



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3840207**

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

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

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

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # 2024-0886	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>MCH</i>			
Taxpayer name: My Community Homes LLC; Mch Sfr Property Owner 1 Llc		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	28-19-27-0300-000-06200 3343 Bethpage Loop
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input 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 # 2024-0886	Alternate Key: 3848207	Parcel ID: 28-19-27-0300-000-06200
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 3343 BETHPAGE LOOP 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	\$ 351,485	\$ 351,485
2. Assessed or classified use value, *if applicable	\$ 344,980	\$ 344,980
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 344,980	\$ 344,980

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

Last Sale Date 9/16/2021 **Price:** \$376,000 Arm's Length Distressed Book 5802 Page 2195

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3848207	3848165	3848230	3848987
Address	3343 BETHPAGE LOOP MOUNT DORA	3340 ORO VALLEY CIR MOUNT DORA	1325 MERION DR MOUNT DORA	2328 NATOMA BLVD MOUNT DORA
Proximity		0.26 Miles	0.21 Miles	0.46 Miles
Sales Price		\$402,000	\$393,000	\$385,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	2.40%	3.20%
Adjusted Sale		\$349,740	\$343,482	\$339,570
\$/SF FLA	\$176.89 per SF	\$176.99 per SF	\$173.83 per SF	\$171.41 per SF
Sale Date		7/17/2023	6/7/2023	4/19/2023
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	1,987	1,976	550	1,976	550	1,981	300
Year Built	2015	2017	0	2017	0	2015	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX	EX	0	EX	0	EX	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	3 car Garage	Garage	15000	Garage	15000	Garage	15000
Porches	OPF SPF SPU	2 OPF	20000	OPF SPF	15000	2 OPF SPU	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	Lot	Lot	0	Lot	0
Location	Sub	Sub	Sub	Sub	0	Sub	0
View	House	House	House	House	0	House	0
		Net Adj. 10.2%	35550	Net Adj. 8.9%	30550	Net Adj. 6.0%	20300
		Gross Adj. 10.2%	35550	Gross Adj. 8.9%	30550	Gross Adj. 6.0%	20300
Adj. Sales Price	Market Value \$351,485	Adj Market Value	\$385,290	Adj Market Value	\$374,032	Adj Market Value	\$359,870
	Value per SF 176.89						

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.

