

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 1193303

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 GU | ERK OF THE VAN | | NT BOARD (M | AB) |
|--|--|---|--|--|--|
| Petition# 2C | 124-0887 | County Lake | Т | ax year 2024 | Date received 9-12-24 |
| | - °@@ | MIPLETTED BY TO | HE PENMONIER | 6 (*) | . 3 |
| PART 1. Taxpayer | Information | | 1.0 | | |
| | aya US Holding Company LLC; | Pagaya Smartresi F1 | Representative: I | Ryan, LLC c/o I | Robert Peyton |
| Mailing address for notices | Ryan, LLC 16220 North Scottsdale R Scottsdale, AZ 85254 | d, Ste 650 | Parcel ID and physical address or TPP account # | 13-19-26-1000 1408 E Lakev | |
| Phone 954-740-62 | | | Email | ResidentialAp | peals@ryan.com |
| | receive information is by | US mail. If possible | e, I prefer to receiv | <u>-</u> | |
| ☐ I am filing this po | etition after the petition dea t support my statement. | | | | |
| your evidence to evidence. The V Type of Property | | l clerk. Florida law a Iling will occur unde Il and miscellaneou | llows the property a r the same statuto | appraiser to cros ry guidelines as charge | t submit duplicate copies of se examine or object to your if you were present.) listoric, commercial or nonprofit usiness machinery, equipment |
| PART 2. Reason f | | one. If more than | one, file a separ | | werk |
| ✓ Real property va ☐ Denial of classifi ☐ Parent/grandpar ☐ Property was not ☐ Tangible persona return required by ☐ Refund of taxes | alue (check one) decreasication rent reduction substantially complete on al property value (You mus y s.193.052. (s.194.034, F. for catastrophic event | se increase January 1 t have timely filed a.S.)) | Denial of exer Denial for late (Include a dat a Qualifying impro ownership or 193.1555(5), F | e filing of exemple-stamped copyovernent (s. 193.15 control (s. 193.15 | otion or classification y of application.) 555(5), F.S.) or change of 55(3), 193.1554(5), or |
| determination 5 Enter the time by the requeste group. My witnesses | ed time. For single joint petil or I will not be available to | similar. (s. 194.01 need to present you tions for multiple un attend on specific | 1(3)(e), (f), and (g r case. Most heari its, parcels, or acco dates. I have attac |), F.S.) ngs take 15 min ounts, provide th ched a list of dat | utes. The VAB is not bound e time needed for the entire tes. |
| evidence directly to appraiser's evidenc | to exchange evidence with the property appraiser at l e. At the hearing, you have | least 15 days befor e the right to have | e the hearing and witnesses sworn. | make a written | request for the property |
| of your property rec information redacte | | ation relevant to th | e computation of | your current ass | property appraiser a copy sessment, with confidential d the property record card |

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.

| Signature, representative Print name 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 | PART 3. Taxpayer Signature | | •d. |
|--|--|--|--|
| Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read to petition and the facts stated in it are true. Signature, taxpayer | without attaching a completed power of attorney or auti Written authorization from the taxpayer is required for a | horization for representation to this form. | • |
| 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 | Under penalties of perjury, I declare that I am the owne | | |
| 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 | Signature, taxpayer | Print name | Date |
| 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 | PART 4. Employee, Attorney, or Licensed Profession | nal Signature | • |
| A Florida Bar licensed attorney (Florida Bar number | Complete part 4 if you are the taxpayer's or an affiliated | | ing licensed |
| A Florida Bar licensed attorney (Florida Bar number | I am (check any box that applies): | | |
| ■ A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number | An employee of | (taxpayer or an affiliated enti | ty). |
| A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number | A Florida Bar licensed attorney (Florida Bar number | r). | |
| A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number | ■ A Florida real estate appraiser licensed under Chap | pter 475, Florida Statutes (license number RE |). |
| I understand that written authorization from the taxpayer is required for access to confidential information from the propappraiser 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 am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of prunder s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true. Robert Peyton 9/10/20 Signature, representative Signature Print name 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 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 is required for access to confidential information from the proappraiser or tax collector. Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition as the service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition as the service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition as the service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition as the service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition as the service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition a | | | |
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| becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition a | | er is required for access to confidential informat | tion from the property |
| | becoming an agent for service of process under s. 194 | er's authorized representative for purposes of fi 4.011(3)(h), Florida Statutes, and that I have rea | ling this petition and of ad this petition and the |
| Signature, representative Print name Date | Signature, representative | Print name | Date |

