



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

1655919

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 # 2024-1109 County Lake Tax year 2024 Date received 10-1-24

COMPLETED BY THE PETITIONER

PART 1. Taxpayer Information

Taxpayer name: RP HOMES 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 # 34-19-24-0200-000-10200 1312 Cambridge Dr
Phone 954-740-6240 Email ResidentialAppeals@ryan.com

The standard way to receive information is by US mail. If possible, I prefer to receive information by [X] email [] fax.

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

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

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

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

[X] Real property value (check one) [X] decrease [] increase [] Denial of exemption Select or enter type:
[] Denial of classification
[] Parent/grandparent reduction [] Denial for late filing of exemption or classification (Include a date-stamped copy of application.)
[] Property was not substantially complete on January 1
[] 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.)

[5] Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.

[] My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.

You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.

You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.

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

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	2024-1109	Alternate Key: 1655919	Parcel ID: 34-19-24-0200-000-10200
Petitioner Name	Ryan, LLC c/o Robert Peyton	Property Address	1312 CAMBRIDGE DR LEESBURG
The Petitioner is:	<input checked="" type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	RP Homes # LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
			Value after Board Action
1. Just Value, required	\$ 205,411	\$ 205,411	
2. Assessed or classified use value, *if applicable	\$ 199,000	\$ 199,000	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 199,000	\$ 199,000	

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

Last Sale Date 12/28/2021 **Price:** \$1,377,000 Arm's Length Distressed Book 5873 Page 1683

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1655919	1655625	1655846	1348919
Address	1312 CAMBRIDGE DR LEESBURG	1208 BERWICK DR LEESBURG	1320 CAMBRIDGE DR LEESBURG	1311 BRAEBURY DR LEESBURG
Proximity		.1 mi	.1 mi	.2 mi
Sales Price		\$240,000	\$235,000	\$247,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	0.40%	4.00%
Adjusted Sale		\$209,760	\$200,690	\$219,830
\$/SF FLA	\$166.19 per SF	\$167.01 per SF	\$186.34 per SF	\$189.51 per SF
Sale Date		6/23/2023	11/8/2023	2/1/2023
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	1,236	1,256	-1000	1,077	7950	1,160	3800
Year Built	1962	1961		1962		1961	
Constr. Type	BLK	BLK		BLK		BLK	
Condition	VG	VG		VG		VG	
Baths	1.1	1.0	5000	2.0	-10000	1.0	5000
Garage/Carport	NONE	CPF	-5000	CPF	-5000	NONE	
Porches	OPF	OPF		OPF		OPF	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	None	10000	Central	0	Central	0
Other Adds	SPU/STF	SPF/STF		SPF/STF		STF/OPU	-7500
Site Size	LOT	LOT		LOT		LOT	
Location	NBHD	NBHD		NBHD		NBHD	
View	House	House		House		House	
		Net Adj. 4.3%	9000	-Net Adj. 3.5%	-7050	Net Adj. 0.6%	1300
		Gross Adj. 10.0%	21000	Gross Adj. 11.4%	22950	Gross Adj. 7.4%	16300
Adj. Sales Price	Market Value \$205,411	Adj Market Value	\$218,760	Adj Market Value	\$193,640	Adj Market Value	\$221,130
	Value per SF 166.19						

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.

