



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3000901*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>2024-1090</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>10.1.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>RM1 SFR PROPCO B LP</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>02-19-25-0250-00A-00900 35127 SILVER OAK DRIVE</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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			
<b>PART 2. Reason for Petition</b> 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"/> 5 Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-1090	Alternate Key: 3000901	Parcel ID: 02-19-25-0250-00A-00900	
<b>Petitioner Name</b> ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 35127 SILVER OAK DR LEESBURG		<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> RM1 SFR PROPCO B LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 341,318	\$ 341,318	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 330,330	\$ 330,330	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 330,330	\$ 330,330	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

**Last Sale Date** 12/6/2021      **Price:** \$328,500       Arm's Length     Distressed    Book 5853 Page 982

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3000901	3246756	3461282	3827671
<b>Address</b>	35127 SILVER OAK DR LEESBURG	35009 SILVER OAK DR LEESBURG	11016 RIVERSIDE RD LEESBURG	34315 SHADEWOOD CIR LEESBURG
<b>Proximity</b>		SAME SUB	0.72 MILE	0.77 MILE
<b>Sales Price</b>		\$393,000	\$450,000	\$385,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.20%	3.60%	2.80%
<b>Adjusted Sale</b>		\$346,626	\$398,700	\$338,030
<b>\$/SF FLA</b>	\$177.40 per SF	\$188.18 per SF	\$217.75 per SF	\$174.51 per SF
<b>Sale Date</b>		4/28/2023	3/18/2023	5/12/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,924	1,842	4100	1,831	4650	1,937	-650
<b>Year Built</b>	1990	1990		1994		2004	
<b>Constr. Type</b>	BLOCK	WOOD FRAME	20000	BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	2 CAR	2 CAR		2 CAR		2 CAR	
<b>Porches</b>	YES	YES		YES		YES	
<b>Pool</b>	Y	Y	0	Y	0	Y	0
<b>Fireplace</b>	0	1	-2500	1	-2500	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	N	N		N		N	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	SUBDIVISION	SAME SUB		SUBDIVISION		SUBDIVISION	
<b>View</b>	INTERIOR	INTERIOR		INTERIOR		INTERIOR	
		Net Adj. 6.2%	21600	Net Adj. 0.5%	2150	-Net Adj. 0.2%	-650
		Gross Adj. 7.7%	26600	Gross Adj. 1.8%	7150	Gross Adj. 0.2%	650
<b>Adj. Sales Price</b>	Market Value <b>\$341,318</b>	Adj Market Value	<b>\$368,226</b>	Adj Market Value	<b>\$400,850</b>	Adj Market Value	<b>\$337,380</b>
	Value per SF 177.40						

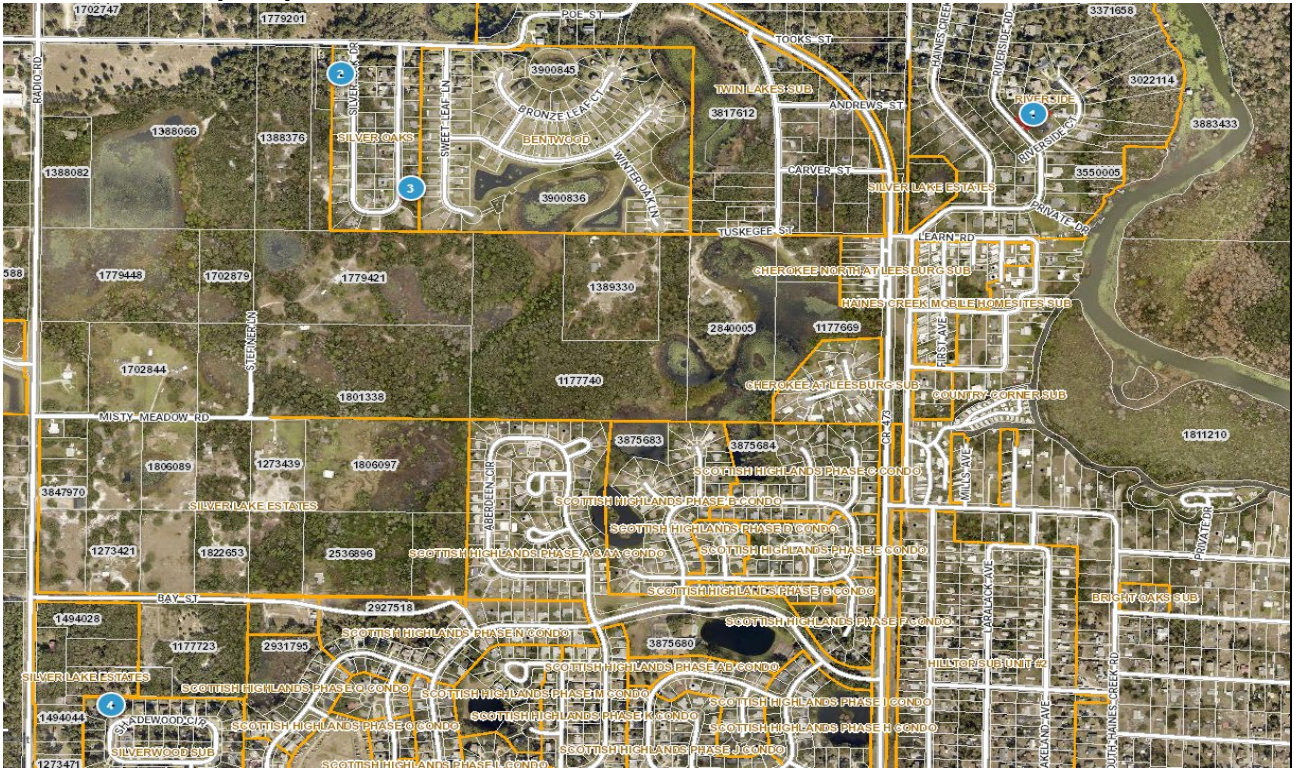
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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 12/16/2024**