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

| | | | KES | DENTIA | <u> </u> | | | | | |
|---|----------------------|------------------------|--------------------|------------------------|---------------------|--------------------------------|------------------------|---------------------------|--|--|
| Petition # | ŀ | 2024-0887 | | Alternate K | ey: 1193303 | Parcel | D: 13-19-26-100 | 0-000-00300 | | |
| Petitioner Name The Petitioner is: Other, Explain: | Taxpayer of Rec | RYAN LLC cord 🗸 Tax | payer's agent | Property Address | | AKEVIEW AVE USTIS | Check if Mul | tiple Parcels | | |
| Owner Name | SMARTRESI F1 | FUND PRO | PERTY OWNE | Value from TRIM Notice | | re Board Actionted by Prop App | i value aller b | oard Action | | |
| 1. Just Value, red | quired | | | \$ 282,2 | 58 \$ | 282,25 | 58 | | | |
| 2. Assessed or c | lassified use val | ue, *if appli | cable | \$ 282,2 | 58 \$ | 252,25 | 58 | | | |
| 3. Exempt value, | *enter "0" if nor | ie | | \$ | - | | | | | |
| 4. Taxable Value, | *required | | | \$ 282,2 | 58 \$ | 252,25 | 58 | | | |
| *All values entered | d should be count | y taxable va | lues, School an | d other taxing | authority values | may differ. | | | | |
| Last Sale Date | 9/16/2021 | Pric | ce:\$29 | 2,600 | Arm's Length | Distressed | Book <u>5801</u> P | age <u>339</u> | | |
| ITEM | Subje | ct | Compar | able #1 | Compar | able #2 | Compara | ble #3 | | |
| AK# | 11933 | | 2538 | 341 | 1761 | | 18040 | | | |
| Address | 1408 E LAKEV EUST | | 1211 W CRO Pl | | 750 SUM EUS | | | 510 E LEMON AVE EUSTIS | | |
| Proximity | | | | | | | | | | |
| Sales Price | | | \$405, | | \$360, | | \$341,0 | | | |
| Cost of Sale | | | -15 | | -15 | | -15% | | | |
| Time Adjust | | | 0.00 | | 1.60 | | 0.409 | | | |
| Adjusted Sale | ¢170.67 m | or CE | \$344, | | \$311, | | \$291,2 | | | |
| \$/SF FLA Sale Date | \$179.67 p | er SF | \$212.50 6/17/2 | • | \$182.53 8/4/2 | • | \$199.46 p 11/2/20 | | | |
| Terms of Sale | | | ✓ Arm's Length | Distressed | O/4/∠ Arm's Length | Distressed | ✓ Arm's Length | Distressed | | |
| Terris or Sale | | | Amacangar | Distressed | Ainstengar | Distressed | 74m3 Lengar | J Distressed | | |
| Value Adj. | Description | | Description | Adjustment | Description | Adjustment | Description | Adjustment | | |
| Fla SF | 1,571 | | 1,620 | -2450 | 1,708 | -6850 | 1,460 | 5550 | | |
| Year Built | 2021 | | 1980 | | 1953 | | 1925 | | | |
| Constr. Type | | | | | | | | | | |
| Condition | | | | | | | | | | |
| Baths | 2.0 | | 2.0 | | 2.0 | | 2.0 | | | |
| Garage/Carport | | | | | | | | | | |
| Porches | | | | | | | | | | |
| Pool | N | | N | 0 | N | 0 | N | 0 | | |
| Fireplace | 0 | | 0 | 0 | 0 | 0 | 1 | -2500 | | |
| AC Other Adds | Central | | Central | 0 | Central | 0 | Central | 0 | | |
| Site Size | | | | | | | | - | | |
| Location | | | | | | | | | | |
| | | | | | | | | | | |
| View | | | | | | + - | | 05-5 | | |
| | | | -Net Adj. 0.7% | -2450 | -Net Adj. 2.2% | -6850 | Net Adj. 1.0% | 3050 | | |
| | | | Gross Adj. 0.7% | 2450 | Gross Adj. 2.2% | 6850 | Gross Adj. 2.8% | 8050 | | |

