



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3857300*

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 # *2024-1088* County **Lake** Tax year **2024** Date received *10/1/24*

COMPLETED BY THE PETITIONER

PART 1. Taxpayer Information

Taxpayer name: MISSION 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 #	14-19-24-0010-000-03900 2123 Waseca Ln
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 # 2024-1088	Alternate Key: 3857300	Parcel ID: 14-19-24-0010-000-03900
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 2123 WASECA LN LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
Owner Name MISSION STREET HOMES	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 418,296	\$ 418,296
2. Assessed or classified use value, *if applicable	\$ 402,600	\$ 402,600
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 402,600	\$ 402,600

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

Last Sale Date 2/24/2022 **Price:** \$400,000 Arm's Length Distressed Book 5911 Page 601

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3857300	3836901	3836886	3836763
Address	2123 WASECA LN LEESBURG	2105 AITKIN LOOP LEESBURG	2132 AITKIN LOOP LEESBURG	2211 AITKIN LOOP LEESBURG
Proximity		.1 mi	.1 mi	.2 mi
Sales Price		\$310,000	\$335,000	\$336,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	1.20%	0.00%
Adjusted Sale		\$269,700	\$288,770	\$285,600
\$/SF FLA	\$113.67 per SF	\$93.13 per SF	\$99.71 per SF	\$123.10 per SF
Sale Date		7/28/2023	9/28/2023	12/4/2023
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	3,680	2,896	39200	2,896	39200	2,320	68000
Year Built	2008	2007		2006		2006	
Constr. Type	BR/BLK/STU	BR/BLK/STU		BR/BLK/STU		BR/BLK/STU	
Condition	VG	VG		VG		VG	
Baths	4.0	2.0	20000	2.1	15000	2.1	15000
Garage/Carport	GAR 2.0	GAR 2.0		GAR 2.0		GAR 2.0	
Porches	OPF	OPF		OPF		OPF	
Pool	Y	N	20000	N	20000	N	20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	SPU	PAT	5000	PAT	5000	PAT	5000
Site Size	LOT	LOT		LOT		LOT	
Location	NBHD	NBHD		NBHD		NBHD	
View	House	House		House		House	
		Net Adj. 31.2%	84200	Net Adj. 27.4%	79200	Net Adj. 37.8%	108000
		Gross Adj. 31.2%	84200	Gross Adj. 27.4%	79200	Gross Adj. 37.8%	108000
Adj. Sales Price	Market Value \$418,296	Adj Market Value	\$353,900	Adj Market Value	\$367,970	Adj Market Value	\$393,600
	Value per SF 113.67						

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.

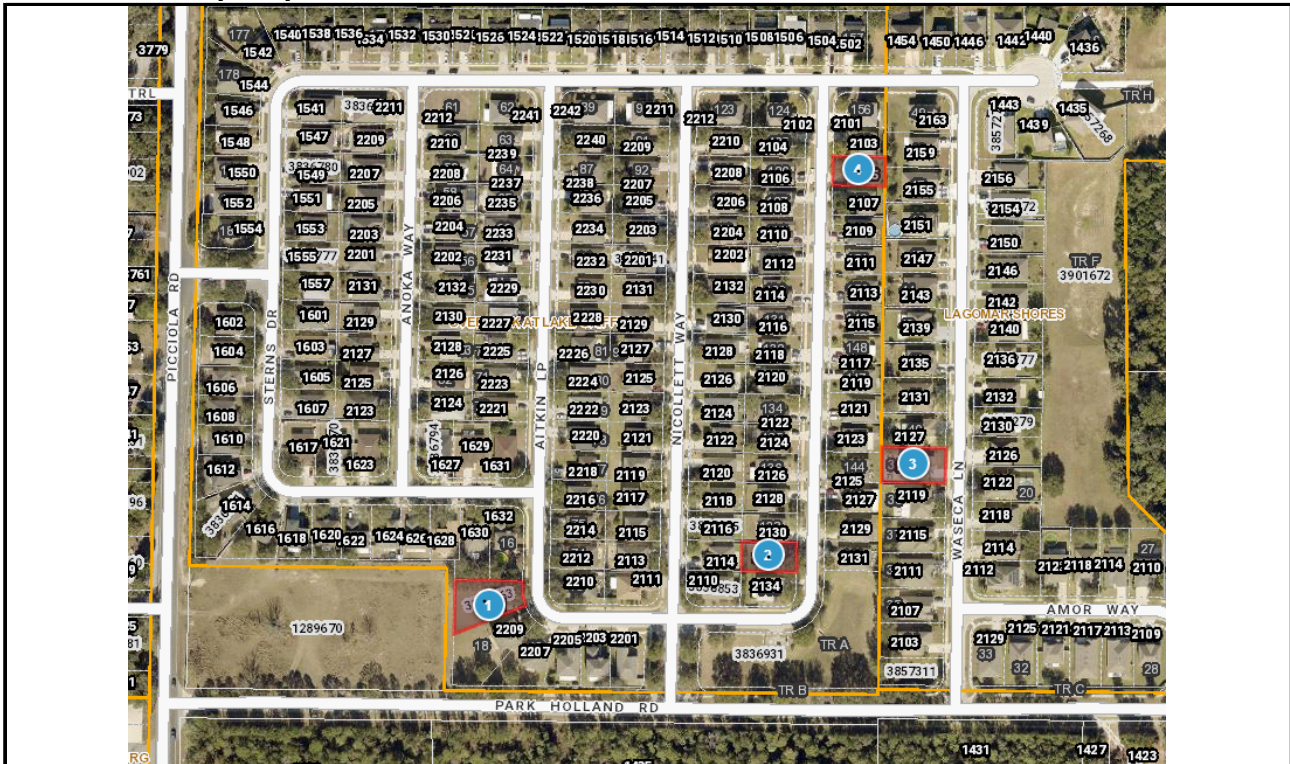
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: AFH

