



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3812844**

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 #	2024-0895	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: Tricon Residential; Sfr Jv-1 Property Llc		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 #	03-22-24-0310- 000-15500 4081 Lake Bluff Drive
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 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 # 2024-0895	Alternate Key: 3812844	Parcel ID: 03-22-24-0310-000-15500
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 4081 LAKE BLUFF DR MASCOTTE	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR JV-1 2021-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 287,146	\$ 287,146
2. Assessed or classified use value, *if applicable	\$ 287,146	\$ 287,146
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 287,146	\$ 287,146

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

Last Sale Date 10/26/2021 **Price:** \$100 Arm's Length Distressed Book 5836 Page 2259

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3812844	3812824	3782914	3812740
Address	4081 LAKE BLUFF DR MASCOTTE	8022 CARDINAL WINDS LN	5052 PINE NEEDLE DR MASCOTTE	4074 LAKE BLUFF DR MASCOTTE
Proximity		290 FEET	.35 MILE	100 FEET
Sales Price		\$300,000	\$280,000	\$300,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	0.40%	0.00%
Adjusted Sale		\$256,200	\$239,120	\$255,000
\$/SF FLA	\$155.05 per SF	\$198.30 per SF	\$192.22 per SF	\$177.70 per SF
Sale Date		11/21/2023	11/30/2023	4/1/2024
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	1,852	1,292	42000	1,244	45600	1,435	31275
Year Built	2003	2003		2000		2002	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Baths	2.0	2.0		2		2.0	
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/SPU	SPF/EPF	-5000	OPF/PAT	3000	SPF/SPU	
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	.24 AC		.27 AC		.24 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 14.4%	37000	Net Adj. 20.3%	48600	Net Adj. 12.3%	31275
		Gross Adj. 18.3%	47000	Gross Adj. 20.3%	48600	Gross Adj. 12.3%	31275
Adj. Sales Price	Market Value \$287,146	Adj Market Value	\$293,200	Adj Market Value	\$287,720	Adj Market Value	\$286,275
	Value per SF 155.05						

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.

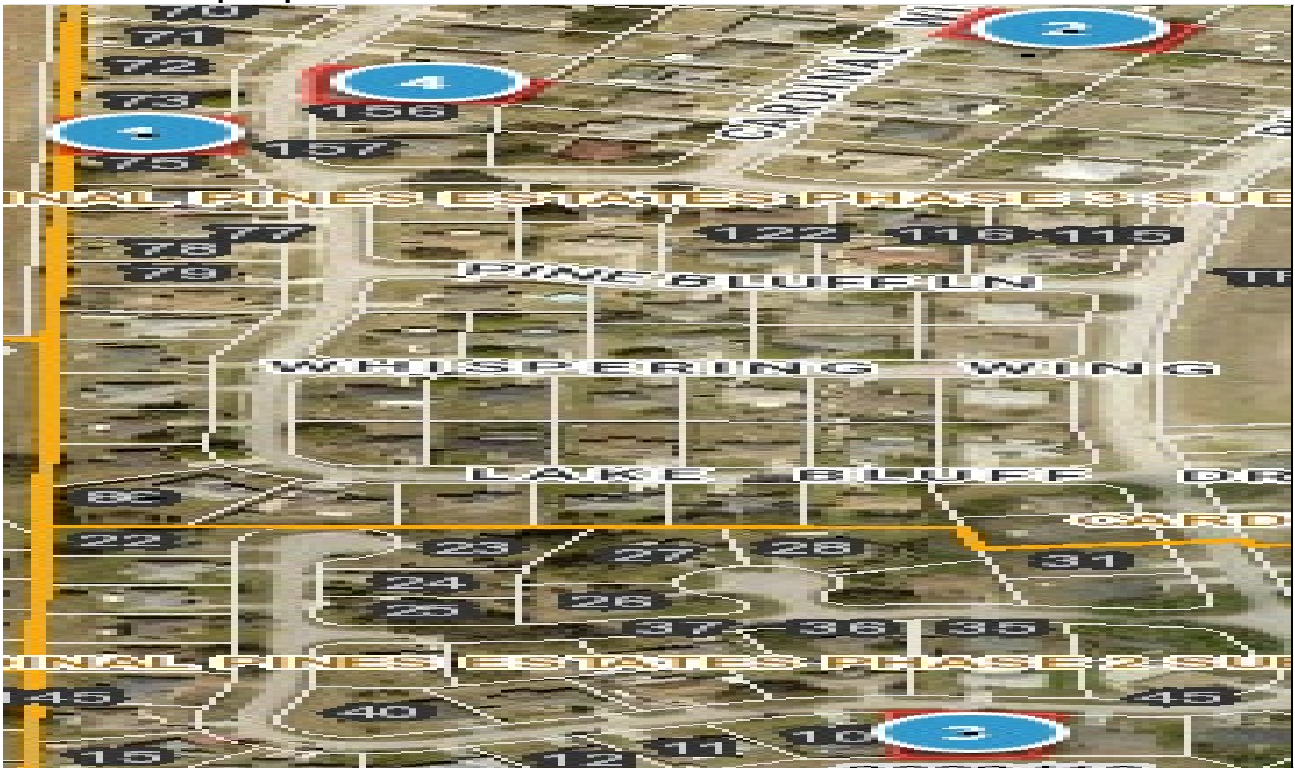
Petitioners comps 1 & 2 are from same sub as subject but are 2024 sales, comp 3 is a low outlier sale from 1.20 miles away, comps 4-6 are from a sub 1.75 miles away. The subject sub had good 2023 sales which were not used. Our comps are all from the same sub as subject and shows value of subject is in range.

