

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes 389/557

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.

	COMPLETEDISK (C	HERKO FUHENAU	<b>SUE/ADDUSINIE</b>	NINBOARDAA						
Petition# 203		County Lake		ax year <b>2024</b>	Date received /D. /. 24					
		OMPLETED BY T	EPERITIONER							
PART 1. Taxpayer										
	R II BORROWER 2021-3		Representative: F	Ryan, LLC c/o	Robert Peyton					
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	Parcel ID and physical address 35-20-25-0200-000-02100 or TPP account # 321 Terracotta Terrace							
Phone 954-740-624	40		Email	ResidentialA	ppeals@ryan.com					
	receive information is by									
	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.									
your evidence to evidence. The V/	the value adjustment boar AB or special magistrate r	rd clerk. Florida law a ruling will occur unde	llows the property a r the same statuto	appraiser to cro ry guidelines as	•					
	Res. 1-4 units Industr Res. 5+ units Agricultu	ial and miscellaneou ural or classified use	Is High-water rec	-	Historic, commercial or nonprofit Business machinery, equipment					
PART 2. Reason for	or Petition Chec	k one. If more than	one, file a separa	ate petition.						
Real property va	lue (check one) decrea	ase 🗌 increase	Denial of exer	mption Select o	or enter type:					
Tangible personal return required by	substantially complete o	st have timely filed a	(Include a date Qualifying impro	e-stamped cop ovement (s. 193. control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or					
	his is a joint petition. Atta that they are substantial				rty appraiser's					
by the requeste group.	d time. For single joint pe	titions for multiple un	its, parcels, or acco	ounts, provide t	nutes. The VAB is not bound he time needed for the entire stop					
	or I will not be available to	•								
evidence directly to a appraiser's evidence	e. At the hearing, you ha	least 15 days befor ve the right to have	e the hearing and witnesses sworn.	make a writter	n request for the property					
of your property reco information redacted	ord card containing inforr	nation relevant to th	e computation of y	your current as	e property appraiser a copy sessment, with confidentia d the property record card					

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 without attaching a completed power of attorney or authoriza		5 to represent you
Written authorization from the taxpayer is required for access collector.		erty appraiser or tax
☐ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of th petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sig	anature	
Complete part 4 if you are the taxpayer's or an affiliated entit representatives.	y's employee or you are one of the follow	ving licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated ent	ity).
A Florida Bar licensed attorney (Florida Bar number	).	
A Florida real estate appraiser licensed under Chapter 47	75, Florida Statutes (license number RI	D6182).
A Florida real estate broker licensed under Chapter 475,		
A Florida certified public accountant licensed under Chap	ter 473, Florida Statutes (license number	·).
I understand that written authorization from the taxpayer is re appraiser or tax collector.	quired for access to confidential informati	on from the property
Under penalties of perjury, I certify that I have authorization t am the owner's authorized representative for purposes of filir under s. 194.011(3)(h), Florida Statutes, and that I have read	ng this petition and of becoming an agent	for service of process
Robert Z. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		· · · · · · · · · · · · · · · · · · ·
Complete part 5 if you are an authorized representative not list	sted in part 4 above.	
☐ I am a compensated representative not acting as one of t AND (check one)	the licensed representatives or employee	s listed in part 4 above
Attached is a power of attorney that conforms to the requistaxpayer's authorized signature OR I the taxpayer's author		executed with the
I am an uncompensated representative filing this petition	AND (check one)	
the taxpayer's authorization is attached OR [] the taxpa	yer's authorized signature is in part 3 of th	his form.
I understand that written authorization from the taxpayer is reappraiser or tax collector.	equired for access to confidential informa	tion from the property
Under penalties of perjury, I declare that I am the owner's au becoming an agent for service of process under s. 194.011(3 facts stated in it are true.		
Signature, representative	Print name	Date

## LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

				SIDENTIA				
Petition #	t	2024-1107		Alternate K	ey: <b>3891557</b>	Parcel II	D: 35-20-25-020	00-000-02100
Petitioner Name		RYAN LLC		Drenentii	004 7555		Check if Mu	Iltiple Parcels
The Petitioner is:	Taxpayer of Re	ecord 🗹 Tax	payer's agent	Property Address		RACOTTA TER		
Other, Explain:				Address	HOWET			
Owner Name	SFR II BO	RROWER 2	021-3 LLC	Value from	Value befo	Value before Board Actio		
				TRIM Notice		nted by Prop Appr		Board Action
1. Just Value, rec	nuirod			\$ 412,8		412,85		
	•		a a b l a					
2. Assessed or c			ICADIE	\$ 412,8	53 \$	412,85	3	
3. Exempt value,		ne		\$	-			
4. Taxable Value,				\$ 412,8		412,85	3	
*All values entered	d should be cour	nty taxable va	alues, School ar	nd other taxing	authority value	s may differ.		
Last Sale Date	4/20/2021	Prie	<b>ce:\$3</b> 5	54,900	Arm's Length	Distressed	Book <u>5696</u> F	Dage
ITEM	Subje	ect	Compar	able #1	Compar	able #2	Compara	able #3
AK#	38915		3891		3891		38910	
Address	321 TERRAC	OTTA TER	491 BELLI	SSIMO PL	204 MES	SINA PL	236 MESS	SINA PL
Address	HOWEY IN T	HE HILLS	HOWEY IN	THE HILLS	HOWEY IN	THE HILLS	HOWEY IN T	THE HILLS
Proximity			.14 M	ILES	.26 M	ILES	.07 MI	LES
Sales Price			\$432			\$451,000		900
Cost of Sale				5% -15%		-159		
Time Adjust			3.2		3.60		3.60	
Adjusted Sale				,465	\$399,		\$327,7	
\$/SF FLA	\$165.27	per SF	\$206.09		\$140.06		\$184.12	
Sale Date			4/27/2		3/10/2		3/9/20	_
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
								-
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,498		1,851	32350	2,853	-17750	1,780	35900
Year Built	2017		2020		2015		2019	
Constr. Type	BLOCK		BLOCK		BLOCK		BLOCK	
Condition	GOOD		GOOD		GOOD		GOOD	
Baths	3.0		3.0		3.0	_	2.0	10000
Garage/Carport			3 CAR		3 CAR		2 CAR	10000
Porches	YES		YES		YES		YES	
Pool	N		N	0	N	0	<u>N</u>	0
Fireplace	0 Control		0 Control	0	0 Control	0	0 Control	0
AC Other Adds	Central N		Central	0	Central N	0	Central	0
Other Adds Site Size	1 LOT		N 1 LOT	+	1 LOT		N 1 LOT	
	SUB		SAME SUB		SAME SUB	+ +	SAME SUB	
Location						++		
View	INTERIOR		INTERIOR		INTERIOR		INTERIOR	
			Net Adj. 8.5%	32350	-Net Adj. 4.4%	-17750	Net Adj. 14.0%	45900
			Gross Adj. 8.5%	32350	Gross Adj. 4.4%	17750	Gross Adj. 14.0%	45900
	Market Value	\$412,853	Adj Market Value		Adj Market Value		Adj Market Value	\$373,631
Adj. Sales Price		165.27		÷,ö.iö	.,	+	,	<i></i> ,
	Value per SF	105.27						

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.

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: SCOTT DAWSON

DATE 11/22/2024

## 2024-1107 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from
Bubble #	Comp #	Allemale Key	Parcel Address	Subject(mi.)
4	COMP 5	3891637	463 BELLISSIMO PL	
1	COMP 5	3031037	HOWEY IN THE HILLS	.26 MILES
2	COMD 7	3891644	713 CALABRIA WAY	
2	COMP 7	3051044	HOWEY IN THE HILLS	.31 MILES
3	COMP 6	3891649	723 CALABRIA WAY	
3	COMP 6	3091049	HOWEY IN THE HILLS	.35 MILES
4	COMP 1	3891627	491 BELLISSIMO PL	
4	COMPT	3091027	HOWEY IN THE HILLS	.14 MILES
5	COMP 4	3891658	722 CALABRIA WAY	
D	COMP 4	3091030	HOWEY IN THE HILLS	.37 MILES
6	COMP 3	3891610	236 MESSINA PL	
D	COMP 3	3031010	HOWEY IN THE HILLS	.07 MILES
7	COMP 2	3891597	204 MESSINA PL	
1	COWF 2	5091597	HOWEY IN THE HILLS	.26 MILES
8	SUBJECT	3891557	321 TERRACOTTA TER	
0	SUBJECT	3031337	HOWEY IN THE HILLS	-

Alternate Key 3891557 Parcel ID 35-20-25-0200-000-02100	LCPA Property Record Card Roll Year 2025 Status: A	PRC R	un: 11
Current Owner			Prop
SFR II BORROWER 2021-3 LLC		Site Address	321 TE
			HOWE
120 S RIVERSIDE PLZ STE 2000	SUBJECT	Mill Group	000H

2024-1107 subject PRC Run: 11/25/2024 By SADAWSO Card # 1 of 1 Property Location e Address 321 TERRACOTTA TER HOWEY IN THE HIL FL 34737

Mill Group 000H NBHD 2153 Property Use Last Inspection 00100 SINGLE FAMILY TRF 10-29-202

