



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *2542268*

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 # <i>2024-1089</i>	County Lake	Tax year 2024	Date received <i>10.1.24</i>
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 #	23-19-26-1100-00B-00200 3120 Stratford 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 <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 checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-1089	Alternate Key: 2542268	Parcel ID: 23-19-26-1100-00B-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 3120 STRATFORD LN MOUNT DORA		<input type="checkbox"/> Check if Multiple Parcels
Owner Name MONTGOMERY STREET HOMES II LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 376,420	\$ 376,420	
2. Assessed or classified use value, *if applicable	\$ 376,420	\$ 376,420	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 376,420	\$ 376,420	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 4/22/2021 Price: \$316,000 Arm's Length Distressed Book 5696 Page 643

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	2542268	1738121	3445481	1758238
Address	3120 STRATFORD LN MOUNT DORA	3561 CALGARY LN MOUNT DORA	2622 MAYWOOD ST EUSTIS	3007 DUPONT ST EUSTIS
Proximity		SAME SUB	1.53 MILES	0.67 MILE
Sales Price		\$482,500	\$410,000	\$470,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	3.60%	0.00%
Adjusted Sale		\$417,845	\$363,260	\$399,500
\$/SF FLA	\$161.14 per SF	\$194.71 per SF	\$162.61 per SF	\$183.34 per SF
Sale Date		8/31/2023	3/15/2023	8/8/2024
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,336	2,146	9500	2,234	5100	2,179	7850
Year Built	1982	1979		1994		1993	
Constr. Type	WOOD	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.1	-4000	2.0		2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	Y (ENCL)	Y (LARGE)		Y	3000	Y	3000
Pool	Y	Y	0	Y	0	Y	0
Fireplace	1	1	0	1	0	0	2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		HOT TUB	-3000	N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 1.3%	5500	Net Adj. 1.4%	5100	Net Adj. 3.3%	13350
		Gross Adj. 3.2%	13500	Gross Adj. 3.1%	11100	Gross Adj. 3.3%	13350
Adj. Sales Price	Market Value \$376,420	Adj Market Value \$423,345		Adj Market Value \$368,360		Adj Market Value \$412,850	
	Value per SF 161.14						

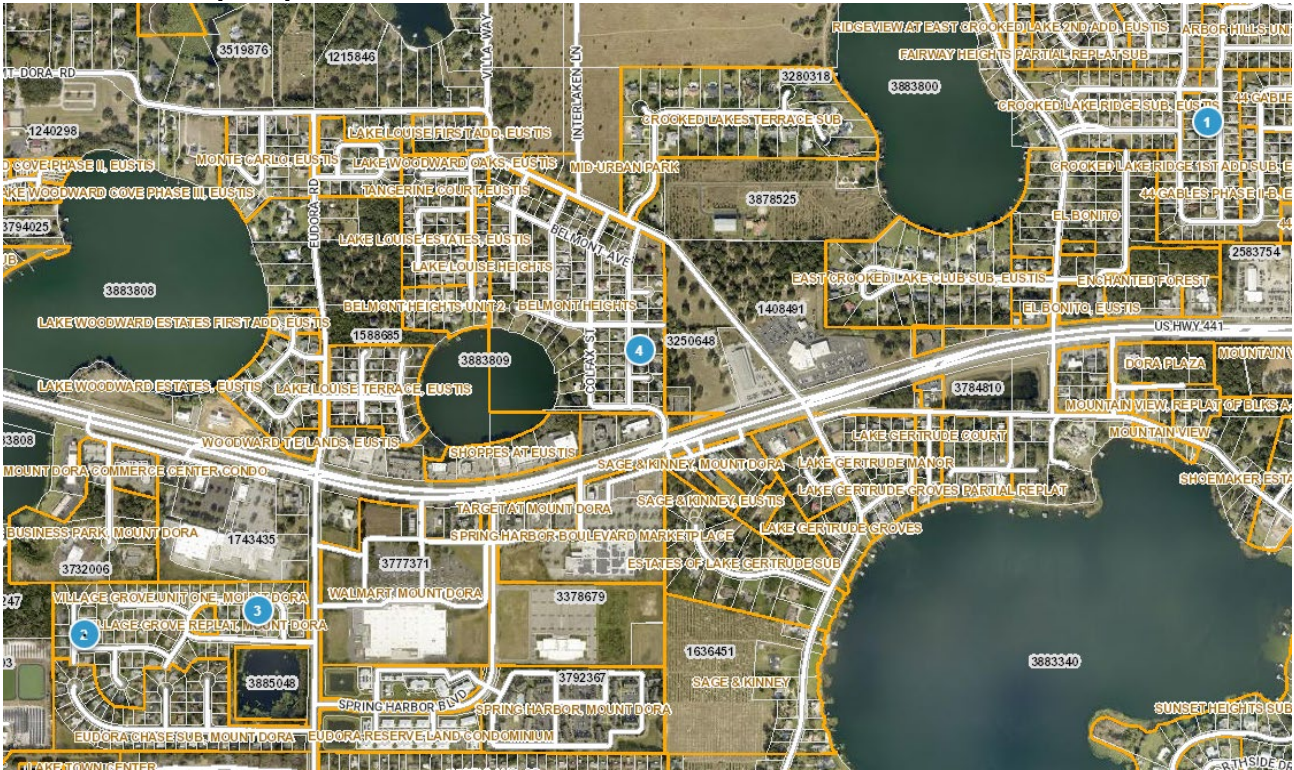
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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: CHRISTOPHER QUANTE

