



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3804249

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 # 2024-1104 County Lake Tax year 2024 Date received 10.1.24

COMPLETED BY THE PETITIONER

PART 1. Taxpayer Information

Table with taxpayer information: Taxpayer name: SFR II BORROWER 2021-3 LLC, Representative: Ryan, LLC c/o Robert Peyton, Mailing address: Ryan, LLC, 16220 North Scottsdale Rd, Ste 650, Scottsdale, AZ 85254, Parcel ID and physical address: 20-22-25-0810-000-12800, 393 Ed Douglas Road, 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 [X] 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 [X] 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.

Reason for petition options: [X] Real property value (check one) [X] 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> 2024-1104	Alternate Key: 3804249	Parcel ID: 20-22-25-0810-000-12800
<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> 393 ED DOUGLAS RD 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>	\$ 323,403	\$ 323,403
<b>2. Assessed or classified use value, *if applicable</b>	\$ 308,550	\$ 308,550
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 308,550	\$ 308,550

\*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>	3804249	3774180	3817732	3818666
<b>Address</b>	393 ED DOUGLAS RD GROVELAND	168 HIDDEN VIEW DR GROVELAND	14819 COUNTY ROAD 565A	14827 COUNTY ROAD 565A
<b>Proximity</b>		.30 MILE	.30 MILE	.30 MILE
<b>Sales Price</b>		\$379,000	\$350,000	\$385,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		4.00%	2.00%	1.60%
<b>Adjusted Sale</b>		\$337,310	\$304,500	\$333,410
<b>\$/SF FLA</b>	\$174.62 per SF	\$189.18 per SF	\$217.34 per SF	\$218.06 per SF
<b>Sale Date</b>		2/6/2023	7/28/2023	8/28/2023
<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>	1,852	1,783	3450	1,401	22550	1,529	16150
<b>Year Built</b>	2001	1997		2002		2002	
<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/SPU		OPF/SPF	-3000	OPF/SPF	-3000
<b>Pool</b>	N	Y	-20000	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	EPF	-4000	OPU	-2000	NONE	907
<b>Site Size</b>	.29 AC	.21 AC		.61 AC		.69 AC	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	LAKEFRONT	RESIDENTIAL	13800	CONSERVATION	28000	CONSERVATION	28000
		-Net Adj. 2.0%	-6750	Net Adj. 15.0%	45550	Net Adj. 12.6%	42057
		Gross Adj. 12.2%	41250	Gross Adj. 18.2%	55550	Gross Adj. 14.4%	48057
<b>Adj. Sales Price</b>	Market Value <b>\$323,403</b>	Adj Market Value	<b>\$330,560</b>	Adj Market Value	<b>\$350,050</b>	Adj Market Value	<b>\$375,467</b>
	Value per SF 174.62						

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.

