



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3914214*

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 # *2024-1087* County *Lake* Tax year *2024* Date received *10.1.24*

COMPLETED BY THE PETITIONER

PART 1. Taxpayer Information

Taxpayer name: MONTGOMERY STREET HOMES 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 #	12-22-24-0021-000-10400 171 HYDRA WAY
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 email fax.

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.

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 Res. 1-4 units Industrial and miscellaneous High-water recharge Historic, commercial or nonprofit
 Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machinery, equipment

PART 2. Reason for Petition Check one. If more than one, file a separate petition.

Real property value (check one) decrease increase Denial of exemption Select or enter type:

Denial of classification

Parent/grandparent reduction Denial for late filing of exemption or classification (Include a date-stamped copy of application.)

Property was not substantially complete on January 1

Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) 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.)

Refund of taxes for catastrophic event

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.)

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.

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 # 2024-1087	Alternate Key: 3914214	Parcel ID: 12-22-24-0021-000-10400
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 171 HYDRA WAY GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name MONTGOMERY STREET HOMES LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 333,281	\$ 333,281
2. Assessed or classified use value, *if applicable	\$ 333,281	\$ 333,281
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 333,281	\$ 333,281

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

Last Sale Date 7/28/2021 **Price:** \$340,400 Arm's Length Distressed **Book** 5774 **Page** 466

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3914214	3914206	3914228	3914230
Address	171 HYDRA WAY GROVELAND	184 PETOSKY RD GROVELAND	214 HYDRA WAY GROVELAND	206 HYDRA WAY GROVELAND
Proximity		180 FEET	575 FEET	450 FEET
Sales Price		\$412,500	\$359,000	\$399,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	0.80%	3.20%
Adjusted Sale		\$355,575	\$308,022	\$351,918
\$/SF FLA	\$175.50 per SF	\$187.14 per SF	\$183.02 per SF	\$184.73 per SF
Sale Date		9/7/2023	10/17/2023	4/25/2023
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	1,899	1,900	-75	1,683	16200	1,905	-450
Year Built	2019	2019		2019		2019	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	GARAGE	GARAGE	-10000	GARAGE		GARAGE	
Porches	OPF/SPF	OPF/OPF	2000	OPF/OPF	2000	OPF/OPF	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		PAT	-3000
Site Size	.23 AC	.20 AC	7000	.14 AC	7000	.16 AC	7000
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		-Net Adj. 0.3%	-1075	Net Adj. 8.2%	25200	Net Adj. 1.6%	5550
		Gross Adj. 5.4%	19075	Gross Adj. 8.2%	25200	Gross Adj. 3.5%	12450
Adj. Sales Price	Market Value \$333,281	Adj Market Value	\$354,500	Adj Market Value	\$333,222	Adj Market Value	\$357,468
	Value per SF 175.50						

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.

