



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3840200*

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

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

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

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # <i>2024-0885</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9/22/24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>MCHSR PROPERTY OWNER LLC</i>			
Taxpayer name: <i>My Community Homes LLC; "Lewark Charles D"</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>28-19-27-0300-000- 05500 1327 Aronimink Drive</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			

You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.

You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.

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

PART 3. Taxpayer Signature

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

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

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

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

I am (check any box that applies):

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

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

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

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

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

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

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

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

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0885	Alternate Key: 3848200	Parcel ID: 28-19-27-0300-000-05500
Petitioner Name Ryan, LLC C/O Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1327 ARONIMINK DR MOUNT DORA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name MCH SFR Property Owner 1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 428,363	\$ 428,363
2. Assessed or classified use value, *if applicable	\$ 421,050	\$ 421,050
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 421,050	\$ 421,050

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

Last Sale Date 10/5/2021 **Price:** \$373,000 Arm's Length Distressed Book 5816 Page 1340

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3848200	3930100	3930136	3930135
Address	1327 ARONIMINK DR MOUNT DORA	2407 NATOMA BLVD MOUNT DORA	2551 NATOMA BLVD MOUNT DORA	2547 NATOMA BLVD MOUNT DORA
Proximity		0.27 Miles	0.39 Miles	0.38 Miles
Sales Price		\$487,500	\$476,300	\$580,700
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	0.80%	3.20%
Adjusted Sale		\$435,825	\$408,665	\$512,177
\$/SF FLA	\$158.65 per SF	\$159.64 per SF	\$170.70 per SF	\$187.61 per SF
Sale Date		1/18/2023	10/12/2023	4/28/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,700	2,730	-1500	2,394	15300	2,730	-1500
Year Built	2017	2022	0	2023	0	2023	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX	EX	0	EX	0	EX	0
Baths	3.1	3.1	0	2.	40000	3.1	0
Garage/Carport	Garage	Garage	0	Garage	0	Garage	0
Porches	OPF SPF	2 OPF	5000	2 OPF	5000	2 OPF	5000
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	-	-	0	-	0	-	0
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		Net Adj. 0.8%	3500	Net Adj. 14.8%	60300	Net Adj. 0.7%	3500
		Gross Adj. 1.5%	6500	Gross Adj. 14.8%	60300	Gross Adj. 1.3%	6500
Adj. Sales Price	Market Value \$428,363	Adj Market Value	\$439,325	Adj Market Value	\$468,965	Adj Market Value	\$515,677
	Value per SF 158.65						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

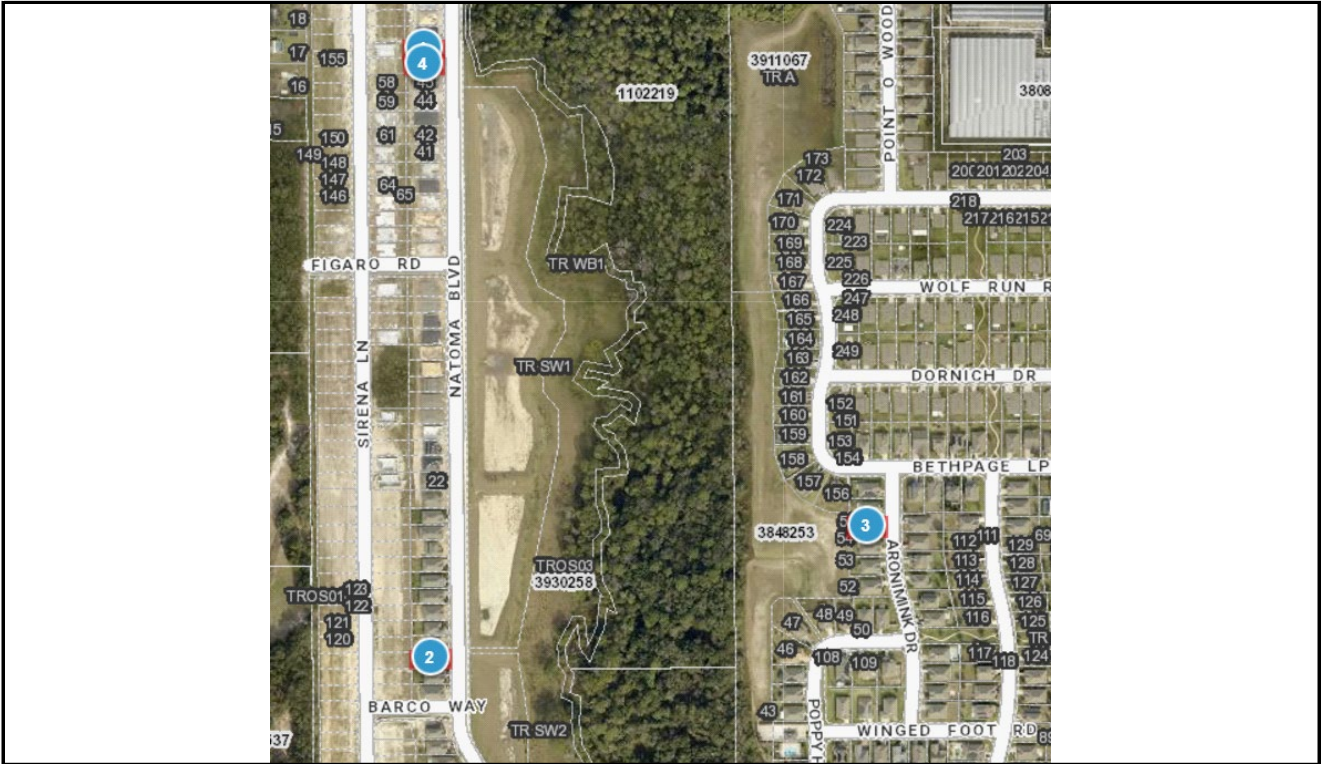
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: Chris Jensen

