



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3827032

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

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

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

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	<i>2024-0890</i>	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 Smartresi 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 #	22-19-26-1600-000-01700 1221 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 <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> 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"/> 5 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 # 2024-0890	Alternate Key: 3827032	Parcel ID: 22-19-26-1600-000-01700
Petitioner Name RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1221 LONGVILLE CIR TAVARES	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SMARTERSI 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	\$ 324,949	\$ 324,949
2. Assessed or classified use value, *if applicable	\$ 290,660	\$ 324,949
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 290,660	\$ 324,949

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

Last Sale Date 12/15/2021 **Price:** \$321,500 Arm's Length Distressed Book 5864 Page 550

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3827032	3927932	3927939	3927927
Address	1221 LONGVILLE CIR TAVARES	1812 IRBY CT TAVARES	2003 GRIFFIN OAKS WAY TAVARES	1815 IRBY CT TAVARES
Proximity				
Sales Price		\$356,000	\$353,500	\$353,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	1.20%	0.80%
Adjusted Sale		\$304,024	\$304,717	\$303,303
\$/SF FLA	\$178.74 per SF	\$162.84 per SF	\$163.21 per SF	\$162.45 per SF
Sale Date		11/28/2023	9/18/2023	10/18/2023
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	1,818	1,867	-2450	1,867	-2450	1,867	-2450
Year Built	2005	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. 0.8%	-2450	-Net Adj. 0.8%	-2450	-Net Adj. 0.8%	-2450
		Gross Adj. 0.8%	2450	Gross Adj. 0.8%	2450	Gross Adj. 0.8%	2450
Adj. Sales Price	Market Value \$324,949 Value per SF 178.74	Adj Market Value	\$301,574	Adj Market Value	\$302,267	Adj Market Value	\$300,853

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.

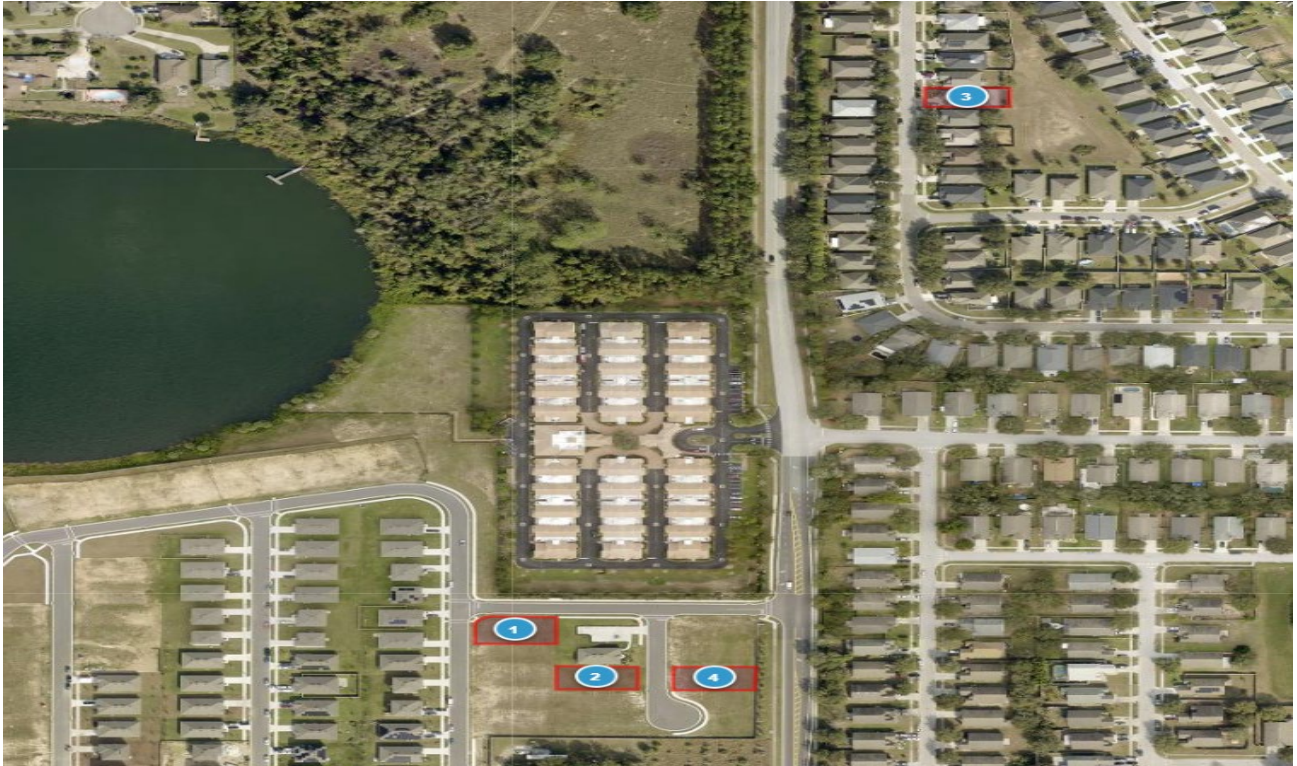
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: 

