



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3775630

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

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

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

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

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

**PART 3. Taxpayer Signature**

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

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

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

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

I am (check any box that applies):

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

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

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

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

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

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

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

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

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0880	Alternate Key: 3775630	Parcel ID: 12-23-25-1100-000-05800
<b>Petitioner Name</b> RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 10628 CRESCENDO LOOP CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> MCH SFR PROPERTY OWNER 1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 309,009	\$ 309,009
<b>2. Assessed or classified use value, *if applicable</b>	\$ 309,009	\$ 309,009
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 309,009	\$ 309,009

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

**Last Sale Date** 11/27/2021      **Price:** \$326,000       Arm's Length     Distressed    Book 5858    Page 1995

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3775630	3746384	3775573	3775663
<b>Address</b>	10628 CRESCENDO LOOP CLERMONT	10612 REGANS RUN DR CLERMONT	10752 CRESCENDO LOOP CLERMONT	10832 ARIA CT CLERMONT
<b>Proximity</b>		250 FEET	.17 MILE	.22 MILE
<b>Sales Price</b>		\$350,000	\$320,000	\$335,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.20%	2.80%	2.00%
<b>Adjusted Sale</b>		\$301,700	\$280,960	\$291,450
<b>\$/SF FLA</b>	\$228.73 per SF	\$203.85 per SF	\$216.79 per SF	\$225.93 per SF
<b>Sale Date</b>		9/20/2023	5/3/2023	7/12/2023
<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>	1,351	1,480	-6450	1,296	2750	1,290	3050
<b>Year Built</b>	1999	1999		1998		1998	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	GARAGE	GARAGE		GARAGE		GARAGE	
<b>Porches</b>	OPF/SPU	OPF/PAT	5000	OPF/SPU		OPF/SPU	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	OPU	NONE	2000	PAT		NONE	2000
<b>Site Size</b>	.24 AC	.25 AC		.25 AC		.25 AC	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 0.2%	550	Net Adj. 1.0%	2750	Net Adj. 1.7%	5050
		Gross Adj. 4.5%	13450	Gross Adj. 1.0%	2750	Gross Adj. 1.7%	5050
<b>Adj. Sales Price</b>	Market Value <b>\$309,009</b>	Adj Market Value	<b>\$302,250</b>	Adj Market Value	<b>\$283,710</b>	Adj Market Value	<b>\$296,500</b>
	Value per SF 228.73						

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: R. Bryan Boone**

**DATE 12/6/2024**

2024-0880 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3775573	10752 CRESCENDO LOOP CLERMONT	.17 MILE
2	SUBJECT	3775630	10628 CRESCENDO LOOP CLERMONT	-
3	1	3746384	10612 REGANS RUN DR CLERMONT	250 FEET
4	3	3775663	10832 ARIA CT CLERMONT	.22 MILE
5				
6				
7				
8				



Alternate Key 3775630  
 Parcel ID 12-23-25-1100-000-05800

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0880 Subject By bboone  
 PRC Run: 12/6/2024  
 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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	2015050711	05-22-2015	12-11-2015	5,472	0002	SCRN RM 26.6X10	12-11-2015		
2016	2015050634	05-20-2015	12-11-2015	5,442	0002	REPL 9 WINDOWS	12-11-2015		
2008	SALE	01-01-2007	02-05-2008	1	0000	CHECK VALUE SEE 08 FC NOTES DN	02-05-2008		
2000	9811074	04-15-1999	04-07-2000	70,000	0000	SFR FOR Y2K			
1999	9811074	11-12-1998	12-01-1998	70,000	0000	SFR/10628 CRESCENDO LP			

<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
2021173787	5858	1995	11-27-2021	WD	Q	01	I	326,000				
2020053115	5470	0364	04-16-2020	TR	U	11	I	100				
	4604	2163	03-25-2015	WD	Q	Q	I	149,500				
	3562	2073	12-20-2007	WD	U	U	I	135,000				
	1688	1288	01-26-1999	WD	Q	Q	I	90,900				
<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	
110,000	199,009	0	309,009	0	309009	0.00	309009	309009	302,948	

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Alternate Key 3746384  
Parcel ID 12-23-25-1800-000-03800

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0880 Comp 1  
PRC Run: 12/6/2024 By  
Card # 1 of 1