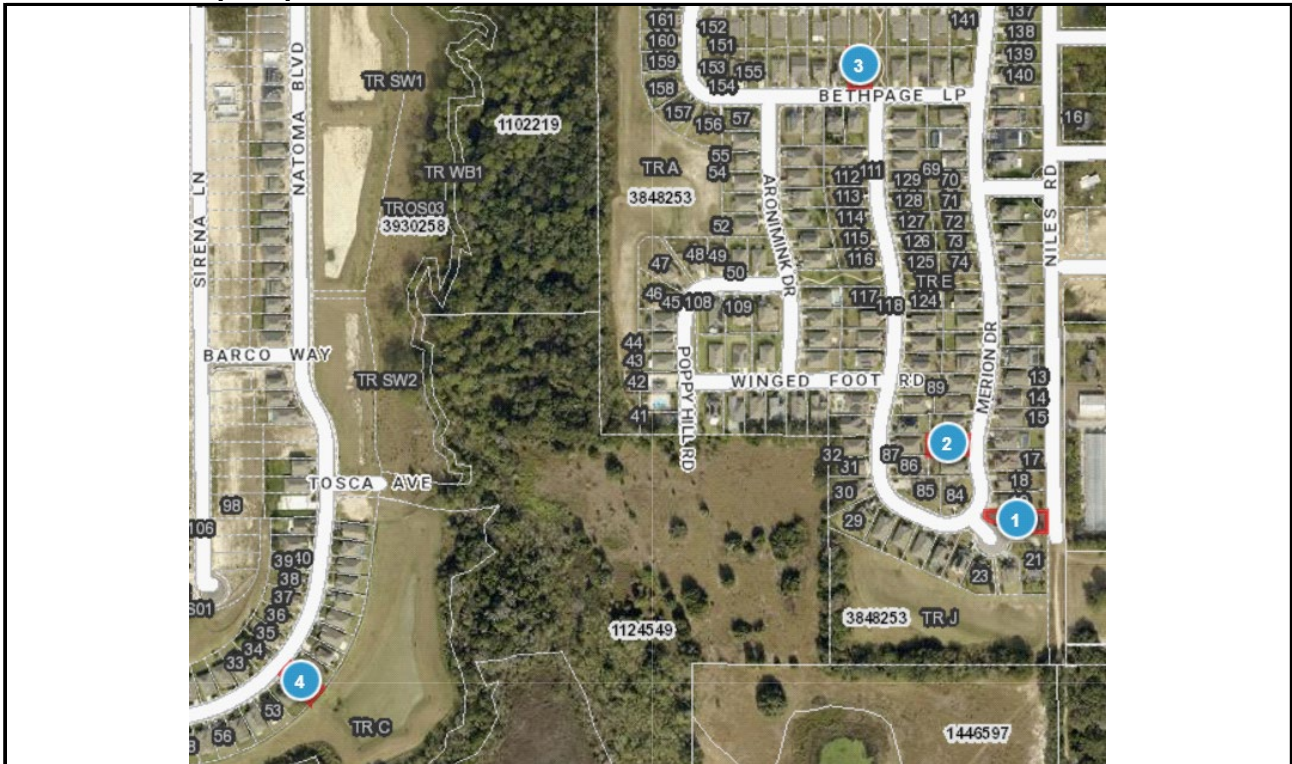
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-088€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3848165	3340 ORO VALLEY CIR MOUNT DORA	0.26
2	Comp 2	3848230	1325 MERION DR MOUNT DORA	0.21
3	Subject	3848207	3343 BETHPAGE LOOP MOUNT DORA	-
4	Comp 3	3848987	2328 NATOMA BLVD MOUNT DORA	0.46
5				
6				
7				
8				

Alternate Key 3848207
Parcel ID 28-19-27-0300-000-06200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0886 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