DATE 12/12/2024

2024-1089 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	3445481	2622 MAYWOOD ST EUSTIS	1.53 MILES
2	COMP 1	1738121	3561 CALGARY LN MOUNT DORA	SAME SUB
3	SUBJECT	2542268	3120 STRATFORD LN MOUNT DORA	-
4	COMP 3	1758238	3007 DUPONT ST EUSTIS	0.67 MILE
5				
6				
7				
8				

Alternate Key 2542268
 Parcel ID 23-19-26-1100-00B-00200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1089 Subject
 PRC Run: 12/12/2024 By

Card # 1 of 1

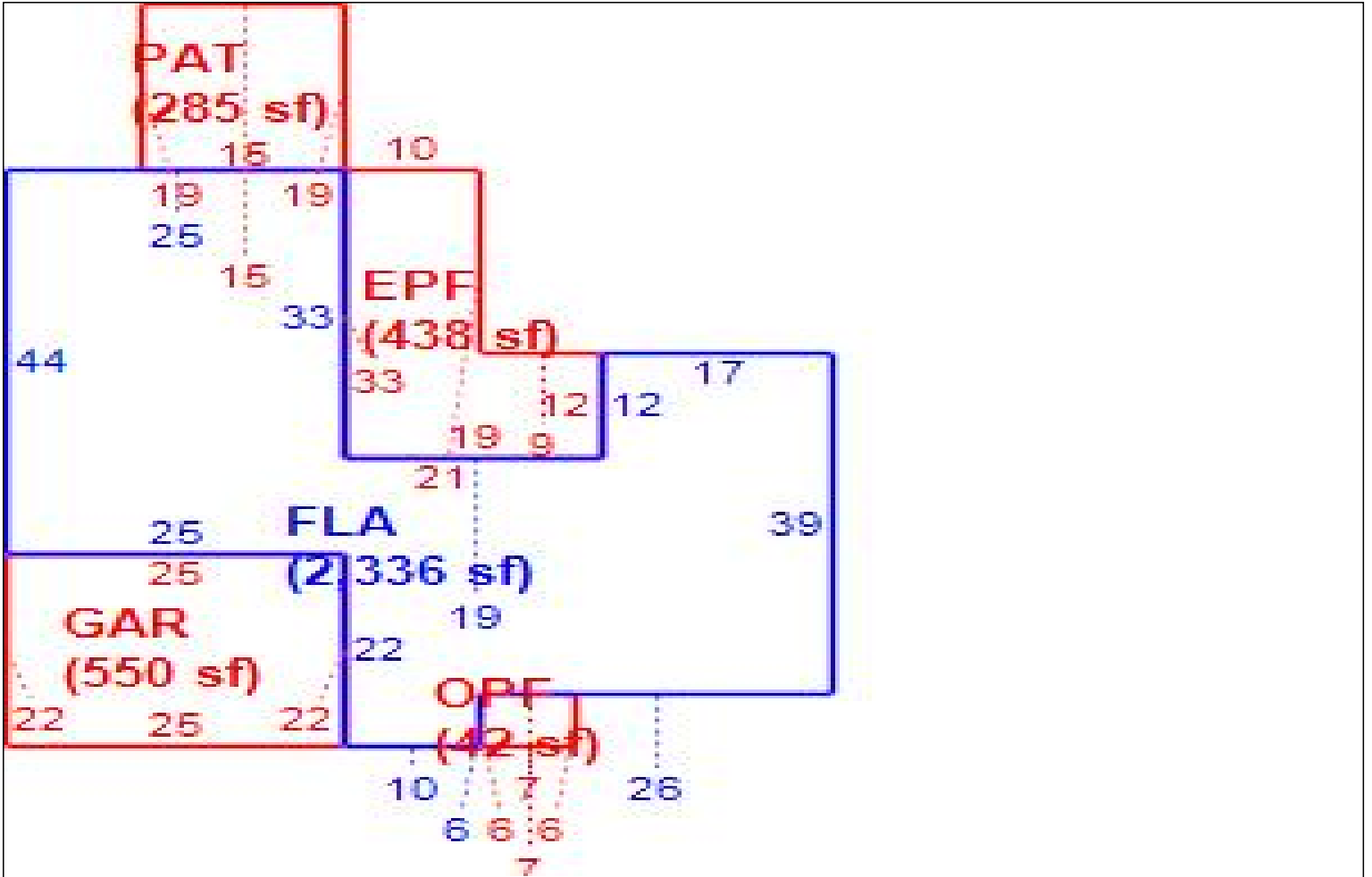
Current Owner		
MONTGOMERY STREET HOMES II LLC C/O MAGNETAR FINANCIAL LLC 1603 ORRINGTON AVE 13TH FLOOR		
EVANSTON	IL	60201

