



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **1788854**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<b>2024-0876</b>	County	<b>Lake</b>
		Tax year	<b>2024</b>
		Date received	<b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b> <i>HPA II BORROWER 2020-2 LLC</i>			
Taxpayer name: <b>Joint Venture - HPA JV 2019 Property Holdco LLC; HPA</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>35-19-26-0100-000- 03700 285 W Oak Hill Road</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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

<b>Petition #</b>	2024-0876	Alternate Key: 1788854	Parcel ID: 35-19-26-0100-000-03700
<b>Petitioner Name</b>	RYAN LLC	<b>Property Address</b>	285 W OAK HILL RD MOUNT DORA
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
<b>Owner Name</b>	HPA II BORROWER 2020-2 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action	
<b>1. Just Value, required</b>	\$ 330,818	\$ 330,818	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 330,818	\$ 330,818	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 330,818	\$ 330,818	

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

**Last Sale Date** 9/16/2020      **Price:** \$295,000       Arm's Length     Distressed    Book 5547 Page 278

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	1788854	1738121	2859407	1767296
<b>Address</b>	285 W OAK HILL RD MOUNT DORA	3561 CALGARY LN MOUNT DORA	4109 LAKE FOREST ST MOUNT DORA	2387 WASHINGTON RD MOUNT DORA
<b>Proximity</b>		1.34 MILES	.48 MILES	1.04 MILES
<b>Sales Price</b>		\$482,500	\$475,000	\$400,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.60%	1.60%	4.00%
<b>Adjusted Sale</b>		\$417,845	\$411,350	\$356,000
<b>\$/SF FLA</b>	\$120.74 per SF	\$138.82 per SF	\$162.59 per SF	\$132.05 per SF
<b>Sale Date</b>		8/31/2023	8/14/2023	2/20/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,740	3,010	-13500	2,530	10500	2,696	2200
<b>Year Built</b>	1971	1979		1994		1959	
<b>Constr. Type</b>	BLOCK	WOOD FRAME	20000	BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.1	-6000	2.0		2.0	
<b>Garage/Carport</b>	NONE	2 CAR	-20000	2 CAR	-20000	YES	-20000
<b>Porches</b>	NONE	YES	-3000	YES	-3000	YES	-3000
<b>Pool</b>	N	Y	-20000	Y	-20000	Y	-20000
<b>Fireplace</b>	0	1	-2500	0	0	1	-2500
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	N	N		N			
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		REDENTIAL	
<b>View</b>	INTERIOR	INTERIOR		INTERIOR		INTERIOR	
		-Net Adj. 10.8%	-45000	-Net Adj. 7.9%	-32500	-Net Adj. 12.2%	-43300
		Gross Adj. 20.3%	85000	Gross Adj. 13.0%	53500	Gross Adj. 13.4%	47700
<b>Adj. Sales Price</b>	Market Value <b>\$330,818</b>	Adj Market Value	<b>\$372,845</b>	Adj Market Value	<b>\$378,850</b>	Adj Market Value	<b>\$312,700</b>
	Value per SF 120.74						

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.