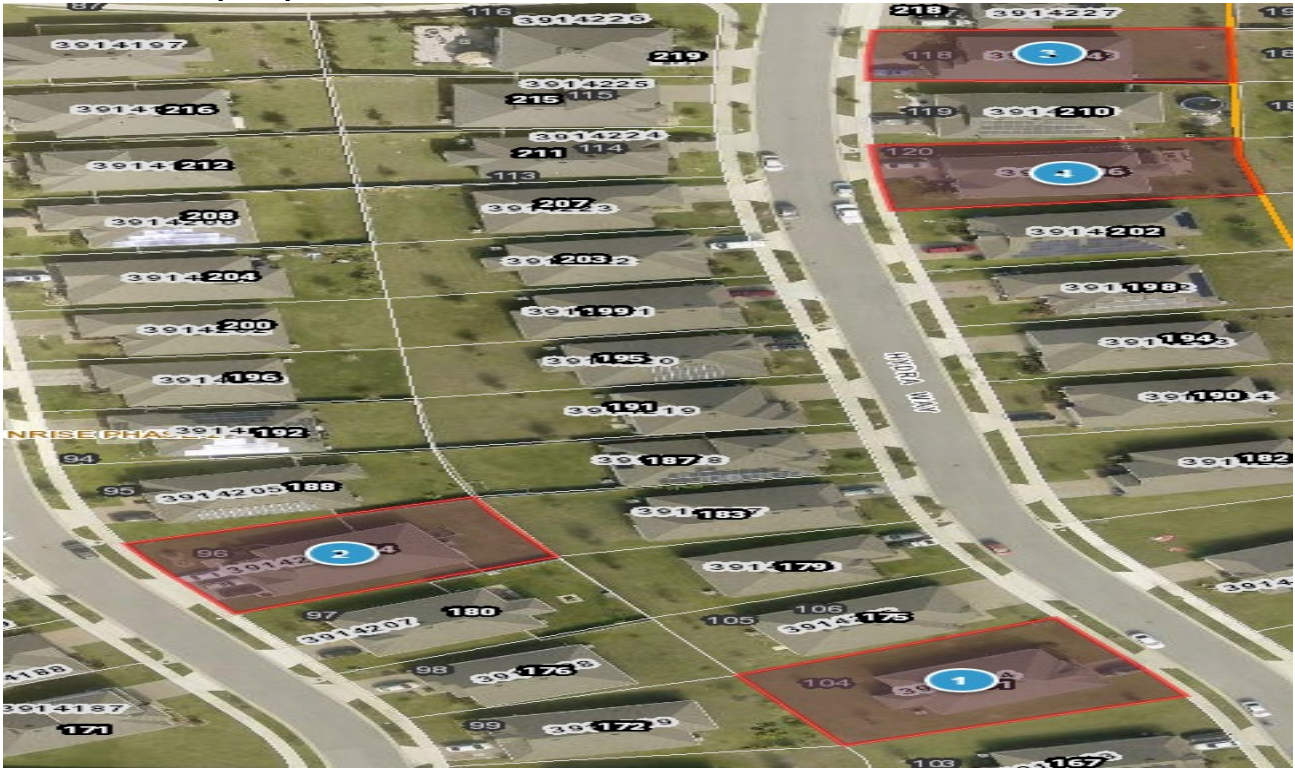
Petitioners comps 1 & 4 are 2024 sales, petitioner is only requesting for \$5367 reduction looking at remaining 2023 comps and them reducing value for a bedroom value looks to be fair and in range.

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 11/19/2024

2024-1087 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3914214	171 HYDRA WAY GROVELAND	-
2	1	3914206	184 PETOSKY RD GROVELAND	180 FEET
3	2	3914228	214 HYDRA WAY GROVELAND	575 FEET
4	3	3914230	206 HYDRA WAY GROVELAND	450 FEET
5				
6				
7				
8				

Alternate Key 3914214
 Parcel ID 12-22-24-0021-000-10400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1087 subject
 PRC Run: 11/19/2024 By bboone
 Card # 1 of 1

