



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3827019**

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 #	2024-0889	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: Pagaya US Holding Company LLC; Pagaya Smartres F1		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 #	22-19-26-1600-000-00400 1238 Longville Cir
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 #	2024-0889	Alternate Key: 3827019	Parcel ID: 22-19-26-1600-000-00400
Petitioner Name	RYAN LLC	Property Address	1238 LONGVILLE CIR TAVARES
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	SMARTRESI F1 FUND PROPERTY OWNE	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
			Value after Board Action
1. Just Value, required	\$ 298,543	\$ 298,543	
2. Assessed or classified use value, *if applicable	\$ 266,910	\$ 266,910	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 266,910	\$ 266,910	

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

Last Sale Date 12/15/2021 **Price:** \$293,100 Arm's Length Distressed Book 5863 Page 272

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3827019	3927933	3927993	3928033
Address	1238 LONGVILLE CIR TAVARES	1818 IRBY CT TAVARES	2107 KALIN WAY TAVARES	1852 HENIN CIR TAVARES
Proximity				
Sales Price		\$335,000	\$335,000	\$334,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	1.60%	2.80%
Adjusted Sale		\$287,430	\$290,110	\$293,691
\$/SF FLA	\$186.47 per SF	\$170.08 per SF	\$171.66 per SF	\$173.78 per SF
Sale Date		10/18/2023	8/25/2023	5/18/2023
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	1,601	1,690	-4450	1,690	-4450	1,690	-4450
Year Built	2006	2023		2023		2023	
Constr. Type							
Condition							
Baths	2.0	2.		2.		2.	
Garage/Carport							
Porches							
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							
Site Size							
Location							
View							
		-Net Adj. 1.5%	-4450	-Net Adj. 1.5%	-4450	-Net Adj. 1.5%	-4450
		Gross Adj. 1.5%	4450	Gross Adj. 1.5%	4450	Gross Adj. 1.5%	4450
Adj. Sales Price	Market Value \$298,543	Adj Market Value	\$282,980	Adj Market Value	\$285,660	Adj Market Value	\$289,241
	Value per SF 186.47						

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]

2024-0889 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	3927933	1818 IRBY CT TAVARES	0
2	SUBJECT	3827019	1238 LONGVILLE CIR TAVARES	-
3	COMP 2	3927993	2107 KALIN WAY TAVARES	0
4	COMP 3	3928033	1852 HENIN CIR TAVARES	0
5				
6				
7				
8				

Alternate Key 3827019
Parcel ID 22-19-26-1600-000-00400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0889 Subject
PRC Run: 12/4/2024 By
Card # 1 of 1

