



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **38102222**

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

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

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

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <b>2024-0888</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>Pagaya US Holding Company LLC; Pagaya Smartresi F1</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices: <b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #: <b>14-19-25-2000-000-07200 10221 Granite Ct</b>		
Phone: <b>954-740-6240</b>	Email: <b>ResidentialAppeals@ryan.com</b>		
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

**PART 3. Taxpayer Signature**

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

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

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

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

\_\_\_\_\_  
Date

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

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

I am (check any box that applies):

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

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

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

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

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

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

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

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

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

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

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0888	Alternate Key: 3810222	Parcel ID: 14-19-25-2000-000-07200
<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> 10221 GRANITE CT LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> SMARTRESI F1 FUND PROPERTY OWNE	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 299,567	\$ 299,567
<b>2. Assessed or classified use value, *if applicable</b>	\$ 299,567	\$ 299,567
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 299,567	\$ 299,567

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

**Last Sale Date** 7/18/2024      **Price:** \$312,000       Arm's Length     Distressed    Book 6399 Page 1118

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	<b>3810222</b>	<b>3810199</b>	<b>3929193</b>	<b>3929215</b>
<b>Address</b>	10221 GRANITE CT LEESBURG	33202 IRONGATE DR LEESBURG	10381 CHURCH HAMMOCK RD	10293 CHURCH HAMMOCK RD
<b>Proximity</b>				
<b>Sales Price</b>		\$440,000	\$382,800	\$380,100
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	3.20%	3.20%
<b>Adjusted Sale</b>		\$374,000	\$337,630	\$335,248
<b>\$/SF FLA</b>	\$147.86 per SF	\$200.21 per SF	\$163.42 per SF	\$162.27 per SF
<b>Sale Date</b>		6/27/2024	4/25/2023	4/25/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	2,026	1,868	7900	2,066	-2000	2,066	-2000
<b>Year Built</b>	2006	2004		2023		2023	
<b>Constr. Type</b>							
<b>Condition</b>							
<b>Baths</b>	2.1	2.0		3.		3.	
<b>Garage/Carport</b>							
<b>Porches</b>							
<b>Pool</b>	N	Y	-20000	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>							
<b>Site Size</b>							
<b>Location</b>							
<b>View</b>							
		-Net Adj. 3.2%	-12100	-Net Adj. 0.6%	-2000	-Net Adj. 0.6%	-2000
		Gross Adj. 7.5%	27900	Gross Adj. 0.6%	2000	Gross Adj. 0.6%	2000
<b>Adj. Sales Price</b>	Market Value <b>\$299,567</b>	Adj Market Value	<b>\$361,900</b>	Adj Market Value	<b>\$335,630</b>	Adj Market Value	<b>\$333,248</b>
	Value per SF 147.86						

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.

