



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

1503779

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 #	2024-1100	County Lake	Tax year 2024
		Date received 10.1.24	

<b>COMPLETED BY THE PETITIONER</b>			
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**PART 1. Taxpayer Information**

Taxpayer name: <b>SFR XII ORLANDO OWNER 1 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>33-18-24-0400-000-01000 36139 Hickory St</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  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.

Real property value (check one)  decrease  increase  Denial of exemption Select or enter type:  
 Denial of classification  
 Parent/grandparent reduction  Denial for late filing of exemption or classification (Include a date-stamped copy of application.)  
 Property was not substantially complete on January 1  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.)  
 Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.))  
 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.)

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.

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

<b>Petition #</b> 2024-1100	Alternate Key: 1503779	Parcel ID: 33-18-24-0400-000-01000
<b>Petitioner Name</b> 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:	<b>Property Address</b> 36139 HICKORY ST FRUITLAND PARK	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> Star Borrower SFR4 LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 178,003	\$ 178,003
<b>2. Assessed or classified use value, *if applicable</b>	\$ 170,340	\$ 170,340
<b>3. Exempt value, *enter "0" if none</b>	\$ -	\$ -
<b>4. Taxable Value, *required</b>	\$ 170,340	\$ 170,340

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

**Last Sale Date** 10/18/2021      **Price:** \$191,100       Arm's Length     Distressed    Book 5821 Page 120

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	1503779	1733740	1503817	1431123
<b>Address</b>	36139 HICKORY ST FRUITLAND PARK	2044 MELANIE ST FRUITLAND PARK	2049 VERA DOR DR FRUITLAND PARK	405 CENTURY AVE FRUITLAND PARK
<b>Proximity</b>		0.10 Miles	0.08 Miles	1.09 Miles
<b>Sales Price</b>		\$280,000	\$204,000	\$210,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	2.00%	3.20%
<b>Adjusted Sale</b>		\$238,000	\$177,480	\$185,220
<b>\$/SF FLA</b>	\$161.23 per SF	\$172.46 per SF	\$147.41 per SF	\$147.00 per SF
<b>Sale Date</b>		12/21/2023	7/7/2023	4/13/2023
<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>	1,104	1,380	-13800	1,204	-5000	1,260	-7800
<b>Year Built</b>	1978	1974	0	1978	0	1978	0
<b>Constr. Type</b>	Block/Stucco	Block	-20000	Block/Stucco	0	Block/Stucco	0
<b>Condition</b>	VG	VG	0	VG	0	VG	0
<b>Baths</b>	2.0	2.0	0	2.0	0	2.0	0
<b>Garage/Carport</b>	Garage	Garage	0	Garage	0	1 car Garage	15000
<b>Porches</b>	OPF	OPF SPF	-25000	OPF	0	OPF SPU	-15000
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	PAT	-	1000	PAT STF	-500	-	1000
<b>Site Size</b>	Lot	Lot	0	Lot	0	Lot	0
<b>Location</b>	Neighborhood	Neighborhood	0	Neighborhood	0	Neighborhood	0
<b>View</b>	House	House	0	House	0	House	0
		-Net Adj. 24.3%	-57800	-Net Adj. 3.1%	-5500	-Net Adj. 3.7%	-6800
		Gross Adj. 25.1%	59800	Gross Adj. 3.1%	5500	Gross Adj. 20.9%	38800
<b>Adj. Sales Price</b>	Market Value <b>\$178,003</b>	Adj Market Value	<b>\$180,200</b>	Adj Market Value	<b>\$171,980</b>	Adj Market Value	<b>\$178,420</b>
	Value per SF 161.23						

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.

