



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *1666180*

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 # <i>2024-1105</i> | County <i>Lake</i> | Tax year <i>2024</i> | Date received <i>10.1.24</i> |

| | | | |
|------------------------------------|--|--|--|
| 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 # | 29-19-27-1300-000-02501 620 E 7Th Avenue |
| 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 email fax.

I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.

I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)

Type of Property Res. 1-4 units Industrial and miscellaneous High-water recharge Historic, commercial or nonprofit
 Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machinery, equipment

PART 2. Reason for Petition Check one. If more than one, file a separate petition.

Real property value (check one) decrease increase Denial of exemption Select or enter type: _____

Denial of classification

Parent/grandparent reduction Denial for late filing of exemption or classification (Include a date-stamped copy of application.)

Property was not substantially complete on January 1

Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) 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.)

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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

| | | |
|---|--|---|
| Petition # 2024-1105 | Alternate Key: 1666180 | Parcel ID: 29-19-27-1300-000-02501 |
| Petitioner Name 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: | Property Address 620 E 7TH AVE MOUNT DORA | <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 | \$ 336,134 | \$ 336,134 |
| 2. Assessed or classified use value, *if applicable | \$ 336,134 | \$ 336,134 |
| 3. Exempt value, *enter "0" if none | \$ - | |
| 4. Taxable Value, *required | \$ 336,134 | \$ 336,134 |

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

Last Sale Date 2/13/2021 **Price:** \$254,000 Arm's Length Distressed **Book** 5646 **Page** 518

| ITEM | Subject | Comparable #1 | Comparable #2 | Comparable #3 |
|----------------------|-----------------------------|--|--|--|
| AK# | 1666180 | 1667551 | 1767148 | 1476241 |
| Address | 620 E 7TH AVE MOUNT DORA | 1324 CRESTVIEW DR MOUNT DORA | 2314 OVERLOOK DR MOUNT DORA | 1016 E 11TH AVE MOUNT DORA |
| Proximity | | 0.95 Miles | 1.20 Miles | 0.35 Miles |
| Sales Price | | \$430,000 | \$499,000 | \$390,000 |
| Cost of Sale | | -15% | -15% | -15% |
| Time Adjust | | 1.20% | 0.80% | 4.00% |
| Adjusted Sale | | \$370,660 | \$428,142 | \$347,100 |
| \$/SF FLA | \$248.25 per SF | \$267.05 per SF | \$285.05 per SF | \$236.61 per SF |
| Sale Date | | 9/25/2023 | 10/30/2023 | 2/23/2023 |
| 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 | 1,354 | 1,388 | -1700 | 1,502 | -7400 | 1,467 | -5650 |
| Year Built | 1954 | 1955 | 0 | 1955 | 0 | 1954 | 0 |
| Constr. Type | Block | Block | 0 | Block | 0 | Block | 0 |
| Condition | EX | EX | 0 | EX | 0 | EX | 0 |
| Baths | 1.0 | 2.1 | -35000 | 2.0 | -25000 | 1.1 | -10000 |
| Garage/Carport | - | Carport | -10000 | Garage | -30000 | - | 0 |
| Porches | OPF | OPF SPF | -20000 | 2 OPF SPU | -35000 | 2 OPF | -20000 |
| Pool | N | N | 0 | N | 0 | N | 0 |
| Fireplace | 0 | 0 | 0 | 1 | -2500 | 1 | -2500 |
| AC | Central | Central | 0 | Central | 0 | Central | 0 |
| Other Adds | DGF | STF | 30000 | UBF STF | 14000 | - | 30000 |
| Site Size | .22 acres | .28 acres | 0 | .31 acres | 0 | .25 acres | 0 |
| Location | Neighborhood | Neighborhood | 0 | Neighborhood | 0 | Neighborhood | 0 |
| View | House | House | 0 | House | 0 | House | 0 |
| | | -Net Adj. 9.9% | -36700 | -Net Adj. 20.1% | -85900 | -Net Adj. 2.3% | -8150 |
| | | Gross Adj. 26.1% | 96700 | Gross Adj. 26.6% | 113900 | Gross Adj. 19.6% | 68150 |
| Adj. Sales Price | Market Value \$336,134 | Adj Market Value | \$333,960 | Adj Market Value | \$342,242 | Adj Market Value | \$338,950 |
| | Value per SF 248.25 | | | | | | |