## 2024-109C Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	3461282	11016 RIVERSIDE RD LEESBURG	0.72 MILE
2	COMP 1	3246756	35009 SILVER OAK DR LEESBURG	SAME SUB
3	SUBJECT	3000901	35127 SILVER OAK DR LEESBURG	-
4	COMP 3	3827671	34315 SHADEWOOD CIR LEESBURG	0.77 MILE
5				
6				
7				
8				

Alternate Key 3000901  
Parcel ID 02-19-25-0250-00A-00900

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-1090 Subject  
PRC Run: 12/16/2024 By

Card # 1 of 1

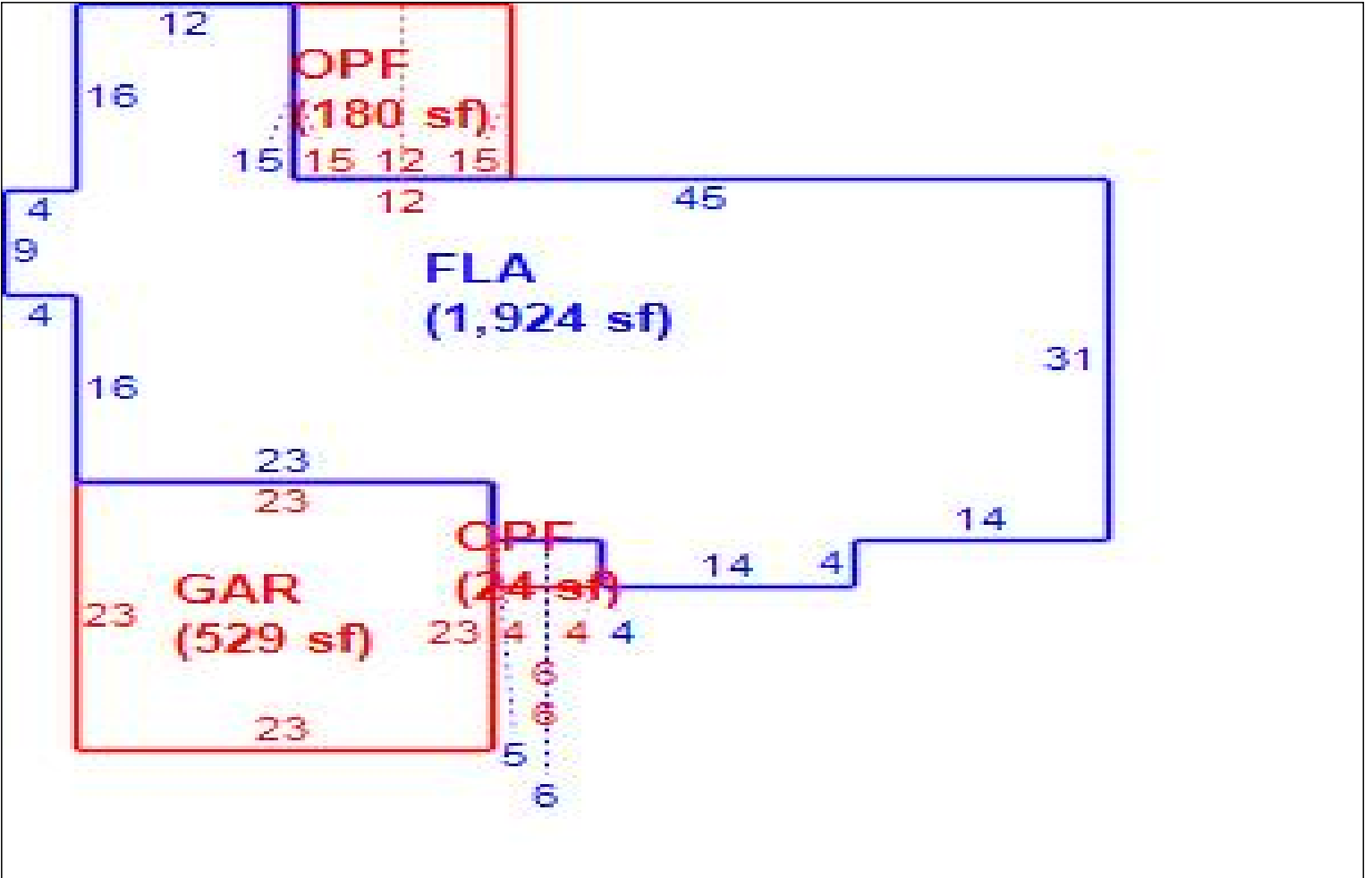
Current Owner		
RM1 SFR PROPCO B LP		
875 3RD AVE FL 14		
NEW YORK	NY	10022

