



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3891557

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 #	2024-1107	County	Lake
		Tax year	2024
		Date received	10.1.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: SFR II BORROWER 2021-3 LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	35-20-25-0200-000-02100 321 Terracotta Terrace
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit <input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1 <input type="checkbox"/> 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"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.))			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> 5 Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-1107	Alternate Key: 3891557	Parcel ID: 35-20-25-0200-000-02100	
Petitioner Name RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 321 TERRACOTTA TER HOWEY IN THE HILLS		<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	\$ 412,853	\$ 412,853	
2. Assessed or classified use value, *if applicable	\$ 412,853	\$ 412,853	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 412,853	\$ 412,853	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 4/20/2021 Price: \$354,900 Arm's Length Distressed Book 5696 Page 2021

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3891557	3891627	3891597	3891610
Address	321 TERRACOTTA TER HOWEY IN THE HILLS	491 BELLISSIMO PL HOWEY IN THE HILLS	204 MESSINA PL HOWEY IN THE HILLS	236 MESSINA PL HOWEY IN THE HILLS
Proximity		.14 MILES	.26 MILES	.07 MILES
Sales Price		\$432,500	\$451,000	\$369,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	3.60%	3.60%
Adjusted Sale		\$381,465	\$399,586	\$327,731
\$/SF FLA	\$165.27 per SF	\$206.09 per SF	\$140.06 per SF	\$184.12 per SF
Sale Date		4/27/2023	3/10/2023	3/9/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,498	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	
Garage/Carport	3 CAR	3 CAR		3 CAR		2 CAR	10000
Porches	YES	YES		YES		YES	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	SUB	SAME SUB		SAME SUB		SAME SUB	
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
Adj. Sales Price	Market Value \$412,853	Adj Market Value \$413,815		Adj Market Value \$381,836		Adj Market Value \$373,631	
	Value per SF 165.27						

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.

VALUE ADJUSTMENT FROM \$412,853 TO \$380,300

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 Subject(mi.)
1	COMP 5	3891637	463 BELLISSIMO PL HOWEY IN THE HILLS	.26 MILES
2	COMP 7	3891644	713 CALABRIA WAY HOWEY IN THE HILLS	.31 MILES
3	COMP 6	3891649	723 CALABRIA WAY HOWEY IN THE HILLS	.35 MILES
4	COMP 1	3891627	491 BELLISSIMO PL HOWEY IN THE HILLS	.14 MILES
5	COMP 4	3891658	722 CALABRIA WAY HOWEY IN THE HILLS	.37 MILES
6	COMP 3	3891610	236 MESSINA PL HOWEY IN THE HILLS	.07 MILES
7	COMP 2	3891597	204 MESSINA PL HOWEY IN THE HILLS	.26 MILES
8	SUBJECT	3891557	321 TERRACOTTA TER HOWEY IN THE HILLS	-

Alternate Key 3891557
Parcel ID 35-20-25-0200-000-02100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1107 subject
PRC Run: 11/25/2024 By SADAWSO
Card # 1 of 1