\$341,800

Adj Market Value

\$304,910

Adj Market Value

\$294,264

Adj Market Value

\$282,258

179.67

Market Value

Value per SF

Adj. Sales Price

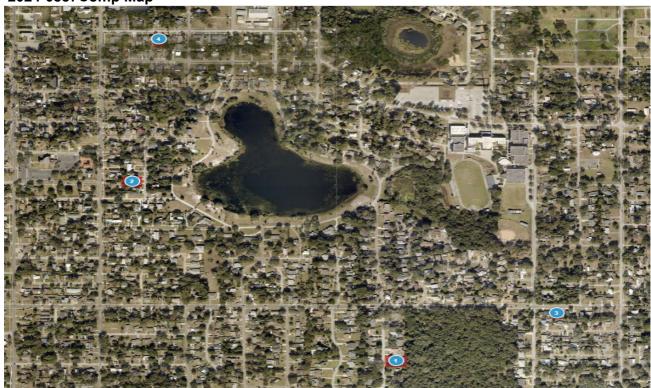
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

- Describe Subject
 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: | DATE |
|---------|------|

2024-0887 Comp Map



| Bubble # | Comp# | Alternate Key | Parcel Address | Distance from Subject(mi.) |
|----------|---------|---------------|----------------------------------|----------------------------|
| 1 | COMP 1 | 2538341 | 1211 W CROOKED LAKE PL EUSTIS | 0 |
| 2 | COMP 2 | 1761212 | 750 SUMMIT ST EUSTIS | 0 |
| 3 | SUBJECT | 1193303 | 1408 E LAKEVIEW AVE EUSTIS | |
| 4 | COMP 3 | 1804001 | 510 E LEMON AVE EUSTIS | 0 |
| 5 | | | | |
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Alternate Key 1193303

Parcel ID 13-19-26-1000-000-00300

Current Owner

PAGAYA SMARTRESI F1 FUND PROPERTY

90 PARK AVE 31ST FLOOR

NEW YORK 10016 **LCPA Property Record Card** Roll Year 2025 Status: A

SUBJECT

2024-0887 Subject PRC Run: 12/5/2024 By

Card # 1 of 1

Property Location

Site Address 1408 E LAKEVIEW AVE

EUSTIS 000E

NBHD 0610

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY

TRF 01-01-202

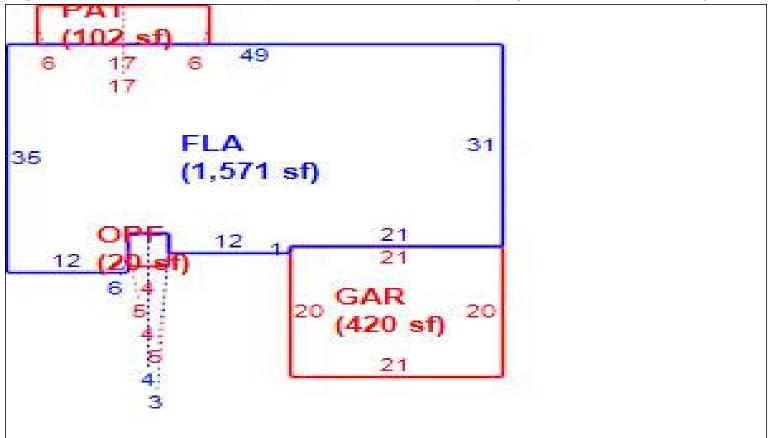
FL 32726

Legal Description

EUSTIS, HANNUM HEIGHTS PB 4 PG 68 LOTS 3 ORB 5801 PG 339

| Lan | Land Lines | | | | | | | | | | | | |
|-----|------------|------------|-------|-------|----------------------|-----------|--------|------------|--------------|--------|-----------|--------|--|
| LL | Use | Front | Depth | Notes | Units | Unit | Depth | Loc | Shp | Phys | Class Val | Land | |
| # | Code | 1 TOTAL | Бериі | Adj | Offics | Price | Factor | Factor | Factor | Factor | Class val | Value | |
| 1 | 0100 | 0 | 0 | | 1.00 LT | 38,000.00 | 0.0000 | 1.36 | 0.800 | 1.000 | 0 | 41,344 | |
| | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | |
| | | Total A | cres | 0.00 | JV/Mkt 0 | | | | il Adj JV/MI | | | 41,344 | |
| | Cla | assified A | cres | 0 | Classified JV/Mkt 41 | 1,344 | | Classified | Adj JV/Mł | ct | | 0 | |