Property Location		
Site Address 35127 SILVER OAK DR		
LEESBURG FL 34788		
Mill Group 0001	NBHD 5036	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 03-16-201

Legal Description
SILVER OAKS LOT 9, BLK A PB 28 PG 12 ORB 5853 PG 982

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	40,000.00	0.0000	2.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 238,299
Deprec Bldg Value 231,150		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	1,924	1,924	1924	1990	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	529	0	102.23	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	204	0	238,299	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	231,150	Type AC	03
TOTALS		1,924	2,657	1,924					

Alternate Key 3000901  
 Parcel ID 02-19-25-0250-00A-00900

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1090 Subject  
 PRC Run: 12/16/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBU2	UTILITY BLDG UNFINISHED	120.00	SF	6.25	1989	1989	750.00	40.00	300
POL2	SWIMMING POOL - RESIDENTIAL	936.00	SF	35.00	1991	1991	32760.00	85.00	27,846
PLD2	POOL/COOL DECK	189.00	SF	5.38	1991	1991	1017.00	70.00	712
SEN2	SCREEN ENCLOSED STRUCTURE	936.00	SF	3.50	1991	1991	3276.00	40.00	1,310

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1993	78856	07-01-1992	12-01-1992	12,792	0000	POOL 35127 SILVER OAK DR.			
1990	63635	12-01-1989	12-01-1990	70,285	0000	SFR, 35127 SILVER OAK			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021169867	5853	0982	12-06-2021	WD	Q	01	I	328,500				
2020127901	5582	0625	11-06-2020	WD	U	12	I	177,500				
	1659	0912	11-05-1998	WD	U	U	I	0				
	1001	1982	03-01-1989	WD	Q	Q	V	12,400				
<b>Total</b>											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
80,000	231,150	30,168	341,318	0	341318	0.00	341318	341318	341,318	

**Parcel Notes**

89 NBHD CHANGED FROM 4383  
 93 ROLL ADD MISC IMPS MRM 020993  
 97FC AG FROM 400 RS 110796  
 1659/912 JAMES D & BETTY L WRIGHT TRUSTEES OF FAMILY TR APPROVED LE PER EEH GAYLORD  
 00X BETTY L WRIGHT DECEASED 040899 DC  
 03 QG FROM 425 FER 011403  
 04 QG FROM 475 JWP 020504  
 16DP 4806/232 JAMES D WRIGHT TO JAMES D WRIGHT FAM TRS DTD 051299 GRANTOR DID NOT SIGN OFF AS TTEE OF THE WRIGHT FAM TRS  
 SENT LETTER TO JAMES D WRIGHT PREPARER DG 072016  
 20 JAMES D WRIGHT 89 DECEASED 080519 STATE DEATH LIST FILE 2019125716 LG 030920  
 20TR KEYED FORWARDING ADDR OF 24 ROBERTS WAY NORTH EAST MD 21901 2000  
 5582/625 BONNIE S MUMFORD INDIV AND AS TTEE TO MORTGAGE FINANCIAL GROUP INC  
 21 MLS G5021014 CTQ 122820  
 21 MLS G5021014 CTQ 122820  
 5853/982 MORTGAGE FINANCIAL GROUP INC TO RM1 SFR PROPCO B LP

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Alternate Key 3246756  
 Parcel ID 02-19-25-0250-00C-00200

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1090 Comp 1  
 PRC Run: 12/16/2024 By