Current Owner		
MONTGOMERY STREET HOMES LLC		
6225 GENOA RD		
FORT WORTH	TX	76116

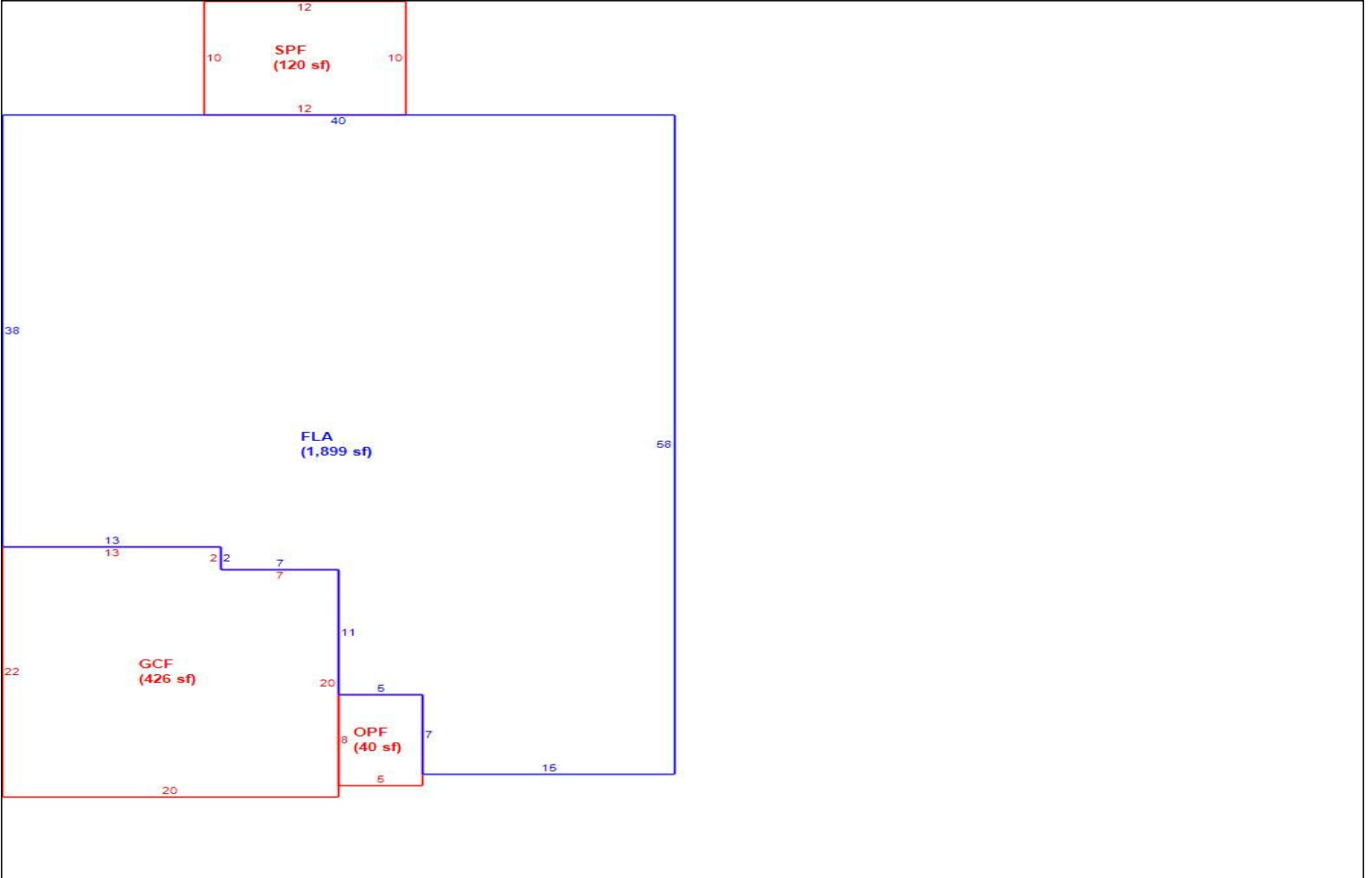
subject

Property Location			
Site Address	171 HYDRA WAY		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	DLS	10-04-201

Legal Description
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 104 ORB 5774 PG 466

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	1.100	1.000	0	77,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,000		
Classified Acres		0		Classified JV/Mkt		77,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 264,207
Deprec Bldg Value 256,281		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,899	1,899	1899	Effective Area	1899	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	426	0	Base Rate	115.88	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	264,207	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	120	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		1,899	2,485	1,899	Building RCNLD	256,281	Roof Cover	3	Type AC	03

Alternate Key 3914214
 Parcel ID 12-22-24-0021-000-10400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1087 subject
 PRC Run: 11/19/2024 By bboone
 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
2020	IMPS	01-01-2019	10-04-2019	1	0001	SFR FOR 2020	10-07-2019	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2021113071	5774	0466	07-29-2021	WD	Q	01	I	340,400				
2019143781	5392	1224	12-16-2019	WD	Q	Q	I	249,900				
2019061953	5288	2328	05-28-2019	WD	U	M	V	414,600				
Total											0.00	

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
77,000	256,281	0	333,281	0	333281	0.00	333281	333281	325,055

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Alternate Key 3914206
Parcel ID 12-22-24-0021-000-09600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1087 comp 1
PRC Run: 11/19/2024 By
Card # 1 of 1