Current Owner		
NICOLINI CLAUDIO		
10612 REAGANS RUN DR		
CLERMONT	FL	34711

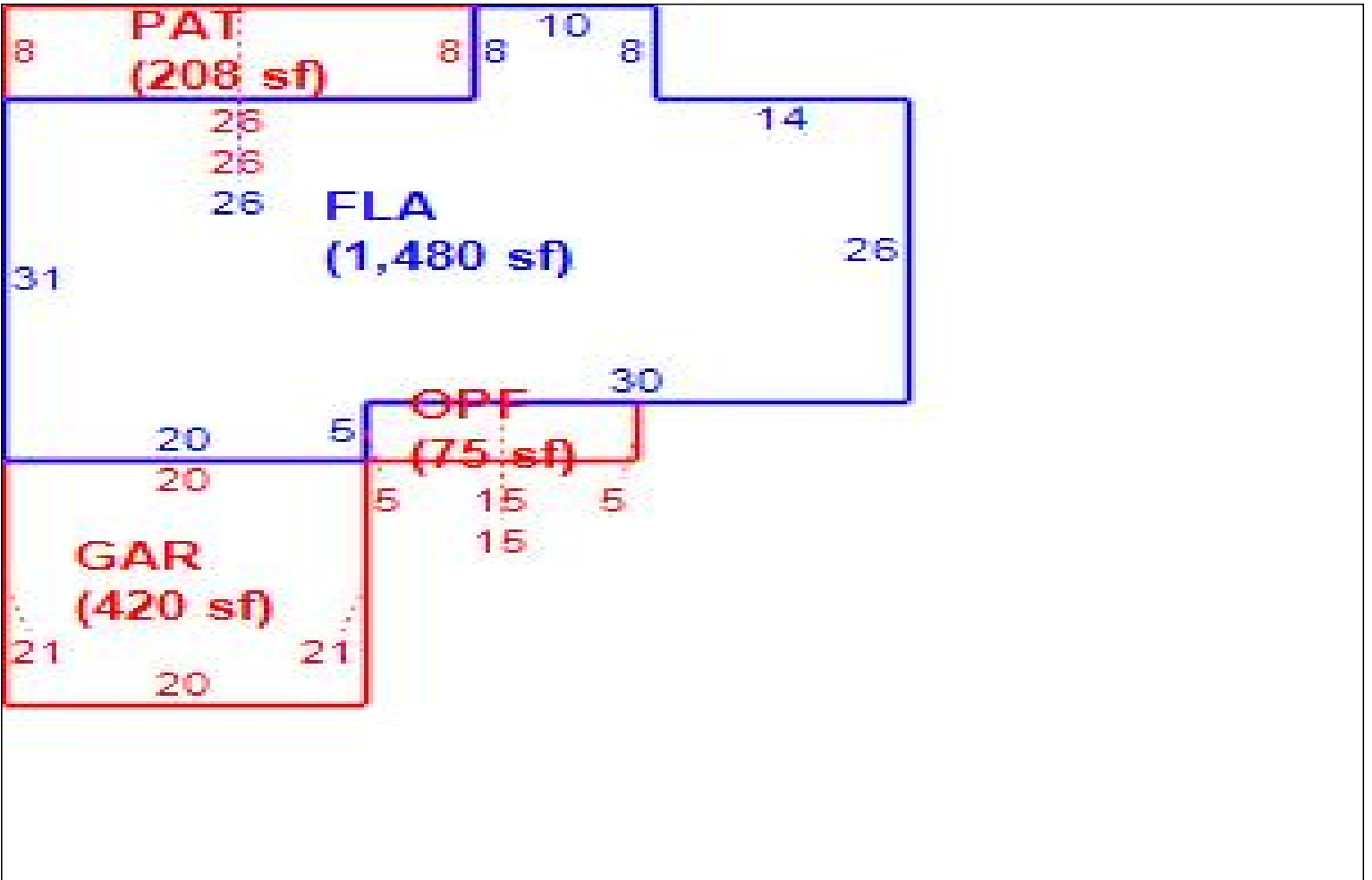
**comp 1**

Property Location		
Site Address 10612 REAGANS RUN DR		
CLERMONT FL 34711		
Mill Group 0005	NBHD 1797	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
REAGAN'S RUN SUB LOT 38 PB 37 PGS 88-91 ORB 6223 PG 1726