Property Location			
Site Address 3120 STRATFORD LN			
MOUNT DORA FL 32757			
Mill Group	00MD	NBHD	0719
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	10-05-202

Legal Description
MOUNT DORA, VILLAGE GROVE UNIT ONE LOT 2, BLK B PB 23 PGS 57-58 ORB 6027 PG 1865

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	70,000.00	0.0000	1.00	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 308,876
Deprec Bldg Value 284,166		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	438	0	1982	1982	R1		Bedrooms	3
FLA	FINISHED LIVING AREA	2,336	2,336	2,336	Effective Area	2336	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	550	0	Base Rate	106.39	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	42	0	Building RCN	308,876	Wall Type	01	Heat Type	6
PAT	PATIO UNCOVERED	0	285	0	Condition	EX	Foundation	3	Fireplaces	1
TOTALS		2,336	3,651	2,336	% Good	92.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	284,166				

Alternate Key 2542268
 Parcel ID 23-19-26-1100-00B-00200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1089 Subject
 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
SEN2	SCREEN ENCLOSED STRUCTURE	2000.00	SF	3.50	1981	1981	7000.00	40.00	2,800
POL2	SWIMMING POOL - RESIDENTIAL	540.00	SF	35.00	1981	1981	18900.00	85.00	16,065
PLD2	POOL/COOL DECK	900.00	SF	5.38	1981	1981	4842.00	70.00	3,389

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	SALE	01-01-2021	05-23-2022	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	
2022127183	6027 1865	09-02-2022	WD	U	11	I	100					
2021057486	5696 0643	04-22-2021	WD	Q	01	I	316,000					
	1052 0725	03-01-1990	WD	Q	Q	I	139,900					
	0733 0787	08-01-1981	WD	Q	Q	V	28,000					
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	
70,000	284,166	22,254	376,420	0	376420	0.00	376420	376420	376,420	

Parcel Notes

IN CITY 1986
 88 NBHD CHANGED FROM 2058
 00FC QG FROM 450 EAG FROM 1 COND FROM 3 MB 081199
 03FC FF TO LT SPF05 TO EPA05 EAG FROM 2 NPA COND FROM 2 QG FROM 500 DN 071102
 09 ORD NO 385 ANNEXED TO CITY OF MOUNT DORA
 19CC WX APP SUBMITTED WITH DC JRF 111418
 19 JOHN REESE ALLEN 76 DECEASED 092918 UNRECD DC INFO SCANNED CB 111518
 5696/643 YU C ALLEN TO MONTGOMERY STREET HOMES LLC
 22FCL SFR GOOD COND NO PHYS CHG SEEN JDB 100521
 6027/1865 M SALE INCL AK1189969 AK1345944 AK2542268 AK1327741 AK3853824 MONTGOMERY STREET HOMES LLC TO MONTGOMERY STREET HOMES II LLC

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Alternate Key 1738121
Parcel ID 23-19-26-1100-00A-03600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1089 Comp 1
PRC Run: 12/17/2024 By jwalsh
Card # 1 of 1

