



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3543670**

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 #	County	Tax year	Date received
2024-1097	Lake	2024	10-1-24

COMPLETED BY THE PETITIONER	
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PART 1. Taxpayer Information

Taxpayer name: SFR JAVELIN BORROWER LP		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 #	20-19-27-1500-000-07800 2341 Park Forest Blvd
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com

The standard way to receive information is by US mail. If possible, I prefer to receive information by email fax.

I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.

I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)

Type of Property Res. 1-4 units Industrial and miscellaneous High-water recharge Historic, commercial or nonprofit
 Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machinery, equipment

PART 2. Reason for Petition

 Check one. If more than one, file a separate petition.

<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	

Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)

Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.

My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.

You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.

You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.

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

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
 A Florida Bar licensed attorney (Florida Bar number _____).
 A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
 A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
 A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)

Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.

I am an uncompensated representative filing this petition AND (check one)

the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-1097	Alternate Key: 3543670	Parcel ID: 20-19-27-1500-000-07800
Petitioner Name Ryan, LLC C/O Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 2341 PARK FOREST BLVD MOUNT DORA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR Javelin Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 360,147	\$ 360,147
2. Assessed or classified use value, *if applicable	\$ 343,650	\$ 343,650
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 343,650	\$ 343,650

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

Last Sale Date 6/4/2021 **Price:** \$277,000 Arm's Length Distressed Book 5726 Page 759

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3543670	3543483	3534913	3535197
Address	2341 PARK FOREST BLVD MOUNT DORA	1840 PARK FOREST BLVD MOUNT DORA	7006 SHADOWOOD CIR MOUNT DORA	8063 LAUREL RIDGE DR MOUNT DORA
Proximity		0.31 Miles	0.84 Miles	0.89 Miles
Sales Price		\$500,000	\$510,000	\$494,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	0.00%	1.60%
Adjusted Sale		\$435,000	\$433,500	\$427,804
\$/SF FLA	\$189.85 per SF	\$219.03 per SF	\$185.81 per SF	\$207.17 per SF
Sale Date		7/19/2023	5/1/2024	8/29/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,897	1,986	-4450	2,333	-21800	2,065	-8400
Year Built	1994	1994	0	1994	0	1999	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX	EX	0	EX	0	EX	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	Garage	Garage	0	Garage	0	Garage	0
Porches	2 OPF	2 OPF	0	OPF SPU	10000	2 OPF	0
Pool	N	Y	-20000	Y	-20000	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	-	SEN	-15000	SEN	-15000	SEN	-15000
Site Size	Large Lot	Large Lot	0	Large Lot	0	Large Lot	0
Location	Golf Sub	Golf Sub	0	Golf Sub	0	Golf Sub	0
View	House	House	0	House	0	House	0
		-Net Adj. 9.1%	-39450	-Net Adj. 10.8%	-46800	-Net Adj. 10.1%	-43400
		Gross Adj. 9.1%	39450	Gross Adj. 15.4%	66800	Gross Adj. 10.1%	43400
Adj. Sales Price	Market Value \$360,147	Adj Market Value	\$395,550	Adj Market Value	\$386,700	Adj Market Value	\$384,404
	Value per SF 189.85						

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.

