



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3862257

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 #	8024-0901	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information SFR JV-HD TI BORROWER A LLC			
Taxpayer name: Tricon Residential; SFR JV-HD 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 #	32-19-26-0010-000-00200 1049 Mansfield Road
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"/> 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0901	Alternate Key: 3862257	Parcel ID: 32-19-26-0010-000-00200
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 1049 MANSFIELD RD TAVARES	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR JV-HD TL BORROWER A LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 238,133	\$ 238,133
2. Assessed or classified use value, *if applicable	\$ 238,133	\$ 238,133
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 238,133	\$ 238,133

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

Last Sale Date 6/29/2021 **Price:** \$229,900 Arm's Length Distressed Book 5747 Page 1969

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3862257	1757461	2814560	3269110
Address	1049 MANSFIELD RD TAVARES	1155 WELLS AVE TAVARES	1067 BIRCH BLVD TAVARES	327 WOODVIEW DR TAVARES
Proximity				
Sales Price		\$299,900	\$285,000	\$284,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	0.00%	2.80%
Adjusted Sale		\$257,314	\$242,250	\$249,352
\$/SF FLA	\$174.84 per SF	\$195.08 per SF	\$179.44 per SF	\$185.53 per SF
Sale Date		10/2/2023	4/18/2024	5/17/2023
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	1,362	1,319	2150	1,350	600	1,344	900
Year Built	2021	1956		1986		1990	
Constr. Type							
Condition							
Baths	2.0	1.0		2.0		2.0	
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%	2150	Net Adj. 0.2%	600	Net Adj. 0.4%	900
		Gross Adj. 0.8%	2150	Gross Adj. 0.2%	600	Gross Adj. 0.4%	900
Adj. Sales Price	Market Value \$238,133	Adj Market Value	\$259,464	Adj Market Value	\$242,850	Adj Market Value	\$250,252
	Value per SF 174.84						

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.

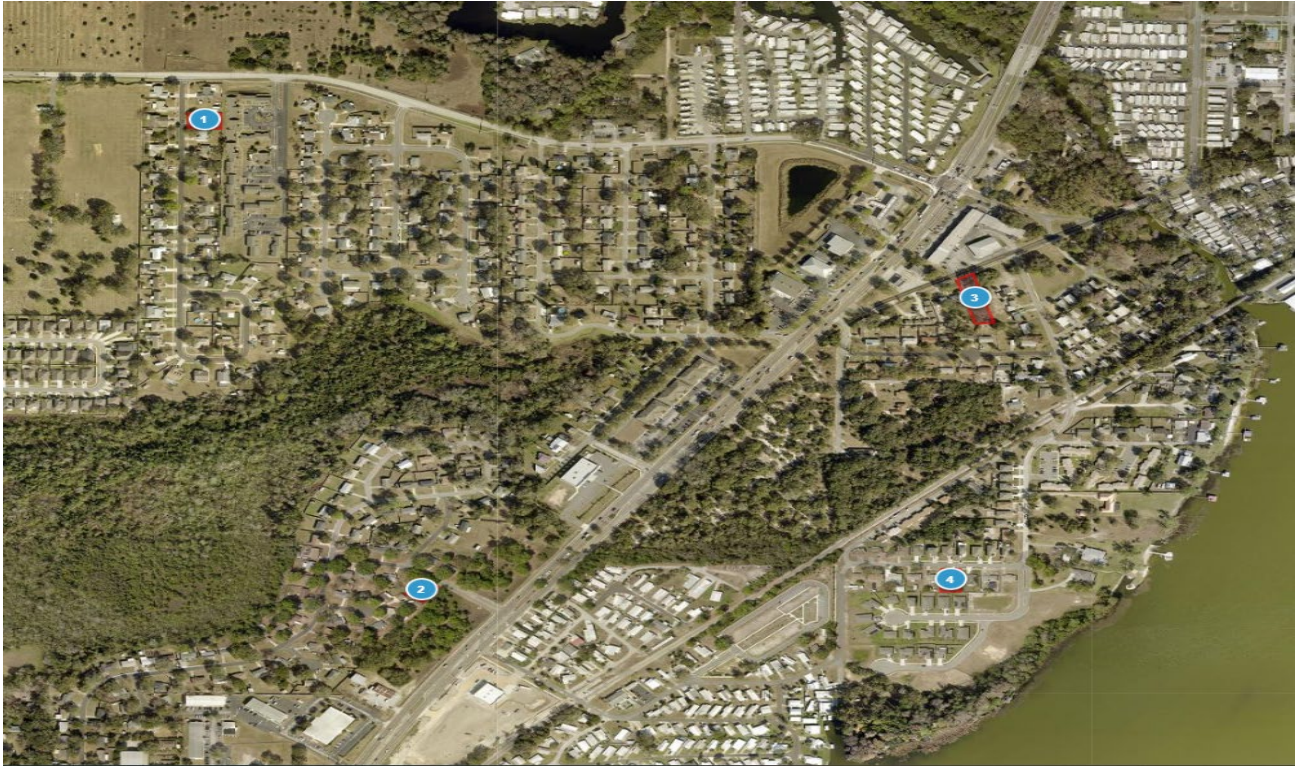
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0901 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3269110	327 WOODVIEW DR TAVARES	0
2	COMP 2	2814560	1067 BIRCH BLVD TAVARES	0
3	COMP 1	1757461	1155 WELLS AVE TAVARES	0
4	SUBJECT	3862257	1049 MANSFIELD RD TAVARES	-
5				
6				
7				
8				