DATE 11/27/2024

2024-1088 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3836763	2211 AITKIN LOOP LEESBURG	.2 mi
2	comp 2	3836886	2132 AITKIN LOOP LEESBURG	.1 mi
3	subject	3857300	2123 WASECA LN LEESBURG	-
4	comp 1	3836901	2105 AITKIN LOOP LEESBURG	.1 mi
5				
6				
7				
8				

Alternate Key 3857300
Parcel ID 14-19-24-0010-000-03900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1088 subject
PRC Run: 12/12/2024 By bboone
Card # 1 of 1

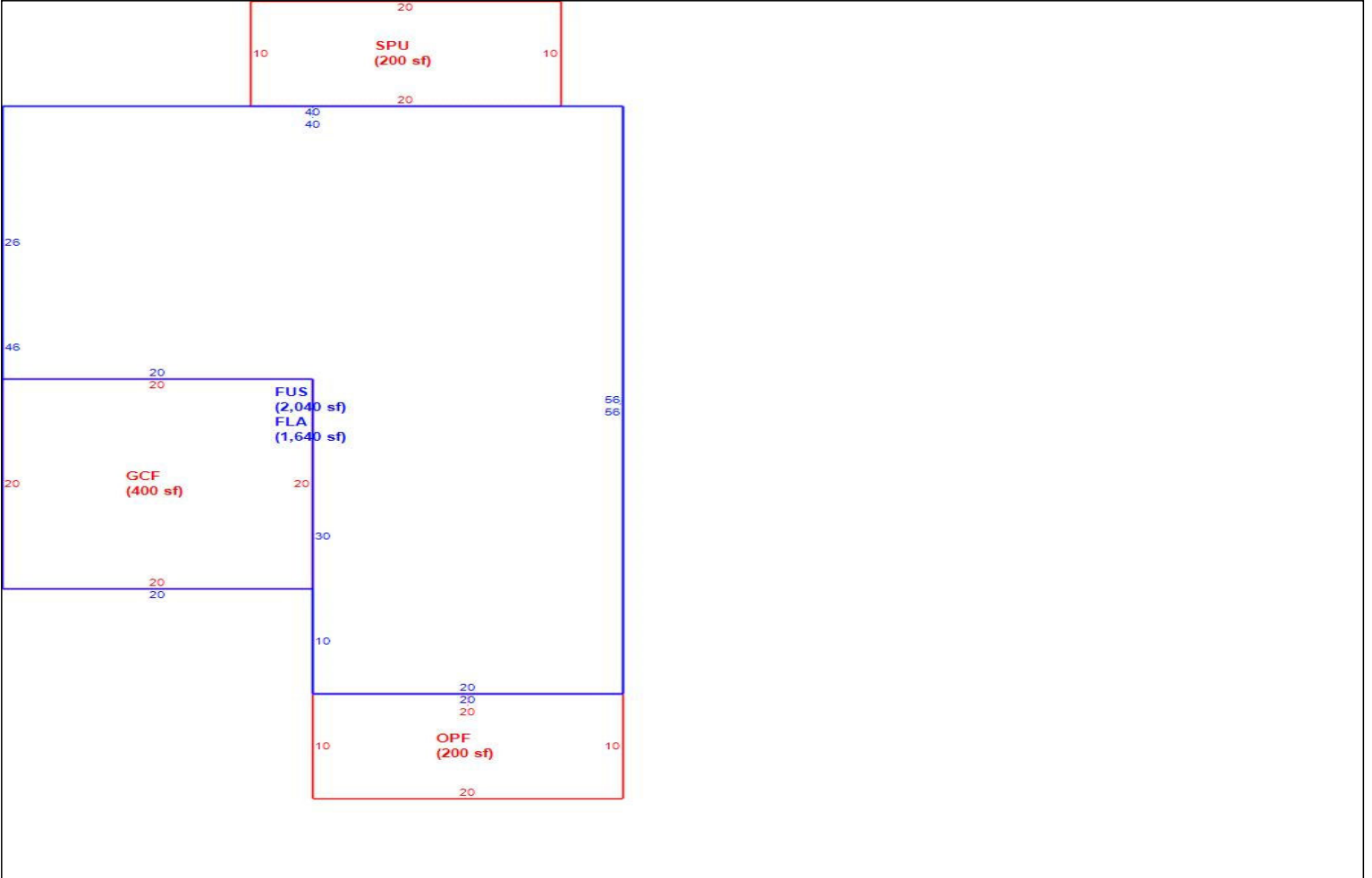
Current Owner		
MISSION STREET HOMES LLC		
300 MONTGOMERY STE 350		
SAN FRANCISCO	CA	94104