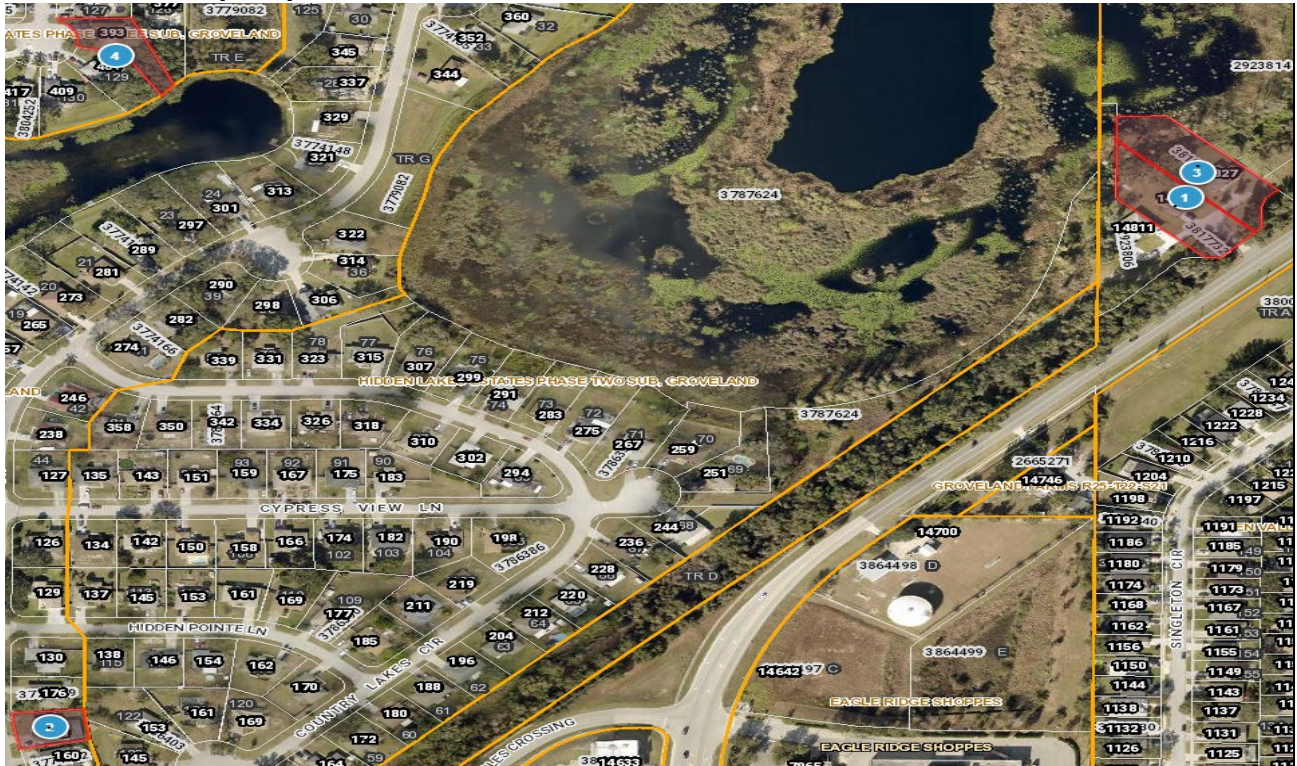
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

## 2024-1104 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3817732	14819 COUNTY RD 565A GROVELAND	.30 MILE
2	1	3774180	168 HIDDEN VIEW DR GROVELAND	.30 MILE
3	3	3818666	14827 COUNTY RD 565A GROVELAND	.30 MILE
4	SUBJECT	3804249	393 ED DOUGLAS RD GROVELAND	-
5				
6				
7				
8				