Current Owner		
SAVOIE PAULINE M ET AL		
184 PETOSKY RD		
GROVELAND	FL	34736

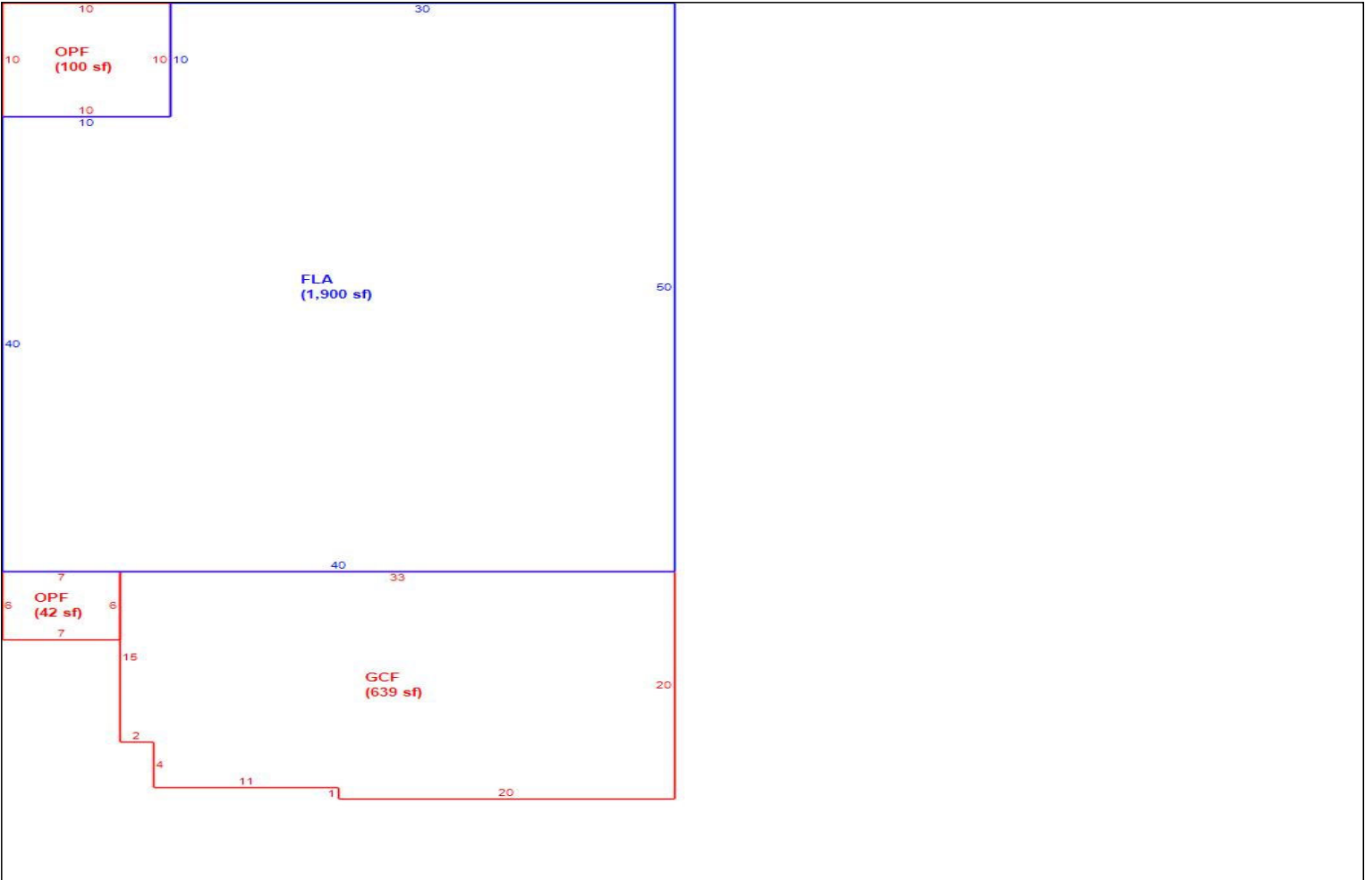
comp 1

Property Location			
Site Address	184 PETOSKY RD		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	DLS	10-04-201