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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch								
Bldg 1	Sec 1	of 1	Replacement Cost	198,413	Deprec Bldg Value	192,461	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	1,480	1,480	1480	1999	1480	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	108.17	0	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	75	0	EX	0	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	208	0	97.00	0	Foundation	3	Fireplaces	0
TOTALS		1,480	2,183	1,480	0	192,461	Roof Cover	3	Type AC	03



Alternate Key 3746384  
 Parcel ID 12-23-25-1800-000-03800

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0880 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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	SALE	01-01-2003	02-06-2004	1	0000	CHECK VALUES			
2000	9808151	04-15-1999	12-01-1999	78,000	0000	SFR FOR Y2K			
1999	9808151	09-14-1998	12-01-1998	78,000	0000	SFR/10612 REAGANS RUN DR			

<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	
2023123942	6223	1726	09-20-2023	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000
	4667	1547	08-04-2015	CT	U	U	I	113,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2943	1738	07-26-2005	QC	U	U	I	0				
	2495	0362	12-29-2003	WD	Q	Q	I	132,900				
	1888	2091	11-28-2000	WD	Q	Q	I	106,000				
<b>Total</b>											50,000.00	

<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	
110,000	192,461	0	302,461	0	302461	50,000.00	252461	277461	296,491	

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Alternate Key 3775573  
 Parcel ID 12-23-25-1100-000-01800