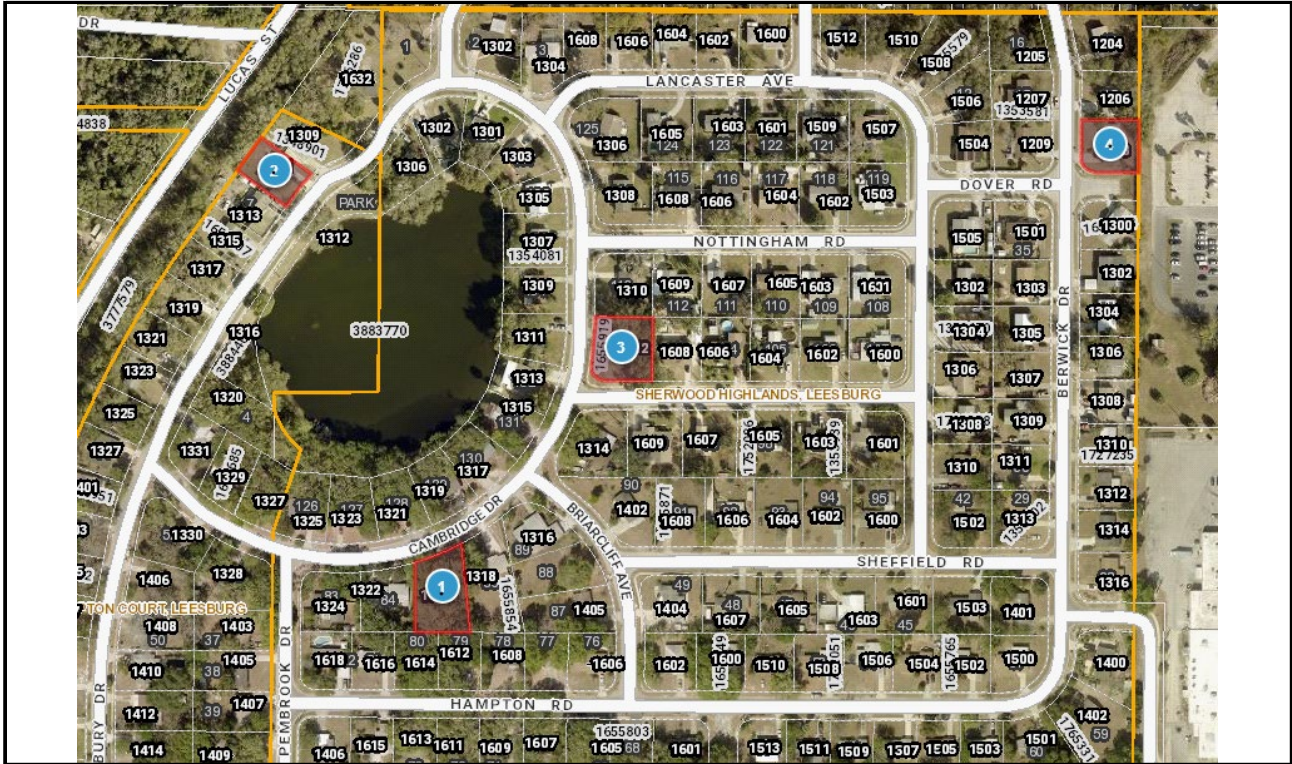
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: AFH

DATE 11/27/2024

2024-1109 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	1655846	1320 CAMBRIDGE DR LEESBURG	.1 mi
2	comp 3	1348919	1311 BRAEBURY DR LEESBURG	.2 mi
3	subject	1655919	1312 CAMBRIDGE DR LEESBURG	-
4	comp 1	1655625	1208 BERWICK DR LEESBURG	.1 mi
5				
6				
7				
8				

Alternate Key 1655919
Parcel ID 34-19-24-0200-000-10200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1109 subject
PRC Run: 12/12/2024 By
Card # 1 of 1

Current Owner		
RP HOMES 3 LLC		
3495 PIEDMONT RD BLDG 11 STE 300		
ATLANTA	GA	30305

