

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 384200 8

DR-486 R. 11/23 ule 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 CATE	RIX OF THE WAL	THE CADAMEAN EDVAKE	(MAB)
Petition# 26.	24-0875	County Lake	Tax year 2024	Date received 9.12.24
			LE PENIMONER.	
PART 1. Taxpayer	r Information HPALL BORRD	WER 2021-1.		
	nt Venture - HPA JV 2019 Property	Holdco LLC;	Representative: Ryan, LLC c	o Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Scottsdale, AZ 85254		Parcel ID and physical address 31-19-26-0 or TPP account # 2352 Norw	210-000-12100 ood Place
Phone 954-740-62	40		Email Residential	Appeals@ryan.com
			e, I prefer to receive information	
	etition after the petition dead to support my statement.	dline. I have attac	hed a statement of the reason	s I filed late and any
your evidence to evidence. The V Type of Property	othe value adjustment board o 'AB or special magistrate rulio ☑ Res. 1-4 units☐ Industrial	clerk. Florida law al ng will occur unde and miscellaneou		ross examine or object to your as if you were present.)] Historic, commercial or nonprofit
	Res. 5+ units Agricultural		☐ Vacant lots and acreage ☐	Business machinery, equipment
PART 2 Reason f	for Petition 🖟 🖟 Check o	one. If more than	one, file a separate petition.	
☐ Denial of classifi ☐ Parent/grandpai ☐ Property was not ☐ Tangible persona return required by	rent reduction : substantially complete on J	anuary 1 have timely filed a	Denial of exemption Selection Denial for late filing of exection (Include a date-stamped of a Qualifying improvement (s. 19 ownership or control (s. 193 193.1555(5), F.S.)	mption or classification opy of application.) 3.1555(5), F.S.) or change of
determination 5 Enter the time by the request group. My witnesses	that they are substantially s (in minutes) you think you ne ed time. For single joint petition or I will not be available to a	similar. (s. 194.01 eed to present you ons for multiple uni	r case. Most hearings take 15 r	ninutes. The VAB is not bound the time needed for the entire dates.
evidence directly to appraiser's evidence	the property appraiser at le ce. At the hearing, you have	east 15 days befor the right to have	e the hearing and make a writ witnesses sworn.	ten request for the property
of your property red information redacte	cord card containing informa	tion relevant to th	ce exchange, to receive from the computation of your current petition, he or she will either s	assessment, with confidential