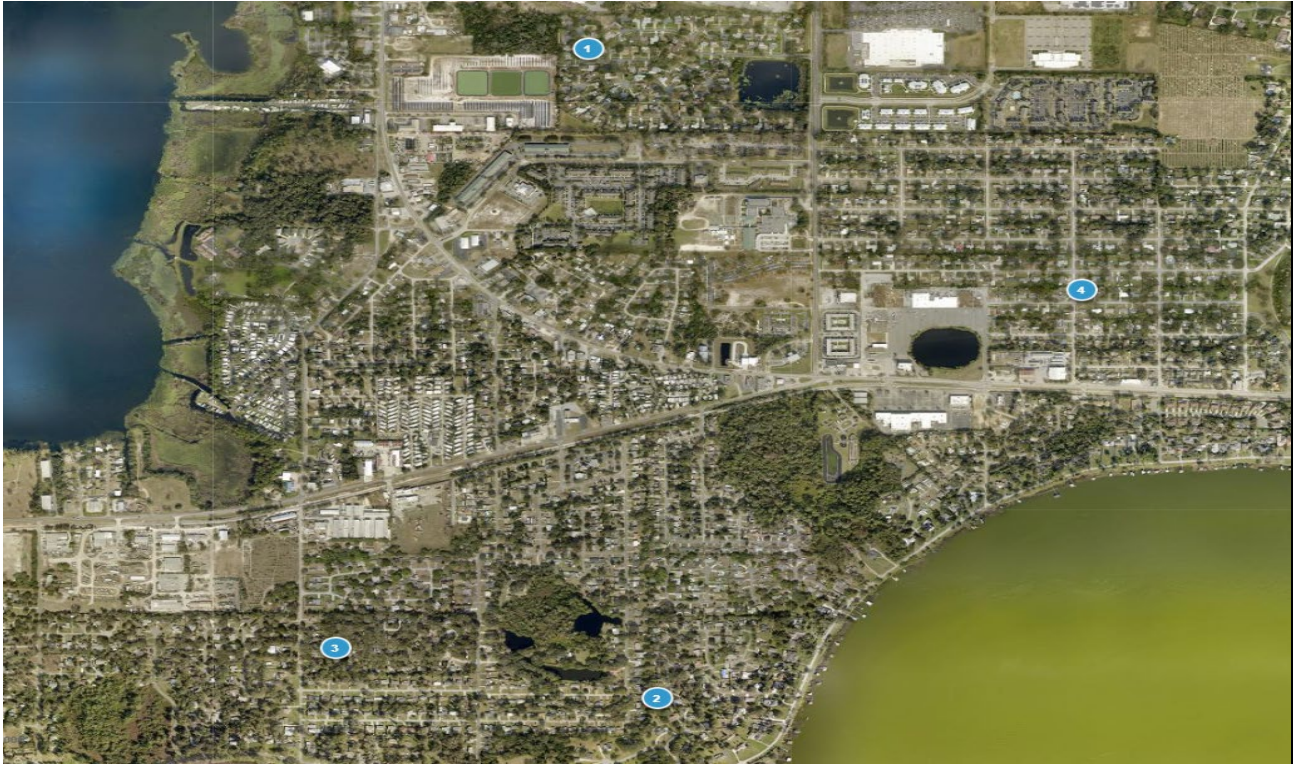
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

**2024-0876 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	1738121	3561 CALGARY LN MOUNT DORA	1.34 MILES
2	SUBJECT	1788854	285 W OAK HILL RD MOUNT DORA	-
3	COMP 2	2859407	4109 LAKE FOREST ST MOUNT DORA	.48 MILES
4	COMP 3	1767296	2387 WASHINGTON RD MOUNT DORA	1.04 MILES
5				
6				
7				
8				

Alternate Key 1788854  
 Parcel ID 35-19-26-0100-000-03700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0876 Subject  
 PRC Run: 12/6/2024 By  
 Card # 1 of 1

Current Owner		
HPA II BORROWER 2020-2 LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