Alternate Key 3862257
Parcel ID 32-19-26-0010-000-00200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0901 Subject
PRC Run: 12/4/2024 By
Card # 1 of 1

Current Owner		
SFR JV-HD TL BORROWER A LLC C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

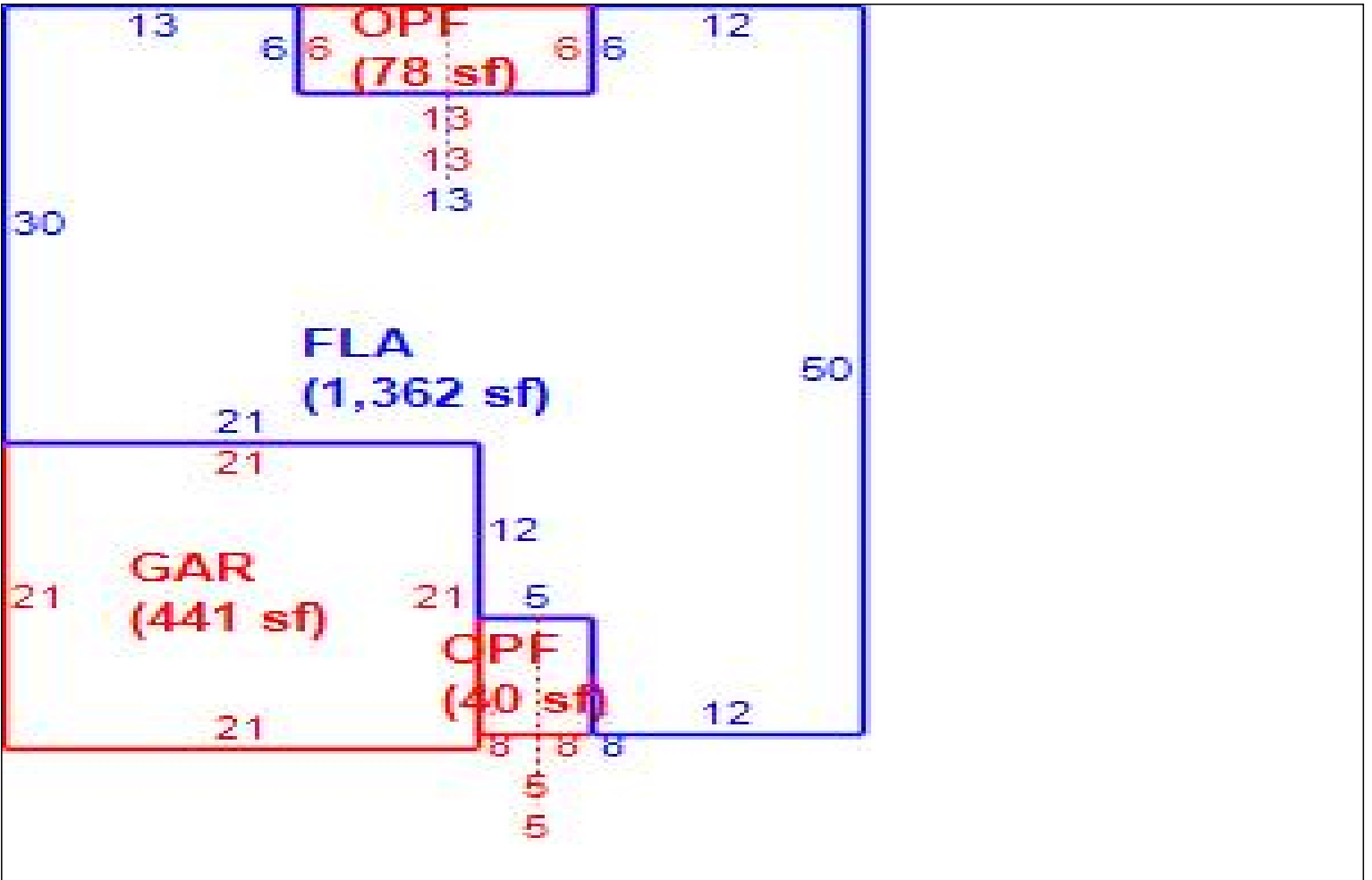
SUBJECT

Property Location		
Site Address 1049 MANSFIELD RD TAVARES FL 32778		
Mill Group 000T	NBHD 0646	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 03-14-202

Legal Description
MANSFIELD ROAD SUBDIVISION PB 61 PG 36-37 LOT 2 ORB 6106 PG 1184

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	42,000.00	0.0000	1.20	1.000	1.000	0	50,400
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		50,400				
Classified Acres		0		Classified JV/Mkt 50,400		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 187,733 Deprec Bldg Value 187,733 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	1,362	1,362	1362	2021	1362	No Stories	1.00	Full Baths 2	
GAR	GARAGE FINISH	0	441	0	Base Rate	109.57	Quality Grade	665	Half Baths 0	
OPF	OPEN PORCH FINISHE	0	118	0	Building RCN	187,733	Wall Type	03	Heat Type 6	
						Condition	VG	Foundation	3	Fireplaces 0
						% Good	100.00	Roof Cover	3	Type AC 03
						Functional Obsol	0			
TOTALS		1,362	1,921	1,362	Building RCNLD	187,733				

Alternate Key 3862257
 Parcel ID 32-19-26-0010-000-00200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0901 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	
2022	21-152	02-26-2021	07-15-2021	188,750	0001	SFR 1927SF 1049 MANSFIELD RD	07-16-2021		
2022	SALE	01-01-2021	06-01-2022	1	0099	CHECK VALUE			
2020	SALE	01-01-2019	04-15-2020	1	0099	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023028224	6106 1184	02-22-2023	WD	U	11	I	100					
2021094423	5747 1969	06-29-2021	WD	Q	03	I	229,900					
2019110370	5349 2332	09-24-2019	WD	U	M	V	338,000					
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	
50,400	187,733	0	238,133	0	238133	0.00	238133	238133	238,133	

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Alternate Key 1757461
Parcel ID 32-19-26-0002-000-00700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0901 Comp 1
PRC Run: 12/4/2024 By
Card # 1 of 1

