



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3864322

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 #	2024-1102	County Lake	Tax year 2024
			Date received 10-1-24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: SFR II BORROWER 2021-3 LLC		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 #	12-22-24-0020-000-09200 307 Irving Bend Dr
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 <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> 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.			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> 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			
<input type="checkbox"/> 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.)			
<input checked="" type="checkbox"/> 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.			
<input type="checkbox"/> 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

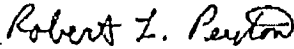
Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

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.


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 # 2024-1102	Alternate Key: 3864322	Parcel ID: 12-22-24-0020-000-09200
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 307 IRVING BEND DR GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR II BORROWER 2021-3 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 374,064	\$ 374,064
2. Assessed or classified use value, *if applicable	\$ 374,064	\$ 374,064
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 374,064	\$ 374,064

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

Last Sale Date 12/6/2021 **Price:** \$100 Arm's Length Distressed Book 5942 Page 169

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3864322	3864310	3914228	3924000
Address	307 IRVING BEND DR GROVELAND	202 SANGMON CT GROVELAND	214 HYDRA WAY GROVELAND	174 JUNO DR GROVELAND
Proximity		200 FEET	.40 MILE	.48 MILE
Sales Price		\$365,000	\$359,000	\$460,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	0.80%	0.00%
Adjusted Sale		\$311,710	\$308,022	\$391,000
\$/SF FLA	\$142.77 per SF	\$183.47 per SF	\$183.02 per SF	\$153.03 per SF
Sale Date		11/9/2023	10/17/2023	12/29/2023
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	2,620	1,699	69075	1,683	70275	2,555	4875
Year Built	2019	2018		2019		2023	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.1	2.0	5000	2.0	5000	3.1	-7500
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/PAT	OPF/OPF	-3000	OPF/OPF	-3000	OPF/OPF	-3000
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	.13 AC	.25 AC	-7000	.13 AC		.13 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RETENTION	RETENTION		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 20.6%	64075	Net Adj. 23.5%	72275	-Net Adj. 1.4%	-5625
		Gross Adj. 27.0%	84075	Gross Adj. 25.4%	78275	Gross Adj. 3.9%	15375
Adj. Sales Price	Market Value \$374,064	Adj Market Value	\$375,785	Adj Market Value	\$380,297	Adj Market Value	\$385,375
	Value per SF 142.77						

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.