DATE 

2024-089C Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	3927939	2003 GRIFFIN OAKS WAY TAVARES	0
2	COMP 1	3927932	1812 IRBY CT TAVARES	0
3	SUBJECT	3827032	1221 LONGVILLE CIR TAVARES	-
4	COMP 3	3927927	1815 IRBY CT TAVARES	0
5				
6				
7				
8				

Alternate Key 3827032
 Parcel ID 22-19-26-1600-000-01700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0890 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

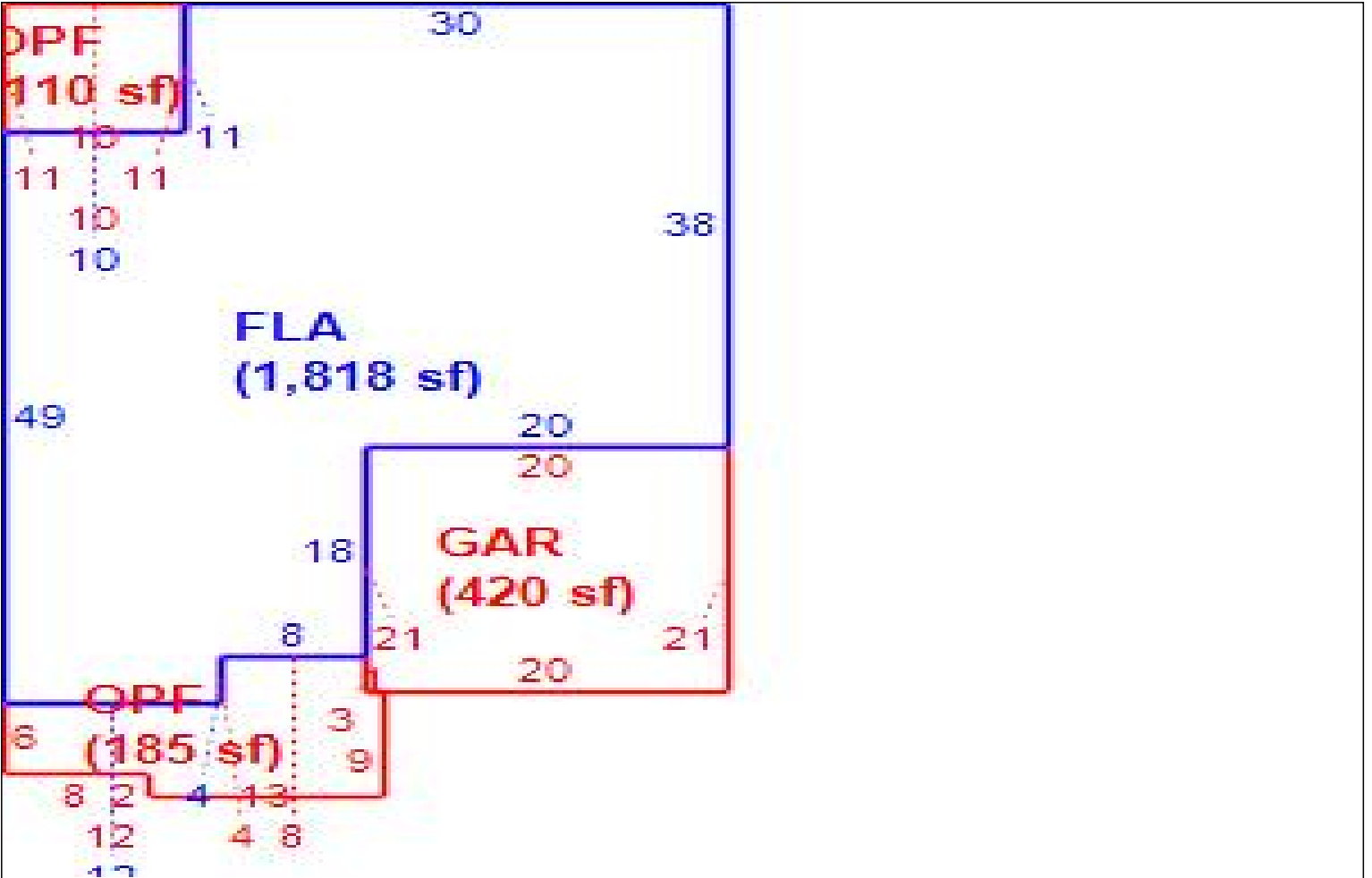
SUBJECT

Property Location		
Site Address 1221 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 17 ORB 5864 PG 550

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 256,133 Deprec Bldg Value 248,449 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	1,818	1,818	1818	2005	2005	R1		Bedrooms	3
GAR	GARAGE FINISH	0	420	0	Effective Area	1818	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	295	0	Base Rate	116.12	Quality Grade	680	Half Baths	0
					Building RCN	256,133	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS					Building RCNLD	248,449				

Alternate Key 3827032
 Parcel ID 22-19-26-1600-000-01700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0890 Subject
 PRC Run: 12/4/2024 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
2006	BR05-00719	06-17-2005	02-09-2006	163,555	0000	SFR 1221 LONGVILLE CIR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2021177771	5864	0550	12-15-2021	WD	Q	01	I	321,500				
2021167802	5850	1041	11-30-2021	WD	Q	01	I	321,500				
2021048144	5682	2066	03-30-2021	WD	Q	01	I	200,000				
	3381	2112	02-16-2007	WD	Q	Q	I	266,000				
	3057	0758	12-23-2005	WD	Q	Q	I	209,600				
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	248,449	0	324,949	5229	319720	0.00	319720	324949	324,949

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Alternate Key 3927932
 Parcel ID 27-19-26-0020-000-00600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0890 Comp 1
 PRC Run: 12/4/2024 By
 Card # 1 of 1