DATE 11/18/2024

2024-0885 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	3930136	2551 NATOMA BLVD MOUNT DORA	0.39
2	Comp 1	3930100	2407 NATOMA BLVD MOUNT DORA	0.27
3	Subject	3848200	1327 ARONIMINK DR MOUNT DORA	-
4	Comp 3	3930135	2547 NATOMA BLVD MOUNT DORA	0.38
5				
6				
7				
8				

Alternate Key 3848200
Parcel ID 28-19-27-0300-000-05500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0885 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

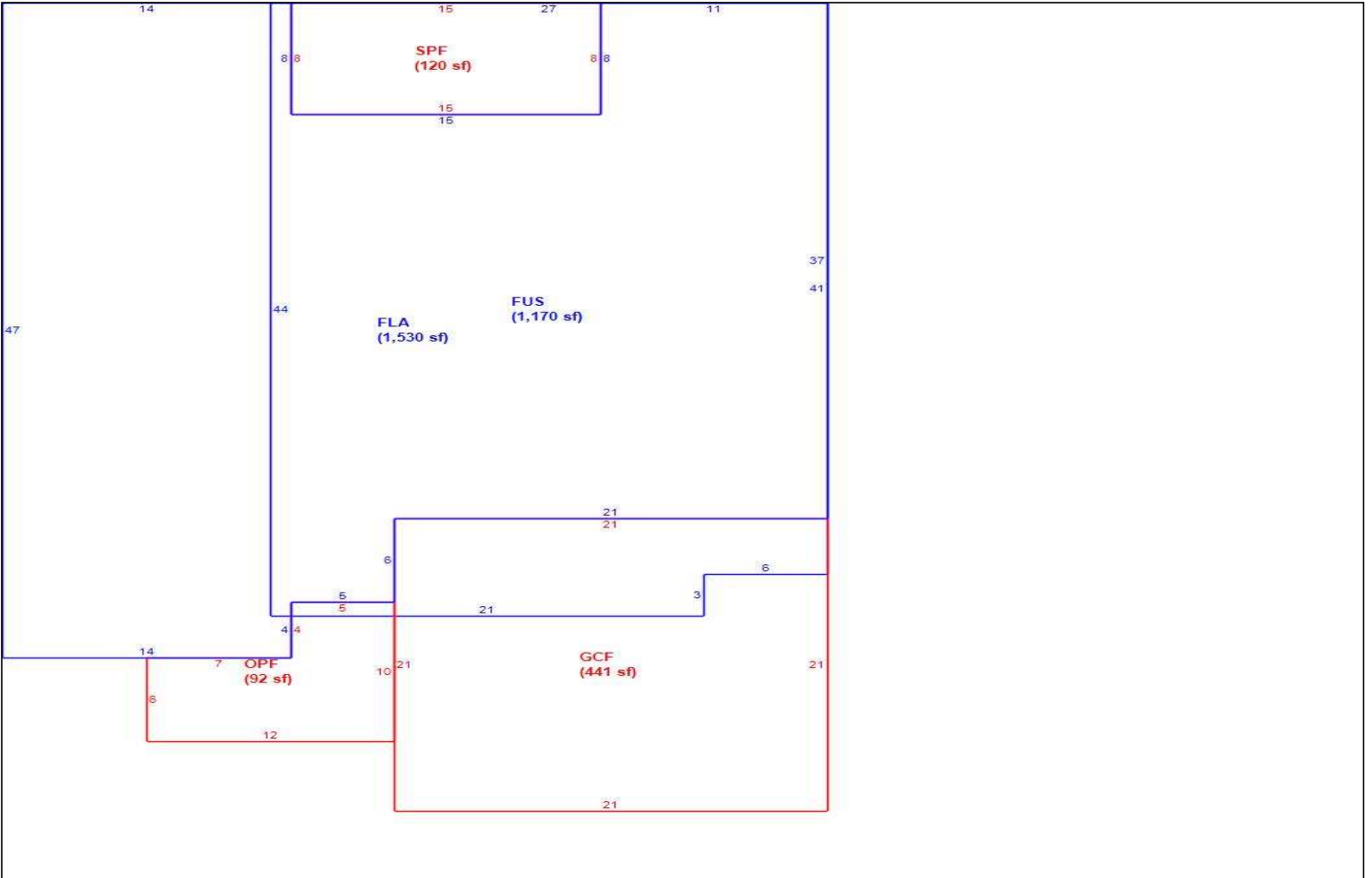
Current Owner		
MCH SFR PROPERTY OWNER 1 LLC		
14355 COMMERCE WAY		
MIAMI LAKES	FL	33016