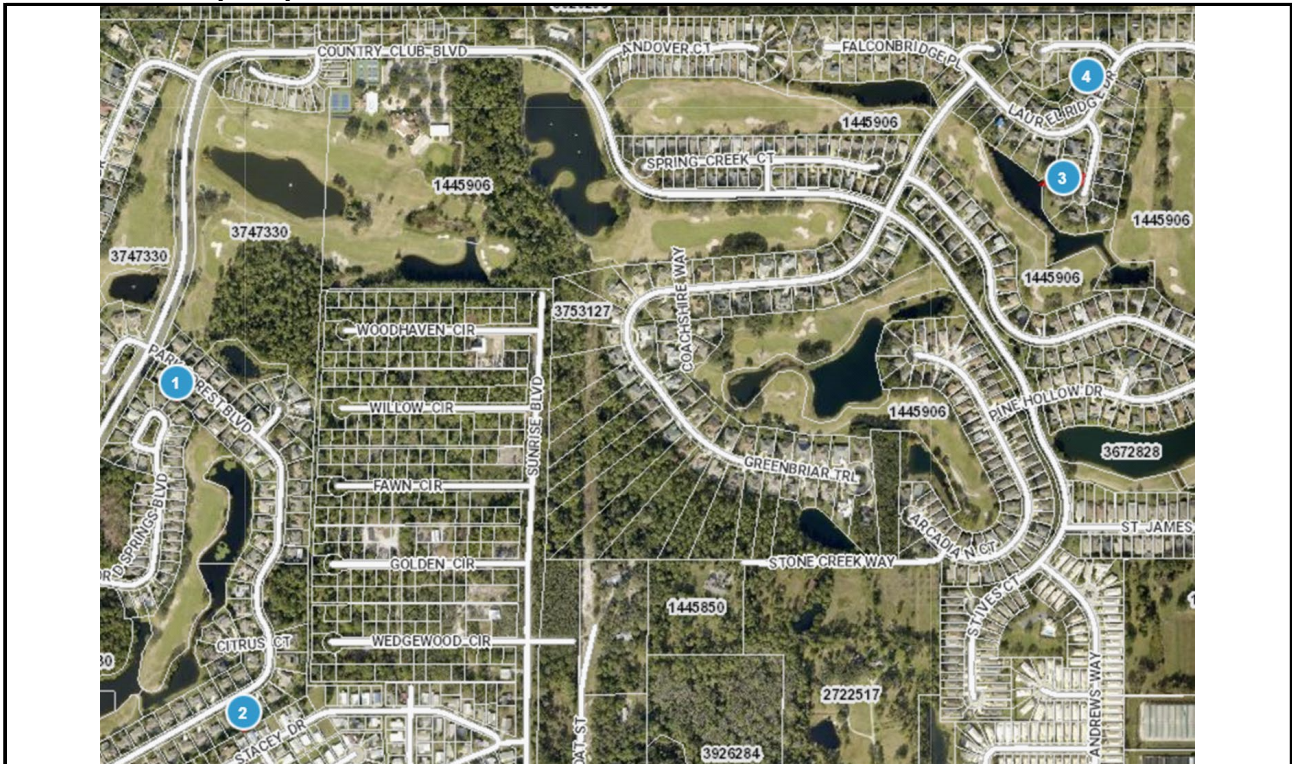
Ryan comps 2 & 5 higher than market value----- Ryan comps adjusted inconsistently for lot size, comp 1 in the wrong direction, others with no adjustment, lots are approx. .25 acres for subject and comps 1,2,3, and 5, comps 4 and 6 have small lots at about .13 acres

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: Chris Jensen

DATE 11/18/2024

2024-1097 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3543670	2341 PARK FOREST BLVD MOUNT DORA	-
2	Comp 1	3543483	1840 PARK FOREST BLVD MOUNT DORA	0.31
3	Comp 2	3534913	7006 SHADOWOOD CIR MOUNT DORA	0.84
4	Comp 3	3535197	8063 LAUREL RIDGE DR MOUNT DORA	0.89
5				
6				
7				
8				

Alternate Key 3543670
 Parcel ID 20-19-27-1500-000-07800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1097 subject
 PRC Run: 12/11/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1995	9400434	08-01-1994	11-01-1994	92,000	0000	SFR;2341 PARK FOREST BLVD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024106236	6396	0278	08-28-2024	WD	U	11	100					
2021079379	5726	0759	06-04-2021	WD	Q	01	277,000					
	4472	0235	04-23-2014	WD	U	U	100					
	1331	2081	11-01-1994	WD	Q	Q	139,300					
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	
100,000	260,147	0	360,147	0	360147	0.00	360147	360147	360,147	

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.