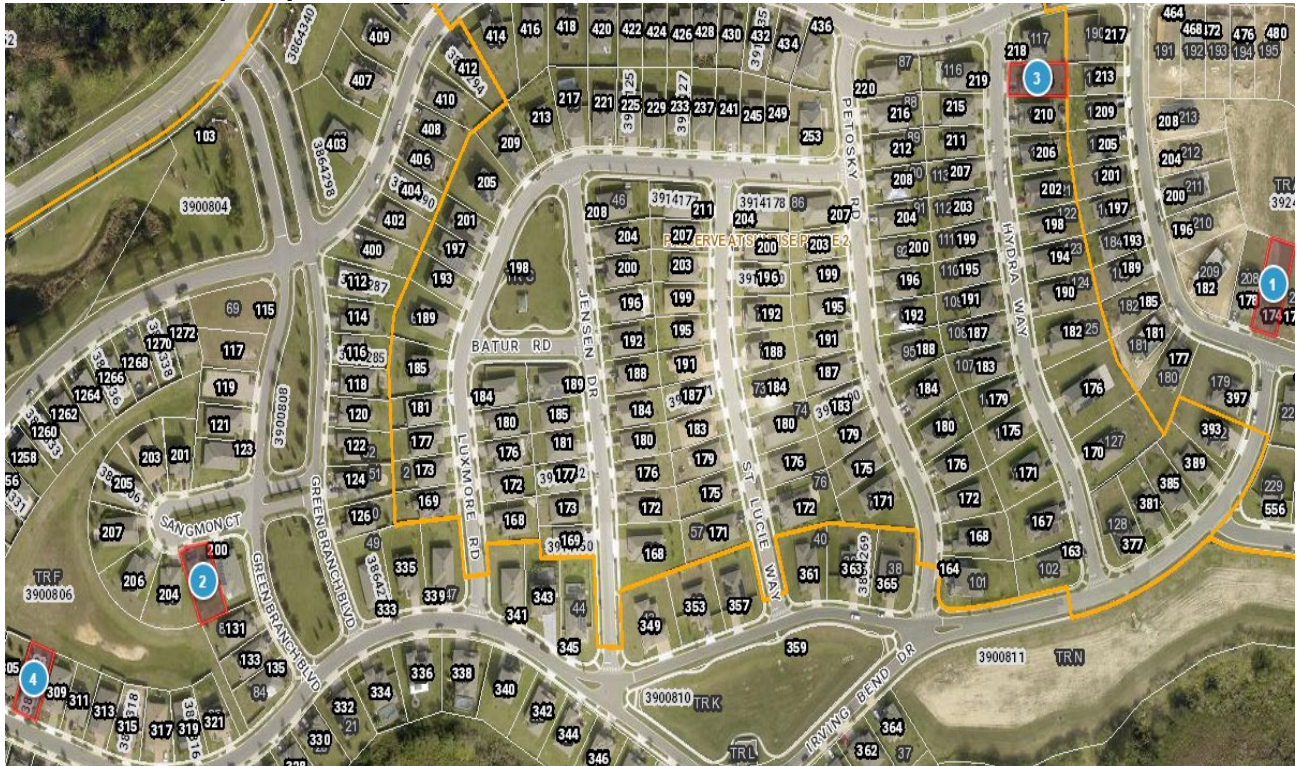
Petitioners comp 2 & 6 are 2024 sales, and their comp map for 2-6 are on the wrong lots with 4 in a different sub. No adjustments for land was done on any comps, with that and the value range the subjects value looks fair.

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 11/18/2024

2024-1102 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	3924000	174 JUNO GROVELAND	.48 MILE
2	1	3864310	202 SANGMON CT GROVELAND	200 FEET
3	2	3914228	214 HYDRA WAY GROVELAND	.40 MILE
4	subject	3864322	307 IRVING BEND DR GROVELAND	-
5				
6				
7				
8				

Alternate Key 3864322
Parcel ID 12-22-24-0020-000-09200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1102 subject
PRC Run: 11/19/2024 By bboone
Card # 1 of 1