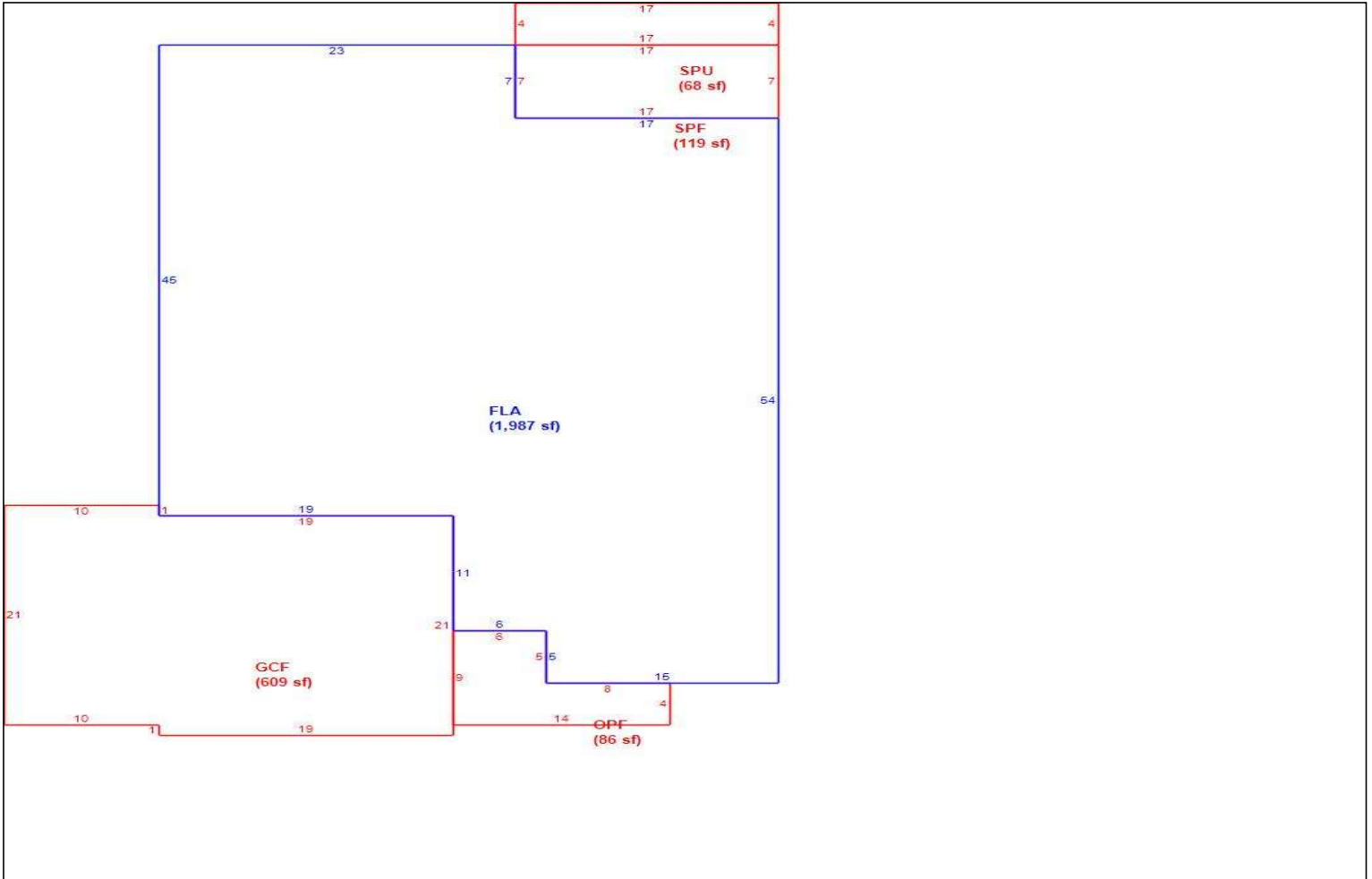
Current Owner			
MCH SFR PROPERTY OWNER 1 LLC			
14355 COMMERCE WAY			
MIAMI LAKES	FL	33016	

Property Location			
Site Address 3343 BETHPAGE LOOP			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	2375
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	05-11-201

Legal Description
WOLF CREEK RIDGE PHASE 1 PB 57 PG 77-82 LOT 62 ORB 5802 PG 2195

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	263,077	Deprec Bldg Value	255,185	Multi Story	0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,987	1,987	1987	2015	1987	108.45	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	609	0	263,077	670	EX	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	86	0	97.00	0	0	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	119	0	0	0	0	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	68	0	255,185	3	03	Roof Cover	3	Type AC	03
TOTALS		1,987	2,869	1,987							

Alternate Key 3848207
 Parcel ID 28-19-27-0300-000-06200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0886 Subject
 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	
2016	15-10-0027	10-28-2015	04-28-2016	1,958	0003	SCRN ENCL	04-28-2016		
2016	15-04-0112	05-05-2015	04-28-2016	145,815	0001	SFR 3/2 3343 BETHPAGE LOOP	04-28-2016		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2021133453	5802	2195	09-16-2021	WD	Q	01	I	376,000				
2021106073	5764	0428	07-27-2021	WD	U	37	I	353,000				
2016080304	4816	0237	07-13-2016	WD	Q	Q	I	229,200				
	4589	0068	02-24-2015	WD	U	M	V	60,000				
	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	
96,300	255,185	0	351,485	6505	344980	0.00	344980	351485	313,624	

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 3848165
Parcel ID 28-19-27-0300-000-02000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0886 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