Alternate Key 3543483
 Parcel ID 20-19-27-1500-000-01600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1097 comp 1
 PRC Run: 12/11/2024 By

Card # 1 of 1

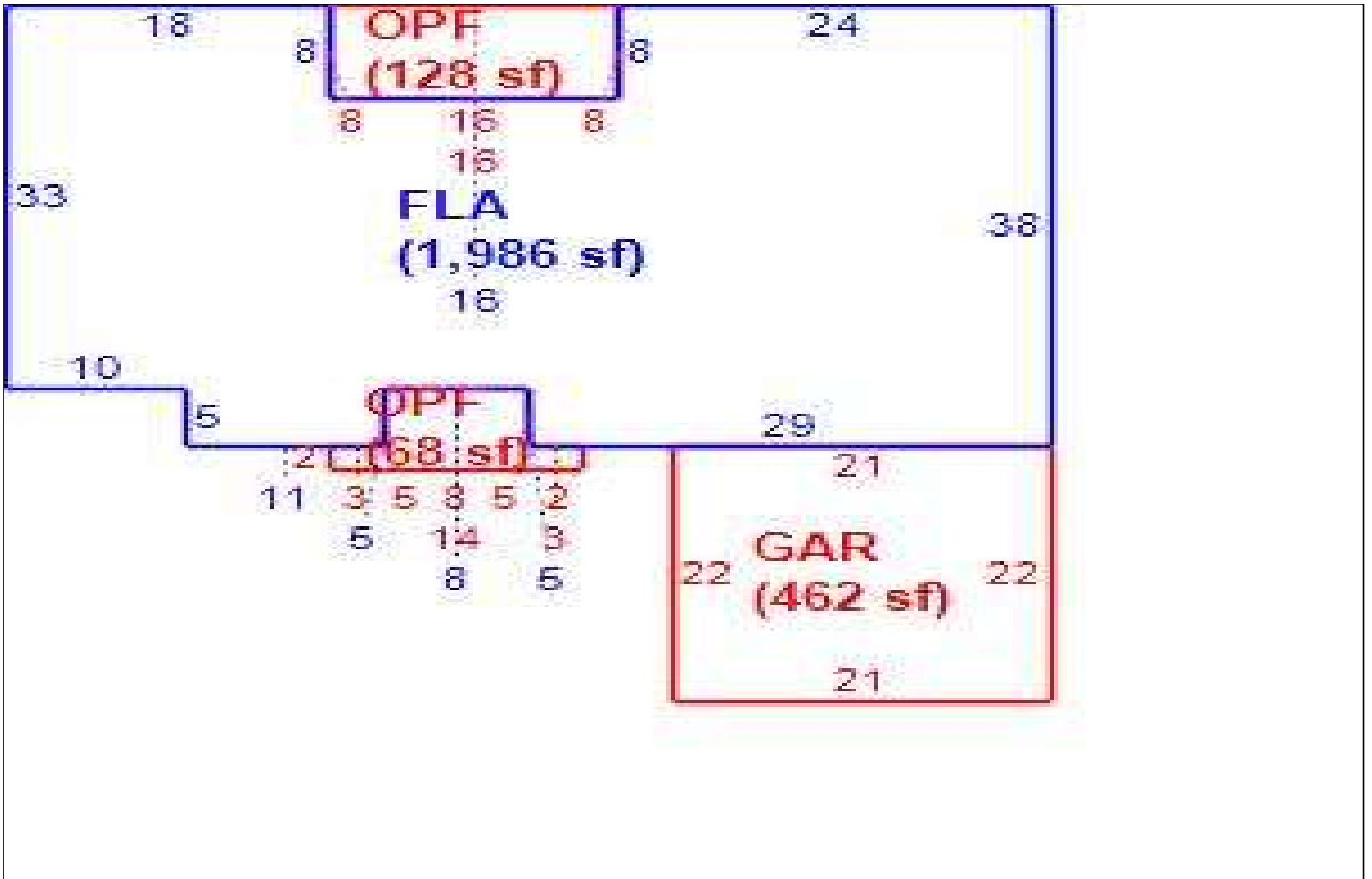
Current Owner		
LANIER MELBA P		
1840 PARK FOREST BLVD		
MOUNT DORA	FL	32757

