

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes 3837/29

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.

	RECOMPLETEDED CHE	RIGORDINE				. 7
Petition # 202	4-1092	County Lake		ax year 2024	Date received	
	CO Second	MPLETEDIBYT	ERETTIONER			的建立并以各
PART 1. Taxpayer						
	R BORROWER 2021-2 LLC	;	Representative: F	Ryan, LLC c/o	Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd Scottsdale, AZ 85254	, Ste 650	Parcel ID and physical address or TPP account #	11-22-24-0402 1795 Sunset		
Phone 954-740-62	40		Email	ResidentialAp	peals@ryan.co	om
The standard way to	receive information is by L	JS mail. If possible	e, I prefer to receiv	e information b	y 🗹 email	fax.
	etition after the petition dea t support my statement.	dline. I have attac	hed a statement c	of the reasons I	filed late and ar	ıy
your evidence to	ne hearing but would like my the value adjustment board AB or special magistrate ruli	clerk. Florida law a	llows the property a	appraiser to cros	s examine or ob	ject to your
	Res. 1-4 units Industrial Res. 5+ units I Agricultura		s High-water real High-water real Vacant lots and	•	listoric, commercia usiness machinery	• •
PART 2. Reason f	or Petition Check	one. If more than	one, file a separa	ate petition.		
 Denial of classifi Parent/grandpar Property was not Tangible persona return required by Refund of taxes 	ent reduction substantially complete on l property value (You must / s.193.052. (s.194.034, F.S for catastrophic event	January 1 have timely filed a S.))	Denial for late (Include a date Qualifying impro ownership or o 193.1555(5), F	e-stamped copy ovement (s. 193.1 control (s. 193.15 .S.)	otion or classific y of application. 555(5), F.S.) or c 55(3), 193.1554(5) hange of
determination	this is a joint petition. Attach that they are substantially s	similar. (s. 194.01	1(3)(e), (f), and (g), F.S.)		
by the requeste group.	(in minutes) you think you ne ad time. For single joint petitio	ons for multiple uni	ts, parcels, or acco	ounts, provide th	e time needed fo	
<u></u>	or I will not be available to a	•				
evidence directly to appraiser's evidence	o exchange evidence with t the property appraiser at le e. At the hearing, you have	east 15 days befor the right to have	e the hearing and witnesses sworn.	make a written	request for the	property
of your property rec information redacted	regardless of whether you i ord card containing informa d. When the property appra how to obtain it online.	tion relevant to th	e computation of	your current ass	sessment, with	confidential
Your petition will pet	he complete until you pay	the filing fee . Mhe	on the VAR has re	viewed and acc	ented it they w	ill assign

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 au without attaching a completed power of attorney or authorizatio Written authorization from the taxpayer is required for access to collector.	n for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signa Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.	ature semployee or you are one of the follow	wing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated en	tity).
A Florida Bar licensed attorney (Florida Bar number		
A Florida real estate appraiser licensed under Chapter 475,		D6182).
A Florida real estate broker licensed under Chapter 475, Fi		
A Florida certified public accountant licensed under Chapter		
I understand that written authorization from the taxpayer is required appraiser or tax collector.	·	
Under penalties of perjury, I certify that I have authorization to f am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read th	this petition and of becoming an agen	t for service of process
Robert I. Peyton	Pohort Douton	040/0004
Signature, representative	Robert Peyton Print name	<u> </u>
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not liste	d in part 4 above	
		a listed in part 4 above
I am a compensated representative not acting as one of the AND (check one)	icensed representatives of employee	es lísteu ill part 4 above
Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR [] the taxpayer's authorized		
I am an uncompensated representative filing this petition AM	č	executed with the
the taxpayer's authorization is attached OR 🔲 the taxpaye	•	executed with the
	ND (check one)	
I understand that written authorization from the taxpayer is requarpraiser or tax collector.	ND (check one) r's authorized signature is in part 3 of t	his form.
	ND (check one) r's authorized signature is in part 3 of t uired for access to confidential informa orized representative for purposes of f	his form. ation from the property filing this petition and of
appraiser or tax collector. Under penalties of perjury, I declare that I am the owner's auth becoming an agent for service of process under s. 194.011(3)(ND (check one) r's authorized signature is in part 3 of t uired for access to confidential informa orized representative for purposes of f	his form. ation from the property filing this petition and of