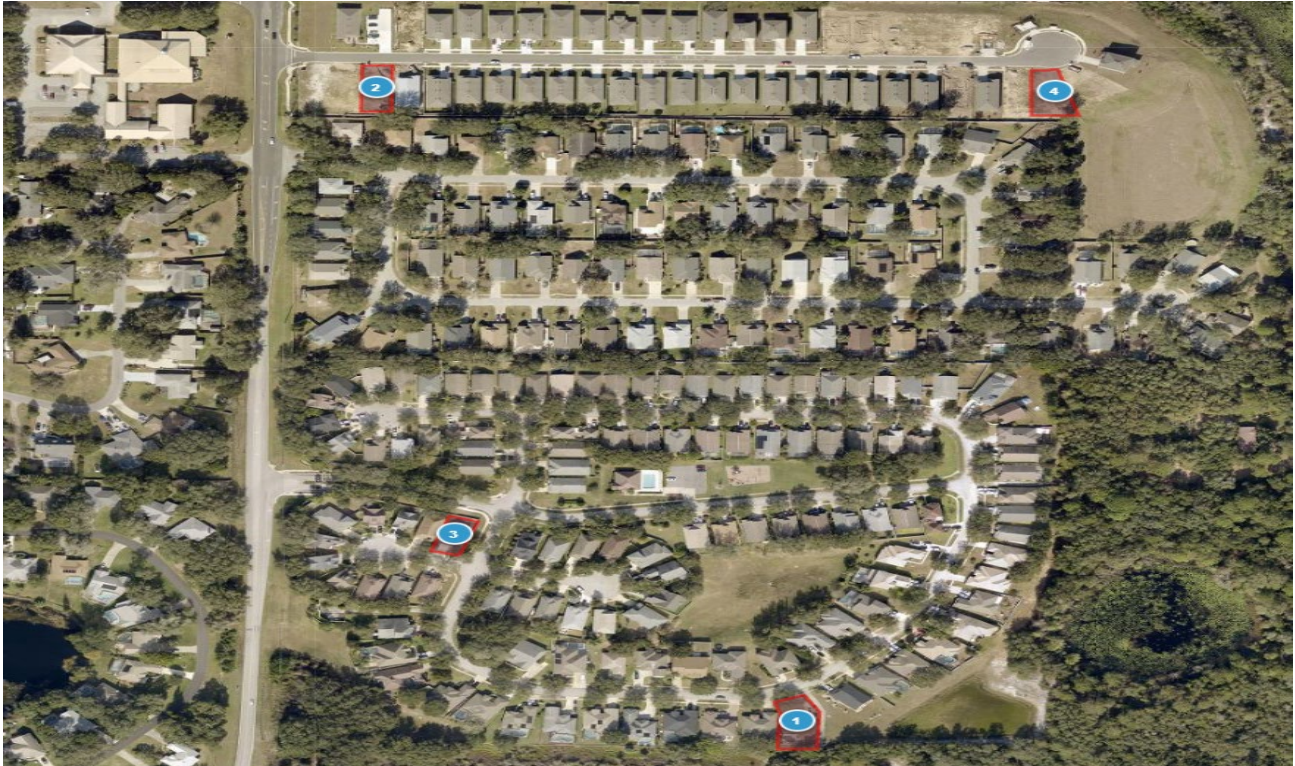
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:** [REDACTED]

**DATE** [REDACTED]

**2024-0888 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	3810199	33202 IRONGATE DR LEESBURG	0
2	COMP 3	3929215	10293 CHURCH HAMMOCK RD LEESBURG	0
3	SUBJECT	3810222	10221 GRANITE CT LEESBURG	-
4	COMP 2	3929193	10381 CHURCH HAMMOCK RD LEESBURG	0
5				
6				
7				
8				