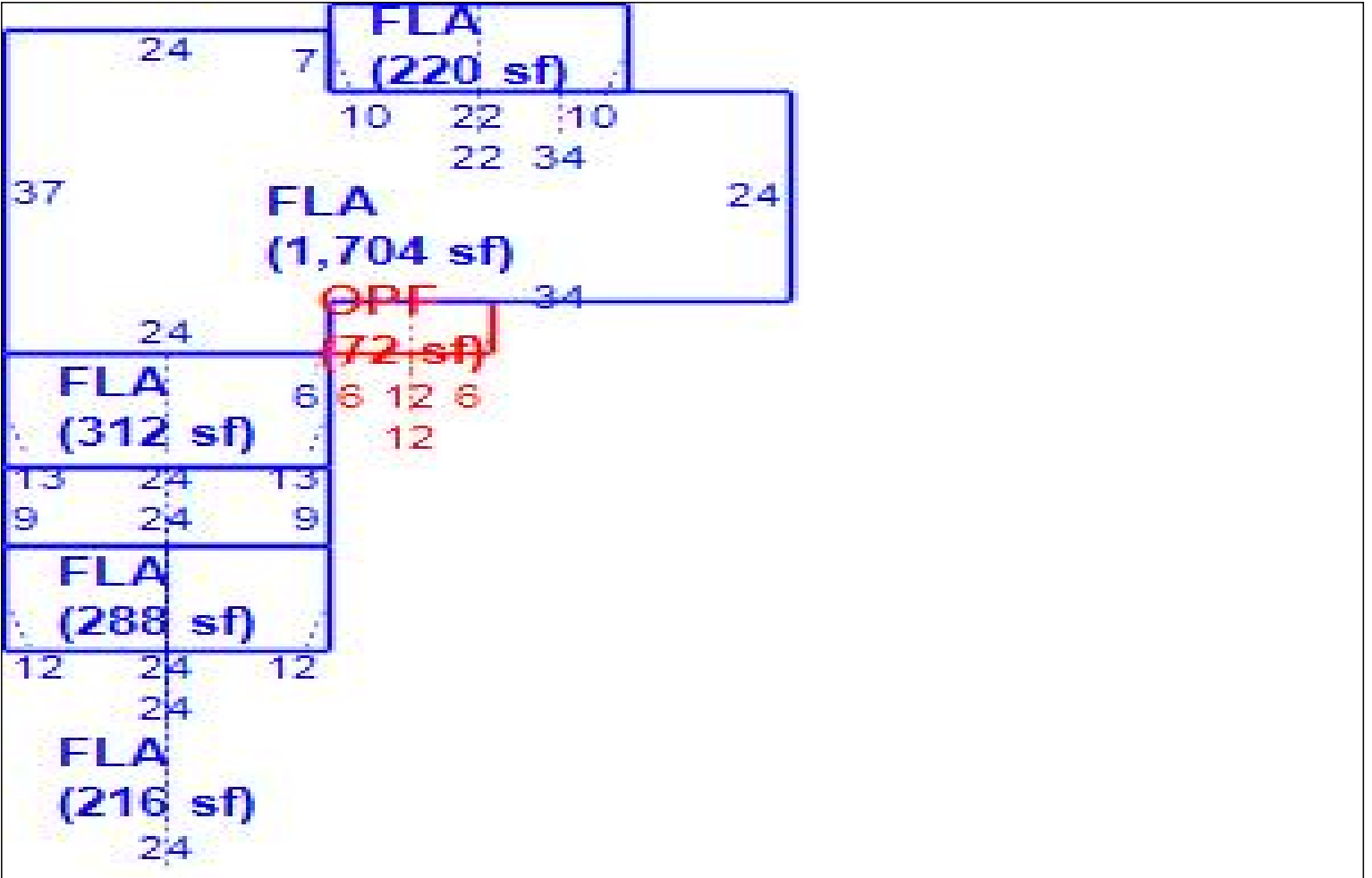
**SUBJECT**

Property Location			
Site Address	285 W OAK HILL RD		
	MOUNT DORA	FL	32757
Mill Group	0002	NBHD	2820
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

**Legal Description**  
 BELLE AYRE ESTATES LOT 37, 1/60 INT IN PARK PB 16 PG 31 ORB 5601 PG 256

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	1.00	1.000	1.000	0	48,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		48,000		
Classified Acres		0		Classified JV/Mkt		48,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 291,565 Deprec Bldg Value 282,818 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,740	2,740	2740	1971	2740	95.95	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	72	0	291,565	291,565	97.00	Quality Grade	660	Half Baths	0
					EX	EX	0	Wall Type	02	Heat Type	6
					% Good	97.00	0	Foundation	3	Fireplaces	0
					Functional Obsol	0	0	Roof Cover	3	Type AC	03
TOTALS		2,740	2,812	2,740	Building RCNLD	282,818					