Property Location		
Site Address 1840 PARK FOREST BLVD		
MOUNT DORA FL 32757		
Mill Group	00MD	NBHD 0722
Property Use		Last Inspection
00100	SINGLE FAMILY	TMP 01-01-202

Legal Description
 MOUNT DORA, THE COUNTRY CLUB OF MOUNT DORA UNIT 1 LOT 16 PB 32 PGS 37-41 ORB 6181 PG 580

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 274,919 Deprec Bldg Value 266,671 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,986	1,986	1986	Effective Area	1986	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	462	0	Base Rate	115.62	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	196	0	Building RCN	274,919	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,986	2,644	1,986	Building RCNLD	266,671					

Alternate Key 3543483
 Parcel ID 20-19-27-1500-000-01600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1097 comp 1
 PRC Run: 12/11/2024 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
POL5	SWIMMING POOL - RESIDENTIAL	160.00	SF	75.00	2014	2014	12000.00	85.00	10,200
PLD3	POOL/COOL DECK	1080.00	SF	7.33	2014	2014	7916.00	75.00	5,937
SEN2	SCREEN ENCLOSED STRUCTURE	1320.00	SF	3.50	1995	1995	4620.00	40.00	1,848

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	SALE	01-01-2019	06-02-2020	1	0099	CHECK VALUE	06-02-2020		
1996	9400661	01-01-1995	12-01-1995	11,500	0000	POOL & ENCLOUSER			
1995	9400347	07-01-1994	12-01-1994	95,000	0000	SFR;1840 P.F.BLVD			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023088908	6181	0580	07-19-2023	WD	Q	01	I	500,000	002	WIDOW	2024	5000
2022070110	5959	1645	05-03-2022	WD	Q	01	I	479,000	003	DISABILITY VETERAN	2024	5000
2019130889	5376	0518	11-14-2019	WD	Q	Q	I	335,000	039	HOMESTEAD	2024	25000
	1336	0564	12-01-1994	WD	Q	Q	I	137,900	059	ADDITIONAL HOMESTEAD	2024	25000
Total											60,000.00	

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	
100,000	266,671	17,985	384,656	0	384656	60,000.00	324656	349656	384,854	

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Alternate Key 3534913
Parcel ID 20-19-27-1525-00F-00900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1097 comp 2
PRC Run: 12/11/2024 By