Card # 1 of 1

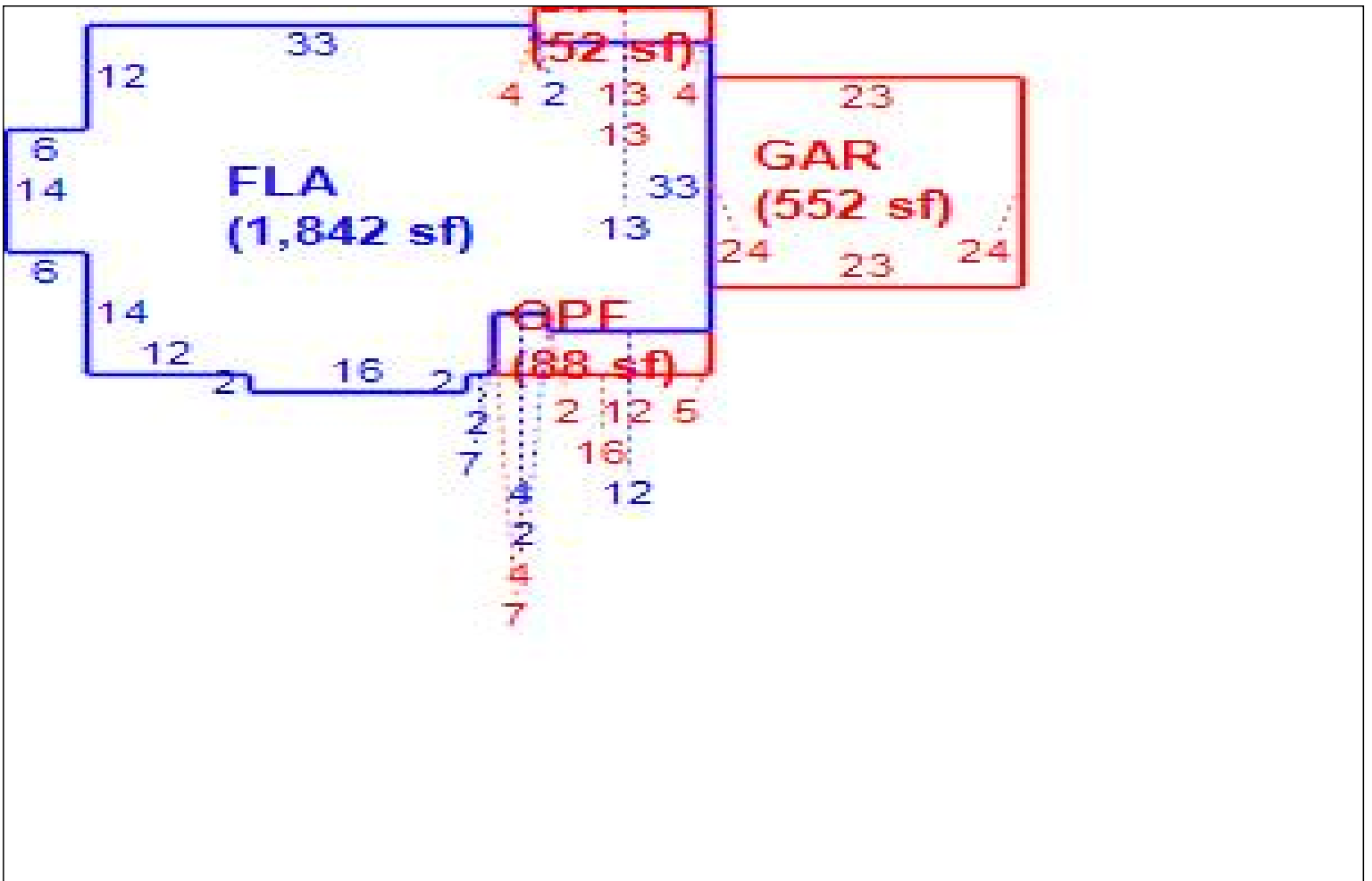
Current Owner		
DENISE M MANN REVOCABLE TRUST		
35009 SILVER OAK DR		
LEESBURG	FL	34788

Property Location		
Site Address 35009 SILVER OAK DR		
LEESBURG FL 34788		
Mill Group	0001	NBHD 5036
Property Use		Last Inspection
00100	SINGLE FAMILY	SAD 10-30-201

**Legal Description**  
 SILVER OAKS LOT 2 BLK C BEG AT NW COR OF LOT, RUN W 2 FT, S 120 FT, E 2 FT, N 120 FT TO POB PB 28 PG 12 ORB 6133 PG 777

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	40,000.00	0.0000	2.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 222,522 Deprec Bldg Value 215,846 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	1,842	1,842	1842	1990	No Stories	1.00	Full Baths	2		
GAR	GARAGE FINISH	0	552	0	Effective Area	Quality Grade	660	Half Baths	0		
OPF	OPEN PORCH FINISHE	0	140	0	Base Rate	Wall Type	01	Heat Type	3		
TOTALS					1,842	2,534	1,842	Foundation	3	Fireplaces	1
					Building RCNLD	215,846	Roof Cover	3	Type AC	03	



