860 CTQ 070219
 20X COURTESY HX CARD SENT 010320
 6152/1983 GARY LEE TO DAWN T & HEATH W SHORT HW
 23CC EFILE HX PORT APP CP 071923

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Alternate Key 3795621
 Parcel ID 31-18-28-2200-000-02200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0875 Comp 3
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
GEISER TRUST		
24931 SARANAC CT		
EUSTIS	FL	32736

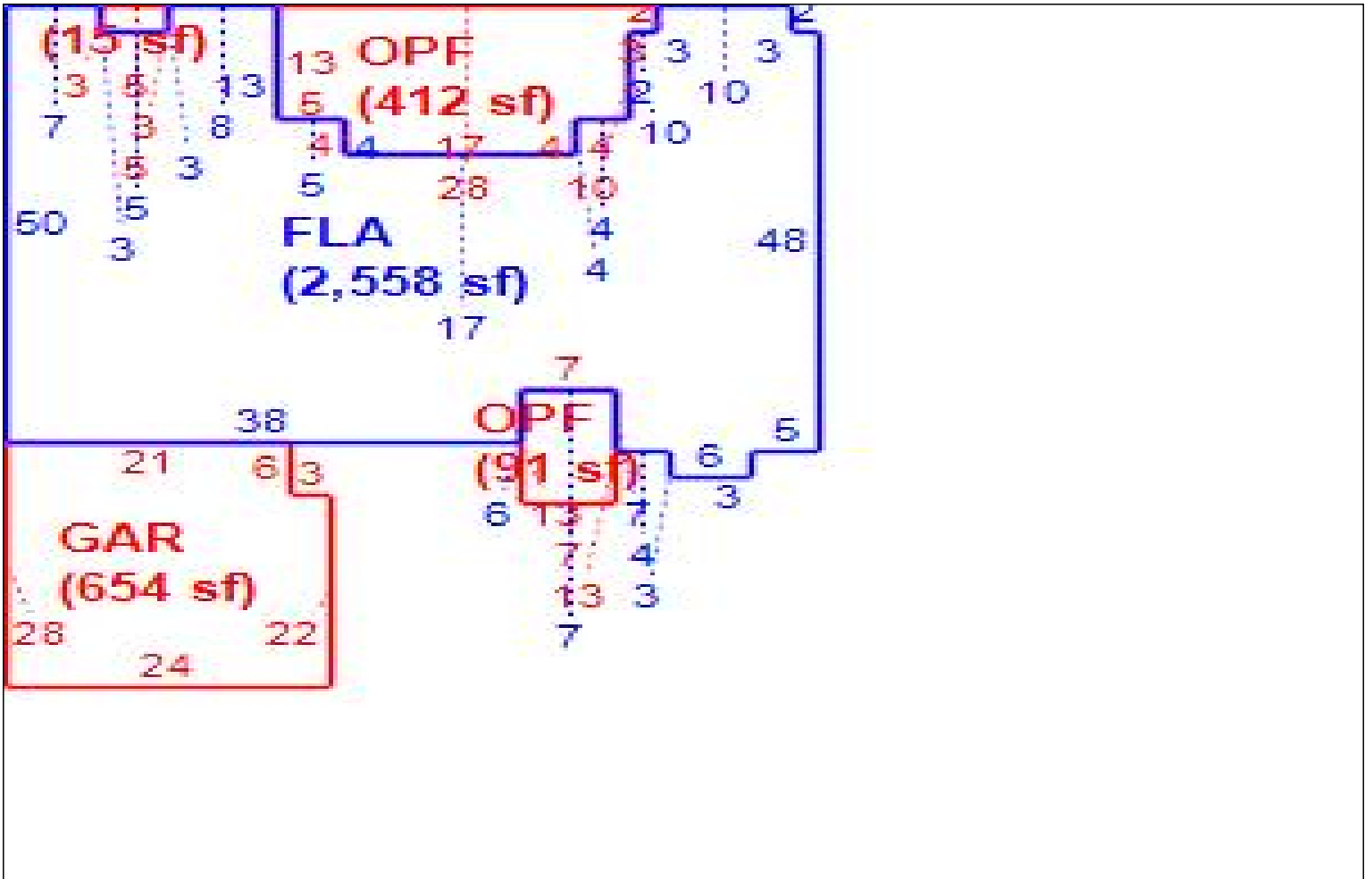
Comp 3

Property Location			
Site Address 24931 SARANAC CT			
EUSTIS FL 32736			
Mill Group	0006	NBHD	2427
Property Use		Last Inspection	
00100	SINGLE FAMILY	DLS	05-09-201

