

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3936729

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.

	1, by reference, in rade 12D-10				<u> </u>	2.200
**	COMPLETED EN	GLERK OF THE WAL		The same of the sa		
Petition#	3024-0843	County Lake		x year 2024	Date received 9	.12.24
		COMPLETED BY TH			1985.4	9 P 3 AN
PART 1. T	axpayer Information		ALC: ALC: N		14	
	ame: Picket Homes; WCP SFR Prope	rties, LLC	Representative: Ry	/an, LLC c/o	Robert Peyton	
Mailing addi for notices	ress Ryan, LLC 16220 North Scottsdal Scottsdale, AZ 85254	e Rd, Ste 650	privoled address	16-22-25-010 15219 Silver		
Phone 954	I-740-6240		Email F	ResidentialAp	peals@ryan.com	1
The standar	rd way to receive information is	by US mail. If possible	e, I prefer to receive	information b	y 🗹 email 🗌	fax.
	ng this petition after the petition ents that support my statement		hed a statement of	the reasons I	filed late and any	
your evi	attend the hearing but would like dence to the value adjustment bo e. The VAB or special magistrat	oard clerk. Florida law a	llows the property ap	praiser to cros	ss examine or obje	ct to your
Type of Pro	pperty ☑ Res. 1-4 units ☐ Industrial ☐ Res. 5+ units ☐ Agric		s∏ High-water rech ☐ Vacant lots and a	_	listoric, commercial d Business machinery, e	•
PART 2. R	Reason for Petition Ch	eck one. If more than	one, file a separat	e petition.	18 343	1 1,20,4
☐ Denial o ☐ Parent/g ☐Property ☐Tangible return rec	operty value (check one). ☑ decret of classification grandparent reduction was not substantially complete personal property value (You required by s.193.052. (s.194.034) of taxes for catastrophic event	on January 1 nust have timely filed a	(Include a date- a_Qualifying improv	filing of exemplestamped coperate (s. 193.1)	otion or classificat y of application.)	ange of
deterr 5 Enter by the	chere if this is a joint petition. A mination that they are substanti the time (in minutes) you think you requested time. For single joint	ally similar. (s. 194.01 ou need to present you	1(3)(e), (f), and (g), r case. Most hearing	F.S.) gs take 15 min	utes. The VAB is r	
group My wi	tnesses or I will not be available	e to attend on specific	dates. I have attach	ed a list of da	ites.	
evidence di appraiser's	he right to exchange evidence virectly to the property appraiser evidence. At the hearing, you l	at least 15 days befor have the right to have	e the hearing and n witnesses sworn.	nake a writter	request for the p	roperty
of your propinformation	he right, regardless of whether perty record card containing info redacted. When the property a prify you how to obtain it online	ormation relevant to th	e computation of yo	our current as	sessment, with co	nfidential