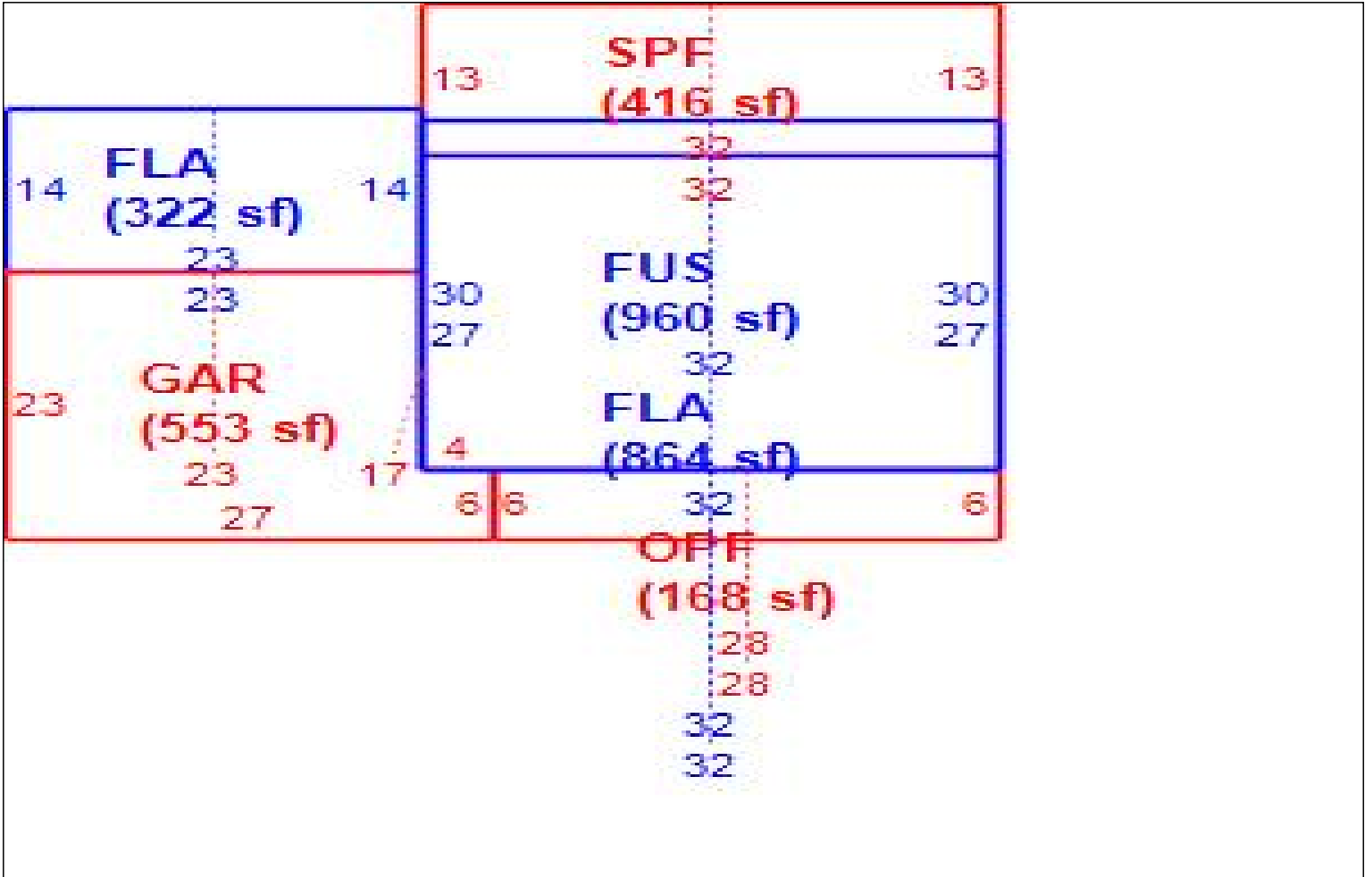
Current Owner		
CHERRY JOSEPH A & MARY S		
2180 OLIVER DR		
PRINCE FREDERI	MD	20678-4561

Property Location			
Site Address	3561 CALGARY LN		
	MOUNT DORA	FL	32757
Mill Group	00MD	NBHD	0719
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MOUNT DORA, VILLAGE GROVE UNIT ONE LOT 36, BLK A PB 23 PGS 57-58 ORB 6389 PG 447

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	70,000.00	0	1.00	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 275,704 Deprec Bldg Value 261,919 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	1,186	1,186	1186	1979					
FUS	FINISHED AREA UPPER	960	960	960						
OPF	OPEN PORCH FINISHE	0	168	0						
GAR	GARAGE FINISH	0	553	0						
SPF	SCREEN PORCH FINIS	0	416	0						
TOTALS		2,146	3,283	2,146						
					Effective Area	2146	No Stories	2.00	Full Baths	2
					Base Rate	98.72	Quality Grade	680	Half Baths	1
					Building RCN	275,704	Wall Type	01	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	1
					% Good	95.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	261,919				

Alternate Key 1738121
Parcel ID 23-19-26-1100-00A-03600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1089 Comp 1
PRC Run: 12/17/2024 By jwalsh
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
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	1981	1981	15750	85.00	13,388
PLD3	POOL/COOL DECK	636.00	SF	7.33	1981	1981	4662	70.00	3,263