Property Location			
Site Address 1327 ARONIMINK DR			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	2375
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	07-20-201

Legal Description
WOLF CREEK RIDGE PHASE 1 PB 57 PG 77-82 LOT 55 ORB 5816 PG 1340

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	53,500.00	0.0000	1.80	1.110	1.000	0	106,893
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		106,893		
Classified Acres		0		Classified JV/Mkt		106,893		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 331,412 Deprec Bldg Value 321,470 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2017	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,530	1,530	1530	Effective Area	2700	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,170	1,170	1170	Base Rate	102.12	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	441	0	Building RCN	331,412	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	92	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	120	0	% Good	97.00	Functional Obsol	0		
TOTALS		2,700	3,353	2,700	Building RCNLD	321,470	Roof Cover	3	Type AC	03

Alternate Key 3848200
Parcel ID 28-19-27-0300-000-05500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0885 Subject By
PRC Run: 12/10/2024
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	
2018	P17-01-0009	01-11-2017	03-15-2018	541	0003	SCRN IN LANAI	07-20-2017		
2018	P16-10-0102	01-09-2017	07-20-2017	180,660	0001	SFR FOR 2018	07-20-2017		
2018	SALE	01-01-2017	05-07-2018	1	0099	CHECK VALUE	03-15-2018		
2017	P16-10-0102	10-13-2016	01-09-2017	180,660	0001	SFR 4/3 1327 ARONIMINK DR	01-09-2017		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2021143260	5816 1340	10-05-2021	WD	Q	01	I	373,000					
2017038079	4926 2201	03-28-2017	WD	Q	Q	I	255,000					
	4648 0177	06-08-2015	WD	U	M	V	270,000					
	4307 1413	03-27-2013	CT	U	M	V	200,000					
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	
106,893	321,470	0	428,363	7313	421050	0.00	421050	428363	382,781	

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 3930100
 Parcel ID 28-19-27-0403-000-01100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0885 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