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

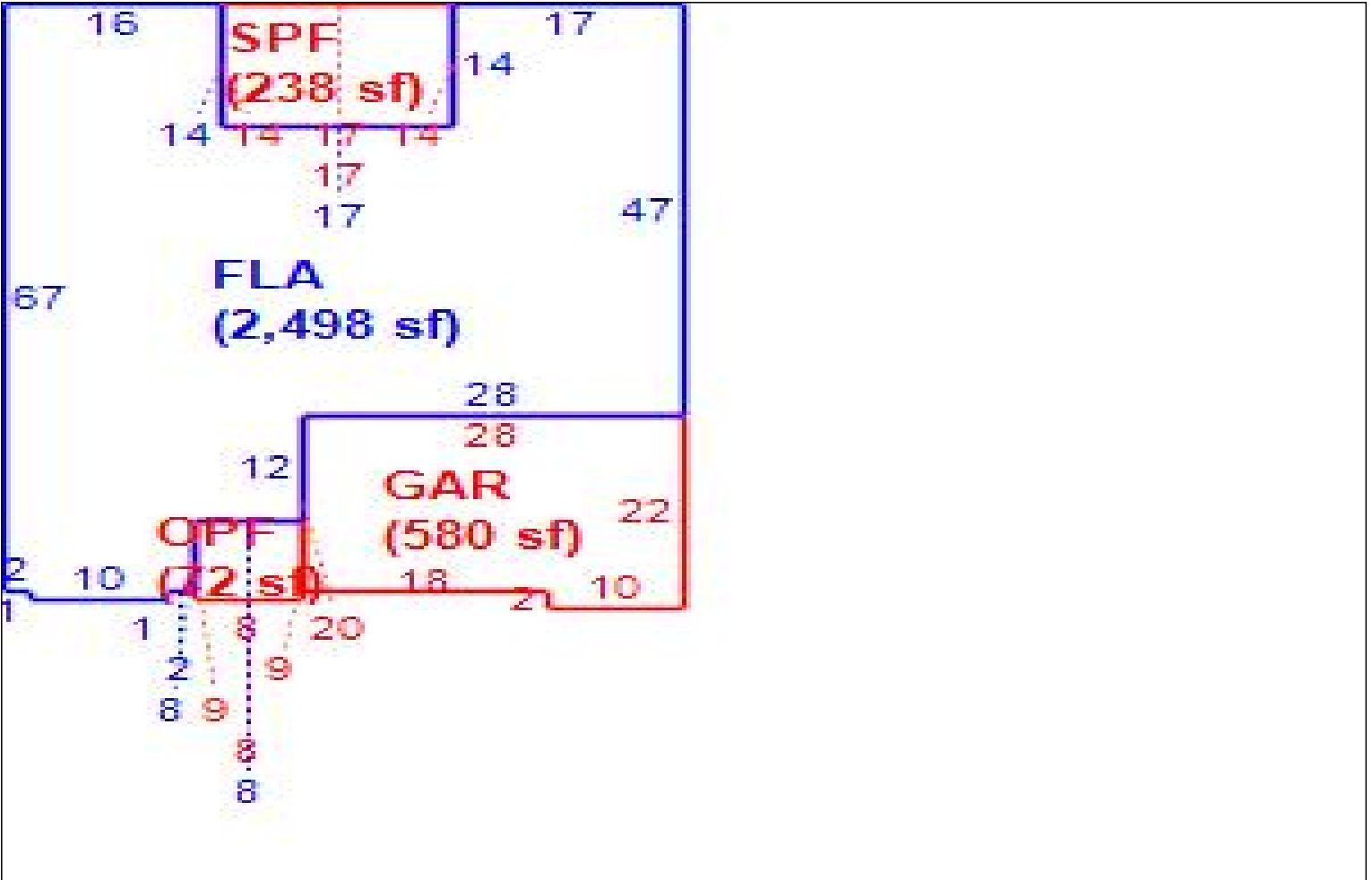
SUBJECT

Property Location			
Site Address	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
VENEZIA SOUTH PB 65 PG 92-97 LOT 21 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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 343,147
Deprec Bldg Value 332,853		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	2,498	2,498	2498	2017	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	580	0	113.63	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	72	0	343,147	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	238	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,498	3,388	2,498	97.00	Roof Cover	3	Type AC	03
					0	Building_RCNLD	332,853		

Alternate Key 3891557
 Parcel ID 35-20-25-0200-000-02100

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	Type		Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	SALE	01-01-2021	06-13-2022	1	0099	CHECK VALUE			
2018	121-16BL	01-01-2017	11-16-2017	1	0001	SFR 3390SF 321 TERRACOTA TER	11-16-2017	04-06-2017	
2017	121-16BL	10-18-2016	01-20-2017	1	0001	SFR 3390SF 321 TERRACOTA TER	12-29-2016		

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				
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	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
80,000	332,853	0	412,853	0	412853	0.00	412853	412853	412,853	

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Alternate Key 3891627
Parcel ID 35-20-25-0200-000-09100