Alternate Key 3804249  
Parcel ID 20-22-25-0810-000-12800

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

2024-1104 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

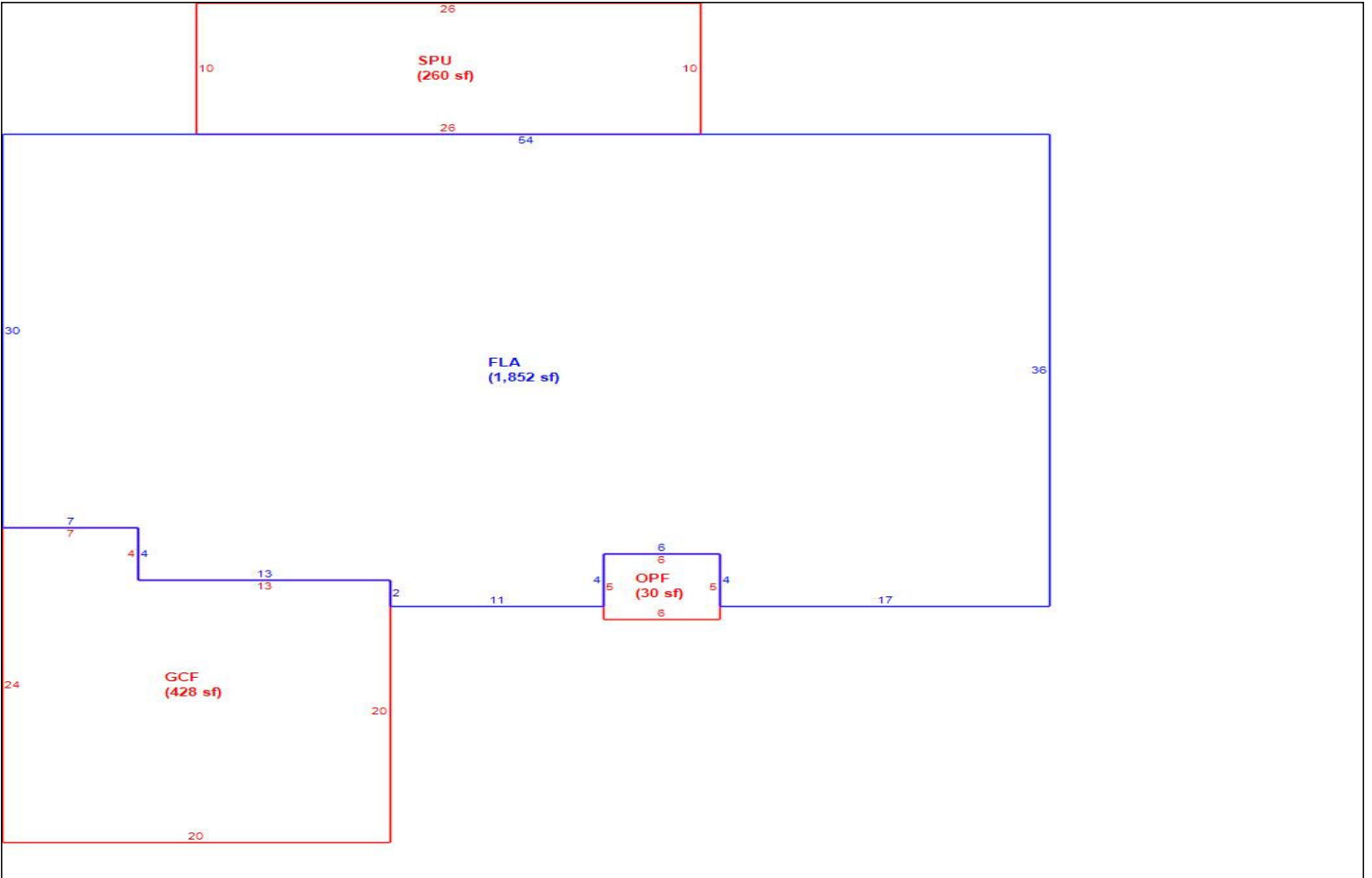
**subject**

Property Location		
Site Address	393 ED DOUGLAS RD	
	GROVELAND FL 34736	
Mill Group	00GR	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 04-10-201

Legal Description
GROVELAND, HIDDEN LAKES ESTATES PHASE THREE SUB LOT 128 PB 44 PGS 89-90 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	0103	0	0		1.00 LT	41,900.00	0.0000	2.00	1.000	1.000	0	83,800
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		83,800		
Classified Acres		0		Classified JV/Mkt		83,800		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 259,452
		Deprec Bldg Value	238,696
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,852	1,852	1852	Effective Area	1852	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	428	0	Base Rate	116.01	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	259,452	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	260	0	Condition	G	Foundation	3	Fireplaces	0	
		% Good	92.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,852	2,570	1,852	Building RCNLD	238,696					

Alternate Key 3804249  
 Parcel ID 20-22-25-0810-000-12800

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

2024-1104 subject By bboone  
 PRC Run: 12/5/2024  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBF3	UTILITY BLDG FINISHED	144.00	SF	10.50	2005	2005	1512.00	60.00	907