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	2024-1092	Alte	ernate Key:	3837129	Parcel ID:	11-22-24-0402-000-21000
Petitioner Name The Petitioner is:	RYAN, LLC Taxpayer of Record		roperty ddress		SET RIDGE DR SCOTTE	Check if Multiple Parcels
Owner Name	SFR BORROWER 2021-2 LLC		lue from M Notice		ore Board Action	Value after Board Action
1. Just Value, require	ed	\$	341,032	\$	341,032	
2. Assessed or class	ified use value, *if applicable	\$	341,032	\$	341,032	
3. Exempt value, *ent	er "0" if none	\$	-			
4. Taxable Value, *red	quired	\$	341,032	\$	341,032	
*All values entered sho	ould be county taxable values, School	and othe	er taxing au	thority value	s may differ.	

Arm's Length 🗸 Distressed Last Sale Date Book <u>6006</u> Page <u>621</u> 10/20/2021 Price: \$0 Comparable #2 ITEM Subject Comparable #1 Comparable #3 AK# 3837129 3815587 3828035 3837156 1795 SUNSET RIDGE DR **1825 WESTERN HILLS LN** 2106 MEDINA HILLS LN 1735 RIDGEMOOR DR Address MASCOTTE MASCOTTE MASCOTTE MASCOTTE Proximity .18 MILE .28 MILE .44 MILE \$385,000 \$370,000 Sales Price \$390,000 -15% -15% -15% Cost of Sale 2.80% 1.20% 4.00% Time Adjust \$342,420 \$331,870 \$329,300 Adjusted Sale \$/SF FLA \$109.17 per SF \$147.59 per SF \$143.05 per SF \$112.47 per SF Sale Date 5/25/2023 9/28/2023 2/10/2023 Terms of Sale Arm's Length Distressed Arm's Length Distressed Arm's Length Distressed \checkmark Value Adj. Description Description Adjustment Description Adjustment Description Adjustment Fla SF 40200 40200 9800 3,124 2,320 2,320 2,928 Year Built 2005 2004 2005 2006 Constr. Type **BLK/STUCCO BLK/STUCCO BLK/STUCCO BLK/STUCCO** Condition GOOD GOOD GOOD GOOD -7500 **Baths** 2.1 2.1 2.1 3.1 GARAGE Garage/Carport GARAGE GARAGE GARAGE OPF/SPU Porches **OPF/SPU OPF/SPF** -5000 **OPF/PAT** 6000 Pool Y Ν 20000 Ν 20000 Ν 20000 Fireplace 0 0 0 0 0 0 0 Central 0 0 AC Central Central 0 Central NONE **Other Adds** SPU 2000 NONE 2000 NONE 2000 -13140 .27 AC .22 AC .24 AC .29 AC Site Size RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL Location RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL View 11160 Net Adj. 16.7% 57200 Net Adj. 20.6% 68200 Net Adj. 3.4% Gross Adj. 19.6% 67200 Gross Adj. 20.6% 68200 Gross Adj. 15.9% 52440 \$341,032 Adj Market Value \$399.620 \$400.070 Adj Market Value \$340.460 Market Value Adj Market Value Adj. Sales Price

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.

Value per SF

109.17

Petitioners subject has a pool but their writeup shows no pool with no adjustments done to any comps for pools, comp 1 is the only one in same sub as subject, comp 2 & 3 are in a sub 1.75 miles away.