Alternate Key 1788854  
 Parcel ID 35-19-26-0100-000-03700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0876 Subject  
 PRC Run: 12/6/2024 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
2018	2017060790	07-26-2017	02-21-2018	7,000	0002	REMODEL INT (ATF)	02-21-2018	
2018	SALE	01-01-2017	06-01-2018	1	0099	CHECK VALUE	02-21-2018	
2011	2010080222	08-13-2010	03-04-2011	14,556	0002	* SEE NOTES	03-04-2011	
2003	SALE	01-01-2002	02-14-2003	1	0000	CHECK VALUES		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020140894	5601	0256	10-20-2020	WD	U	11	V	100			
2020104359	5547	0278	09-16-2020	WD	Q	01	I	295,000			
2017042648	4932	1590	04-17-2017	WD	U	U	I	165,000			
2016081972	4818	0182	07-26-2016	CT	U	U	I	0			
	2684	1681	10-18-2004	QC	U	U	I	0			
<b>Total</b>											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
48,000	282,818	0	330,818	0	330818	0.00	330818	330818	330,818

\*\*\*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 1738121  
Parcel ID 23-19-26-1100-00A-03600

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0876 Comp 1  
PRC Run: 12/6/2024 By

Card # 1 of 1

Current Owner		
CHERRY JOSEPH A & MARY S		
2180 OLIVER DR		
PRINCE FREDERI	MD	20678-4561

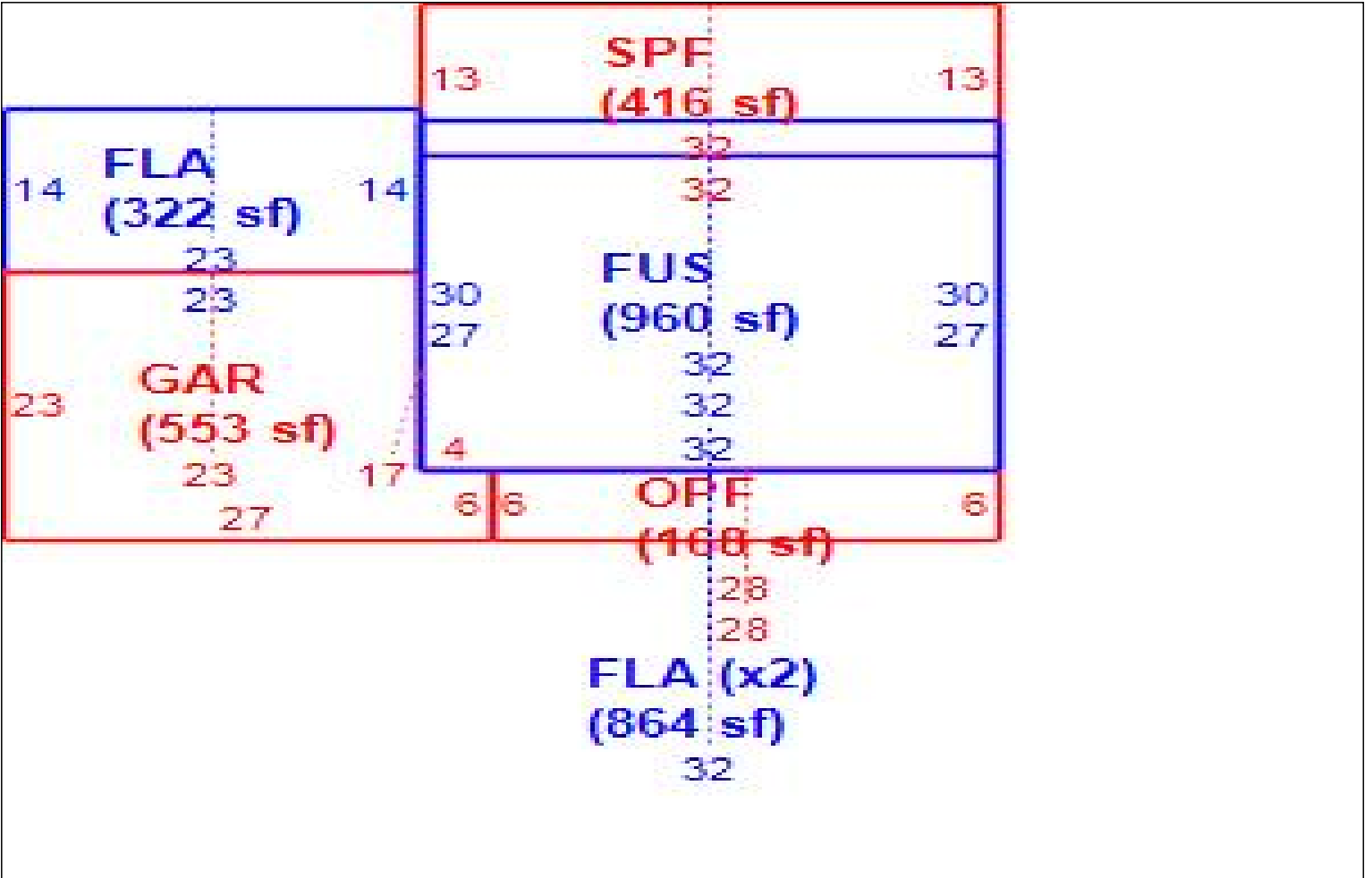
COMP 1

Property Location			
Site Address	3561 CALGARY LN		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	0719
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MOUNT DORA, VILLAGE GROVE UNIT ONE LOT 36, BLK A PB 23 PGS 57-58 ORB 6389 PG 447

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	70,000.00	0.0000	1.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 346,221
		Deprec Bldg Value	318,523
