



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3837129

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.

Form containing sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1. Taxpayer Information, PART 2. Reason for Petition, and instructions for evidence exchange.

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 \_\_\_\_\_ Print name \_\_\_\_\_ Date 9/10/2024

**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

<b>Petition #</b> 2024-1092	Alternate Key: 3837129	Parcel ID: 11-22-24-0402-000-21000
<b>Petitioner Name</b> 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> 1795 SUNSET RIDGE DR MASCOTTE	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> SFR BORROWER 2021-2 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 341,032	\$ 341,032
<b>2. Assessed or classified use value, *if applicable</b>	\$ 341,032	\$ 341,032
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 341,032	\$ 341,032

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

**Last Sale Date** 10/20/2021      **Price:** \$0       Arm's Length  Distressed      **Book** 6006      **Page** 621

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3837129	3815587	3828035	3837156
<b>Address</b>	1795 SUNSET RIDGE DR MASCOTTE	1825 WESTERN HILLS LN MASCOTTE	2106 MEDINA HILLS LN MASCOTTE	1735 RIDGEMOOR DR MASCOTTE
<b>Proximity</b>		.18 MILE	.28 MILE	.44 MILE
<b>Sales Price</b>		\$390,000	\$385,000	\$370,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.80%	1.20%	4.00%
<b>Adjusted Sale</b>		\$342,420	\$331,870	\$329,300
<b>\$/SF FLA</b>	\$109.17 per SF	\$147.59 per SF	\$143.05 per SF	\$112.47 per SF
<b>Sale Date</b>		5/25/2023	9/28/2023	2/10/2023
<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>	3,124	2,320	40200	2,320	40200	2,928	9800
<b>Year Built</b>	2005	2004		2005		2006	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.1	2.1		2.1		3.1	-7500
<b>Garage/Carport</b>	GARAGE	GARAGE		GARAGE		GARAGE	
<b>Porches</b>	OPF/SPU	OPF/SPF	-5000	OPF/PAT	6000	OPF/SPU	
<b>Pool</b>	Y	N	20000	N	20000	N	20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	SPU	NONE	2000	NONE	2000	NONE	2000
<b>Site Size</b>	.27 AC	.22 AC		.24 AC		.29 AC	-13140
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 16.7%	57200	Net Adj. 20.6%	68200	Net Adj. 3.4%	11160
		Gross Adj. 19.6%	67200	Gross Adj. 20.6%	68200	Gross Adj. 15.9%	52440
<b>Adj. Sales Price</b>	Market Value <b>\$341,032</b>	Adj Market Value	<b>\$399,620</b>	Adj Market Value	<b>\$400,070</b>	Adj Market Value	<b>\$340,460</b>
	Value per SF 109.17						