LCPA Property Record Card
Roll Year 2025 Status: A

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

Card # 1 of 1

Current Owner			
HARRINAUTH EVE			
491 BELLISSIMO PL			
HOWEY IN THE HI	FL	34737	

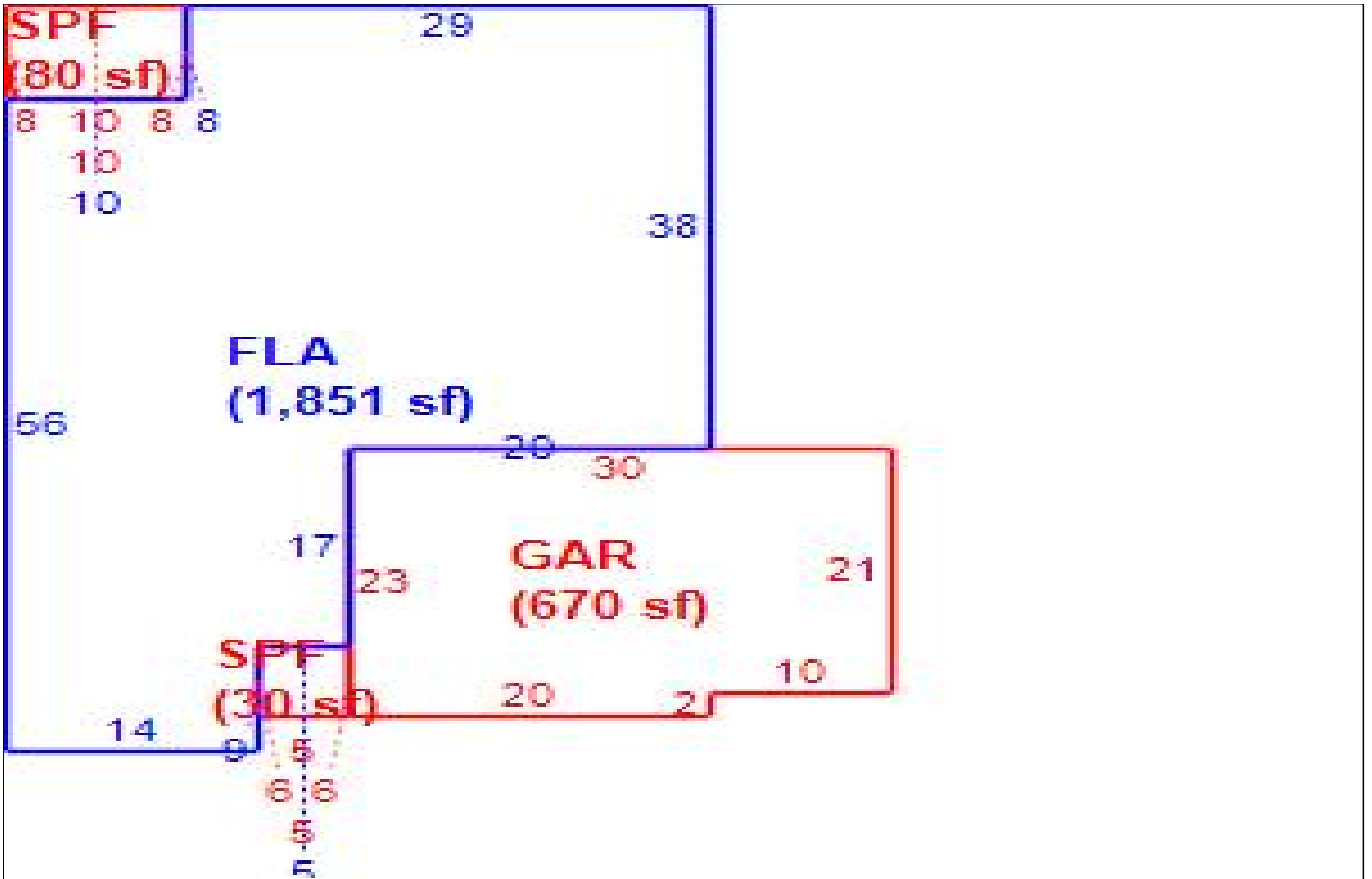
COMP 1

Property Location			
Site Address 491 BELLISSIMO PL			
HOWEY IN THE HIL FL 34737			
Mill Group	000H	NBHD	2153
Property Use		Last Inspection	
00100	SINGLE FAMILY	HH	12-14-202

Legal Description
VENEZIA SOUTH PB 65 PG 92-97 LOT 91 ORB 6133 PG 1189

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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 279,278
Deprec Bldg Value 279,278		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,851	1,851	1851	Effective Area	1851	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	670	0	Base Rate	120.02	Quality Grade	685	Half Baths	0
SPF	SCREEN PORCH FINIS	0	110	0	Building RCN	279,278	Condition	VG	Heat Type	6
					% Good	100.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,851	2,631	1,851	Building RCNLD	279,278				

Alternate Key 3891627
 Parcel ID 35-20-25-0200-000-09100

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									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
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 Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023049898	6133	1189	04-27-2023	WD	Q	01	I	432,500	002	WIDOW	2024	5000
2020147225	5611	1198	12-28-2020	LE	U	11	I	100	039	HOMESTEAD	2024	25000
2020049422	5464	1116	04-29-2020	WD	Q	03	I	298,200	059	ADDITIONAL HOMESTEAD	2024	25000
2018077921	5135	0590	06-29-2018	WD	U	M	V	2,052,000				
Total											55,000.00	

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	
80,000	279,278	0	359,278	0	359278	55,000.00	304278	329278	359,278	

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Alternate Key 3891597
 Parcel ID 35-20-25-0200-000-06100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1107 comp 2
 PRC Run: 11/25/2024 By
 Card # 1 of 1

Current Owner			
MARSHALL TONY J			
204 MESSINA PL			
HOWEY IN THE HI	FL	34737	

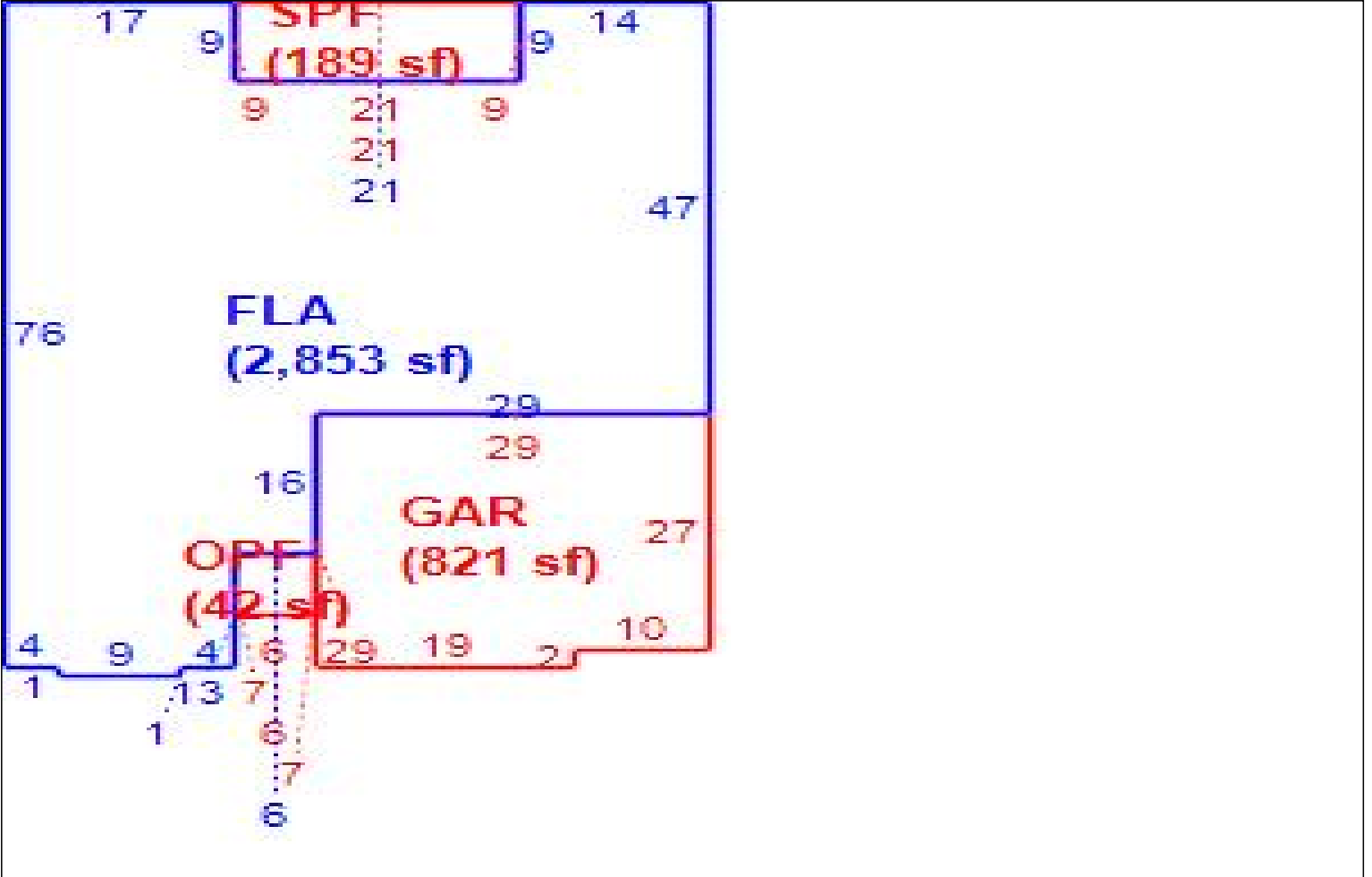
COMP 2

Property Location			
Site Address	204 MESSINA PL		
	HOWEY IN THE HIL	FL	34737
Mill Group	000H	NBHD	2153
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