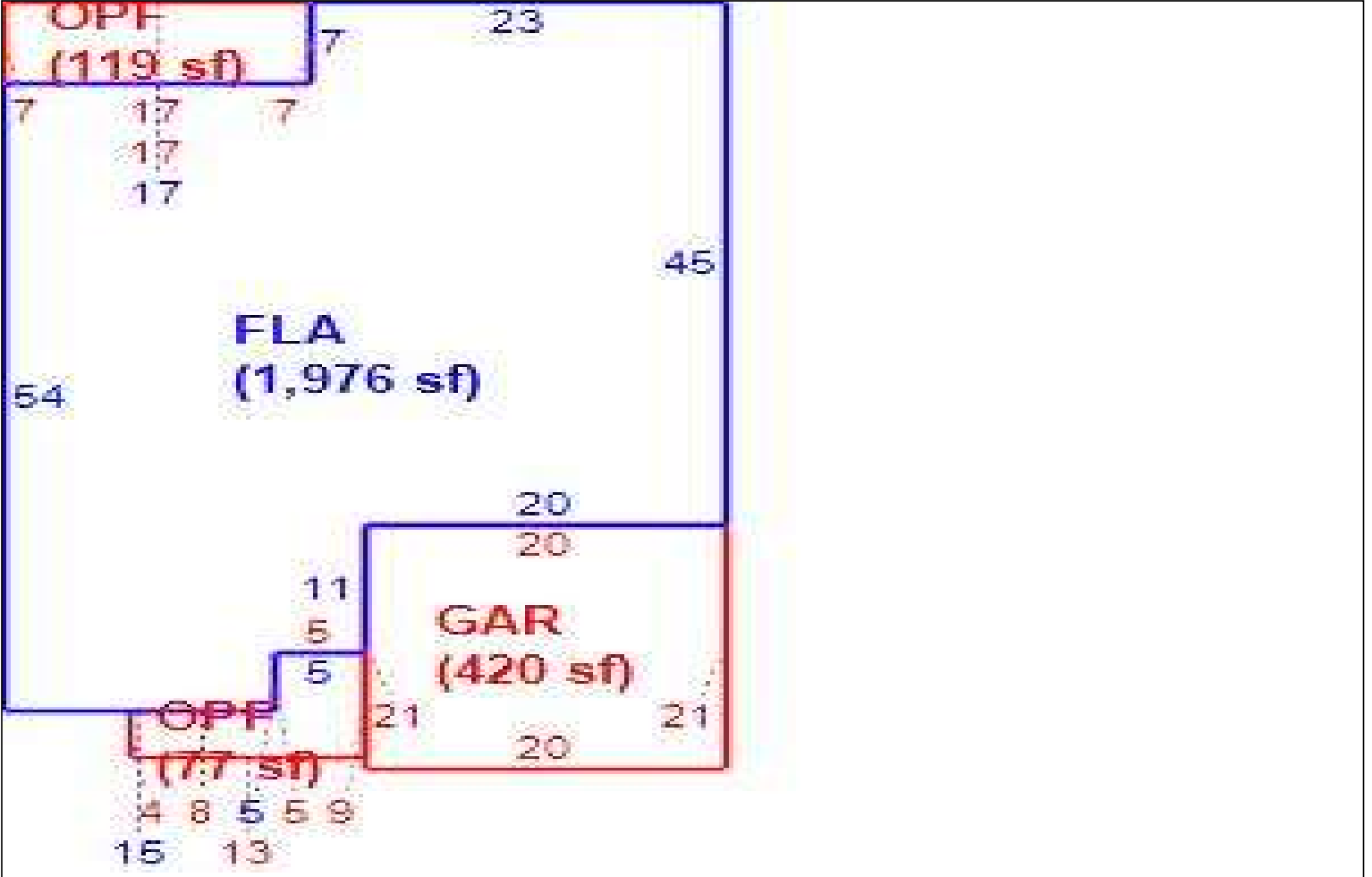
Current Owner		
ABERNETHY MICHAEL AND LISSA L SHEET		
3340 ORO VALLEY CIR		
MOUNT DORA	FL	32757

Property Location		
Site Address 3340 ORO VALLEY CIR		
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 20 ORB 6181 PG 2080

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 255,704 Deprec Bldg Value 248,033 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,976	1,976	1976	2017	1976	108.47	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	255,704	EX	97.00	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	196	0	Condition	EX	97.00	Wall Type	03	Heat Type	6
					% Good	97.00	0	Foundation	3	Fireplaces	0
					Functional Obsol	0	0	Roof Cover	3	Type AC	03
TOTALS		1,976	2,592	1,976	Building RCNLD	248,033					