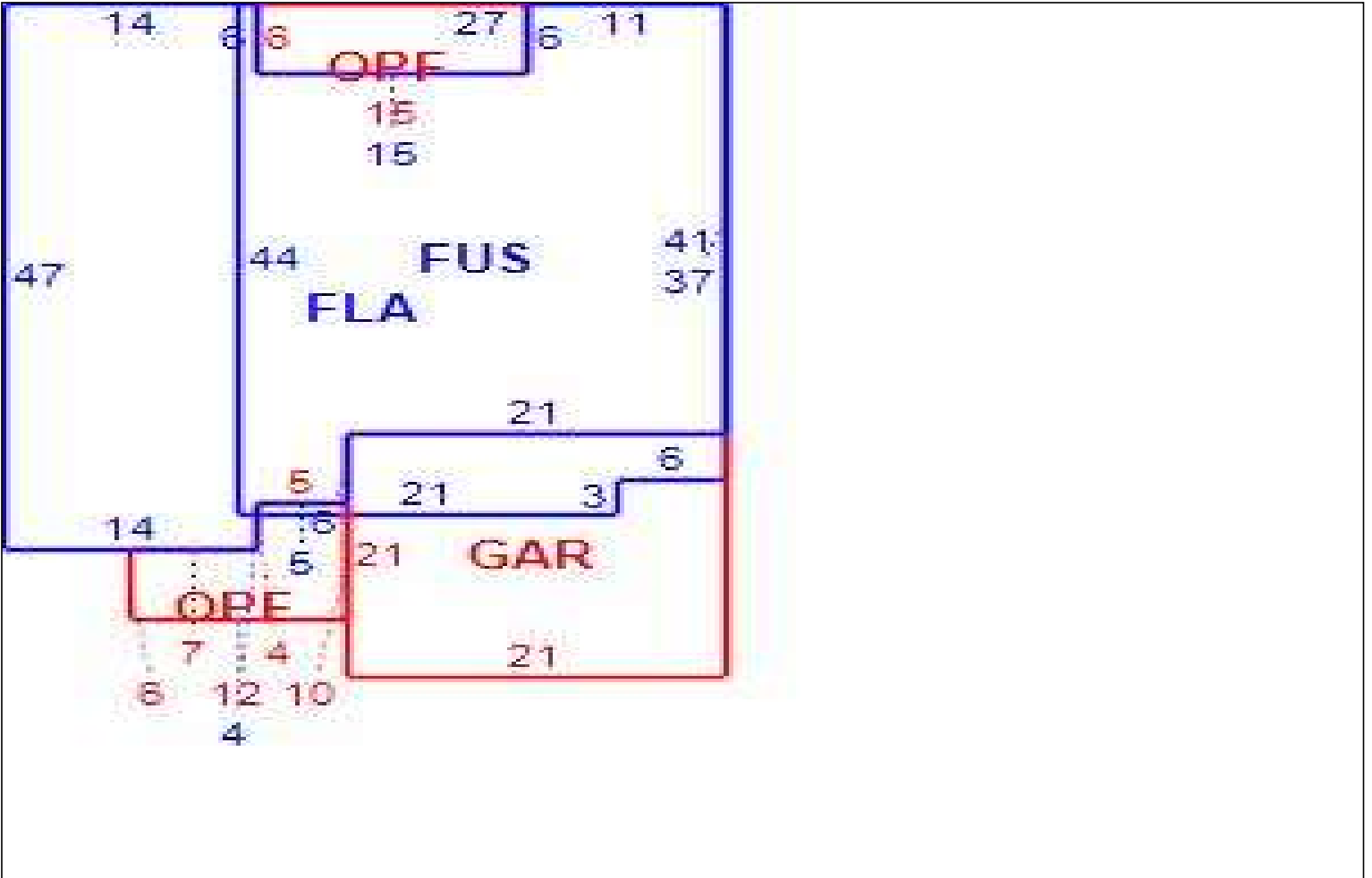
Current Owner		
JOHNSON MARTIN A & LAJA Y G		
2407 NATOMA BLVD		
MOUNT DORA	FL	32757

Property Location			
Site Address 2407 NATOMA BLVD			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	2375
Property Use		Last Inspection	
00100	SINGLE FAMILY	CJC	03-28-202