Legal Description
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 96 ORB 6211 PG 22

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 269,514	Deprec Bldg Value 261,429	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail						
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	4			
FLA	FINISHED LIVING AREA	1,900	1,900	1900	Effective Area	1900	No Stories	1.00	Full Baths	2			
GAR	GARAGE FINISH	0	639	0	Base Rate	115.88	Quality Grade	680	Half Baths	0			
OPF	OPEN PORCH FINISHE	0	142	0	Building RCN	269,514	Wall Type	03	Heat Type	6			
					Condition	EX	Foundation	3	Fireplaces	0			
					% Good	97.00	Functional Obsol	0					
TOTALS					1,900	2,681	1,900	Building RCNLD	261,429	Roof Cover	3	Type AC	03

Alternate Key 3914206
 Parcel ID 12-22-24-0021-000-09600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1087 comp 1
 PRC Run: 11/19/2024 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	
2020	1902-0149	03-19-2019	10-04-2019	258,725	0001	SFR 184 PETOSKY RD	10-07-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023113162	6211	0022	09-07-2023	WD	Q	01	I	412,500	039	HOMESTEAD	2024	25000
2019097796	5333	1810	08-23-2019	WD	Q	Q	I	269,800	059	ADDITIONAL HOMESTEAD	2024	25000
2019009318	5227	1447	01-23-2019	WD	U	M	V	406,700				
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	261,429	0	331,429	0	331429	50,000.00	281429	306429	323,198	

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 3914228
Parcel ID 12-22-24-0021-000-11800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1087 comp 2
PRC Run: 11/19/2024 By
Card # 1 of 1