Current Owner		
LOPEZ JOHNNY		
1155 WELLS AVE		
TAVARES	FL	32778

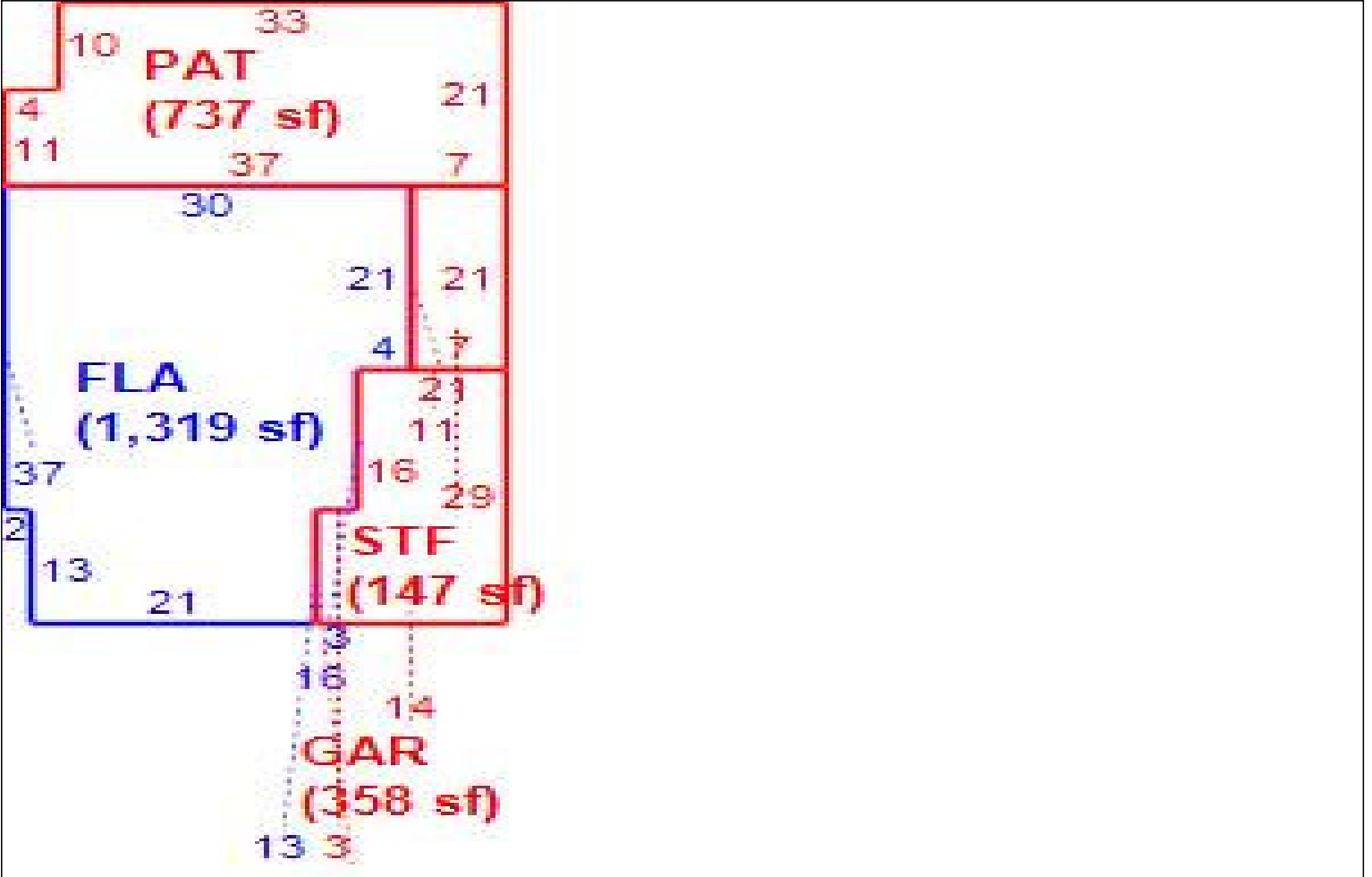
COMP 1

Property Location			
Site Address 1155 WELLS AVE			
TAVARES FL 32778			
Mill Group	000T	NBHD	0642
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	01-25-202

Legal Description
FROM THE INTERSECTION OF CENTER LINE OF ROSE AVE & S LINE OF HWY RUN S 60DEG 25MIN W 330.07 FT FOR POB, CONT S 60DEG 25MIN W 70 FT, S 16DEG 23MIN E 245 FT, E 70 FT, N 16DEG 23MIN W 280 FT TO POB ORB 6224 PG 2141

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	70	325		22,750.00 FD	260.00	1.3900	1.93	1.000	1.000	0	48,825		
Total Acres				0.52	JV/Mkt				0	Total Adj JV/Mkt				48,825
Classified Acres				0	Classified JV/Mkt				48,825	Classified Adj JV/Mkt				0

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 169,495 Deprec Bldg Value 164,410 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	1,319	1,319	1319	1956	1319	No Stories	1.00	Full Baths	1
GAR	GARAGE FINISH	0	358	0	106.39	0	Quality Grade	660	Half Baths	0
PAT	PATIO UNCOVERED	0	737	0	169,495	0	Condition	EX	Wall Type	03
STF	STORAGE ROOM FINIS	0	147	0	97.00	0	% Good	97.00	Foundation	3
TOTALS		1,319	2,561	1,319	0	0	Functional Obsol	0	Roof Cover	3
					164,410	164,410	Building RCNLD	3	Type AC	03