		Multi Story	1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1979	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,050	2,050	2050	Effective Area	3010	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	960	960	960	Base Rate	93.16	Quality Grade	680	Half Baths	1
GAR	GARAGE FINISH	0	553	0	Building RCN	346,221	Wall Type	01	Heat Type	6
OFF	OPEN PORCH FINISHE	0	168	0	Condition	EX	Foundation	3	Fireplaces	1
SPF	SCREEN PORCH FINIS	0	416	0	% Good	92.00	Roof Cover	3	Type AC	03
TOTALS		3,010	4,147	3,010	Functional Obsol	0	Building RCNLD	318,523		



Alternate Key 1738121  
 Parcel ID 23-19-26-1100-00A-03600

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0876 Comp 1  
 PRC Run: 12/6/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<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	450.00	SF	35.00	1981	1981	15750.00	85.00	13,388
PLD3	POOL/COOL DECK	636.00	SF	7.33	1981	1981	4662.00	70.00	3,263

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	SALE	01-01-2015	03-07-2016	1	0099	CHECK VALUE	03-07-2016		
2013	2012010066	01-24-2012	01-18-2013	7,080	0002	REROOF SHINGLE	01-18-2013		
1996	9500118	03-01-1995	12-01-1995	880	0000	RE-ROOF CARPORT (FLAT)			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024101141	6389	0447	08-16-2024	WD	U	38	467,700				
2023114108	6212	0072	08-31-2023	WD	Q	01	482,500				
2022131015	6032	1282	09-27-2022	WD	Q	01	480,000				
2022037239	5918	0344	03-08-2022	WD	Q	01	330,000				
	4591	2208	02-17-2015	WD	Q	Q	172,500				
<b>Total</b>											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	318,523	16,651	405,174	0	405174	0.00	405174	405174	405,174	

\*\*\*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 2859407  
 Parcel ID 35-19-26-1000-000-01500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0876 Comp 2  
 PRC Run: 12/6/2024 By  
 Card # 1 of 1