Current Owner		
GARCIA FRANDIMARYS V AND DIMARYS D		
1812 IRBY CT		
TAVARES	FL	32778

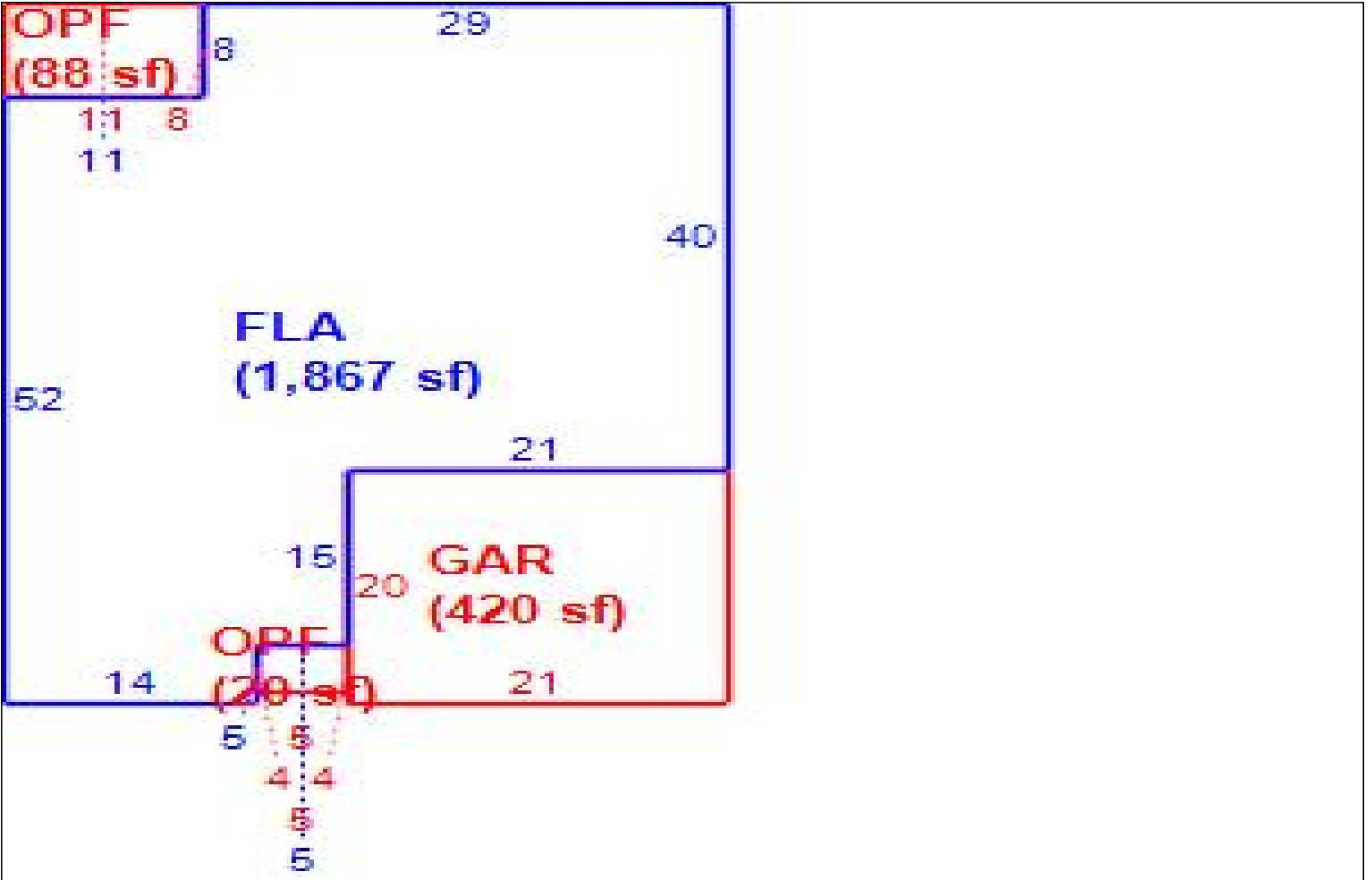
COMP 1

Property Location			
Site Address 1812 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 6 ORB 6251 PG 1025

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 250,283 Deprec Bldg Value 250,283 Multi Story



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,867	1,867	1867	2023	1867	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	111.97	Quality Grade	675	Half Baths	
OFF	OPEN PORCH FINISHE	0	108	0	Building RCN	250,283	Wall Type	03	Heat Type	6
				Condition		VG	Foundation	3	Fireplaces	
				% Good		100.00	Roof Cover	3	Type AC	03
				Functional Obsol						
TOTALS		1,867	2,395	1,867	Building RCNLD	250,283				

Alternate Key 3927932
 Parcel ID 27-19-26-0020-000-00600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0890 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	23-551	04-21-2023	02-23-2024	231,358	0001	SFR 4BR/2BA 1812 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	
2023147211	6251	1025	11-28-2023	WD	Q	03	I	356,000	039	HOMESTEAD	2025	25000
2022061206	5948	0774	04-21-2022	WD	Q	05	V	3,963,800	059	ADDITIONAL HOMESTEAD	2025	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	250,283	0	295,283	0	295283	50,000.00	245283	270283	295,283	

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Alternate Key 3927939
Parcel ID 27-19-26-0020-000-01300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0890 Comp 2
PRC Run: 12/4/2024 By
Card # 1 of 1