Alternate Key 3810222  
Parcel ID 14-19-25-2000-000-07200

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

2024-0888 Subject  
PRC Run: 12/5/2024 By  
Card # 1 of 1

Current Owner	
ROWE BOBBY D & RONA	
10221 GRANITE CT	
LEESBURG	FL 34788-3130

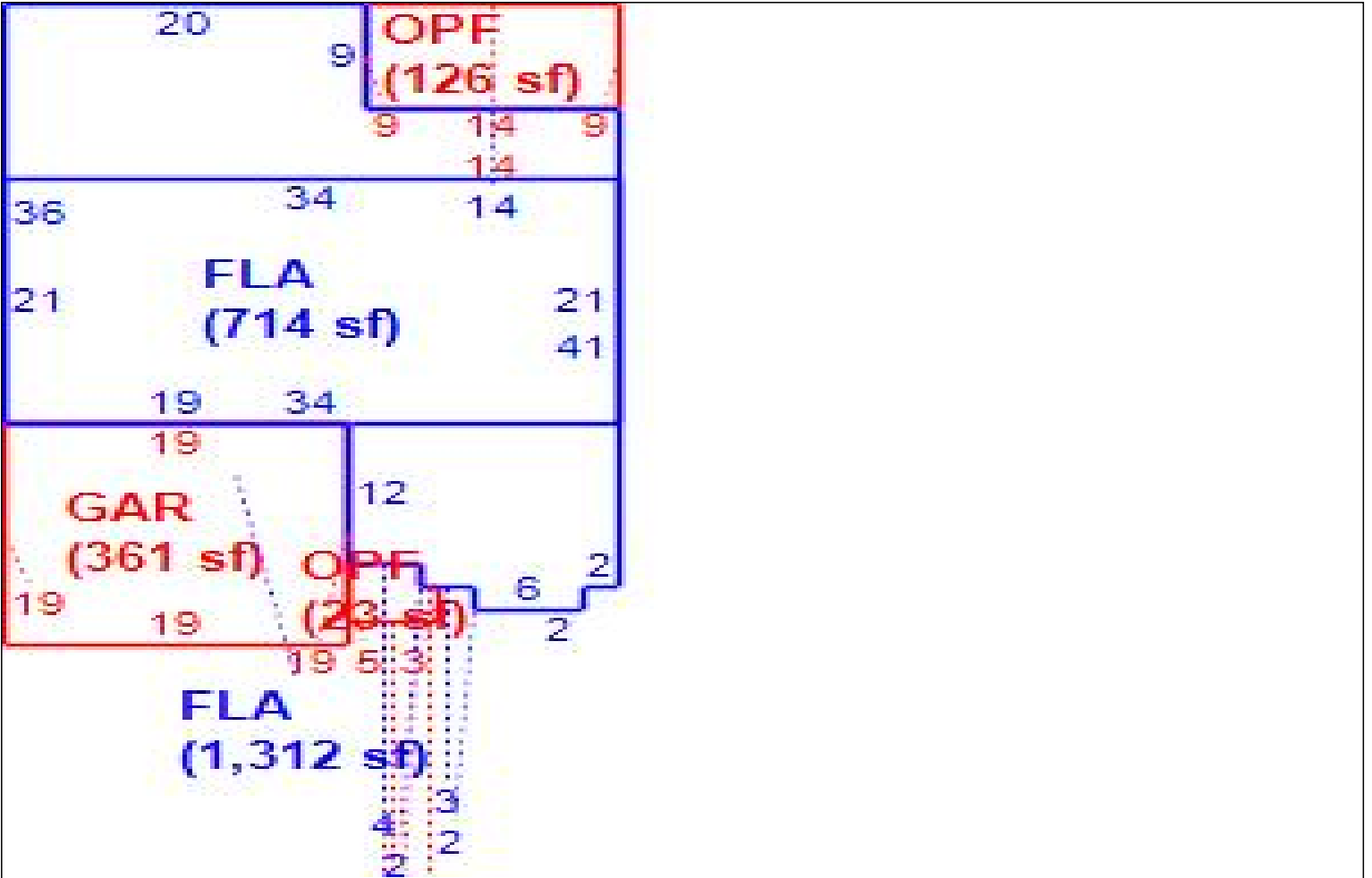
**SUBJECT**

Property Location			
Site Address	10221 GRANITE CT		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-02-202

Legal Description
STONEGATE AT SILVER LAKE PB 47 PG 72-76 LOT 72 ORB 6399 PG 1118

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	20,000.00	0.0000	3.25	1.000	1.000	0	65,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,000			
Classified Acres		0		Classified JV/Mkt		65,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 241,822
Deprec Bldg Value 234,567		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,026	2,026	2026	Effective Area	2026	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	361	0	Base Rate	98.59	Quality Grade	655	Half Baths	1
OPF	OPEN PORCH FINISHE	0	149	0	Building RCN	241,822	Condition	EX	Wall Type	03
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,026	2,536	2,026	Building RCNLD	234,567				

Alternate Key 3810222  
 Parcel ID 14-19-25-2000-000-07200

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

2024-0888 Subject  
 PRC Run: 12/5/2024 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	
2007	2005081507	01-01-2006	11-20-2006	109,076	0000	SFR FOR 07			
2006	2005081507	09-22-2005	12-21-2005	109,076	0000	SFR 10221 GRANITE CT			

<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
2024109102	6399 1118	07-18-2024	WD	Q	01	I	312,000					
2022110628	6008 1474	07-18-2022	WD	U	11	I	100					
2022018628	5893 1314	02-02-2022	WD	Q	01	I	300,000					
2021106176	5764 0706	07-02-2021	QC	U	11	I	100					
	3749 2330	03-27-2009	WD	Q	Q	I	182,000					
<b>Total</b>											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
65,000	234,567	0	299,567	0	299567	0.00	299567	299567	299,567	

\*\*\*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 3810199  
 Parcel ID 14-19-25-2000-000-04900

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

2024-0888 Comp 1  
 PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner		
BIERWIRTH WILLIAM H JR & REBECCA		
33202 IRONGATE DR		
LEESBURG	FL	34788