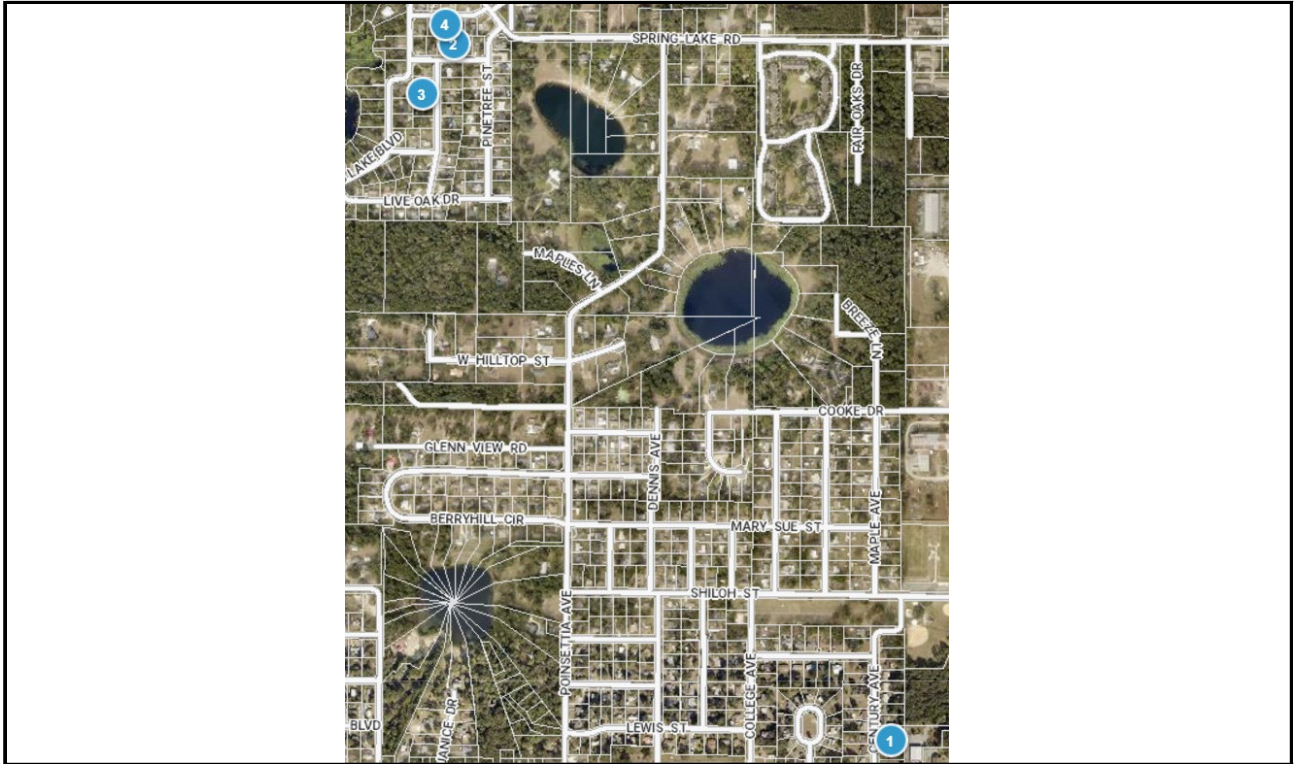
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/21/2024**

**2024-1100 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	1431123	405 CENTURY AVE FRUITLAND PARK	1.09
2	Comp 2	1503817	2049 VERA DOR DR FRUITLAND PARK	0.08
3	Subject	1503779	36139 HICKORY ST FRUITLAND PARK	-
4	Comp 1	1733740	2044 MELANIE ST FRUITLAND PARK	0.1
5				
6				
7				
8				