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	SALE	01-01-2015	03-07-2016	1	0099	CHECK VALUE	03-07-2016		
2013	2012010066	01-24-2012	01-18-2013	7,080	0002	REROOF SHINGLE	01-18-2013		
1996	9500118	03-01-1995	12-01-1995	880	0000	RE-ROOF CARPORT (FLAT)			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024101141	6389 0447	08-16-2024	WD	U	38	I	467,700				
2023114108	6212 0072	08-31-2023	WD	Q	01	I	482,500				
2022131015	6032 1282	09-27-2022	WD	Q	01	I	480,000				
2022037239	5918 0344	03-08-2022	WD	Q	01	I	330,000				
	4591 2208	02-17-2015	WD	Q	Q	I	172,500				
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	261,919	16,651	348,570	0	348570	0.00	348570	348570	405,174	

Parcel Notes

IN CITY 1986
88 NBHD CHANGED FROM 2058
95 ADD SPF07 CHG CAN TO SPF05 OPU TO SPF06 MB 032196
03FC ADD FLA OVER SPF5 NPA LAND FROM FF QG FROM 475 CORRECT PLD FROM GRADE 2 MB 071102
09 ORD NO 385 ANNEXED TO CITY OF MOUNT DORA
13FC SFR GOOD COND HAS NEW ROOF IN MISC DELETE UBU 80SF 1982 GR 1 JDB 011813
4591/2208 GLENN JR & DREAMA S LA PERE TO GARY W CHANDLER JR SINGLE
15X COURTESY HX CARD SENT 032315
16SALE MLS G4807981 4 BEDS 2 AND A HALF BATHS GOOD COND TJW 102816
16FC ADD FUS5 AS 2ND FLR ADD SPF5 SPF6 AND SPF7 ALL AS ONE SPF6 EXT WALL FROM 3 GCF TO GAF TMP 030716
5918/344 GARY W CHANDLER JR TO IVAN F DA COSTA CESAR MARRIED
6032/1282 IVAN F DA COSTA CESAR TO JOSEPH ANTHONY & MARY SUZANNE CHERRY HW
23CC EFILE HX PORT APP CP 012023
23X RECEIVED VA BENEFIT LTR FOR JOSEPH ATTACHED TO HX VADX APP INFO SCANNED AS 012023
23X VADX APPROVED FOR JOSEPH INFO SCANNED AS 012023
6212/72 JOSEPH ANTHONY & MARK SUZANNE CHERRY TO BEACH MOUNTIAN HOLDINGS LLC
6389/447 WD IN LIEU OF FORECLOSURE BEACH MOUNTAIN HOLDINGS LLC TO JOSEPH ANTHONY & MARY SUZANNE CHERRY HW
25 CORRECT SKETCH FLA X2 TO FLA TJW 121724

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Alternate Key 3445481
 Parcel ID 19-19-27-0030-000-08600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1089 Comp 2
 PRC Run: 12/12/2024 By