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		A second
Complete part 3 if you are representing yourself or if you are authority without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	for representation to this form.	
I authorize the person I appoint in part 5 to have access to any Under penalties of perjury, I declare that I am the owner of the prepetition and the facts stated in it are true.	confidential information related operty described in this petition	I to this petition. and that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signat	ure	
Complete part 4 if you are the taxpayer's or an affiliated entity's erepresentatives.	employee or you are one of the	following licensed
l am (check any box that applies): An employee of	(taxpayer or an affiliate	ed entity).
A Florida Bar licensed attorney (Florida Bar number		,,
A Florida real estate appraiser licensed under Chapter 475, F	Florida Statutes (license number	r <u>RD6182</u>).
\square A Florida real estate broker licensed under Chapter 475, Flor).
☐ A Florida certified public accountant licensed under Chapter 4	173, Florida Statutes (license nu	mber).
I understand that written authorization from the taxpayer is requirappraiser or tax collector.	ed for access to confidential info	rmation from the property
Under penalties of perjury, I certify that I have authorization to file am the owner's authorized representative for purposes of filing the under s. 194.011(3)(h), Florida Statutes, and that I have read this	nis petition and of becoming an	agent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not listed	l in part 4 above.	
☐ I am a compensated representative not acting as one of the I AND (check one)	icensed representatives or emp	loyees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requirent taxpayer's authorized signature OR ☐ the taxpayer's authorized	nents of Part II of Chapter 709, I I signature is in part 3 of this for	F.S., executed with the m.
☐ I am an uncompensated representative filing this petition ANI	D' (check one)	
the taxpayer's authorization is attached OR the taxpayer's	s authorized signature is in part	3 of this form.
I understand that written authorization from the taxpayer is requiappraiser or tax collector.	red for access to confidential in	formation from the property
Under penalties of perjury, I declare that I am the owner's autho becoming an agent for service of process under s. 194.011(3)(h facts stated in it are true.	rized representative for purpose), Florida Statutes, and that I ha	es of filing this petition and of ave read this petition and the
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	<u>IDENTIA</u>	L			
Petition #	ŧ	2024-0893		Alternate K	ey: 3926729	Parcel	D: 16-22-25-010	0-000-01700
Petitioner Name		RYAN, LLC		Droporty	45240 CH VI		Check if Mul	tiple Parcels
The Petitioner is: Other, Explain:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property Address		ER EAGLE RE /ELAND	,	
Owner Name	WCP SFF	R PROPERT	TES LLC	Value from TRIM Notice	Value Beleix	e Board Actio	i value atter B	oard Action
1. Just Value, red	quired			\$ 426,4	55 \$	426,45	55	
2. Assessed or c	•	ue, *if appli	cable	\$ 426,4	55 \$	426,45		
3. Exempt value,				\$	-	·		
4. Taxable Value				\$ 426,4	55 \$	426,45	55	
*All values entered	-	v taxable va	lues, School and					
Last Sale Date	7/20/2022		ce: \$413	_	✓ Arm's Length		Book <u>6008</u> P	age <u>2384</u>
ITEM	Subje	ct	Compara	ible #1	Compara	ble #2	Compara	ble #3
AK#	392672		39267		39267		39267	
Address	15219 SILVER GROVEL		15175 SILVER GROVE		15179 SILVER GROVEI		15227 SILVER GROVEL	
Proximity			920 FE	EET	810 FE	ET	100 FE	ET
Sales Price			\$477,0	000	\$450,0	00	\$468,9	00
Cost of Sale			-15%		-15%		-15%	
Time Adjust			3.20		0.80		4.00%	
Adjusted Sale	•		\$420,7		\$386,1		\$417,3	
\$/SF FLA	\$170.72 p	er SF	\$173.56	•	\$144.07		\$153.31 p	
Sale Date			4/7/20	_	10/26/2	_	2/28/20	_
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,498		2,424	3700	2,680	-9100	2,722	-11200
Year Built	2022		2022	0.00	2022	0.100	2023	11200
Constr. Type	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD		GOOD		GOOD		GOOD	1
Baths	3.		3.		3.		2.	7500
Garage/Carport	GARAGE		GARAGE		GARAGE	10000	GARAGE	
Porches	OPF/OPF		OPF/SPF	-2000	OPF/OPF	-4000	OPF/SPF	-2000
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	NONE		NONE		NONE		NONE	
Site Size	.26 AC		.26 AC		.29 AC		.33 AC	
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	CONSERVATION		CONSERVATIO	N	CONSERVATION	1	CONSERVATION	•
			Net Adj. 0.4%	1700	-Net Adj. 0.8%	-3100	-Net Adj. 1.4%	-5700
			Gross Adi. 1.4%	5700	Gross Adi. 6.0%	23100	Gross Adi. 5.0%	20700

\$422,414

Adj Market Value

\$383,000

Adj Market Value

\$411,621

Adj Market Value

Market Value

Value per SF

Adj. Sales Price

\$426,455

170.72

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: R. Bryan Boone DATE 12/6/2024