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	581-05-16BR	04-18-2016	04-10-2017	3,900	0002	SCRN RM	04-12-2017		
2010	VALU	01-01-2009	03-01-2010	1	0000	CK COND	03-01-2010		
2002	1640103	02-28-2001	08-10-2001	94,886	0000	393 ED DOUGLAS			

<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	1	100				
2021103526	5760	1748	07-13-2021	WD	Q	01	1	295,000				
2016033004	4760	0300	03-30-2016	WD	Q	Q	1	155,000				
	3879	2157	03-01-2010	WD	U	U	1	75,400				
	3729	2463	11-05-2008	WD	U	U	1	100				
<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	
83,800	238,696	907	323,403	14853	308550	0.00	308550	323403	315,794	

\*\*\*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 3774180  
 Parcel ID 20-22-25-0800-000-04900

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

2024-1104 comp 1  
 PRC Run: 12/5/2024 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
POL3	SWIMMING POOL - RESIDENTIAL	358.00	SF	46.00	2008	2008	16468.00	85.00	13,998
PLD2	POOL/COOL DECK	710.00	SF	5.38	2008	2008	3820.00	70.00	2,674
SEN2	SCREEN ENCLOSED STRUCTURE	1986.00	SF	3.50	2008	2008	6951.00	62.50	4,344

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2303-0203	03-27-2023	03-25-2024	13,315	0002	REPL WINDOWS 10	03-25-2024		
2007	SALE	01-01-2006	03-26-2007	1	0000	CHECK VALUES	03-26-2007		
1999	8031601	03-01-1998	12-01-1998	3,045	0000	PORCH TO VINYL			

<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	
2023015162	6090	1851	02-06-2023	WD	Q	01	I	379,000	024	DISABILITY VETERAN TOT	2024	275913
	3221	2130	07-24-2006	WD	Q	Q	I	248,000	039	HOMESTEAD	2024	25000
	2352	1443	06-26-2003	WD	Q	Q	I	139,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1576	0721	12-31-1997	WD	Q	Q	I	102,700				
	1560	1893	11-06-1997	WD	Q	Q	V	16,500				
<b>Total</b>											325,913.00	

<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	234,897	21,016	325,913	0	325913	325,913.00	0	0	318,761	

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Alternate Key 3817732  
Parcel ID 21-22-25-0002-000-01000