Alternate Key 3246756  
Parcel ID 02-19-25-0250-00C-00200

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-1090 Comp 1  
PRC Run: 12/16/2024 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
UBF3	UTILITY BLDG FINISHED	144.00	SF	10.50	1989	1989	1512.00	60.00	907
POL2	SWIMMING POOL - RESIDENTIAL	240.00	SF	35.00	2003	2003	8400.00	85.00	7,140
PLD2	POOL/COOL DECK	602.00	SF	5.38	2003	2003	3239.00	70.00	2,267
SEN2	SCREEN ENCLOSED STRUCTURE	1554.00	SF	3.50	2003	2003	5439.00	47.50	2,584

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	2017050467	05-11-2017	10-30-2017	13,506	0002	REMODEL BATH	10-30-2017	10-06-2017	
2008	2007050796	05-21-2007	10-19-2007	6,845	0000	REROOF W/SHINGLES			
2004	2003080123	08-05-2003	01-29-2004	4,008	0000	45X21 SEN			
2004	2003061229	06-30-2003	01-29-2004	20,000	0000	12X25 POOL W/DECK			
1990	63695	12-01-1989	12-01-1990	64,281	0000	SFR, 35009 SILVER OAK			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023049760	6133	0777	04-28-2023	WD	Q	01	I	393,000	039	HOMESTEAD	2024	25000
	1308	1944	07-01-1994	WD	Q	Q	I	94,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1192	0167	10-01-1992	QC	U	U	I	0				
	1169	1698	04-01-1992	WD	Q	Q	I	93,000				
	1157	2077	04-01-1992	QC	U	U	I	0				
<b>Total</b>											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	
80,000	215,846	12,898	308,744	103714	205030	50,000.00	155030	180030	308,880	

**Parcel Notes**

89 NBHD CHANGED FROM 4383  
 1157/2077 ONLY ADDS 2FT OF PROPERTY HX OK  
 1192/167 FRANCIS E CERGIZAN TTEE OF CERGIZAN TR 0791  
 92 RAISE QG TO SALE FIELD CHECK JSF 080292  
 93X PROPERTY IS RENTED  
 97FC QG FROM 425 RS 110796  
 03 QG FROM 450 FER 011403  
 04FC QG FROM 475 ADD POL PLD SEN TO MISC JWP 012904  
 08FC CAN4 13X8 TO OPF ADD PLH NPA CHG UBU 120SF GR 2 TO UBF 144SF GR 3 TJW 101907  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 18FC SFR GOOD COND BATHROOM RENO COMPLETE CO 100617 3FIX FROM 2 4FIX FROM 0 SAD 103017  
 6133/777 MARSHALL D & VICKY L BAILEY TO DENISE M MANN TTEE OF THE DENISE M MANN REVC TRS DTD 011614  
 24CC EFILE HX PORT APP CP 082624

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Alternate Key 3461282  
 Parcel ID 01-19-25-0325-000-02300

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1090 Comp 2  
 PRC Run: 12/16/2024 By

Card # 1 of 1

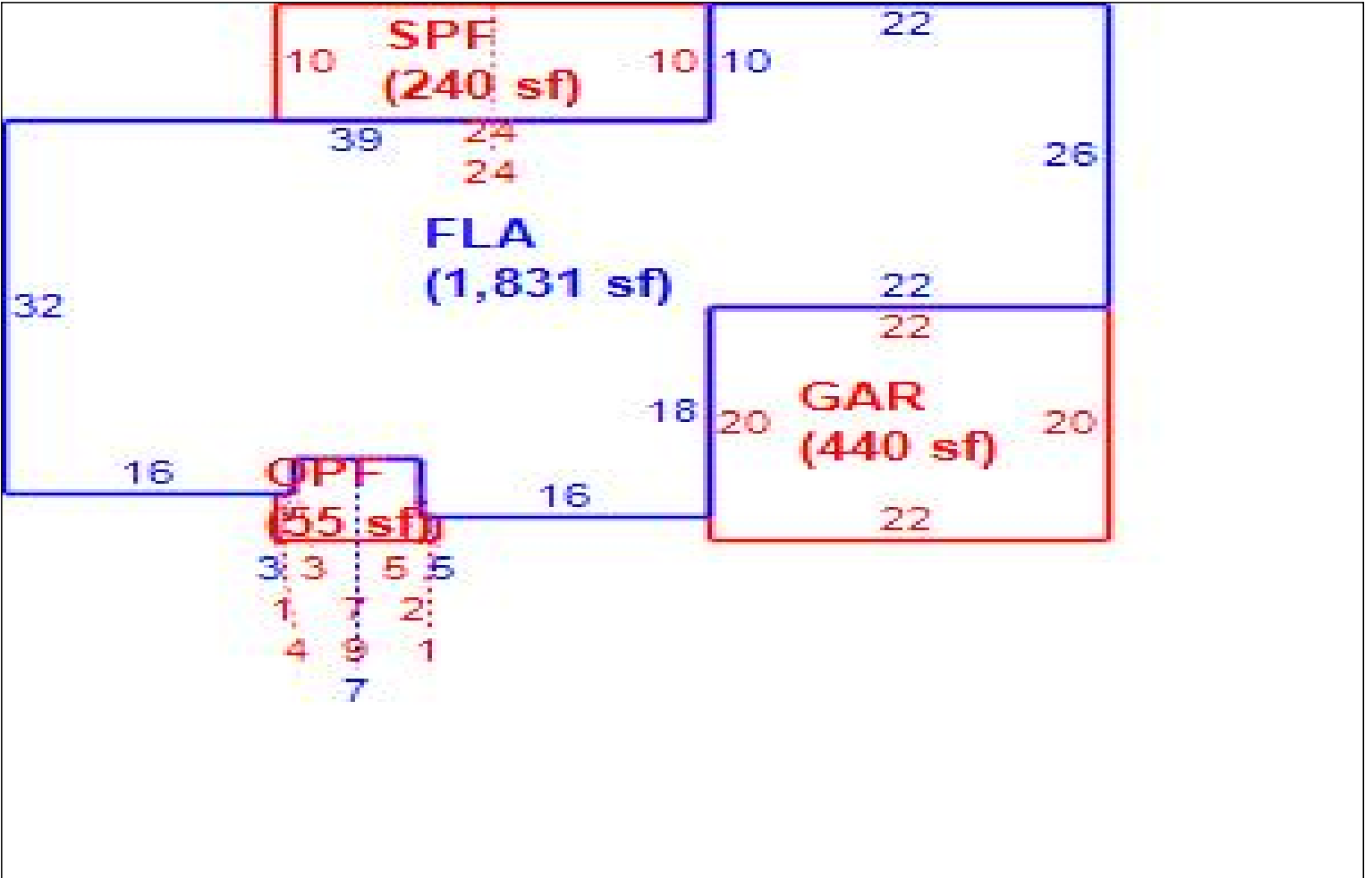
Current Owner		
CLARK JOHN D & JACQUELINE S		
11016 RIVERSIDE RD		
LEESBURG	FL	34788