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

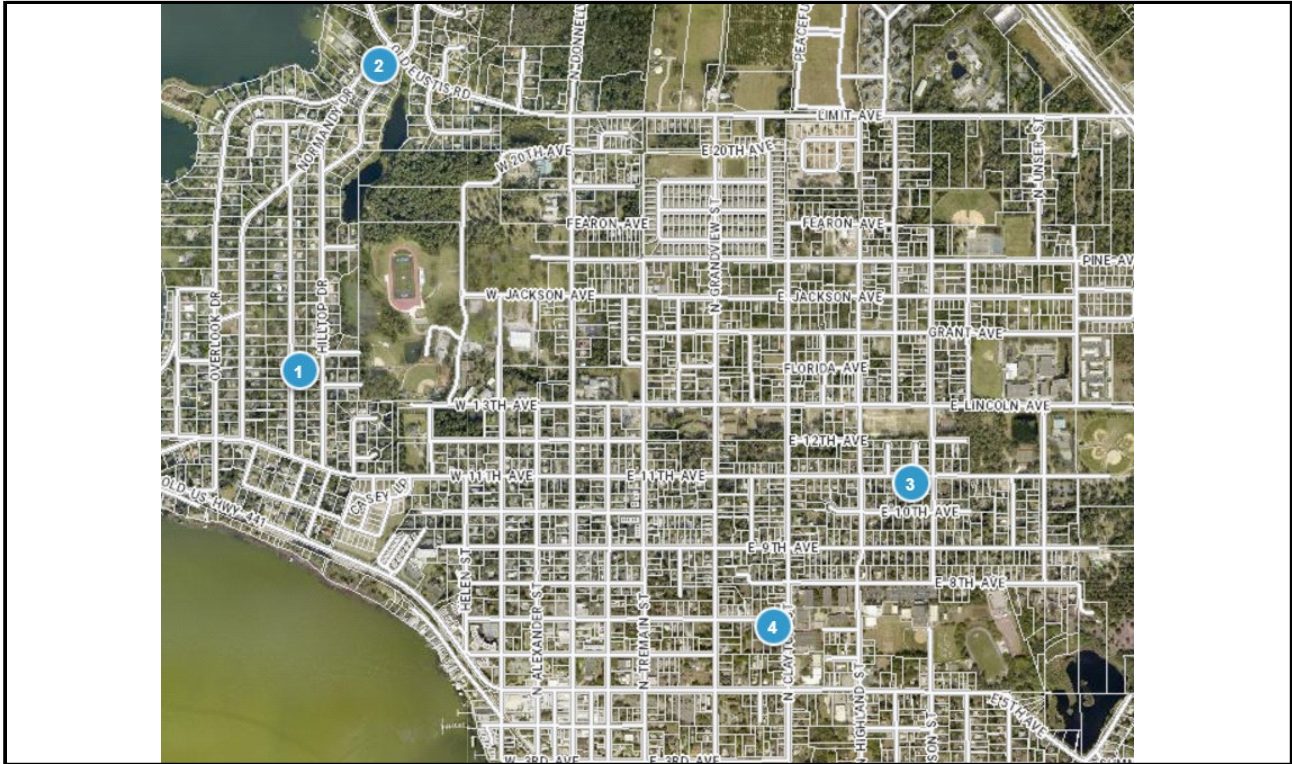
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: Chris Jensen

DATE 11/21/2024

2024-1105 Comp Map



| Bubble # | Comp # | Alternate Key | Parcel Address | Distance from Subject(mi.) |
|----------|---------|---------------|---------------------------------|----------------------------|
| 1 | Comp 1 | 1667551 | 1324 CRESTVIEW DR MOUNT DORA | 0.95 |
| 2 | Comp 2 | 1767148 | 2314 OVERLOOK DR MOUNT DORA | 1.2 |
| 3 | Comp 3 | 1476241 | 1016 E 11TH AVE MOUNT DORA | 0.35 |
| 4 | Subject | 1666180 | 620 E 7TH AVE MOUNT DORA | - |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| | | | | |

Alternate Key 1666180
Parcel ID 29-19-27-1300-000-02501

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1105 subject
PRC Run: 12/10/2024 By
Card # 1 of 1