Legal Description
SUMMERBROOKE PHASE 4 PB 76 PG 47-52 LOT 11 ORB 6082 PG 600

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	53,500.00	0.0000	1.80	1.000	1.000	0	96,300
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		96,300		
Classified Acres		0		Classified JV/Mkt		96,300		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 318,577
Deprec Bldg Value 318,577		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,560	1,560	1560	Effective Area	2730	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,170	1,170	1170	Base Rate	96.00	Quality Grade	675	Half Baths	1
GAR	GARAGE FINISH	0	441	0	Building RCN	318,577	Wall Type	03	Heat Type	6
OFF	OPEN PORCH FINISHE	0	182	0	Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Functional Obsol			
TOTALS		2,730	3,353	2,730	Building RCNLD	318,577	Roof Cover	3	Type AC	03

Alternate Key 3930100
 Parcel ID 28-19-27-0403-000-01100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0885 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2023	P22-01-0120	02-08-2022	03-28-2023	160,500	0001	SFR 2407 NATOMA 3210 SF 4/3	03-28-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023007532	6082	0600	01-18-2023	WD	Q	01	487,500	003	DISABILITY VETERAN	2024	5000	
2017104064	5006	0829	08-31-2017	WD	U	M	2,490,000	024	DISABILITY VETERAN TOT	2025	0	
								039	HOMESTEAD	2024	25000	
								059	ADDITIONAL HOMESTEAD	2024	25000	
Total											55,000.00	

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	
96,300	318,577	0	414,877	0	414877	55,000.00	359877	384877	345,417	

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Alternate Key 3930136
 Parcel ID 28-19-27-0403-000-04700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0885 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

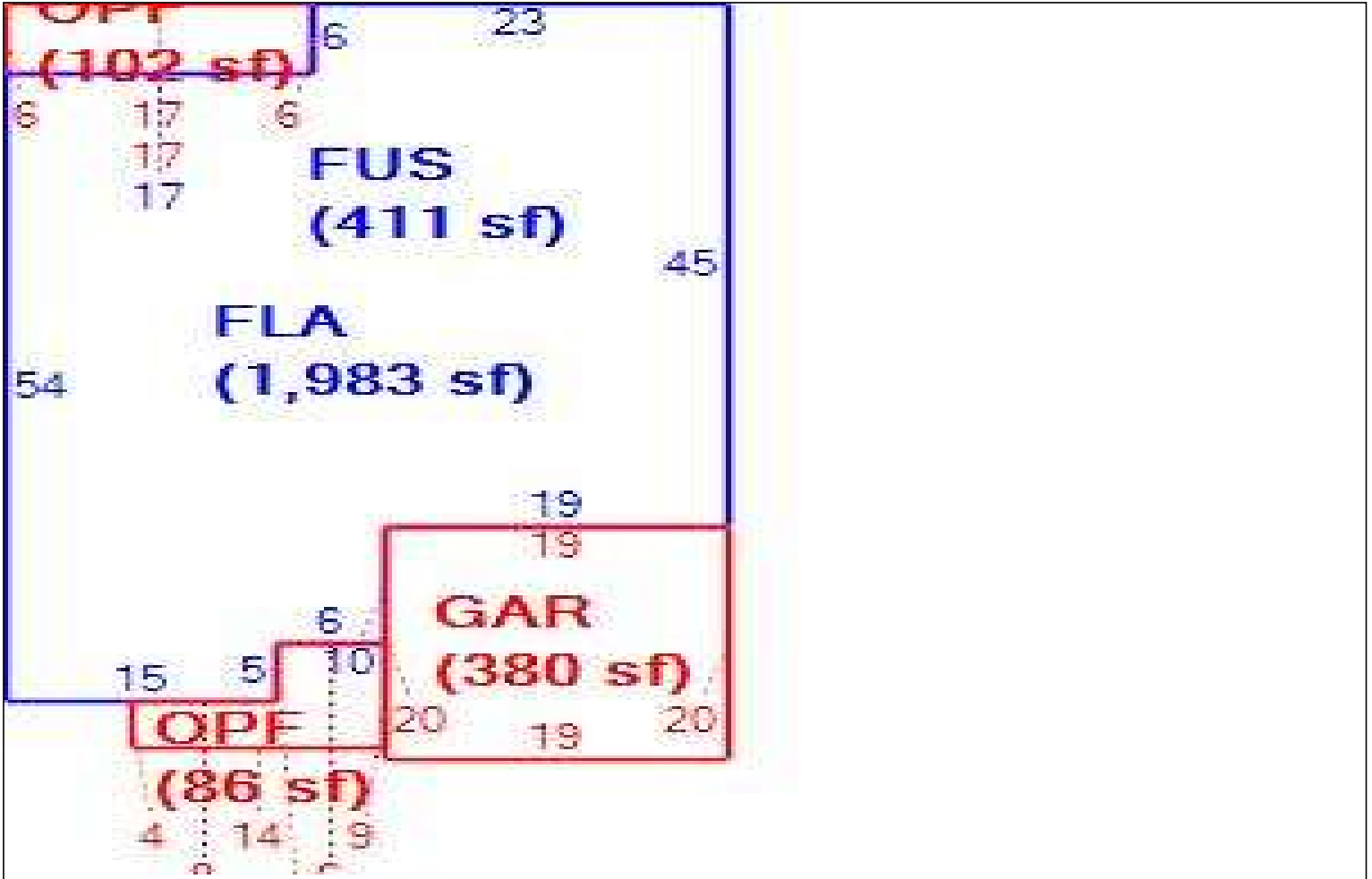
Current Owner		
ADKINS ELIZABETH & LIANNE		
2551 NATOMA BLVD		
MOUNT DORA	FL	32757