Property Location		
Site Address 11016 RIVERSIDE RD		
LEESBURG FL 34788		
Mill Group	0001	NBHD 5036
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 03-16-201

Legal Description
RIVERSIDE SUB LOT 23 PB 30 PGS 5-6 ORB 6129 PG 94

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	40,000.00	0.0000	1.95	1.000	1.000	0	78,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		78,000		
Classified Acres		0		Classified JV/Mkt		78,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 251,801 Deprec Bldg Value 244,247 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,831	1,831	1831	1994	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	112.07	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	55	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	240	0	97.00	Foundation	3	Fireplaces	1
TOTALS		1,831	2,566	1,831	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
POL2	SWIMMING POOL - RESIDENTIAL	288.00	SF	35.00	1993	1993	10080.00	85.00	8,568
PLD2	POOL/COOL DECK	720.00	SF	5.38	1993	1993	3874.00	70.00	2,712
SEN2	SCREEN ENCLOSED STRUCTURE	2223.00	SF	3.50	1993	1993	7781.00	40.00	3,112

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	SALE	01-01-2003	01-23-2004	1	0000	CHECK VALUE			
1995	9400796	03-01-1994	12-01-1994	3,000	0000	SEN *****			
1995	9400187	01-01-1994	12-01-1994	12,600	0000	POOL 11016 RIVERSIDE			
1994	9306391	11-01-1993	12-01-1994	65,002	0000	SFR SKETCH IN FOLDER			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023046311	6129	0094	03-18-2023	WD	Q	01	I	450,000	003	DISABILITY VETERAN	2024	5000
2017127632	5033	2061	09-21-2017	WD	U	U	I	100	039	HOMESTEAD	2024	25000
2016025968	4752	0535	03-04-2016	WD	U	U	I	155,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4722	0163	12-17-2015	CT	U	U	I	125,100				
	3032	2197	12-09-2005	WD	Q	Q	I	290,000				
Total											55,000.00	

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	
78,000	244,247	14,392	336,639	0	336639	55,000.00	281639	306639	336,639	

