



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

1433436

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 #	2024-1101	County	Lake
		Tax year	2024
		Date received	10-1-24

### COMPLETED BY THE PETITIONER

#### PART 1. Taxpayer Information

Taxpayer name: <b>SFR II BORROWER 2021-3 LLC</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>04-19-24-1000-000-08700 708 Smith Street</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.

<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

<b>Petition #</b> 2024-1101	Alternate Key: 1433436	Parcel ID: 04-19-24-1000-000-08700	
<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> 708 SMITH ST FRUITLAND PARK	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> SFR II Borrower 2021-3 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 154,292	\$ 154,292	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 154,292	\$ 154,292	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 154,292	\$ 154,292	

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

**Last Sale Date** 7/16/2021      **Price:** \$168,000       Arm's Length     Distressed    Book 5757 Page 347

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	1433436	1520762	1433134	1520789
<b>Address</b>	708 SMITH ST FRUITLAND PARK	706 JEWEL ST FRUITLAND PARK	706 JAMES AVE FRUITLAND PARK	701 JEWELL ST FRUITLAND PARK
<b>Proximity</b>		.2 mi	.2 mi	.2 mi
<b>Sales Price</b>		\$178,000	\$245,000	\$200,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		4.00%	0.80%	0.00%
<b>Adjusted Sale</b>		\$158,420	\$210,210	\$170,000
<b>\$/SF FLA</b>	\$146.94 per SF	\$151.74 per SF	\$150.15 per SF	\$208.33 per SF
<b>Sale Date</b>		2/21/2023	10/13/2023	12/21/2023
<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>	1,050	1,044	300	1,400	-17500	816	11700
<b>Year Built</b>	1972	1960		1971		1960	
<b>Constr. Type</b>	BLK	BLK		BLK		BLK	
<b>Condition</b>	VG	VG		VG		VG	
<b>Baths</b>	1.1	1.0	5000	1.1		1.0	5000
<b>Garage/Carport</b>	CPF 1.0	GAR 1.0	-5000	NONE	7500	CPU	2500
<b>Porches</b>	OPF	OPF		OPU		OPF	
<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>	STF	STF		STF		STF/SPU	-5000
<b>Site Size</b>	LOT	LOT		LOT		LOT	
<b>Location</b>	NBHD	NBHD		NBHD		NBHD	
<b>View</b>	House	House		House		House	
		Net Adj. 0.2%	300	-Net Adj. 4.8%	-10000	Net Adj. 8.4%	14200
		Gross Adj. 6.5%	10300	Gross Adj. 11.9%	25000	Gross Adj. 14.2%	24200
<b>Adj. Sales Price</b>	Market Value <b>\$154,292</b> Value per SF 146.94	Adj Market Value <b>\$158,720</b>		Adj Market Value <b>\$200,210</b>		Adj Market Value <b>\$184,200</b>	

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.