Alternate Key 3848165
 Parcel ID 28-19-27-0300-000-02000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0886 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	
2018	P16-11-0080	01-01-2017	07-20-2017	126,463	0001	SFR 3/2 3340 ORO VALLEY CIR	07-20-2017		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023089410	6181	2080	07-17-2023	WD	Q	01	I	402,000				
2022031378	5909	2419	03-01-2022	WD	U	11	I	100				
2017060726	4954	0099	05-10-2017	WD	Q	Q	I	231,500				
2016105400	4847	0393	09-15-2016	WD	U	M	V	0				
2016101025	4841	0314	09-15-2016	WD	U	M	V	340,000				
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	
96,300	248,033	0	344,333	0	344333	0.00	344333	344333	306,935	

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Alternate Key 3848230
Parcel ID 28-19-27-0300-000-08200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0886 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

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

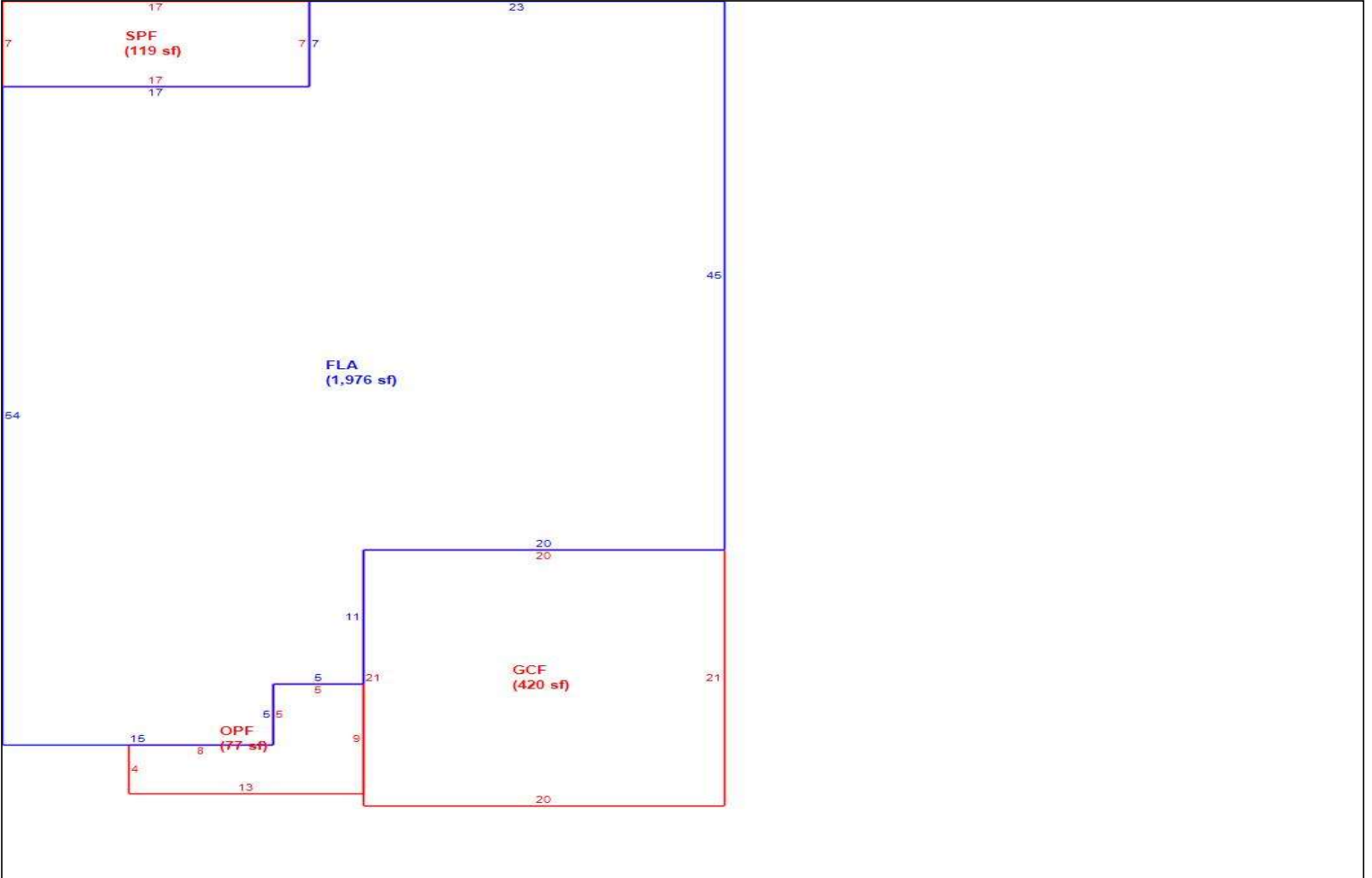
Property Location			
Site Address	1325 MERION DR		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	2375