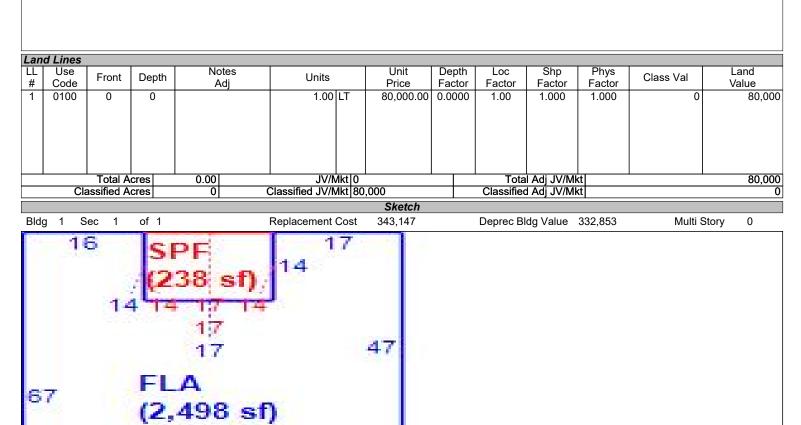
Legal Description

CHICAGO

VENEZIA SOUTH PB 65 PG 92-97 LOT 21 ORB 5942 PG 169

60606

IL





	Building S	Sub Areas			Building Valuatio	Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	2017	Imp Type	R1	Bedrooms	4		
FLA	FINISHED LIVING AREA	2,498	2,498	2498	Effective Area	2498						
GAR	GARAGE FINISH	0	580	0	Base Rate	113.63	No Stories	1.00	Full Baths	3		
OPF SPF	OPEN PORCH FINISHE		72 238	0	Building RCN	343,147	Quality Grade	685	Half Baths	0		
566	SCREEN FORCH FINIS	0	230	0	Condition	EX	Wall Type	03	Heat Type	6		
					% Good	97.00	Wain Type	03	field type	0		
					Functional Obsol	0	Foundation	3	Fireplaces	0		
	TOTALS	2,498	3,388	2,498	Building RCNLD	332.853	Roof Cover	3	Type AC	03		

332.853

0

412.853

#### LCPA Property Record Card Roll Year 2025 Status: A

2024-1107 subject PRC Run: 11/25/2024 By SADAWSO

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре		Year Blt	Effect Yr	RCN	%Good	Apr Value			

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
	SALE 121-16BL 121-16BL	01-01-2021 01-01-2017 10-18-2016	06-13-2022 11-16-2017 01-20-2017	1 1 1		CHECK VALUE SFR 3390SF 321 TERRACOTA TER SFR 3390SF 321 TERRACOTA TER	11-16-2017 12-29-2016	04-06-2017

			Sales Inform	ation						Exem	ptions								
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											
2021057884	5696	2021	04-20-2021	WD	Q	01	I	354,900											
2017043805	4933	2321	04-07-2017	WD	Q	Q	I	273,400											
2016102230	4842	1512	09-26-2016	WD	U	M	V	180,000											
											Total		0.00						
	Value Summary																		
Land Value Bld	g Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex Ar	nt Co Tax Val	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu								

412853

0.00

412853

412853

412.853

0

Par HAI 491 HO' VEN	RRINAUT BELLISS WEY IN 1 al Descr	35-20- Curre H EVE SIMO PL HE HI	25-0200-( ent Owner FL	34737 7 LOT 91 OR Notes Adj	Roll Year	DMP 1	tus: A	Loc Factor 1.00		PRC Run: 1 Prop ddress 491 B HOW oup 000H Property U	Card # perty Local DELLISSIMC VEY IN THE N Se E FAMILY Class Val	By 1 of ion 0 PL HIL FL 3 BHD 2153 <b>Last Inspe</b> HH 12-1 Land Value	34737 3 ection 14-202
	~	Total A		0.00	JV/Mkt[0	)			al Adj JV/M				30,000
	Cla	assified A	cres	0	Classified JV/Mkt	Sketch		Classifie	d Adj JV/M	ĸt			0
Bld	g 1 S	ec 1	of 1		Replacement Cost			Deprec B	ldg Value	279,278	Mul	ti Story C	)
5			SP (30	A 851 17 23 5 6 5 5 6 5 5 6 5 5 6 5 5 6 5 5 6	GA	0 sf) 2r	1 C			6	onstruction	n Detail	
Co		Descri	ption	Living Are	Gross Are Eff Area	Year Built	uilding V	aluation	2020	Imp Type	onstruction R1	n Detail Bedrooms	4
FLA GAF			ING AREA	1,851 0	1,851 1851 670 0	Effective Area	1		1851	No Stories	1.00	Full Baths	3
SPF			RCH FINIS	0	110 0	Base Rate Building RCN			120.02 279,278	Quality Grad		Half Baths	0
						Condition			VG	Wall Type	03	Heat Type	6
						% Good Functional Ob	sol		100.00 0	Foundation	3	Fireplaces	0
	I		TOTALS	1,851	2,631 1,851	BuildingRCN			0 279,278	Roof Cover	3	Туре АС	03

