



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3815866*

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 # <i>2024-1103</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>10.1.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
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>16-22-25-0325- 000-08700 1207 Demoiselle 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 <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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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"/> 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.

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> 2024-1103	Alternate Key: 3815866	Parcel ID: 16-22-25-0325-000-08700
<b>Petitioner Name</b> RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 1207 DEMOISELLE ST GROVELAND	<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>	\$ 308,126	\$ 308,126
<b>2. Assessed or classified use value, *if applicable</b>	\$ 308,126	\$ 308,126
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 308,126	\$ 308,126

\*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
<b>AK#</b>	3815866	3790588	3790610	3815861
<b>Address</b>	1207 DEMOISELLE ST GROVELAND	1650 STANLEY AVE GROVELAND	1750 CROWNED AVE GROVELAND	1212 DEMOISELLE ST GROVELAND
<b>Proximity</b>		.20 MILE	.25 MILE	220 FEET
<b>Sales Price</b>		\$369,000	\$368,000	\$380,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.60%	0.80%	2.40%
<b>Adjusted Sale</b>		\$319,554	\$315,744	\$332,120
<b>\$/SF FLA</b>	\$164.77 per SF	\$149.05 per SF	\$159.47 per SF	\$180.50 per SF
<b>Sale Date</b>		8/15/2023	10/20/2023	6/30/2023
<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>	1,870	2,144	-13700	1,980	-5500	1,840	1500
<b>Year Built</b>	2003	2002		2002		2003	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	GARAGE	GARAGE		GARAGE		GARAGE	
<b>Porches</b>	OPF/SPU	OPF/PAT	3000	OPF/PAT	3000	OPF/PAT	3000
<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>	UBF	NONE	1188	NONE	1188	NONE	1188
<b>Site Size</b>	.25 AC	.24 AC		.24 AC		.28 AC	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		-Net Adj. 3.0%	-9512	-Net Adj. 0.4%	-1312	Net Adj. 1.7%	5688
		Gross Adj. 5.6%	17888	Gross Adj. 3.1%	9688	Gross Adj. 1.7%	5688
<b>Adj. Sales Price</b>	Market Value <b>\$308,126</b> Value per SF 164.77	Adj Market Value <b>\$310,042</b>		Adj Market Value <b>\$314,432</b>		Adj Market Value <b>\$337,808</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: R. Bryan Boone**

**DATE 12/5/2024**

2024-1103 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	1	3790588	1650 STANLEY AVE GROVELAND	.20 MILE
2	2	3790610	1750 CROWNED AVE GROVELAND	.25 MILE
3	3	3815861	1212 DEMOISELLE ST GROVELAND	220 FEET
4	SUBJECT	3815866	1207 DEMOISELLE ST GROVELAND	-
5				
6				
7				
8				