LCPA Property Record Card  
 Roll Year 2024 Status: A

2024-0880 Comp 2  
 PRC Run: 12/6/2024 By

Card # 1 of 1

Current Owner		
DE LONG TIMOTHY G & EMMA P		
10752 CRESCENDO LOOP		
CLERMONT	FL	34711

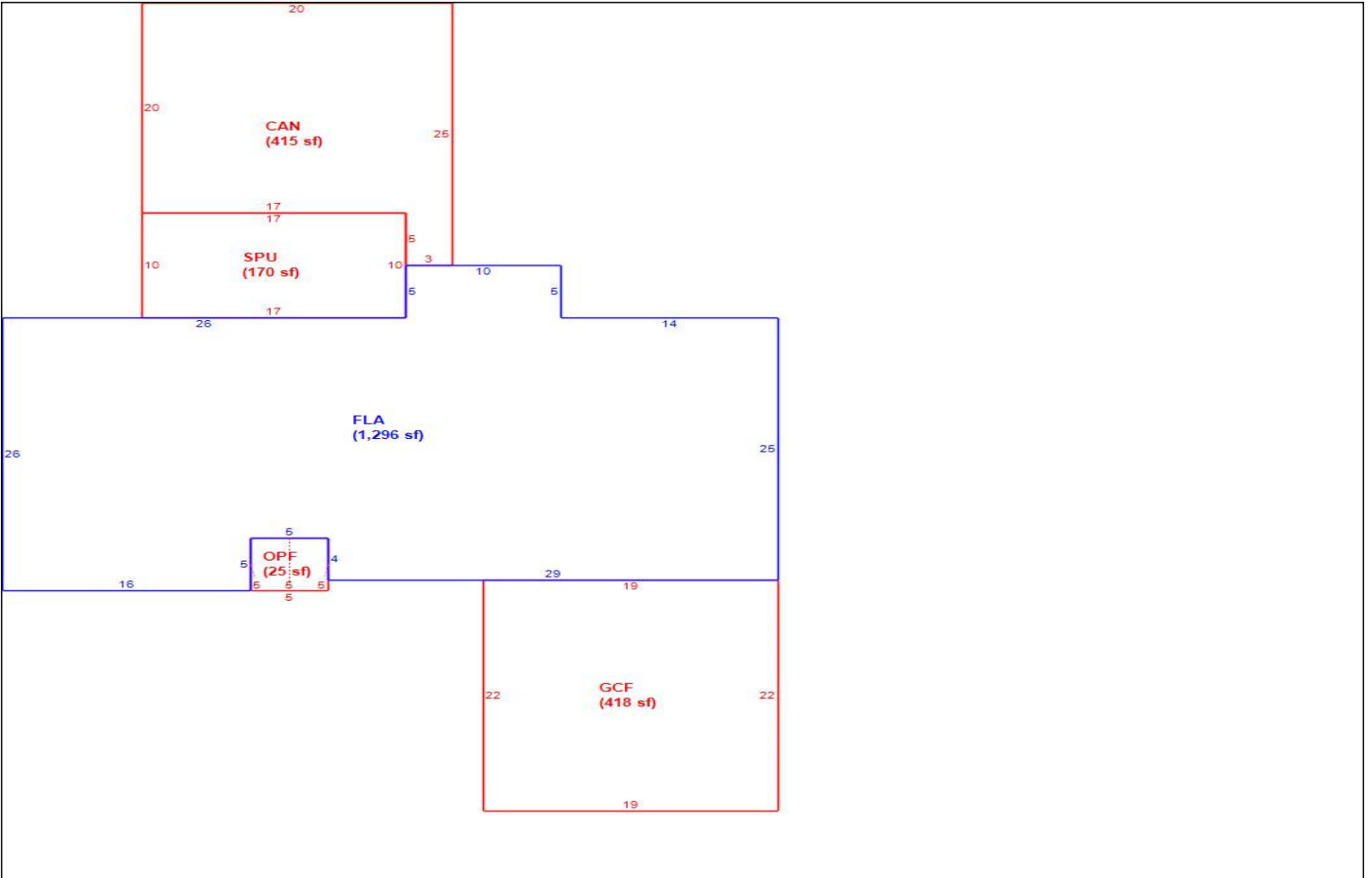
comp 2

Property Location		
Site Address 10752 CRESCENDO LOOP		
CLERMONT FL 34711		
Mill Group 0005	NBHD 1797	
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 03-03-202

Legal Description
LAKE CRESCENT PINES EAST SUB LOT 18 PB 38 PGS 77-79 ORB 6138 PG 1137

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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 199,616
		Deprec Bldg Value 181,651	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,296	1,296	1296	1998	1296	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	418	0		120.61	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	25	0		199,616	Condition	G	Heat Type	6
PAT	PATIO UNCOVERED	0	415	0		91.00	% Good	91.00	Foundation	3
SPU	SCREEN PORCH UNFIN	0	170	0		0	Functional Obsol	0	Fireplaces	0
TOTALS		1,296	2,324	1,296		181,651	Building RCNLD	181,651	Roof Cover	3
									Type AC	03

Alternate Key 3775573  
 Parcel ID 12-23-25-1100-000-01800

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0880 Comp 2  
 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	
2020	IMPS	01-01-2019	03-03-2020	1	0008	SPU TO EPU ADD CAN ALL BEFORE S	03-04-2020		
2004	SALE	01-01-2003	02-04-2004	1	0000	CHECK VALUE			
1999	9870750	07-09-1998	12-01-1998	576	0000	8X6 SHED			
1999	9860836	06-01-1998	12-01-1998	1,700	0000	10X17 SCR N PORCH			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023053948	6138 1137	05-03-2023	WD	Q	01	I	320,000		039	HOMESTEAD	2024	25000
2018023184	5073 0157	02-26-2018	WD	Q	Q	I	174,900		059	ADDITIONAL HOMESTEAD	2024	25000
2016007213	4731 1552	12-23-2015	WD	U	U	I	130,000					
	4699 2417	10-14-2015	WD	U	U	I	197,100					
	4632 2438	04-24-2015	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	
110,000	181,651	0	291,651	0	173991	50,000.00	123991	148991	286,178	

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Alternate Key 3775663  
Parcel ID 12-23-25-1100-000-09100

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0880 Comp 3  
PRC Run: 12/6/2024 By  
Card # 1 of 1