Current Owner		
PAGAYA SMARTRESI F1 FUND PROPERTY		
2325 POINTE PKWY STE 250		
CARMEL	IN	46032

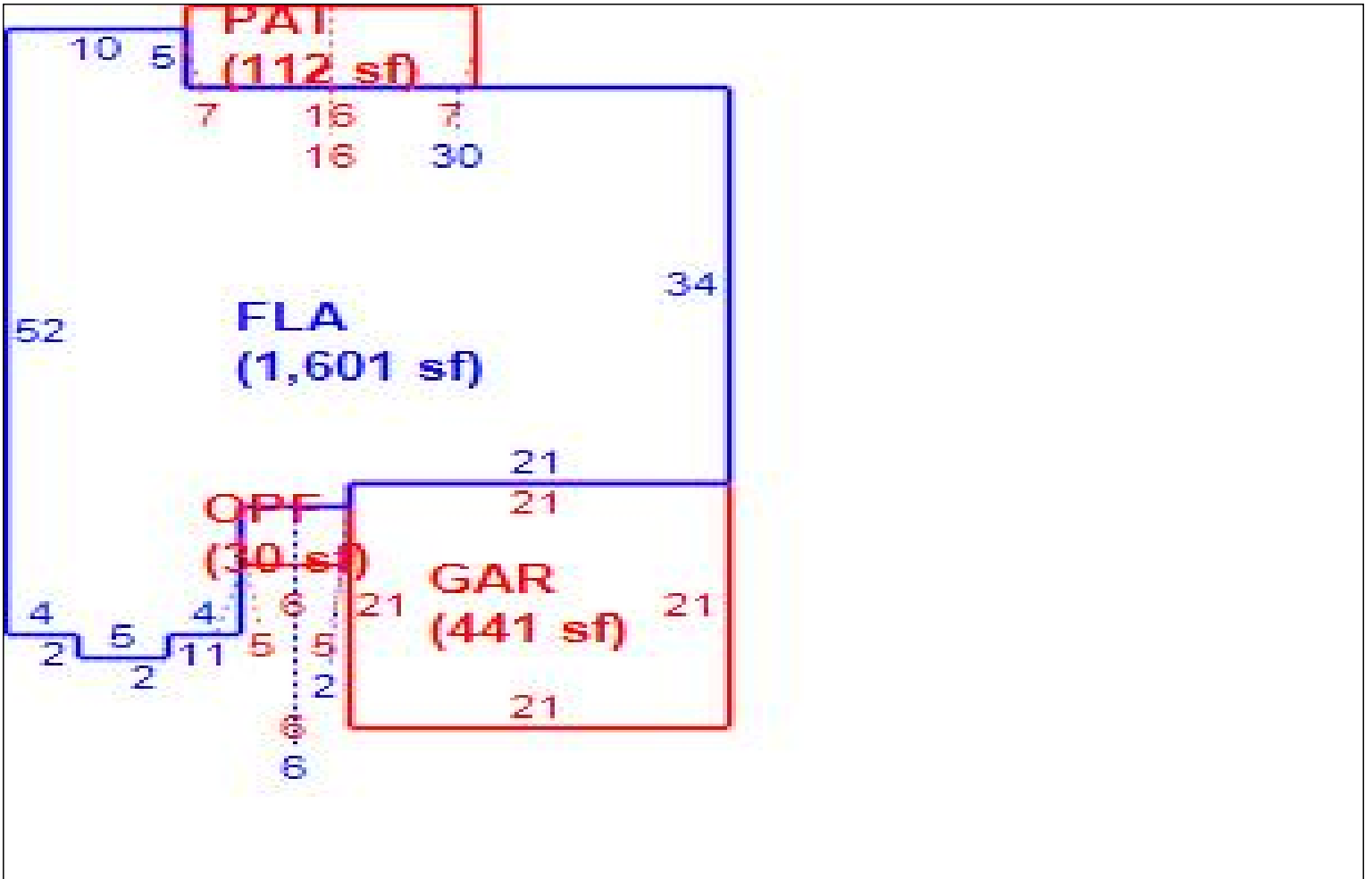
SUBJECT

Property Location		
Site Address 1238 LONGVILLE CIR		
TAVARES FL 32778		
Mill Group 000T	NBHD 2118	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
PINES AT LAKE SAUNDERS PHASE I PB 52 PG 1-3 LOT 4 ORB 5863 PG 272

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	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,500		
Classified Acres		0		Classified JV/Mkt		76,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 228,910
Deprec Bldg Value 222,043		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
FLA	FINISHED LIVING AREA	1,601	1,601	1601	2006	1601	No Stories	1.00	Full Baths
GAR	GARAGE FINISH	0	441	0		116.74	Quality Grade	680	Half Baths
OPF	OPEN PORCH FINISHE	0	30	0		228,910	Wall Type	03	Heat Type
PAT	PATIO UNCOVERED	0	112	0			Foundation	3	Fireplaces
TOTALS		1,601	2,184	1,601		222,043	Roof Cover	3	Type AC

Alternate Key 3827019
 Parcel ID 22-19-26-1600-000-00400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0889 Subject
 PRC Run: 12/4/2024 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	
2007	BR05-01139	02-06-2006	07-07-2006	141,407	0000	SFR FOR 07	07-07-2006		
2006	BR05-01139	08-08-2005	02-06-2006	141,407	0000	SFR 1238 LONGVILLE CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2021177084	5863	0272	12-15-2021	WD	Q	01	I	293,100				
2021160757	5840	0989	11-05-2021	WD	Q	01	I	293,100				
	3897	0165	03-11-2010	WD	U	U	I	98,000				
	3856	2134	12-29-2009	CT	U	U	I	100				
	3098	2454	02-14-2006	WD	Q	Q	I	209,400				
Total												0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
76,500	222,043	0	298,543	4943	293600	0.00	293600	298543	298,543	