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

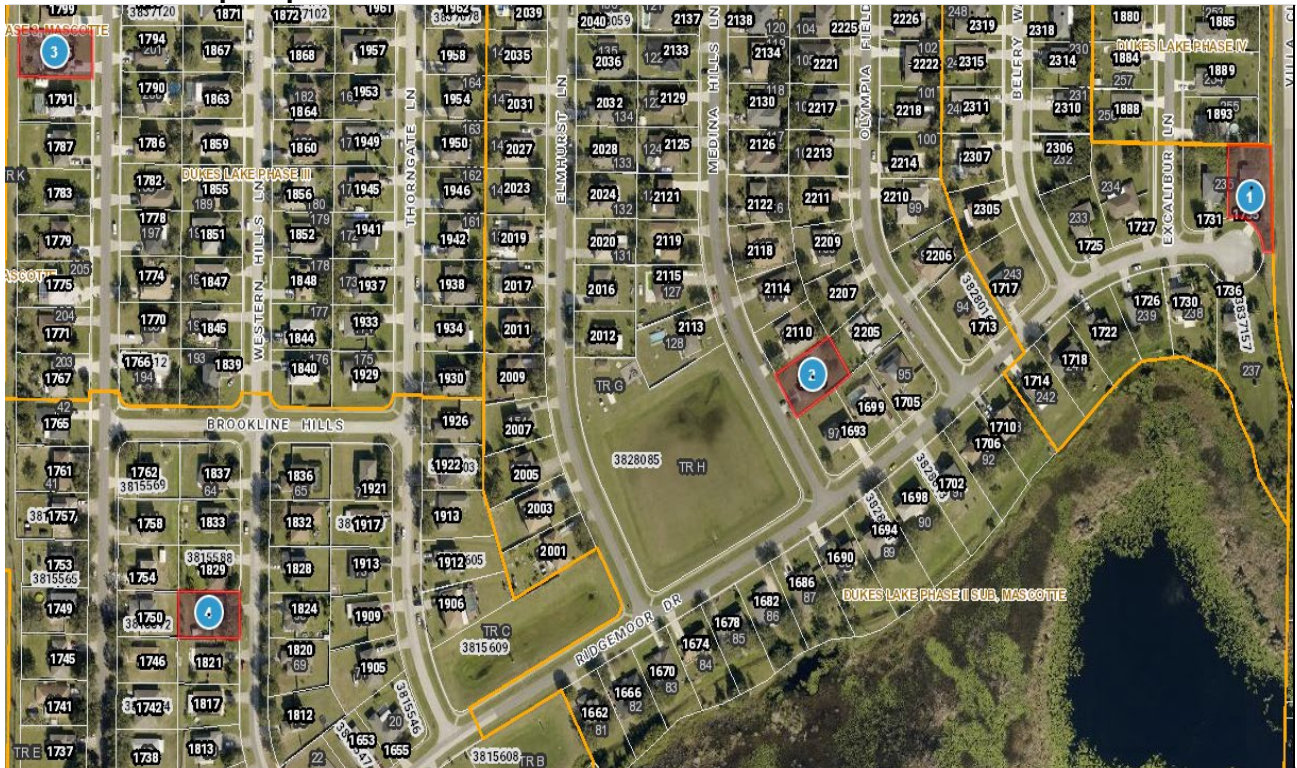
Petitioners subject has a pool but their writeup shows no pool with no adjustments done to any comps for pools, comp 1 is the only one in same sub as subject, comp 2 & 3 are in a sub 1.75 miles away.

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**  
Roll Year 2024 Status: A

2024-1092 subject  
PRC Run: 11/19/2024 By bboone  
Card # 1 of 1

Current Owner		
SFR BORROWER 2021-2 LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