Sketch Bldg of 1 Replacement Cost 240,914 Deprec Bldg Value 240,914 Multi Story 1 Sec 1



| | Building S | Sub Areas | | | Building Valuati | Construction Detail | | | | |
|------------|------------------------------------|------------|-----------|----------|------------------|---------------------|---------------|------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | 2021 | Imp Type | R1 | Bedrooms | 3 |
| FLA | FINISHED LIVING AREA | 1,571 | 1,571 | 1571 | Effective Area | 1571 | No Ctorio | | Full Batha | • |
| GAR | GARAGE FINISH | 0 | 420 | 0 | Base Rate | 125.33 | No Stories | 1.00 | Full Baths | 2 |
| OPF PAT | OPEN PORCH FINISHE PATIO UNCOVERED | 0 | 20 102 | 0 | Building RCN | 240,914 | Quality Grade | 690 | Half Baths | 0 |
| 1731 | TATIO ONGO VEINED | | 102 | J | Condition | VG | Wall Type | 03 | Heat Type | 6 |
| | | | | | % Good | 100.00 | l wan type | 03 | riodi Typo | U |
| | | | | | Functional Obsol | 0 | Foundation | 3 | Fireplaces | 0 |
| | TOTALS | 1,571 | 2,113 | 1,571 | Building RCNLD | 240.914 | Roof Cover | 3 | Type AC | 03 |

Alternate Key 1193303 Parcel ID 13-19-26-1000-000-00300

LCPA Property Record Card Roll Year 2025 Status: A

2024-0887 Subject PRC Run: 12/5/2024 By

| . 4. 55 | | IX | Oli Teal | 2023 36 | atus. A | | | G a. a ,, | | | | | |
|--|-------------|-------|----------|---------------|----------|-----------|-----|------------------|-----------|--|--|--|--|
| | | *0. | | scellaneous F | | h - l | | | | | | | |
| *Only the first 10 records are reflected below | | | | | | | | | | | | | |
| Code | Description | Units | Туре | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value | | | | |
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| | Building Permits | | | | | | | | | | | | |
|----------------------|------------------|--------------------------|--------------------------|--------------|------|---|-------------|---------|--|--|--|--|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Туре | Description | Review Date | CO Date | | | | | |
| 2022 2022 2022 | SALE 20-01789 | 01-01-2021 01-01-2021 | 05-31-2022 06-24-2021 | 1 150,000 | 0099 | CHECK VALUE SFR 1969SF 3BR 1408 E LAKEVIEW AV | 07-06-2021 | o suio | | | | | |
| | | | | | | | | | | | | | |

| | | | Sales Informa | Exemptions | | | | | | | | |
|--|------------------------------|------------------------------|--|----------------------|------|---------------------|---------|--|------|-------------|------|--------|
| Instrument No | Book | /Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2021132042 2021079297 2020052766 | 5801 5726 5469 0686 | 0339 0442 1467 1427 | 09-16-2021 06-04-2021 05-12-2020 01-01-1979 | WD WD TD MI | 0000 | 03 05 11 Q | >> | 292,600 290,000 21,800 16,500 | | | | |
| | | | | | | | | | | Total | | 0.00 |
| | • | • | | | | Val | ue Summ | arv | · | | | |

| Land Value | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 41.344 | 240.914 | 0 | 282.258 | 0 | 282258 | 0.00 | 282258 | 282258 | 282.258 |