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

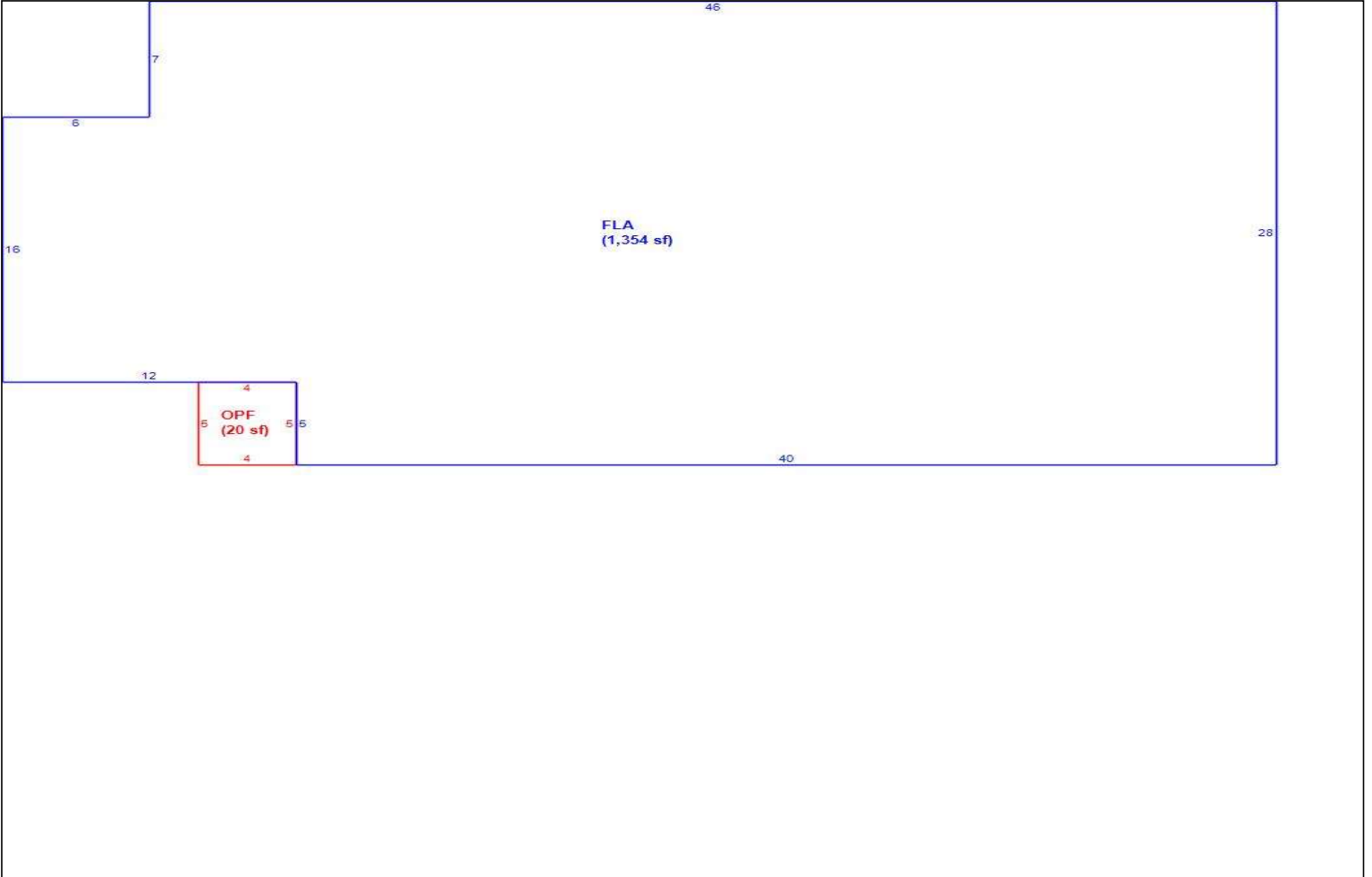
| Property Location | | | |
|-------------------|---------------|------|-------|
| Site Address | 620 E 7TH AVE | | |
| | MOUNT DORA | FL | 32757 |
| Mill Group | 00MD | NBHD | 0723 |

| Property Use | Last Inspection |
|---------------------|-----------------|
| 00100 SINGLE FAMILY | TMP 03-26-202 |

Legal Description
MOUNT DORA, GULLER'S HOMESTEAD W 70 FT OF E 143 FT OF N 140 FT OF LOT 25 PB 3 PG 43 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 | 70 | 140 | | 9,800.00 FD | 550.00 | 0.8600 | 3.40 | 1.000 | 1.000 | 0 | 112,574 | |
| Total Acres | | 0.22 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 112,574 | | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 112,574 | | Classified Adj JV/Mkt | | 0 | | | |

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 218,227 Deprec Bldg Value 211,680 Multi Story 0



| Building Sub Areas | | | | | Building Valuation | | | Construction Detail | | |
|--------------------|----------------------|-------------|------------|----------|--------------------|----------------|---------------|---------------------|------------|----|
| Code | Description | Living Area | Gross Area | Eff Area | Year Built | Effective Area | Imp Type | R1 | Bedrooms | 2 |
| FLA | FINISHED LIVING AREA | 1,354 | 1,354 | 1354 | 1954 | 1354 | No Stories | 1.00 | Full Baths | 1 |
| OPF | OPEN PORCH FINISHE | 0 | 20 | 0 | 145.30 | 218,227 | Quality Grade | 725 | Half Baths | 0 |
| | | | | | Condition | EX | Wall Type | 02 | Heat Type | 6 |
| | | | | | % Good | 97.00 | Foundation | 2 | Fireplaces | 0 |
| | | | | | Functional Obsol | 0 | Roof Cover | 3 | Type AC | 03 |
| TOTALS | | 1,354 | 1,374 | 1,354 | Building RCNLD | 211,680 | | | | |

