



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 385405D

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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 # 2024-1085	Alternate Key: 3854050	Parcel ID: 09-22-25-0020-000-17300	
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 330 RED KITE DR GROVELAND	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name MONTGOMERY ST. HOMES LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 424,628	\$ 424,628	
2. Assessed or classified use value, *if applicable	\$ 424,628	\$ 424,628	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 424,628	\$ 424,628	

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

Last Sale Date 8/19/2021 **Price:** \$355,000 Arm's Length Distressed Book 5778 Page 1151

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3854050	3913426	3905660	3913433
Address	330 RED KITE DR GROVELAND	406 KESTREL DR GROVELAND	637 BLACK EAGLE DR GROVELAND	86 PRAIRIE FALCON DR GROVELAND
Proximity		.12 MILE	.18 MILE	.14 MILE
Sales Price		\$450,000	\$540,000	\$425,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	1.60%	2.80%
Adjusted Sale		\$398,700	\$467,640	\$373,150
\$/SF FLA	\$136.01 per SF	\$177.99 per SF	\$143.54 per SF	\$162.10 per SF
Sale Date		3/15/2023	8/10/2023	5/24/2023
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	3,122	2,240	48510	3,258	-7480	2,302	45100
Year Built	2006	2020		2018		2020	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.1	2.1		2.1		3.0	-5000
Garage/Carport	GARAGE	GARAGE		GARAGE	-10000	GARAGE	
Porches	OPF/SPF	OPF/PAT		OPF/OPF		OPF/OPF	
Pool	N	Y	-20000	Y	-20000	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	.13 AC	.21 AC		.49 AC		.21 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		CANAL	-2000	RESIDENTIAL	
		Net Adj. 7.2%	28510	-Net Adj. 8.4%	-39480	Net Adj. 10.7%	40100
		Gross Adj. 17.2%	68510	Gross Adj. 8.4%	39480	Gross Adj. 13.4%	50100
Adj. Sales Price	Market Value \$424,628 Value per SF 136.01	Adj Market Value \$427,210		Adj Market Value \$428,160		Adj Market Value \$413,250	

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.

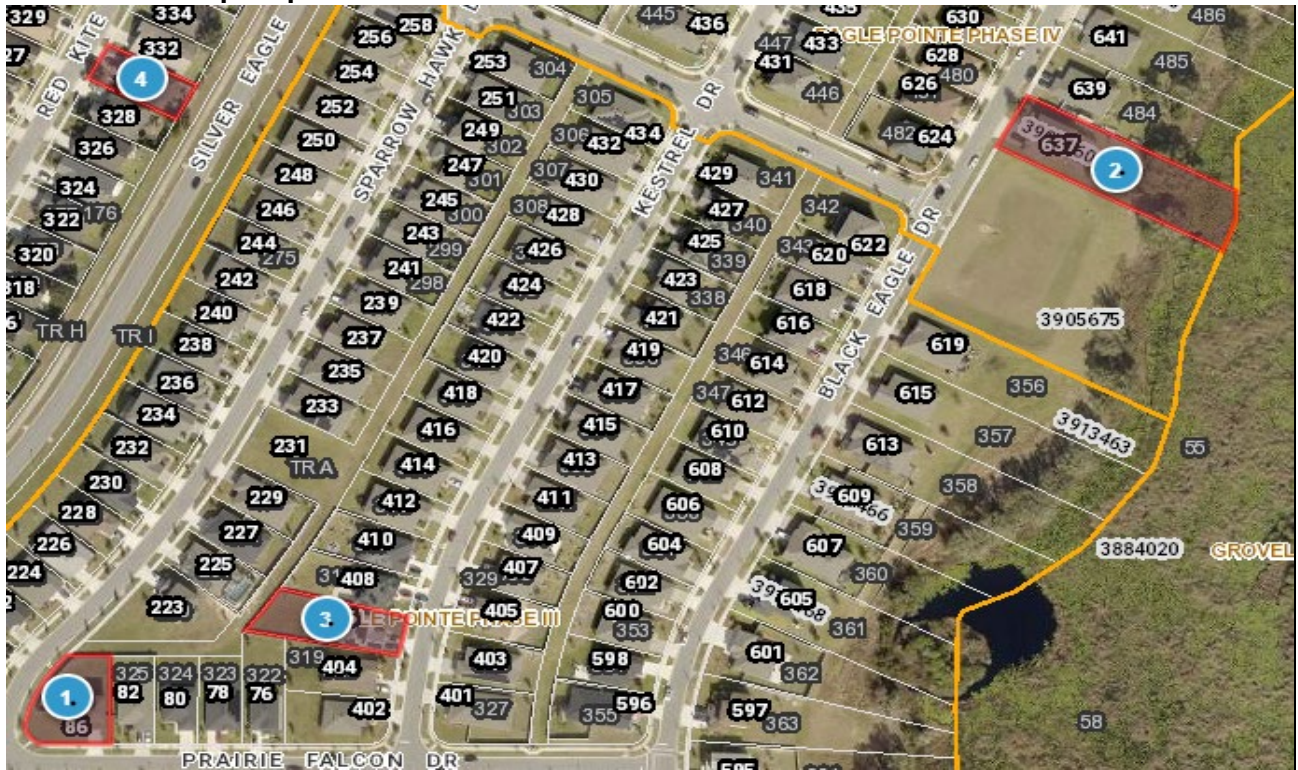
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 12/5/2024