2024-0893 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	1	3926718	15175 SILVER EAGLE RD GROVELAND	920 FEET
2	3	3926731	15227 SILVER EAGLE RD GROVELAND	100 FEET
3	2	3926719	15179 SILVER EAGLE RD GROVELAND	810 FEET
4	SUBJECT	3926729	15219 SILVER EAGLE RD GROVELAND	-
5				
6				
7				
8				

Alternate Key 3926729 Parcel ID 16-22-25-0100-000-01700

Current Owner WCP SFR PROPERTIES LLC C/O PICKET REALTY SERVICES ATTN

SILVER EAGLE RESERVE PB 75 PG 18-21 LOT 17 ORB 6008 PG 2384

SEATTLE WA 98104

1

Sec

1

of 1

318 1ST AVE S STE 310

LCPA Property Record Card Roll Year 2024 Status: A

subject

2024-0893 Subject 12/6/2024 By bboone PRC Run:

Card # of 1

Multi Story

96,250

Property Location

Site Address 15219 SILVER EAGLE RD

GROVELAND FL 34736 0532 00GR NBHD

Property Use Last Inspection MHS 03-10-202

Mill Group

Deprec Bldg Value 330,205

00100 SINGLE FAMILY Legal Description

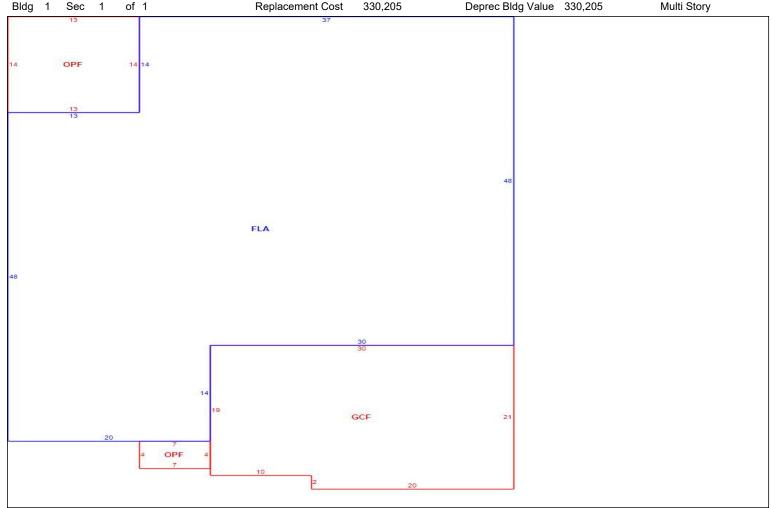
Land Lines Notes Unit Depth Phys Use Loc Shp Land Front Depth Units Class Val Code Adj Price Factor Factor Factor Factor Value 0 0 1.00 LT 2.75 0100 35,000.00 0.0000 1.000 1.000 0

Total Acres 0.00 JV/Mkt 0 Total Adj JV/Mkt 96,250

Classified JV/Mkt 96,250 Classified Adj JV/Mkt Classified Acres 0 0 Sketch

330,205

Replacement Cost



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,498	2,498	2498	Effective Area	2498			E. II D. H.	_
GAR	GARAGE FINISH	0	610	0	Base Rate	109.84	No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	210	0	Building RCN	330,205	Quality Grade	680	Half Baths	
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	Trail Type	03	riout Typo	١
					Functional Obsol		Foundation	3	Fireplaces	
	TOTALS	2,498	3,318	2,498	Building RCNLD	330,205	Roof Cover	3	Type AC	03