Alternate Key 1666180
 Parcel ID 29-19-27-1300-000-02501

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1105 subject
 PRC Run: 12/10/2024 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 |
| DGF4 | DETACHED GARAGE | 330.00 | SF | 40.00 | 2018 | 2018 | 13200.00 | 90.00 | 11,880 |

| Building Permits | | | | | | | | | |
|-------------------------|------------|------------|------------|--------|------|-------------------|-------------|---------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 2021 | 20-07-0150 | 07-30-2020 | 03-26-2021 | 1,500 | 0002 | REPL WINDOWS | 03-26-2021 | | |
| 2021 | 20-02-0132 | 04-08-2020 | 03-26-2021 | 3,000 | 0002 | GARAGE ALTERATION | 03-26-2021 | | |
| 2004 | SALE | 01-01-2003 | 02-24-2004 | 1 | 0000 | CHECK VALUE | | | |

| 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 | | | | |
| 2021022750 | 5646 | 0518 | 02-13-2021 | WD | Q | 01 | I | 254,000 | | | | |
| 2019109990 | 5349 | 1044 | 09-20-2019 | WD | U | U | I | 116,700 | | | | |
| 2019074124 | 5303 | 2344 | 07-01-2019 | CT | U | U | I | 126,000 | | | | |
| | 3648 | 0381 | 03-27-2008 | WD | Q | Q | I | 145,000 | | | | |
| 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 | |
| 112,574 | 211,680 | 11,880 | 336,134 | 0 | 336134 | 0.00 | 336134 | 336134 | 329,044 | |

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 1667551
 Parcel ID 30-19-27-1100-000-15400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1105 comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

| Current Owner | | |
|-------------------|----|-------|
| BOSCANA BRITTNEY | | |
| 1324 CRESTVIEW DR | | |
| MOUNT DORA | FL | 32757 |

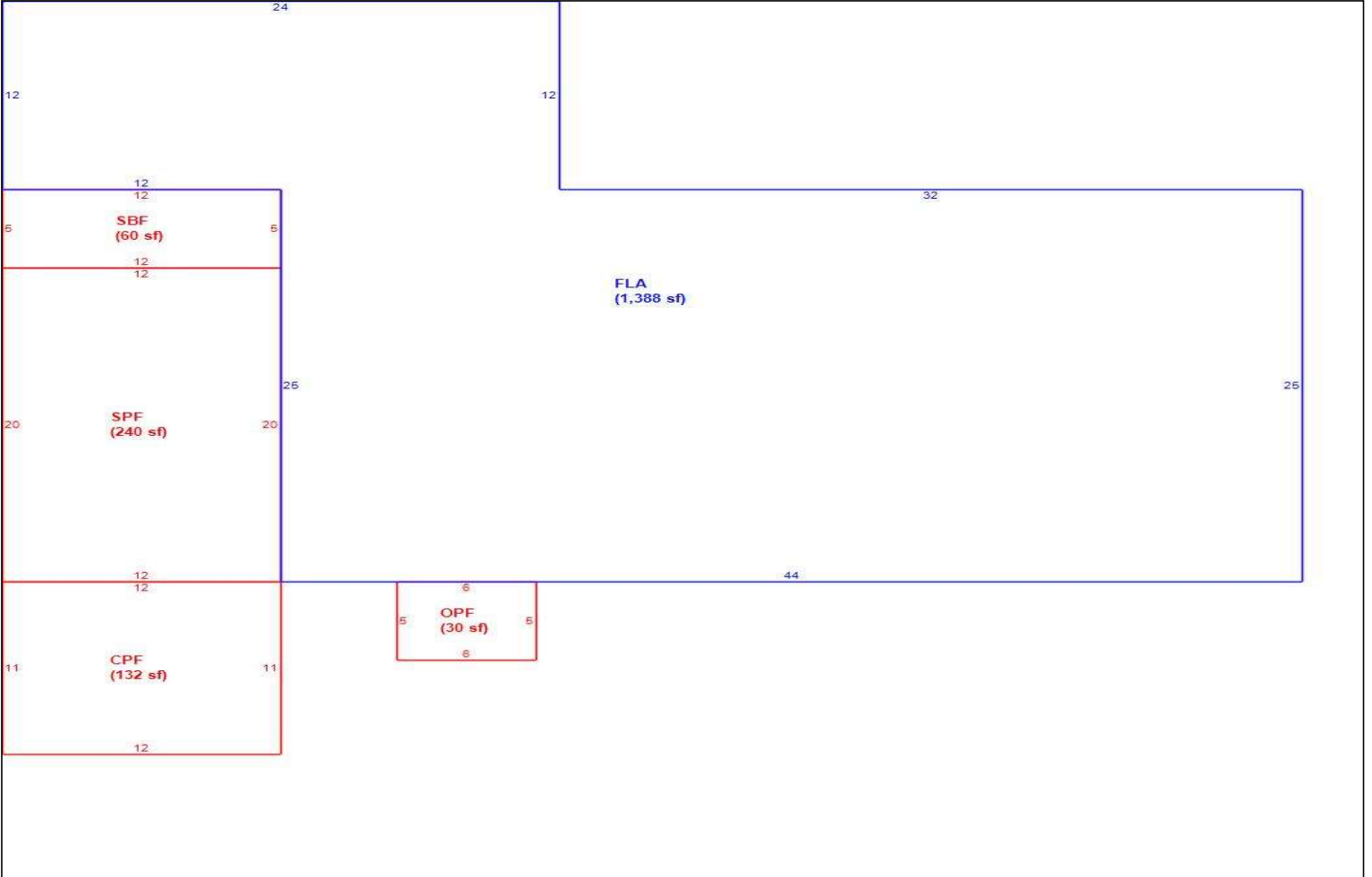
| Property Location | | |
|--------------------------------|------|-----------|
| Site Address 1324 CRESTVIEW DR | | |
| MOUNT DORA FL 32757 | | |
| Mill Group | 00MD | NBHD 0721 |