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Alternate Key 2538341

Parcel ID 13-19-26-1550-000-01500 Current Owner

BALSEIRO DIANA J

TAMPA FL 33618

LCPA Property Record Card Roll Year 2025 Status: A

COMP 1

2024-0887 Comp 1 PRC Run: 12/5/2024 By

Card # 1 of 1

Property Location

Site Address 1211 W CROOKED LAKE PL

Mill Group

EUSTIS FL 32726 000E NBHD 0610

Property Use Last Inspection 00100 SINGLE FAMILY JDB 04-01-202

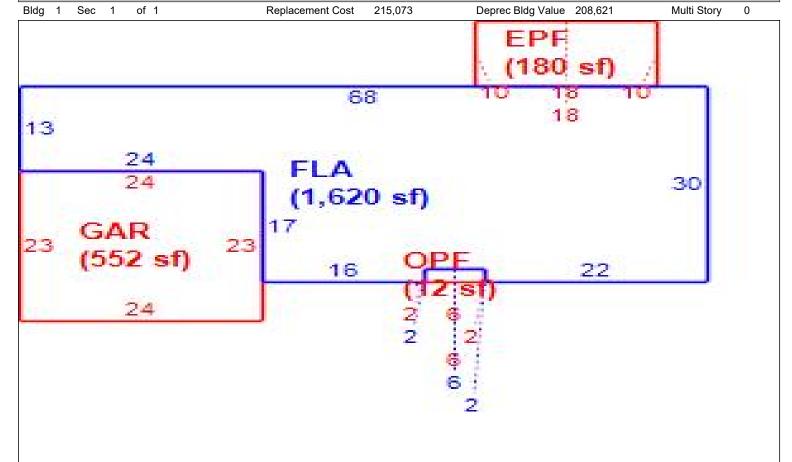
Legal Description

12312 VERA AVE

EUSTIS, WEST CROOKED LAKE LOT 15 PB 24 PG 36 ORB 6354 PG 1287

| Lan | d Lines | | | | | | | | | | | |
|---------|-------------|-------|-------|--------------|---------|---------------|-------------------------------|---------------|---------------|----------------|-----------|---------------|
| LL # | Use Code | Front | Depth | Notes Adj | Units | Unit Price | Depth Factor | Loc Factor | Shp Factor | Phys Factor | Class Val | Land Value |
| 1 | 0100 | 0 | 0 | | 1.00 LT | 38,000.00 | 0.0000 | 1.00 | 1.000 | 1.000 | 0 | 38,000 |
| | | | | | | | Adj JV/M Adi JV/M | | | 38,000 | | |

Sketch



| | Building S | Sub Areas | | | Building Valuation | n | Cons | structio | n Detail | |
|------------|----------------------------------|------------|-----------|----------|--------------------|---------|---------------|----------|-------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | 1980 | Imp Type | R1 | Bedrooms | 3 |
| EPF | ENCLOSED PORCH FIN | 0 | 180 | - | Effective Area | 1620 | No Stories | 4.00 | Full Baths | |
| FLA | FINISHED LIVING AREA | 1,620 | , | 1620 | Base Rate | 104.23 | No Stories | 1.00 | ruii bairis | 2 |
| GAR OPF | GARAGE FINISH OPEN PORCH FINISHE | 0 | 552 12 | 0 | Building RCN | 215,073 | Quality Grade | 670 | Half Baths | 0 |
| 011 | OF ENT OROTT INIONE | | 12 | O | Condition | EX | Wall Type | 01 | Heat Type | 6 |
| | | | | | % Good | 97.00 | | 01 | | ۱ |
| | | | | | Functional Obsol | 0 | Foundation | 3 | Fireplaces | 0 |
| | TOTALS | 1,620 | 2,364 | 1,620 | Building RCNLD | 208 621 | Roof Cover | 3 | Type AC | 03 |

Alternate Key 2538341 Parcel ID 13-19-26-1550-000-01500

LCPA Property Record Card Roll Year 2025 Status: A

2024-0887 Comp 1 PRC Run: 12/5/2024 By

| | Missellensess Fastures | | | | | | | | | | | | |
|------|---|-------|------|------------|----------|-----------|--------|-------|-----------|--|--|--|--|
| | Miscellaneous Features *Only the first 10 records are reflected below | | | | | | | | | | | | |
| Code | Description | Units | Туре | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value | | | | |
| UBU1 | UTILITY BLDG UNFINISHED | 80.00 | SF | 4.00 | 1981 | 1981 | 320.00 | 40.00 | 128 | | | | |
| | | | | | | | | | | | | | |
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| | | | | Build | ing Perr | nits | | |
|------------------------------|--------------------------------------|--|--|--------------------------|----------------------|--|-------------|---------|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date |
| 2025 2020 2008 2006 | 24-00369 SALE 20071057 SALE | 03-22-2024 01-01-2019 10-09-2007 01-01-2005 | 04-21-2020 04-22-2008 06-08-2006 | 5,000 1 4,750 1 | 0002 0099 0000 | REPL SIDING CHECK VALUE REROOF SHINGLES TORNADO CHECK VALUE | 04-01-2020 | |
| | | | | | | | | |

| | | | Sales Informa | ation | | | | | | Exemptions | | |
|--|--------------------------------------|--------------------------------------|--|----------------------------|-------|-------------------------|---------|---|------|-------------|------|--------|
| Instrument No | Book | /Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2024073920 2023118406 2020000214 | 6354 6217 5399 4003 2754 | 1287 0498 0265 1570 0780 | 06-17-2024 09-15-2023 12-31-2019 02-14-2011 02-01-2005 | WD WD WD WD WD | 00000 | 01 01 Q Q Q | | 405,000 385,000 225,000 164,000 240,000 | | | | |
| | | | | | | | | | · | Total | | 0.00 |
| | | | • | | | \/a/ | uo Cumm | - · | | | | |

| Land Value | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 38.000 | 208.621 | 128 | 246.749 | 0 | 246749 | 0.00 | 246749 | 246749 | 246.749 |