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Alternate Key 3927933
 Parcel ID 27-19-26-0020-000-00700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0889 Comp 1
 PRC Run: 12/4/2024 By
 Card # 1 of 1

Current Owner		
ACTON FAMILY IRREVOCABLE TRUST		
1818 IRBY CT		
TAVARES	FL	32778

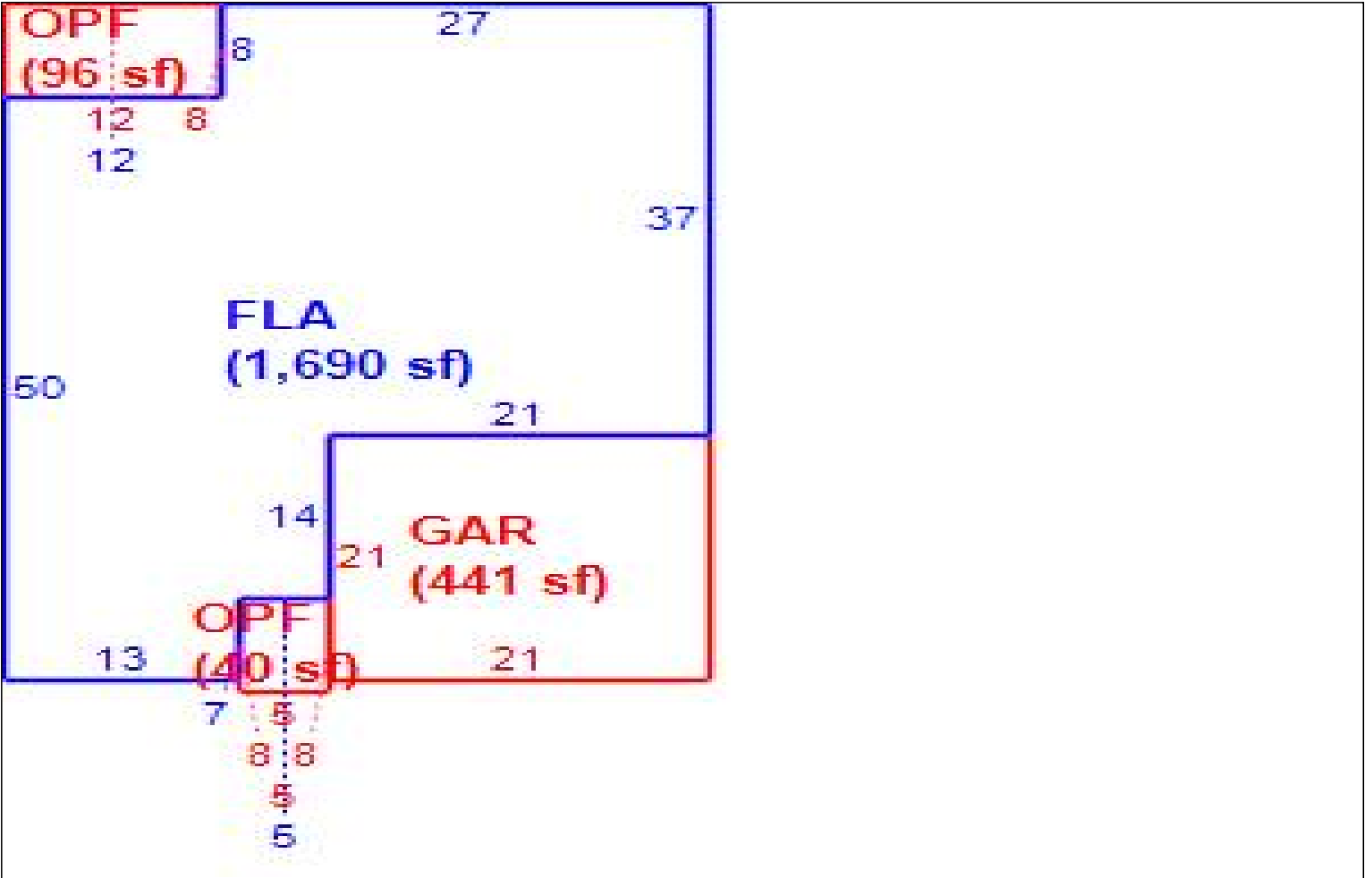
COMP 1

Property Location			
Site Address 1818 IRBY CT			
TAVARES		FL 32778	
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	02-23-202