Alternate Key 1757461
 Parcel ID 32-19-26-0002-000-00700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0901 Comp 1
 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
2024	IMPS	08-01-2023	01-25-2024	1	0008	CHECK IMPS SEE NOTES	01-25-2024	
2024	23-15	01-27-2023	01-25-2024	13,090	0002	REPL WINDOWS	01-25-2024	
2011	VALUE	10-01-2010	05-06-2011	1	0000	CK VALUE PER OWNER C NOTE	04-22-2011	
2010	09-00000812	09-23-2009	04-16-2010	800	0002	ELEC UPGRADE CK IMPS	04-16-2010	
2006	RF05-00429	03-24-2005	02-23-2006	7,200	0000	REROOF SHINGLE		
2005	04-00163	02-27-2004	04-06-2005	1,000	0000	ENCLOSE CARPORT		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023125000	6224 2141	10-02-2023	WD	Q	01	I	299,900	039	HOMESTEAD	2024	25000
2022117680	6016 1818	08-17-2022	WD	Q	01	I	138,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017034228	4922 1204	03-24-2017	WD	Q	Q	I	82,000				
	2986 0708	10-18-2005	QC	U	U	I	0				
	1496 1150	02-01-1997	QC	U	U	I	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
48,825	164,410	0	213,235	0	213235	50,000.00	163235	188235	213,235

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Alternate Key 2814560
 Parcel ID 31-19-26-1000-000-06800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0901 Comp 2
 PRC Run: 12/4/2024 By
 Card # 1 of 1