| Property Use | Last Inspection |
|---------------------|-----------------|
| 00100 SINGLE FAMILY | LPD 03-16-201 |

| Legal Description |
|--|
| MOUNT DORA, PINECREST SUB LOT 154 PB 12 PG 35 ORB 6216 PG 1987 |

| 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 | 85,000.00 | 0.0000 | 1.20 | 1.000 | 1.000 | 0 | 102,000 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 102,000 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 102,000 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | |
|--------|-------|------|--|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 232,172 Deprec Bldg Value 211,277 Multi Story 0 |



| Building Sub Areas | | | | Building Valuation | | Construction Detail | | | | |
|--------------------|----------------------|------------|-----------|--------------------|------------------|---------------------|---------------|------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | 1955 | Imp Type | R1 | Bedrooms | 3 |
| CPF | CARPORIT FINISHED | 0 | 132 | 0 | Effective Area | 1388 | No Stories | 1.00 | Full Baths | 2 |
| FLA | FINISHED LIVING AREA | 1,388 | 1,388 | 1388 | Base Rate | 132.70 | Quality Grade | 695 | Half Baths | 1 |
| OPF | OPEN PORCH FINISHE | 0 | 30 | 0 | Building RCN | 232,172 | Condition | EX | Wall Type | 02 |
| SPF | SCREEN PORCH FINIS | 0 | 240 | 0 | % Good | 91.00 | Foundation | 2 | Fireplaces | 0 |
| STF | STORAGE ROOM FINIS | 0 | 60 | 0 | Functional Obsol | 0 | Roof Cover | 3 | Type AC | 03 |
| TOTALS | | 1,388 | 1,850 | 1,388 | Building RCNLD | 211,277 | | | | |

Alternate Key 1667551
 Parcel ID 30-19-27-1100-000-15400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1105 comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

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

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

Building Permits

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

| Sales Information | | | | | | | | | Exemptions | | | |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------|----------------------|------|-----------|--|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount | |
| 2023118065 | 6216 1987 | 09-25-2023 | WD | Q | 01 | I | 430,000 | 039 | HOMESTEAD | 2024 | 25000 | |
| 2022140443 | 6043 1172 | 10-21-2022 | WD | Q | 01 | I | 321,000 | 059 | ADDITIONAL HOMESTEAD | 2024 | 25000 | |
| | 2736 0515 | 01-10-2005 | TR | U | M | I | 1 | | | | | |
| | 2317 2473 | 05-09-2003 | TR | Q | Q | I | 133,500 | | | | | |
| | 2032 2449 | 11-19-2001 | 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 |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 102,000 | 211,277 | 0 | 313,277 | 0 | 313277 | 50,000.00 | 263277 | 288277 | 264,105 |

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Alternate Key 1767148
Parcel ID 19-19-27-0300-00A-00000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1105 comp 2
PRC Run: 12/10/2024 By
Card # 1 of 1