Legal Description
ELMWOOD PB 75 PG 84-86 LOT 7 ORB 6231 PG 2270

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 231,827
Deprec Bldg Value 231,827		Multi Story	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,690	1,690	1690	Effective Area	1690	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	Base Rate	112.46	Quality Grade	675	Half Baths		
OPF	OPEN PORCH FINISHE	0	136	0	Building RCN	231,827	Wall Type	03	Heat Type	6	
						Condition	VG	Foundation	3	Fireplaces	
						% Good	100.00	Functional Obsol			
TOTALS		1,690	2,267	1,690	Building RCNLD	231,827	Roof Cover	3	Type AC	03	

Alternate Key 3927933
 Parcel ID 27-19-26-0020-000-00700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0889 Comp 1
 PRC Run: 12/4/2024 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	23-552	04-21-2023	02-23-2024	219,212	0001	SFR 3BR/2VA 1818 IRBY CT	02-23-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023130961	6231	2270	10-18-2023	WD	Q	03	I	335,000				
2022061206	5948	0774	04-21-2022	WD	Q	05	V	3,963,800				
	0	0	01-01-1900		U	U		0				
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	
45,000	231,827	0	276,827	0	276827	0.00	276827	276827	276,827	

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 3927993
 Parcel ID 27-19-26-0020-000-06700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0889 Comp 2
 PRC Run: 12/4/2024 By
 Card # 1 of 1