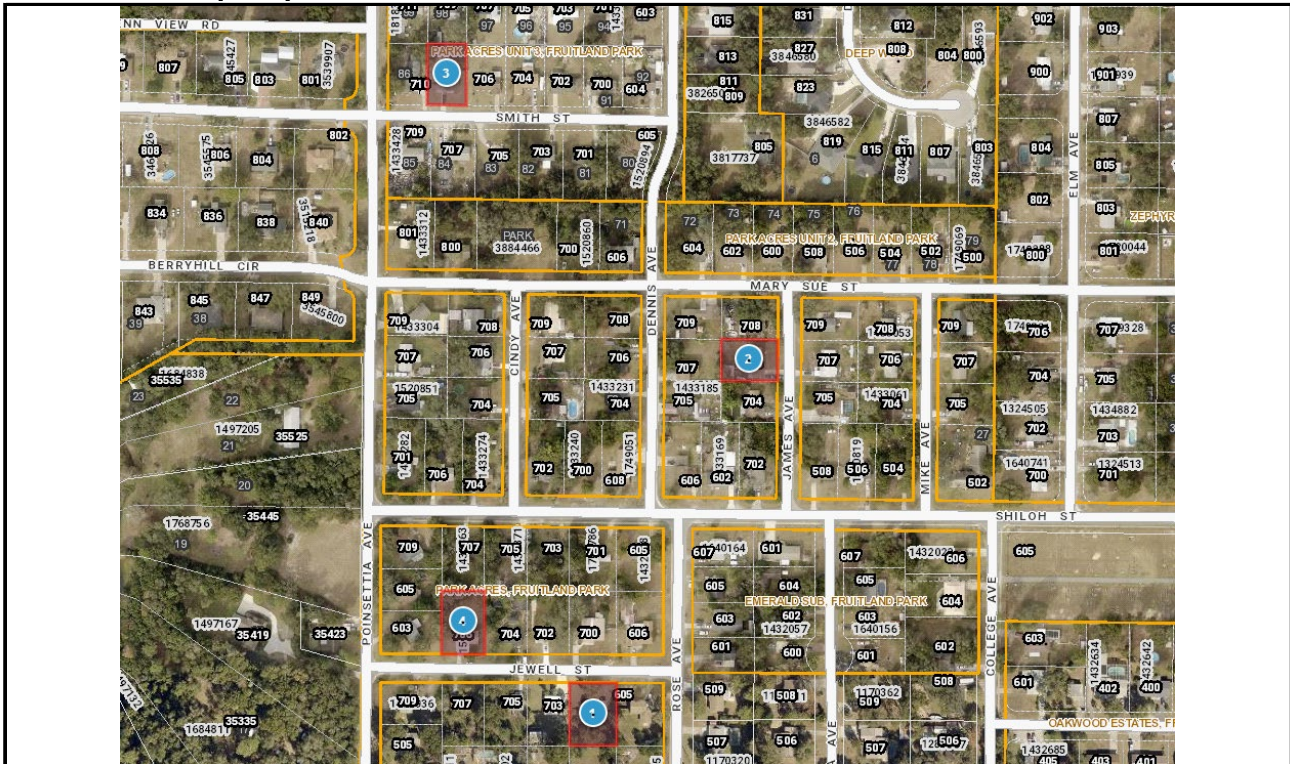
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:            AFH**

**DATE    11/27/2024**

## 2024-1101 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	1520789	701 JEWELL ST FRUITLAND PARK	.2 mi
2	comp 2	1433134	706 JAMES AVE FRUITLAND PARK	.2 mi
3	subject	1433436	708 SMITH ST FRUITLAND PARK	-
4	comp 1	1520762	706 JEWEL ST FRUITLAND PARK	.2 mi
5				
6				
7				
8				

Alternate Key 1433436  
Parcel ID 04-19-24-1000-000-08700

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

2024-1101 subject  
PRC Run: 12/12/2024 By  
Card # 1 of 1

Current Owner		
SFR II BORROWER 2021-3 LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