Card # 1 of 1

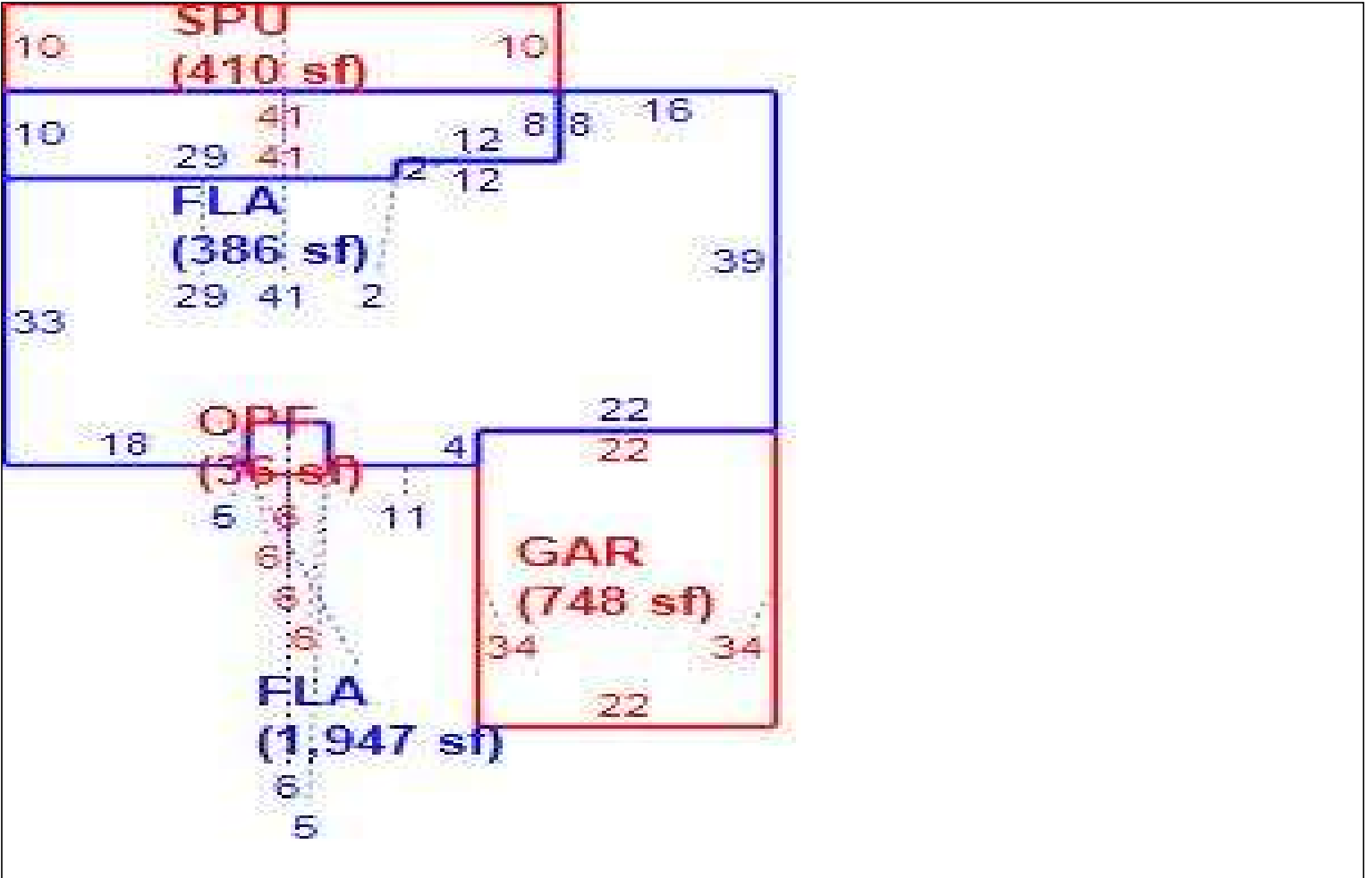
Current Owner		
MACAULAY GREGG T & KAREN M		
7006 SHADOWOOD CIR		
MOUNT DORA	FL	32757

Property Location		
Site Address 7006 SHADOWOOD CIR		
MOUNT DORA FL 32757		
Mill Group	00MD	NBHD 0722
Property Use		Last Inspection
00100	SINGLE FAMILY	TMP 09-01-201

Legal Description
MOUNT DORA, THE COUNTRY CLUB OF MOUNT DORA PHASE II-2 SUB LOT 9 BLK F PB 34 PGS 59-62 ORB 6329 PG 2029

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	279,778		Deprec Bldg Value 271,385
Multi Story	0		



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,333	2,333	2333	Effective Area	2333	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	748	0	Base Rate	98.64	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	Building RCN	279,778	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	410	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,333	3,527	2,333	Building RCNLD	271,385				