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 auth without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to any Under penalties of perjury, I declare that I am the owner of the propertition and the facts stated in it are true.	confidential information related to this peroperty described in this petition and that I	tition. have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signate Complete part 4 if you are the taxpayer's or an affiliated entity's expresentatives.		censed
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, F	lorida Statutes (license number RD618	<u>2</u>
A Florida real estate broker licensed under Chapter 475, Flor).
A Florida certified public accountant licensed under Chapter 4).
I understand that written authorization from the taxpayer is require appraiser or tax collector.	ed for access to confidential information fro	om the property
Under penalties of perjury, I certify that I have authorization to file am the owner's authorized representative for purposes of filing thunder s. 194.011(3)(h), Florida Statutes, and that I have read this	is petition and of becoming an agent for s	ervice of process
Robert I. Penton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature	- 2.7 (1.1 (1.1 (1.1 (1.1 (1.1 (1.1 (1.1 (1	
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 li	censed representatives or employees list	ed in part 4 above
Attached is a power of attorney that conforms to the requirer taxpayer's authorized signature OR the taxpayer's authorized		uted with the
☐ I am an uncompensated representative filing this petition ANI	O (check one)	
the taxpayer's authorization is attached OR the taxpayer's	s authorized signature is in part 3 of this fo	rm.
I understand that written authorization from the taxpayer is requirappraiser or tax collector.	red for access to confidential information t	rom the property
Under penalties of perjury, I declare that I am the owner's author becoming an agent for service of process under s. 194.011(3)(h) facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	•	2024-0875		Alternate K	ey: 3842008	Parcel	ID: 31-19-26-02	10-000-12100				
Petitioner Name		RYAN LLC					Check if M	ultiple Parcels				
The Petitioner is:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property		RWOOD PL						
Other, Explain:				Address	IA	VARES						
Owner Name	LIDA II DOI	RROWER 20	24 4 1 1 C	Value from	\/alua bafar	e Board Actio						
Owner maine	HPA II BUI	RROWER 20	JZ I-I LLC	TRIM Notic	Value Belei	ted by Prop App	i value aπer	Board Action				
					•							
1. Just Value, rec				\$ 295,4		295,49						
2. Assessed or c	assified use val	ue, *if appli	cable	\$ 295,4	95 \$	295,49	95					
3. Exempt value,	*enter "0" if nor	ne		\$	-							
4. Taxable Value,	*required			\$ 295,4	95 \$	295,49	95					
*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	authority values	may differ.						
_						_						
Last Sale Date 1/25/2021 Price: \$257,000 Arm's Length Distressed Book 5632 Page 82												
ITEM	Subje	ct	Compar	ahla #1	Compara	ahla #2	Compar	ahlo #3				
AK#	38420		3842		3928		3928					
	2352 NORW		2334 NOR\		3032 AVEN		2708 DUM					
Address	TAVAR		TAVA		TAVA		TAVA					
Proximity			SAME		NEIGHBO		NEIGHBO					
Sales Price			\$370,		\$334,		\$333,000					
Cost of Sale			-15		-15		-15					
Time Adjust			0.00)%	2.80	%	2.40					
Adjusted Sale			\$314,		\$293,0		\$291,					
\$/SF FLA	\$149.24 p	er SF	\$156.47		\$159.10		\$157.66					
Sale Date	. ,		7/18/2	•	5/15/2	•	6/16/2					
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed				
				_		_	<u> </u>	_				
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment				
Fla SF	1,980		2,010	-1500	1,846	6700	1,846	6700				
Year Built	2016		2014		2023		2023					
Constr. Type	BLOCK		BLOCK		BLOCK		BLOCK					
Condition	GOOD		GOOD		GOOD		GOOD					
Baths	2.0		2.0		2.		2.					
Garage/Carport	2 CAR		2 CAR		2 CAR		2 CAR					
Porches	YES		YES		YES		YES					
Pool	N		N	0	N	0	N	0				
Fireplace	0		0	0	0	0	0	0				
AC	Central		Central	0	Central	0	Central	0				
Other Adds	N		N		N		N					
Site Size	1 LOT		1 LOT		1 LOT		1 LOT					
Location	SUB		SAME SUB		NEIGHBOR SU	В	NEIGHBOR SU	/B				
View												
			-Net Adj. 0.5%	-1500	Net Adj. 2.3%	6700	Net Adj. 2.3%	6700				
			Gross Adj. 0.5%		Gross Adj. 2.3%	6700	Gross Adj. 2.3%					
	Market Value	\$295,495	Adj Market Value	\$313,000	Adj Market Value	\$300,391	Adj Market Value	\$297,742				
Adj. Sales Price	Value per SF	149.24	-	, ,	 	. ,	-	. ,				

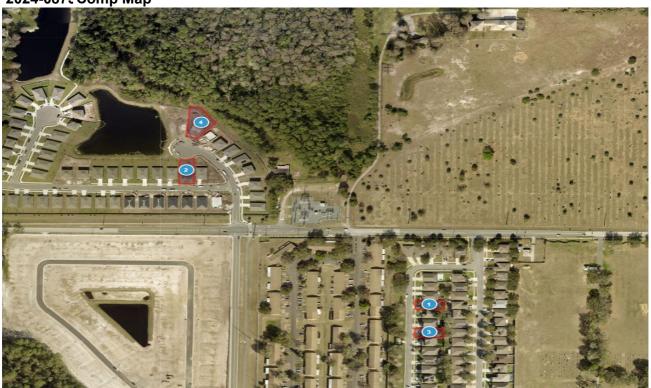
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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: SCOTT DAWSON DATE 12/13/2024