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

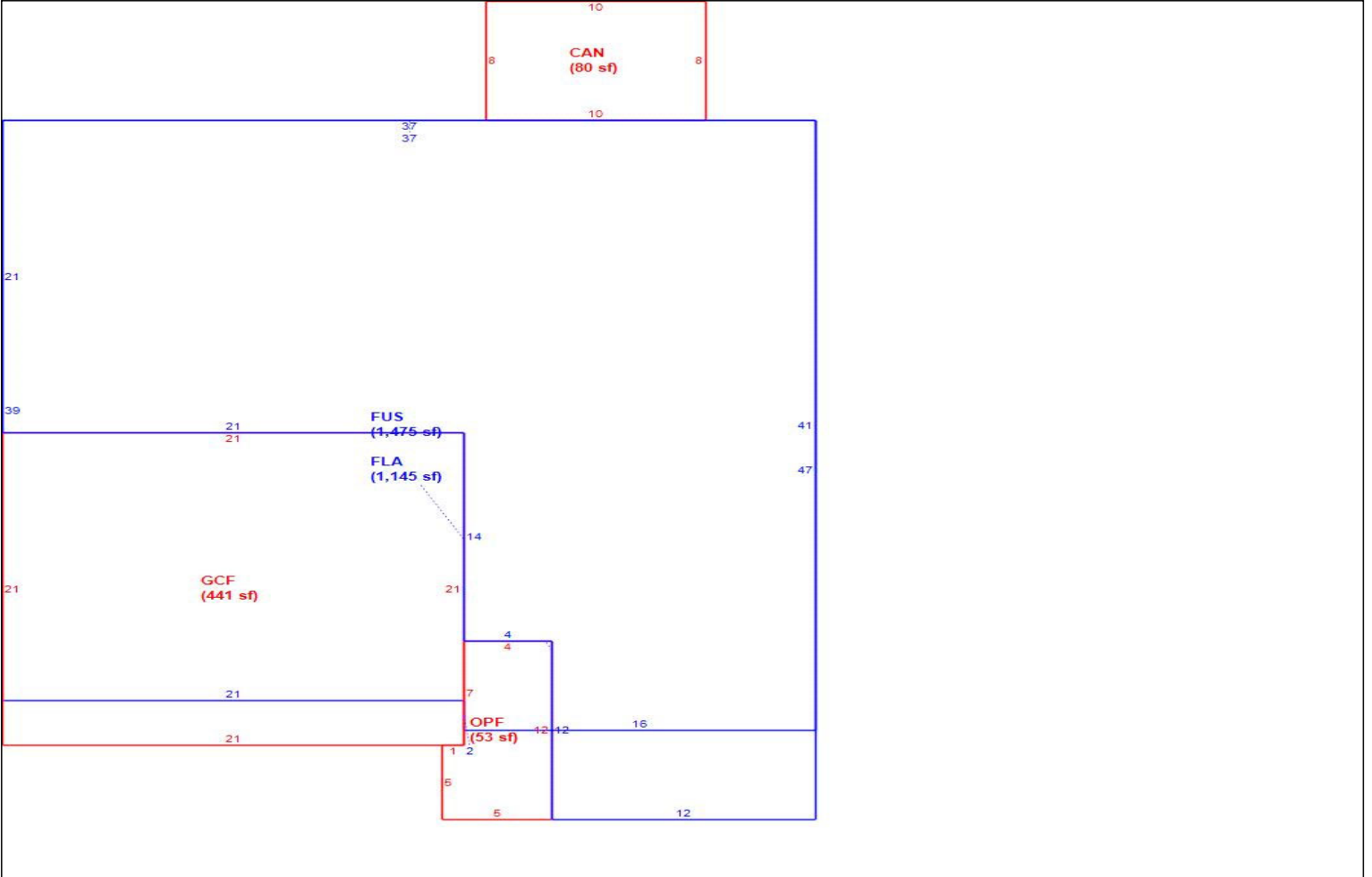
subject

Property Location		
Site Address 307 IRVING BEND DR		
GROVELAND FL 34736		
Mill Group 00GR	NBHD 4537	
Property Use		Last Inspection
00100	SINGLE FAMILY	DLS 10-03-201

Legal Description
PRESERVE AT SUNRISE PHASE 1 PB 61 PG 80-86 LOT 92 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	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 313,468
		Deprec Bldg Value 304,064	Multi Story 1



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	1,145	1,145	1145	2019	2620	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,475	1,475	1475		99.89	Quality Grade	680	Half Baths	1
GAR	GARAGE FINISH	0	441	0		313,468	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	53	0			% Good	97.00	Foundation	3
PAT	PATIO UNCOVERED	0	80	0			Functional Obsol	0	Fireplaces	0
TOTALS		2,620	3,194	2,620		304,064	Building RCNLD	304,064	Roof Cover	3
									Type AC	03

Alternate Key 3864322
 Parcel ID 12-22-24-0020-000-09200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1102 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022 2020	SALE 1811-0096	01-01-2021 01-01-2019	12-09-2022 10-03-2019	1 318,327	0099 0001	CHECK VALUE SFR 307 IRVING BEND DR	10-07-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2022056072	5942	0169	12-06-2021	WD	U	11	I	100				
2021050616	5686	1168	04-07-2021	WD	Q	01	I	340,000				
2019048653	5272	2307	03-29-2019	WD	Q	Q	I	256,900				
2017109743	5013	0544	10-13-2017	WD	U	M	V	1,680,000				
2016107288	4849	1117	10-13-2016	WD	U	M	V	1,350,000				
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	
70,000	304,064	0	374,064	0	374064	0.00	374064	374064	364,298	

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 3864310
Parcel ID 12-22-24-0020-000-08000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1102 comp 1
PRC Run: 11/19/2024 By
Card # 1 of 1