Alternate Key 3926729 Parcel ID 16-22-25-0100-000-01700

LCPA Property Record Card Roll Year 2024 Status: A

2024-0893 Subject
PRC Run: 12/6/2024 By bboone
Card # 1 of 1

Parcel ID	16-22-	25-010	U-UUU-I	01700		Rol	I Yea	r 202	24 Sta	ıtus: A			Card #	1	of 1
						*Only			laneous F	eatures re reflected b	olow				
Code		Descrip	tion		Un		Type		nit Price	Year Blt	Effect Y	RCN	%Good	ΙΔn	r Value
Code		Descrip	lion		1 011	1115	туре	UI	IILFIICE	Teal Dit	LIIECI II	KON	/0G000	Αρ	ı value
Roll Year	Permit	ID	Issue D	oto /	Comp [Ooto I	Λ ~	Bui nount	Iding Peri	mits	Descrip	ation	Review D	oto (CO Date
	2107-015		08-31-20				AII	355,19		SFR 15219 S			03-10-20		50 Date
2023	2107-013	'	00-31-20	3-31-2021 03-10-2023				555, 15	0001	011013213	ILVLIXLA	OLL ND	03-10-20	,23	
				Sales	Inform	ation						Exer	nptions		
Instrume	ent No	Book	/Page	Sale	Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
202211	10991	6008	2384	07-20	-2022	WD	Q	03	ı	413,900					
202108	88763	5739	1382	06-18	-2021	WD	Q	05	V	574,600					
													Total		0.00
				•				Val	lue Summ	arv	-				
		. Value		Value	Morle					and Value (Val Drav	

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
96,250	330,205	0	426,455	0	426455	0.00	426455	426455	415,879

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Alternate Key 3926718

Parcel ID 16-22-25-0100-000-00600

Current Owner KURZ KAREN 15175 SILVER EAGLE RD **GROVELAND** 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 1

2024-0893 Comp 1 PRC Run: 12/6/2024 By

Card # 1 of 1

Property Location

Site Address 15175 SILVER EAGLE RD GROVELAND FL 34736

Mill Group 00GR NBHD 0532

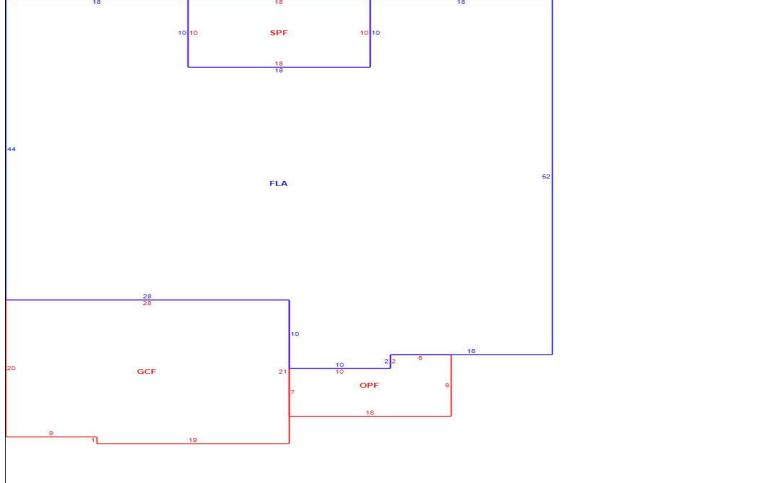
Property Use Last Inspection 00100 SINGLE FAMILY MHS 03-10-202

Legal Description

SILVER EAGLE RESERVE PB 75 PG 18-21 LOT 6 ORB 6122 PG 2419

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	,		1.00 LT	35,000.00	0.0000	2.75	1.000	1.000	0	96,250		
	Cl	Total A		0.00	JV/Mkt 0	250			l II Adj JV/MI II Adj IV/MI			96,250

Classified Acres Classified JV/Mkt|96,250 Classified Adj JV/Mkt| Sketch Bldg 1 325,129 Deprec Bldg Value 325,129 Multi Story Sec 1 of 1 Replacement Cost



	Building S	Sub Areas			Building Valuati	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,424	2,424	2424	Effective Area	2424			E. II D. H.	
GAR	GARAGE FINISH	0	579	0	Base Rate	110.69	No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	124	0	Building RCN	325,129	Quality Grade	680	Half Baths	
SPF	SCREEN PORCH FINIS	"	180	"	Condition	VG	M/- II To and		Heat Ton	_
					% Good	100.00	Wall Type	03	Heat Type	6
					Functional Obsol	100.00	Foundation	3	Fireplaces	
					Functional Obsol			·	•	
	TOTALS	2,424	3,307	2,424	Building RCNLD	325 129	Roof Cover	3	Type AC	03