2024-1085 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	3913433	86 PRAIRIE FALCON DR GROVELAND	.14 MILE
2	2	3905660	637 BLACK EAGLE DR GROVELAND	.18 MILE
3	1	3913426	406 KESTREL DR GROVELAND	.12 MILE
4	SUBJECT	3854050	330 RED KITE DR GROVELAND	-
5				
6				
7				
8				

Alternate Key 3854050
Parcel ID 09-22-25-0020-000-17300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1085 subject
PRC Run: 12/6/2024 By bboone
Card # 1 of 1

Current Owner		
MONTGOMERY STREET HOMES LLC		
300 MONTGOMERY ST STE 1200		
SAN FRANCISCO	CA	94104

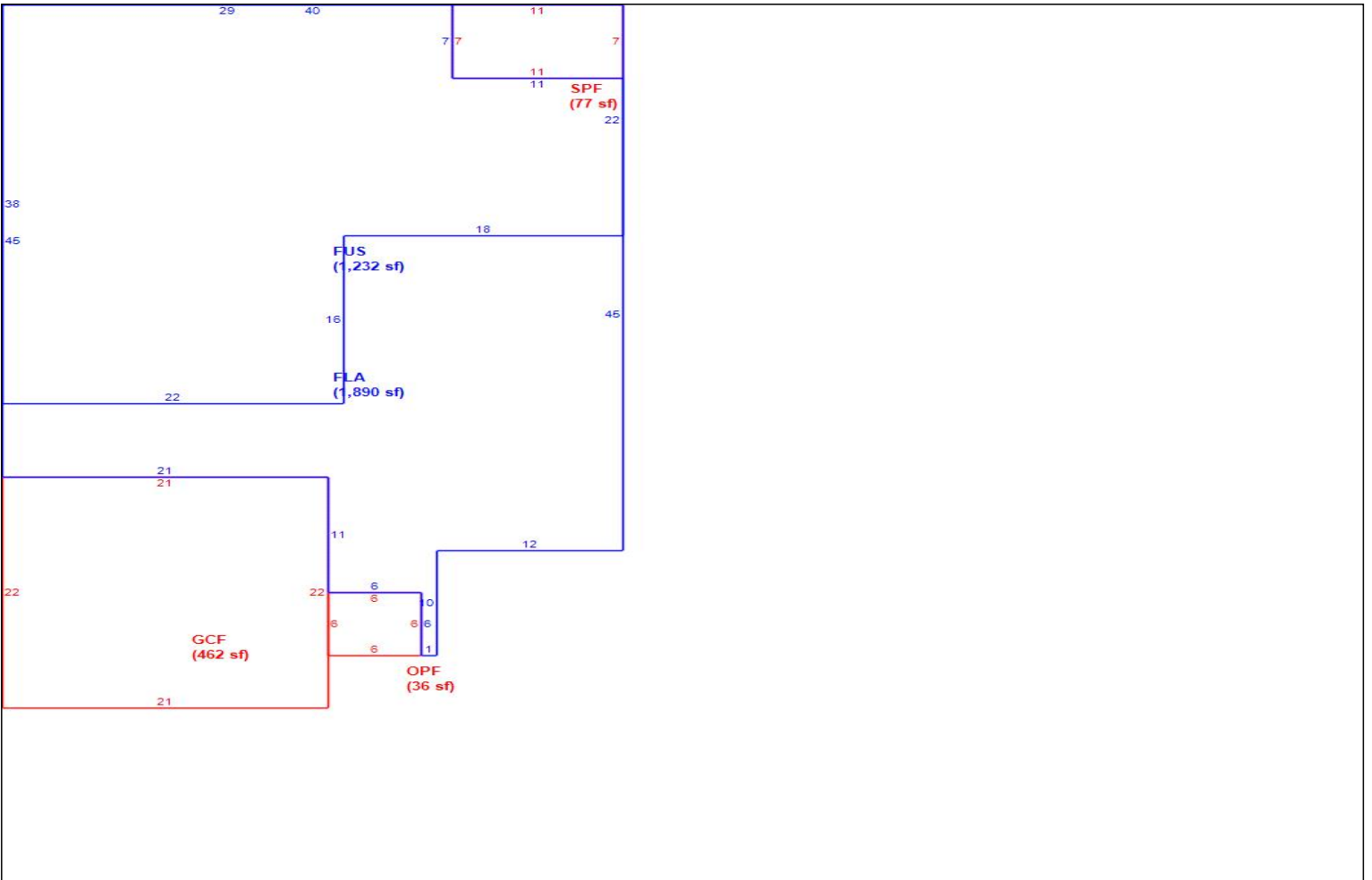
Property Location			
Site Address 330 RED KITE DR			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