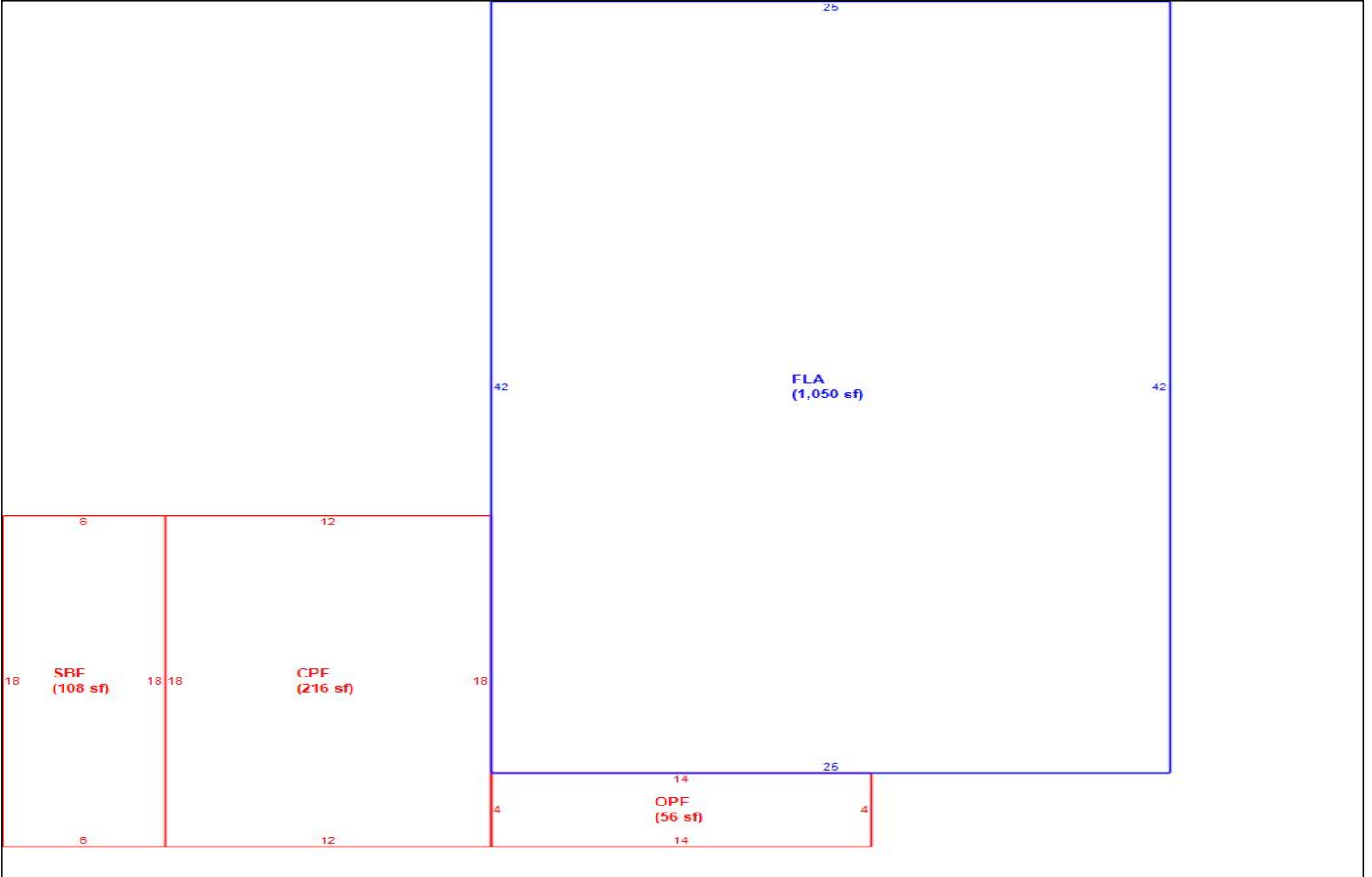
**subject**

Property Location			
Site Address 708 SMITH ST			
FRUITLAND PARK FL 34731			
Mill Group	00F2	NBHD	0563
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
FRUITLAND PARK, PARK ACRES UNIT 3 LOT 87 PB 18 PG 47 ORB 5942 PG 169

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	90	130		11,700.00 FD	420.00	1.0000	1.15	1.000	1.000	0	43,470	
Total Acres		0.27		JV/Mkt		0		Total Adj JV/Mkt		43,470			
Classified Acres		0		Classified JV/Mkt		43,470		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 121,782	Deprec Bldg Value 110,822	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	3
CPF	CARPOT FINISHED	0	216	0	1972	1050	93.74	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	1,050	1,050	1050				Quality Grade	640	Half Baths	1
OPF	OPEN PORCH FINISHE	0	56	0				Condition	EX	Heat Type	6
STF	STORAGE ROOM FINIS	0	108	0				% Good	91.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		1,050	1,430	1,050				Building RCNLD	110,822	Roof Cover	3
										Type AC	03