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

2024-1104 comp 2  
PRC Run: 12/5/2024 By  
Card # 1 of 1

Current Owner		
BORGMAN BRIAN		
14819 COUNTY ROAD 565A		
GROVELAND	FL	34736

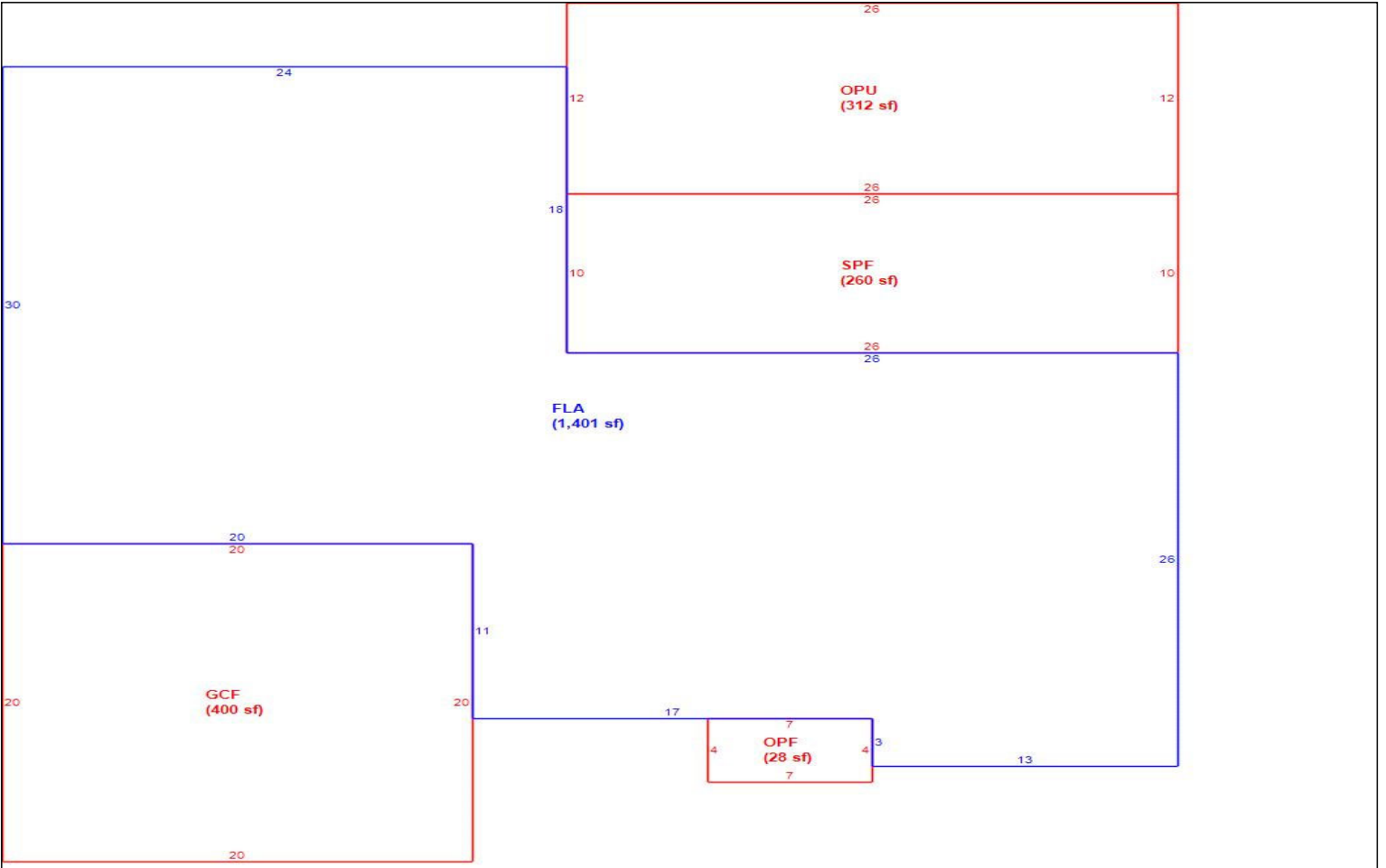
**comp 2**

Property Location			
Site Address 14819 COUNTY ROAD 565A			
GROVELAND FL 34736			
Mill Group	OGR1	NBHD	0528
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	04-25-201

**Legal Description**  
FROM INTERSECTION OF WESTERLY BOUNDARY OF SAID TRACT 15 GROVELAND FARMS, NOW VACATED WITH NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 565-A OF SECTION 21 TOWNSHIP 22 SOUTH RANGE 25 EAST, RUN NORTH 44-11-15 EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 277 FEET FOR POINT OF BEGINNING, CONTINUE NORTH 44-11-15 EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 100 FEET, NORTH 45-48-45 WEST 332.84 FEET, SOUTH 00-19-55 EAST 140.25 FEET, SOUTH 45-48-45 EAST 234.51 FEET TO POINT OF BEGINNING--LESS FROM AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 21 RUN

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	46,500.00	0.0000	1.00	1.200	1.000	0	55,800
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,800		
Classified Acres		0		Classified JV/Mkt		55,800		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 172,236 Deprec Bldg Value 167,069 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
FLA	FINISHED LIVING AREA	1,401	1,401	1401	2002	1401	96.15	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0				Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0				Condition	EX	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	312	0				% Good	97.00	Foundation	3
SPF	SCREEN PORCH FINIS	0	260	0				Functional Obsol	0	Fireplaces	0
TOTALS		1,401	2,401	1,401				Building RCNLD	167,069	Roof Cover	3
								Type AC			03