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 11/15/2024

2024-0895 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	3812740	4074 LAKE BLUFF DR MASCOTTE	100 FEET
2	1	3812824	8022 CARDINAL WINDS LN MASCOTTE	290 FEET
3	2	3782914	5052 PINE NEEDLE DR MASCOTTE	.35 MILE
4	SUBJECT	3812844	4081 LAKE BLUFF DR MASCOTTE	
5				
6				
7				
8				

Alternate Key 3812844
Parcel ID 03-22-24-0310-000-15500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0895 Subject By bboone
PRC Run: 11/15/2024
Card # 1 of 2

Current Owner		
SFR JV-1 2021-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 1508 BROOKHOLLOW DR		
SANTA ANA	CA	92705

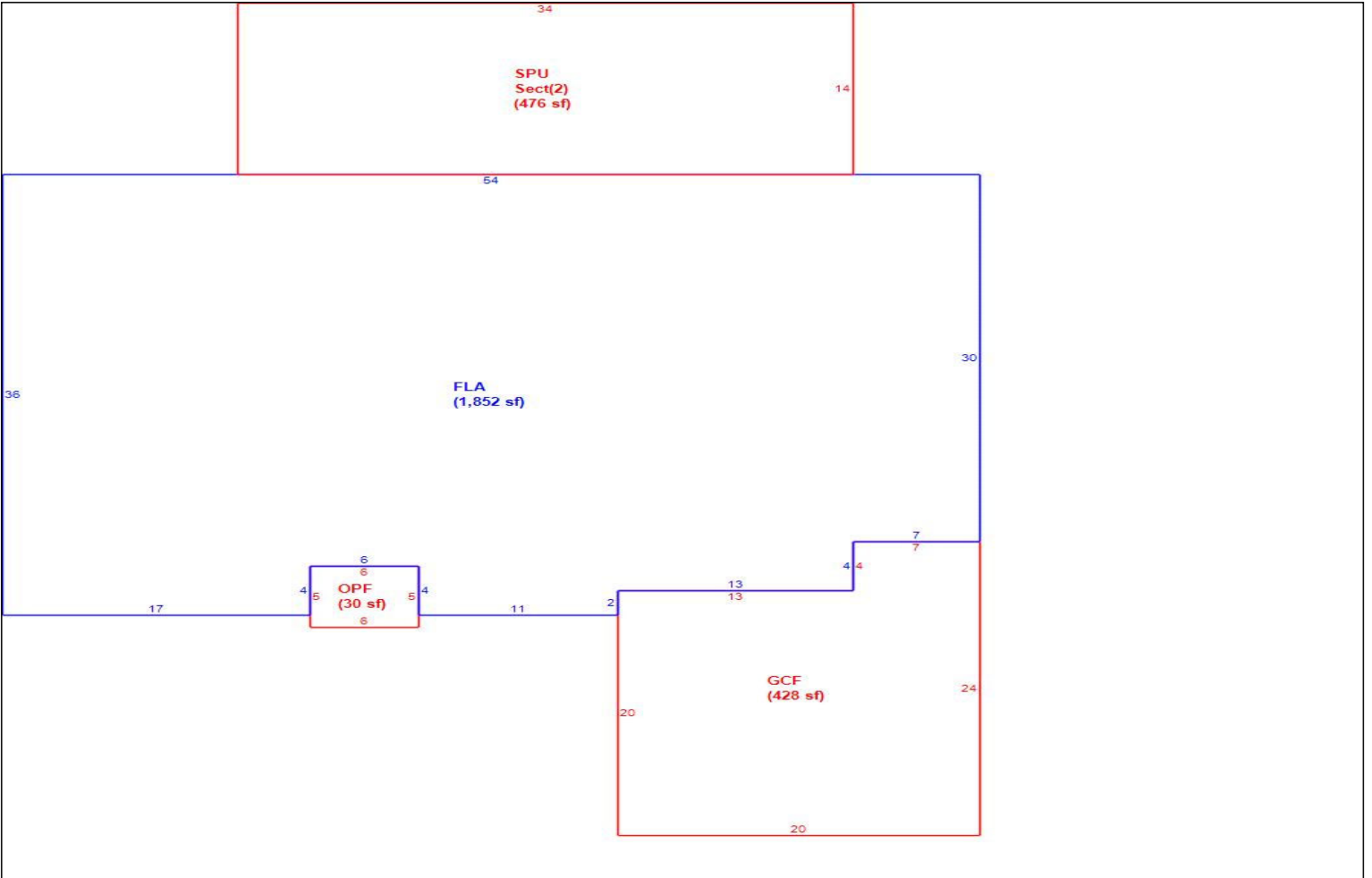
subject

Property Location		
Site Address 4081 LAKE BLUFF DR		
MASCOTTE FL 34753		
Mill Group	00MA	NBHD 3349
Property Use		Last Inspection
00100	SINGLE FAMILY	RBB 05-09-202

Legal Description
CARDINAL PINES ESTATES PHASE 3 PB 46 PG 77-79 LOT 155 ORB 5836 PG 2259

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	2
Replacement Cost	240,799		Deprec Bldg Value	233,575	
Multi Story	0				



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,852	1,852	1852	Effective Area	1852	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	428	0	Base Rate	108.81	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	240,799	Condition	EX	Wall Type	03
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,852	2,310	1,852	Building RCNLD	233,575				

Alternate Key 3812844
 Parcel ID 03-22-24-0310-000-15500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0895 Subject By bboone
 PRC Run: 11/15/2024
 Card # 2 of 2

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	
2022 2004	SALE 038-03-03B	01-01-2021 03-17-2003	05-09-2022 12-09-2003	1 105,901	0099 0000	CHECK VALUE SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2021158135	5836	2259	10-26-2021	WD	U	11	I	100				
2021090903	5742	1243	06-25-2021	WD	Q	01	I	267,000				
2021056474	5684	1988	04-15-2021	WD	Q	01	I	162,200				
2021025517	5649	2416	02-23-2021	QC	U	11	I	0				
	4136	1200	03-08-2012	WD	U	U	I	76,000				
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	242,146	0	287,146	0	287146	0.00	287146	287146	279,621	

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 3812824
Parcel ID 03-22-24-0310-000-13600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0895 Comp 1
PRC Run: 11/15/2024 By
Card # 1 of 1