Alternate Key 1433436  
 Parcel ID 04-19-24-1000-000-08700

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

2024-1101 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
2021	20-0639	08-05-2020	03-05-2021	6,852	0002	REPL WINDOWS	03-05-2021	
2021	SALE	01-01-2020	05-27-2021	1	0099	CHECK VALUE BUMP LAND & QG IN A	03-05-2021	
2016	SALE	01-01-2015	04-08-2016	1	0099	CHECK VALUE	04-08-2016	
2007	SALE	01-01-2006	06-12-2007	1	0000	CHECK VALUES	03-30-2007	

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	<b>Exemptions</b>			
								Code	Description	Year	Amount
2022056072	5942	0169	12-06-2021	WD	U	11	100				
2021100946	5757	0347	07-16-2021	WD	Q	01	168,000				
2020063520	5485	2327	06-11-2020	WD	Q	01	133,500				
	4614	2043	04-16-2015	WD	Q	Q	79,900				
	4442	1334	02-05-2014	WD	U	U	40,500				
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
43,470	110,822	0	154,292	0	154292	0.00	154292	154292	158,405

\*\*\*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 1520762  
 Parcel ID 04-19-24-0800-000-01300

LCPA Property Record Card  
 Roll Year 2024 Status: A

2024-1101 comp 1  
 PRC Run: 12/12/2024 By  
 Card # 1 of 1

Current Owner		
WEEKS DAVID & ALISEA HUGUES		
2738 SW 137TH TER		
MIRAMAR	FL	33027