Alternate Key 3817732  
 Parcel ID 21-22-25-0002-000-01000

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

2024-1104 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
2018	SALE	01-01-2017	04-25-2018	1	0099	CHECK VALUE	04-25-2018	
2017	IMPS	01-01-2016	12-13-2016	1	0008	CK BACK OF SFR	12-13-2016	
2005	SALE	01-01-2004	06-02-2005	1	0000	CHECK VALUE		
2004	SALE	01-01-2003	03-18-2004	1	0000	CHECK VALUES		
2003	1033-01-11B	01-01-2002	04-10-2003	77,242	0000	SFR/14819 CR 565A		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023092735	6186 0741	07-28-2023	WD	Q	01	I	350,000				
2017044176	4934 0883	04-17-2017	WD	Q	Q	I	200,000				
	2675 2331	09-30-2004	WD	Q	Q	I	164,900				
	2327 0849	05-16-2003	WD	Q	Q	I	132,900				
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
55,800	167,069	0	222,869	0	222869	0.00	222869	222869	217,840

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Alternate Key 3818666  
Parcel ID 21-22-25-0002-000-01100

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

2024-1104 comp 3  
PRC Run: 12/5/2024 By  
Card # 1 of 1

Current Owner		
POMPOS MELANIE & YONES J ESCALONA		
14827 COUNTY ROAD 565A		
GROVELAND	FL	34736

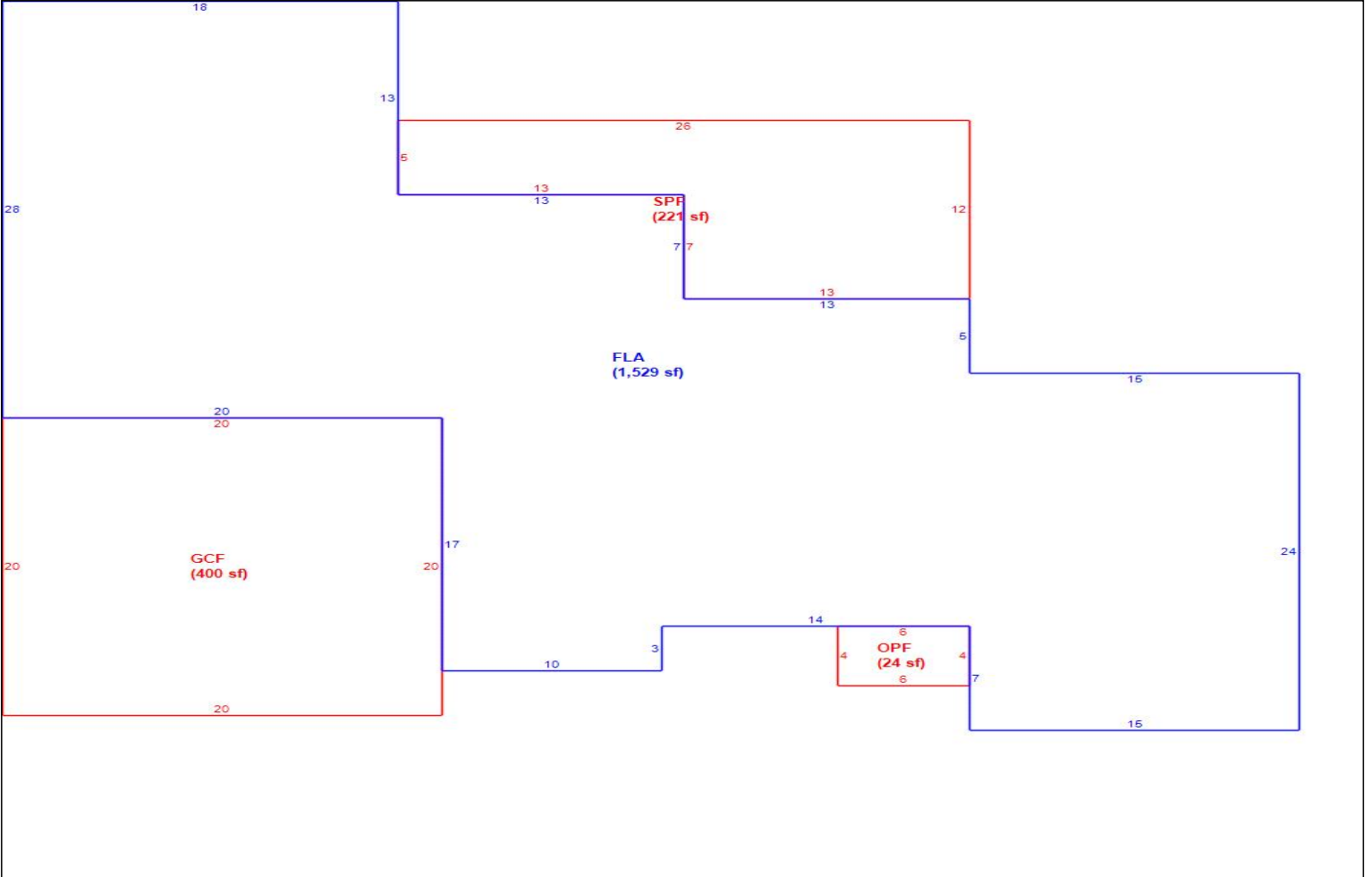
**comp 3**

Property Location			
Site Address 14827 COUNTY ROAD 565A			
GROVELAND		FL 34736	
Mill Group	00GR	NBHD	0528
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-16-201

**Legal Description**  
FROM THE INTERSECTION OF THE WESTERLY BOUNDARY OF TRACT 15 GROVELAND FARMS, NOW VACATED WITH NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 565-A OF SECTION 21 TOWNSHIP 22 SOUTH RANGE 25 EAST, RUN NORTH 44-11-15 EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 377 FEET FOR A POINT OF