**Parcel Notes**

94 ADD SFR POL PLD SEN RS 011795  
 97FC ADD FPL RS 110696  
 01 QG FROM 475 FER 010801  
 02 QG FROM 525 FER 031902  
 03 QG FROM 550 FER 011403  
 2471/2227 JAMES N & MARY A BOYLE TO WILLIAM W & JOYCE PFEILSTICKER HW  
 04FC VERY NICE SFR QG FROM 575 JWP 012304  
 2981/172 JOYCE & WILLIAM W PFEILSTICKER TO FRANK J JR & CHERLYN RENNER KUTCH HW NO DATE ON DEED USED NOTARY DATE  
 06 LOC FROM 150 QG FROM 665 TJW 060206  
 10X RENEWAL CARD RETURNED WITH ADDRESS OF 9073 SAINT ANDREWS WAY MOUNT DORA 32757  
 10X CALVIN & LORRI ARNOLD MOVED 1109 PER LETTER DTD 020510  
 10TR RECVD TRIM WITH NOTE STATING THEY NO LONGER OWN AS RELINQUISHED IN BANKRUPTCY CASE 6:09-BK-08183-K5J NO INFO RECD TO CHG TO NEW OWNERS CB 082410  
 4722/163 CT VS CALVIN L ARNOLD ET AL PROP SOLD TO WELLS FARGO BANK NA TTEE  
 4752/535 WELLS FARGO BANK NA TTEE TO KAREN A GREENE MARRIED  
 16X COURTESY HX CARD SENT 032216  
 17X COURTESY HX CARD SENT 122216  
 5033/2061 KAREN A GREENE TTEE OF THE HOERDEMANN FAMILY LIV TRS DTD 110614  
 19TR NOT DELIVERABLE AS ADDRESSED 13499 ANTIOCH RD TREMONT IL 61568 9333  
 20CC SUBMITTED HX APP WILL SUBMIT TRUST NT 103019  
 20CC SUBMITTED TRUST NT 103019  
 20X DOCUMENT RECD IN ABOVE NOTE IS NOT THE TRUST WE RECD COPY OF THE DEED WHICH SPECIFIES TRUSTEE HAS FULL POWER AND AUTHORITY AND RIGHTS OF OWNERSHIP PER RAB OK FOR HX JRF 103119  
 20X HX FOR KAREN A GREEN ONLY CHARLES A GREENE SR HAS NO FL INFO JRF 103119

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Alternate Key 3827671  
 Parcel ID 11-19-25-1900-000-03000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1090 Comp 3  
 PRC Run: 12/16/2024 By

Card # 1 of 1

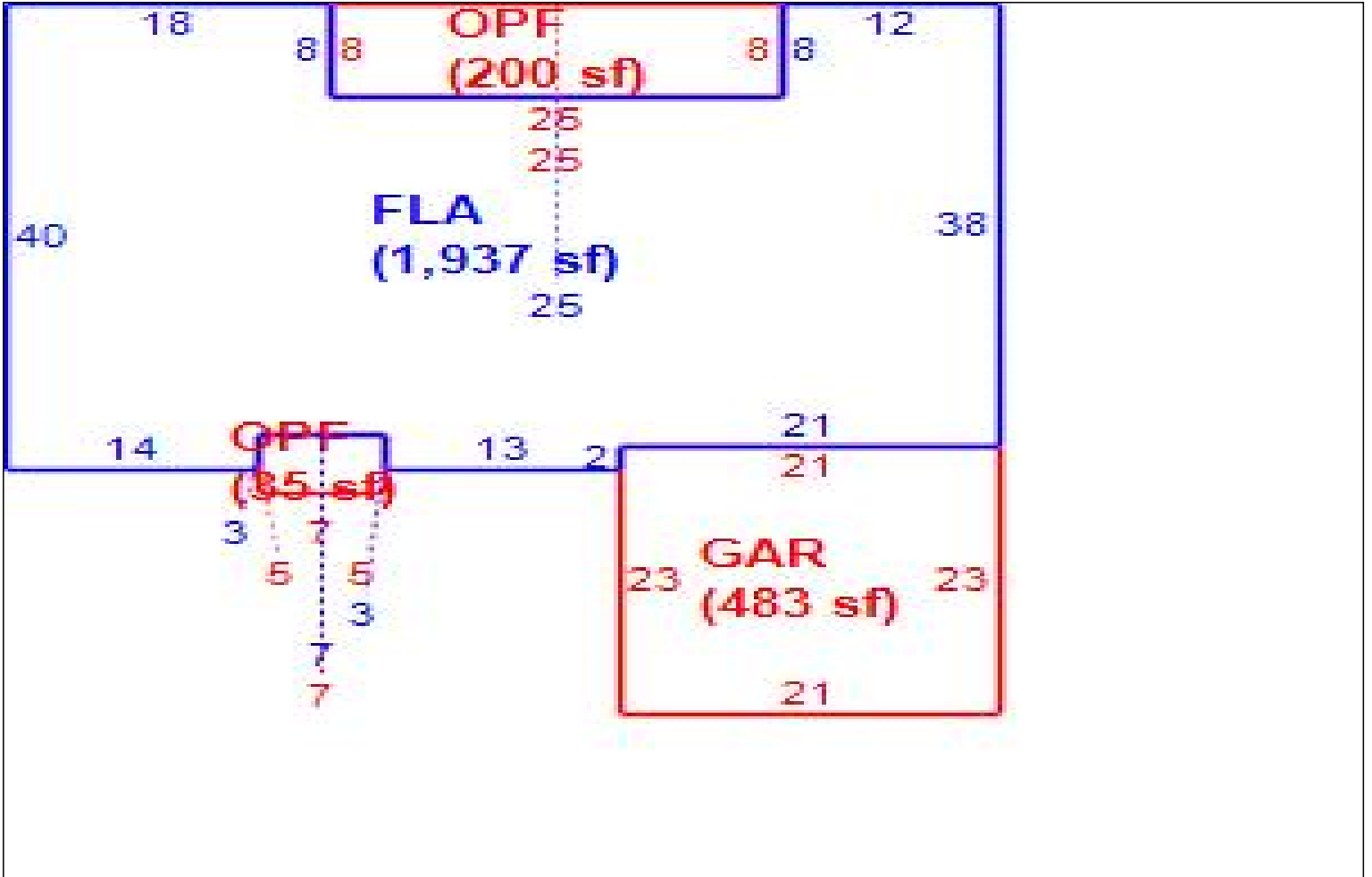
Current Owner		
STANSBURY GREGORY R AND ERIN ROBE		
34315 SHADEWOOD CIR		
LEESBURG	FL	34788