Current Owner		
ROTTON COURTNEY AND KYLE WRIGHT		
214 HYDRA WAY		
GROVELAND	FL	34736

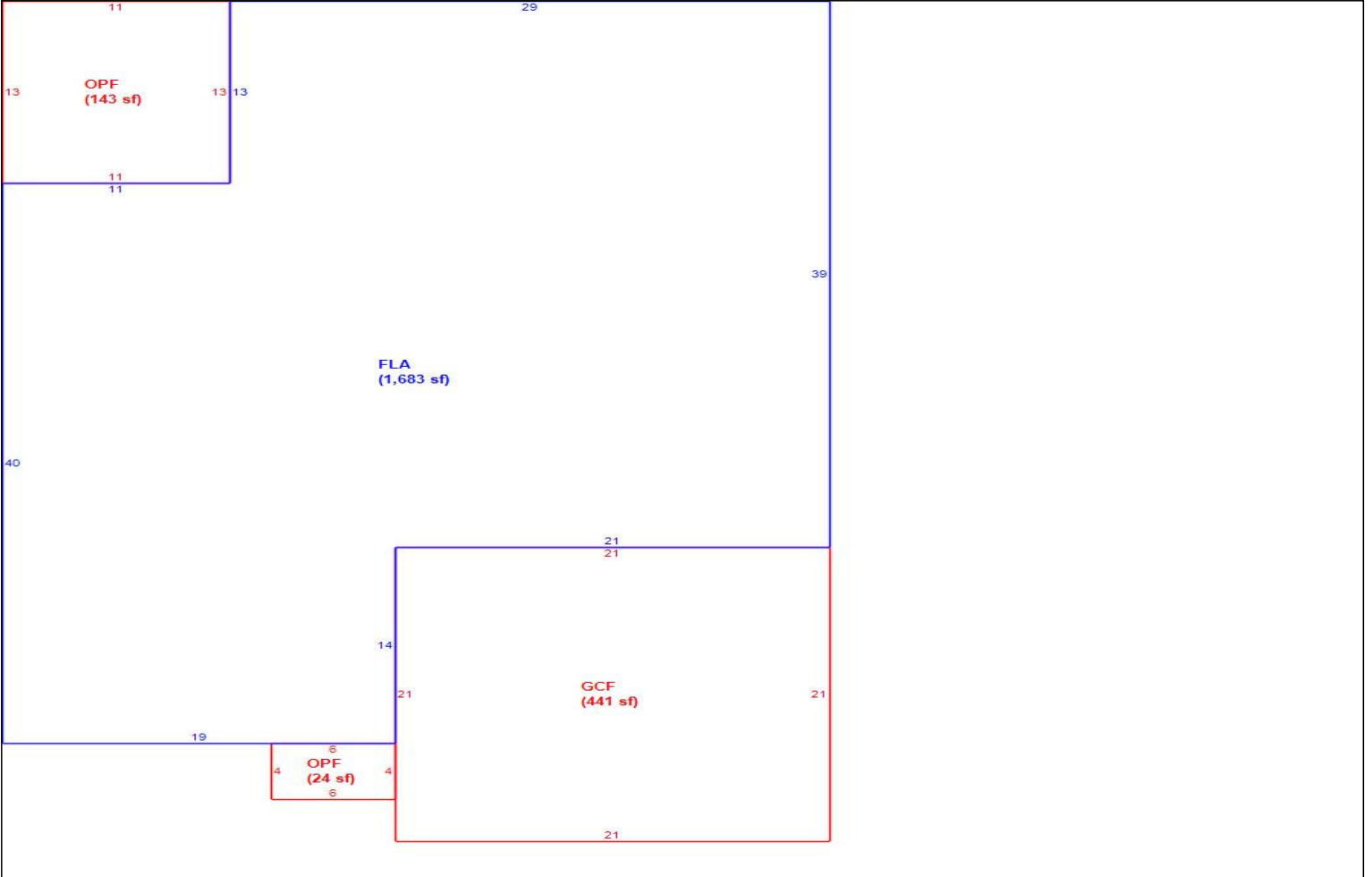
comp 2

Property Location			
Site Address 214 HYDRA WAY			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	DLS	10-03-201

Legal Description
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 118 ORB 6229 PG 1409

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 239,728	Deprec Bldg Value 232,536	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	1,683	1,683	1683	2019	1683	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0		116.51	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	167	0		239,728	Wall Type	03	Heat Type	6
TOTALS						232,536	Foundation	3	Fireplaces	0
						232,536	Roof Cover	3	Type AC	03

Alternate Key 3914228
 Parcel ID 12-22-24-0021-000-11800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1087 comp 2
 PRC Run: 11/19/2024 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	
2020	1904-0017	04-10-2019	10-03-2019	227,019	0001	SFR 214 HYDRA WAY	10-07-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023129015	6229	1409	10-17-2023	WD	Q	01	I	359,000	039	HOMESTEAD	2024	25000
2019130183	5375	0414	11-08-2019	WD	Q	Q	I	258,300	059	ADDITIONAL HOMESTEAD	2024	25000
2019033413	5254	1765	03-19-2019	WD	U	M	V	319,200				
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	232,536	0	302,536	0	302536	50,000.00	252536	277536	295,222	

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Alternate Key 3914230
Parcel ID 12-22-24-0021-000-12000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1087 comp 3
PRC Run: 11/19/2024 By
Card # 1 of 1