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

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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		80,000				
Classified Acres		0		Classified JV/Mkt 80,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 385,059
Deprec Bldg Value 373,507		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	2,853	2,853	2853	2015	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	821	0	111.90	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	42	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	189	0	97.00	Foundation	3	Fireplaces	0
TOTALS		2,853	3,905	2,853	0	Roof Cover	6	Type AC	03

Alternate Key 3891597
 Parcel ID 35-20-25-0200-000-06100

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	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
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 Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023029231	6107	1543	03-10-2023	WD	Q	01	I	451,000	039	HOMESTEAD	2024	25000
2022122523	6022	1324	08-31-2022	WD	U	37	I	460,000	059	ADDITIONAL HOMESTEAD	2024	25000
2016133133	4881	1409	12-23-2016	WD	Q	Q	I	325,000				
	4555	0046	11-13-2014	WD	Q	Q	V	35,000				
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
80,000	373,507	0	453,507	0	453507	50,000.00	403507	428507	453,507

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1107 comp 3
PRC Run: 11/25/2024 By
Card # 1 of 1

Current Owner			
MARRERO HECTOR J			
236 MESSINA PL			
HOWEY IN THE HI	FL	34737	

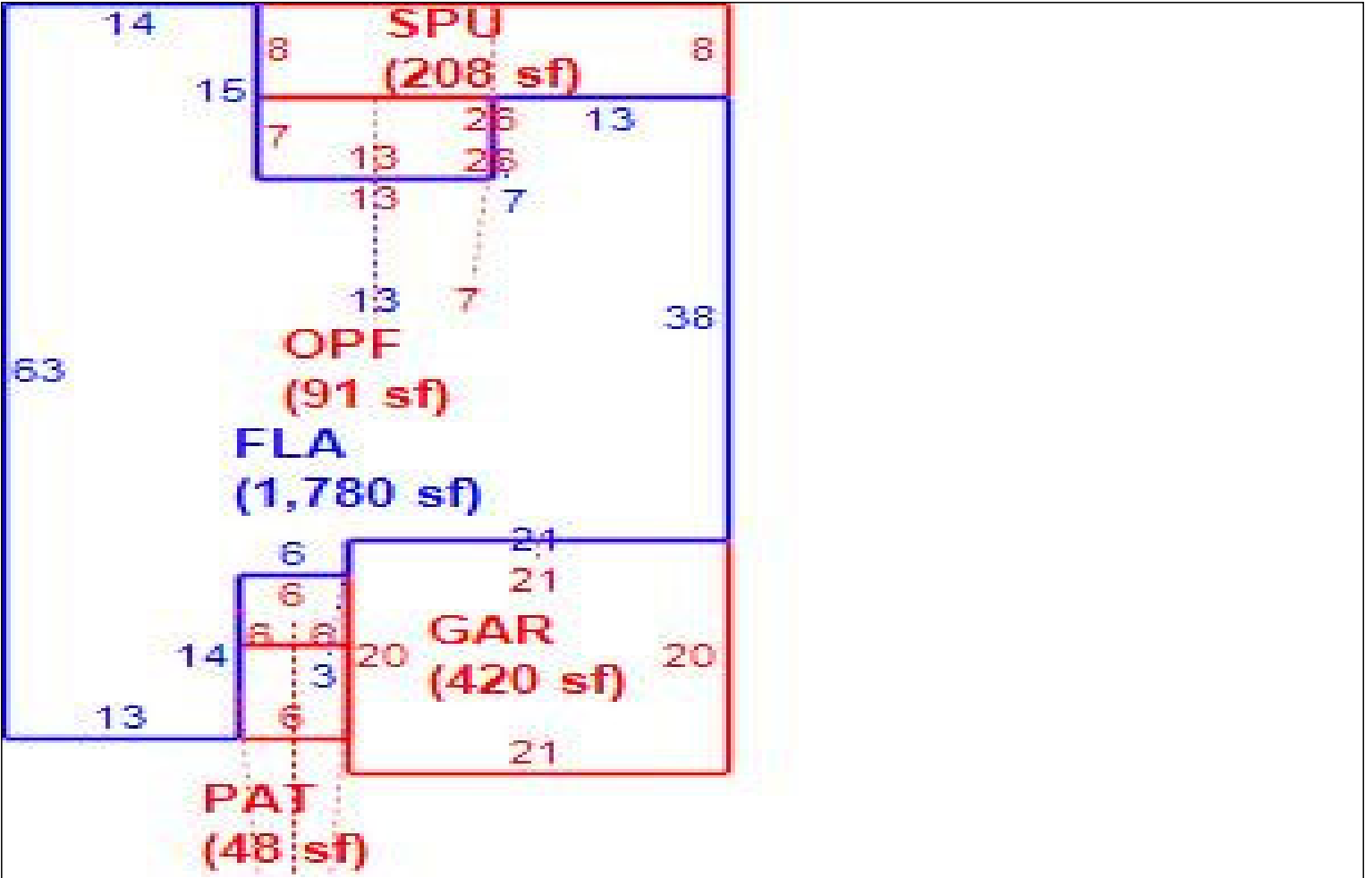
COMP 3

Property Location			
Site Address	236 MESSINA PL		
	HOWEY IN THE HIL	FL	34737
Mill Group	000H	NBHD	2153
Property Use		Last Inspection	
00100	SINGLE FAMILY	HH	10-23-201