Alternate Key 3815866  
Parcel ID 16-22-25-0325-000-08700

LCPA Property Record Card  
Roll Year 2024 Status: A

2024-1103 subject  
PRC Run: 12/5/2024 By bboone  
Card # 1 of 1

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

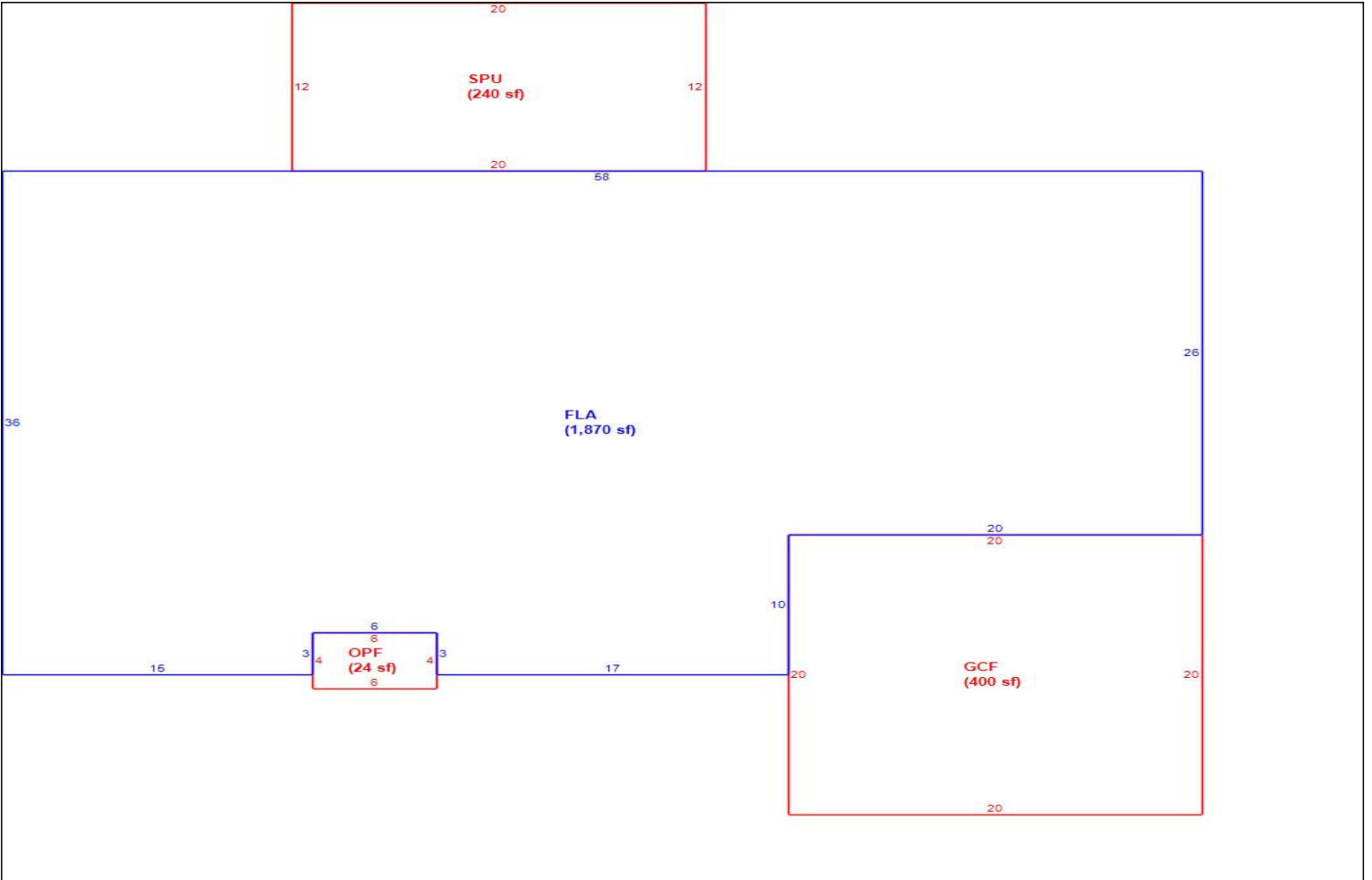
subject

Property Location			
Site Address	1207 DEMOISELLE ST		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	04-06-201

Legal Description
CRANE'S LANDING EAST PB 48 PG 61-62 LOT 87 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 244,266	Deprec Bldg Value 236,938	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,870	1,870	1870	2003	1870	108.77	244,266	EX	97.00	0	236,938	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0									Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0									Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	240	0									Foundation	3	Fireplaces	0
TOTALS		1,870	2,534	1,870									Roof Cover	3	Type AC	03

Alternate Key 3815866  
 Parcel ID 16-22-25-0325-000-08700

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

2024-1103 subject  
 PRC Run: 12/5/2024 By bboone  
 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
UBF2	UTILITY BLDG FINISHED	192.00	SF	7.50	2016	2016	1440.00	82.50	1,188

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	274-04-16BR	03-24-2016	04-06-2017	2,957	0003	SHED	04-06-2017		
2015	282-14-03BR	03-07-2014	04-07-2015	228	0003	SHED	04-07-2015		
2014	781-07-13B	07-14-2013	04-14-2014	1,250	0002	REPL WINDOWS (3)	04-14-2014		
2004	486-03-12BE	12-04-2003	03-10-2004	2,300	0000	SCRN RM			
2004	325-03-08B	08-13-2003	01-14-2004	116,592	0000	SFR/3-1207 DEMOISELLE ST			