2024-0875 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
4	COMP 1	3842005	2334 NORWOOD PL	
1	COMP	3042005	TAVARES	SAME SUB
2	COMP 3	3928947	2708 DUMONT LN	NEIGHBOR
2	COIVIP 3	3320341	TAVARES	SUB
3	SUBJECT	3842008	2352 NORWOOD PL	
3	SOBJECT	3042000	TAVARES	-
4	COMP 2	3928944	3032 AVENTINO LN	NEIGHBOR
4	COMP 2	3320377	TAVARES	SUB
5				
6				
7				
8				

Parcel ID 31-19-26-0210-000-12100

Current Owner HPA II BORROWER 2021-1 LLC

120 S RIVERSIDE PLZ STE 2000

CHICAGO 60606

LCPA Property Record Card Roll Year 2025 Status: A

SUBJECT

2024-0875 Subject PRC Run: 12/6/2024 By

Card # 1 of 1

Property Location

Site Address 2352 NORWOOD PL

TAVARES FL 32778

Mill Group T000 NBHD 0649

Property Use Last Inspection 00100 SINGLE FAMILY TRF 01-01-202

Legal Description

MARTIN'S GROVE PB 56 PG 60-62 LOT 121 ORB 5770 PG 1429

Lan	Land Lines													
LL	Use	Front	Depth	Not		Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 10111	Всриі	Ad	dj	Office		Price	Factor	Factor	Factor	Factor	Olass vai	Value
1	0100	0	0			1.00	LT	42,000.00	0.0000	1.13	1.000	1.000	0	47,460
Total Acres 0.00 JV/Mkt 0					lkt 0				ıl Adj JV/MI			47,460		
Classified Acres 0 Classified JV/Mkt 47						,460		Classifie	d Adj JV/MI	ct	•	0		

Sketch Bldg Sec 1 of 1 Replacement Cost 255,706 Deprec Bldg Value 248,035 Multi Story 0 1 30

20.7		(130 sf)
43		10 10 10
You have	LA 1,980 sf	The second secon
20 20		51
GAR (420 sf) ²¹	16 21 OPE] 14
	(30 s	n)

	12												
	Building S	Sub Areas			Building Valuati	Construction Detail							
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2016	Imp Type	R1	Bedrooms	4			
	FINISHED LIVING AREA	1,980	,	1980	Effective Area	1980	N. Otavia		Full Daths	_			
-	GARAGE FINISH	0	420	0	Base Rate	108.47	No Stories	1.00	Full Baths	2			
OPF	OPEN PORCH FINISHE	0	160	0	Building RCN	255,706	Quality Grade	670	Half Baths	0			
					Condition	EX	Wall Type	03	Heat Type	6			
					% Good	97.00	l wan rypo	03	riodi Typo	U			
					Functional Obsol	0	Foundation	3	Fireplaces	0			
	TOTALS	1,980	2,560	1,980	Building RCNLD	248,035	Roof Cover	3	Type AC	03			

Alternate Key 3842008 Parcel ID 31-19-26-0210-000-12100

LCPA Property Record Card Roll Year 2025 Status: A

PRC Run: 2024-0875 Subject 12/6/2024 By

			Oli Teal	2020 30	atus. A								
	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
									I				
									1				
									1				
									I				
									I				
									I				
									I				
									I				
									1				
									I				
									1				
									1				

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2022 2017	SALE 16-00000289	01-01-2021 02-09-2016	05-24-2022 03-06-2017	1 250,164		CHECK VALUE SFR 2352 NORWOOD PL	03-07-2017	06-20-2016