Alternate Key 1503779  
 Parcel ID 33-18-24-0400-000-01000

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

2024-1100 subject  
 PRC Run: 12/12/2024 By  
 Card # 1 of 1

Current Owner			
SFR XII ORLANDO OWNER 1 LP			
9200 E HAMPTON DR			
CAPITOL HEIGHT	MD	20743	

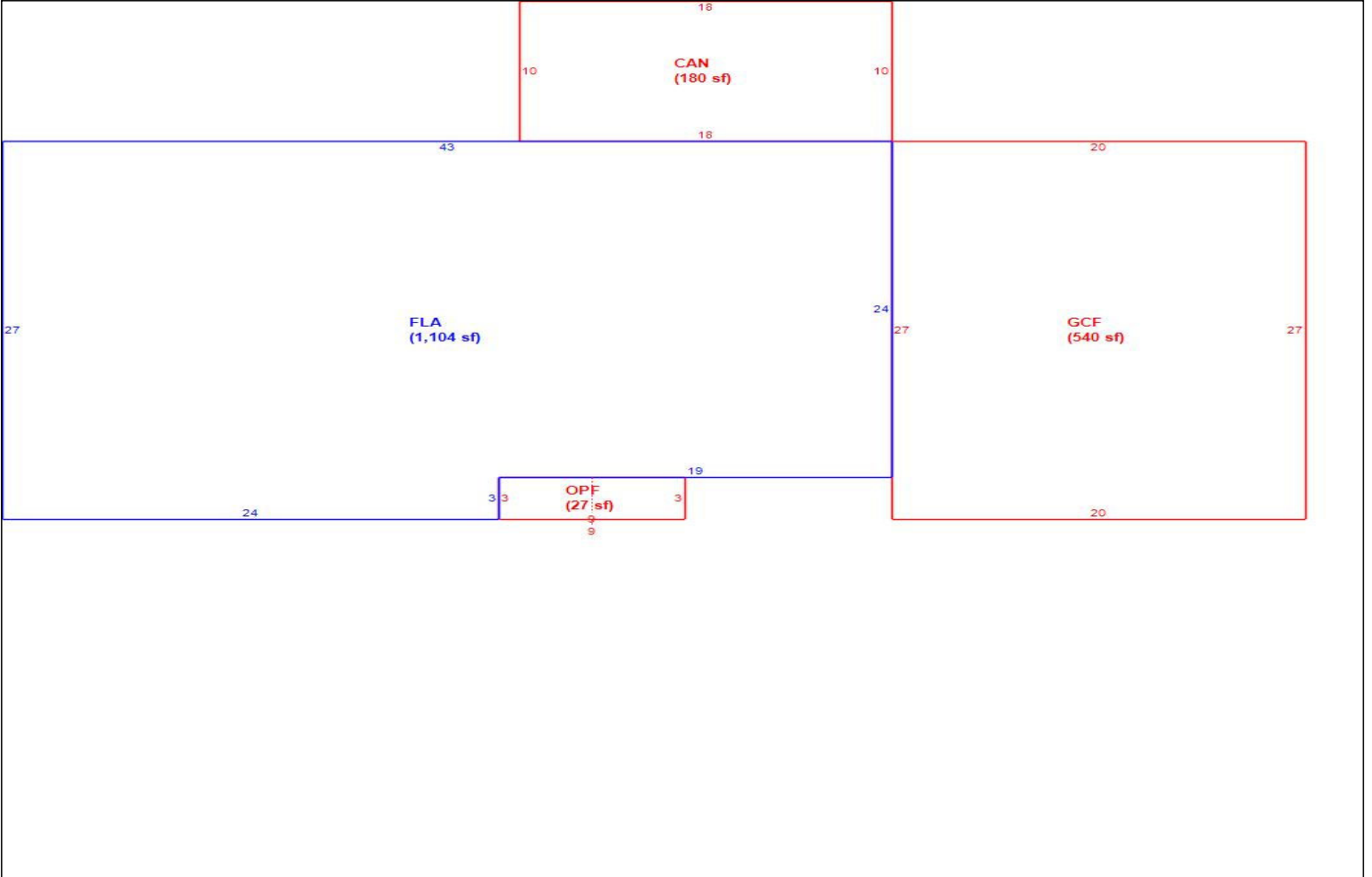
**subject**

Property Location			
Site Address 36139 HICKORY ST			
FRUITLAND PARK FL 34731			
Mill Group	0001	NBHD	5040
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	04-05-201