Property Use	Last Inspection
00100 SINGLE FAMILY	JDB 07-20-201

Legal Description
WOLF CREEK RIDGE PHASE 1 PB 57 PG 77-82 LOT 82 ORB 6159 PG 1789

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 256,189
		Deprec Bldg Value 248,503	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2017	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,976	1,976	1976	Effective Area	1976	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	Base Rate	108.47	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	77	0	Building RCN	256,189	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	119	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,976	2,592	1,976	Building RCNLD	248,503					

Alternate Key 3848230
 Parcel ID 28-19-27-0300-000-08200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0886 Comp 2
 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	
2018	P17-01-0060	01-25-2017	07-20-2017	1,958	0003	SCRN IN LANAI	07-20-2017		
2018	P16-10-0023	01-09-2017	07-20-2017	126,463	0001	SFR FOR 2018	07-20-2017		
2017	P16-10-0023	10-20-2016	01-09-2017	126,463	0001	SFR 3/2 1325 MERION 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
2023071034	6159 1789	06-07-2023	WD	Q	01	I	393,000					
2022074978	5965 1756	05-22-2022	QC	U	11	I	100					
2017037878	4926 1526	03-30-2017	WD	Q	Q	I	229,900					
2016105400	4847 0393	09-15-2016	WD	U	M	V	0					
2016101025	4841 0314	09-15-2016	WD	U	M	V	340,000					
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	
96,300	248,503	0	344,803	0	344803	0.00	344803	344803	307,379	

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Alternate Key 3848987
 Parcel ID 28-19-27-0400-000-05100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0886 Comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Current Owner		
RANDALL ROBERT D JR		
2328 NATOMA BLVD		
MOUNT DORA	FL	32757