Current Owner		
ANDREALA KELLY & MANOLIN NEGRON JR		
2003 GRIFFIN OAKS WAY		
TAVARES	FL	32778

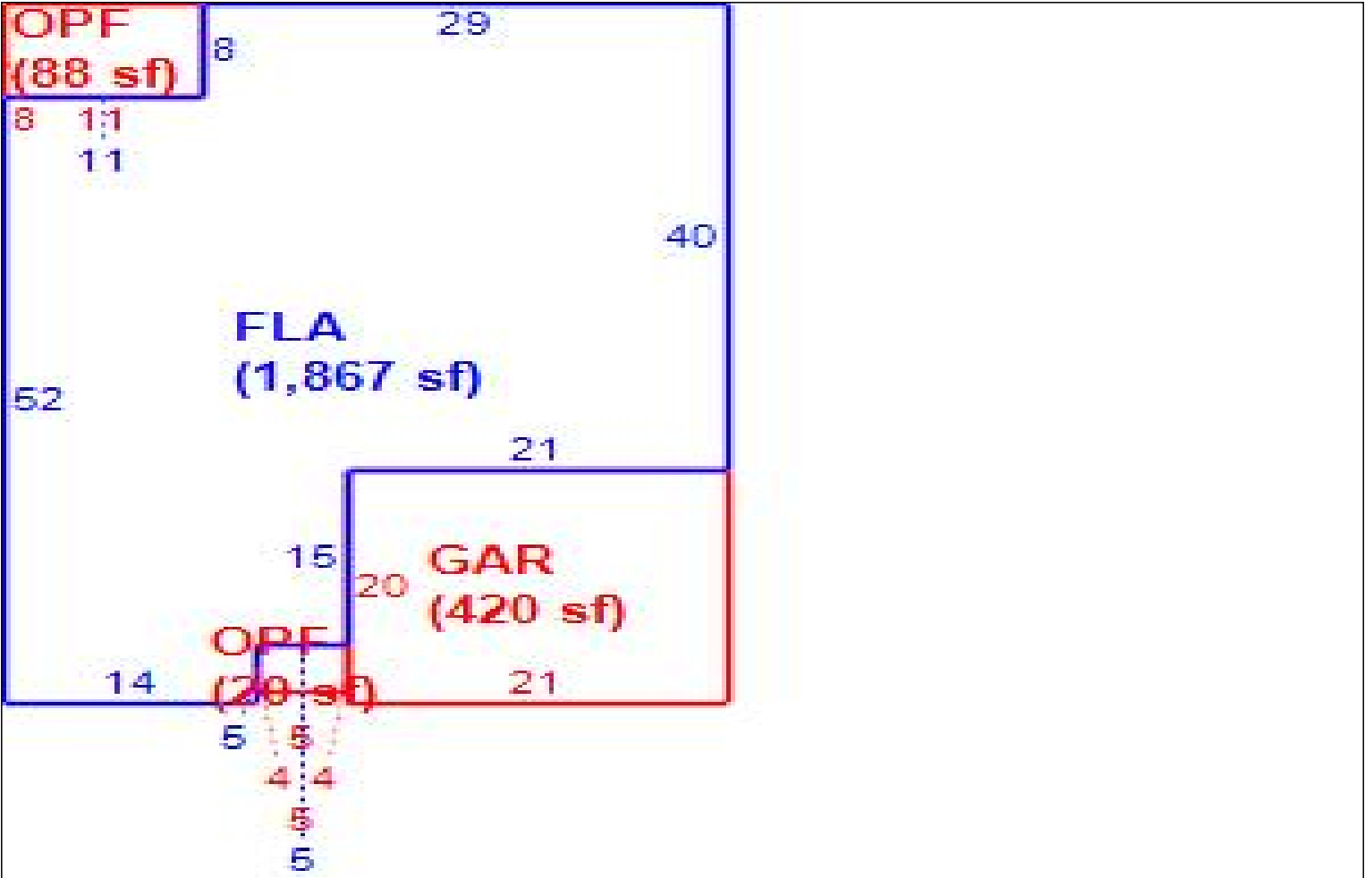
COMP 2

Property Location		
Site Address 2003 GRIFFIN OAKS 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 13 ORB 6215 PG 2403

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 250,283 Deprec Bldg Value 250,283 Multi Story



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,867	1,867	1867	2023	1867	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0		111.97	Quality Grade	675	Half Baths	
OPF	OPEN PORCH FINISHE	0	108	0		250,283	Wall Type	03	Heat Type	6
						VG	Foundation	3	Fireplaces	
						100.00	Roof Cover	3	Type AC	03
						Functional Obsol				
	TOTALS	1,867	2,395	1,867		250,283	Building RCNLD	250,283		

Alternate Key 3927939
 Parcel ID 27-19-26-0020-000-01300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0890 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	23-525	04-14-2023	11-13-2023	231,358	0001	SFR 3BD/2BA 2003 GRIFFIN OAKS WA	11-14-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023117384	6215	2403	09-18-2023	WD	Q	03	353,500		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	250,283	0	295,283	0	295283	50,000.00	245283	270283	295,283	

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Alternate Key 3927927
Parcel ID 27-19-26-0020-000-00100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0890 Comp 3
PRC Run: 12/4/2024 By
Card # 1 of 1