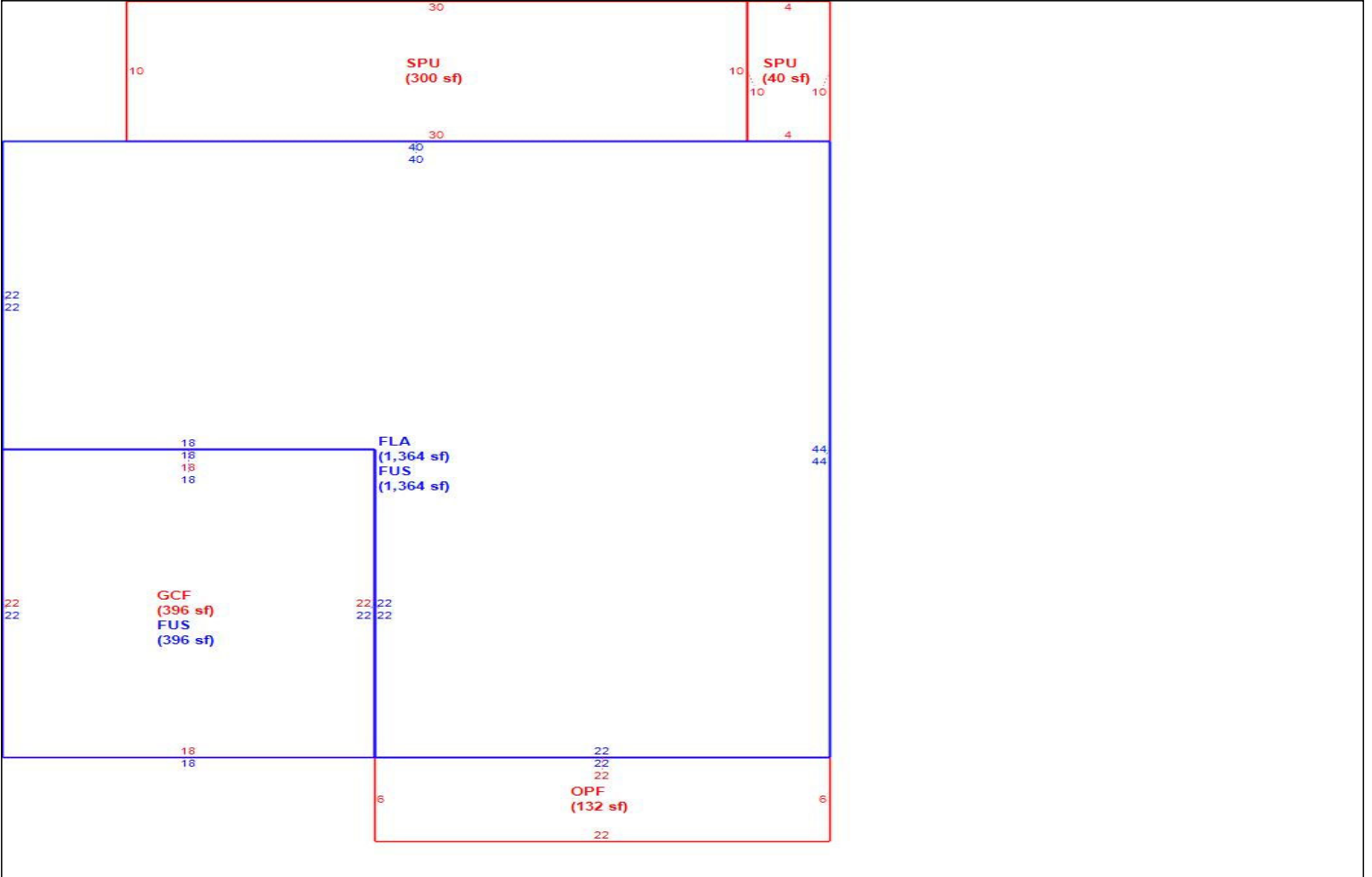
**subject**

Property Location		
Site Address	1795 SUNSET RIDGE DR	
	MASCOTTE	FL 34753
Mill Group	00MA	NBHD 0524
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 04-01-202

Legal Description
DUKES LAKE PHASE III PB 54 PG 35-37 LOT 210 ORB 6006 PG 621

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	36,500.00	0.0000	1.80	1.000	1.000	0	65,700
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,700		
Classified Acres		0		Classified JV/Mkt		65,700		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 267,914
		Deprec Bldg Value 259,877	Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,364	1,364	1364	2005	3124	No Stories	2.25	Full Baths	2
FUS	FINISHED AREA UPPER	1,760	1,760	1760		72.41	Quality Grade	635	Half Baths	1
GAR	GARAGE FINISH	0	396	0		267,914	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	132	0		EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	340	0		97.00	Functional Obsol	0		
TOTALS		3,124	3,992	3,124		0	Building RCNLD	259,877	Roof Cover	3
									Type AC	03

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

**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	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	392.00	SF	35.00	2006	2006	13720.00	85.00	11,662
PLD2	POOL/COOL DECK	288.00	SF	5.38	2006	2006	1549.00	70.00	1,084
SEN2	SCREEN ENCLOSED STRUCTURE	1346.00	SF	3.50	2006	2006	4711.00	57.50	2,709

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			
2007	123-06-10B	10-06-2006	01-03-2007	6,616	0000	SEN	01-03-2007		
2007	596-08-06B	06-27-2006	01-03-2007	24,904	0000	POL 28X14 W/DECK	01-03-2007		
2006	210-05-05B	05-10-2005	01-25-2006	261,601	0000	SFR 1795 SUNSET RIDGE DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2022108355	6006	0621	10-20-2021	WD	U	11	I	0			
2021085491	5735	0473	06-10-2021	WD	Q	01	I	327,900			
	3019	0761	11-21-2005	WD	Q	Q	I	227,000			
	2827	0156	04-22-2005	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	
65,700	259,877	15,455	341,032	0	341032	0.00	341032	341032	332,707	