			Sales Informa	ation					Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021110602 2021013414	5770 5632	1429 0082	05-05-2021 01-25-2021	WD WD	U Q	11 01	I	100 257,000				
2020135890	5593	1731	10-28-2020	WD	Ü	12	j	200,000				
2020106464 2016121035	5550 4866	0034 0316	09-23-2020 11-07-2016	CT WD	Q	11 Q		100 182,000				
										Total		0.00
						Val	ua Summ	orv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
47.460	248.035	0	295.495	0	295495	0.00	295495	295495	295.495

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Parcel ID 31-19-26-0210-000-11800 Current Owner

BRADS PAUL D & DIANE M 2334 NORWOOD PL

TAVARES FL 32778

LCPA Property Record Card Roll Year 2025 Status: A

COMP 1

2024-0875 Comp 1 PRC Run: 12/6/2024 By

Card # of 1 1

Property Location

Site Address 2334 NORWOOD PL

TAVARES FL 32778

000T **NBHD** Mill Group 0649

Property Use Last Inspection 00100 SINGLE FAMILY JDB 02-08-201

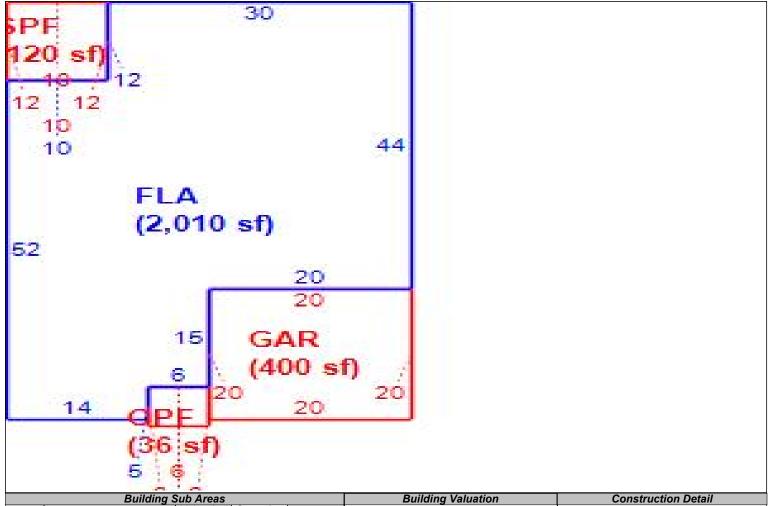
Legal Description

MARTIN'S GROVE PB 56 PG 60-62 LOT 118 ORB 6374 PG 1434

Lan	Land Lines														
LL #	Use Code	Front	Depth	Not Ad		Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0			1.00	LT	42,000.00	0.0000	1.13	1.000	1.000	0	47,460	
Total Acres 0.00 JV/Mkt (kt 0			Tota	d Adj JV/MI	kt	1	47,460		
Classified Acres 0					C	Classified JV/Mkt 47,460				Classifie	d Adj JV/MI	ct	0		

of 1 Replacement Cost 258,612 Deprec Bldg Value 250,854 Multi Story Bldg 1 Sec 1 30

Sketch



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2014	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,010	2,010	2010	Effective Area	2010			- " - "	
GAR	GARAGE FINISH	0	400	0	Base Rate	108.31	No Stories	1.00	Full Baths	2
OPF SPF	OPEN PORCH FINISHE	0	36 120	0	Building RCN	258.612	Quality Grade	670	Half Baths	0
SPF	SCREEN PORCH FINIS	0	120	U	Condition	EX	Mall Torre		Heat Torre	
					% Good	97.00	Wall Type	03	Heat Type	6
					Functional Obsol	07.00	Foundation	3	Fireplaces	0
					i unctional Obsol	U			·	
	TOTALS	2,010	2,566	2,010	Building RCNLD	250,854	Roof Cover	3	Type AC	03