Current Owner		
SAY JIMMY L & BOLORTSETSEG B		
1815 IRBY CT		
TAVARES	FL	32778

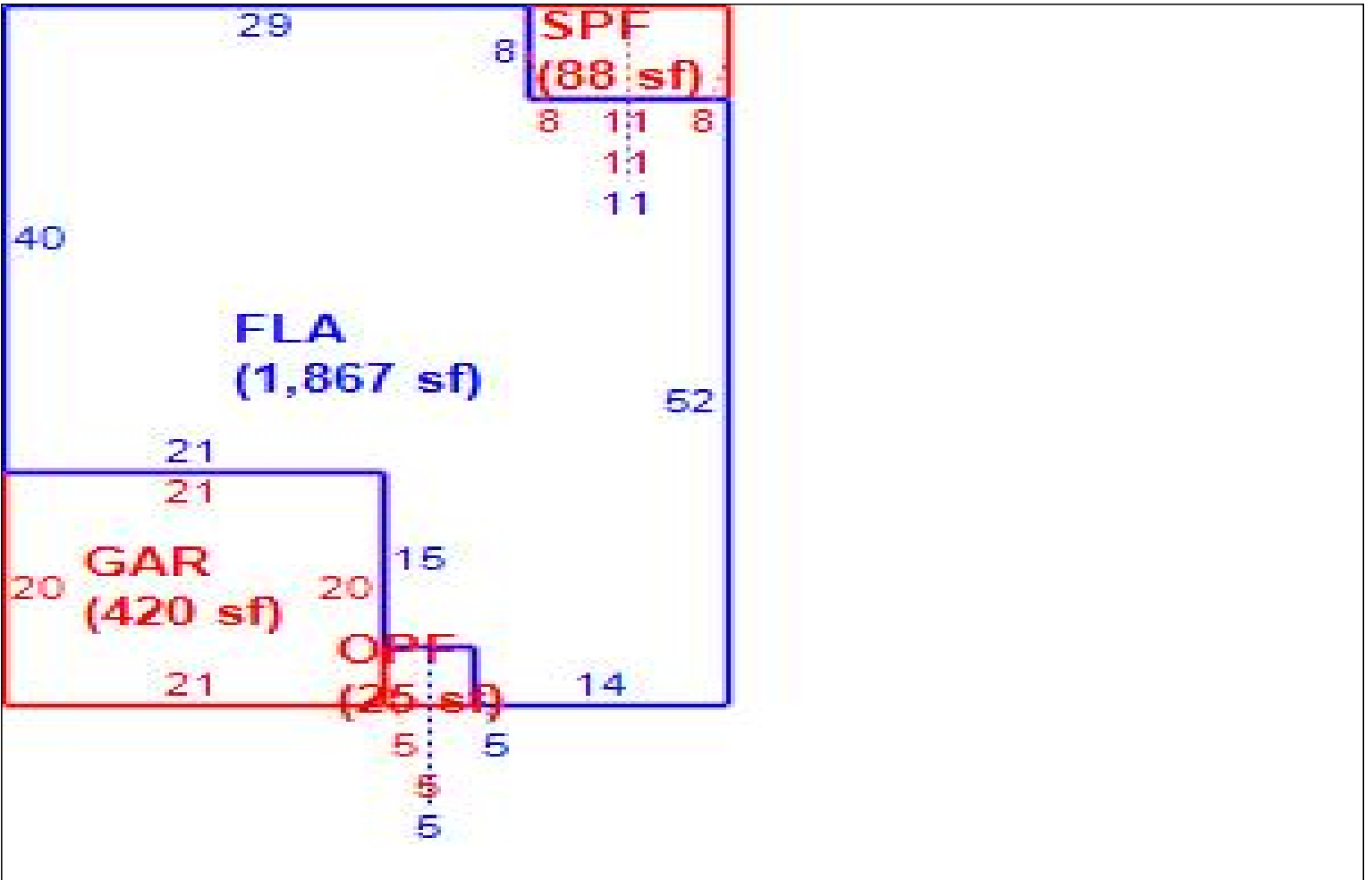
COMP 3

Property Location			
Site Address 1815 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 1 ORB 6230 PG 1468

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 250,716
Deprec Bldg Value 250,716		Multi Story	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,867	1,867	1867	Effective Area	1867	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	111.97	Quality Grade	675	Half Baths	
OPF	OPEN PORCH FINISHE	0	25	0	Building RCN	250,716	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	88	0	Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Functional Obsol			
TOTALS		1,867	2,400	1,867	Building RCNLD	250,716	Roof Cover	3	Type AC	03

Alternate Key 3927927
 Parcel ID 27-19-26-0020-000-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0890 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	23-526	04-20-2023	02-23-2024	231,358	0001	SFR 4BR/2BA 1815 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
2023129869	6230	1468	10-18-2023	WD	Q	03	353,500					
2022061206	5948	0774	04-21-2022	WD	Q	05	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	250,716	0	295,716	0	295716	0.00	295716	295716	295,716	

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