Property Location			
Site Address 2123 WASECA LN			
LEESBURG FL 34748			
Mill Group	000L	NBHD	0670
Property Use		Last Inspection	
00100	SINGLE FAMILY	SAD	01-01-202

Legal Description
LAGOMAR SHORES PB 60 PG 17-19 LOT 39 ORB 5962 PG 281

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	60,000.00	0.0000	1.25	1.000	1.000	0	75,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		75,000		
Classified Acres		0		Classified JV/Mkt		75,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 325,293
Deprec Bldg Value 315,534		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2008	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,640	1,640	1640	Effective Area	3680	No Stories	1.00	Full Baths	4
FUS	FINISHED AREA UPPER	2,040	2,040	2040	Base Rate	76.91	Quality Grade	630	Half Baths	0
GAR	GARAGE FINISH	0	400	0	Building RCN	325,293	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	200	0	Condition	EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	200	0	% Good	97.00	Functional Obsol	0		
TOTALS		3,680	4,480	3,680	Building RCNLD	315,534	Roof Cover	3	Type AC	03

Alternate Key 3857300
 Parcel ID 14-19-24-0010-000-03900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1088 subject
 PRC Run: 12/12/2024 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
POL5	SWIMMING POOL - RESIDENTIAL	360.00	SF	75.00	2020	2020	27000.00	92.50	24,975
PLD2	POOL/COOL DECK	560.00	SF	5.38	2020	2020	3013.00	92.50	2,787

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	20-17-460	04-14-2020	03-18-2021	48,400	0003	POL & DECK	03-18-2021		
2009	07-00000881	03-31-2008	03-05-2009	386,490	0000	SFR 2123 WASECA LN	03-05-2009	06-03-2008	
2008	07-00000881	08-14-2007	03-31-2008	386,490	0000	SFR 2123 WASECA LN			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2022072012	5962	0281	05-12-2022	WD	U	11	I	100			
2022032174	5911	0601	02-24-2022	WD	Q	01	I	400,000			
	3654	2142	06-03-2008	WD	Q	Q	I	245,500			
	3382	0636	02-13-2007	WD	U	M	V	1			
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	
75,000	315,534	27,762	418,296	15696	402600	0.00	402600	418296	366,003	

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Alternate Key 3836901
Parcel ID 15-19-24-1500-000-15400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1088 comp 1
PRC Run: 12/12/2024 By