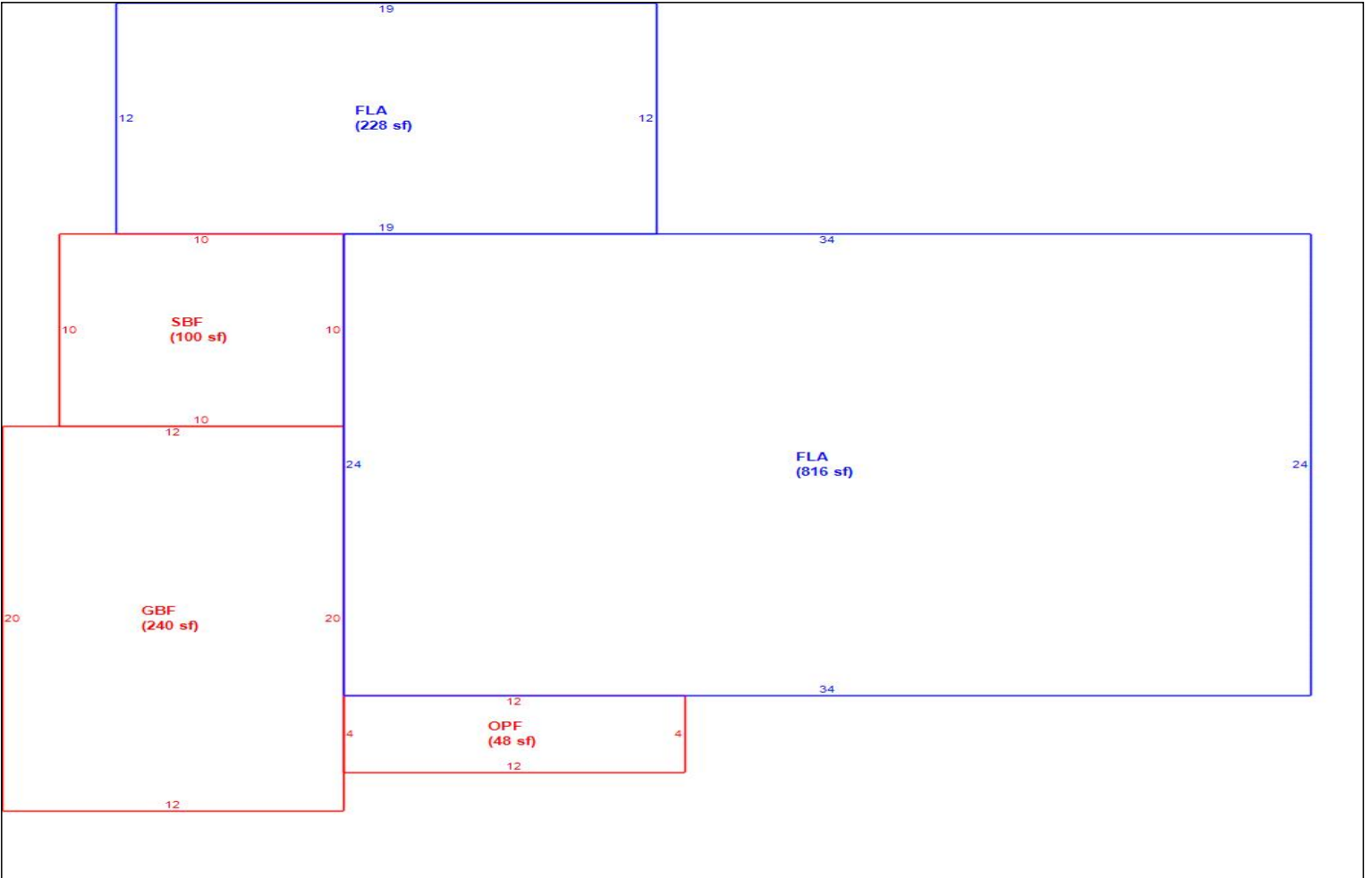
comp 1

Property Location			
Site Address	706 JEWEL ST		
	FRUITLAND PARK	FL	34731
Mill Group	00F2	NBHD	0563
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	04-28-202

Legal Description
FRUITLAND PARK, PARK ACRES LOT 13 PB 13 PG 7 ORB 6096 PG 1711

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	90	134		12,060.00	FD	420.00	1.0111	1.15	1.000	1.000	0	43,953
Total Acres		0.28		JV/Mkt		0		Total Adj JV/Mkt		43,953			
Classified Acres		0		Classified JV/Mkt		43,953		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 118,154	Deprec Bldg Value 101,612	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1960	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,044	1,044	1044	Effective Area	1044	No Stories	1.00	Full Baths	1
GAR	GARAGE FINISH	0	240	0	Base Rate	93.74	Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	48	0	Building RCN	118,154	Wall Type	02	Heat Type	6
STF	STORAGE ROOM FINIS	0	100	0	Condition	VG	Foundation	2	Fireplaces	0
					% Good	86.00	Functional Obsol	0		
					Building RCNLD	101,612	Roof Cover	3	Type AC	03
TOTALS		1,044	1,432	1,044						



Alternate Key 1520762  
 Parcel ID 04-19-24-0800-000-01300

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

2024-1101 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	
2012 1991	2011-12-193B 120	12-29-2011 07-01-1990	03-30-2012 12-01-1990	650 4,800	0002 0000	REPL WINDOW (4) GARAGE 15X12 BLK	03-30-2012		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023020353	6096	1711	02-21-2023	WD	Q	01	178,000					
2021106504	5764	1781	07-15-2021	WD	U	11	100					
2018018173	5067	1311	02-09-2018	WD	Q	Q	70,000					
	1739	0985	07-28-1999	WD	Q	Q	47,900					
	1305	2044	07-01-1994	WD	Q	Q	43,000					
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	
43,953	101,612	0	145,565	0	145565	0.00	145565	145565	149,971	

\*\*\*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 1433134  
Parcel ID 04-19-24-0900-000-04200