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

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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 260,625
Deprec Bldg Value 252,806		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	1,780	1,780	1780	2019	1780	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0		120.23	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	127	0		260,625	Wall Type	02	Heat Type	6
PAT	PATIO UNCOVERED	0	48	0		EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	208	0		97.00	Roof Cover	3	Type AC	03
TOTALS		1,780	2,583	1,780		0				
					Building RCNLD	252,806				

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

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	Type		Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	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 Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023033161	6112	1708	03-09-2023	WD	Q	01	I	369,900	024	DISABILITY VETERAN TOT	2024	282806
2022154047	6059	0479	11-28-2022	WD	Q	01	I	370,000	039	HOMESTEAD	2024	25000
2019054296	5279	2471	04-05-2019	WD	Q	Q	I	242,300	059	ADDITIONAL HOMESTEAD	2024	25000
2019009287	5227	1380	01-15-2019	WD	U	M	V	535,200				
Total											332,806.00	

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	
80,000	252,806	0	332,806	0	332806	332,806.00	0	0	332,806	

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Alternate Key 3891658
 Parcel ID 35-20-25-0200-000-12200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1107 comp 4
 PRC Run: 11/25/2024 By
 Card # 1 of 1

Current Owner			
HENRY MICHAEL ET AL			
722 CALABRIA WAY			
HOWIE IN THE HIL	FL	34737	

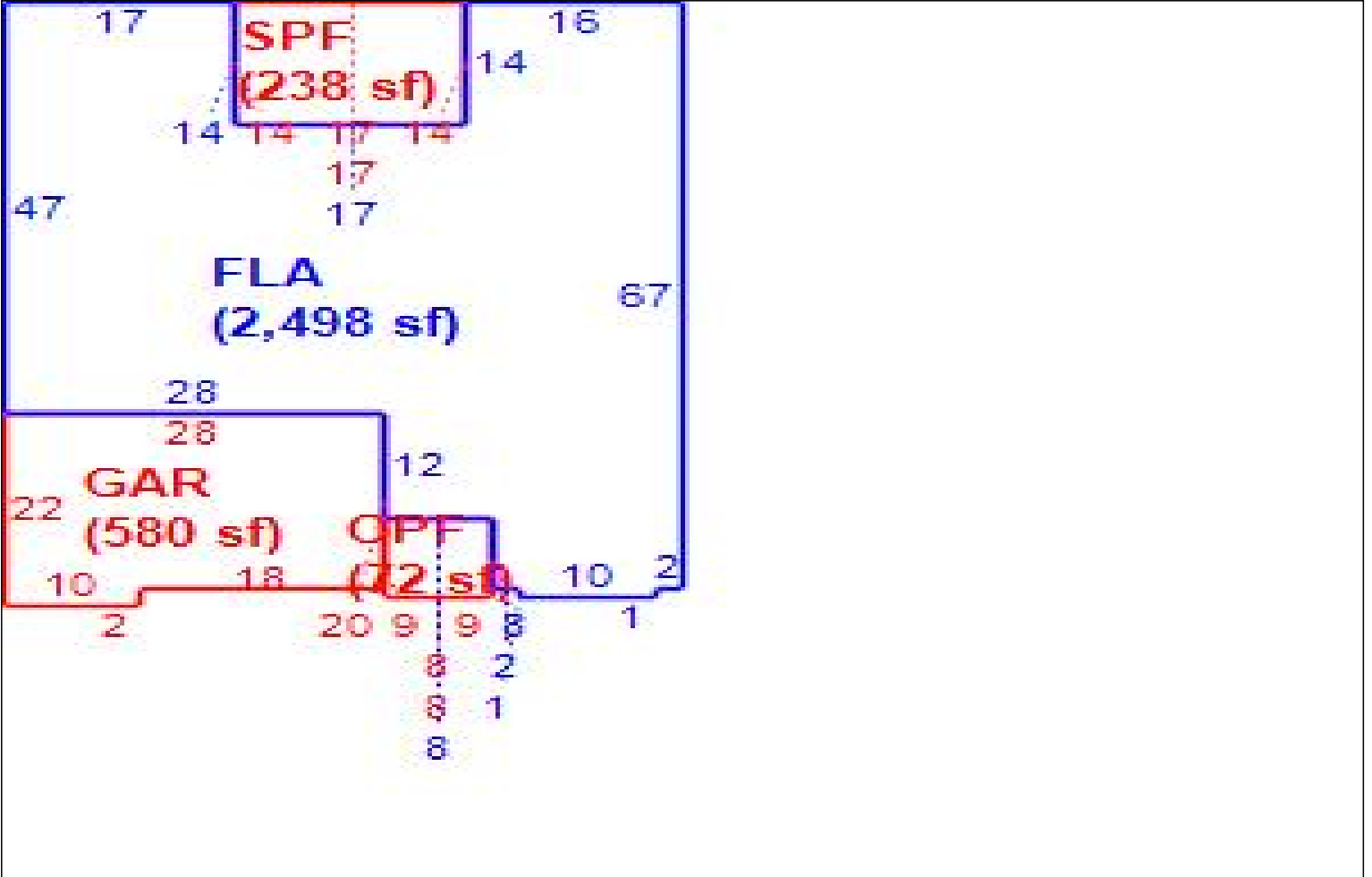
COMP 4

Property Location			
Site Address 722 CALABRIA WAY			
HOWIE IN THE HIL FL 34737			
Mill Group	000H	NBHD	2153
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