Card # 1 of 1

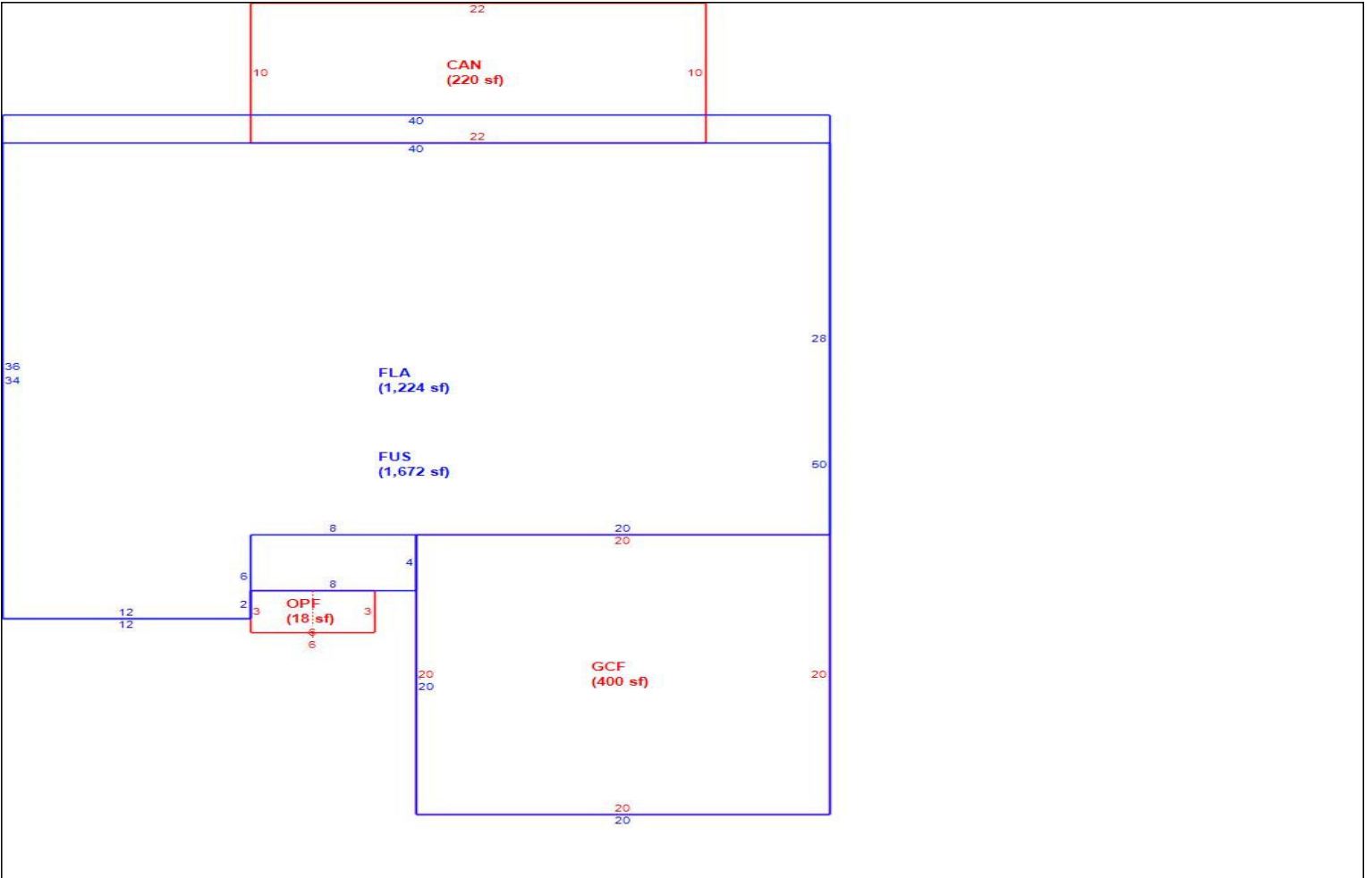
Current Owner		
WENG ZHEN Y & JIAN Y CAI		
2105 AITKIN LOOP		
LEESBURG	FL	34748

Property Location			
Site Address 2105 AITKIN LOOP			
LEESBURG		FL 34748	
Mill Group	000L	NBHD	0670
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	08-02-202