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

2024-1101 comp 2  
PRC Run: 12/12/2024 By  
Card # 1 of 1

Current Owner		
EQUITY TRUST COMPANY CUSTODIAN		
23447 SERENE MEADOW DR S		
BOCA RATON	FL	33428

**comp 2**

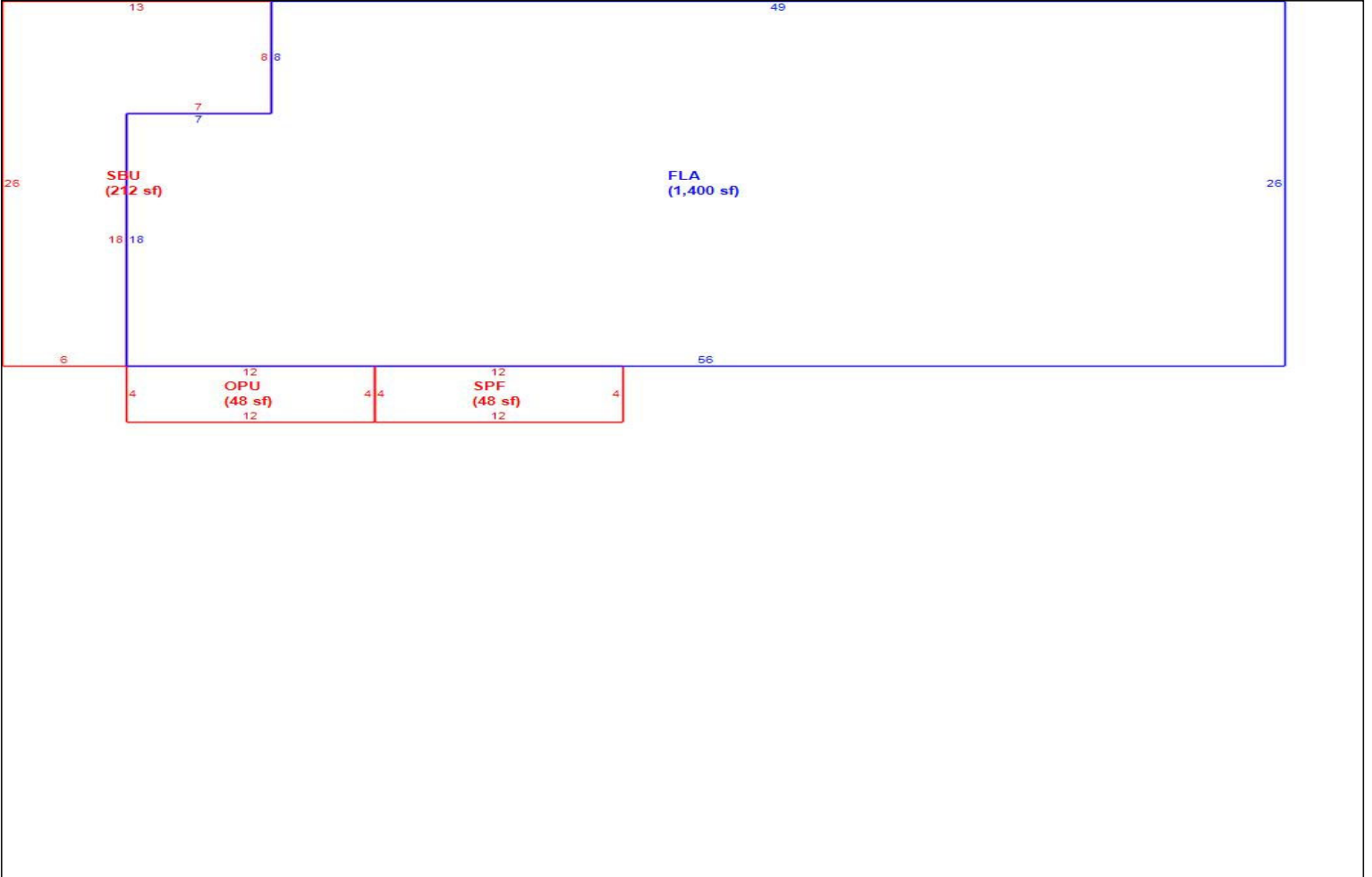
Property Location			
Site Address	706 JAMES AVE		
	FRUITLAND PARK	FL	34731
Mill Group	00F2	NBHD	0563

Property Use	Last Inspection
00100 SINGLE FAMILY	TRF 04-28-202

Legal Description
FRUITLAND PARK, PARK ACRES UNIT 2 LOT 42 PB 15 PG 11 ORB 6228 PG 309