Alternate Key 3842005 Parcel ID 31-19-26-0210-000-11800

LCPA Property Record Card Roll Year 2025 Status: A

2024-0875 Comp 1 PRC Run: 12/6/2024 By

Non Teal 2020 Status. A																
	Miscellaneous Features *Only the first 10 records are reflected below															
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value							
				Building Per	Building Permits											

	Building Permits										
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date			
2024 2024 2024 2019 2015	DENY51 DENY39 DENY24 18-973 13-00001002	01-01-2023 01-01-2023 01-01-2023 01-01-2023 06-14-2018 01-01-2014	02-08-2019 07-31-2014	1 1 1 700 250,164	0030 0030 0030 0003	P2 R2 R2 SCRN IN PORCH SFR 4/2 2334 NORWOOD PL	02-08-2019 07-31-2014	04-07-2014			

Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price	Code Description Year Amo
2024089752 6374 1434 07-18-2024 WD Q 01 I 370,000 2024015182 6282 0776 01-31-2024 WD U 11 I 100 2023007854 6082 1530 01-19-2023 WD Q 01 I 369,000 2016110080 4852 1616 10-07-2016 WD Q Q I 174,500	059 ADDITIONAL HOMESTEAD 2025 25
4500 0075 06-30-2014 WD Q Q I 160,600	Total 50,000

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
47.460	250.854	0	298.314	0	298314	50.000.00	248314	273314	298.314

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Parcel ID 25-19-25-0171-000-06200 Current Owner

MAC LEAN CHRISTINE D

TAVARES FL 32778

LCPA Property Record Card Roll Year 2025 Status: A

COMP 2

2024-0875 Comp 2 PRC Run: 12/6/2024 By

Card # of 1

Property Location Site Address 3032 AVENTINO LN

> **TAVARES** FL 32778

Mill Group 000T NBHD 0643 Property Use Last Inspection

SINGLE FAMILY 00100 CTQ 01-10-202

Legal Description

3032 AVENTINO LN

GREENBRIER AT BAYTREE-PHASE 2 PB 76 PG 23-27 LOT 62 ORB 6148 PG 2126

Lan	and 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	50,000.00	0.0000	1.35	1.000	1.000	0	67,500	
	Total Acres 0.00			JV/Mkt 0	7 500			l I Adj JV/MI			67,500		

Sketch

Bldg 1 Replacement Cost 220,149 Deprec Bldg Value 220,149 Multi Story Sec 1 of 1 29 8 11 39 FLA 52

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2023	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,846	1,846	1846	Effective Area	1846			Full Dath	_
GAR	GARAGE FINISH	0	441	0	Base Rate	99.22	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	108	0	Building RCN	220,149	Quality Grade	655	Half Baths	
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	, ,	00	,,	Ŭ
					Functional Obsol		Foundation	3	Fireplaces	
	TOTALS	1,846	2,395	1,846	Building RCNLD	220,149	Roof Cover	3	Type AC	03

Alternate Key 3928944 Parcel ID 25-19-25-0171-000-06200

LCPA Property Record Card Roll Year 2025 Status: A

2024-0875 Comp 2 PRC Run: 12/6/2024 By

			*On	Miscell ly the first 10	aneous F records a		below			
Code	Desc	ription	Units	Type Ur	it Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Bui	Iding Peri	mits				
Roll Yea	r Permit ID	Issue Date	Comp Date	Amount	Туре		Description	1	Review Date	e CO Date
2024	22-377	03-14-2022	01-10-2024	231,35		SFR 2362S	F 3032 AVENT		01-10-2024	

			Sales Inform	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023062370 2021175429 2021020090	6148 5860 5642	2126 2138 1047	05-15-2023 12-10-2021 02-08-2021	WD WD WD	QQU	03 05 11	->>	334,500 3,575,000 100	002 039 059	WIDOW HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	
										Total		55,000.00
						Val	ua Summ	arı/				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
67.500	220,149	0	287.649	0	287649	55,000.00	232649	257649	287.649

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Parcel ID 25-19-25-0171-000-06500 Current Owner