279,278

0

359.278

### LCPA Property Record Card Roll Year 2025 Status: A

2024-1107 comp 1 PRC Run: 11/25/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units		Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
Code	Description	Units	Туре	Unit Frice		Ellect fi	RUN	%G000	Api value				
		-		<b>Building Do</b>	mito								

				Build	ing Peri	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2021	171-20	08-17-2020	12-14-2020	3,590	0002	SCRN IN FRONT ENTRY & LANAI	12-28-2020	
2021	IMPS	01-01-2020	12-14-2020	1	0001	SFR FOR 2021	12-28-2020	
2020	130-19	08-01-2019	01-10-2020	296,335	0001	SFR 3055SF 491 BELLISSIMO PL	01-10-2020	

			Sales Informa	ation					Exemptions					
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023049898 2020147225 2020049422 2018077921	6133 5611 5464 5135	1189 1198 1116 0590	04-27-2023 12-28-2020 04-29-2020 06-29-2018	WD LE WD WD	Q U Q U Q U Q U	01 11 03 M	     V	432,500 100 298,200 2,052,000	002 039 059	WIDOW HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	5000 25000 25000		
	Total 55,000.00													
Value Summary														
Land Value Blo	lg Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Previ	ous Valu		

359278

55,000.00

304278

329278

359,278

0

Alternate Key 3891597 Parcel ID 35-20-25-0200-000-06100 Current Owner	LCPA Property Record Card Roll Year 2025 Status: A	
MARSHALL TONY J		
	COMP 2	

204 MESSINA PL

34737 HOWEY IN THE HI FL

2024-1107 comp 2 PRC Run: 11/25/2024 By

Card # 1 of 1

	Property	Locatio	n		
Site Addres	s 204 MESSI	NA PL			
	HOWEY IN	I THE H	IL F	٦L	34737
Mill Group	000H	NBF	١D	215	53
Pro	perty Use	L	.ast l	nsp	ection
00100	SINGLE FAM	/ILY	TRF	01-	01-202

Legal Description

VENEZIA SOUTH PB 65 PG 92-97 LOT 61 ORB 6107 PG 1543

Land Lines										
LL Use Front Depth	Notes	Units	Unit Price	Depth	Loc	Shp Fastar	Phys Factor	Class Val	Lano Value	
# Code From Deput   1 0100 0 0	Adj	1.00 LT	80,000.00	Factor 0.0000	Factor 1.00	Factor 1.000	1.000			e 80,00
				0.0000						
Total Acres	0.00	JV/Mkt 0			Tota	l II Adj JV/N	lkt		8	80,00
Classified Acres	0 CI	assified JV/Mkt 80	0,000		Classified	d Adj JV/N	lkt			
			Sketch		D		070 507		1. Ohama 0	
Bldg 1 Sec 1 of 1	R	eplacement Cost	385,059		Deprec B	dg Value	373,507	Mul	ti Story 0	<u> </u>
17		1 1	4							
9 1	189 sf)	9								
C.L.										
9	21	9								
20200	21									
	and the second									
	21		47							
			Constant of							
76 FL	А									
10 12	853 sf	1								
( <del>~</del> ,	000 01									
		29								
		29								
16										
	G	AR								
0.00	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	and the second	27							
OPt	1 (8)	21 sf)								
140	6									
(44	SP /		10							
4 9 4 6	29 19	9 25								
1 137	1									
1.5	1									
1 6										
	7									
× •										
Building	Sub Areas		Bu	ilding Va	aluation		Co	nstruction		
Code Description FLA FINISHED LIVING AREA	Living Are Gross 2,853		Year Built			2015	Imp Type	R1	Bedrooms	3
GAR GARAGE FINISH	2,853	2,853 2853 821 0	Effective Area			2853	No Stories	1.00	Full Baths	3
OPF OPEN PORCH FINISHE	0	42 0	Base Rate Building RCN			111.90 385,059	Quality Grade		Half Baths	0
SPF SCREEN PORCH FINIS	0	189 0	Condition			385,059 EX				
			% Good			⊑∧ 97.00	Wall Type	03	Heat Type	6
			Functional Ob	sol		97.00 0	Foundation	3	Fireplaces	0
TOTALS	2,853 3,905	5 2,853				-				
TOTALS	12,000 10,000	D   2,000	Building RCNL	D		373,507	Roof Cover	6	Type AC	03

373,507

0

453,507

### LCPA Property Record Card Roll Year 2025 Status: A

2024-1107 comp 2 PRC Run: 11/25/2024 By

Card # 1 of 1

	Miscellaneous Features													
	*Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					