<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
2022056072	5942	0169	12-06-2021	WD	U	11	I	100				
2021136267	5806	2490	09-24-2021	WD	Q	01	I	320,000				
	4159	2282	05-07-2012	WD	Q	Q	I	94,000				
	2458	0521	11-11-2003	WD	Q	Q	I	143,800				
	2381	2341	07-30-2003	WD	U	M	V	1				
<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	
70,000	236,938	1,188	308,126	0	308126	0.00	308126	308126	300,564	

\*\*\*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 3790588  
Parcel ID 16-22-25-0305-000-14400

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

2024-1103 comp 1  
PRC Run: 12/5/2024 By  
Card # 1 of 1

Current Owner		
FULLER JORDAN & HANNAH		
1650 STANLEY AVE		
GROVELAND	FL	34736

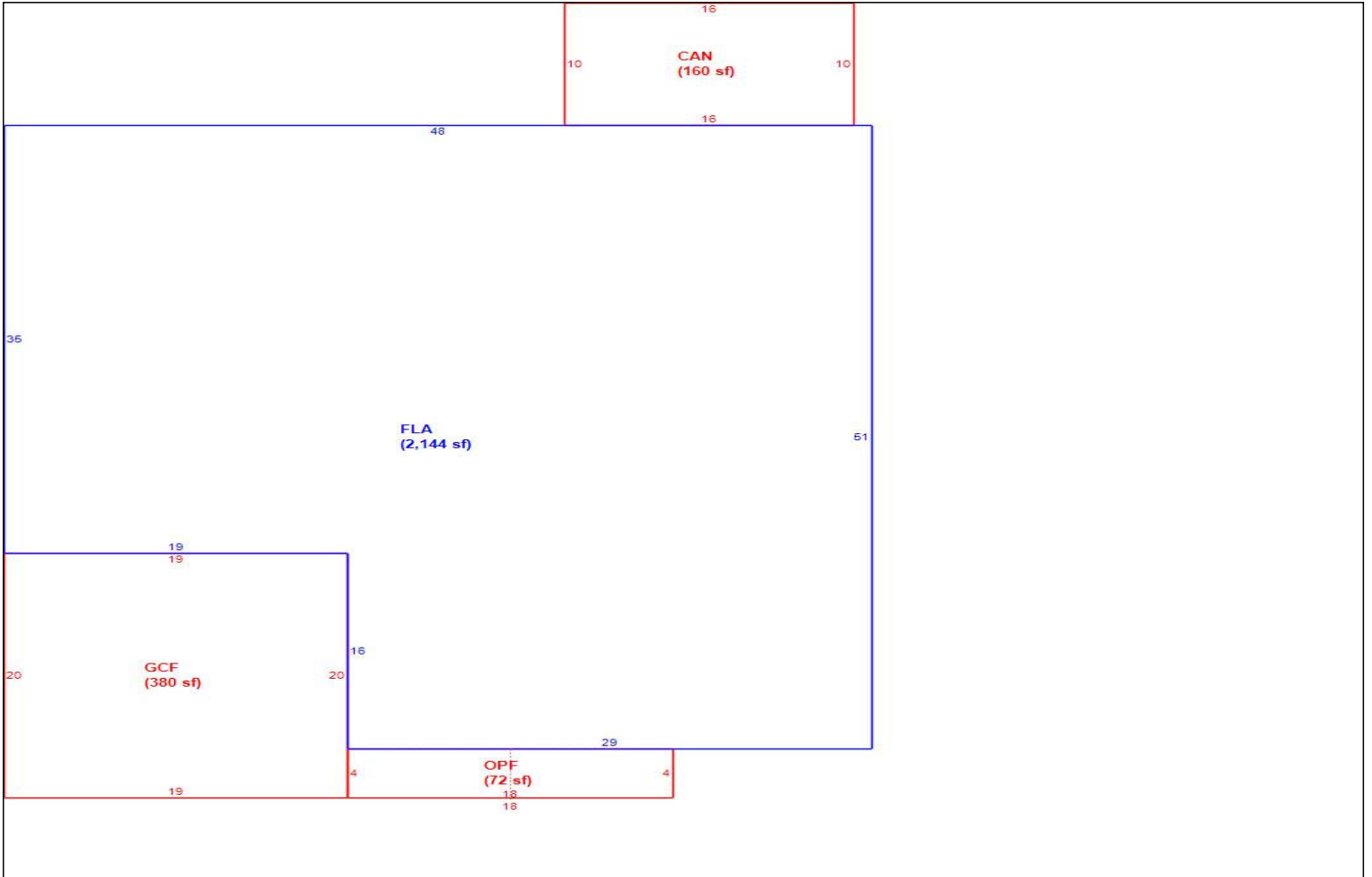
**comp 1**

Property Location			
Site Address 1650 STANLEY AVE			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
GROVELAND, CRANES LANDING PHASE II SUB LOT 144 PB 42 PGS 96-97 ORB 6197 PG 2396