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

2024-1092 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	3837156	1735 RIDGMOOR DR MASCOTTE	.44 MILE
2	2	3828035	2106 MEDINA HILLS LN MASCOTTE	.28 MILE
3	SUBJECT	3837129	1795 SUNSET RIDGE DR MASCOTTE	
4	1	3815587	1825 WESTERN HILLS LN MASCOTTE	.18 MILE
5				
6				
7				
8				

Alternate Key 3837129 Parcel ID 11-22-24-0402-000-21000

LCPA Property Record Card

2024-1092 subject PRC Run: 11/19/2024 By bboone

Card # of 1 1

Parcel	ID 11-22-2		00-21000	Roll Year 2024 Status: A						Card # 1 of 1 Property Location					
SER BO	RROWER 202	ent Owner 21-211 C								Property Location Site Address 1795 SUNSET RIDGE DR					
					subj	ect				MAS	COTTE	FL 3			
20 S R	IVERSIDE PL	Z STE 2000			Subj				Mill G			BHD 052			
CHICAG	GO	IL	60606						001	Property U 00 SINGL	se E Family	PJF 04-0			
	escription														
UKES	LAKE PHASE	III PB 54 P	G 35-37 LOT	210 ORB 6	006 PG 621										
and Liı	nes														
L U: # Co	se ode Front	Depth	Notes Adj		Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Lano Valu			
	00 0	0	Auj		1.00 LT	36,500.00		1.80	1.000	1.000			5,700		
	Total A Classified A		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 65	5.700		l ota Classified	i Adj JV/N d Adj JV/N	ikt		ť	65,700 (
		·	-		1	Sketch				•					
Bldg 1	Sec 1	of 1			ement Cost	267,914	_	Deprec Bl	dg Value	259,877	Mul	ti Story 1			
				30			4								
			5	PU			SPU								
	10			300 sf)		1	(40 sf)	10							
			ŝ	30 40 40			4	-							
			8												
	18 18 18		FLA (1,36	64 sf)			2	44) 44							
	18		FUS (1,36	64 sf)											
	0.05														
	GCF (396 s FUS	sf)	22, 22 22 22												
	(396 s	sf)													
	(j) 101														
	18 18				22 22 22			-							
			6		OPF (132 s	sf)		6							
					22										
			Sub Areas				uilding Va	aluation		C	onstruction	n Detail			
		ption	Living Are	Gross Are	Eff Area	Year Built			2005	Imp Type	R1	Bedrooms	5		
	FINISHED LIV FINISHED ARI		1,364 1,760	1,364 1,760		Effective Area	l		3124	No Stories	2.25	Full Baths	2		
AR 🛛	GARAGE FINI	SH	0	396	0	Base Rate Building RCN			72.41 267,914	Quality Grad		Half Baths	1		
	OPEN PORCH SCREEN POR		0	132 340		Condition			207,914 EX	-					
				340	0	% Good			97.00	Wall Type	03	Heat Type	6		
						Functional Ob	1		000	Foundation	3	Fireplaces	0		

Functional Obsol

TOTALS 3,124

3,992

3,124

Foundation

0

259,877 Roof Cover

3

3

Fireplaces

Type AC

0

03

Alternate Key 3837129 Parcel ID 11-22-24-0402-000-21000

65,700

259.877

15.455

341,032

LCPA Property Record Card Roll Year 2024 Status: A

2024-1092 subject PRC Run: 11/19/2024 By bboone

Card # 1 of 1

					-								
	Miscellaneous Features												
	*Only the first 10 records are reflected below												
Code		ription	Units	Туре	Unit I		Year Blt	Effect Yr	RCN	%Good	Apr Value		
POL2	SWIMMING POOL		392.00	SF		35.00	2006	2006	13720.00		11,662		
	POOL/COOL DECH		288.00	SF		5.38	2006	2006	1549.00		1,084		
SEN2	SCREEN ENCLOS	ED STRUCTURE	1346.00	SF		3.50	2006	2006	4711.00	57.50	2,709		
					Buildi	ng Peri	nits						
Roll Yea	ar Permit ID	Issue Date	Comp Date	Amoui	nt	Туре		Descriptio	n	Review Date	e CO Date		
2022	SALE	01-01-2021			1	1 0099 CHECK VALUE		.UE					
2007	123-06-10B	10-06-2006	01-03-2007		6,616 00		SEN			01-03-2007			
2007	596-08-06B	06-27-2006	01-03-2007	2	4,904	0000	POL 28X14	W/DECK		01-03-2007			
2006	210-05-05B	05-10-2005	01-25-2006	26	1,601	0000	SFR 1795 S	UNSET RIDG	E DR				
			Information	[= n ·]						ptions			
Inetri	iment No Bo	ok/Page Sale	Date Inst	r O/U Co	nde IV	ac/Imn	Sale Price	Code	Description		Year Amount		