Legal Description
WOODLAND HILLS LOT 10 PB 15 PG 47 ORB 5821 PG 120

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	50,000.00	0.0000	1.28	1.000	1.000	0	64,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,000		
Classified Acres		0		Classified JV/Mkt		64,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 132,562 Deprec Bldg Value 114,003 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,104	1,104	1104	1978	1104	90.39	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	540	0				Quality Grade	635	Half Baths	0
OPF	OPEN PORCH FINISHE	0	27	0				Condition	VG	Heat Type	6
PAT	PATIO UNCOVERED	0	180	0				% Good	86.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		1,104	1,851	1,104				Building RCNLD	114,003	Roof Cover	3
										Type AC	03

Alternate Key 1503779  
 Parcel ID 33-18-24-0400-000-01000

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

2024-1100 subject  
 PRC Run: 12/12/2024 By  
 Card # 1 of 1

**Miscellaneous Features**  
*\*Only the first 10 records are reflected below*

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

**Building Permits**

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2017	SALE	01-01-2016	04-05-2017	1	0099	CHECK VALUE	04-06-2017	

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	<b>Exemptions</b>				
								Code	Description	Year	Amount	
2021147014	5821	0120	10-18-2021	WD	Q	01	I	191,100				
2016082578	4818	2274	08-02-2016	WD	Q	Q	I	125,000				
	0656	1200	01-01-1978	MI	Q	Q	I	35,900				
<b>Total</b>											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
64,000	114,003	0	178,003	7663	170340	0.00	170340	178003	174,702

\*\*\*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 1733740  
Parcel ID 32-18-24-0200-000-00700