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 268,727	Deprec Bldg Value 260,665	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	2,144	2,144	2144	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	106.86	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	72	0	268,727	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,144	2,756	2,144	97.00	Roof Cover	3	Type AC	03
					0	Building RCNLD	260,665		



Alternate Key 3790588  
 Parcel ID 16-22-25-0305-000-14400

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

2024-1103 comp 1  
 PRC Run: 12/5/2024 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
2006 2003	SALE 985-01-11B	01-01-2005 01-01-2002	03-18-2006 01-30-2003	1 103,334	0000 0000	CHECK VALUE SFR/1650 STANLEY AVE		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023102057	6197	2396	08-15-2023	WD	Q	01	I	369,000			
	2902	0483	07-22-2005	WD	Q	Q	I	239,900			
	2094	1348	03-28-2002	WD	Q	Q	I	134,300			
	1851	1678	07-06-2000	WD	U	M	V	1			
<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
70,000	260,665	0	330,665	0	330665	0.00	330665	330665	322,123

\*\*\*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 3790610  
Parcel ID 16-22-25-0305-000-16600

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

2024-1103 comp 2  
PRC Run: 12/5/2024 By  
Card # 1 of 1

Current Owner		
NEWSOM MATTHEW T & AMANDA		
1750 CROWNED AVE		
GROVELAND	FL	34736

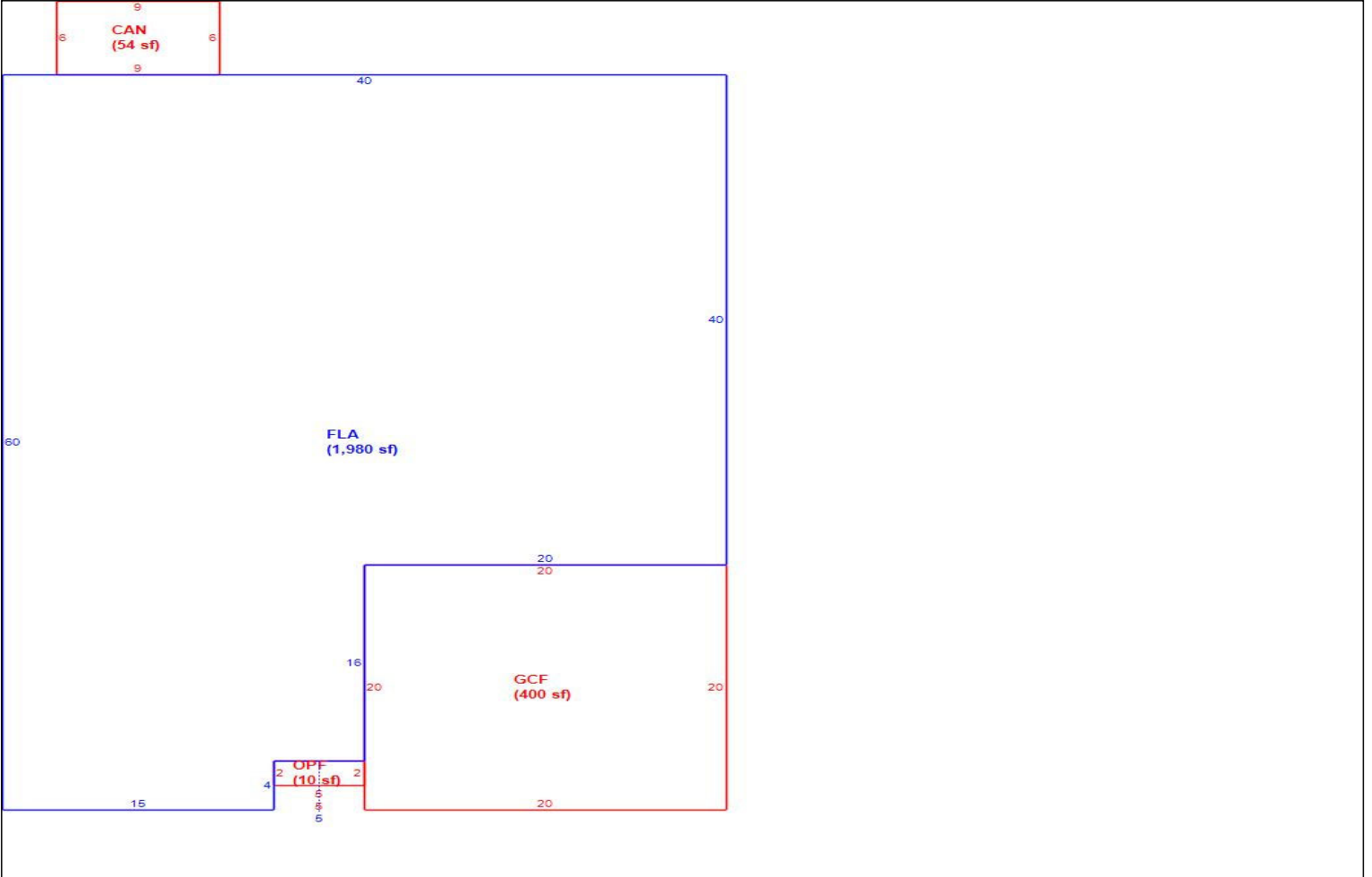
**comp 2**

Property Location			