Current Owner		
GONZALEZ NICHOLAS R & ALEJANDRA I		
1067 BIRCH BLVD		
TAVARES	FL	32778

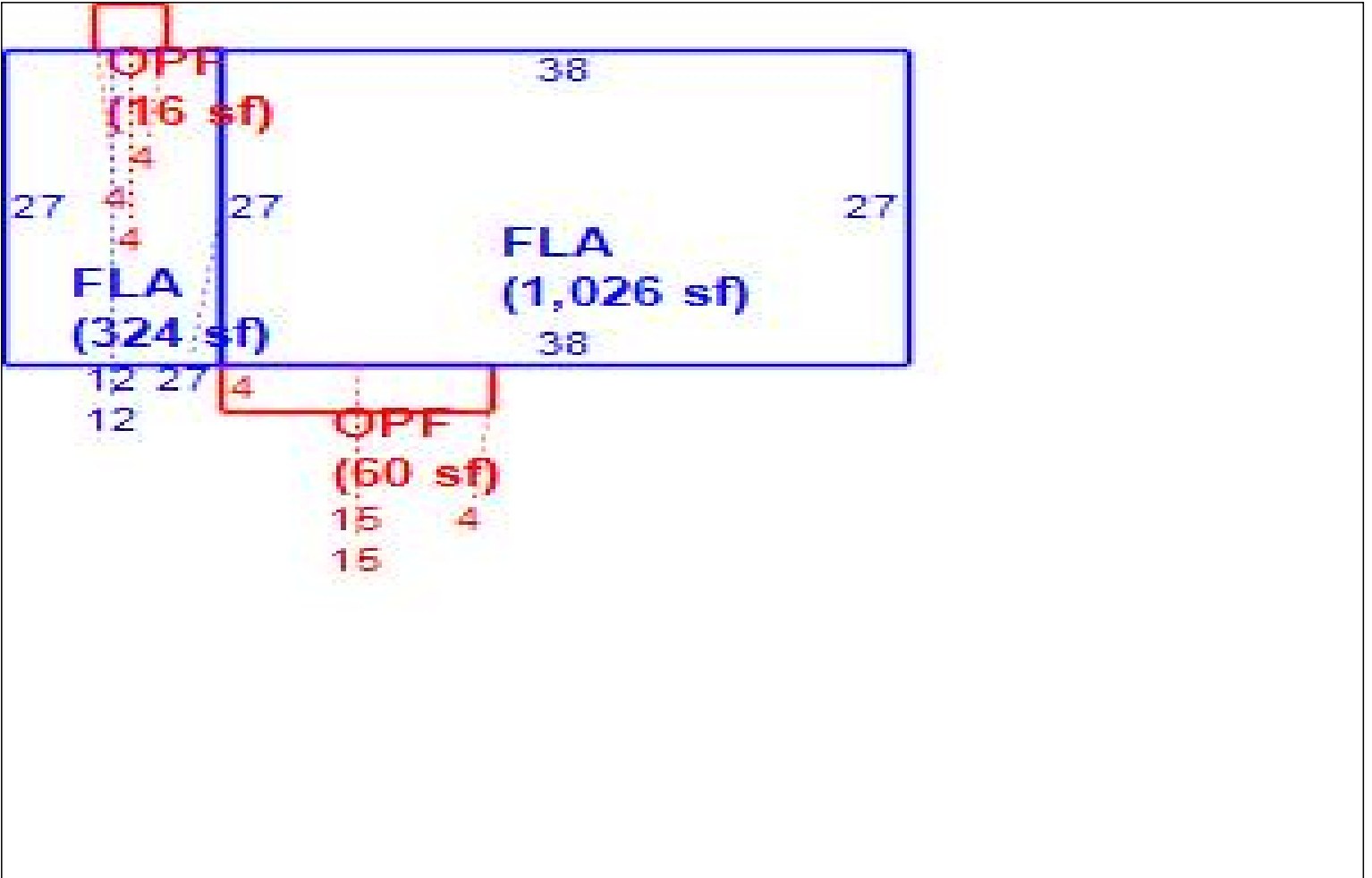
COMP 2

Property Location			
Site Address 1067 BIRCH BLVD			
TAVARES		FL 32778	
Mill Group 000T	NBHD 0649		
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
TAVARES, WOODLEA SUB LOT 68 PB 27 PGS 39-40 ORB 6323 PG 1778

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	42,000.00	0.0000	1.13	1.000	1.000	0	47,460
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		47,460		
Classified Acres		0		Classified JV/Mkt		47,460		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 198,571
Deprec Bldg Value 182,685		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	4
FLA	FINISHED LIVING AREA	1,350	1,350	1350	1986	1350	124.56	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	76	0	198,571	198,571	EX	Quality Grade	685	Half Baths	0
					Condition	92.00	0	Wall Type	02	Heat Type	6
					% Good	0	0	Foundation	3	Fireplaces	0
					Functional Obsol	182,685	182,685	Roof Cover	3	Type AC	03
TOTALS		1,350	1,426	1,350	Building RCNLD						

Alternate Key 2814560
 Parcel ID 31-19-26-1000-000-06800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0901 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	
2017	SALE	01-01-2016	06-02-2017	1	0099	CHECK VALUE	05-08-2017		
2005	IMPS	06-11-2004	04-05-2005	1	0000	SEE NOTES			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024049468	6323	1778	04-18-2024	WD	Q	01	I	285,000				
2016066225	4798	1973	06-02-2016	WD	Q	Q	I	110,000				
	4709	1103	11-09-2015	WD	Q	Q	I	54,000				
	4705	0258	10-21-2015	WD	U	U	I	47,500				
	4632	0656	05-19-2015	CT	U	U	I	100				
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	
47,460	182,685	0	230,145	0	230145	0.00	230145	230145	230,145	

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Alternate Key 3269110
Parcel ID 31-19-26-1100-000-003A0

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0901 Comp 3
PRC Run: 12/4/2024 By
Card # 1 of 1