Current Owner		
RODRIGUEZ FRANCISCO J & DEBORA SAB		
202 SANGMON CT		
GROVELAND	FL	34736

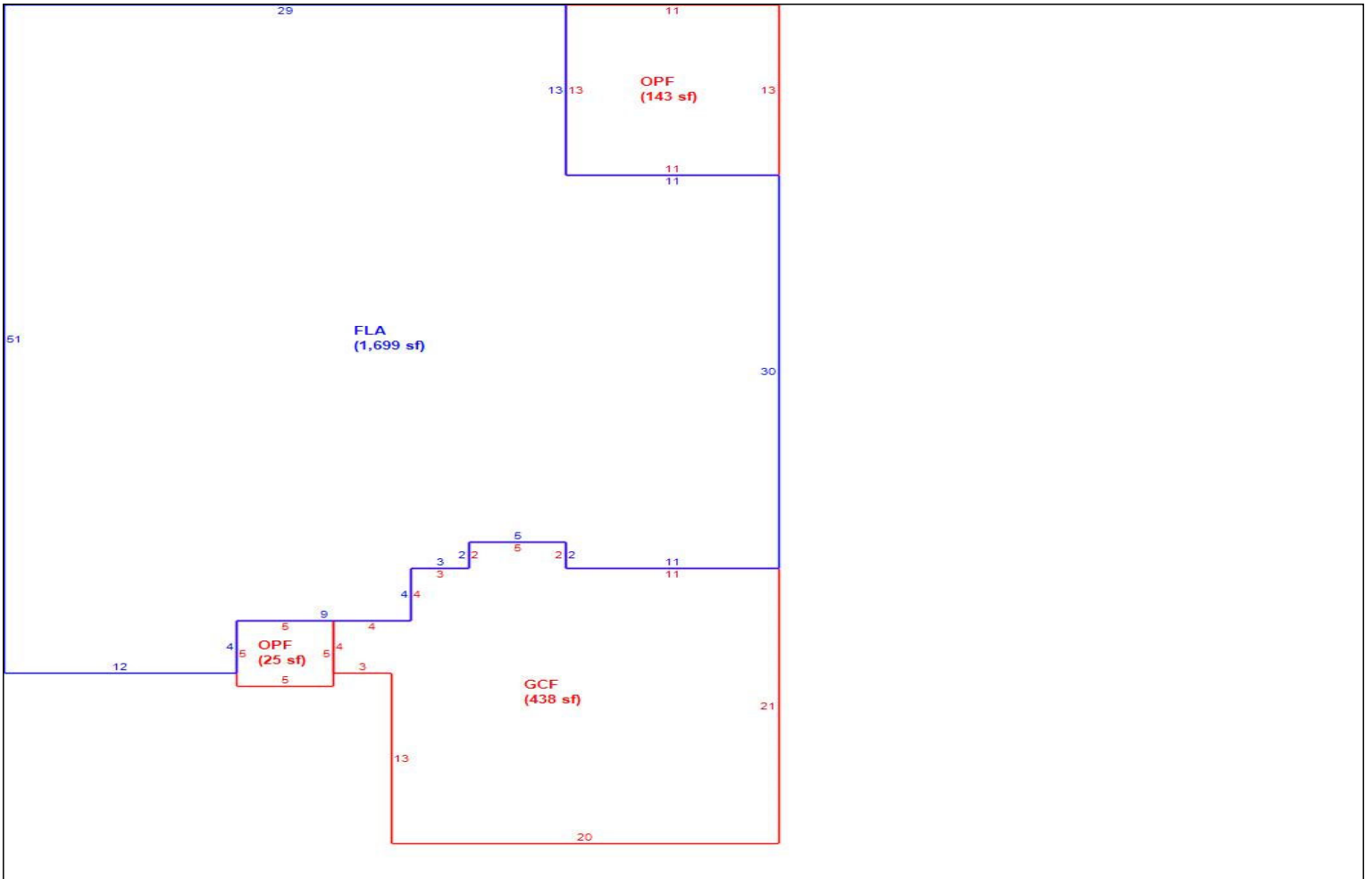
comp 1

Property Location			
Site Address 202 SANGMON CT			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	01-17-201