Site Address	1750 CROWNED AVE		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GROVELAND, CRANE'S LANDING PHASE II SUB LOT 166 PB 42 PGS 96-97 ORB 6231 PG 1062

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 253,508	Deprec Bldg Value 245,903	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,980	1,980	1980	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.47	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	10	0	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	54	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,980	2,444	1,980	0	Roof Cover	3	Type AC	03

Alternate Key 3790610  
 Parcel ID 16-22-25-0305-000-16600

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

2024-1103 comp 2  
 PRC Run: 12/5/2024 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	
2015	SALE	01-01-2014	04-08-2015	1	0099	CHECK VALUE	04-08-2015		
2006	SALE	01-01-2005	03-18-2006	1	0000	CHECK VALUE			
2003	227-02-07B	06-25-2002	01-31-2003	112,047	0000	SFR/1750 CROWNED AVE			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023130634	6231	1062	10-20-2023	WD	Q	01	I	368,000	039	HOMESTEAD	2024	25000
2023105291	6201	1010	08-23-2023	WD	U	37	I	319,600	059	ADDITIONAL HOMESTEAD	2024	25000
	4456	2203	03-10-2014	WD	Q	Q	I	135,000				
	4131	0038	02-18-2012	WD	U	U	I	68,000				
	2804	0645	04-01-2005	WD	Q	Q	I	200,000				
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	245,903	0	315,903	0	315903	50,000.00	265903	290903	307,884	

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Alternate Key 3815861  
Parcel ID 16-22-25-0325-000-08300