Current Owner		
WEST JERRY L & JOANN		
206 HYDRA WAY		
GROVELAND	FL	34736

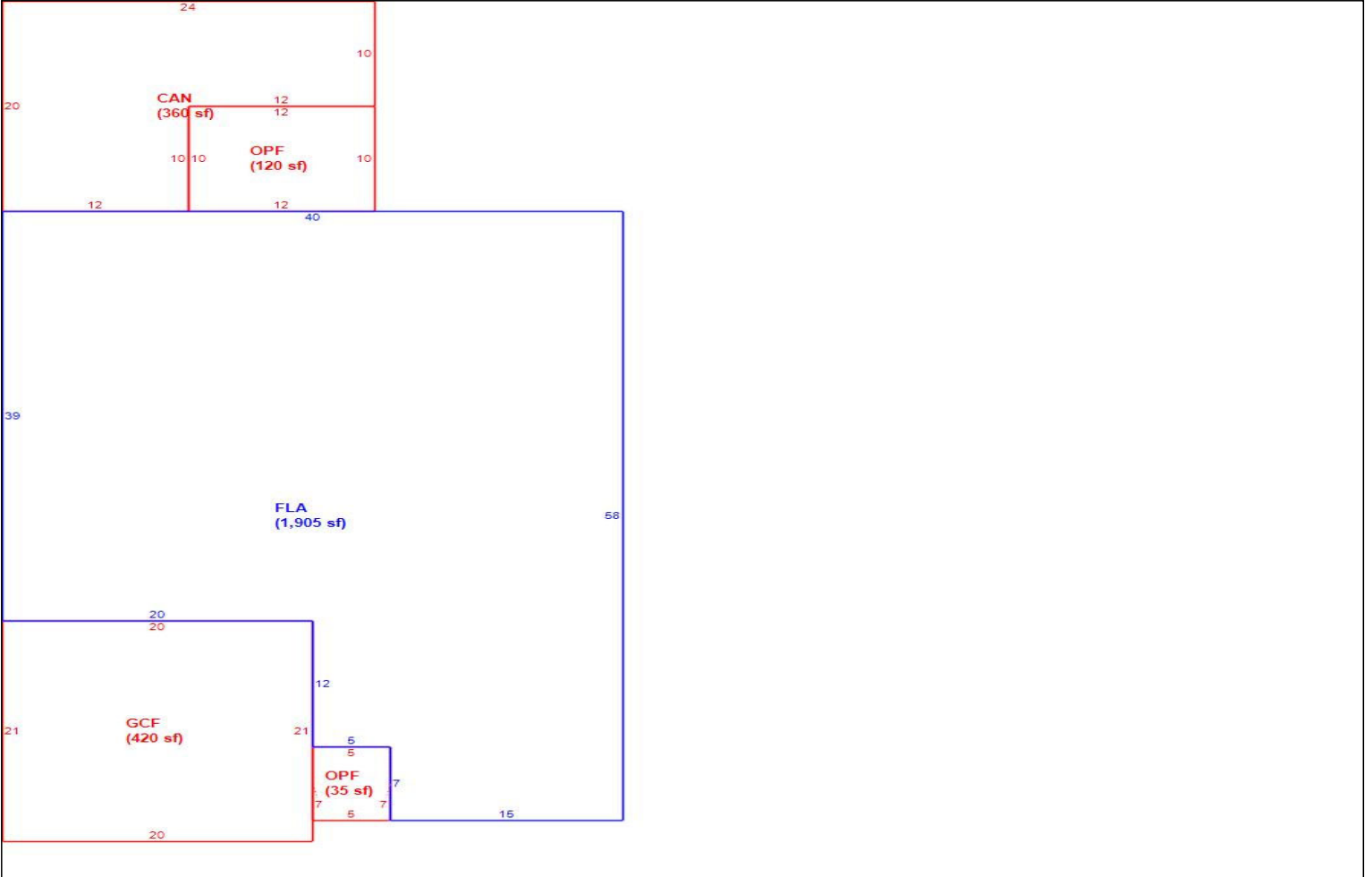
comp 3

Property Location			
Site Address	206 HYDRA WAY		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	01-17-202

Legal Description
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 120 ORB 6131 PG 1154

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 265,214 Deprec Bldg Value 257,258 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,905	1,905	1905	Effective Area	1905	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	115.87	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	155	0	Building RCN	265,214	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	360	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		1,905	2,840	1,905	Building RCNLD	257,258	Roof Cover	3	Type AC	03

Alternate Key 3914230
 Parcel ID 12-22-24-0021-000-12000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1087 comp 3
 PRC Run: 11/19/2024 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 2020	DENY51 IMPS	01-01-2023 01-01-2019	01-17-2020		1 1	0030 0001	P1 SFR FOR 2020	01-17-2020	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023048412	6131	1154	04-25-2023	WD	Q	01	I	399,000	039	HOMESTEAD	2024	25000
2019122301	5365	0719	10-23-2019	WD	Q	Q	I	273,800	059	ADDITIONAL HOMESTEAD	2024	25000
2019046591	5270	0819	04-23-2019	WD	U	M	V	549,900				
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	257,258	0	327,258	0	327258	50,000.00	277258	302258	319,005	

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