LCPA Property Record Card  
Roll Year 2024 Status: A

2024-1100 comp 1  
PRC Run: 12/12/2024 By  
Card # 1 of 1

Current Owner			
SUAREZ CRUZ OLGA I			
2044 MELANIE ST			
FRUITLAND PARK	FL	34731	

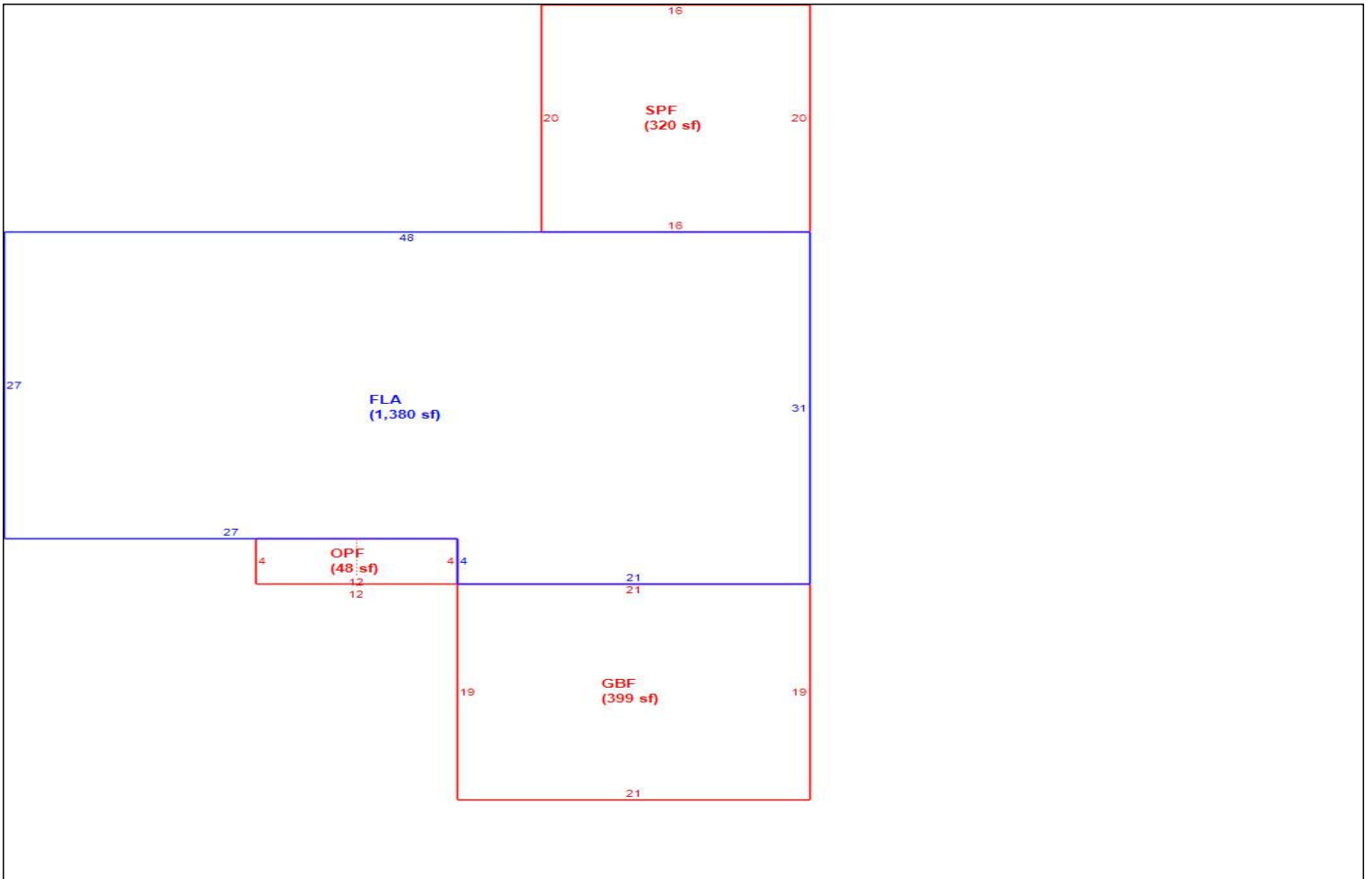
comp 1

Property Location			
Site Address 2044 MELANIE ST			
FRUITLAND PARK FL 34731			
Mill Group	0001	NBHD	5040
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	03-16-201

Legal Description
PINEY WOODS LOT 7 PB 17 PG 11 ORB 6261 PG 1376

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	50,000.00	0.0000	1.28	1.000	1.000	0	64,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,000		
Classified Acres		0		Classified JV/Mkt		64,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 143,155 Deprec Bldg Value 130,271 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	1,380	1,380	1380	1974					
GAR	GARAGE FINISH	0	399	0						
OPF	OPEN PORCH FINISHE	0	48	0						
SPF	SCREEN PORCH FINIS	0	320	0						
TOTALS		1,380	2,147	1,380						
					Effective Area	1380	No Stories	1.00	Full Baths	2
					Base Rate	81.30	Quality Grade	620	Half Baths	0
					Building RCN	143,155	Wall Type	02	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	91.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	130,271				



Alternate Key 1733740  
 Parcel ID 32-18-24-0200-000-00700

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

2024-1100 comp 1  
 PRC Run: 12/12/2024 By  
 Card # 1 of 1

**Miscellaneous Features**  
*\*Only the first 10 records are reflected below*

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

**Building Permits**

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	<b>Exemptions</b>				
								Code	Description	Year	Amount	
2023155522	6261	1376	12-21-2023	WD	Q	01	I	280,000				
	1816	1510	03-30-2000	WD	Q	Q	I	79,000				
	1626	2157	06-23-1998	WD	Q	Q	I	74,000				
	0733	0219	08-01-1981	WD	Q	Q	I	61,000				
	0708	0112	08-22-1980	WD	Q	Q	I	53,500				
<b>Total</b>											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
64,000	130,271	0	194,271	0	194271	0.00	194271	194271	190,345

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Alternate Key 1503817  
 Parcel ID 33-18-24-0400-000-01600