subject

Legal Description
EAGLE POINTE PHASE I PB 59 PG 36-42 LOT 173 ORB 5778 PG 1151

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 365,596 Deprec Bldg Value 354,628 Multi Story 1



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	1,890	1,890	1890	2006	3122	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,232	1,232	1232	Base Rate	100.78	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	462	0	Building RCN	365,596	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	36	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	77	0	% Good	97.00	Functional Obsol	0		
TOTALS		3,122	3,697	3,122	Building RCNLD	354,628	Roof Cover	3	Type AC	03

Alternate Key 3854050
 Parcel ID 09-22-25-0020-000-17300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1085 subject
 PRC Run: 12/6/2024 By bboone
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	802-06-09B	08-21-2006	12-07-2006	142,394	0000	SFR 4/BR 330 RED KITE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2021116127	5778 1151	08-19-2021	WD	Q	01	I	355,000					
2009116747	3835 1810	10-14-2009	WD	U	U	I	100					
	3820 1532	09-03-2009	WD	U	U	I	150,000					
	3820 1528	09-02-2009	QC	U	U	I	100					
	3791 1516	07-07-2009	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	
70,000	354,628	0	424,628	0	424628	0.00	424628	424628	412,890	

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 3913426
Parcel ID 09-22-25-0040-000-31900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1085 comp 1
PRC Run: 12/6/2024 By
Card # 1 of 1