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Alternate Key 1761212

Parcel ID 11-19-26-1100-000-05800

Current Owner

MC NAMARA JOSEPH A & LYNNE M JARAMI

750 SUMMIT ST

EUSTIS FL 32726

LCPA Property Record Card Roll Year 2025 Status: A

COMP 2

2024-0887 Comp 2 PRC Run: 12/5/2024 By

Card# of 2

Property Location

Site Address 750 SUMMIT ST

EUSTIS FL 32726 **NBHD**

000E Mill Group 0613 Property Use Last Inspection

00100 SINGLE FAMILY

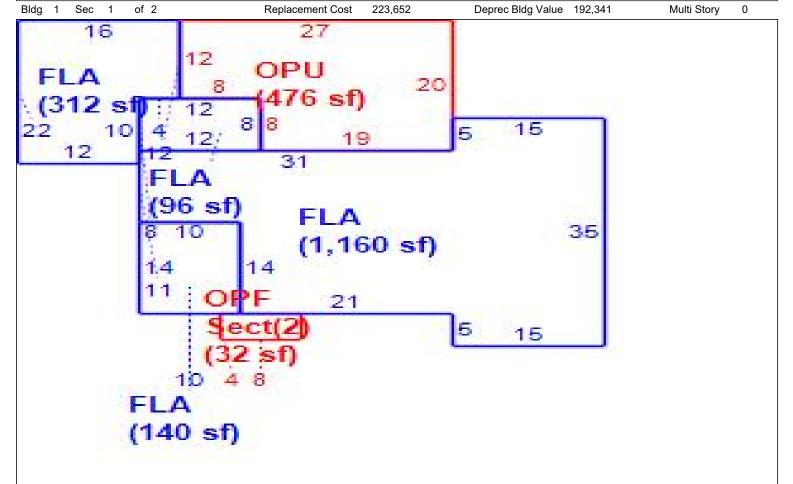
JDB 07-08-202

Legal Description

EUSTIS, OCKLAWAHA SUB LOTS 58, 59 PB 5 PG 23 ORB 6195 PG 1965

| Lan | d Lines | | | | | | | | | | | | |
|-----|---------|------------|-----------|-------|------------------|-------|--------|--------|------------|--------------|--------|-----------|--------|
| LL | Use | Front | Depth | Notes | Units | | Unit | Depth | Loc | Shp | Phys | Class Val | Land |
| # | Code | 1 TOTAL | Бериі | Adj | Office | | Price | Factor | Factor | Factor | Factor | Class val | Value |
| 1 | 0100 | 100 | 140 | | 14,000.00 F | D | 530.00 | 0.9733 | 1.35 | 0.900 | 1.000 | 0 | 62,676 |
| | | | | | | | | | | | | | |
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| | | L | ļ , , , , | | | | | | L | <u> </u> | | | |
| | | Total A | | 0.32 | JV/Mk | | | | | ıl Adj JV/MI | | | 62,676 |
| | Cla | assified A | cres | 01 (| Classified JV/Mk | tl62. | 676 | | Classified | d Adi JV/MI | αl | | 0 |

Sketch



| | Building S | Sub Areas | | | Building Valuation | | Cons | structio | n Detail | |
|------|----------------------|------------|-----------|-------|--------------------|---------|---------------|----------|------------|----|
| Code | Description | Living Are | Gross Are | | Year Built | 1953 | Imp Type | R1 | Bedrooms | 3 |
| FLA | FINISHED LIVING AREA | 1,708 | , | 1708 | Effective Area | 1708 | N. Otaria | 4.00 | Cull Datha | |
| OPU | OPEN PORCH UNFINIS | 0 | 476 | 0 | Base Rate | 112.42 | No Stories | 1.00 | Full Baths | 2 |
| | | | | | Building RCN | 223,652 | Quality Grade | 675 | Half Baths | 0 |
| | | | | | Condition | VG | Wall Type | 03 | Heat Type | 6 |
| | | | | | % Good | 86.00 | ,, | 00 | ,, | ٠ |
| | | | | | Functional Obsol | 0 | Foundation | 3 | Fireplaces | 0 |
| | TOTALS | 1,708 | 2,184 | 1,708 | Building RCNLD | 192,341 | Roof Cover | 3 | Type AC | 03 |