LCPA Property Record Card  
 Roll Year 2024 Status: A

2024-1100 comp 2  
 PRC Run: 12/12/2024 By  
 Card # 1 of 1

Current Owner		
PEREZ MONICA M & SERGIO CARDENAS		
2049 VERA DOR DR		
FRUITLAND PARK	FL	34731

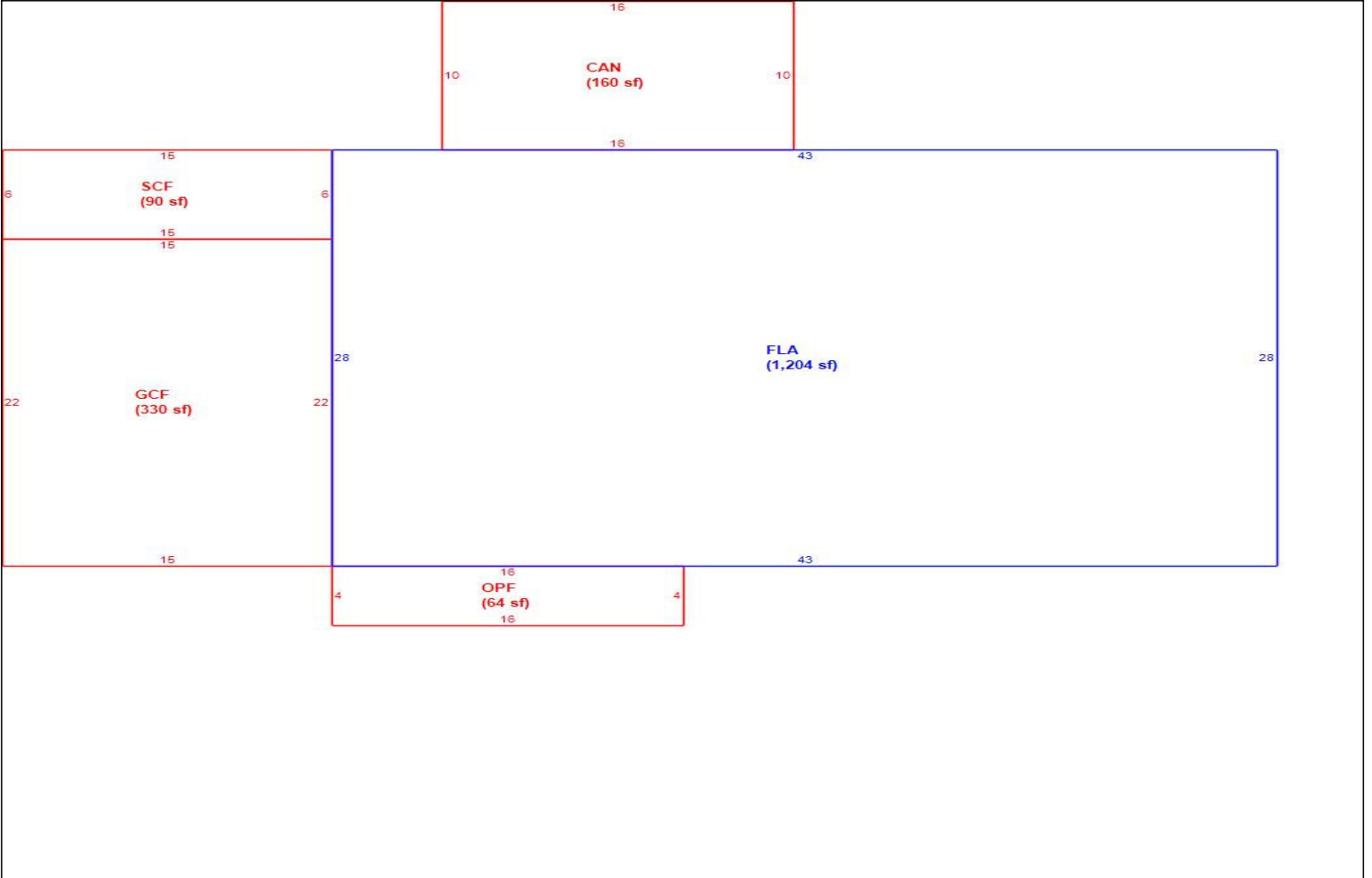
comp 2

Property Location			
Site Address	2049 VERA DOR DR		
	FRUITLAND PARK	FL	34731
Mill Group	0001	NBHD	5040
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	03-16-201