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

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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 343,147 Deprec Bldg Value 332,853 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	4
FLA	FINISHED LIVING AREA	2,498	2,498	2498	2016	2498	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	580	0	113.63	113.63	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	72	0	EX	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	238	0	97.00	97.00	Foundation	3	Fireplaces	0
TOTALS		2,498	3,388	2,498	0	0	Roof Cover	3	Type AC	03

Alternate Key 3891658
 Parcel ID 35-20-25-0200-000-12200

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	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	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 Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023088737	6180	2380	06-15-2023	WD	Q	01	I	449,000	039	HOMESTEAD	2024	25000
2016058870	4790	1086	05-27-2016	WD	Q	Q	I	272,100	059	ADDITIONAL HOMESTEAD	2024	25000
	4663	1872	07-30-2015	WD	U	M	V	225,000				
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	
80,000	332,853	0	412,853	188523	224330	50,000.00	174330	199330	412,853	

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1107 comp 5
 PRC Run: 11/25/2024 By
 Card # 1 of 1

Current Owner			
BUCHERT RICHARD & BOBBI J MORRIS			
463 BELLISSIMO PL			
HOWEY IN THE HI	FL	34737	

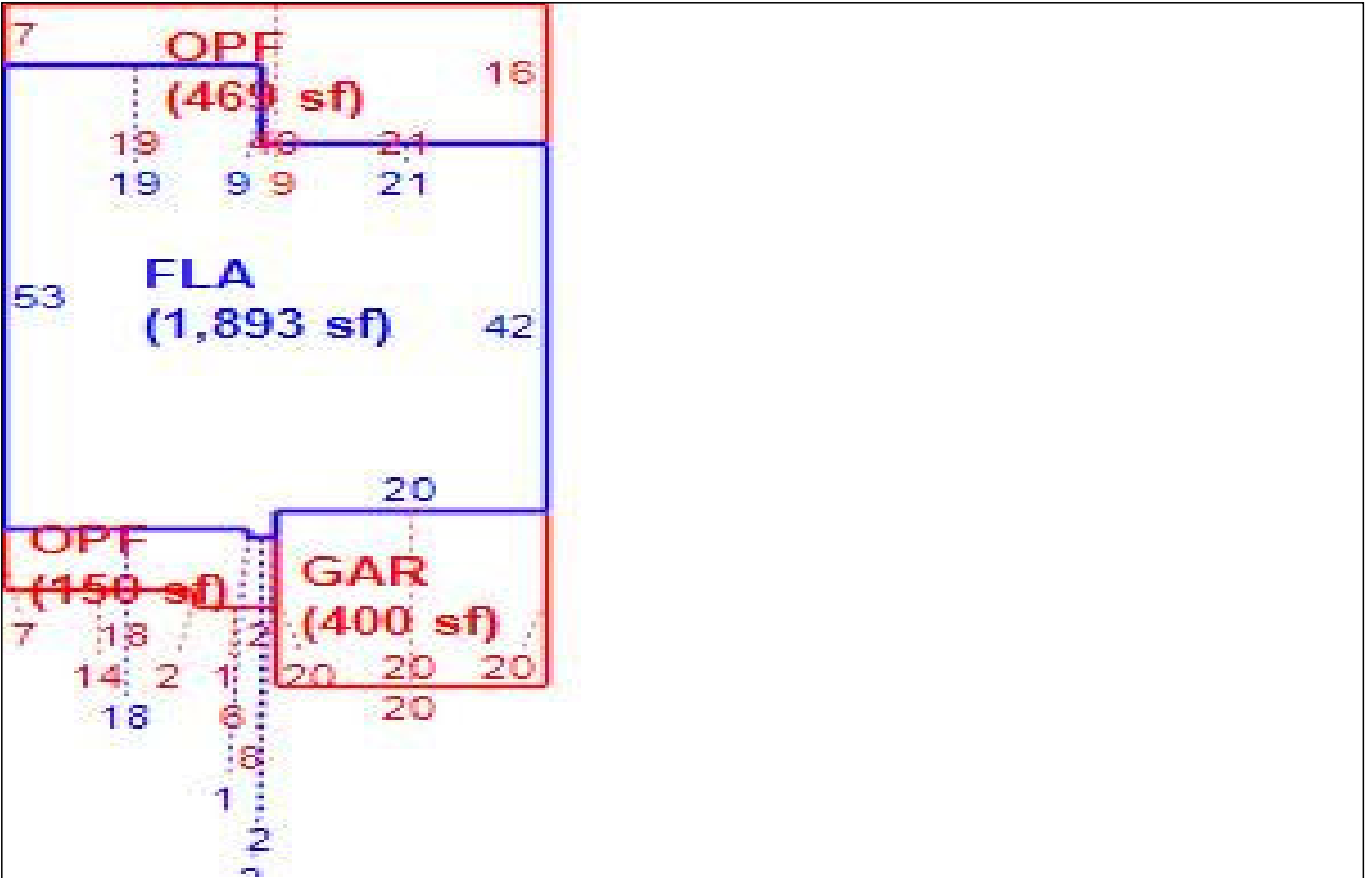
COMP 5

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 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 Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000			
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 282,769
Deprec Bldg Value 274,286		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,893	1,893	1893	2017		No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	400	0		119.90	Quality Grade	685	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	619	0		282,769	Wall Type	03	Heat Type	6	
TOTALS					1,893	2,912	1,893	Foundation	3	Fireplaces	0
					Building RCNLD	274,286	Roof Cover	3	Type AC	03	

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1107 comp 5
 PRC Run: 11/25/2024 By
 Card # 1 of 1