				Exemptio	ns							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Ye	ar Amount
2022108355 2021085491	6006 5735 3019 2827	0621 0473 0761 0156	10-20-2021 06-10-2021 11-21-2005 04-22-2005	WD WD WD WD	U Q Q U	11 01 Q M	 V	0 327,900 227,000 1				
										-	Total	0.00
Value Summary												
Land Value Bldg	g Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch	Tax Val	Previous Valu

341032

0.00

341032

341032

332,707

0

Alternate Key 3815587 Parcel ID 11-22-24-0400-000-06100 Current Owner	LCPA Property Record Card Roll Year 2024 Status: A	2024-1092 comp 1 PRC Run: 11/19/2024 By Card # 1 of 1 Property Location
WRIGHT JONATHAN A & YARIZA	-	Site Address 1825 WESTERN HILLS LN
1825 WESTERN HILLS LN	comp 1	MASCOTTE FL 34753 Mill Group 00MA NBHD 0524

0524

Last Inspection

RBB 04-11-201

Property Use

00100

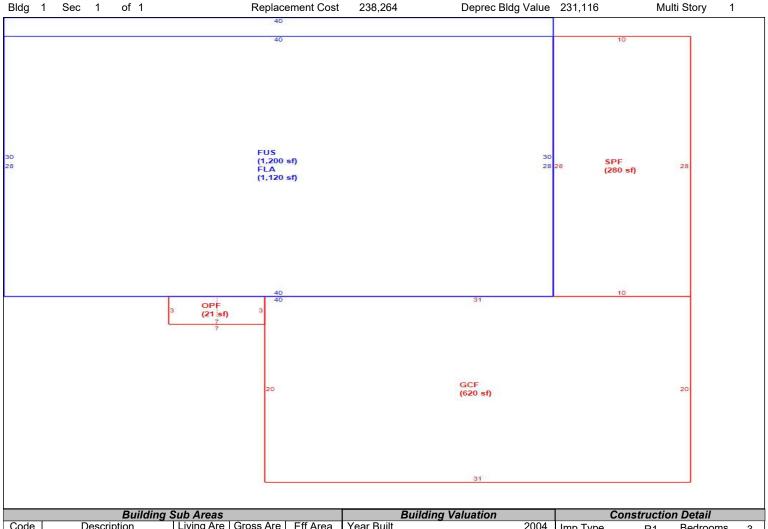
SINGLE FAMILY

MASCOTTE FL 34753

Legal Description

DUKES LAKE PHASE I PB 48 PG 55-56 LOT 61 ORB 6150 PG 1674

Lan	d 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	36,500.00	0.0000	1.80	1.000	1.000	0	65,700
		Total A		0.00	JV/Mkt[0				il Adj JV/Mk			65,700
	Cla	assified A	cres	0	Classified JV/Mkt 6	5,700		Classified	d Adj JV/Mk	d		0
	Sketch											



	Building S				Building Valuation	1	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,120	1,120	1120	Effective Area	2320				
FUS	FINISHED AREA UPPER	1,200	1,200	1200	Base Rate	83.34	No Stories	1.00	Full Baths	2
GAR OPF	GARAGE FINISH	0	620 21	0	Building RCN	238,264	Quality Grade	635	Half Baths	1
SPF	SCREEN PORCH FINIS	0	280	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS 2,320 3		3,241	2,320	Building RCNLD	231,116	Roof Cover	3	Type AC	03

65,700

231,116

1,523

298,339

LCPA Property Record Card Roll Year 2024 Status: A

2024-1092 comp 1 PRC Run: 11/19/2024 By

Card # 1 of 1

	Miscellaneous Features												
	*Only the first 10 records are reflected below												
Code													
UBF4	UTILITY BLDG FIN	ISHED	120.00	SF	14.50	2018	2018	1740.00	87.50	1,523			
	Building Permits												
Roll Ye	oll Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO Date												