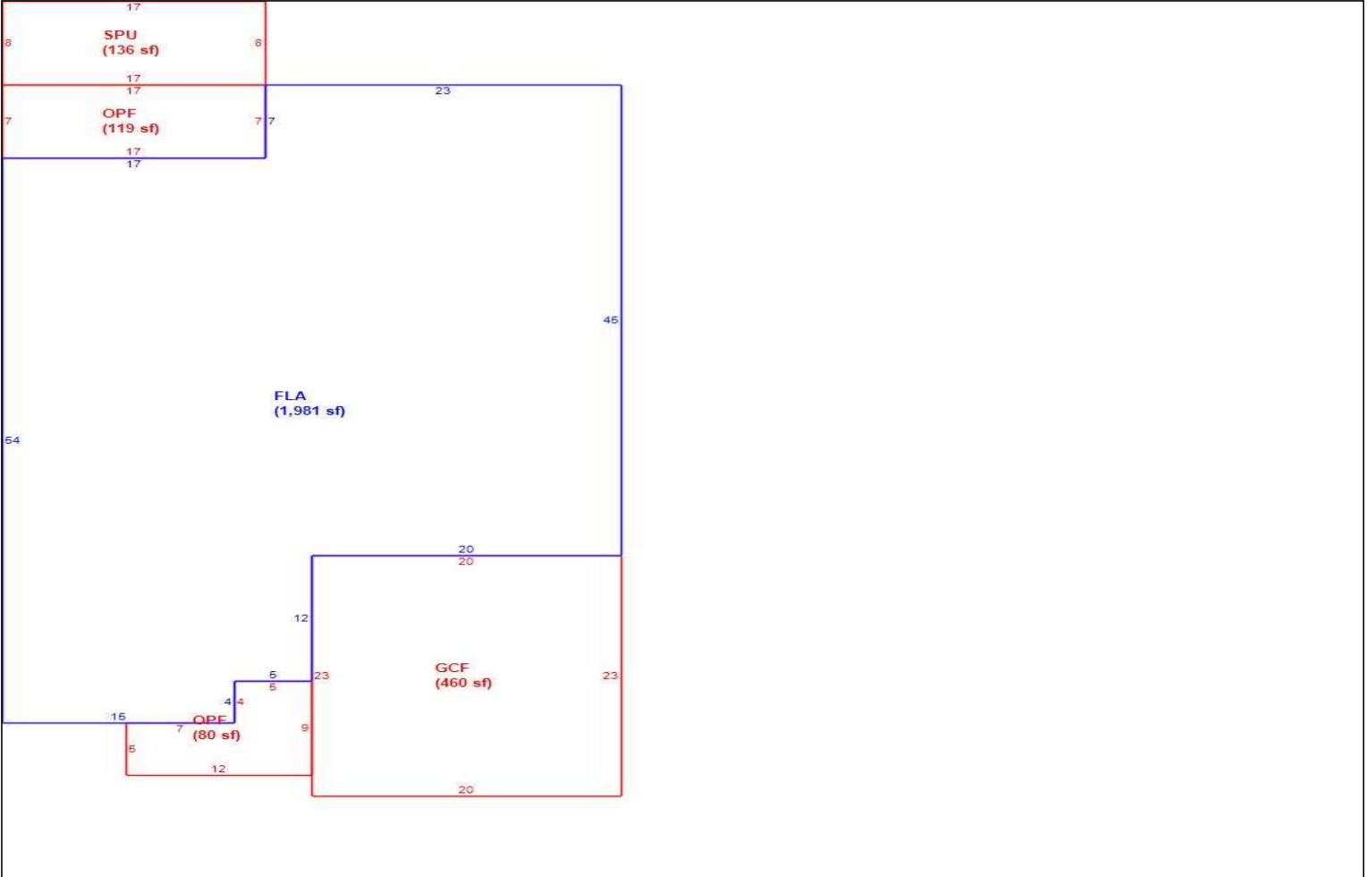
Property Location			
Site Address	2328 NATOMA BLVD		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	2375

Property Use	Last Inspection
00100 SINGLE FAMILY	TRF 03-16-201

Legal Description
SUMMERBROOKE PHASE 1 PB 58 PG 1-10 LOT 51 ORB 6128 PG 2014

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 243,433 Deprec Bldg Value 236,130 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	3
FLA	FINISHED LIVING AREA	1,981	1,981	1981	2015	1981	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0		102.08	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	199	0		243,433	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	136	0			Foundation	3	Fireplaces	0
TOTALS		1,981	2,776	1,981		236,130	Roof Cover	3	Type AC	03

Alternate Key 3848987
 Parcel ID 28-19-27-0400-000-05100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0886 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
2016	15-09-0033	09-21-2015	12-02-2015	2,000	0003	SCRN ENCL	12-02-2015	
2016	15-04-0101	04-28-2015	12-02-2015	142,870	0001	SFR 3/2 2328 NATOMA BLVD	12-02-2015	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023046114	6128	2014	04-19-2023	WD	Q	01	385,000	039	HOMESTEAD	2024	25000
2021104664	5762	0539	07-13-2021	WD	Q	01	355,000	059	ADDITIONAL HOMESTEAD	2024	25000
2020094085	5531	2016	08-26-2020	QC	U	11	100				
2020072999	5500	1642	07-09-2020	QC	U	11	100				
2020046131	5459	0930	01-20-2020	PR	U	11	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
96,300	236,130	0	332,430	0	301800	50,000.00	251800	276800	309,604

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