Alternate Key 3926718 Parcel ID 16-22-25-0100-000-00600

Land Value

96,250

Bldg Value

325.129

Misc Value

LCPA Property Record Card Roll Year 2024 Status: A

2024-0893 Comp 1 PRC Run: 12/6/2024 By

Card # 1 of 1

					110		11 202		itus. A					
						y the f	first 10		re reflected b					
Code		Descrip	otion	l	Inits	Туре	Uı	nit Price	Year Blt	Effect Y	r RCN	%Good	Apr	· Value
D 111/	<u> </u>	15			D . I			ilding Per	mits			D : F		NO D 1
					Date	An	nount	Type	055 45475	Descri		Review D		O Date
2023				03-10	-2023			1 0001	SFR 15175 S	SILVER E	AGLE RD	03-10-20)23	
				Sales Infor	mation						Exer	nptions		
Instrum	ent No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
202304		6122	1	04-07-2023	WD	Q	01		477,000		HOMESTEA		2024	25000
20221		6008	2199	07-29-2022		Q	03	l i	413,900		ADDITIONAL HOM	ESTEAD	2024	
202112		5792	2474	09-03-202		Q	05	V	297,300					
									,					
												Total		50,000.00
		<u></u>				<u> </u>		<u></u>				Total		50,000.00
							Va	lue Sumn	nary					

Deferred Amt

Market Value

421,379

Assd Value

421379

Cnty Ex Amt

50,000.00

Co Tax Val

371379

Sch Tax Val Previous Valu

411,046

396379

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Alternate Key 3926719

Parcel ID 16-22-25-0100-000-00700

Current Owner

ROSARIO JOSE AND KAYLA Y ORTEGA

15179 SILVER EAGLE RD

GROVELAND 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 2

2024-0893 Comp 2 PRC Run: 12/6/2024 By

Card # 1 of 1

Property Location

Site Address 15179 SILVER EAGLE RD

GROVELAND FL 34736 00GR NBHD 0532

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY MHS 03-09-202

Legal Description

SILVER EAGLE RESERVE PB 75 PG 18-21 LOT 7 ORB 6235 PG 680

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Берш	Adj	Offics	Price		actor Factor Factor		Factor	Class vai	Value
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.75	1.000	1.000	0	96,250
	Total Acres 0.00				JV/Mkt 0			ıl Adj JV/Mk		96,250		
	Cla	assified A	cres	01	Classified JV/Mkt 96	3,250		Classified	d Adj JV/Mk	tl		0

Sketch Bldg 1 1 of 1 Replacement Cost 320,619 Deprec Bldg Value 320,619 Multi Story 1 Sec OPF GCF

	Building S	Sub Areas			Building Valuatio	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,120	1,120	1120	Effective Area	2680	Na Ctarias	0.00	Full Baths	
FUS	FINISHED AREA UPPER	1,560	1,560	1560	Base Rate	99.63	No Stories	2.00	ruii batris	3
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	420 415	0	Building RCN	320,619	Quality Grade	680	Half Baths	
011	OF ENT OROTT INIONE		415	0	Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	TVall Type	03	ricat Type	١
					Functional Obsol		Foundation	3	Fireplaces	
	TOTALS	2,680	3,515	2,680	Building RCNLD	320.619	Roof Cover	3	Type AC	03

Alternate Key 3926719 Parcel ID 16-22-25-0100-000-00700

LCPA Property Record Card Roll Year 2024 Status: A

2024-0893 Comp 2 PRC Run: 12/6/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Code Туре Unit Price Year Blt Effect Yr RCN %Good Description Apr Value **Building Permits** Roll Year Permit ID Issue Date Review Date CO Date Comp Date Amount Type Description 03-09-2023 2109-0195 381,892 SFR 15179 SILVER EAGLE RD 11-02-2021 0001 03-10-2023 2023