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	88	120		10,560.00 FD	420.00	0.9692	1.15	1.000	1.000	0	41,195
Total Acres		0.24		JV/Mkt		0		Total Adj JV/Mkt		41,195		
Classified Acres		0		Classified JV/Mkt		41,195		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 153,563
		Deprec Bldg Value 148,956	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1971	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,400	1,400	1400	Effective Area	1400	No Stories	1.00	Full Baths	1	
OPU	OPEN PORCH UNFINIS	0	48	0	Base Rate	92.85	Quality Grade	640	Half Baths	1	
SPF	SCREEN PORCH FINIS	0	48	0	Building RCN	153,563	Wall Type	02	Heat Type	6	
STF	STORAGE ROOM FINIS	0	212	0	Condition	EX	Foundation	2	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,400	1,708	1,400	Building RCNLD	148,956					

Alternate Key 1433134  
 Parcel ID 04-19-24-0900-000-04200

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

2024-1101 comp 2  
 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
DGF1	DETACHED GARAGE	540.00	SF	15.00	1977	1977	8100.00	60.00	4,860

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

<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
2023127862	6228	0309	10-13-2023	WD	Q	01	I	245,000				
2016055573	4786	0423	05-26-2016	WD	Q	Q	I	137,000				
	4716	2329	11-11-2015	WD	U	U	I	47,000				
	4672	1796	08-07-2015	WD	U	U	I	100				
	4657	0839	07-15-2015	CT	U	U	I	6,000				
<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	
41,195	148,956	4,860	195,011	0	195011	0.00	195011	195011	196,864	

\*\*\*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 1520789  
Parcel ID 04-19-24-0800-000-02000