	Building Permits										
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date			
2016	083-155C	07-01-2015	08-10-2015	620	0003	SCRN ENCL	08-10-2015				
2016	HOWEY	03-27-2015	08-10-2015	1	0001	SFR FOR 2016	08-10-2015				
2015	HOWEY	06-17-2014	03-27-2015	1	0001	SFR 2921SF 204 MESSINA PL					
2015	SALE	01-01-2014	03-27-2015	1	0099	CHECK VALUE					

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023029231 2022122523 2016133133	6107 6022 4881 4555	1543 1324 1409 0046	03-10-2023 08-31-2022 12-23-2016 11-13-2014	WD WD WD WD	Q U Q Q	01 37 Q Q	     V	451,000 460,000 325,000 35,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
	Total 50,000.00											
Value Summary												
Land Value Bld	lg Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Previ	ous Valu

453507

50,000.00

403507

428507

453,507

0

Alternate	Key	3891610
Parcel ID	35-	20-25-0200-000-07400

LCPA Property Record Card Roll Year 2025 Status: A

COMP 3

2024-1107 comp 3 PRC Run: 11/25/2024 By

Card # 1

					С	u	rre	n	t	0	N	ne	r	

MARRERO HECTOR J

236 MESSINA PL

HOWEY IN THE HI FL 34737

of 1 **Property Location** Site Address 236 MESSINA PL HOWEY IN THE HIL FL 34737 Mill Group 000H NBHD 2153

Property Use Last Inspection SINGLE FAMILY HH 10-23-201 00100

Legal Description

VENEZIA SOUTH PB 65 PG 92-97 LOT 74 ORB 6112 PG 1708

Lan	d Lines Use			Notes			Unit	Depth		Shp	Phys		Lan	d
#	Code	Front	Depth	Adj		Units	Price	Factor	Loc Factor	Factor	Factor	Class Val	Valu	
1	0100	0	0	710		1.00 LT	80,000.00		1.00	1.000	1.000			80,000
		-												,
		Total A		0.00		JV/Mkt[0				al Adj JV/N				80,000
	Cla	assified A	cres	0	Classifie	ed JV/Mkt[80			Classifie	d Adj JV/N	/kt			0
					<u> </u>		Sketch							•
Bidg	j 1 S	ec 1	of 1		Replac	ement Cost	260,625		Deprec B	ldg Value	252,806	Mul	ti Story (	0
6		1	FL	13 13 0PF 91 s A 780 3 20	sf) GA	3 1 7 <del>2,1</del> 21	3 38							
			Building	Sub Areas			Bu	uilding V	aluation			Constructio	n Detail	
Coc		Descri	ption	Living Are	Gross Are	Eff Area	Year Built			2019	Imp Type	R1	Bedrooms	4
FLA			ING AREA	1,780	1,780	1780	Effective Area	I		1780			Full Potho	
GAR				0	420	0	Base Rate			120.23	No Stories	1.00	Full Baths	2
OPF PAT	PATI	N PORCE	I FINISHE /FRED	0	127 48	0 0	Building RCN			260,625	Quality Gra	de 685	Half Baths	0
SPU			RCH UNFIN	0	208	0	Condition			EX	Wall Type	02	Heat Type	6
					-		% Good			97.00				
							Functional Ob	sol		0	Foundation	3	Fireplaces	0
			TOTALS	1,780	2,583	1,780	Building RCN	LD		252,806	Roof Cover	3	Type AC	03

252,806

0

332,806

#### LCPA Property Record Card Roll Year 2025 Status: A

2024-1107 comp 3 PRC Run: 11/25/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре		Year Blt	Effect Yr	RCN	%Good	Apr Value				
				5 ' <i>I I</i> ' 5									

	Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date		
2020	077-19SC	05-01-2019	10-23-2019	6,700	0002	SCRN ENCL 25.8X7.6	10-24-2019			
2020	SALE	01-01-2019	04-27-2020	1	0099	CHECK VALUE	03-11-2020			
2020	241-18-BL	01-01-2019	10-23-2019	175,275	0001	SFR 4BR 236 MESSINA PL	10-24-2019			

			Sales Inform		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023033161 2022154047 2019054296 2019009287	6112 6059 5279 5227	1708 0479 2471 1380	03-09-2023 11-28-2022 04-05-2019 01-15-2019	WD WD WD WD		01 01 Q M	     	369,900 370,000 242,300 535,200	024 039 059	DISABILITY VETERAN TOT HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	282806 25000 25000
	Total 3								3	32,806.00		
						Val	lue Summ	ary				
Land Value Blo	dg Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Previ	ous Valu

332806

332,806.00

0

0

332,806

0

Alternate	Key	3891658
Darcol ID	35_3	20-25-0200-000-122

arcel ID 35-20-25-0200-000-12200 Current Owner

HENRY MICHAEL ET AL

700 041 15517 ......