Current Owner		
PRIMAK PERRY & BAILEIGH SZABO		
4109 LAKE FOREST ST		
MOUNT DORA	FL	32757

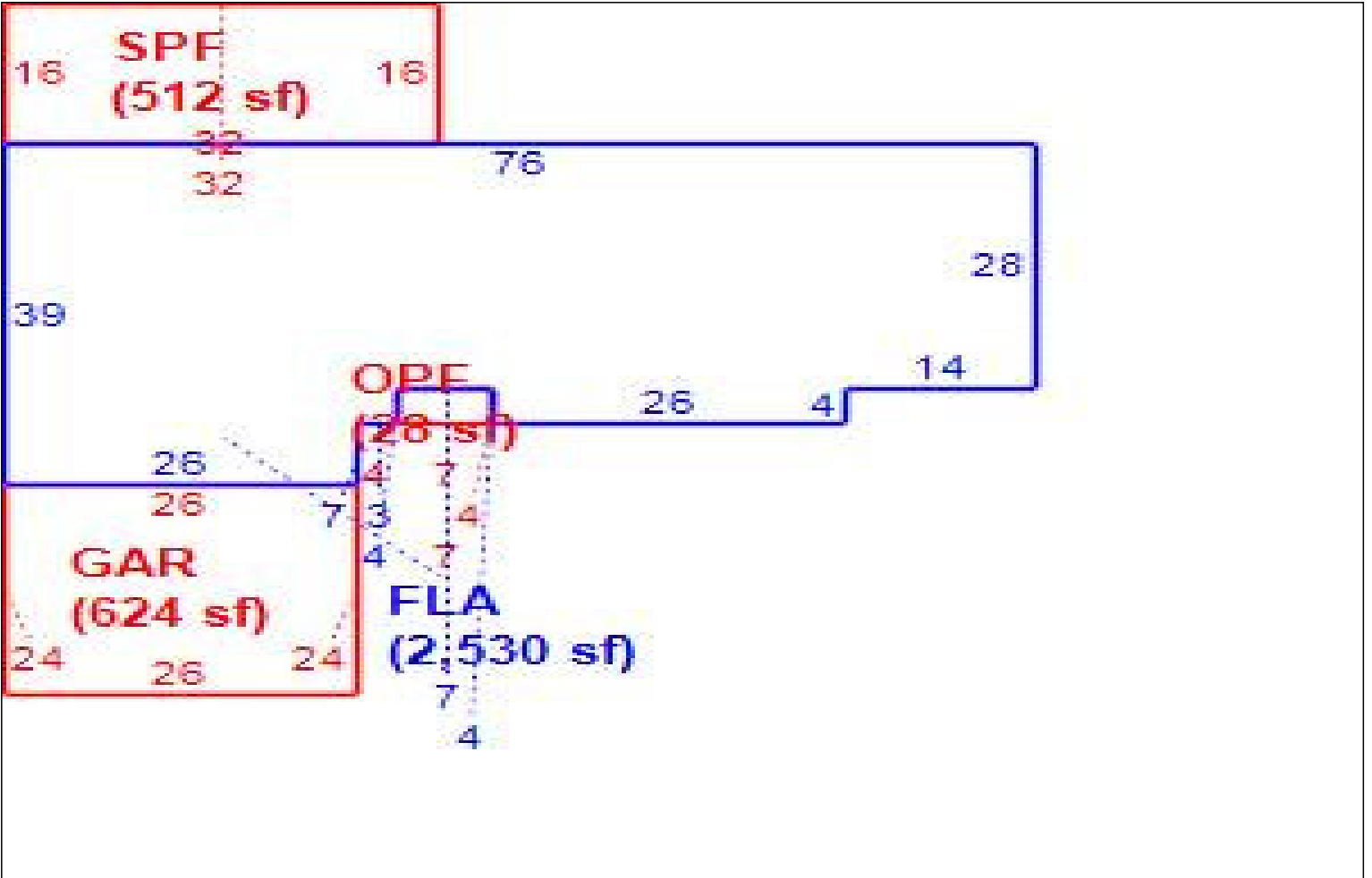
COMP 2

Property Location			
Site Address 4109 LAKE FOREST ST			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2820
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-09-202

Legal Description
LAKE FOREST SUB LOT 15 PB 26 PG 4 ORB 6201 PG 43

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 346,760	Deprec Bldg Value 336,357	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
FLA	FINISHED LIVING AREA	2,530	2,530	2530	1994	2530	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	624	0		113.45	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0			Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	512	0			% Good	97.00	Foundation	3
							Functional Obsol	0	Fireplaces	0
TOTALS		2,530	3,694	2,530			Building RCNLD	336,357	Roof Cover	3
									Type AC	03

Alternate Key 2859407  
Parcel ID 35-19-26-1000-000-01500

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0876 Comp 2  
PRC Run: 12/6/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b> <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	450.00	SF	35.00	2003	2003	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	650.00	SF	5.38	2003	2003	3497.00	70.00	2,448
SEN2	SCREEN ENCLOSED STRUCTURE	1724.00	SF	3.50	2003	2003	6034.00	47.50	2,866