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

2024-1101 comp 3  
PRC Run: 12/12/2024 By  
Card # 1 of 1

Current Owner			
BORDES LESLY			
701 JEWELL ST			
FRUITLAND PARK	FL	34731	

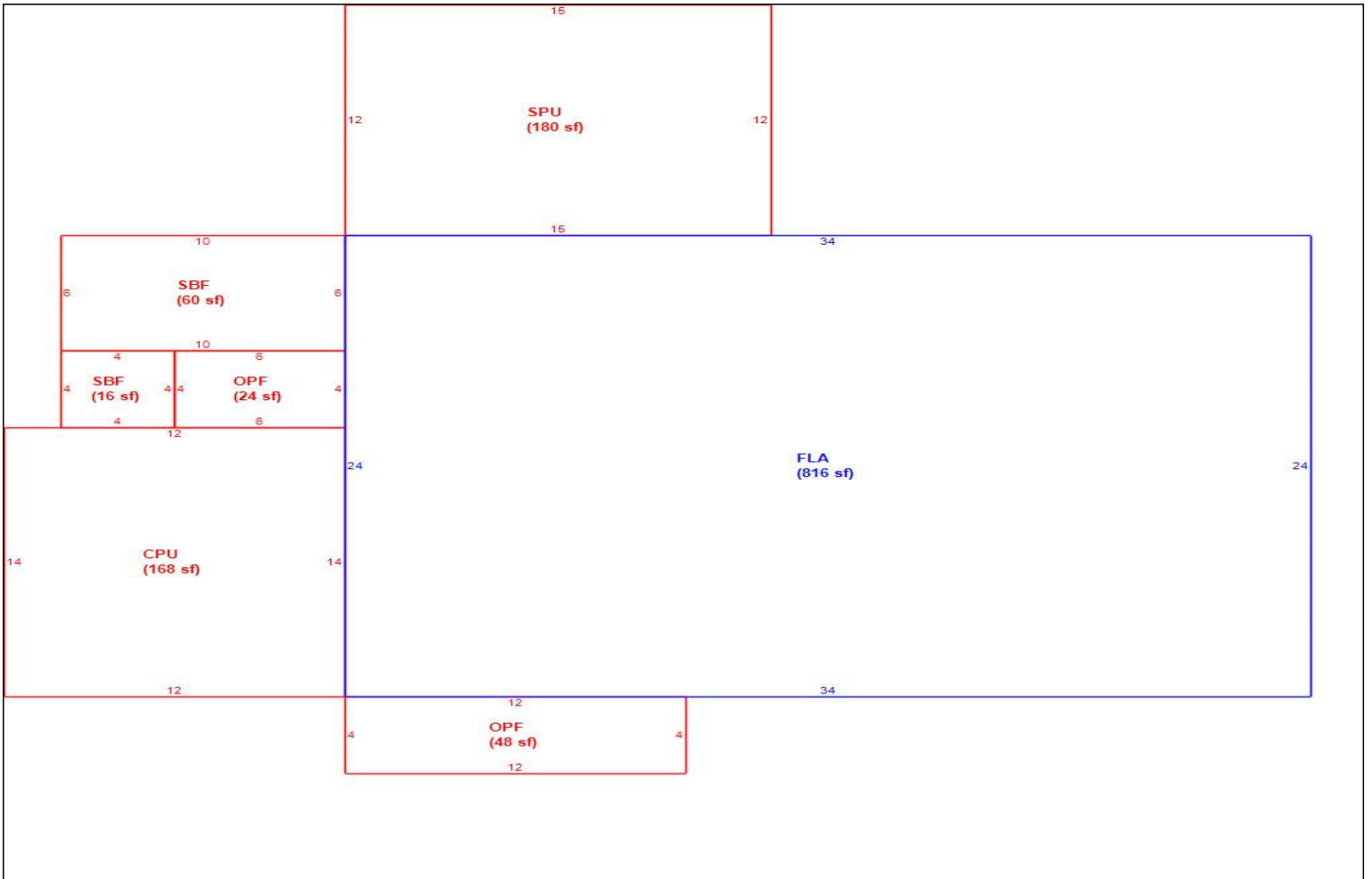
**comp 3**

Property Location			
Site Address 701 JEWELL ST			
FRUITLAND PARK FL 34731			
Mill Group	00F2	NBHD	0563
Property Use		Last Inspection	
00100	SINGLE FAMILY	SAD	01-01-202

Legal Description
FRUITLAND PARK, PARK ACRES LOT 20 PB 13 PG 7 ORB 6262 PG 2139

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	100	133		13,300.00 FD	420.00	1.0083	1.15	1.000	1.000	0	48,701		
Total Acres				0.31	JV/Mkt				0	Total Adj JV/Mkt				48,701
Classified Acres				0	Classified JV/Mkt				48,701	Classified Adj JV/Mkt				0

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	93,681	Deprec Bldg Value	80,566	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
CPU	CARPORIT/POLE SHED	0	168	0	1960	816	93.74	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	816	816	816	93,681	816	86.00	Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	72	0	VG	0	0	Wall Type	02	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	180	0	0	0	0	Foundation	2	Fireplaces	0
STF	STORAGE ROOM FINIS	0	76	0	0	0	0	Roof Cover	3	Type AC	03
TOTALS		816	1,312	816	80,566	80,566					

Alternate Key 1520789  
 Parcel ID 04-19-24-0800-000-02000

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

2024-1101 comp 3  
 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	
2021	20-0522	07-08-2020	03-05-2021	5,852	0002	AC	03-05-2021		
1998	96092	01-01-1997	12-01-1997	2,625	0000	12X15 SCR RM & 13X14 CP			
1997	96092	06-01-1996	12-01-1996	2,625	0000	12X15 SCR RM & 13X14 CP			
1997	96083	05-01-1996	12-01-1996	450	0000	160 SF PATIO			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023156429	6262	2139	12-21-2023	WD	Q	01	I	200,000	039	HOMESTEAD	2024	25000
2023112772	6210	1175	09-08-2023	WD	Q	01	I	194,900	059	ADDITIONAL HOMESTEAD	2024	25000
2023073266	6162	0955	06-19-2023	CT	U	11	I	101,100				
	0228	0348	01-30-1945	WD	U	U	I	0				
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
48,701	80,566	0	129,267	0	129267	50,000.00	79267	104267	135,206

\*\*\*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.\*\*\*