Legal Description
OVERLOOK AT LAKE GRIFFIN PB 54 PG 20-24 LOT 154 ORB 6186 PG 629

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	60,000.00	0.0000	1.00	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	226,535	Deprec Bldg Value	219,739	Multi Story	1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,224	1,224	1224	Effective Area	2896	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,672	1,672	1672	Base Rate	68.51	Quality Grade	600	Half Baths	0
GAR	GARAGE FINISH	0	400	0	Building RCN	226,535	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	18	0	Condition	AV	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	220	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		2,896	3,534	2,896	Functional Obsol	0	Building RCNLD	219,739		

Alternate Key 3836901
 Parcel ID 15-19-24-1500-000-15400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1088 comp 1
 PRC Run: 12/12/2024 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	
2008	07-00000031	01-25-2007	07-11-2007	306,403	0000	SFR 4/BR 2105 AITKIN LOOP	07-11-2007		
2008	SALE	01-01-2007	04-21-2008	1	0000	CHECK VALUES			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023092704	6186	0629	07-28-2023	WD	Q	01	I	310,000				
	3593	1832	02-29-2008	WD	Q	Q	I	190,800				
	3385	1464	03-02-2007	WD	U	M	V	1				
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	
60,000	219,739	0	279,739	0	279739	0.00	279739	279739	238,321	

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Alternate Key 3836886
 Parcel ID 15-19-24-1500-000-13900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1088 comp 2
 PRC Run: 12/12/2024 By

Card # 1 of 1

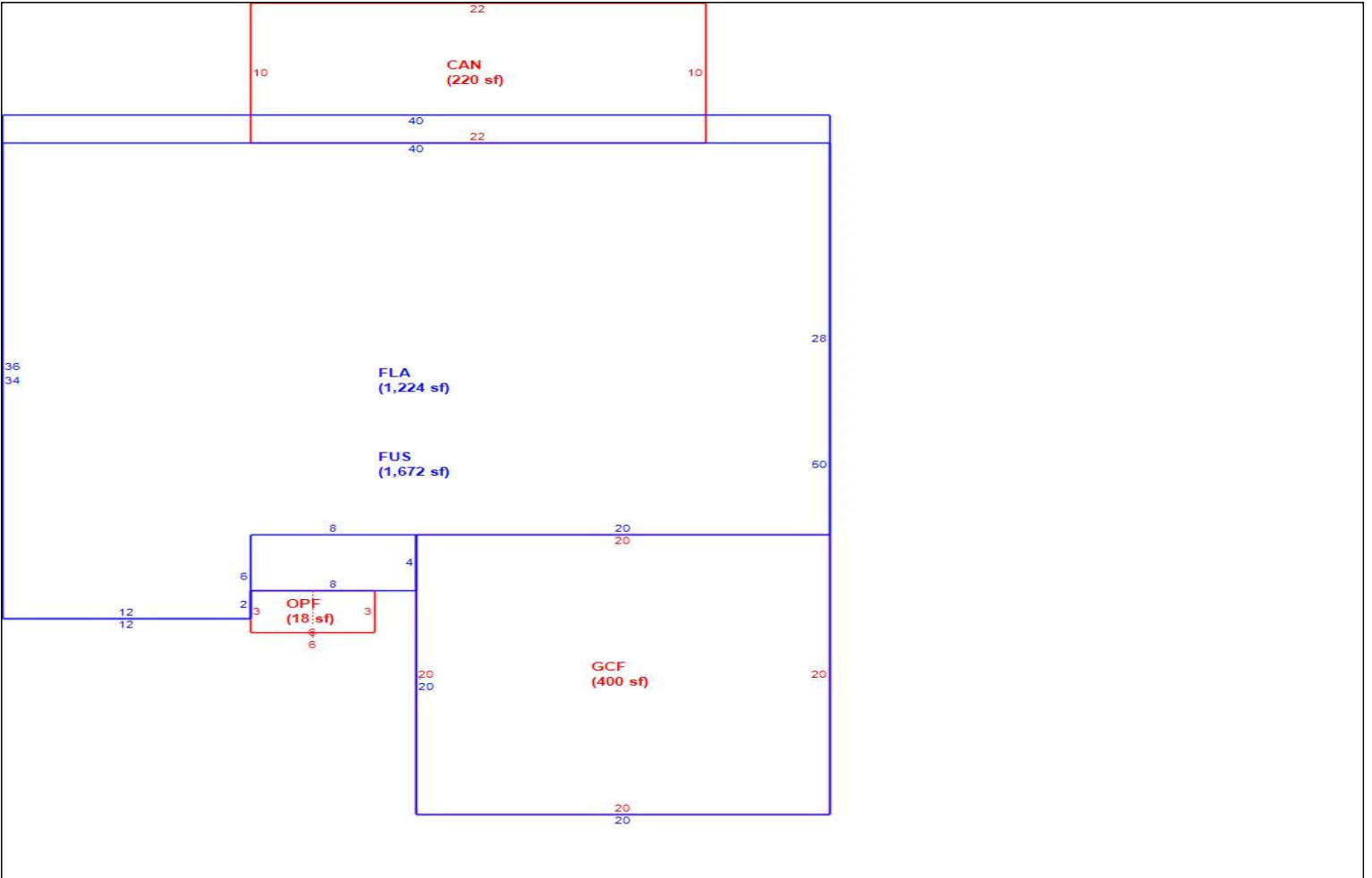
Current Owner		
HERARD FRITZ J ET AL		
2132 AITKIN LOOP		
LEESBURG	FL	34748