Legal Description
PRESERVE AT SUNRISE PHASE 1 PB 61 PG 80-86 LOT 80 ORB 6241 PG 30

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	241,484	Deprec Bldg Value	234,239	Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,699	1,699	1699	Effective Area	1699	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	438	0	Base Rate	116.46	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	168	0	Building RCN	241,484	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		1,699	2,305	1,699	Building RCNLD	234,239				

Alternate Key 3864310
 Parcel ID 12-22-24-0020-000-08000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1102 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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2019	1805-0133	05-25-2018	01-17-2019	228,898	0001	SFR 202 SANGMON CT	01-17-2019	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023138561	6241	0030	11-09-2023	WD	Q	01	I	365,000	039	HOMESTEAD	2024	25000
2018111941	5173	2030	09-21-2018	WD	Q	Q	I	231,100	059	ADDITIONAL HOMESTEAD	2024	25000
2018052923	5106	0301	04-25-2018	WD	U	M	V	130,000				
2016107288	4849	1117	10-13-2016	WD	U	M	V	1,350,000				
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
70,000	234,239	0	304,239	0	304239	50,000.00	254239	279239	296,856

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Alternate Key 3914228
Parcel ID 12-22-24-0021-000-11800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1102 comp 2
PRC Run: 11/19/2024 By