LCPA Property Record Card Roll Year 2025 Status: A

2024-0887 Comp 2 PRC Run: 12/5/2024 By

| | Ton Tour 2020 Guide. A | | | | | | | | | | | | |
|------|---|-------|------|------------|----------|-----------|--------|-------|-----------|--|--|--|--|
| | Miscellaneous Features *Only the first 10 records are reflected below | | | | | | | | | | | | |
| Code | Description | Units | Туре | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value | | | | |
| UBU2 | UTILITY BLDG UNFINISHED | 77.00 | SF | 6.25 | 1952 | 1952 | 481.00 | 40.00 | 192 | | | | |
| | | | | | | | | | | | | | |

| | | | | Build | ing Perr | nits | | |
|--------------|-----------------------------------|--|--|---------------------------|----------------------|--|--|---------|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Туре | Description | Review Date | CO Date |
| 2022 2019 | 21-00009 18-00377 VALU 1 | 01-06-2021 03-02-2018 01-01-2010 01-01-1999 | 07-08-2021 03-15-2019 04-26-2011 05-31-2000 | 13,500 8,000 1 1 | 0002 0002 0008 | FRONT PORCH COVER REPL WINDOWS 3 CK VALUE APPRAISAL FOR 72500 CHECK VALUES | 07-09-2021 03-15-2019 04-26-2011 | OO Bale |

| Book/ 6195 4468 | Page 1965 | Sale Date 08-04-2023 | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | December | V | A |
|-----------------------|------------------------------|--|----------------------|-------|------------------------|----------|---|-------------------|---|----------------------|-----------|
| | 1965 | 08 04 3033 | | | | v do/imp | Sale FIICE | Code | Description | Year | Amount |
| 3989 3962 3898 | 1233 0166 0666 0289 | 04-18-2014 01-04-2011 10-12-2010 04-06-2010 | WD QC WD CT | QGDDD | 01 Q U U U | | 360,000 80,000 100 67,500 100 | 024 039 059 | DISABILITY VETERAN TOT HOMESTEAD ADDITIONAL HOMESTEAD | 2024 2024 2024 | |
| | | | | | | | | | Total | 2 | 59,319.00 |

| Land Value | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 62 676 | 196 451 | 192 | 259 319 | 0 | 259319 | 259 319 00 | 0 | 0 | 259 319 |

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Alternate Key 1804001 Parcel ID 11-19-26-0800-000-00100

Current Owner TUTT TAYLOR T & ELAINA D LEE

510 E LEMON AVE

EUSTIS FL 32726 **LCPA Property Record Card**

Roll Year 2025 Status: A

COMP 3

2024-0887 Comp 3 PRC Run: 12/5/2024 By

Card # of 2

Property Location Site Address 510 E LEMON AVE

EUSTIS FL 32726

Mill Group 000E NBHD 0615

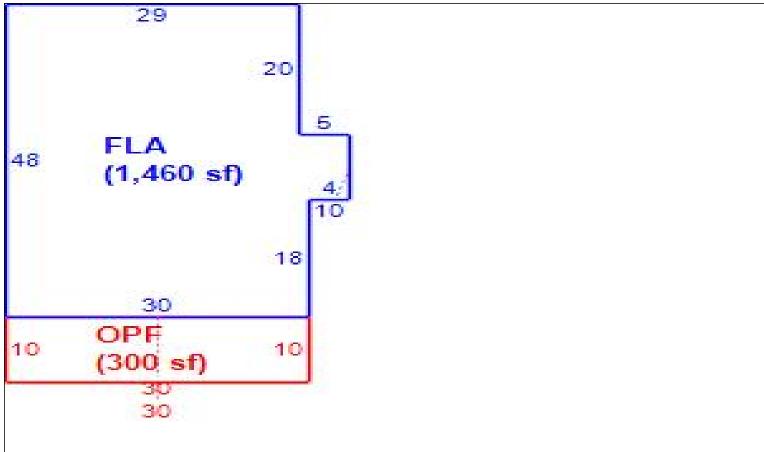
Property Use Last Inspection 00100 SINGLE FAMILY JDB 03-11-202