Property Location			
Site Address 2132 AITKIN LOOP			
LEESBURG FL 34748			
Mill Group	000L	NBHD	0670
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	08-02-202

Legal Description
 OVERLOOK AT LAKE GRIFFIN PB 54 PG 20-24 LOT 139 ORB 6220 PG 2346

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	60,000.00	0.0000	1.00	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 231,135 Deprec Bldg Value 224,201 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	1,224	1,224	1224	Effective Area	2896	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,672	1,672	1672	Base Rate	68.51	Quality Grade	600	Half Baths	1
GAR	GARAGE FINISH	0	400	0	Building RCN	231,135	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	18	0	Condition	EX	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	220	0	% Good	97.00	Functional Obsol	0		
TOTALS		2,896	3,534	2,896	Building RCNLD	224,201	Roof Cover	3	Type AC	03

Alternate Key 3836886
 Parcel ID 15-19-24-1500-000-13900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1088 comp 2
 PRC Run: 12/12/2024 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
2007	05-00001936	03-08-2006	12-28-2006	303,576	0000	SFR 2132 AITKIN LOOP	12-28-2006	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2023121788	6220	2346	09-28-2023	WD	Q	01	I	335,000				
2023025960	6103	1890	03-07-2023	PR	U	11	I	100				
2022028277	5905	1931	02-25-2022	PO	U	11	I	0				
	3297	1467	10-27-2006	WD	Q	Q	I	226,900				
	3213	1134	07-07-2006	WD	U	M	V	1				
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
60,000	224,201	0	284,201	0	284201	0.00	284201	284201	242,783

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Alternate Key 3836763
Parcel ID 15-19-24-1500-000-01700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1088 comp 3
PRC Run: 12/12/2024 By
Card # 1 of 1