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

2024-1103 comp 3  
PRC Run: 12/5/2024 By  
Card # 1 of 1

Current Owner		
PARDO CAICEDO LILIANA R ET AL		
1212 DEMOISELLE ST		
GROVELAND	FL	34736

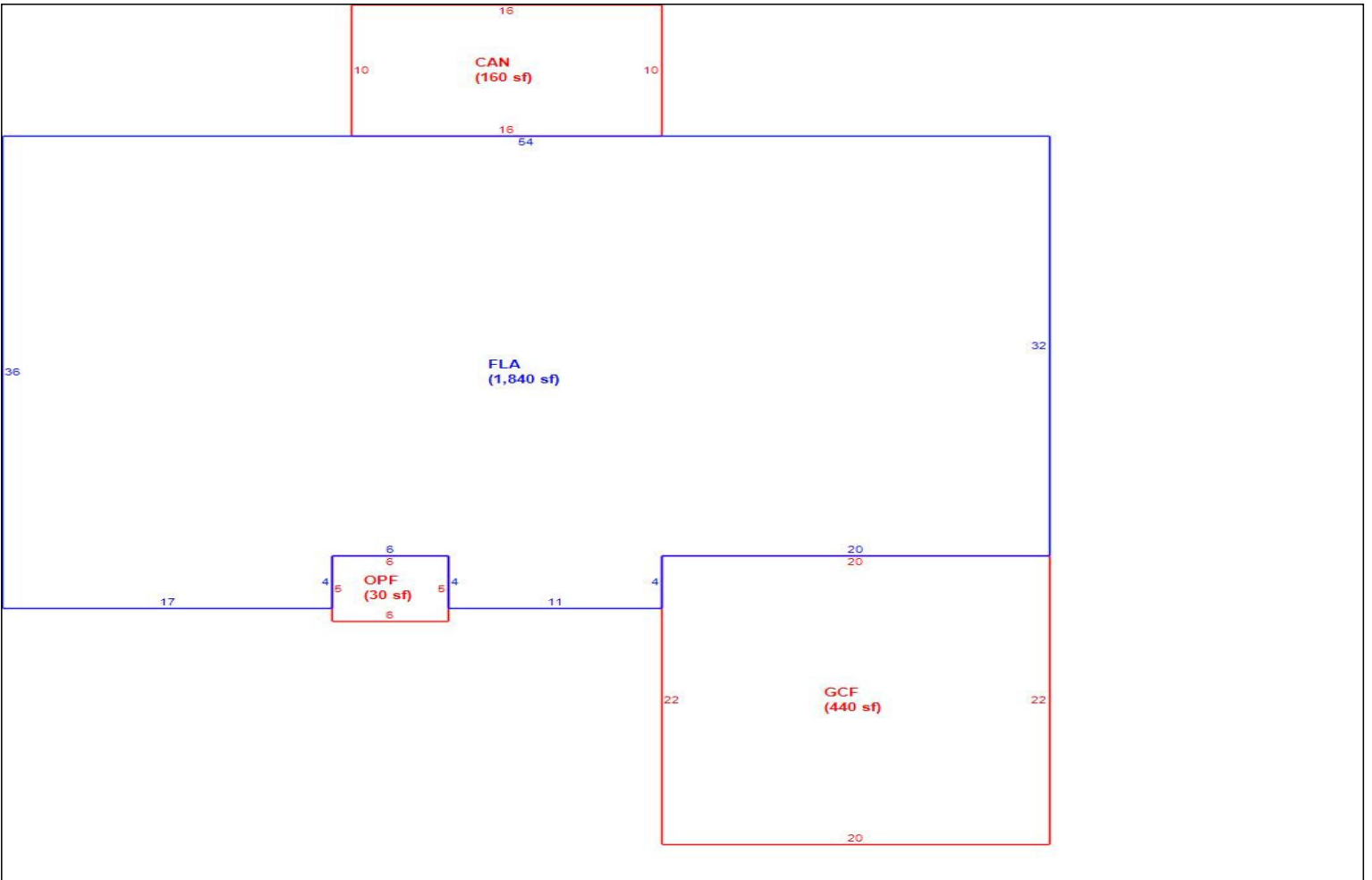
**comp 3**

Property Location		
Site Address 1212 DEMOISELLE ST		
GROVELAND FL 34736		
Mill Group 00GR	NBHD 0532	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

Legal Description
CRANE'S LANDING EAST PB 48 PG 61-62 LOT 83 ORB 6202 PG 1131

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 240,312 Deprec Bldg Value 233,103 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,840	1,840	1840	Effective Area	1840	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	108.84	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	240,312	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	233,103	Roof Cover	3	Type AC	03
TOTALS		1,840	2,470	1,840						

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<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	
2024 2004	DENY39 043-03-03B	01-01-2023 03-14-2003	10-24-2003	105,901	1 0030 0000	I1 SFR/4-1212 DEMOISELLE ST,GROVEL			

<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
2023106198	6202	1131	06-30-2023	WD	Q	01	I	380,000				
2023030711	6109	0828	03-09-2023	WD	Q	01	I	277,500				
2017134231	5041	1168	06-07-2017	QC	U	U	I	100				
	4233	1236	10-29-2012	PO	U	U	I	0				
	2441	0357	07-09-2003	WD	Q	Q	I	139,500				
<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	
70,000	233,103	0	303,103	0	303103	0.00	303103	303103	295,651	

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