722 CALABRIA WAY

HOWIE IN THE HIL FL 34737

Roll Year 2025 Status: A

COMP 4

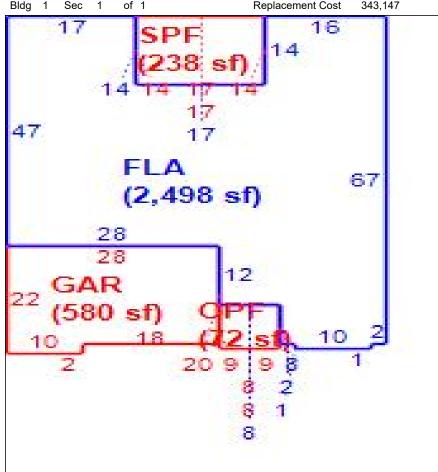
LCPA Property Record Card

2024-1107 comp 4 PRC Run: 11/25/2024 By Card # 1 of 1 **Property Location** Site Address 722 CALABRIA WAY HOWEY IN THE HIL FL 34737 Mill Group 000H NBHD 2153 Property Use Last Inspection SINGLE FAMILY 00100 PJF 01-01-202

Legal Description

VENEZIA SOUTH PB 65 PG 92-97 LOT 122 ORB 6180 PG 2380

Lan	d Lines													
LL #	Use Code	Front	Depth	Not Ac		Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		-	1.00 LT		80,000.00	0.0000	1.00	1.000	1.000	0	80,000
	Cla	Total A assified A		0.00	Cl	JV/N assified JV/N	1kt   0 1kt   80	,000			 I Adj JV/M I Adj JV/M			<u>80,000</u> 0
								Sketch						
Bldg	1 J S	ec 1	of 1		R	eplacement	Cost	343,147		Deprec Bl	dg Value	332,853	Multi S	tory 0



	Building S	Sub Areas			Building Valuatio	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2016	Imp Type	R1	Bedrooms	4
	FINISHED LIVING AREA	2,498	,	2498	Effective Area	2498				
-	GARAGE FINISH	0	580	0	Base Rate	113.63	No Stories	1.00	Full Baths	3
-	OPEN PORCH FINISHE		72 238	0	Building RCN	343,147	Quality Grade	685	Half Baths	0
0.1			200	Ũ	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	51	00		Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,498	3,388	2,498	Building RCNLD	332,853	Roof Cover	3	Type AC	03

332,853

0

412,853

### LCPA Property Record Card Roll Year 2025 Status: A

2024-1107 comp 4 PRC Run: 11/25/2024 By

Card # 1 of 1

	Miscellaneous Features									
	*Only the first 10 records are reflected below									
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value	

	Building Permits										
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date			
2017	098-15BL	01-05-2016	08-03-2016	1	0001	SFR FOR 2017	08-03-2016				
2016	098-15BL	08-14-2015	01-05-2016	1	0001	SFR 3379SF 722 CALABRIA WAY	01-05-2016				

			Sales Inform		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023088737 2016058870	6180 4790 4663	2380 1086 1872	06-15-2023 05-27-2016 07-30-2015	WD WD WD	Q Q U	01 Q M	I I V	449,000 272,100 225,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
										Total		50,000.00
	Value Summary											
Land Value Blo	lg Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Previ	ous Valu

224330

50,000.00

174330

199330

412,853

188523

Alternate Key 3891637 Parcel ID 35-20-25-0200-000-10100

Current Owner **BUCHERT RICHARD & BOBBI J MORRIS** 

463 BELLISSIMO PL

HOWEY IN THE HI FL 34737 LCPA Property Record Card Roll Year 2025 Status: A

COMP 5

2024-1107 comp 5 PRC Run: 11/25/2024 By

Card # 1 of 1 **Property Location** Site Address 463 BELLISSIMO PL HOWEY IN THE HIL FL 34737 Mill Group 000H NBHD 2153 Property Use Last Inspection 00100 SINGLE FAMILY TRF 11-02-202