Alternate Key 3534913
 Parcel ID 20-19-27-1525-00F-00900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1097 comp 2
 PRC Run: 12/11/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL4	SWIMMING POOL - RESIDENTIAL	392.00	SF	52.50	1995	1995	20580.00	85.00	17,493
PLD2	POOL/COOL DECK	408.00	SF	5.38	1995	1995	2195.00	70.00	1,537
SEN2	SCREEN ENCLOSED STRUCTURE	1680.00	SF	3.50	1995	1995	5880.00	40.00	2,352
HTB3	HOT TUB/SPA	1.00	UT	7000.00	1995	1995	7000.00	50.00	3,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011	2009030015	01-01-2010	06-22-2010	11,200	0002	REROOF FOR 2011			
2010	2009030015	03-04-2009	04-19-2010	11,200	0002	REROOF			
2005	SALE	01-01-2004	12-21-2004	1	0000	CHECK VALUE			
1996	9500549	10-01-1995	12-01-1995	5,992	0000	29X40 SCR N POOL ENCLOSURE			
1996	9500510	10-01-1995	12-01-1995	20,500	0000	392 SF SWIM'N PUL W/ SPA			
1995	9400272	05-01-1994	11-01-1994	94,000	0000	SFR,7006 SHADOWOOD CR.			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024054084	6329	2029	05-01-2024	WD	Q	01	I	510,000			
2023072374	6161	0634	06-14-2023	WD	Q	01	I	505,000			
2022122187	6022	0128	08-26-2022	LE	U	11	I	100			
2017080058	4977	0754	07-18-2017	WD	Q	Q	I	325,000			
2016001122	4724	1639	01-05-2016	WD	Q	Q	I	325,000			
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	
100,000	271,385	24,882	396,267	0	396267	0.00	396267	396267	396,267	

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Alternate Key 3535197
 Parcel ID 20-19-27-1525-00F-03500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1097 comp 3
 PRC Run: 12/11/2024 By
 Card # 1 of 1

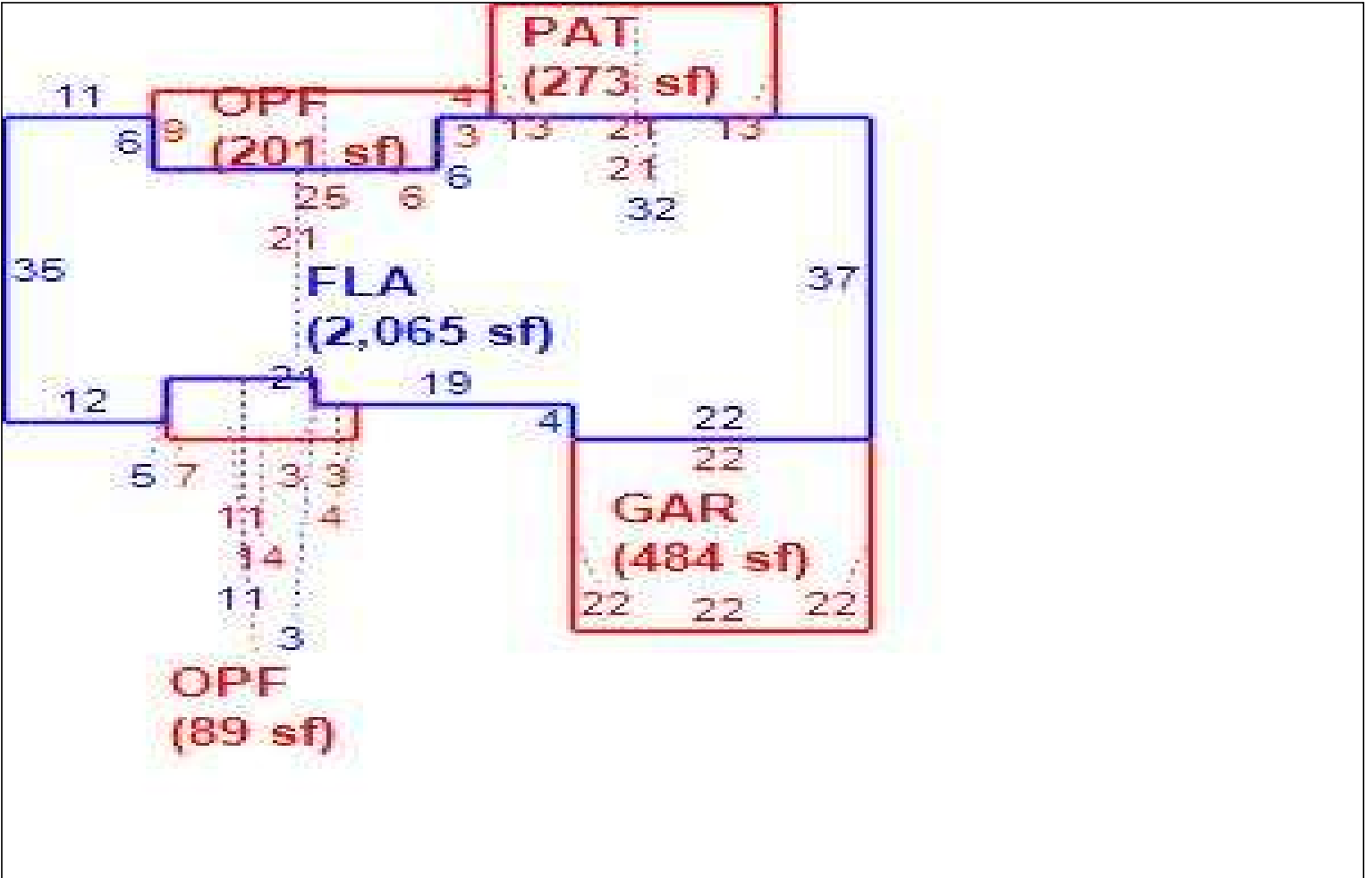
Current Owner		
THORNBURG SAMUEL S & TARA L		
8063 LAUREL RIDGE DR		
MOUNT DORA	FL	32757