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	2012040318	04-18-2012	01-14-2013	11,535	0002	REROOF SHINGLE	01-14-2013		
2004	2003031282	03-31-2003	06-07-2004	4,635	0000	44X25 SEN		04-17-2003	
2004	2003020660	02-19-2003	06-07-2004	18,000	0000	24X44 POOL W/DECK		04-17-2003	
2003	SALE	01-01-2002	02-14-2003	1	0000	CHECK VALUES			
1995	T-02619	06-01-1994	12-01-1994	98,077	0000	SFR 4109 LK FOREST			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023104917	6201	0043	08-14-2023	WD	Q	01	475,000				
2023056408	6141	0947	03-31-2023	TR	U	11	100				
2017073374	4969	0400	06-29-2017	WD	U	U	100				
	2228	1108	12-18-2002	TR	Q	Q	210,000				
	1569	1052	12-15-1997	WD	U	U	0				
<b>Total</b>											0.00

<b>Value Summary</b>										
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	336,357	18,702	451,059	0	451059	0.00	451059	451059	451,210	

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Alternate Key 1767296  
Parcel ID 25-19-26-1100-024-01300

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0876 Comp 3  
PRC Run: 12/6/2024 By  
Card # 1 of 1

Current Owner		
WEAVER KENNETH & AMY M		
2387 WASHINGTON RD		
MOUNT DORA	FL	32757

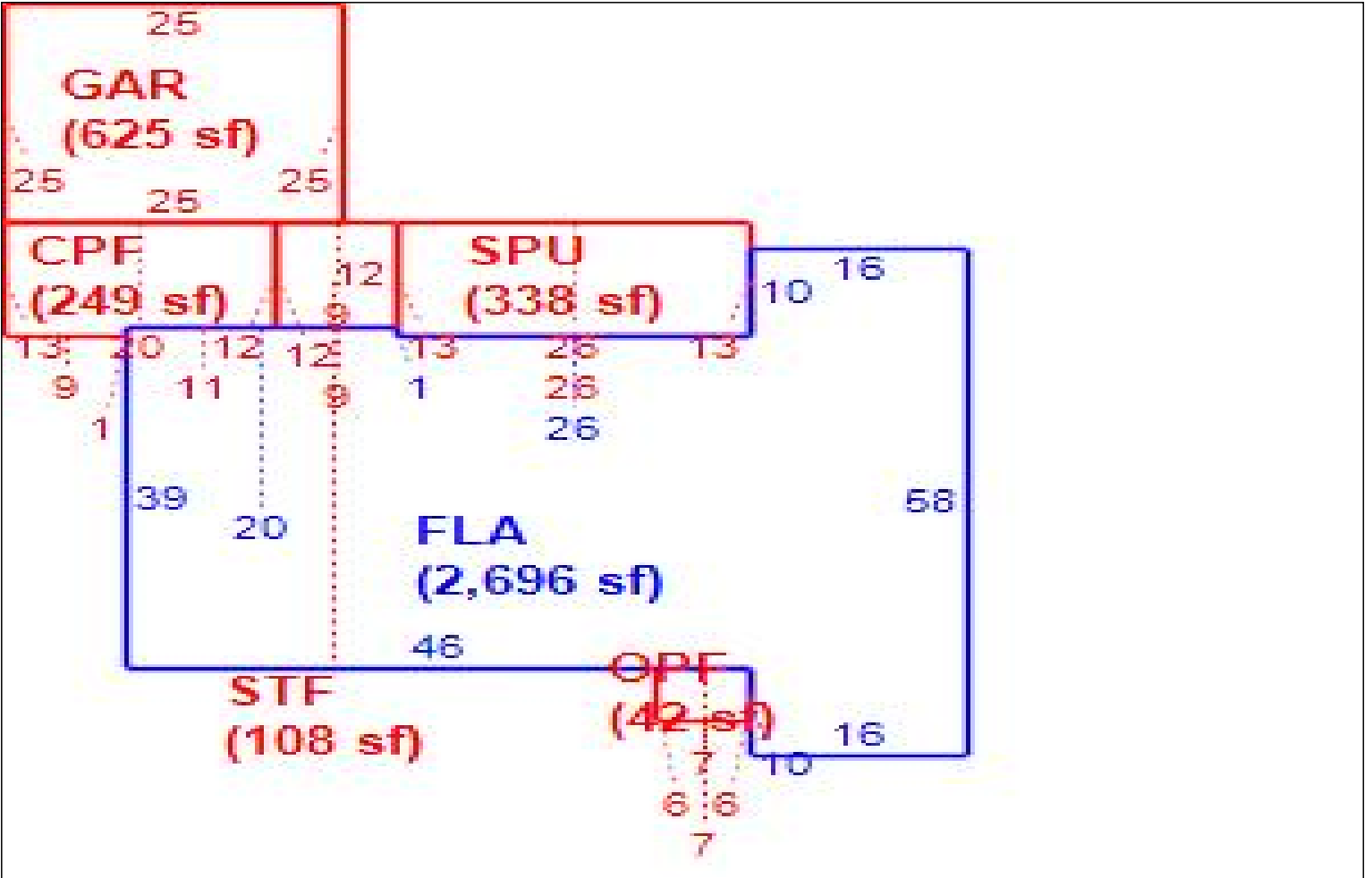
COMP 3

Property Location			
Site Address 2387 WASHINGTON RD			
MOUNT DORA FL 32757			
Mill Group	0002	NBHD	2089
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
SYLVAN SHORES LOTS 13, 14, BLK 24 PB 9 PG 56 ORB 6099 PG 1183

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	105	145		15,225.00	FD	400.00	0.9867	1.30	1.000	0	53,874	
Total Acres		0.35		JV/Mkt		0		Total Adj JV/Mkt		53,874			
Classified Acres		0		Classified JV/Mkt		53,874		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 378,302 Deprec Bldg Value 344,255 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1959	Imp Type	R1	Bedrooms	4