Current Owner		
LAZAR NATALIE AND SHAWN BURNS		
8022 CARDINAL WINDS LN		
MASCOTTE	FL	34753

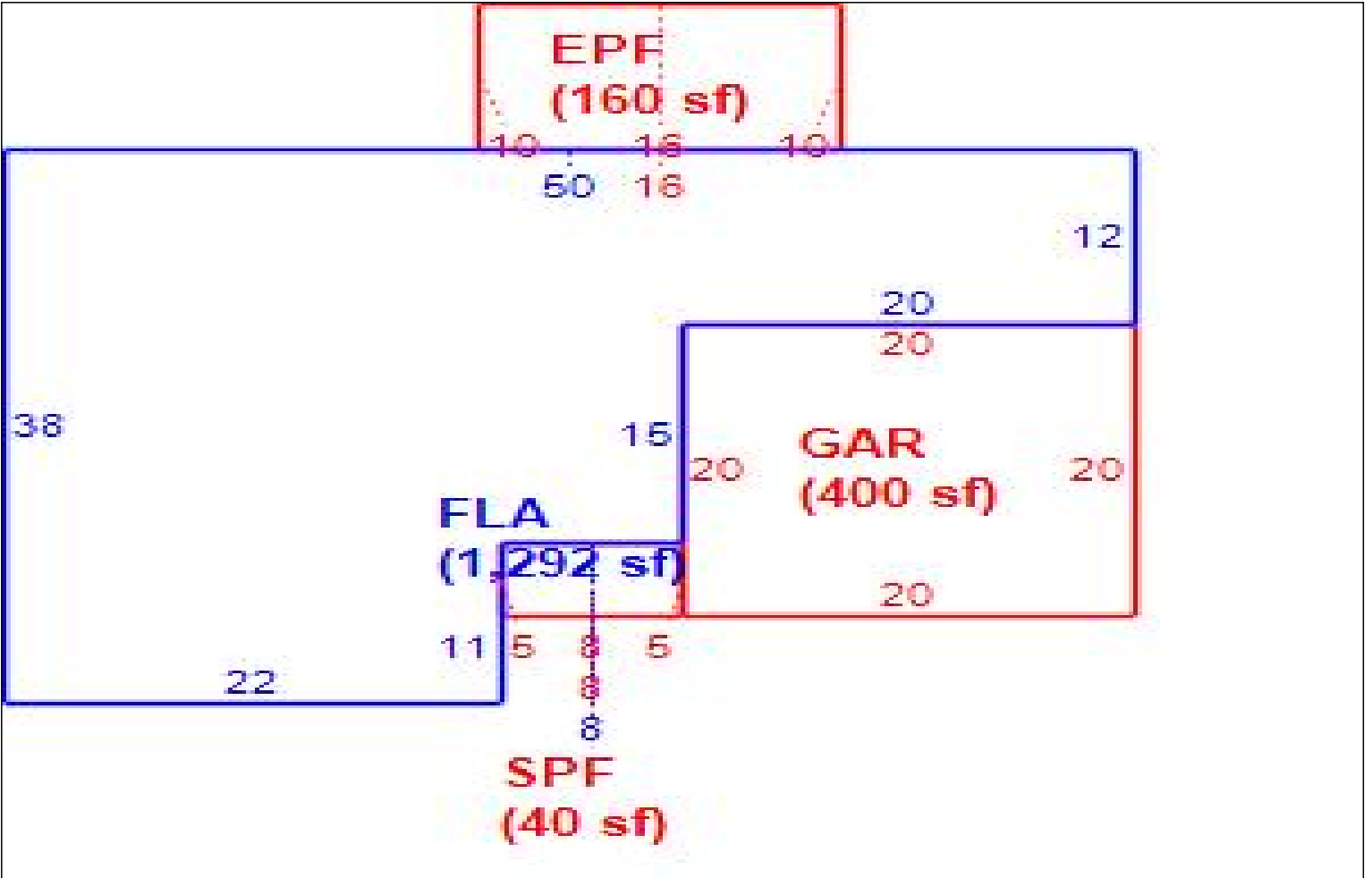
comp 1

Property Location		
Site Address 8022 CARDINAL WINDS LN		
MASCOTTE FL 34753		
Mill Group	00MA	NBHD 3349
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 03-22-202

Legal Description
CARDINAL PINES ESTATES PHASE 3 PB 46 PG 77-79 LOT 136 ORB 6253 PG 243

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 187,740 Deprec Bldg Value 182,108 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3	
EPF	ENCLOSED PORCH FIN	0	160	0	2003	1292	113.14	No Stories	1.00	Full Baths	2	
FLA	FINISHED LIVING AREA	1,292	1,292	1,292				Quality Grade	670	Half Baths	0	
GAR	GARAGE FINISH	0	400	0				Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	40	0				Foundation	3	Fireplaces	0	
TOTALS		1,292	1,892	1,292				Building RCNLD	182,108	Roof Cover	3	Type AC 03