Property Location		
Site Address 8063 LAUREL RIDGE DR		
MOUNT DORA FL 32757		
Mill Group	00MD	NBHD 0722
Property Use		Last Inspection
00100	SINGLE FAMILY	TMP 01-30-201

Legal Description
 MOUNT DORA, THE COUNTRY CLUB OF MOUNT DORA PHASE II-2 SUB LOT 35 BLK F PB 34 PGS 59-62 ORB 6204 PG 1264

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 251,924 Deprec Bldg Value 244,366 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,065	2,065	2065	Effective Area	2065	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	484	0	Base Rate	101.38	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	290	0	Building RCN	251,924	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	273	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,065	3,112	2,065	Building RCNLD	244,366				

Alternate Key 3535197
Parcel ID 20-19-27-1525-00F-03500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1097 comp 3
PRC Run: 12/11/2024 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
POL4	SWIMMING POOL - RESIDENTIAL	350.00	SF	52.50	1999	1999	18375.00	85.00	15,619
PLD2	POOL/COOL DECK	439.00	SF	5.38	1999	1999	2362.00	70.00	1,653
SEN2	SCREEN ENCLOSED STRUCTURE	1680.00	SF	3.50	1999	1999	5880.00	40.00	2,352

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	01-30-2019	1	0099	CHECK VALUE	01-30-2019		
2016	15-02-0101	02-27-2015	05-18-2016	10,290	0002	REROOF SHINGLES	10-15-2015		
2004	SALE	01-01-2003	12-12-2003	1	0000	CHECK VALUES			
2000	99-122	02-19-1999	12-01-1999	15,000	0000	350 SF POOL,749 SF DECK			
2000	98-615	01-01-1999	12-01-1999	143,000	0000	3BR SFR,8063 LAUREL RIDG			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023107805	6204 1264	08-29-2023	WD	Q	01	I	494,000	039	HOMESTEAD	2024	25000
2018119290	5182 1711	09-28-2018	TR	Q	Q	I	305,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3131 0094	04-06-2006	QC	U	U	I	0				
	2373 0781	07-15-2003	WD	Q	Q	I	245,900				
	1728 1637	06-16-1999	WD	Q	Q	I	192,700				
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	
100,000	244,366	19,624	363,990	93770	270220	50,000.00	220220	245220	363,990	

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