CPF	CARPORIT FINISHED	0	249	0	Effective Area	2696	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	2,696	2,696	2696	Base Rate	116.42	Quality Grade	690	Half Baths	0
GAR	GARAGE FINISH	0	625	0	Building RCN	378,302	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	42	0	% Good	91.00	Foundation	2	Fireplaces	1
SPU	SCREEN PORCH UNFIN	0	338	0	Functional Obsol	0	Roof Cover	3	Type AC	03
STF	STORAGE ROOM FINIS	0	108	0	Building RCNLD	344,255				
TOTALS		2,696	4,058	2,696						

Alternate Key 1767296  
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 Card # 1 of 1

<b>Miscellaneous Features</b>									
<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	528.00	SF	35.00	2001	2001	18480.00	85.00	15,708
PLD3	POOL/COOL DECK	1000.00	SF	7.33	2001	2001	7330.00	70.00	5,131
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2001	2001	7000.00	50.00	3,500

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	2021051245	05-24-2021	09-20-2021	2,254	0002	REPL WINDOWS 3	09-21-2021		
2018	2017080309	08-10-2017	02-16-2018	2,300	0002	SCRN ENCL	02-20-2018		
2013	2012050213	05-11-2012	02-08-2013	1,200	0002	REPL 5 WINDOWS	02-08-2013		
2009	2008120021	12-01-2008	04-20-2009	12,095	0000	REROOF W/SHINGLES	04-20-2009		
2003	1060250	01-01-2002	06-03-2002	31,290	0000	16X32 POOL W/SPA & DECK			
2002	2001100233	10-17-2001	06-03-2002	10,000	0000	SEE BLD SCREEN			
2002	00001	01-01-2001	06-11-2002	1	0000	CHECK VALUE			
1996	T-04513	08-01-1995	12-01-1995	1,700	0000	ELEC REPAIRS			
1990	58624	04-01-1989	12-01-1989	3,200	0000	REROOF			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023022547	6099	1183	02-20-2023	WD	Q	01	I	400,000			
	4060	1179	07-29-2011	WD	Q	Q	I	185,000			
	1928	2015	03-30-2001	WD	Q	Q	I	155,000			
	1381	0757	08-01-1995	WD	Q	Q	I	125,000			
<b>Total</b>											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
53,874	344,255	24,339	422,468	0	422468	0.00	422468	422468	422,468	

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