Roll Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO Date	te CO Date
2019 529-18-11 11-08-2018 04-11-2019 3,342 0003 SHED 04-11-2019 2005 210-03-10B 02-10-2004 07-23-2004 136,935 0000 SFR 3/2.5 U/C IN '04 04-11-2019 2004 210-03-10B 10-02-2003 02-10-2004 136,935 0000 SFR 3/2.5 U/C IN '04 SFR 3/2.5 U/C IN '04	

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023063804	6150	1674	05-25-2023	WD	Q	01	I	390,000				
2022041800	5924	0279	03-22-2022	WD	Q	01	I I	350,000				
	4535	1567	08-04-2014	QC	U	U	I	100				
	2543	0897	03-31-2004	WD	Q	Q	I	135,600				
	2380	0753	07-31-2003	WD	U	M	V	1				
									1	Total		0.00
						Val	ue Summ	ary				
Land Value Bldg	i											

298339

0.00

298339

298339

291,163

0

Alternate Key 3828035 Parcel ID 11-22-24-0401-000-11200	LCPA Property Record Card Roll Year 2024 Status: A	2024-1092 comp 2 PRC Run: 11/19/2024 By Card # 1 of
Current Owner		Property Location
COWANS MASHUN & JAZMINE		Site Address 2106 MEDINA HILLS LN
2106 MEDINA HILLS LN	comp 2	MASCOTTE FL 34 Mill Group 00MA NBHD 0524

of 1

FL 34753

Last Inspection

Туре АС

03

3

208,769 Roof Cover

PJF 03-30-202

Property Use

00100

SINGLE FAMILY

FL 34753 MASCOTTE

Legal Description

DUKES LAKE PHASE II PB 52 PG 42-44 LOT 112 ORB 6219 PG 571

TOTALS 2,320

3,082

2,320

an	d Lines													
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val		ind
# 1	Code 0100	0	0	Adj	1.00		Price 36,500.00	Factor 0.0000	Factor 1.80	Factor 1.000	Factor 1.000		Va	lue 65,70
1	0100	0	0		1.00	LI	30,500.00	0.0000	1.00	1.000	1.000		0	05,70
		Total A		0.001					Tota					65 70
	Cl	assified A		0.00	JV/N Classified JV/N	1kt 0 1kt 65	.700			al Adj JV/M d Adj JV/M				65,70
			1	-1			Sketch				1			
Bldę	y 1 S	Sec 1	of 1	30	Replacement (Cost	215,226		Deprec B	ldg Value	208,769	Mul	ti Story	1
	1	0		CAN (300 st)		10							
				40 3D					2					
				40 30 FLA (80 sf 40 40	63									
				10										
B				FLA (x2 (1,120 s)				28					
				(1,120 -	•70									
			3	40 OPF (21 sf) 3		21	1							
				7										
				21		GCF (441			21					
				21		(441	sf)							
						21	1							
_			Puildin	g Sub Areas		_	P.,	ilding Va	luction			onstructio	n Dotail	
Cod		Descri	ption	Living Are Gr	oss Are Eff Ar		Year Built	nunny va	aiuatiOII	2005	Imp Type	R1	Bedroom	s 4
FLA GAF	GAR	SHED LIV AGE FINI	ÍNG AREA ISH	2,320 0	2,320 2 441	2320	Effective Area Base Rate			2320 76.19	No Stories	2.00	Full Bath	
) PF PAT		N PORCH O UNCO\	H FINISHE /ERED	0 0	21 300	0	Building RCN			215,226	Quality Grad	e 635	Half Bath	s 1
							Condition % Good			EX 97.00	Wall Type	03	Heat Typ	
							Functional Ob	sol		0	Foundation	3	Fireplace	s 0
								501		Ũ				

65,700

208,769

0

274,469

LCPA Property Record Card Roll Year 2024 Status: A

2024-1092 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	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			

	Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	t Type Description		Review Date	CO Date				
2006	33-05-02BEPH	01-06-2005	09-19-2005	137,312	0000	SFR 3/2.5 2106 MEDINA HILLS LN						

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023120257	6219 4045 3929 2917 2714	0571 1252 1773 1880 0795	09-28-2023 04-21-2011 04-27-2010 08-01-2005 11-19-2004	WD WD CT WD WD		01 U U M	 >	385,000 85,000 41,000 163,700 1	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
										Total		50,000.00
	Value Summary											
Land Value	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu											