Current Owner		
KORN GABRIEL P & MELISSA L		
406 KESTREL DR		
GROVELAND	FL	34736

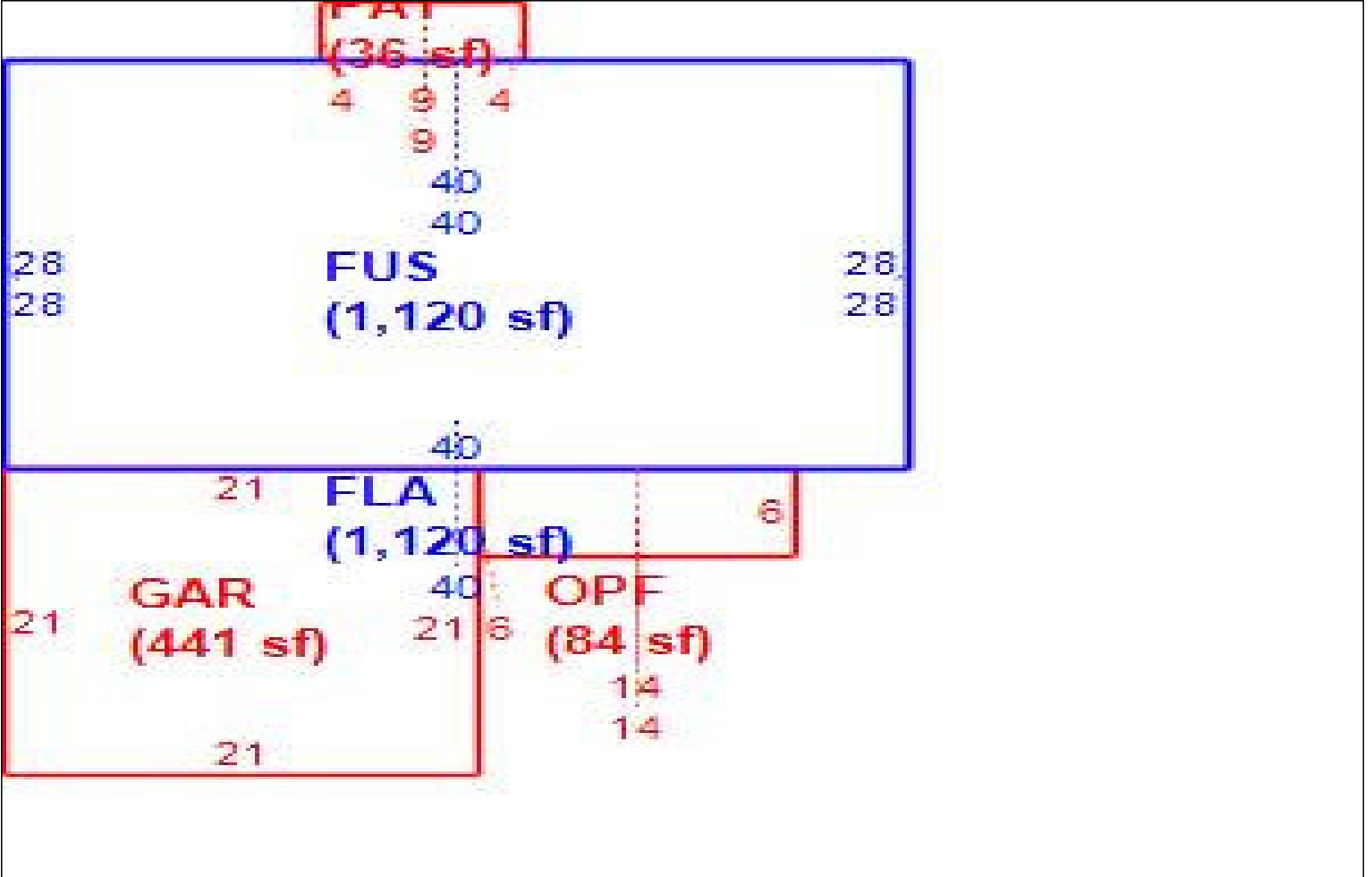
comp 1

Property Location			
Site Address	406 KESTREL DR		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-28-202

Legal Description
EAGLE POINTE PHASE III PB 70 PG 63-66 LOT 319 ORB 6111 PG 2417

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 285,014
Deprec Bldg Value 285,014		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,120	1,120	1120	2020	2240	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,120	1,120	1120		105.81	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	441	0		285,014	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	84	0		VG	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	36	0		100.00	Roof Cover	3	Type AC	03
TOTALS		2,240	2,801	2,240		285,014				

Alternate Key 3913426
Parcel ID 09-22-25-0040-000-31900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1085 comp 1
PRC Run: 12/6/2024 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
POL5	SWIMMING POOL - RESIDENTIAL	288.00	SF	75.00	2021	2021	21600.00	95.00	20,520
PLD3	POOL/COOL DECK	712.00	SF	7.33	2021	2021	5219.00	95.00	4,958
SEN3	SCREEN ENCLOSED STRUCTURE	2080.00	SF	5.50	2021	2021	11440.00	95.00	10,868