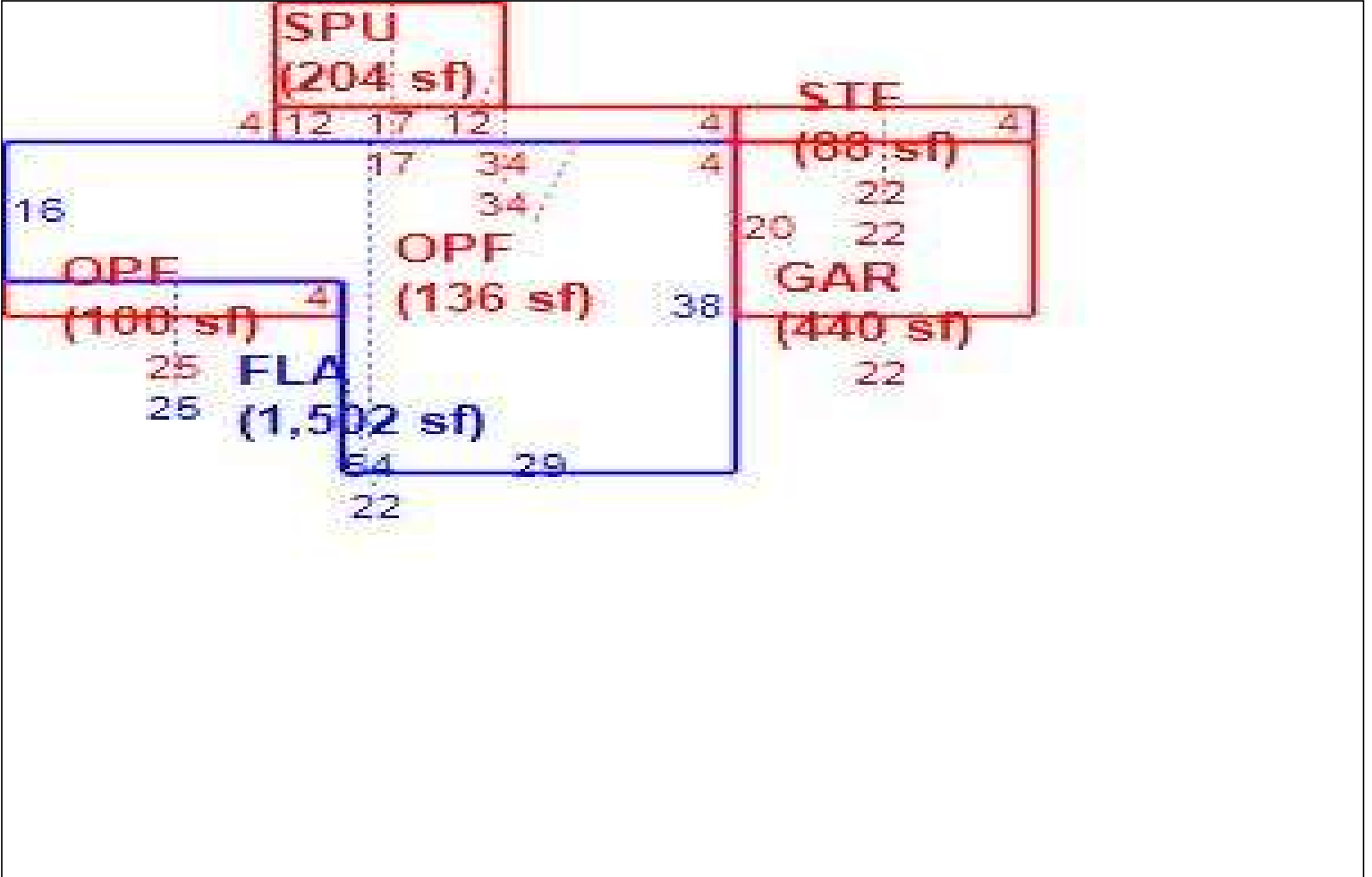
| Current Owner | | |
|--------------------------------|----|-------|
| KLEIN THOMAS A JR & KIMBERLY S | | |
| 2314 OVERLOOK DR | | |
| MOUNT DORA | FL | 32757 |

| Property Location | | | |
|-------------------------------|---------------|-----------------|-----------|
| Site Address 2314 OVERLOOK DR | | | |
| MOUNT DORA FL 32757 | | | |
| Mill Group | 00MD | NBHD | 0721 |
| Property Use | | Last Inspection | |
| 00100 | SINGLE FAMILY | JDB | 03-23-202 |

Legal Description
MOUNT DORA, SUNSET HEIGHTS BEG AT SW COR OF TRACT A, RUN N 2DEG 30MIN, E 399.9 FT, N 41DEG 10MIN E 95.05 FT, S 48DEG 50MIN E 50 FT FOR POB, RUN N 41DEG 10MIN E 100 FT, S 48DEG 50MIN E 135 FT, S 41DEG 10MIN W 100 FT, N 48DEG 50MIN W 135 FT TO POB PB 3 PG 34 ORB 6237 PG 1636

| 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 | 100X135 | 1.00 | LT | 85,000.00 | 0.0000 | 1.40 | 1.130 | 1.000 | 0 | 134,470 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 134,470 | | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 134,470 | | Classified Adj JV/Mkt | | 0 | | | |