Card # 1 of 1

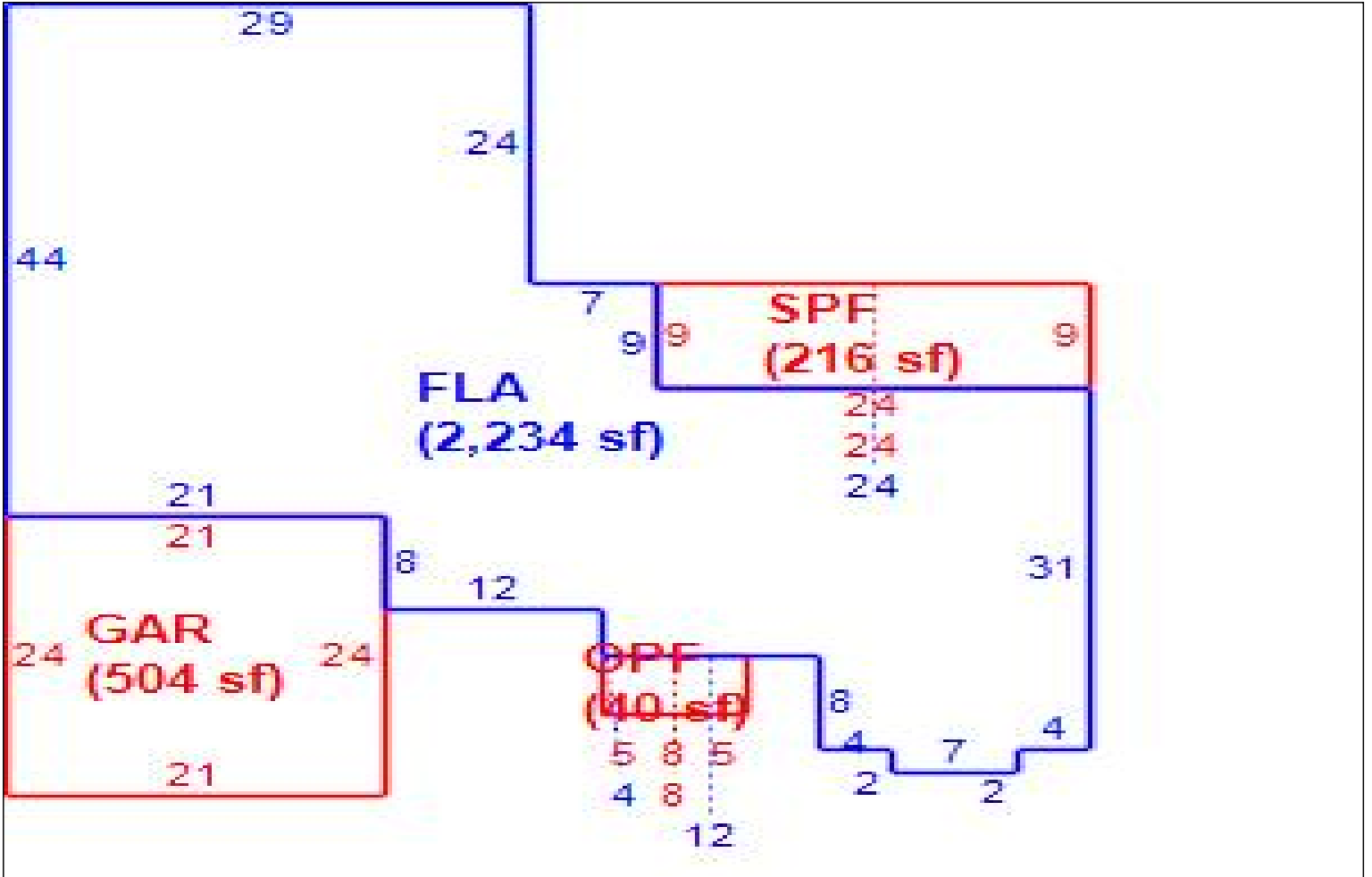
Current Owner		
BORDEN SHAUN AND LINDA BORDEN		
2622 MAYWOOD ST		
EUSTIS	FL	32726

Property Location			
Site Address 2622 MAYWOOD ST			
EUSTIS FL 32726			
Mill Group	000E	NBHD	4550
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
EUSTIS, CROOKED LAKE RIDGE 1ST ADD LOT 86 PB 33 PGS 59-60 ORB 6108 PG 2488

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	48,000.00	0.0000	1.75	1.000	1.000	0	84,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		84,000		
Classified Acres		0		Classified JV/Mkt		84,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 292,092
Deprec Bldg Value 283,329		Multi Story 0	



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	2,234	2,234	2234	1994	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	504	0	108.99	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	216	0	97.00	Foundation	3	Fireplaces	1
TOTALS		2,234	2,994	2,234	0	Roof Cover	3	Type AC	03

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL3	SWIMMING POOL - RESIDENTIAL	540.00	SF	46.00	1993	1993	24840.00	85.00	21,114
PLD2	POOL/COOL DECK	607.00	SF	5.38	1993	1993	3266.00	70.00	2,286
SEN2	SCREEN ENCLOSED STRUCTURE	1967.00	SF	3.50	1993	1993	6885.00	40.00	2,754
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1993	1993	6000.00	50.00	3,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	2013243	03-25-2013	05-02-2014	10,000	0002	REROOF	05-01-2014		
2006	SALE	01-01-2005	05-09-2006	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	
2023030394	6108	2488	03-15-2023	WD	Q	01	I	410,000	039	HOMESTEAD	2024	25000
	4227	1567	10-11-2012	WD	U	U	I	156,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4111	2394	12-20-2011	CT	U	U	I	109,300				
	3249	0209	08-25-2006	WD	Q	Q	I	329,900				
	3044	1334	12-15-2005	WD	Q	Q	I	322,000				
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
84,000	283,329	29,154	396,483	0	396483	50,000.00	346483	371483	396,483