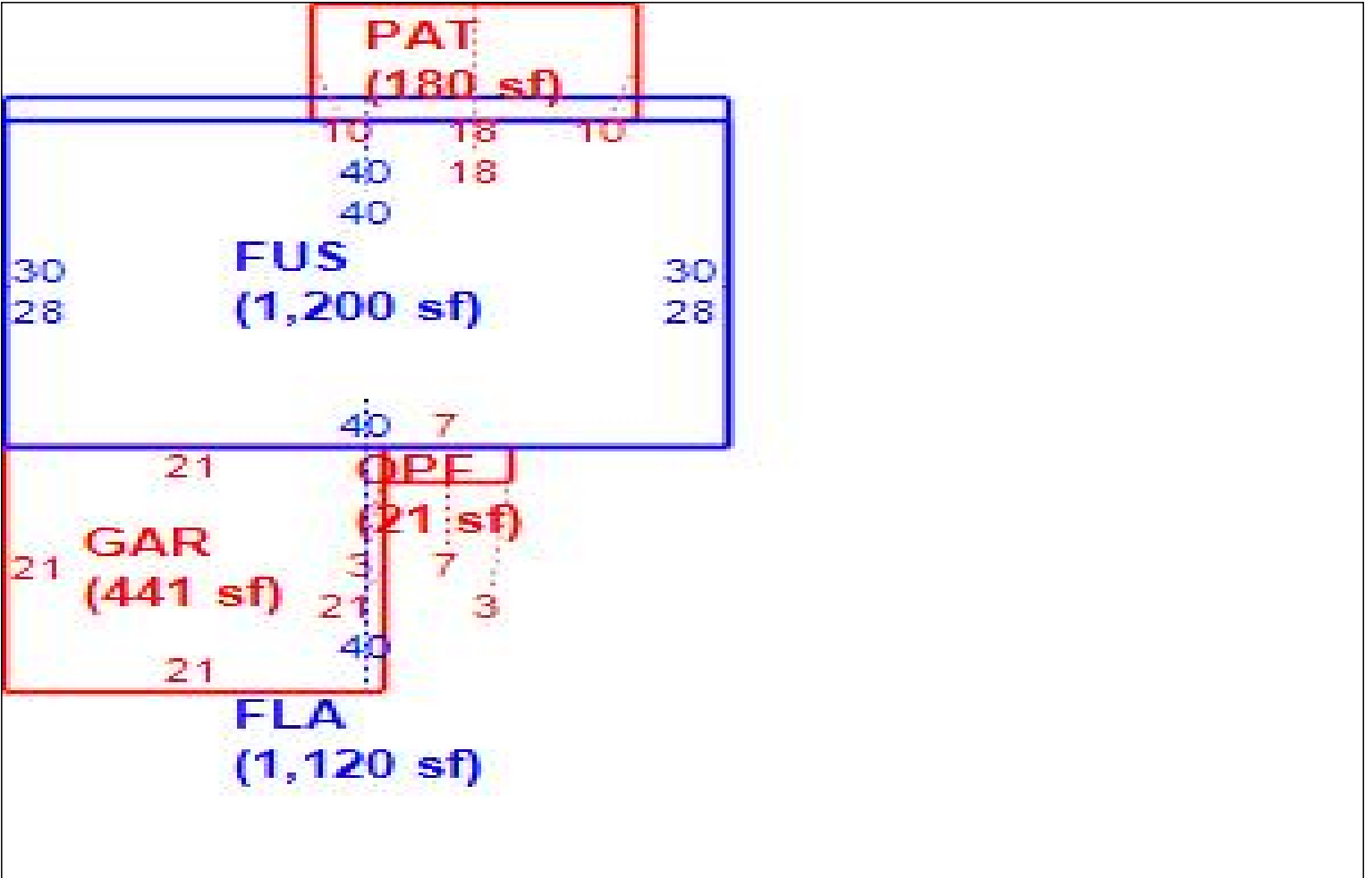
Current Owner		
GORDON CHRISTOPHER & CAMEALLA HOL		
2211 AITKIN LOOP		
LEESBURG	FL	34748

Property Location			
Site Address	2211 AITKIN LOOP		
	LEESBURG	FL	34748
Mill Group	00L3	NBHD	0670
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	08-01-202

Legal Description
OVERLOOK AT LAKE GRIFFIN PB 54 PG 20-24 LOT 17 ORB 6252 PG 6

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	60,000.00	0.0000	1.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 197,244 Deprec Bldg Value 191,327 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	2006	Effective Area	2320	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,200	1,200	1200		Base Rate	71.00	Quality Grade	600	Half Baths	1
GAR	GARAGE FINISH	0	441	0		Building RCN	197,244	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	21	0		Condition	EX	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	180	0		% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		2,320	2,962	2,320		Functional Obsol	0				
						Building RCNLD	191,327				

Alternate Key 3836763
 Parcel ID 15-19-24-1500-000-01700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1088 comp 3
 PRC Run: 12/12/2024 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	
2007	05-00001218	01-01-2006	06-26-2006	158,179	0000	SFR FOR 2007	06-26-2006		
2006	05-00001218	09-23-2005	12-30-2005	158,179	0000	SFR 2211 AITKIN LP			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023147677	6252	0006	12-04-2023	WD	Q	01	I	336,000				
2016023948	4750	0068	01-15-2016	WD	U	U	I	115,300				
	4654	2244	07-09-2015	CT	U	U	I	100				
	3117	2351	03-20-2006	WD	Q	Q	I	220,800				
	2962	1344	09-20-2005	WD	U	M	V	439,900				
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	
60,000	191,327	0	251,327	0	251327	0.00	251327	251327	211,178	

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