Current Owner		
PACHECO RICARDO AND ALICIA HERNAND		
10832 ARIA CT		
CLERMONT	FL	34711

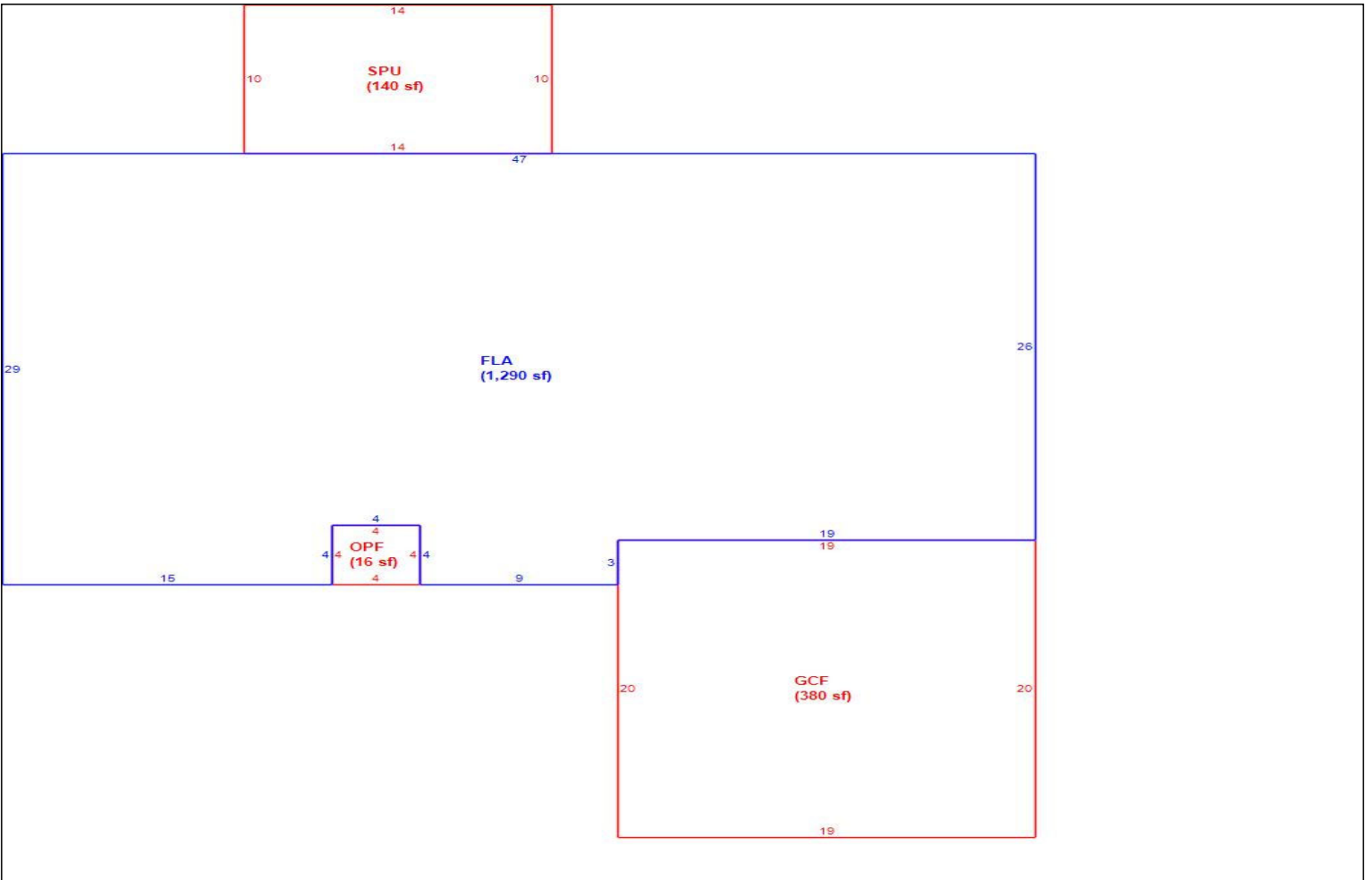
**comp 3**

Property Location			
Site Address	10832 ARIA CT		
	CLERMONT	FL	34711
Mill Group	0005	NBHD	1797
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
LAKE CRESCENT PINES EAST SUB LOT 91 PB 38 PGS 77-79 ORB 6179 PG 1762

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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 196,179
Deprec Bldg Value 190,294		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,290	1,290	1290	Effective Area	1290	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	380	0	Base Rate	120.64	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	16	0	Building RCN	196,179	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	140	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,290	1,826	1,290	Building RCNLD	190,294					

Alternate Key 3775663  
 Parcel ID 12-23-25-1100-000-09100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0880 Comp 3  
 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	
2024	2023031229	03-25-2023	04-12-2024	2,400	0002	REPL WINDOWS 5	04-12-2024		
2006	SALE	01-01-2005	05-30-2006	1	0000	CHECK VALUE			
1999	8040097	04-01-1998	12-01-1998	1,680	0000	10X14 SCRNM RM			
1999	7120906	01-05-1998	12-01-1998	66,534	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023087592	6179	1762	07-12-2023	WD	Q	01	I	335,000				
2017003708	4888	0708	12-30-2016	WD	U	U	I	100,000				
	4276	2405	02-01-2013	WD	U	U	I	90,000				
	2797	2381	03-31-2005	WD	Q	Q	I	185,000				
	1608	0880	04-29-1998	WD	Q	Q	I	84,400				
Total												0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
110,000	190,294	0	300,294	0	300294	0.00	300294	300294	294,487	

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