Parcel Notes

94 ADD SFR POL PLD SEN PLH HTB NPA GW 042795
 02 CHG QG FROM 550 RWT 061002
 03FC ROM @ 735-2134 LT FROM FF VALUD OK DN 072202
 03 LOC FROM 302 FER 031803
 04 QG FROM 575 RWT 021904
 3044/1334 SHARON J BURGESS & WILLIAM LAVENDER HW TO JOHN & BETH L TAMAGNINI HW
 06FC QG FROM 620 TMP 050906
 3249/209 JOHN & BETH L TAMAGNINI TO CYNTHIA & RAYMOND CASSADY WH
 10TR KEYED FORWARDING ADDR OF 41 DOGWOOD LN EUSTIS 32726
 4111/2394 CT VS CYNTHIA & RAYMOND CASSADY SOLD TO ENTRUST FREEDOM LLC FBO CRAIG HEGSTROM IRA
 4227/1567 ADVANTA IRA TRUST LLC FKA ENTRUST FREEDOM LLC FBO CRAIG HEGSTROM IRA TO LINDA D CARTER
 13X LINDA CARTER FILED FOR PORTABILITY FROM AK 1198763
 14FC SFR HAS NEW ROOF FOR 2014 POL AND PLH GR FROM 2 TMP 050214
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 17X LINDA D CARTER MARRIED WILLIAM E COUNTRYMAN JR 072915 PER OR4657/1157 WILLIAMS INFO ADDED TO SS SCREEN TF 090817
 6108/2488 LINDA D CARTER TO SHAUN BORDEN AND LINDA BORDEN ONLY
 24CC SUBMITTED HX APP WILL SUBMIT SHAUN FL DL CP 011024
 24CC SUBMITTED SHAUN FL DL CP 020224

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Alternate Key 1758238
 Parcel ID 24-19-26-0101-012-00300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1089 Comp 3
 PRC Run: 12/12/2024 By

Card # 1 of 1

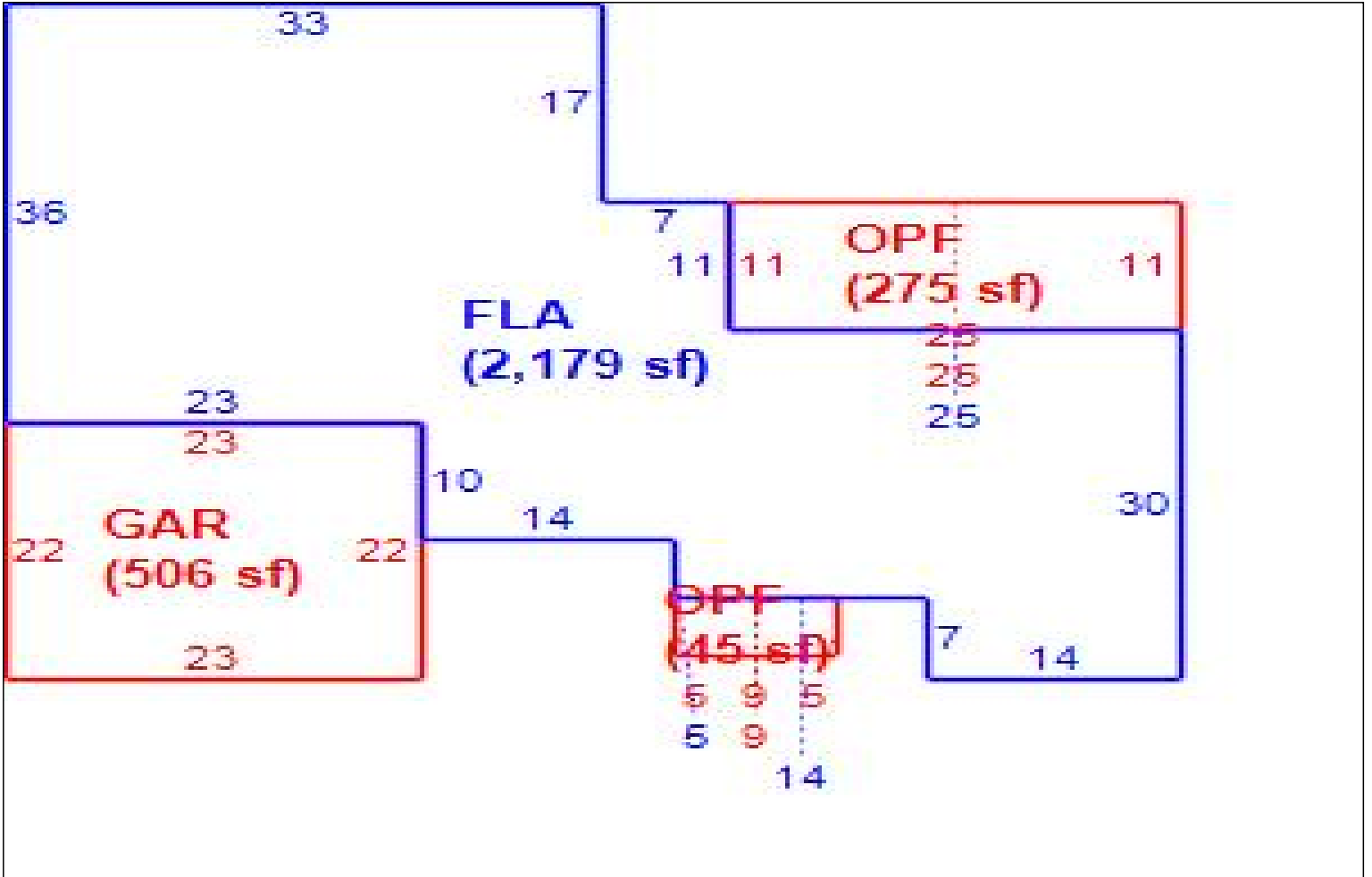
Current Owner		
ROBERTSON ANTHONY		
3007 DUPONT ST		
EUSTIS	FL	32726