Legal Description

VENEZIA SOUTH PB 65 PG 92-97 LOT 101 ORB 6145 PG 2382

Land I	Lines													
LL	Use	Front	Depth	Notes		Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
	Code 0100	0	0	Adj		1.00 LT	Price 80,000.00	Factor 0.0000	Factor 1.00	Factor 1.000	Factor 1.000		valu	e 80,000
	0100	Ū	Ŭ			1.00	00,000.00	0.0000	1.00	1.000	1.000			00,000
		Total A	cres	0.00		JV/Mkt 0			Tota	l I Adj JV/N	/kt			80,000
	Cla	ssified A		0	Classifie	ed JV/Mkt 8	0,000		Classified	d Adj JV/N	/kt			0
	4 0				<u> </u>		Sketch				074.000			<u>`</u>
Bldg	1 Se	ec 1	of 1		Replace	ement Cost	282,769		Deprec B	dg Value	274,286	Mu	Iti Story C	)
53	1		9 9 ,893	sf) 2 sf)	1	2								
7	0 <b>P1</b>  5(  14  14	9 8 2 8	1 1 0 0 1 1	GAF (400	0 1 sf) 10 2 0	0								
	_		Building	Sub Areas			P.	ulding V	aluation			onstructio	n Dotail	
Code		Descri	ption	Living Are	Gross Are	Eff Area	Year Built	nung v	aiudtiOll	2017	Imp Type	R1	Bedrooms	3
FLA	FINIS		ING AREA	1,893	1,893	1893	Effective Area			1893	No Stories	1.00	Full Baths	3
GAR OPF		GE FINI	SH I FINISHE	0	400 619	0 0	Base Rate			119.90				
					0.0	U	Building RCN			282,769	Quality Grad	e 685	Half Baths	0
							Condition			EX	Wall Type	03	Heat Type	6
							% Good Functional Ob	sol		97.00 0	Foundation	3	Fireplaces	0
			TOTALS	1,893	2,912	1,893				-	Roof Cover		Туре АС	
L			ICIALO	1,000	_,	.,000	Building RCNI	ע		274,286	TOOL COver	3	1390 70	03

274,286

0

354,286

## LCPA Property Record Card

Status: A

Roll Year 2025

2024-1107 comp 5 PRC Run: 11/25/2024 By

Card # 1 of 1

				Mis	Miscellaneous Features								
Code	Desc	ription	Units	Туре			Year Blt	Effect Yr	RCN	%Good	Apr Value		
			<b>I</b> 1		Duilding	Dorr	nito		1				
		D.t.			Building		mis	D i ti					
Roll Yea		Issue Date	Comp Date	Amour		уре		Descriptio	n	Review Date	e CO Date		
2022	SALE	01-01-2021					CHECK VAL	UE					
		01 01 2021	05 24 2022	1	1 0	020				1			

Roll Year	Permit ID	Issue Date	Comp Date	Amount	туре	Description	Review Date	CO Date
2022	SALE	01-01-2021		1	0099	CHECK VALUE		
	DENY39	01-01-2021	05-24-2022	1	0030	R1		
	DENY03	01-01-2021	05-24-2022	1	0030	V1		
	070-17BL	05-01-2017	11-16-2017	1	0001	SFR 463 BELLISSIMO PL	11-16-2017	
								,

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023060052 2022087824 2021098835 2017117271 2017048884	6145 5981 5753 5021 4940	2382 0525 2110 1744 0523	05-10-2023 06-17-2022 07-15-2021 10-27-2017 04-28-2017	WD WD WD QC	Q U Q Q U	01 37 01 Q M	       	374,000 416,900 345,000 235,700 100	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
										Total		50,000.00
	Value Summary											
Land Value Bldg	g Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Previ	ous Valu

354286

50,000.00

304286

329286

354,286

0

#### Alternate Key 3891649 Parcel ID 35-20-25-0200-000-11300

LCPA Property Record Card Roll Year 2025 Status: A

COMP 6

# 2024-1107 comp 6 PRC Run: 11/25/2024 By

Curr	ent Owner

CHAND RAVINDRA & MEENAKSHI D

723 CALABRIA WAY

HOWEY IN THE HI FL 34737

Card # 1 of 1 **Property Location** Site Address 723 CALABRIA WAY HOWEY IN THE HIL FL 34737 Mill Group 000H NBHD 2153 Property Use Last Inspection 00100 SINGLE FAMILY HH 01-01-202

Legal Description

VENEZIA SOUTH PB 65 PG 92-97 LOT 113 ORB 6263 PG 2493

Lan	Land Lines   LL Use Fand Notes Linit Depth Loc Shp Phys Class V/L Land												
LL #	Use Code	Front	Depth	Notes Adj	<sup>S</sup> Units	Units		Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0	, .uj	1.00	1.00 LT		0.0000	1.00	1.000	1.000	0	80,000
		Total A	orool	0.00	JV/M				Toto	l I Adj JV/M	 		80,000
	CL	assified A		0.00			000			d Adj JV/M			00,000
		assineu A	ues	U	Classified JV/M	ικι ου			Classified		ĸij		(
							Sketch						
Bldg	Bildg 1 Replacement Cost 300,875 Deprec Bildg Value 291,849 Multi Story 0												



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2018	Imp Type	R1	Bedrooms	3
FLA	A FINISHED LIVING AREA 2,063 2,063 R GARAGE FINISH 0 610		2063	Effective Area	2063					
GAR				0	Base Rate	118.82	No Stories	1.00	Full Baths	3
OPF	OPF OPEN PORCH FINISHE		137	0	Building RCN	300,875	Quality Grade	685	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00	,,	Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,063	2,810	2,063	Building RCNLD	291,849	Roof Cover	3	Type AC	03