Property Location			
Site Address 2551 NATOMA BLVD			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	2375
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-05-201

Legal Description
 SUMMERBROOKE PHASE 4 PB 76 PG 47-52 LOT 47 ORB 6227 PG 11

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	53,500.00	0.0000	1.80	1.000	1.000	0	96,300	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		96,300			
Classified Acres		0		Classified JV/Mkt		96,300		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 298,970 Deprec Bldg Value 298,970 Multi Story



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,983	1,983	1,983	2023	2394	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	411	411	411		107.21	Quality Grade	675	Half Baths	
GAR	GARAGE FINISH	0	380	0		298,970	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	188	0		EX	Foundation	3	Fireplaces	
TOTALS		2,394	2,962	2,394		100.00	Functional Obsol			
						298,970	Roof Cover	3	Type AC	03

Alternate Key 3930136
 Parcel ID 28-19-27-0403-000-04700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0885 Comp 2
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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 2024	DENY51 22-03-0071	01-01-2023 04-19-2022	02-12-2024	1 149,050	0030 0001	P1 SFR 2551 NATOMA BLVD	02-12-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023126924	6227	0011	10-12-2023	WD	Q	03	I	476,300	039	HOMESTEAD	2024	25000
2017104064	5006	0829	08-31-2017	WD	U	M	I	2,490,000	059	ADDITIONAL HOMESTEAD	2024	25000
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	
96,300	298,970	0	395,270	0	325410	50,000.00	275410	300410	60,750	

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Alternate Key 3930135
 Parcel ID 28-19-27-0403-000-04600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0885 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