BEGINNING, CONTINUE NORTH 44-11-15 EAST 100 FEET, NORTH 45-48-45 WEST 314.89 FEET, SOUTH 89-07-05 WEST 82.92 FEET, SOUTH 00-19-55 EAST 57.92 FEET, SOUTH 45-48-45 EAST 332.84 FEET TO POINT OF BEGINNING--LESS FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 21 RUN NORTH 89-52-18 WEST 1060.31 FEET

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	46,500.00	0.0000	1.00	1.200	1.000	0	55,800	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,800			
Classified Acres		0		Classified JV/Mkt		55,800		Classified Adj JV/Mkt		0			

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 179,611 Deprec Bldg Value 174,223 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,529	1,529	1529	Effective Area	1529	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	94.38	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	179,611	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	221	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		1,529	2,174	1,529	Building RCNLD	174,223	Roof Cover	3	Type AC	03

Alternate Key 3818666  
 Parcel ID 21-22-25-0002-000-01100

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

2024-1104 comp 3  
 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
2017 2003	IMPS 1038-01-11B	01-01-2016 01-01-2002	12-13-2016 04-10-2003	1 79,728	0008 0000	CK BACK OF SFR SFR/14827 CR 565-A	12-13-2016	

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023107958	6204	1601	08-28-2023	WD	Q	01	385,000	039	HOMESTEAD	2024	25000
	2365	2017	07-11-2003	WD	Q	Q	137,000	059	ADDITIONAL HOMESTEAD	2024	25000
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
55,800	174,223	0	230,023	0	230023	50,000.00	180023	205023	224,638

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