Alternate Key 3812824
 Parcel ID 03-22-24-0310-000-13600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0895 Comp 1
 PRC Run: 11/15/2024 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	
2018	SALE	01-01-2017	04-20-2018	1	0099	CHECK VALUE	04-20-2018		
2011	263-10-04B	04-19-2010	11-29-2010	5,325	0002	GLASS RM 10X16 UNDER EXT ROOF	11-29-2010		
2004	176-03-09B	09-05-2003	02-09-2004	80,529	0000	SFR 3/2			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023148424	6253	0243	11-21-2023	WD	Q	01	I	300,000				
2021166895	5849	0573	11-22-2021	WD	Q	01	I	261,000				
2017091854	4991	1854	08-08-2017	WD	Q	Q	I	154,000				
	2484	0119	12-29-2003	WD	Q	Q	I	124,300				
	2398	2310	08-27-2003	WD	Q	Q	V	15,000				
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	182,108	0	227,108	0	227108	0.00	227108	227108	221,653	

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 3782914
Parcel ID 03-22-24-0305-000-00900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0895 Comp 2
PRC Run: 11/15/2024 By
Card # 1 of 2

Current Owner		
PENG CINDY H		
5052 PINE NEEDLE DR		
MASCOTTE	FL	34753

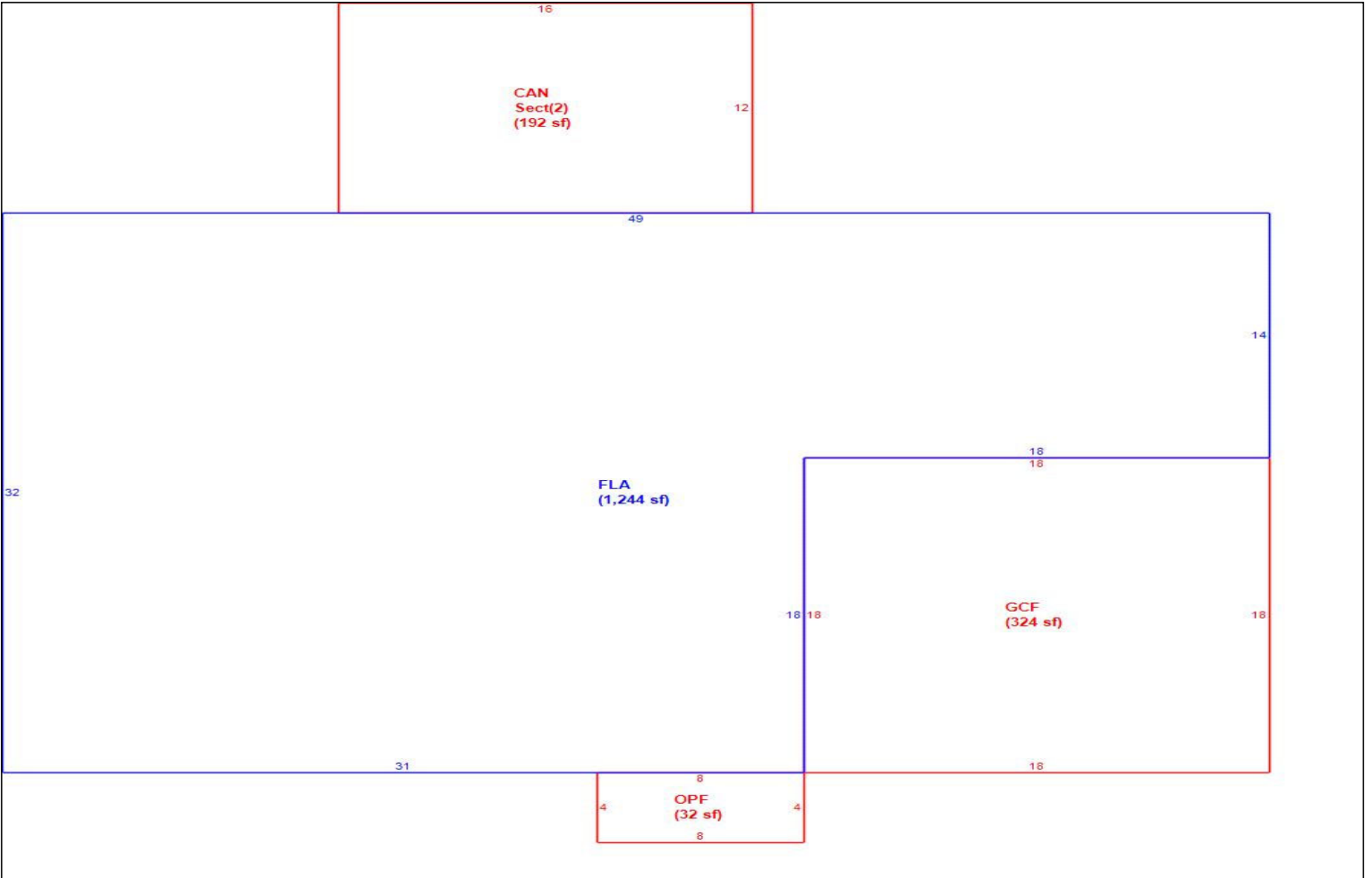
comp 2

Property Location		
Site Address 5052 PINE NEEDLE DR		
MASCOTTE FL 34753		
Mill Group	00MA	NBHD 3349
Property Use		Last Inspection
00100	SINGLE FAMILY	RBB 05-09-202

Legal Description
MASCOTTE, CARDINAL PINES ESTATES PHASE 2 SUB LOT 9 PB 41 PGS 15-16 ORB 6250 PG 1899

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 2	Replacement Cost 176,260
		Deprec Bldg Value	170,972