172359

50,000.00

122359

147359

267,883

0

Alternate	Key	3837156
Parcel ID	11-3	22-24-0402-000-23600

Current Owner

34753

LCPA Property Record Card Roll Year 2024 Status: A 2024-1092 comp 3 PRC Run: 11/19/2024 By

Card # 1 of

1

ABDALLAH ASHRAF R	

1735 RIDGEMOOR DR

comp 3

 Property Location

 Site Address
 1735 RIDGEMOOR DR

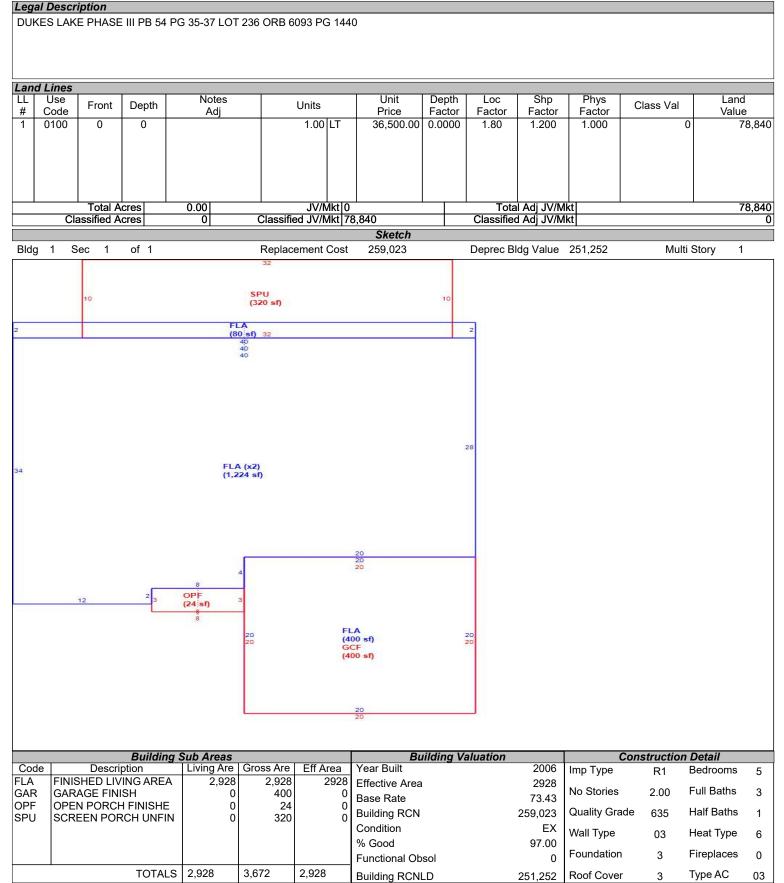
 MASCOTTE
 FL
 34753

 Mill Group
 00MA
 NBHD
 0524

 Property Use

 00100
 SINGLE FAMILY
 PJF
 04-05-202

MASCOTTE FL



78,840

251,252

0

330,092

LCPA Property Record Card Roll Year 2024 Status: A

2024-1092 comp 3 PRC Run: 11/19/2024 By

Card # 1 of 1

Miscellaneous Features											
Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
	Description		*Only the firs	*Only the first 10 records a	*Only the first 10 records are reflected	*Only the first 10 records are reflected below	*Only the first 10 records are reflected below	*Only the first 10 records are reflected below			

	Building Permits Roll Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO Date										
Roll Year	Permit ID	nit ID Issue Date Comp Date Amount				Description	Review Date	CO Date			
2007	388-05-12B	01-01-2006	08-04-2006	297,000	0000	SFR 4/BR 1735 RIDGEMOOR DR	08-04-2006				

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023017655	6093 3253 2977	1440 1562 2394	02-10-2023 08-28-2006 09-30-2005	WD WD WD	Q Q U	01 Q M	I V V	370,000 253,000 1	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
										Total		50,000.00
	Value Summary											
Land Value	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu											

330092

50,000.00

280092

305092

322,087

0