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Alternate Key 3815587  
Parcel ID 11-22-24-0400-000-06100

**LCPA Property Record Card**  
Roll Year 2024 Status: A

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

Current Owner		
WRIGHT JONATHAN A & YARIZA		
1825 WESTERN HILLS LN		
MASCOTTE	FL	34753

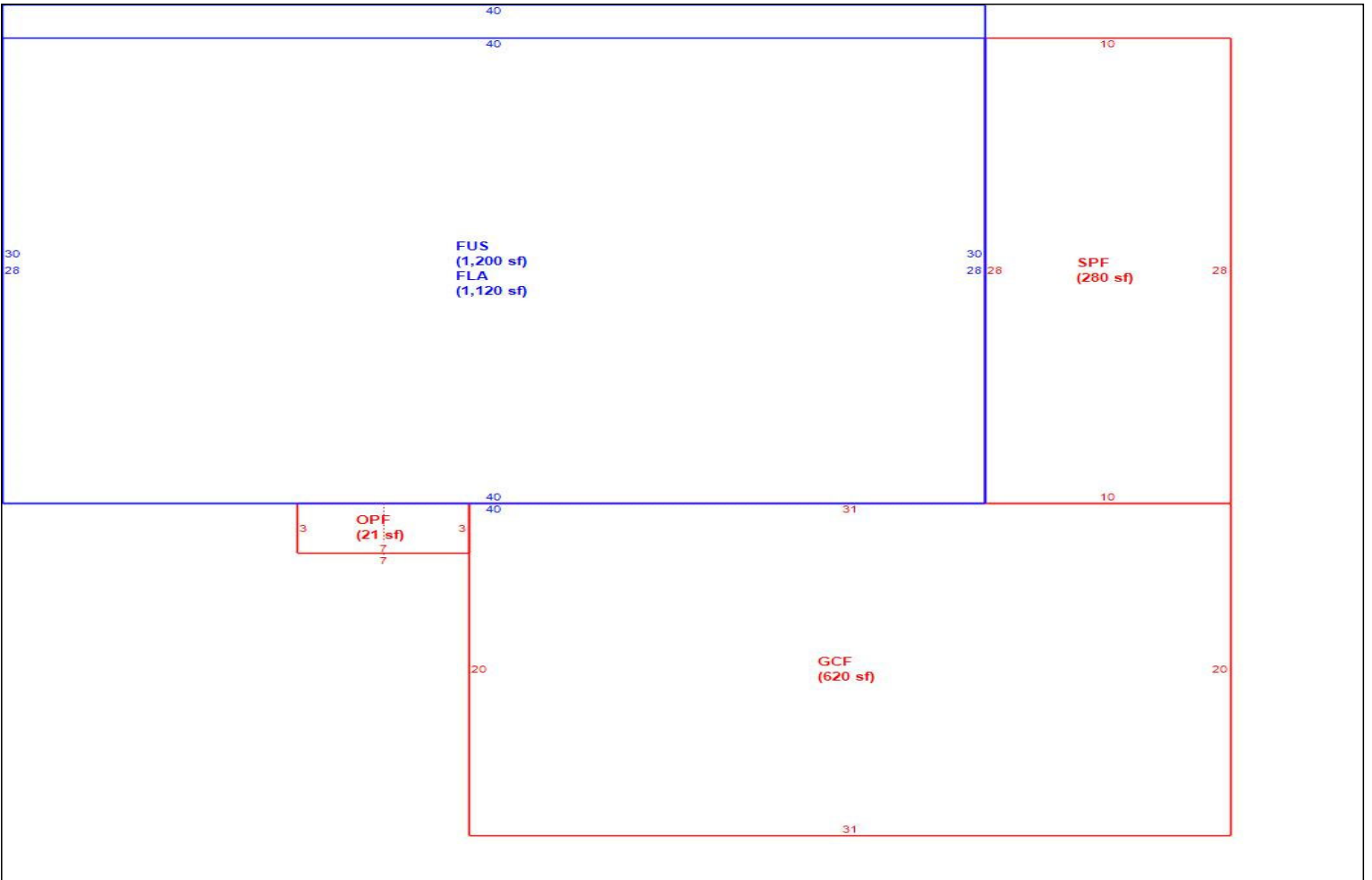
**comp 1**

Property Location		
Site Address 1825 WESTERN HILLS LN		
MASCOTTE FL 34753		
Mill Group	00MA	NBHD 0524
Property Use		Last Inspection
00100	SINGLE FAMILY	RBB 04-11-201