Card # 1 of 1

Current Owner		
ROTTON COURTNEY AND KYLE WRIGHT		
214 HYDRA WAY		
GROVELAND	FL	34736

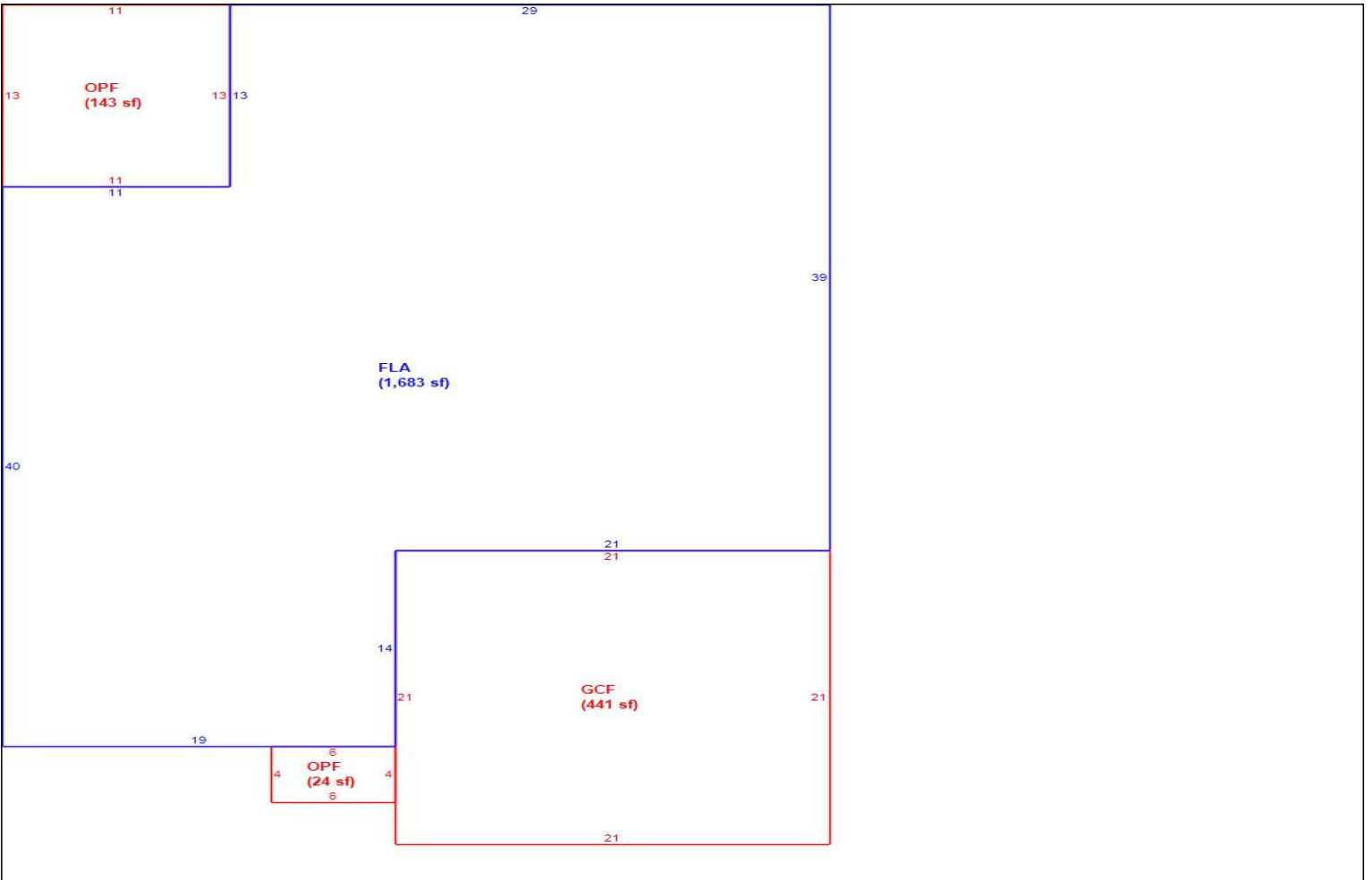
comp 2

Property Location			
Site Address 214 HYDRA WAY			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	DLS	10-03-201

Legal Description
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 118 ORB 6229 PG 1409

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 239,728	Deprec Bldg Value 232,536	Multi Story 0



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	1,683	1,683	1683	2019	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	116.51	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	167	0	239,728	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	232,536	Type AC	03
TOTALS		1,683	2,291	1,683					

Alternate Key 3914228
 Parcel ID 12-22-24-0021-000-11800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1102 comp 2
 PRC Run: 11/19/2024 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	
2020	1904-0017	04-10-2019	10-03-2019	227,019	0001	SFR 214 HYDRA WAY	10-07-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023129015	6229	1409	10-17-2023	WD	Q	01	I	359,000	039	HOMESTEAD	2024	25000
2019130183	5375	0414	11-08-2019	WD	Q	Q	I	258,300	059	ADDITIONAL HOMESTEAD	2024	25000
2019033413	5254	1765	03-19-2019	WD	U	M	V	319,200				
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	
70,000	232,536	0	302,536	0	302536	50,000.00	252536	277536	295,222	

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Alternate Key 3924000
Parcel ID 12-22-24-0022-000-20700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1102 comp 3
PRC Run: 11/19/2024 By
Card # 1 of 1