Legal Description

EUSTIS, MC CLELLAND'S SUB LOTS 1, 2, 3 PB 3 PG 12 ORB 6239 PG 298

| Lan | and Lines | | | | | | | | | | | | |
|---------|-------------|---------|-------|--------------|-------------------------------|---------------|-----------------|---------------|-----------------------------------|----------------|-----------|---------------|--|
| LL # | Use Code | Front | Depth | Notes Adj | Units | Unit Price | Depth Factor | Loc Factor | Shp Factor | Phys Factor | Class Val | Land Value | |
| 1 | 0100 | 62 | 132 | | 8,184.00 FD | 280.00 | 1.1124 | 1.80 | 0.810 | 1.000 | 0 | 28,156 | |
| | Cl | Total A | | 0.19 | JV/Mkt 0 Classified JV/Mkt 28 | 156 | | | l II Adj JV/Mk II Adi JV/Mk | | | | |

Sketch Bldg 1 Replacement Cost 208,113 Multi Story Sec 1 of 1 Deprec Bldg Value 201,870



| | Building S | | Building Valuati | Construction Detail | | | | | | |
|------|----------------------|------------|------------------|---------------------|------------------|---------|---------------|------|-------------|----|
| Code | Description | Living Are | Gross Are | | Year Built | 1925 | Imp Type | R1 | Bedrooms | 2 |
| FLA | FINISHED LIVING AREA | 1,460 | | 1460 | Effective Area | 1460 | No Starios | 4.00 | Full Baths | |
| OPF | OPEN PORCH FINISHE | 0 | 300 | 0 | Base Rate | 119.18 | No Stories | 1.00 | ruii baliis | 2 |
| | | | | | Building RCN | 208,113 | Quality Grade | 680 | Half Baths | 0 |
| | | | | | Condition | EX | Wall Type | 03 | Heat Type | 6 |
| | | | | | % Good | 97.00 | | 00 | | ŭ |
| | | | | | Functional Obsol | 0 | Foundation | 2 | Fireplaces | 1 |
| | TOTALS | 1,460 | 1,760 | 1,460 | Building RCNLD | 201 870 | Roof Cover | 3 | Type AC | 03 |

Alternate Key 1804001 Parcel ID 11-19-26-0800-000-00100

LCPA Property Record Card Roll Year 2025 Status: A

2024-0887 Comp 3 PRC Run: 12/5/2024 By

| | | | Oli Teal | 2020 00 | atus. A | | | | | | | | |
|------|---|-------|----------|------------|----------|-----------|-----|-------|-----------|--|--|--|--|
| | Miscellaneous Features *Only the first 10 records are reflected below | | | | | | | | | | | | |
| Code | Description | Units | Туре | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value | | | | |
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| | Building Permits | | | | | | | | | | | | |
|--|---|--|--|--------------------------------------|--|---|--|---------|--|--|--|--|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | | | | | |
| 2025 2020 2020 2014 2007 2005 2004 | VALU 19-00751 SALE JIM SUBS SALE SUBS | 09-10-2024 06-12-2019 01-01-2019 01-01-2013 01-01-2006 01-01-2004 12-31-2003 | 03-11-2020 04-01-2020 02-10-2014 03-22-2007 06-11-2004 06-11-2004 | 1 37,000 1 1 1 1 1 | 0008 0002 0099 0008 0000 0000 | CK AREA QGS RENO 2 BLDGS CHECK VALUE CK HX % ADJ SUB CHECK VALUES REVALUE SUB | 03-16-2020 04-01-2020 02-10-2014 03-22-2007 | | | | | | |
| | | | | | | | | | | | | | |

| | | | Sales Inform | Exemptions | | | | | | | | |
|---------------|------|-------|--------------|------------|-----|------|---------|------------|---------------|----------------------|------|--------|
| Instrument No | Book | /Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2023136860 | 6239 | 0298 | 11-02-2023 | WD | Q | 01 | ı | 341,000 | 039 | HOMESTEAD | 2024 | 25000 |
| 2020000557 | 5399 | 1584 | 12-31-2019 | WD | Q | Q | 1 | 156,800 | 059 | ADDITIONAL HOMESTEAD | 2024 | 25000 |
| 2019012472 | 5230 | 1903 | 01-31-2019 | WD | Q | Q | I | 120,000 | | | | |
| 2018130609 | 5195 | 0697 | 11-05-2018 | WD | U | U | 1 | 100 | | | | |
| | 3932 | 2325 | 07-30-2010 | WD | U | U | I | 100 | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | Total 50,000. | | | |
| | | | | | | Val | uo Summ | 201/ | | | | |

| Land Value | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 28.156 | 294.377 | 0 | 322.533 | 0 | 322533 | 50.000.00 | 272533 | 297533 | 322.533 |

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