Current Owner		
SCARVER THERESA Y & NELSON Y		
2107 KALIN WAY		
TAVARES	FL	32778

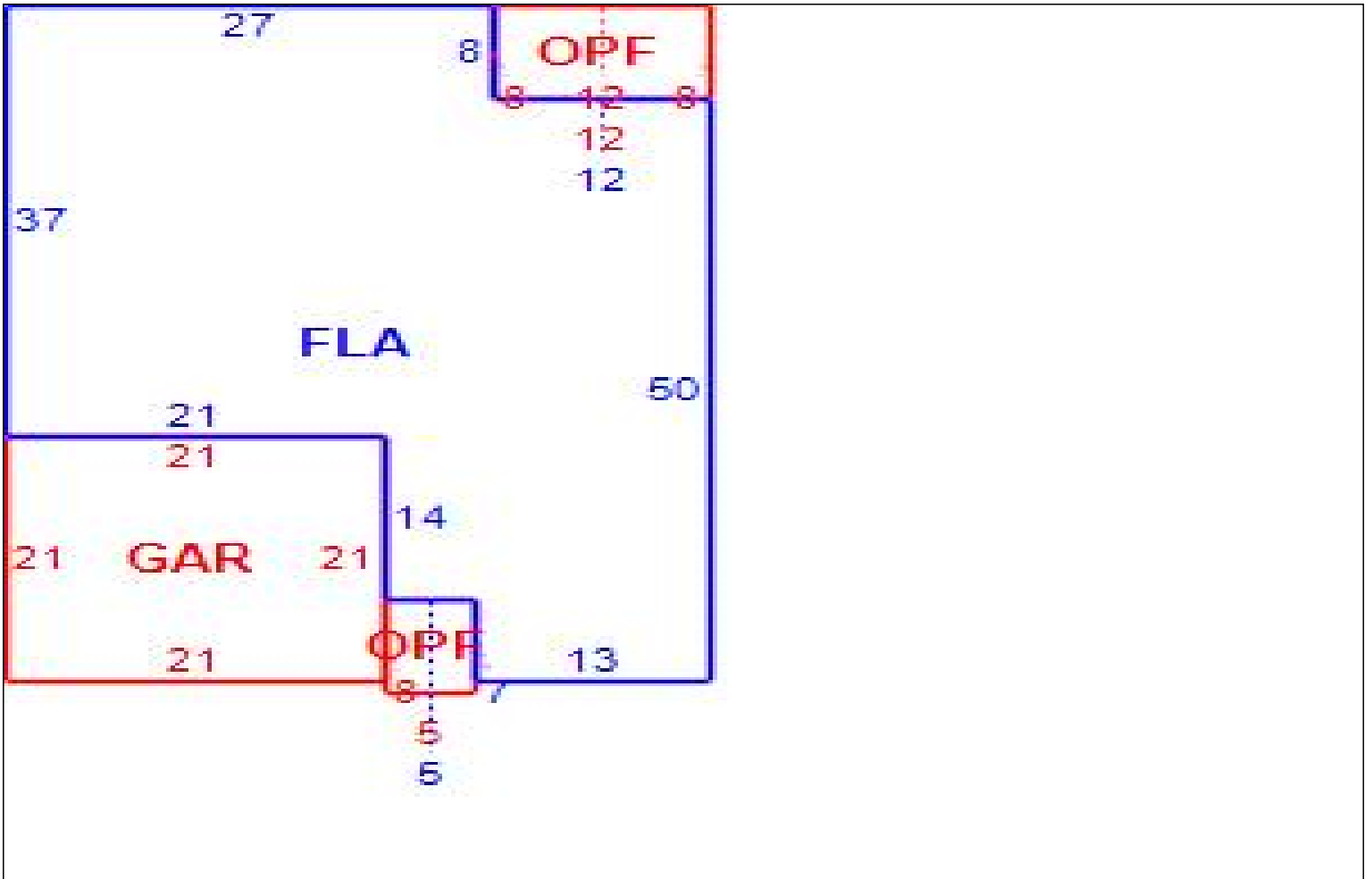
COMP 2

Property Location			
Site Address 2107 KALIN WAY			
TAVARES FL 32778			
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	11-13-202

Legal Description
ELMWOOD PB 75 PG 84-86 LOT 67 ORB 6207 PG 1552

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 231,827
		Deprec Bldg Value	231,827
		Multi Story	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,690	1,690	1690	Effective Area	1690	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	Base Rate	112.46	Quality Grade	675	Half Baths		
OPF	OPEN PORCH FINISHE	0	136	0	Building RCN	231,827	Wall Type	03	Heat Type	6	
						Condition	VG	Foundation	3	Fireplaces	
						% Good	100.00	Functional Obsol			
TOTALS		1,690	2,267	1,690	Building RCNLD	231,827	Roof Cover	3	Type AC	03	

Alternate Key 3927993
 Parcel ID 27-19-26-0020-000-06700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0889 Comp 2
 PRC Run: 12/4/2024 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	22-714	05-09-2022	11-13-2023	219,212	0001	SFR 2238SF 2107 KALIN WAY	11-14-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023110334	6207	1552	08-25-2023	WD	Q	03	335,000	003	DISABILITY VETERAN	2024	5000	
2022061206	5948	0774	04-21-2022	WD	Q	05	3,963,800	039	HOMESTEAD	2024	25000	
	0	0	01-01-1900		U	U	0	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	
45,000	231,827	0	276,827	0	276827	55,000.00	221827	246827	276,827	

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Alternate Key 3928033
Parcel ID 27-19-26-0020-000-10700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0889 Comp 3
PRC Run: 12/4/2024 By
Card # 1 of 1