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

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	36,500.00	0.0000	1.80	1.000	1.000	0	65,700
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,700		
Classified Acres		0		Classified JV/Mkt		65,700		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 238,264 Deprec Bldg Value 231,116 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	1,120	1,120	1120	Effective Area	2320	No Stories	1.00	Full Baths	2	
FUS	FINISHED AREA UPPER	1,200	1,200	1200	Base Rate	83.34	Quality Grade	635	Half Baths	1	
GAR	GARAGE FINISH	0	620	0	Building RCN	238,264	Wall Type	03	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	21	0	Condition	EX	Foundation	3	Fireplaces	0	
SPF	SCREEN PORCH FINIS	0	280	0	% Good	97.00	Functional Obsol	0			
TOTALS		2,320	3,241	2,320	Building RCNLD	231,116	Roof Cover	3	Type AC	03	



Alternate Key 3815587  
 Parcel ID 11-22-24-0400-000-06100

**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	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBF4	UTILITY BLDG FINISHED	120.00	SF	14.50	2018	2018	1740.00	87.50	1,523

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	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			
2004	210-03-10B	10-02-2003	02-10-2004	136,935	0000	SFR 3/2.5			

Sales Information									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	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					
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	
65,700	231,116	1,523	298,339	0	298339	0.00	298339	298339	291,163	

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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 1