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2104-0339	01-04-2023	03-19-2024	7,632	0003	SEN	03-19-2024		
2022	2011-0101	03-15-2021	02-28-2022	31,150	0003	POL FOR 2022			
2021	2011-0101	12-18-2020	03-15-2021	31,150	0003	POL	03-16-2021		
2021	1911-0147	01-01-2020	08-26-2020	294,332	0001	SFR 406 KESTREL DR	08-26-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023032637	6111 2417	03-15-2023	WD	Q	01	I	450,000		039	HOMESTEAD	2025	0
2020056323	5474 2307	05-08-2020	WD	Q	03	I	244,800		059	ADDITIONAL HOMESTEAD	2025	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	
70,000	285,013	36,346	391,359	0	391359	0.00	391359	391359	376,890	

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 3905660
Parcel ID 09-22-25-0050-000-48300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1085 comp 2
PRC Run: 12/6/2024 By

Card # 1 of 1

Current Owner		
GRACIA DAVID C & LORI S		
637 BLACK EAGLE DR		
GROVELAND	FL	34736

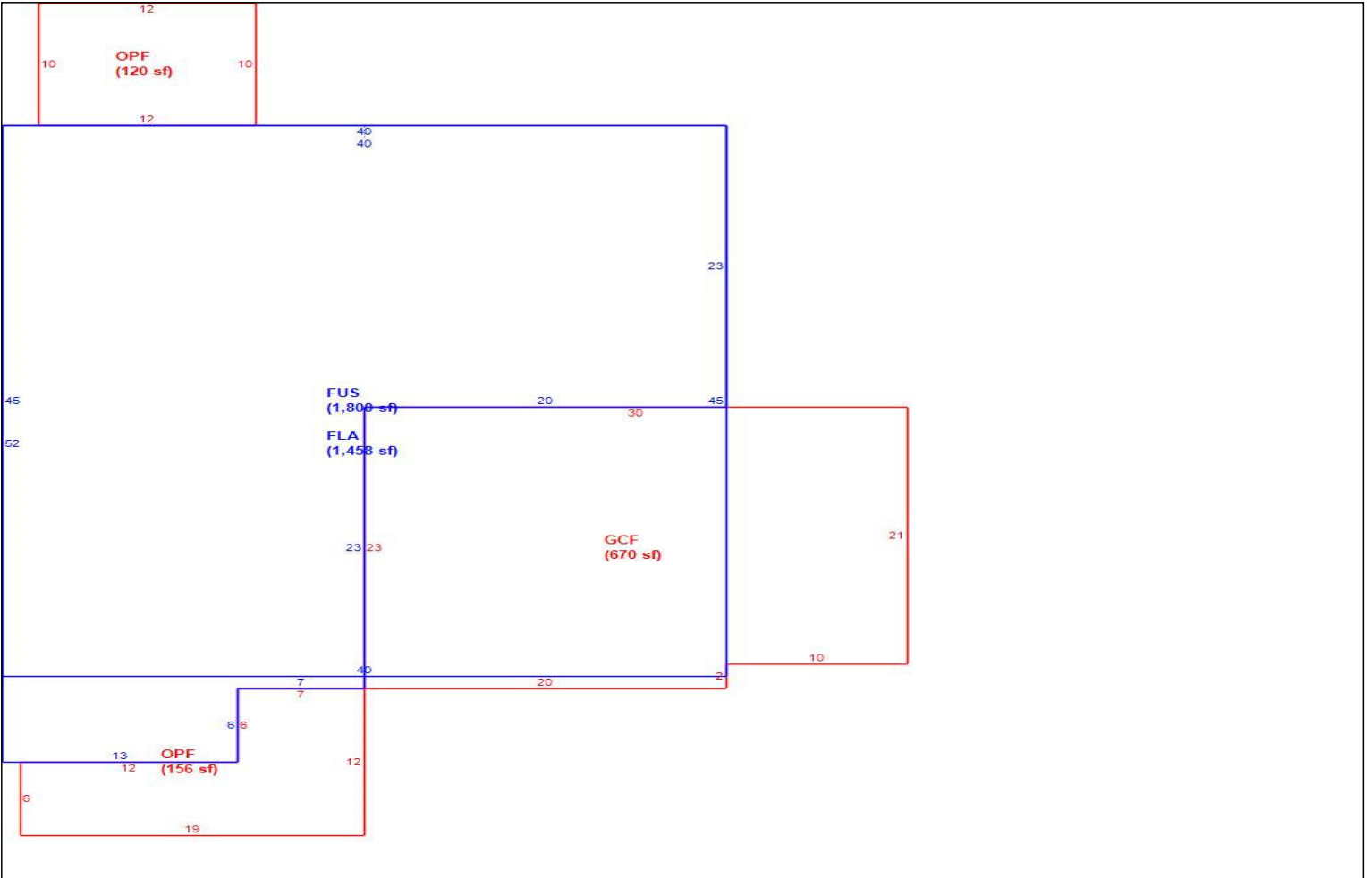
comp 2

Property Location		
Site Address 637 BLACK EAGLE DR		
GROVELAND FL 34736		
Mill Group	00GR	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 06-20-201

Legal Description
EAGLE POINTE PHASE IV PB 68 PG 58-60 LOT 483 ORB 6195 PG 1012

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	0102	0	0		1.00 LT	24,000.00	0.0000	2.00	1.500	1.000	0	72,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,000		
Classified Acres		0		Classified JV/Mkt		72,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 386,582
		Deprec Bldg Value	374,985
		Multi Story	1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,458	1,458	1458	2018					