Current Owner	
MASCARENHAS ALLWYN S & SANDRA	
174 JUNO DR	
GROVELAND	FL 34736-8276

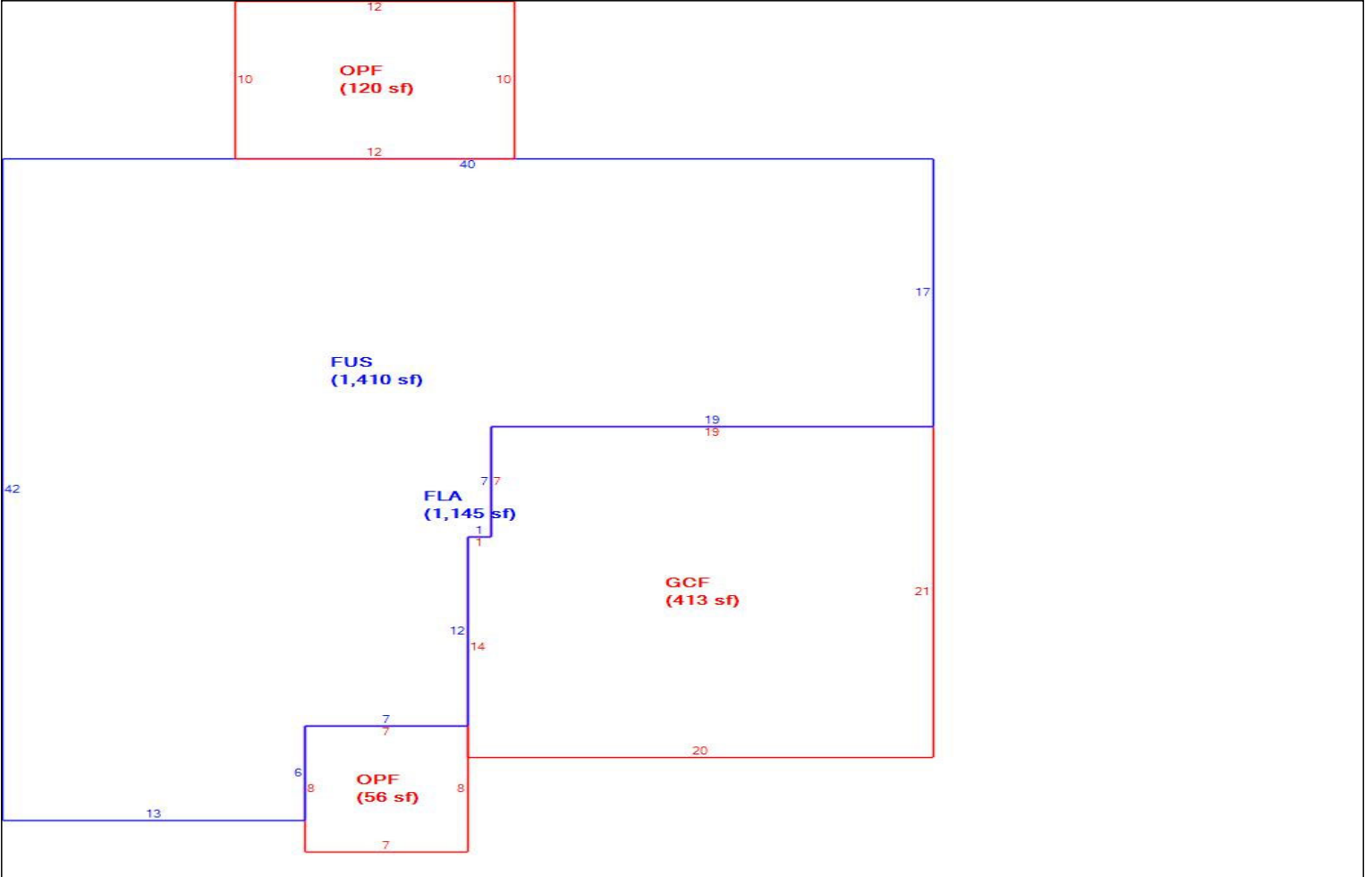
comp 3

Property Location	
Site Address	174 JUNO DR GROVELAND FL 34736
Mill Group	00GR NBHD 4537
Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 04-07-202

Legal Description
PRESERVE AT SUNRISE PHASE 3 PB 74 PG 1-6 LOT 207 ORB 6265 PG 280

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 313,191 Deprec Bldg Value 313,191 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,145	1,145	1145	Effective Area	2555	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,410	1,410	1410	Base Rate	100.17	Quality Grade	680	Half Baths	1
GAR	GARAGE FINISH	0	413	0	Building RCN	313,191	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	176	0	Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Functional Obsol			
TOTALS		2,555	3,144	2,555	Building RCNLD	313,191	Roof Cover	3	Type AC	03

Alternate Key 3924000
 Parcel ID 12-22-24-0022-000-20700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1102 comp 3
 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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2024	2305-0300	07-05-2023	02-07-2024	467,158	0001	SFR 174 JUNO DR	02-07-2024	12-20-2023

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024000516	6265	0280	12-29-2023	WD	Q	03	460,000					
2022097190	5992	1937	07-08-2022	WD	U	30	690,900					
	0	0	01-01-1900		U	U	0					
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
70,000	313,191	0	383,191	0	383191	0.00	383191	383191	49,400

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