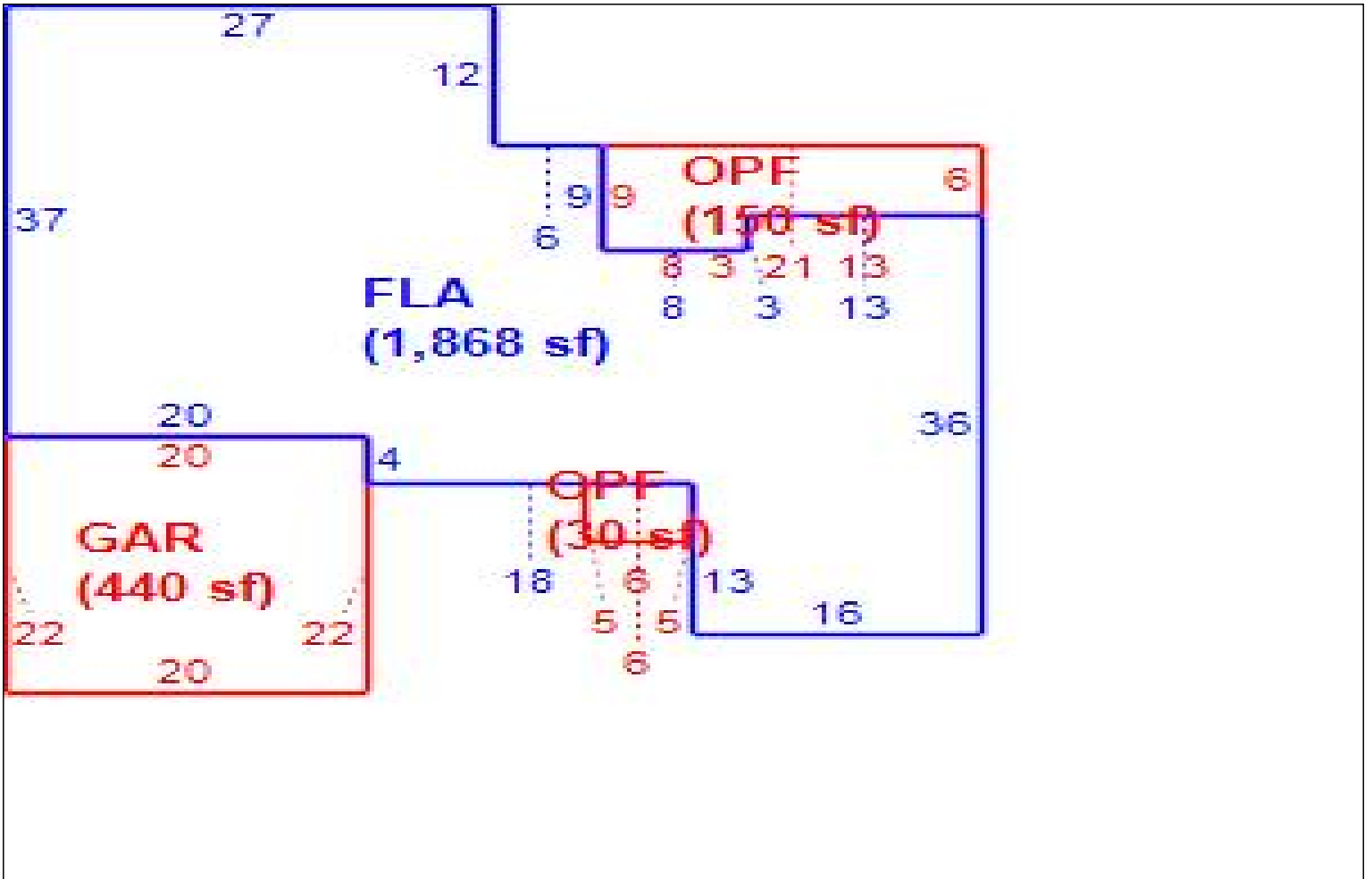
COMP 1

Property Location			
Site Address	33202 IRONGATE DR		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-02-202

Legal Description
STONEGATE AT SILVER LAKE PB 47 PG 72-76 LOT 49 ORB 6358 PG 977

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	20,000.00	0.0000	3.25	1.100	1.000	0	71,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		71,500		
Classified Acres		0		Classified JV/Mkt		71,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 223,061
		Deprec Bldg Value	216,369
		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	1,868	1,868	1868	2004	1868	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0		99.18	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	180	0		223,061	Wall Type	03	Heat Type	6
						EX	Foundation	3	Fireplaces	0
						97.00	Roof Cover	3	Type AC	03
						0				
						Functional Obsol				
						0				
						Building RCNLD				
						216,369				
TOTALS		1,868	2,488	1,868						