			Sales Inform	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023133829 2022137089 2021126082	6235 6039 5792	0680 0961 2474	10-26-2023 09-30-2022 09-03-2021	WD WD WD	QQQ	01 03 05	 	450,000 425,000 297,300	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
									Total 50,00			
						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
96.250	320.619	0	416.869	0	416869	50.000.00	366869	391869	406.610

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Alternate Key 3926731

Parcel ID 16-22-25-0100-000-01900

Current Owner

PRASHAD RAMANAND & CHANDRATARAM

15227 SILVER EAGLE RD

GROVELAND 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 3

2024-0893 Comp 3 PRC Run: 12/6/2024 By

Card # 1 of 1

Property Location

Site Address 15227 SILVER EAGLE RD

GROVELAND FL 34736 00GR NBHD

Mill Group 0532 Property Use Last Inspection

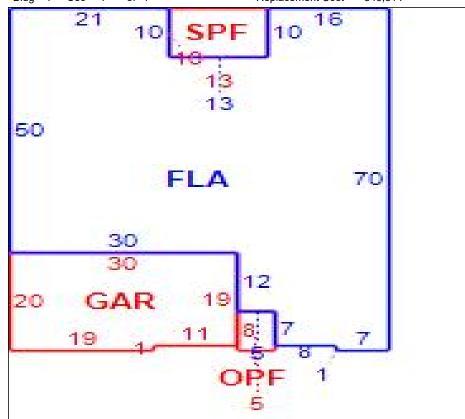
SINGLE FAMILY 00100 CJC 07-31-202

Legal Description

SILVER EAGLE RESERVE PB 75 PG 18-21 LOT 19 ORB 6108 PG 597 6355 PG 643 ORB 6358 PG 1400

Lan	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 L	_T	35,000.00	0.0000	2.75	1.000	1.000	0	96,250	
	Total Acres 0.00 JV/Mkt 0							Total Adj JV/Mkt				96,250		
Classified Acres 0 Classified JV/Mkt 96,25						,250	Classified Adj JV/Mkt				0			

Sketch Bldg Sec 1 of 1 Replacement Cost 346,814 Deprec Bldg Value 346,814 Multi Story 1



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	4
	FINISHED LIVING AREA	2,722	2,722	2722	Effective Area	2722			E !! D !!	
GAR	GARAGE FINISH	0	589	0	Base Rate	108.78	No Stories	1.00	Full Baths	2
OPF SPF	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	40 130	0	Building RCN	346,814	Quality Grade	680	Half Baths	
		Ü		·	Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	114	00		١
					Functional Obsol		Foundation	3	Fireplaces	
	TOTALS	2,722	3,481	2,722	Building RCNLD	346,814	Roof Cover	3	Type AC	03

Alternate Key 3926731 Parcel ID 16-22-25-0100-000-01900

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0893 Comp 3 12/6/2024 By

Card # 1 of 1

	Non-road zozi otataor A													
	Miscellaneous Features *Only the first 10 records are reflected below													
Code														
PAV5	PAVING	750.00	SF	5.83	2023	2023	4373.00	100.00	4,373					

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date						
2027	2310-0005 2206-0102	10-10-2023 07-08-2022	03-21-2024 07-31-2023	1 452,283	0003	PAVER DECK SFR 15227 SILVER EAGLE RD	03-21-2024 11-15-2023							

			Sales Inform	Exemptions										
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2024077234	6358	1400	06-11-2024	QC	U	11	- 1	0	039	HOMESTEAD	2024	25000		
2024074472	6355	0643	06-11-2024	QC	U	11	1	100	059	ADDITIONAL HOMESTEAD	2024	25000		
2023029670	6108	0597	02-28-2023	WD	Q	03	- 1	468,900						
2022077304	5968	1966	05-26-2022	WD	Q	05	V	119,000						
	0	0	01-01-1900		U	U		0						
												50 000 00		
									Total 50,000.0					
						Val	ua 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
96.250	346.814	4.373	447.437	0	447437	50.000.00	397437	422437	50.256

^{***}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.***