Current Owner		
DOVER COLLEEN M & PATRICK S		
327 WOODVIEW DR		
TAVARES	FL	32778

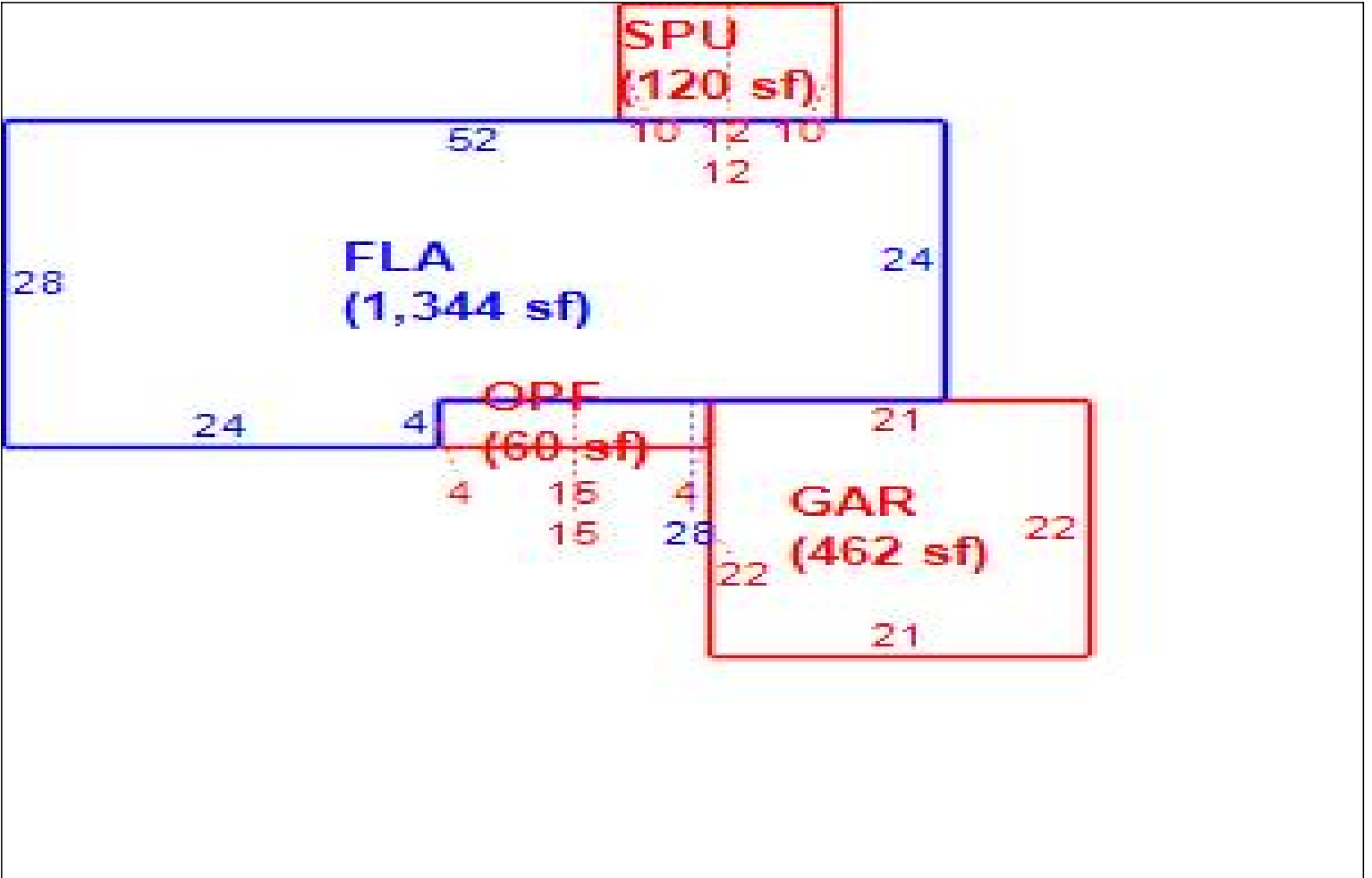
COMP 3

Property Location			
Site Address 327 WOODVIEW DR			
TAVARES FL 32778			
Mill Group	000T	NBHD	0649
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
TAVARES, REPLAT OF WOODVIEW SUB LOT 3A, 3B PB 30 PGS 69-71 ORB 6147 PG 2313

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	42,000.00	0.0000	1.37	1.000	1.000	0	57,540
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		57,540		
Classified Acres		0		Classified JV/Mkt		57,540		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 181,121
Deprec Bldg Value 172,065		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1990	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,344	1,344	1344	Effective Area	1344	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	Base Rate	106.30	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	60	0	Building RCN	181,121	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	120	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		1,344	1,986	1,344	% Good	95.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	172,065			Type AC	03

Alternate Key 3269110
 Parcel ID 31-19-26-1100-000-003A0

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0901 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	
2006 1990	SALE 5515	01-01-2005 11-01-1989	11-03-2005 12-01-1990	1 46,000	0000 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
2023061628	6147	2313	05-17-2023	WD	Q	01	I	284,000	039	HOMESTEAD	2024	25000
	4110	0385	12-28-2011	WD	U	U	I	65,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2960	2127	09-22-2005	WD	Q	Q	I	178,900				
	1083	2076	11-01-1990	WD	Q	Q	I	73,000				
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	
57,540	172,065	0	229,605	104765	124840	50,000.00	74840	99840	229,605	

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