		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	3
FLA	FINISHED LIVING AREA	1,244	1,244	1244	2000	1244	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	324	0	113.32	176,260	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	32	0	EX	97.00	Wall Type	03	Heat Type	6
						0	Foundation	3	Fireplaces	0
						0	Functional Obsol			
TOTALS		1,244	1,600	1,244	Building RCNLD	170,972	Roof Cover	3	Type AC	03

Alternate Key 3782914
 Parcel ID 03-22-24-0305-000-00900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0895 Comp 2
 PRC Run: 11/15/2024 By
 Card # 2 of 2

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	
2022	121-21-03	03-02-2021	05-09-2022	12,334	0002	REPL WINDOWS			
2021	SALE	01-01-2020	04-22-2021	1	0099	CHECK VALUE	04-22-2021		
2001	0010200	01-19-2000	01-31-2001	58,290	0000	SFR/5052 PINE NEEDLE DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023146786	6250 1899	11-30-2023	WD	Q	01	I	280,000	039	HOMESTEAD	2024	25000
2021011178	5628 1897	12-29-2020	WD	Q	03	I	228,300	059	ADDITIONAL HOMESTEAD	2024	25000
2020089630	5525 0826	08-06-2020	WD	Q	03	I	108,800				
	3829 0257	10-05-2009	WD	Q	Q	I	72,214				
	3754 1354	03-06-2009	WD	U	U	I	65,000				
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	174,170	0	219,170	0	219170	50,000.00	169170	194170	213,903	

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 3812740
 Parcel ID 03-22-24-0310-000-07400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0895 Comp 3
 PRC Run: 11/15/2024 By
 Card # 1 of 1