Legal Description
WOODLAND HILLS LOT 16 PB 15 PG 47 ORB 6174 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	50,000.00	0.0000	1.28	1.000	1.000	0	64,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,000		
Classified Acres		0		Classified JV/Mkt		64,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 138,766 Deprec Bldg Value 119,339 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,204	1,204	1204	1978	1204	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	330	0	Base Rate	90.10	Quality Grade	635	Half Baths	0
OPF	OPEN PORCH FINISHE	0	64	0	Building RCN	138,766	Condition	VG	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	% Good	86.00	Foundation	3	Fireplaces	0
STF	STORAGE ROOM FINIS	0	90	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,204	1,848	1,204	Building RCNLD	119,339				

Alternate Key 1503817  
 Parcel ID 33-18-24-0400-000-01600

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

2024-1100 comp 2  
 PRC Run: 12/12/2024 By  
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2009	2008110059	11-05-2008	04-29-2009	5,400	0000	REROOF W/SHINGLES	04-29-2009		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023083507	6174	1674	07-07-2023	WD	Q	01	I	204,000			
	2234	2465	12-13-2002	QC	U	U	I	0			
	1782	0551	12-18-1998	WD	U	U	I	0			
	1082	2178	10-01-1990	QC	U	U	I	45,000			
	1019	2216	07-01-1989	CT	Q	Q	I	30,400			
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	
64,000	119,339	0	183,339	0	183339	0.00	183339	183339	179,749	

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Alternate Key 1431123  
Parcel ID 04-19-24-0300-000-02100