FUS	FINISHED AREA UPPER	1,800	1,800	1800	Effective Area	3258	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	670	0	Base Rate	100.74	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	276	0	Building RCN	386,582	Condition	EX	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS					Building RCNLD	374,985				

Alternate Key 3905660
 Parcel ID 09-22-25-0050-000-48300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1085 comp 2
 PRC Run: 12/6/2024 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
POL4	SWIMMING POOL - RESIDENTIAL	264.00	SF	52.50	2018	2018	13860.00	87.50	12,128
PLD3	POOL/COOL DECK	566.00	SF	7.33	2018	2018	4149.00	87.50	3,630
SEN2	SCREEN ENCLOSED STRUCTURE	1502.00	SF	3.50	2018	2018	5257.00	87.50	4,600

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	1804-0068	07-25-2018	06-20-2018	5,000	0003	SEN			
2019	1803-0094	03-13-2018	06-20-2018	38,000	0003	POL		07-12-2018	
2019	1801-0018	01-08-2018	06-20-2018	426,315	0001	SFR 637 BLACK EAGLE DR		06-20-2018	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023099789	6195 1012	08-10-2023	WD	Q	01	I	540,000					
2018065722	5121 0467	06-04-2018	WD	Q	Q	I	372,900					
2018010368	5059 0463	01-26-2018	WD	U	M	V	520,700					
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	
72,000	374,985	20,358	467,343	0	467343	0.00	467343	467343	455,674	

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 3913433
 Parcel ID 09-22-25-0040-000-32600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1085 comp 3
 PRC Run: 12/6/2024 By
 Card # 1 of 1