Property Location		
Site Address 34315 SHADEWOOD CIR		
LEESBURG FL 34788		
Mill Group 0001	NBHD 5145	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-04-202

Legal Description
SILVERWOOD PB 52 PG 34-36 LOT 30 ORB 6162 PG 1864

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	36,000.00	0.0000	2.60	1.000	1.000	0	93,600
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		93,600		
Classified Acres		0		Classified JV/Mkt		93,600		Classified Adj JV/Mkt		0		

Sketch								
Bldg 1	Sec 1	of 1	Replacement Cost	231,341	Deprec Bldg Value	224,401	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	1,937	1,937	1937	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	483	0	99.00	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	235	0	231,341	Wall Type	03	Heat Type	6
TOTALS		1,937	2,655	1,937	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	224,401			

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	312.00	SF	35.00	2006	2006	10920.00	85.00	9,282
PLD2	POOL/COOL DECK	446.00	SF	5.38	2006	2006	2399.00	70.00	1,679
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	2006	2006	5390.00	55.00	2,965

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	SALE	01-01-2021		1	0099	CHECK VALUE			
2022	DENY39	01-01-2021	01-01-2024	1	0030	I1			
2007	2006080617	08-28-2006	05-10-2007	5,680	0000	SEN 36.6X22.2	05-10-2007		
2007	2006041221	05-02-2006	05-10-2007	32,068	0000	POL	05-10-2007		
2005	2004060392	06-16-2004	02-24-2005	116,166	0000	SFR 34315 SHADEWOOD CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023073627	6162 1864	05-12-2023	WD	Q	01	I	385,000				
2021047293	5681 1136	03-23-2021	WD	Q	01	I	305,000				
	4130 0211	02-22-2012	WD	U	U	I	149,900				
	4115 1896	01-03-2012	CT	U	U	I	92,500				
	3146 1941	04-17-2006	QC	U	U	I	125,000				
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	
93,600	224,401	13,926	331,927	0	331927	0.00	331927	331927	332,061	

**Parcel Notes**

2707/778 DEAN S COONS SINGLE  
 3146/1941 DEAN S COONS SINGLE AND JASON L DURR SINGLE JTWROS  
 07FC ADD MISC TJW 051007  
 3644/786 FINAL JUDG OF CHANGE OF NAME DEAN SHANE COONS NKA DEAN SHANE SMITH  
 11X DENY DEAN SMITH AND JASON DURR RENEWAL CARD RETURNED 423 HWY 466 APT 5304 LADY LAKE 32159  
 4115/1896 CT VS DEAN SHANE SMITH FKA DEAN S COONS & JASON L DURR PROP SOLD TO UNDERWOOD & UNDERWOOD LLC  
 4130/211 UNDERWOOD & UNDERWOOD LLC TO JOSHUA A & DEANNA PRICE HW  
 13X JOSHUA & DEANNA PRICE FILED PORTABILITY FROM SUMTER CO NO VALUE TO PORT  
 13X CORRECTED PORT VALUES PER SUMTER COUNTY SHOULD BE 26770 JUST & ASSESSED STILL NO PORT AW 050313  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 20CC REC VADX APP WITH VA LETTER CS 021120  
 20X VADX APPROVED FOR JOSH PRICE DB 021320  
 5681/1136 FROM PRICE JOSHUA A & DEANNA TO AGUILAR-DE PAZ LUIS A & LAURA E H PEREZ  
 21X COURTESY HX CARD SENT 051921  
 21X HX PENDING PERM RES CARDS FOR BOTH OWNERS JRF 080421  
 22 MLS G5038476 CTQ 082621  
 6162/1864 LUIS ALBERTO AGUILAR-DE PAZ & LAURA ELIZABETH HERREJON PEREZ TO GREGORY ROSS STANSBURY SINGLE AND ERIN ROBERTSON SINGLE ONLY

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