Property Location			
Site Address 3007 DUPONT ST			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	0612
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
EUSTIS, BELMONT HEIGHTS S 25 FT OF LOT 3, LOTS 4, 5 BLK 12 PB 6 PG 47 ORB 6382 PG 2389

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	125	120		15,000.00 FD	350.00	0.9692	1.18	1.000	1.000	0	50,035	
Total Acres		0.34		JV/Mkt		0		Total Adj JV/Mkt		50,035			
Classified Acres		0		Classified JV/Mkt		50,035		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 261,238	Deprec Bldg Value 248,176	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	2,179	2,179	2179	1993	2179	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	506	0	100.21	261,238	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	320	0	EX	95.00	Wall Type	03	Heat Type	6
TOTALS		2,179	3,005	2,179	0	0	Foundation	3	Fireplaces	0
					Functional Obsol	248,176	Roof Cover	3	Type AC	03

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL4	SWIMMING POOL - RESIDENTIAL	288.00	SF	52.50	1992	1992	15120.00	85.00	12,852
PLD2	POOL/COOL DECK	384.00	SF	5.38	1992	1992	2066.00	70.00	1,446
SEN2	SCREEN ENCLOSED STRUCTURE	1205.00	SF	3.50	1992	1992	4218.00	40.00	1,687

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-00550	04-05-2023	04-23-2024	5,391	0002	REPL WINDOWS 8	04-23-2024		
2015	2013433	04-16-2014	04-29-2015	15,529	0002	REROOF FOR 2015	04-29-2015		
2014	2013433	05-15-2013	04-16-2014	15,529	0002	REROOF SHINGLE	04-16-2014		
1994	9300202	04-01-1993	12-01-1993	10,200	0000	POOL			
1994	9300055	02-01-1993	12-01-1993	90,000	0000	SFR 3 B/R			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024096112	6382 2389	08-08-2024	WD	Q	01	I	470,000	024	DISABILITY VETERAN TOT	2025	264196	
2022087994	5981 1176	06-23-2022	WD	Q	01	I	372,500	039	HOMESTEAD	2025	25000	
	1209 1232	02-01-1993	WD	U	U	V	0	059	ADDITIONAL HOMESTEAD	2025	25000	
	1198 0258	11-01-1992	WD	Q	Q	V	16,000					
	0831 1218	02-01-1985	WD	Q	Q	I	32,000					
Total											314,196.00	

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	
50,035	248,176	15,985	314,196	0	314196	314,196.00	0	0	314,196	

Parcel Notes

ORD 91-60 ANNEXED TO CITY OF EUSTIS & ZONING TO R-2
 1993 ADD SFR & M.I MB 042094
 99 FC VALUE OK MB 100798
 04FC QG FROM 450 DN 060904
 05 NBHD FROM 610 MB 061305
 100 LOC FROM 120 COND FROM 3 FD 010810
 14X VADX BELONGS TO GEORGE E SOMERS JR
 20 GEORGE E SOMERS JR 86 DECEASED 020520 STATE DEATH LIST FILE 2020020575 JLB 041620
 20 MAILING ADDR CHGD FROM PO BOX 119 TAVARES FL 32778 0119 INFO SCANNED KCH 082120
 5981/1176 MARILYN H SOMERS TO SAMUEL LEWIS & MELODY DIANE STONE HW
 23CC EFILE HX APP CP 082723
 24CC NOS ANTHONY ROBERTSON SUBMITTED HX TVADX APP WITH T&P LTR CP 082824
 6382/2389 SAMUEL LEWIS & MELODY DIANE STONE TO ANTHONY ROBERTSON SINGLE

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