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

2024-1100 comp 3  
PRC Run: 12/12/2024 By  
Card # 1 of 1

Current Owner			
LUNA GUILLEN JOSE J			
405 CENTURY AVE			
FRUITLAND PARK	FL	34731	

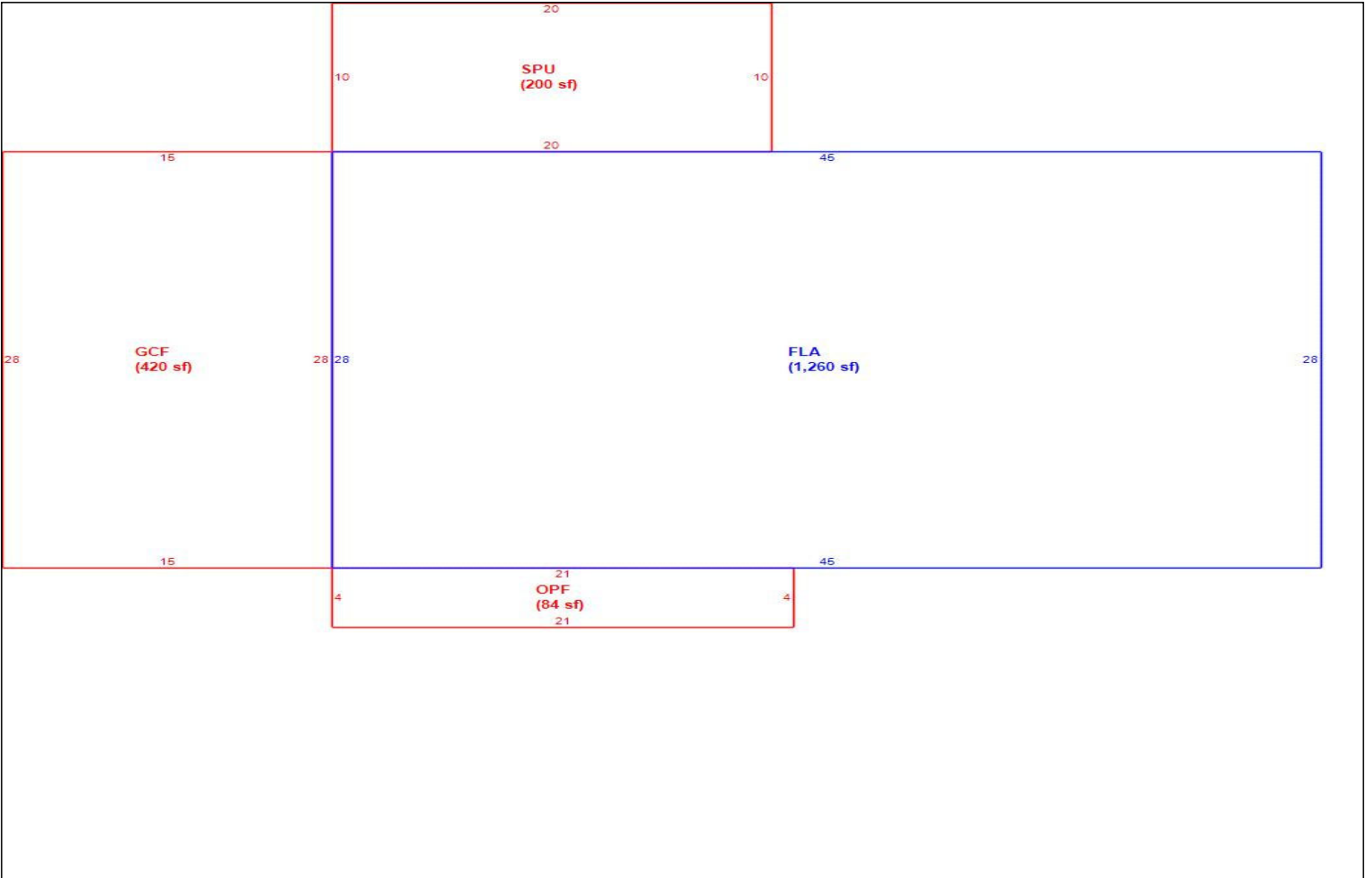
**comp 3**

Property Location			
Site Address	405 CENTURY AVE		
	FRUITLAND PARK	FL	34731
Mill Group	00F2	NBHD	0563
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	04-26-202

Legal Description
FRUITLAND PARK CENTENNIAL ESTATES LOT 21 PB 23 PG 14 ORB 6130 PG 1552

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	80	182		14,560.00 FD	420.00	1.1380	1.15	1.000	1.000	0	43,972
Total Acres		0.33		JV/Mkt		0		Total Adj JV/Mkt		43,972		
Classified Acres		0		Classified JV/Mkt		43,972		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 150,829
Deprec Bldg Value 138,763		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,260	1,260	1260	1978	1260	93.27	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0				Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	84	0				Condition	EX	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	200	0				% Good	92.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		1,260	1,964	1,260				Building RCNLD	138,763	Roof Cover	3
										Type AC	03

Alternate Key 1431123  
 Parcel ID 04-19-24-0300-000-02100

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

2024-1100 comp 3  
 PRC Run: 12/12/2024 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	
2014	SALE	01-01-2013	06-01-2014	1	0099	CHECK VALUE	05-05-2014		

<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
2023047675	6130	1552	04-13-2023	WD	Q	01	I	210,000				
2018029320	5079	1650	03-07-2018	QC	U	U	I	100				
	4359	1522	07-18-2013	WD	U	U	I	76,000				
	4288	0427	02-19-2013	CT	U	U	I	0				
	2206	1554	10-30-2002	WD	Q	Q	I	75,000				
<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	
43,972	138,763	0	182,735	0	182735	0.00	182735	182735	148,797	

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