Alternate Key 3810199  
Parcel ID 14-19-25-2000-000-04900

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

2024-0888 Comp 1  
PRC Run: 12/5/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	320.00	SF	35.00	2004	2004	11200.00	85.00	9,520
PLD2	POOL/COOL DECK	382.00	SF	5.38	2004	2004	2055.00	70.00	1,439
SEN2	SCREEN ENCLOSED STRUCTURE	1413.00	SF	3.50	2004	2004	4946.00	50.00	2,473

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	SALE	01-01-2017	04-30-2018	1	0099	CHECK VALUE	04-30-2018		
2014	SALE	01-01-2013	05-01-2014	1	0099	CHECK VALUE	05-01-2014		
2005	2004110742	11-10-2004	03-01-2005	4,000	0000	SCRN POL ENCL 31X28			
2005	2003091081	04-22-2004	06-22-2004	101,068	0000	SFR			
2005	2004020639	02-17-2004	06-22-2004	3,800	0000	26X28 POOL ENCLOSURE			
2004	2003091081	10-15-2003	04-22-2004	101,068	0000	SFR			

<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	
2024077120	6358	0977	06-27-2024	WD	Q	01	I	440,000	003	DISABILITY VETERAN	2025	5000
2023141484	6244	0938	11-15-2023	WD	Q	01	I	395,000	039	HOMESTEAD	2025	25000
2021137995	5809	1281	09-28-2021	WD	Q	01	I	355,600	059	ADDITIONAL HOMESTEAD	2025	25000
2017077067	4973	1728	06-12-2017	WD	Q	Q	I	205,000				
	4427	0548	12-31-2013	WD	Q	Q	I	160,000				
<b>Total</b>											<b>55,000.00</b>	

**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
71,500	216,369	13,432	301,301	0	301301	55,000.00	246301	271301	301,425

\*\*\*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 3929193  
Parcel ID 14-19-25-0600-000-02600

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

2024-0888 Comp 2  
PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner		
SIMMONS JIMMIE E & GLORIA J LIFE ESTA		
10381 CHURCH HAMMOCK RD		
LEESBURG	FL	34788