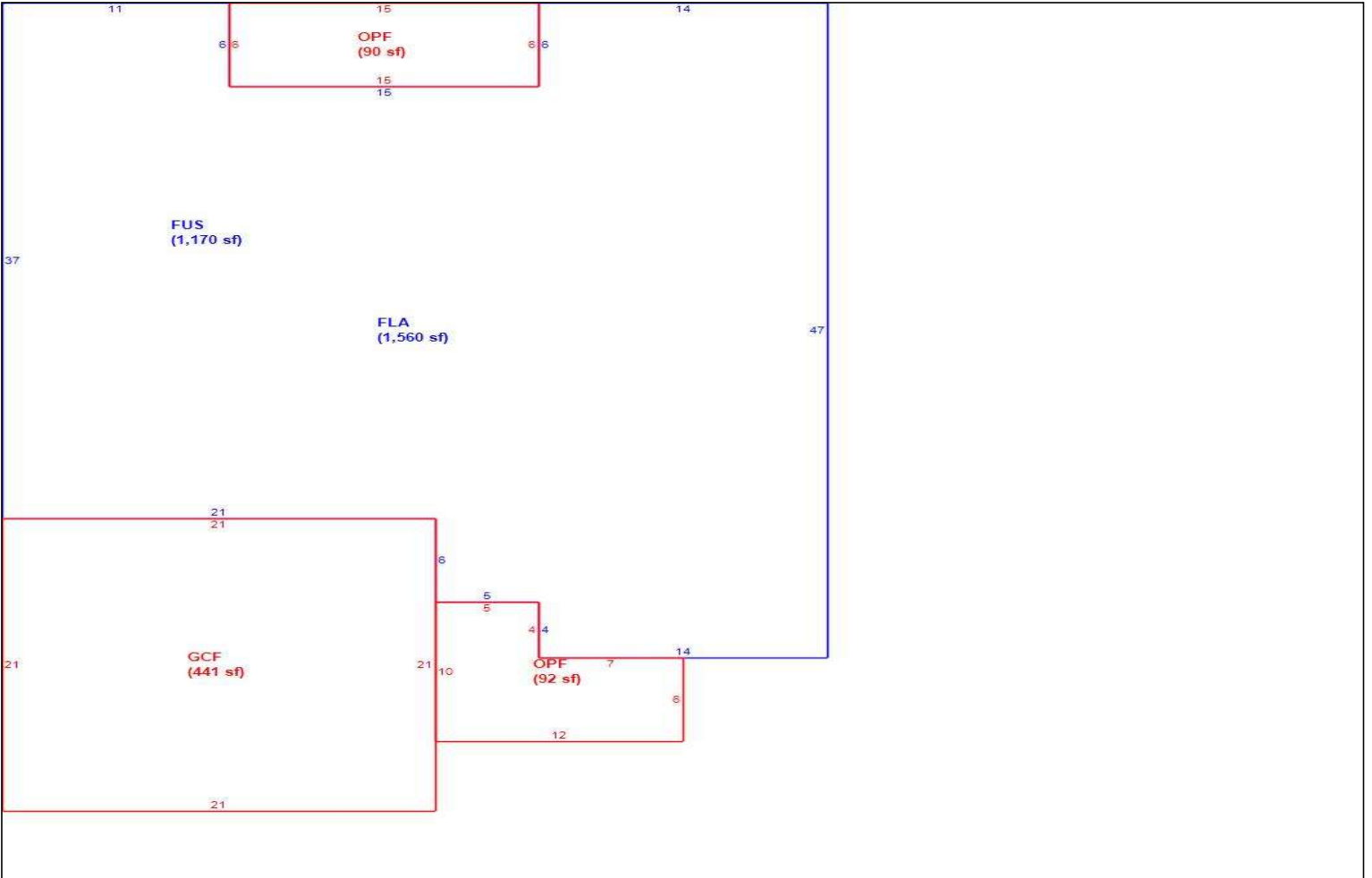
Current Owner		
SCHWARTZBERG HEATHER W & MARC S		
2547 NATOMA BLVD		
MOUNT DORA	FL	32757

Property Location			
Site Address 2547 NATOMA BLVD			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	2375
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-05-201

Legal Description
 SUMMERBROOKE PHASE 4 PB 76 PG 47-52 LOT 46 ORB 6136 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	53,500.00	0.0000	1.80	1.000	1.000	0	96,300
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		96,300			
Classified Acres		0		Classified JV/Mkt		96,300		Classified Adj JV/Mkt		0			

Sketch									
Bldg	1	Sec	1 of 1	Replacement Cost	341,332	Deprec Bldg Value	341,332	Multi Story	1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,560	1,560	1560	Effective Area	2730	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,170	1,170	1170	Base Rate	102.86	Quality Grade	685	Half Baths	1
GAR	GARAGE FINISH	0	441	0	Building RCN	341,332	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	182	0	Condition	VG	Foundation	3	Fireplaces	0
		% Good	100.00		Functional Obsol					
TOTALS		2,730	3,353	2,730	Building RCNLD	341,332	Roof Cover	3	Type AC	03

Alternate Key 3930135
 Parcel ID 28-19-27-0403-000-04600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0885 Comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	22-02-0151	04-05-2022	11-14-2023	160,500	0001	SFR 2547 NATOMA BLVD	11-14-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023052215	6136	1137	04-28-2023	WD	Q	03	I	580,700	039	HOMESTEAD	2024	25000
2017104064	5006	0829	08-31-2017	WD	U	M	I	2,490,000	059	ADDITIONAL HOMESTEAD	2024	25000
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	
96,300	341,332	0	437,632	0	312202	50,000.00	262202	287202	60,750	

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