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 250,897 Deprec Bldg Value 230,825 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 |
| FLA | FINISHED LIVING AREA | 1,502 | 1,502 | 1502 | 1955 | 1502 | 130.69 | No Stories | 1.00 | Full Baths 2 |
| GAR | GARAGE FINISH | 0 | 440 | 0 | 250,897 | 440 | 0 | Quality Grade | 695 | Half Baths 0 |
| OPF | OPEN PORCH FINISHE | 0 | 236 | 0 | EX | 236 | 0 | Wall Type | 02 | Heat Type 7 |
| SPU | SCREEN PORCH UNFIN | 0 | 204 | 0 | % Good | 204 | 92.00 | Foundation | 2 | Fireplaces 1 |
| STF | STORAGE ROOM FINIS | 0 | 88 | 0 | Functional Obsol | 88 | 0 | Roof Cover | 3 | Type AC 03 |
| TOTALS | | 1,502 | 2,470 | 1,502 | Building RCNLD | 230,825 | | | | |

Alternate Key 1767148
 Parcel ID 19-19-27-0300-00A-00000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1105 comp 2
 PRC Run: 12/10/2024 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 |
| UBF3 | UTILITY BLDG FINISHED | 120.00 | SF | 10.50 | 2021 | 2021 | 1260.00 | 95.00 | 1,197 |

| Building Permits | | | | | | | | | |
|------------------|------------|------------|------------|--------|------|-------------|-------------|---------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 2022 | 21-02-0122 | 03-01-2021 | 03-23-2022 | 3,000 | 0003 | SHED 10X12 | | | |
| 2012 | SALE | 01-01-2011 | 03-14-2012 | 1 | 0099 | CHECK VALUE | 03-14-2012 | | |
| 1998 | 9700397 | 08-14-1997 | 12-31-1997 | 2,725 | 0000 | SCREEN ROOM | | | |

| Sales Information | | | | | | | | Exemptions | | | |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2023135694 | 6237 | 1636 | 10-30-2023 | WD | Q | 01 | I | 499,000 | | | |
| | 4028 | 0994 | 04-15-2011 | TR | Q | Q | I | 155,000 | | | |
| | 1618 | 0443 | 06-08-1998 | WD | U | U | I | 0 | | | |
| | 1521 | 2048 | 05-01-1997 | WD | Q | Q | I | 99,500 | | | |
| | 0997 | 0480 | 01-01-1989 | WD | U | U | I | 119,900 | | | |
| 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 | |
| 134,470 | 230,825 | 1,197 | 366,492 | 0 | 366492 | 0.00 | 366492 | 366492 | 304,831 | |

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Alternate Key 1476241
 Parcel ID 29-19-27-2200-00A-00900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1105 comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 2

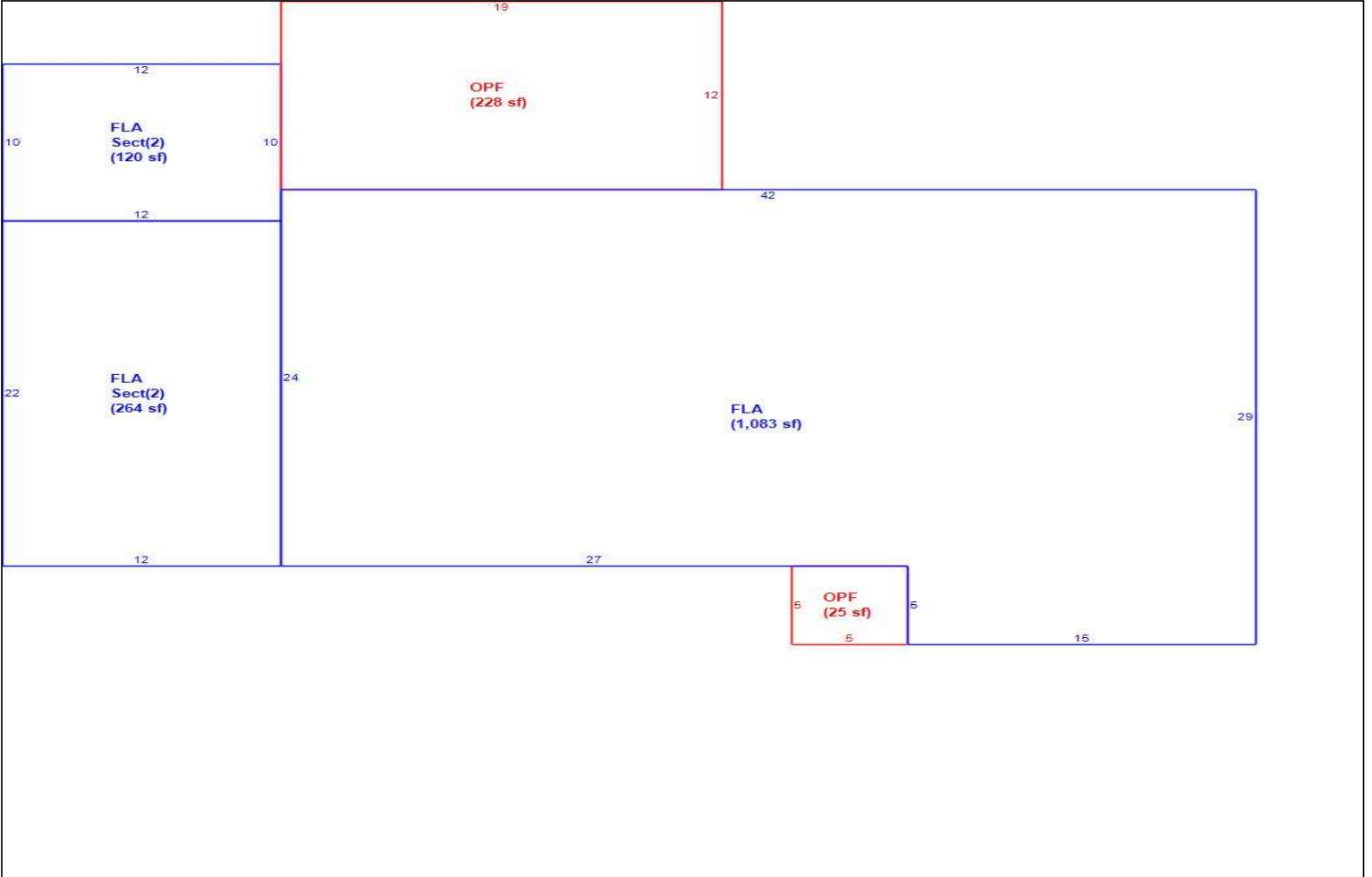
| Current Owner | | |
|------------------------|----|-------|
| MC GEE WILLIAM & LYNDA | | |
| 1016 E 11TH AVE | | |
| MOUNT DORA | FL | 32757 |