Miscellaneous Features

Code	Description	Units	Type	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2022	SALE	01-01-2021			1 0099	CHECK VALUE		
2022	DENY39	01-01-2021	05-24-2022		1 0030	R1		
2022	DENY03	01-01-2021	05-24-2022		1 0030	V1		
2018	070-17BL	05-01-2017	11-16-2017		1 0001	SFR 463 BELLISSIMO PL	11-16-2017	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023060052	6145	2382	05-10-2023	WD	Q	01	I	374,000	039	HOMESTEAD	2024	25000
2022087824	5981	0525	06-17-2022	WD	U	37	I	416,900	059	ADDITIONAL HOMESTEAD	2024	25000
2021098835	5753	2110	07-15-2021	WD	Q	01	I	345,000				
2017117271	5021	1744	10-27-2017	WD	Q	Q	I	235,700				
2017048884	4940	0523	04-28-2017	QC	U	M	V	100				
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
80,000	274,286	0	354,286	0	354286	50,000.00	304286	329286	354,286

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1107 comp 6
 PRC Run: 11/25/2024 By
 Card # 1 of 1

Current Owner			
CHAND RAVINDRA & MEENAKSHI D			
723 CALABRIA WAY			
HOWEY IN THE HI	FL	34737	

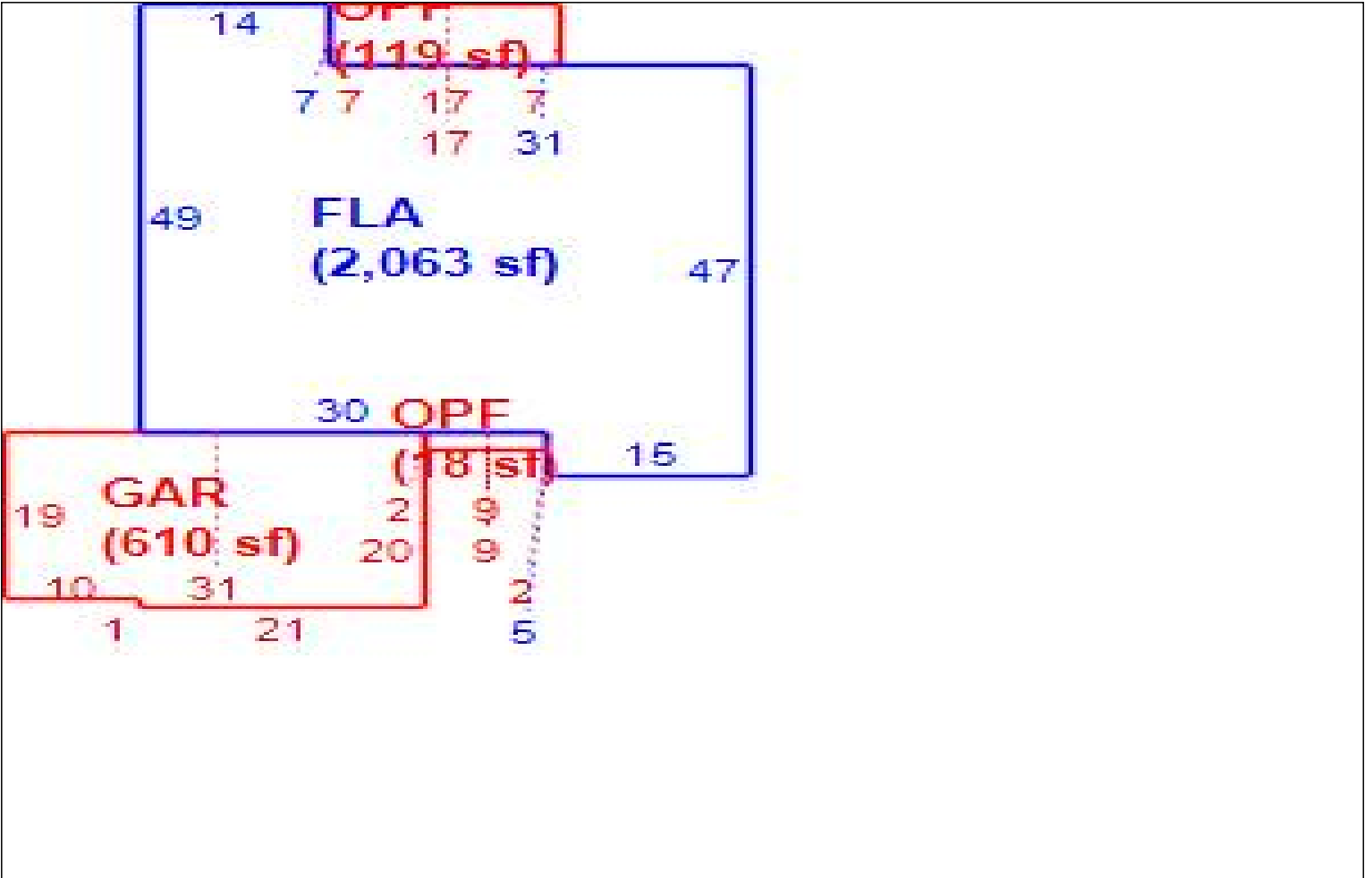
COMP 6

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

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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000			
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 300,875 Deprec Bldg Value 291,849 Multi Story 0



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

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

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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2019	IMPS	01-01-2018	10-18-2018	1	0001	SFR FOR 2019	10-18-2018	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023157296	6263	2493	12-07-2023	WD	Q	01	I	392,500	039	HOMESTEAD	2024	25000
2020068199	5493	0219	06-16-2020	WD	Q	01	I	260,000	059	ADDITIONAL HOMESTEAD	2024	25000
2018100715	5161	0264	08-20-2018	WD	Q	Q	I	255,000				
2017048884	4940	0523	04-28-2017	QC	U	M	V	100				
2017046469	4936	2263	04-28-2017	QC	U	M	V	100				
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
80,000	291,849	0	371,849	0	371849	50,000.00	321849	346849	371,849