Current Owner		
BETTER DAYS PROPERTIES LLC		
12145 CYPRESS LANDING AVE		
CLERMONT	FL	34711

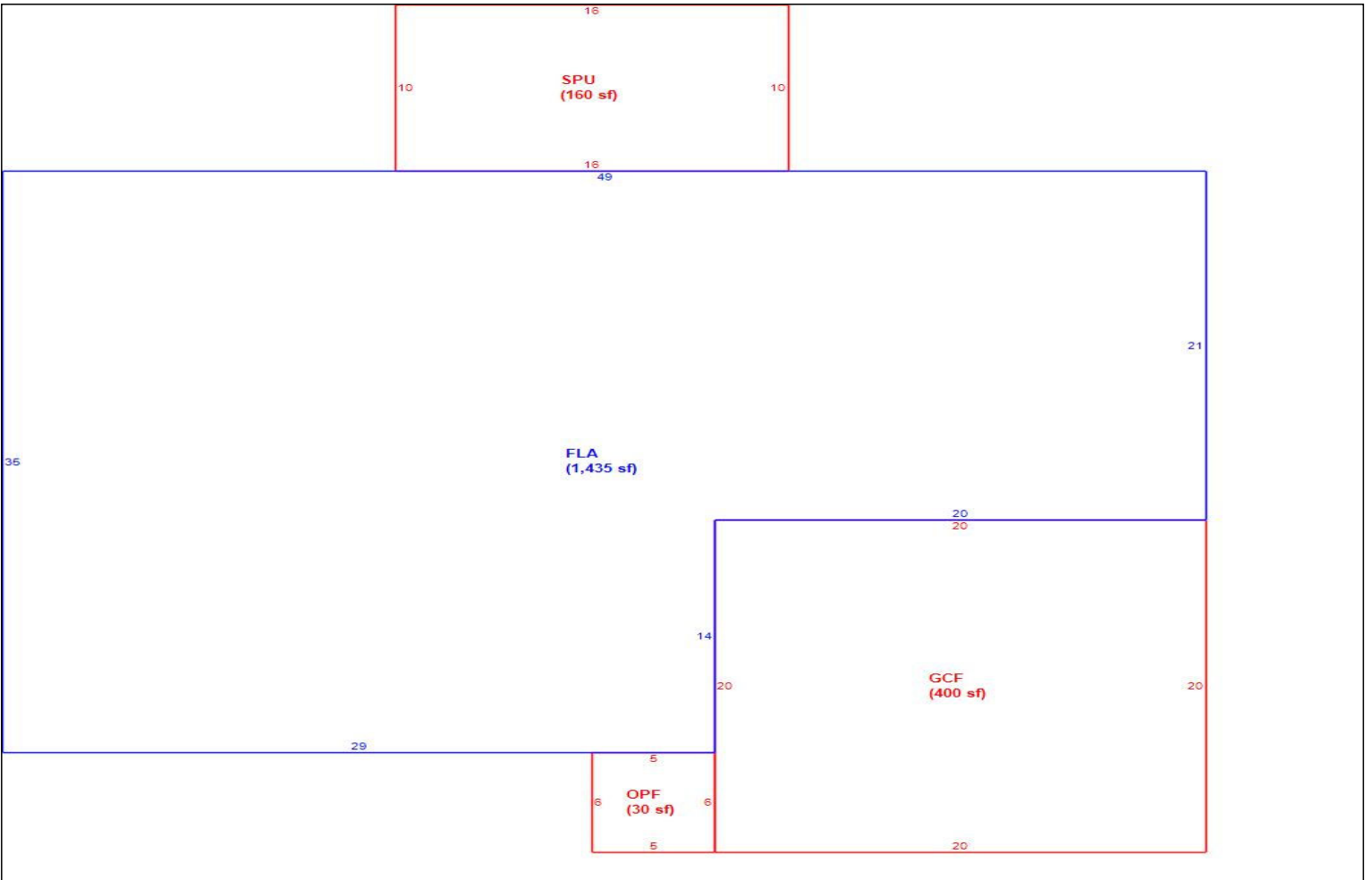
comp 3

Property Location		
Site Address	4074 LAKE BLUFF DR	
	MASCOTTE	FL 34753
Mill Group	00MA	NBHD 3349
Property Use		Last Inspection
00100	SINGLE FAMILY	RBB 04-12-201

Legal Description
CARDINAL PINES ESTATES PHASE 3 PB 46 PG 77-79 LOT 74 ORB 6312 PG 1372

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 200,221
		Deprec Bldg Value	194,214
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,435	1,435	1435	Effective Area	1435	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	112.19	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	200,221	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,435	2,025	1,435	Building RCNLD	194,214				

Alternate Key 3812740
 Parcel ID 03-22-24-0310-000-07400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0895 Comp 3
 PRC Run: 11/15/2024 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	
2019	SALE	01-01-2018	04-12-2019	1	0099	CHECK VALUE	04-12-2019		
2003	142-02-10B	10-10-2002	01-16-2003	2,913	0000	10X16 SCRNM RM			
2003	1030207B	06-19-2002	01-16-2003	96,900	0000	SFR 4074 LAKE BLUFF DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024040189	6312	1372	04-01-2024	WD	Q	01	I	300,000				
2024010097	6276	0528	01-25-2024	WD	U	37	I	274,000				
2018131211	5195	2461	11-06-2018	WD	Q	Q	I	193,000				
2018037532	5088	1973	03-20-2018	CT	U	U	I	93,500				
	2181	1480	09-19-2002	WD	Q	Q	I	110,000				
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	194,214	0	239,214	28284	210930	0.00	210930	239214	233,194	

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.