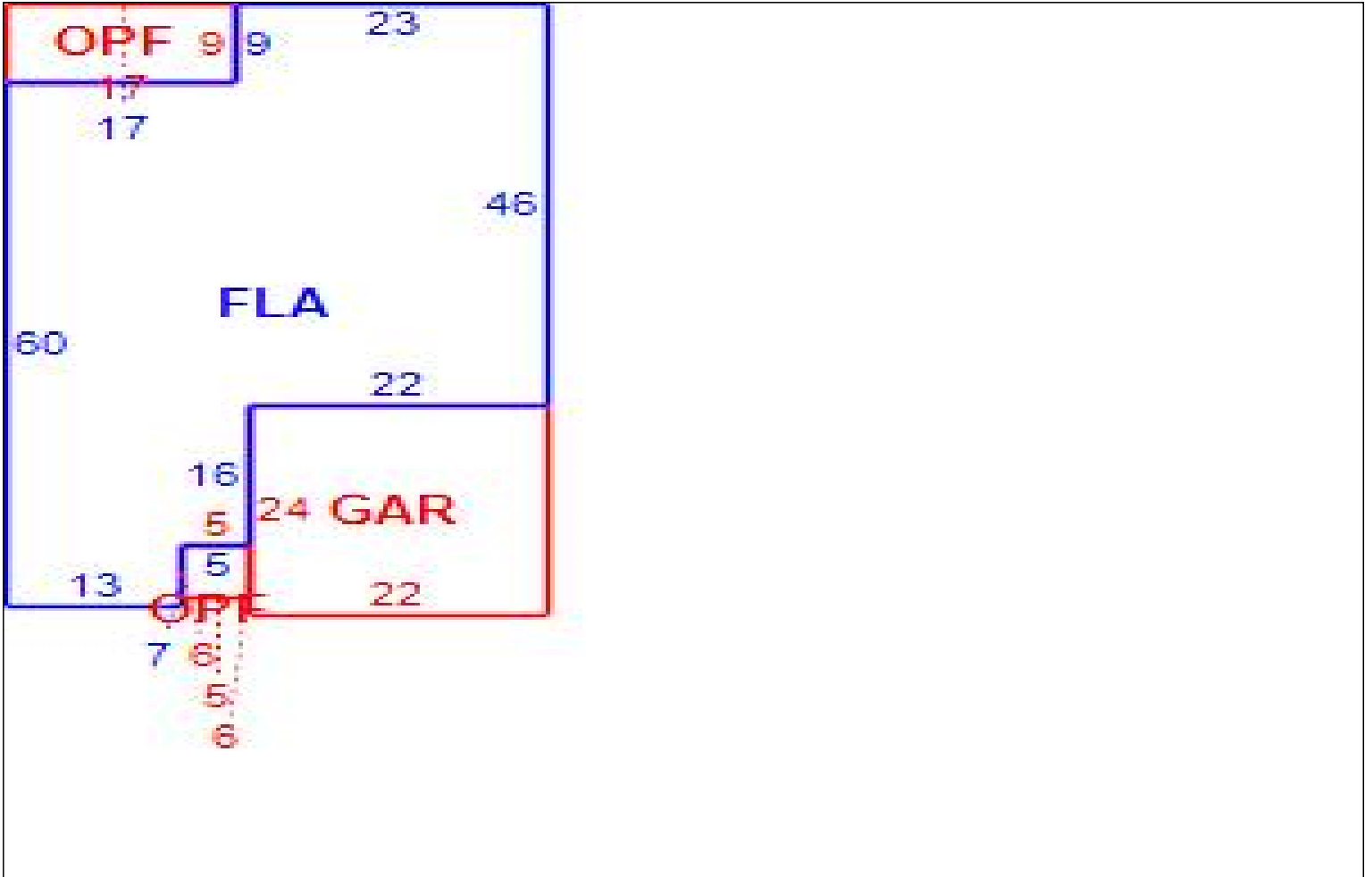
COMP 2

Property Location			
Site Address	10381 CHURCH HAMMOCK RD		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	5036
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	01-04-202

Legal Description
SEASONS AT SILVER BASIN PB 76 PG 36-39 LOT 26 ORB 6153 PG 1105 ORB 6226 PG 1274

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	40,000.00	0.0000	1.75	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 255,513
		Deprec Bldg Value 255,513	Multi Story



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	2,066	2,066	2066	Effective Area	2066	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	528	0	Base Rate	101.36	Quality Grade	660	Half Baths	
OPF	OPEN PORCH FINISHE	0	183	0	Building RCN	255,513	Condition	VG	Heat Type	6
				% Good		100.00	Foundation	3	Fireplaces	
				Functional Obsol			Roof Cover	3	Type AC	03
TOTALS		2,066	2,777	2,066	Building RCNLD	255,513				

Alternate Key 3929193  
 Parcel ID 14-19-25-0600-000-02600

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

2024-0888 Comp 2  
 PRC Run: 12/5/2024 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	
2024	2022050409	05-27-2022	01-04-2024	284,000	0001	SFR 2077SF 10381 CHURCH HAMMOC	01-04-2024		

<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
2023126517	6226	1274	10-11-2023	QC	U	11	V	100	039	HOMESTEAD	2024	25000
2023065962	6153	1105	04-25-2023	WD	Q	03	I	382,800	059	ADDITIONAL HOMESTEAD	2024	25000
2021043077	5675	1080	03-24-2021	WD	Q	05	V	925,000				
<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	
70,000	255,513	0	325,513	119363	206150	50,000.00	156150	181150	325,513	

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Alternate Key 3929215  
Parcel ID 14-19-25-0600-000-04800