Current Owner		
FORD EMMETT R JR ET AL		
86 PRAIRIE FALCON DR		
GROVELAND	FL	34736

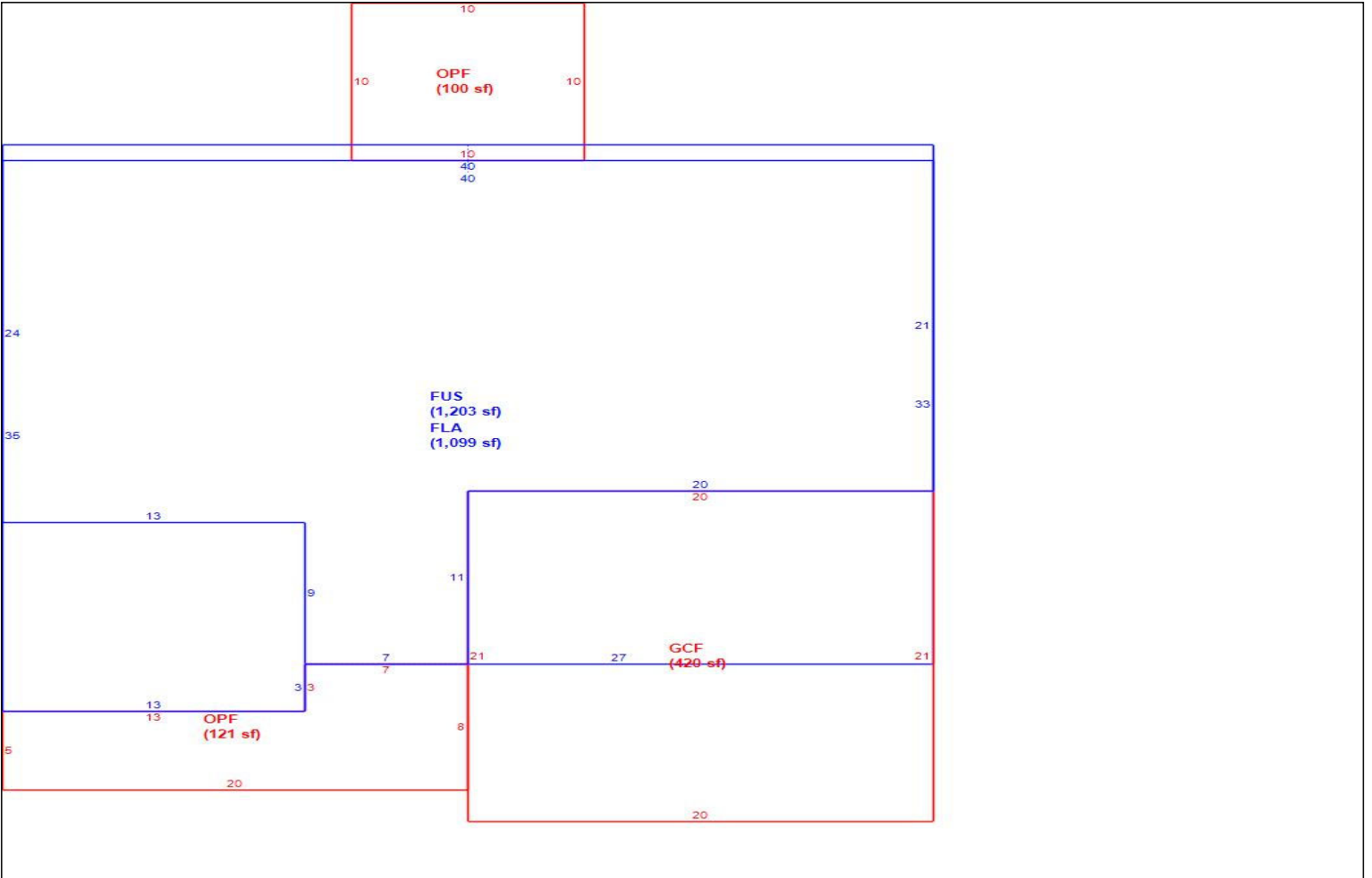
comp 3

Property Location		
Site Address 86 PRAIRIE FALCON DR		
GROVELAND FL 34736		
Mill Group	00GR	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	HH 01-29-202

Legal Description
EAGLE POINTE PHASE III PB 70 PG 63-66 LOT 326 ORB 6154 PG 2257

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	289,149	Deprec Bldg Value	289,149	Multi Story	1



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,099	1,099	1099	2020	2302	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,203	1,203	1203	105.14		Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	420	0	289,149		Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	221	0	Condition	VG	Foundation	3	Fireplaces	0
				% Good		100.00				
				Functional Obsol		0				
TOTALS		2,302	2,943	2,302	Building RCNLD	289,149	Roof Cover	3	Type AC	03

Alternate Key 3913433
 Parcel ID 09-22-25-0040-000-32600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1085 comp 3
 PRC Run: 12/6/2024 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	
2021	2006-0184	06-30-2020	01-29-2021	318,702	0001	SFR 86 PRAIRIE FALCON DR	02-01-2021		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023066967	6154	2257	05-24-2023	WD	Q	01	425,000		039	HOMESTEAD	2024	25000
2020134080	5590	2029	11-02-2020	WD	Q	03	278,400		059	ADDITIONAL HOMESTEAD	2024	25000
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	
70,000	289,149	0	359,149	0	359149	50,000.00	309149	334149	349,851	

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.