FLOWERS GISELLE K

TAVARES FL 32778

LCPA Property Record Card Roll Year 2025 Status: A

COMP 3

2024-0875 Comp 3 PRC Run: 12/6/2024 By

Card # 1 of 1

Property Location

Site Address 2708 DUMONT LN **TAVARES**

FL 32778 NBHD 0643

Mill Group T000 Property Use Last Inspection

00100 SINGLE FAMILY CTQ 01-10-202

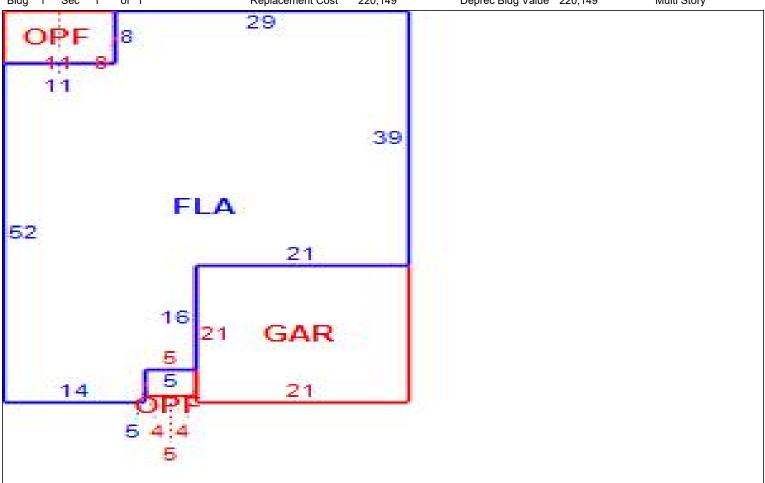
Legal Description

2708 DUMONT LN

GREENBRIER AT BAYTREE-PHASE 2 PB 76 PG 23-27 LOT 65 ORB 6164 PG 2206

Lan	d Lines											
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1			1.00 LT	50,000.00	0.0000	1.000 1.35 1.000 1.			00 0 67			
		Total A	cres	0.00	JV/Mkt 0	ı		Tota	d Adj JV/Mk	kt	II_	67,500
	Cla	assified A	cres	0	Classified JV/Mkt 67	500		Classifie	M/VI. ibA b	ct		0

Sketch Bldg of 1 Replacement Cost 220,149 Multi Story Sec Deprec Bldg Value 220,149



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2023	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,846	1,846	1846	Effective Area	1846			- " D "	_
GAR	GARAGE FINISH	0	441	0	Base Rate	99.22	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	108	0	Building RCN	220,149	Quality Grade	655	Half Baths	
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	Trail Type	03	riout typo	١
					Functional Obsol		Foundation	3	Fireplaces	
	TOTALS	1,846	2,395	1,846	Building RCNLD	220,149	Roof Cover	3	Type AC	03

Alternate Key 3928947 Parcel ID 25-19-25-0171-000-06500

LCPA Property Record Card Roll Year 2025 Status: A

2024-0875 Comp 3 PRC Run: 12/6/2024 By

Miscellaneous Features *Only the first 10 records are reflected below													
Code		Descr	iption	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value		
	Building Permits												
Roll Y	ear	Permit ID	Issue Date	Comp Date	Amount		Description			Review Date	e CO Date		
202		22-442	04-05-2022	01-10-2024	<u> </u>	,358 0001	SFR 2362S	F 2708 DUMC		01-10-2024			

			Sales Informa	Exemptions								
Instrument No	Book/Page		Sale Date	Instr Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023075258 2021175429 2021020090	6164 5860 5642	2206 2138 1047	06-16-2023 12-10-2021 02-08-2021	WD WD WD	QQU	03 05 11	 V V	333,000 3,575,000 100	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
									Total 50,0			

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
67 500	220 149	0	287 649	0	287649	50 000 00	237649	262649	287 649

^{***}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.***