Legal Description
VILLAGE AT BLACK BEAR SUB LOT 22 PB 43 PGS 58-62 ORB 6293 PG 1915

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	0138	0	0		1.00 LT	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 312,370
		Deprec Bldg Value	302,999
		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	2,558	2,558	2558	1998		No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	654	0	99.73		Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	518	0	312,370		Wall Type	03	Heat Type	6
TOTALS		2,558	3,730	2,558	EX		Foundation	3	Fireplaces	1
					97.00		Roof Cover	6	Type AC	03
					0					
					Functional Obsol	0				
					Building RCNLD	302,999				

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	576.00	SF	52.50	2007	2007	30240.00	85.00	25,704
PLD3	POOL/COOL DECK	750.00	SF	7.33	2007	2007	5498.00	70.00	3,849
SEN2	SCREEN ENCLOSED STRUCTURE	2691.00	SF	3.50	2016	2016	9419.00	82.50	7,771

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	2024010043	01-03-2024		35,000	0002	REROOF SHINGLES			
2017	2016080465	08-12-2016	05-09-2017	11,012	0002	SCRN ENCL	05-09-2017		
2008	2007020029	02-22-2007	03-03-2008	15,000	0000	POL 17.2X37 W/DECK 500SF	03-03-2008		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024025196	6293 1915	02-27-2024	WD	Q	01	I	552,000	039	HOMESTEAD	2017	25000
2016110709	4853 0935	10-17-2016	WD	Q	Q	I	305,000	059	ADDITIONAL HOMESTEAD	2017	25000
2016029003	4755 1637	03-01-2016	CT	U	U	I	147,000				
	2474 1665	12-22-2003	QC	U	U	I	0				
	2570 2043	01-27-2003	WD	Q	Q	I	277,900				
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
100,000	302,999	37,324	440,323	134493	305830	50,000.00	255830	280830	376,027

Parcel Notes

1847/1761 UNIVERSAL PORTFOLIO BUYERS INC II THE QC BEING RECD TO REFLECT THE LOTS TRANSFERED PURSUANT TO THE REPLAT OF SEMENOLE SPRINGS AS PREV RECD IN PB 36 PGS 42 45
 1859/450 PETER J & SANDRA MC DONALD HW
 02FC RESKETCH SFR CHG QG FROM 650 PAP 122801
 2041/562 MC DONALD REAL ESTATE LLLP
 2221/1256 MC DONALD REAL ESTATE LLLP TO PETER & SANDRA MC DONALD HW
 2474/1665 MC DONALD REAL ESTATE LLLP
 2570/2043 PETER & SANDRA MC DONALD TO ROBERT S & DONNA E RABITS HW OUR SCRN HAD MC DONALD REAL ESTATE LLLP BUT OK TO SC PER TITLE CO ALSO DATE OF EXECUTION AND NOTARY ARE 2003
 05 NBHD FROM 2447 NO LOC FD 112204
 08FC ADD MISC TMP 030308
 11X RABITS ADDRESS CHANGED TO 245 S HIGHLAND ST STE 9 MOUNT DORA 32757 PER ADDRESS CARD DTD 071811
 12X ROBERT RABITS ADDR CHNG TO 245 S HIGHLAND ST STE 9 MOUNT DORA 32757 PER ADDR CARD DTD 121911 SENT LETTER CMD 122211
 12X DENY NO RESPONSE TO LETTER
 14TR KEYED FORWARDING ADDR OF 341 EMERALD SHORES CIR APT 202 OCOEE FL 34761 4864 CMD 082714
 4755/1637 CT VS DONNA E & ROBERT S RABITS SOLD TO BIXBY INVESTMENTS LLC
 4853/935 BIXBY INVESTMENTS LLC TO WILLIAM B & TERRY L SIMMS HW
 17X COURTESY HX CARD SENT 112116
 17FC ADD SEN COND FROM 2 QG FROM 635 SFR RENOVATED 08 PLD SF FROM 528 SEN ADDED BEFORE THE SALE DLS 050917
 18WEB 3FIX FROM 1 DLS 092717
 6293/1915 WILLIAM B & TERRY L SIMMS TO DAVID STANLEY GEISER AND DIANA IRENE GEISER CO TTEES OF THE GEISER TRS DTD 021012
 24CC EFILE HX PORT APP CP 071524

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