291.849

0

371,849

### LCPA Property Record Card Roll Year 2025 Status: A

2024-1107 comp 6 PRC Run: 11/25/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below											
Code	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	Туре	Description	Review Date	CO Date					
2019	IMPS	01-01-2018	10-18-2018	1	0001	SFR FOR 2019	10-18-2018						

			Sales Informa	ation					Exemptions					
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023157296 2020068199 2018100715 2017048884 2017046469	6263 5493 5161 4940 4936	2493 0219 0264 0523 2263	12-07-2023 06-16-2020 08-20-2018 04-28-2017 04-28-2017	WD WD QC QC		01 01 Q M M	         	392,500 260,000 255,000 100 100	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000		
									Total 50,000.0					
	Value Summary													
Land Value Bldg	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu													

371849

50,000.00

321849

346849

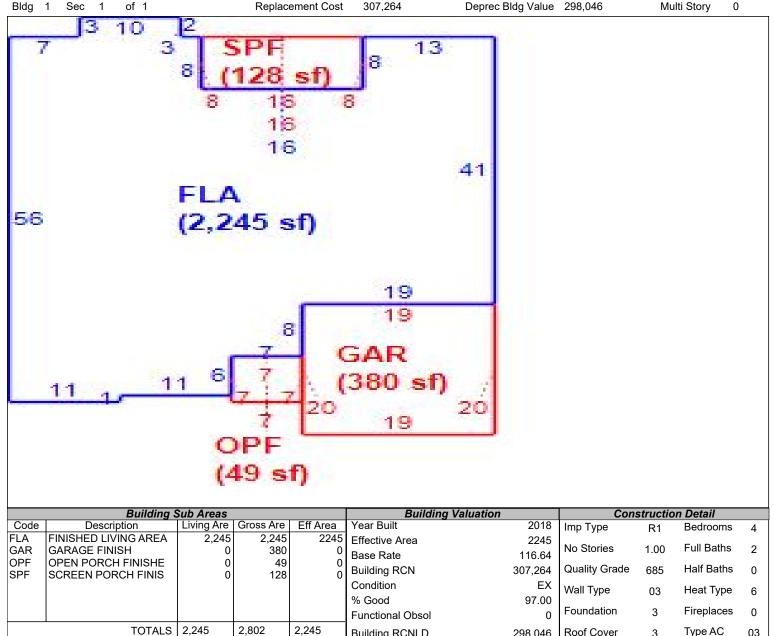
371,849

0

Alternate Key 3891644 Parcel ID 35-20-25-0200-000-10800	LCPA Property Record Card Roll Year 2025 Status: A	2024-1107 comp 7 PRC Run: 11/25/2024 By Card # 1 of 1
Current Owner		Property Location
CALLOWAY DREW & KRISTY N	COMP 7	Site Address 713 CALABRIA WAY HOWEY IN THE HIL FL 34737
713 CALABRIA WAY		Mill Group 000H NBHD 2153
		Property Use Last Inspection
HOWEY IN THE HI FL 34737		00100 SINGLE FAMILY HH 01-10-202
Legal Description		
VENEZIA SOUTH PB 65 PG 92-97 LOT 108 ORB	6116 PG 1148	

I and I inos

Lan	u 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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000
		Total A		0.00	JV/Mkt 0				l Adj JV/M		8	80,000
	Cla	assified A	cres	0  (	Classified JV/Mkt 80	,		Classified	d Adj JV/Mk	d		0
	Sketch											
		1	- 4 - 4		Devile comparet Cost	207 204			alar Malura	000 040	N 4 14: C	



298,046

Roof Cover

3

Type AC

03

298,046

0

## LCPA Property Record Card

Status: A

Roll Year 2025

d 2024-1107 comp 7 PRC Run: 11/25/2024 By

	Miscellaneous Features												
	*Only the first 10 records are reflected below												
Code	Code Description Units Type RCN %Good Apr Value												

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date					
2020	159-19	09-01-2019	01-10-2020	1,675	0003	SCRN IN LANAI	01-13-2020						
2020	SALE	01-01-2019	01-10-2020	1	0099	CHECK VALUE	01-13-2020						
	077-18BC	05-01-2018	10-18-2018	210,900	0001	SFR 2812SF 713 CALABRIA WAY	10-18-2018						

			Sales Inform	ation					Exemptions						
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount			
2023036124 2020039586 2019091335 2018064468	6116 5449 5325 5119	1148 2075 2302 1332	03-21-2023 03-30-2020 08-05-2019 05-17-2018	WD WD WD WD		01 01 Q M	     	392,000 282,000 270,000 535,200	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000			
									Total 50,000.00						
	Value Summary														
Land Value B	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu														

282090

50,000.00

232090

257090

378,046

95956

378,046