| Property Location | | |
|------------------------------|---------------|-----------------|
| Site Address 1016 E 11TH AVE | | |
| MOUNT DORA FL 32757 | | |
| Mill Group | 0MD2 | NBHD 0732 |
| Property Use | | Last Inspection |
| 00100 | SINGLE FAMILY | JDB 01-01-202 |

Legal Description
 MOUNT DORA, WALLER PARK LOT 9, W 1/2 OF LOT 10, BLK A PB 6 PG 101 ORB 6097 PG 2079

| 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 | 75 | 145 | | 10,875.00 FD | 450.00 | 1.0415 | 2.00 | 1.000 | 1.000 | 0 | 70,301 |
| Total Acres | | 0.25 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 70,301 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 70,301 | | Classified Adj JV/Mkt | | 0 | | |

Sketch
 Bldg 1 Sec 1 of 2 Replacement Cost 158,819 Deprec Bldg Value 144,525 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 |
| FLA | FINISHED LIVING AREA | 1,083 | 1,083 | 1083 | 1954 | 1467 | 119.05 | No Stories | 1.00 | Full Baths 1 |
| OPF | OPEN PORCH FINISHE | 0 | 253 | 0 | 158,819 | EX | 91.00 | Quality Grade | 680 | Half Baths 1 |
| | | | | | Condition | 0 | 0 | Wall Type | 02 | Heat Type 6 |
| | | | | | % Good | 0 | 0 | Foundation | 3 | Fireplaces 1 |
| | | | | | Functional Obsol | 0 | 0 | Roof Cover | 3 | Type AC 03 |
| TOTALS | | 1,083 | 1,336 | 1,083 | Building RCNLD | 144,525 | | | | |

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 Card # 1 of 2

| 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 | |
| 2023 | P22-08-0168 | 08-26-2022 | 04-17-2023 | 22,191 | 0002 | REPL WINDOWS 12 | 04-18-2023 | | |
| 2008 | 2007030042 | 03-09-2007 | 04-25-2008 | 4,750 | 0000 | REROOF | | | |

| Sales Information | | | | | | | | Exemptions | | | | |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|-------------|----------------------|-----------|-------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount | |
| 2023021279 | 6097 | 2079 | 02-23-2023 | WD | Q | 01 | I | 390,000 | 039 | HOMESTEAD | 2024 | 25000 |
| 2022091555 | 5985 | 2269 | 06-14-2022 | WD | U | 19 | I | 230,000 | 059 | ADDITIONAL HOMESTEAD | 2024 | 25000 |
| 2021139010 | 5811 | 0023 | 09-23-2021 | PO | U | 11 | I | 0 | | | | |
| | 2522 | 0333 | 12-18-2003 | WD | Q | Q | I | 95,000 | | | | |
| | 1432 | 0688 | 04-01-1996 | WD | Q | Q | I | 68,000 | | | | |
| 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 | |
| 70,301 | 193,535 | 0 | 263,836 | 0 | 90666 | 50,000.00 | 40666 | 65666 | 257,581 | |

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