Current Owner		
COWANS MASHUN & JAZMINE		
2106 MEDINA HILLS LN		
MASCOTTE	FL	34753

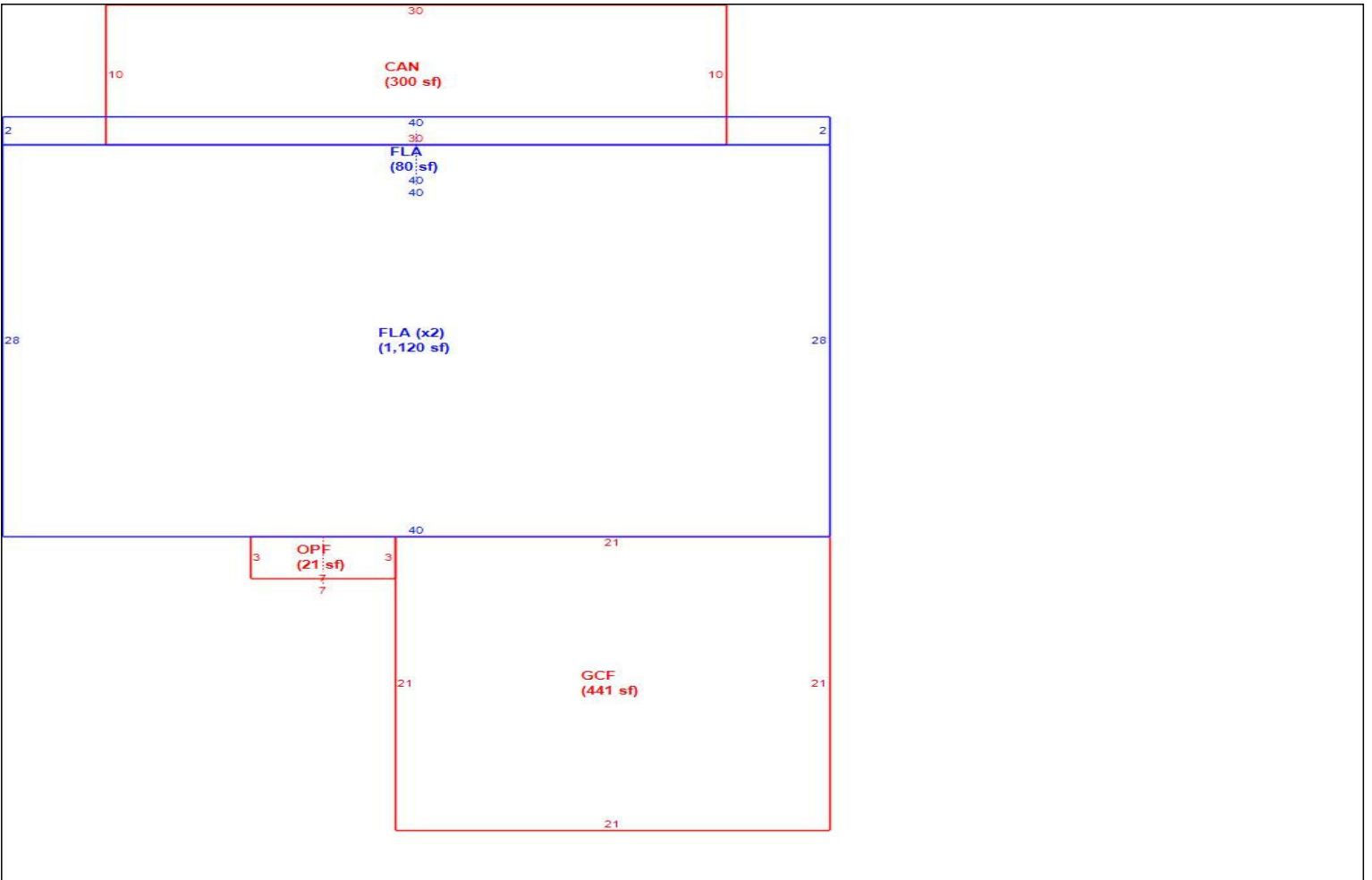
**comp 2**

Property Location		
Site Address 2106 MEDINA HILLS LN		
MASCOTTE FL 34753		
Mill Group 00MA	NBHD 0524	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 03-30-202

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

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 Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,700		
Classified Acres		0		Classified JV/Mkt		65,700		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 215,226
		Deprec Bldg Value 208,769	Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,320	2,320	2320	Effective Area	2320	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	76.19	Quality Grade	635	Half Baths	1
OPF	OPEN PORCH FINISHE	0	21	0	Building RCN	215,226	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	300	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		2,320	3,082	2,320	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	208,769				

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 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	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			

<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	
2023120257	6219	0571	09-28-2023	WD	Q	01	I	385,000	039	HOMESTEAD	2024	25000
	4045	1252	04-21-2011	WD	U	U	I	85,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3929	1773	04-27-2010	CT	U	U	I	41,000				
	2917	1880	08-01-2005	WD	Q	Q	I	163,700				
	2714	0795	11-19-2004	WD	U	M	V	1				
<b>Total</b>											50,000.00	

<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	
65,700	208,769	0	274,469	0	172359	50,000.00	122359	147359	267,883	

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

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-1092 comp 3  
PRC Run: 11/19/2024 By  
Card # 1 of 1