Current Owner		
SEABROOKS LATINQUA K AND LERVESCA		
1852 HENIN CIR		
TAVARES	FL	32778

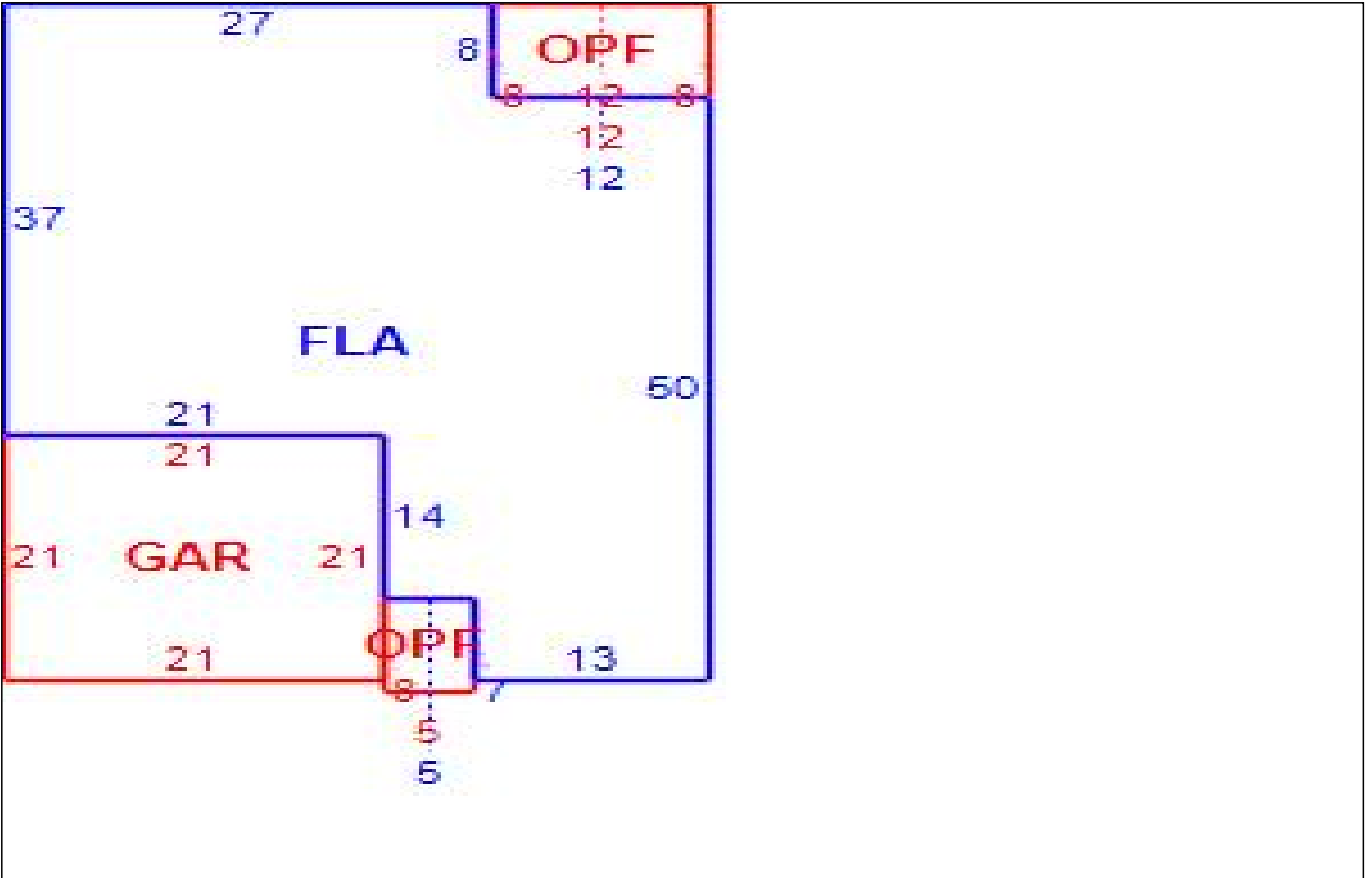
COMP 3

Property Location			
Site Address 1852 HENIN CIR			
TAVARES FL 32778			
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	11-13-202

Legal Description
ELMWOOD PB 75 PG 84-86 LOT 107 ORB 6194 PG 797

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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 231,827
Deprec Bldg Value 231,827		Multi Story	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,690	1,690	1690	Effective Area	1690	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	Base Rate	112.46	Quality Grade	675	Half Baths		
OPF	OPEN PORCH FINISHE	0	136	0	Building RCN	231,827	Wall Type	03	Heat Type	6	
						Condition	VG	Foundation	3	Fireplaces	
						% Good	100.00	Functional Obsol			
						Building RCNLD	231,827	Roof Cover	3	Type AC	03
TOTALS		1,690	2,267	1,690							

Alternate Key 3928033
 Parcel ID 27-19-26-0020-000-10700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0889 Comp 3
 PRC Run: 12/4/2024 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	22-656	05-03-2022	11-13-2023	219,212	0001	SFR 2238SF 1852 HENIN CIR	11-14-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023098836	6194	0797	05-18-2023	WD	Q	03	334,500		039	HOMESTEAD	2024	25000
2022061206	5948	0774	04-21-2022	WD	Q	05	3,963,800		059	ADDITIONAL HOMESTEAD	2024	25000
	0	0	01-01-1900		U	U	0					
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	
45,000	231,827	0	276,827	0	276827	50,000.00	226827	251827	276,827	

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