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

2024-0888 Comp 3  
PRC Run: 12/5/2024 By  
Card # 1 of 1

Current Owner		
DIAZ CHRISTIAN & SARAI R SANTANA GAR		
10293 CHURCH HAMMOCK RD		
LEESBURG	FL	34788

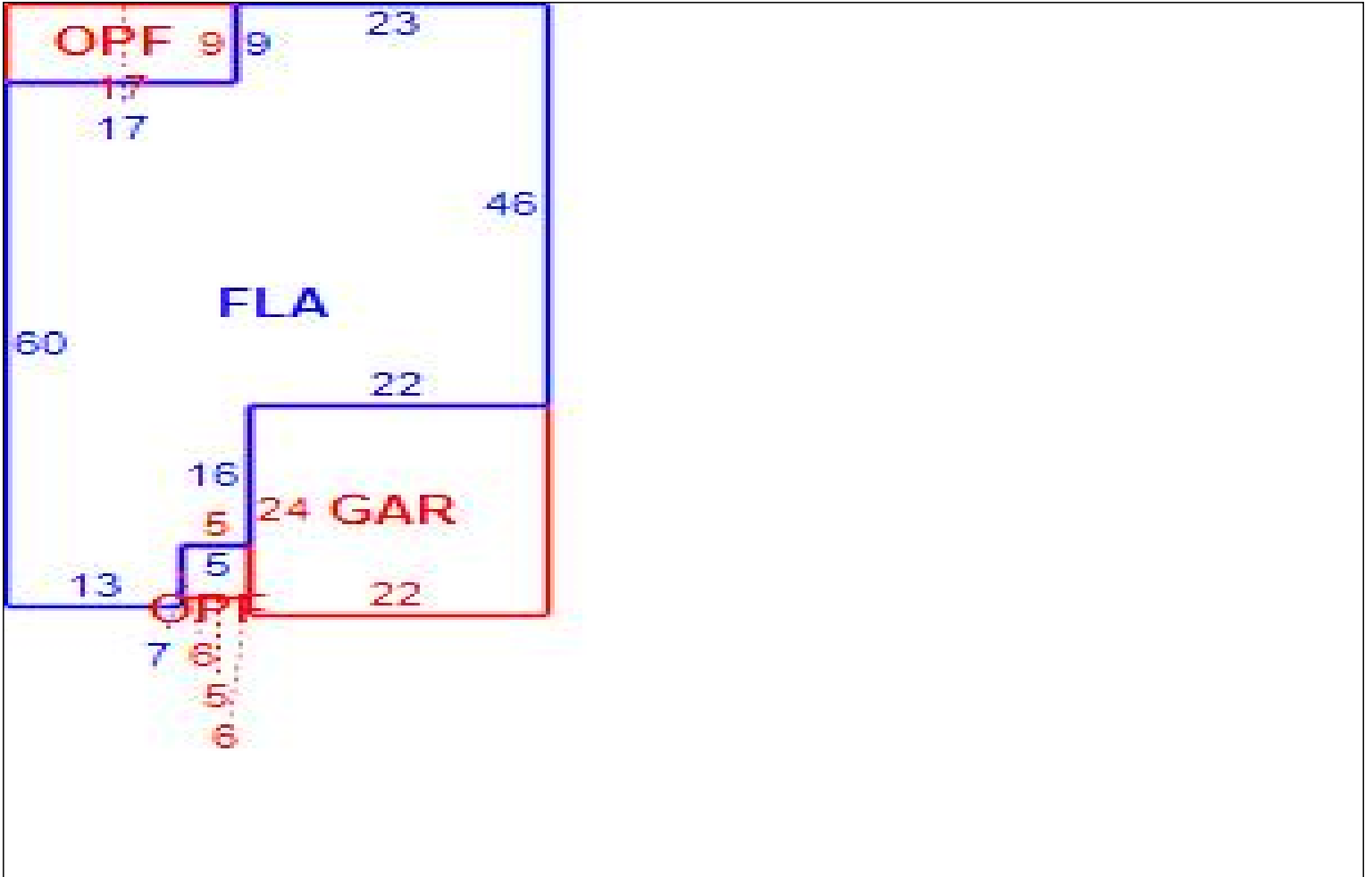
COMP 3

Property Location			
Site Address	10293 CHURCH HAMMOCK RD		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	5036
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	01-04-202

Legal Description
SEASONS AT SILVER BASIN PB 76 PG 36-39 LOT 48 ORB 6160 PG 1892

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	40,000.00	0.0000	1.75	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 255,513 Deprec Bldg Value 255,513 Multi Story



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	2,066	2,066	2066	Effective Area	2066	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	528	0	Base Rate	101.36	Quality Grade	660	Half Baths		
OPF	OPEN PORCH FINISHE	0	183	0	Building RCN	255,513	Wall Type	03	Heat Type	6	
						Condition	VG	Foundation	3	Fireplaces	
						% Good	100.00	Functional Obsol			
TOTALS		2,066	2,777	2,066	Building RCNLD	255,513	Roof Cover	3	Type AC	03	

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 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2022060501	02-15-2023	01-04-2024	284,000	0001	SFR 2077SF 10293 CHURCH HAMMOC	01-04-2024		

<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
2023071930	6160	1892	04-25-2023	WD	Q	03	I	380,100				
2021043077	5675	1080	03-24-2021	WD	Q	05	V	925,000				
Total											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	255,513	0	325,513	0	325513	0.00	325513	325513	325,513	

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