Current Owner		
ABDALLAH ASHRAF R		
1735 RIDGEMOOR DR		
MASCOTTE	FL	34753

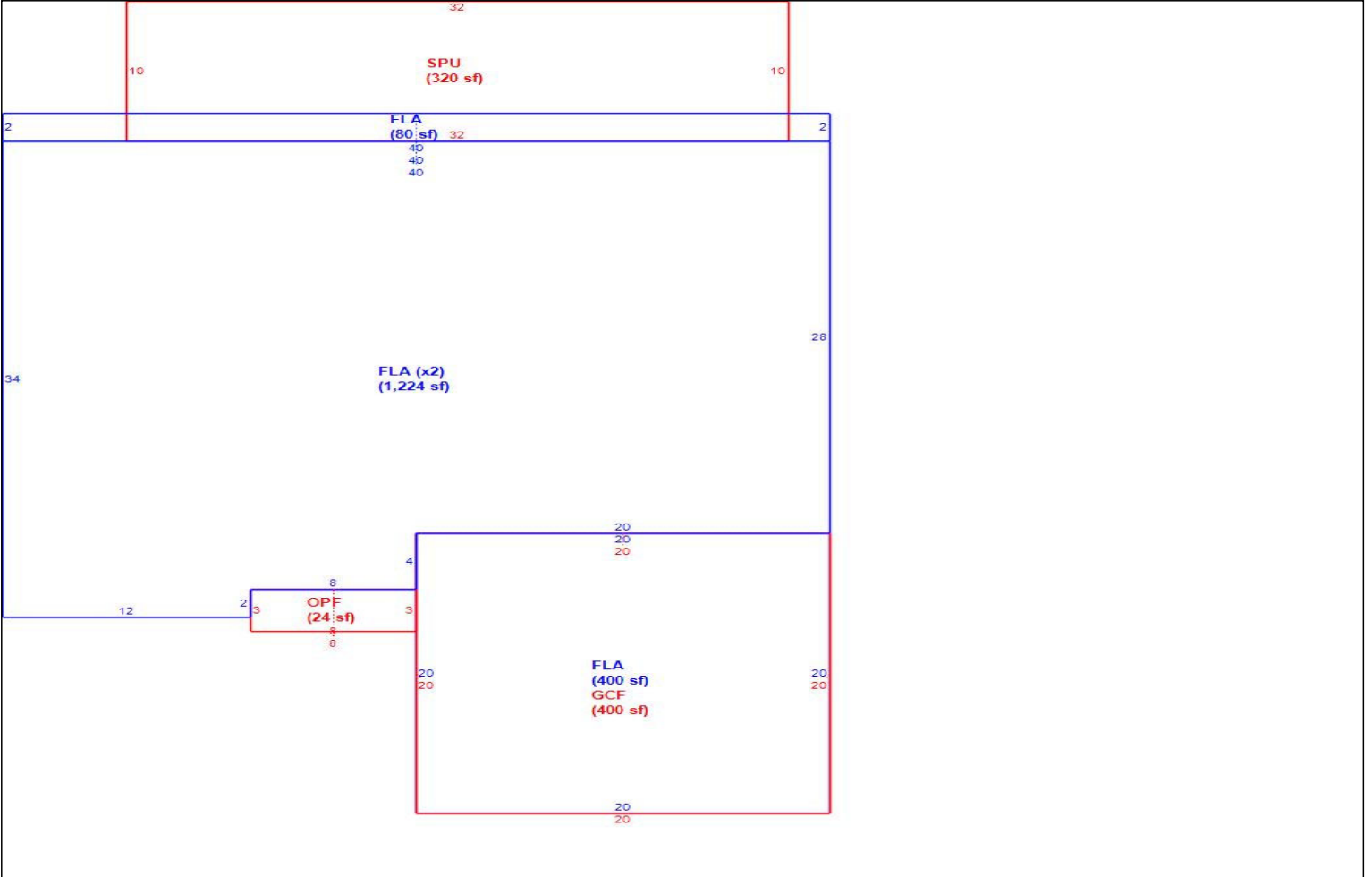
**comp 3**

Property Location		
Site Address 1735 RIDGEMOOR DR		
MASCOTTE FL 34753		
Mill Group	00MA	NBHD 0524
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 04-05-202

Legal Description
DUKES LAKE PHASE III PB 54 PG 35-37 LOT 236 ORB 6093 PG 1440

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	36,500.00	0.0000	1.80	1.200	1.000	0	78,840
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		78,840		
Classified Acres		0		Classified JV/Mkt		78,840		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 259,023
		Deprec Bldg Value 251,252	Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	5	
FLA	FINISHED LIVING AREA	2,928	2,928	2928	Effective Area	2928	No Stories	2.00	Full Baths	3	
GAR	GARAGE FINISH	0	400	0	Base Rate	73.43	Quality Grade	635	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	259,023	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	320	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,928	3,672	2,928	Building RCNLD	251,252					

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

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-1092 comp 3  
 PRC Run: 11/19/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	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		

<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
2023017655	6093	1440	02-10-2023	WD	Q	01	I	370,000	039	HOMESTEAD	2024	25000
	3253	1562	08-28-2006	WD	Q	Q	I	253,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2977	2394	09-30-2005	WD	U	M	V	1				
Total											50,000.00	

<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	
78,840	251,252	0	330,092	0	330092	50,000.00	280092	305092	322,087	

\*\*\*Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*