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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			
CALLOWAY DREW & KRISTY N			
713 CALABRIA WAY			
HOWEY IN THE HI	FL	34737	

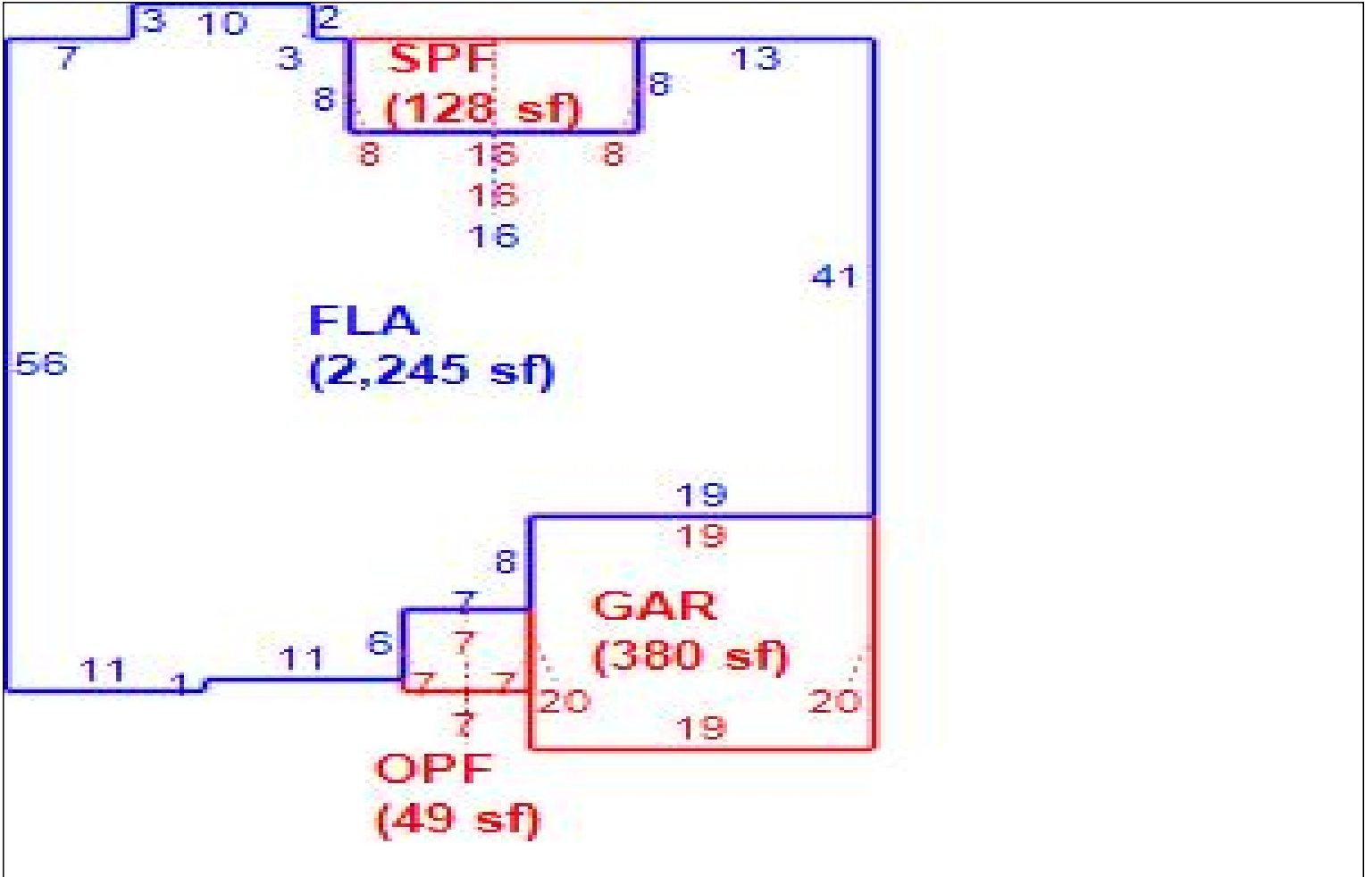
COMP 7

Property Location			
Site Address 713 CALABRIA WAY			
HOWEY IN THE HIL FL 34737			
Mill Group	000H	NBHD	2153
Property Use		Last Inspection	
00100	SINGLE FAMILY	HH	01-10-202

Legal Description
<p>VENEZIA SOUTH PB 65 PG 92-97 LOT 108 ORB 6116 PG 1148</p>

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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 307,264 Deprec Bldg Value 298,046 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,245	2,245	2245	Effective Area	2245	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	116.64	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	49	0	Building RCN	307,264	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	128	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,245	2,802	2,245	Building RCNLD	298,046				

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

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

Code	Description	Units	Type				RCN	%Good	Apr Value

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	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	
2019	077-18BC	05-01-2018	10-18-2018	210,900	0001	SFR 2812SF 713 CALABRIA WAY	10-18-2018	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023036124	6116	1148	03-21-2023	WD	Q	01	I	392,000	039	HOMESTEAD	2024	25000
2020039586	5449	2075	03-30-2020	WD	Q	01	I	282,000	059	ADDITIONAL HOMESTEAD	2024	25000
2019091335	5325	2302	08-05-2019	WD	Q	Q	I	270,000				
2018064468	5119	1332	05-17-2018	WD	U	M	V	535,200				
Total											50,000.00	

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
80,000	298,046	0	378,046	95956	282090	50,000.00	232090	257090	378,046

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