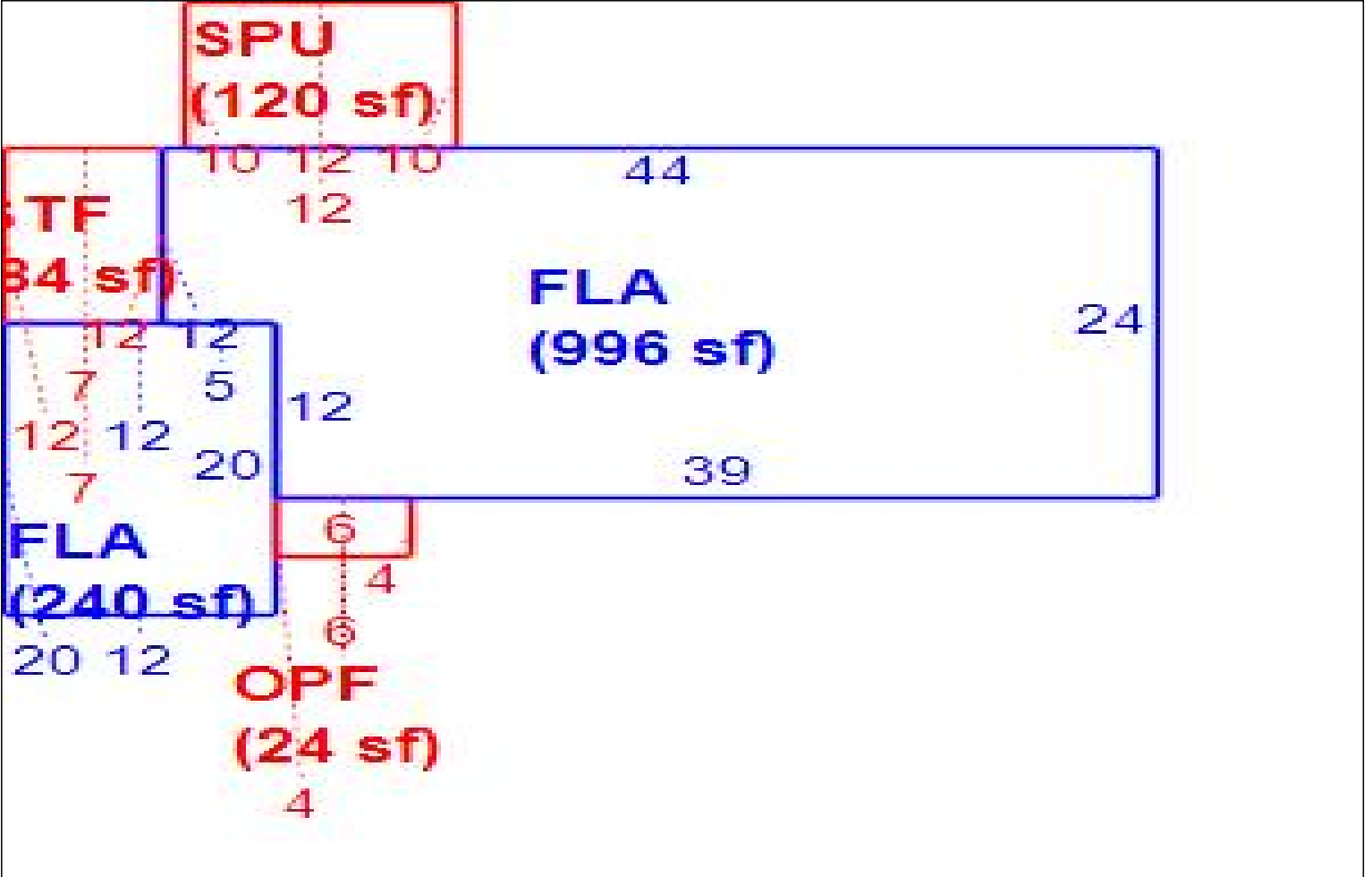
subject

Property Location		
Site Address	1312 CAMBRIDGE DR	
	LEESBURG	FL 34748
Mill Group	000L	NBHD 0673
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 05-12-202

Legal Description
LEESBURG, SHERWOOD HIGHLANDS LOT 102 PB 15 PG 36 ORB 5873 PG 1683

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	100	110		11,000.00	FD	500.00	0.9385	1.75	1.000	1.000	0	82,119
Total Acres				0.25	JV/Mkt			0	Total Adj JV/Mkt			82,119	
Classified Acres				0	Classified JV/Mkt			82,119	Classified Adj JV/Mkt			0	

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 127,105
Deprec Bldg Value 123,292		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,236	1,236	1236	1962	1236	No Stories	1.00	Full Baths	1
OPF	OPEN PORCH FINISHE	0	24	0		86.67	Quality Grade	630	Half Baths	1
SPU	SCREEN PORCH UNFIN	0	120	0		127,105	Wall Type	02	Heat Type	6
STF	STORAGE ROOM FINIS	0	84	0		EX	Foundation	3	Fireplaces	0
						97.00	Roof Cover	3	Type AC	03
						0				
						123,292				
TOTALS		1,236	1,464	1,236						

Alternate Key 1655919
 Parcel ID 34-19-24-0200-000-10200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1109 subject
 PRC Run: 12/12/2024 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	
2021	SALE	01-01-2020	06-01-2021	1	0099	CHECK VALUE	05-13-2021		
1995	9400497	05-01-1994	12-01-1994	900	0000	REROOF W/ FIBER.SHINGLES			
1993	00539	08-01-1992	12-01-1992	2,100	0000	RENOV RES 1312 CAMBRIDGE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2022004274	5873 1683	12-28-2021	WD	Q	05	I	1,377,000					
2021000018	5611 1527	12-18-2020	WD	Q	01	I	160,000					
2020064897	5487 2287	06-09-2020	WD	Q	01	I	85,000					
2020062129	5483 2290	06-09-2020	WD	Q	01	I	75,000					
2020062062	5483 2023	06-05-2020	WD	U	11	I	100					
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	
82,119	123,292	0	205,411	6411	199000	0.00	199000	205411	201,421	

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 1655625
Parcel ID 34-19-24-0200-000-01900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1109 comp 1
PRC Run: 12/12/2024 By
Card # 1 of 1

Current Owner		
SCOTLAND PATRICK & JANEL T		
1208 BERWICK DR		
LEESBURG	FL	34748

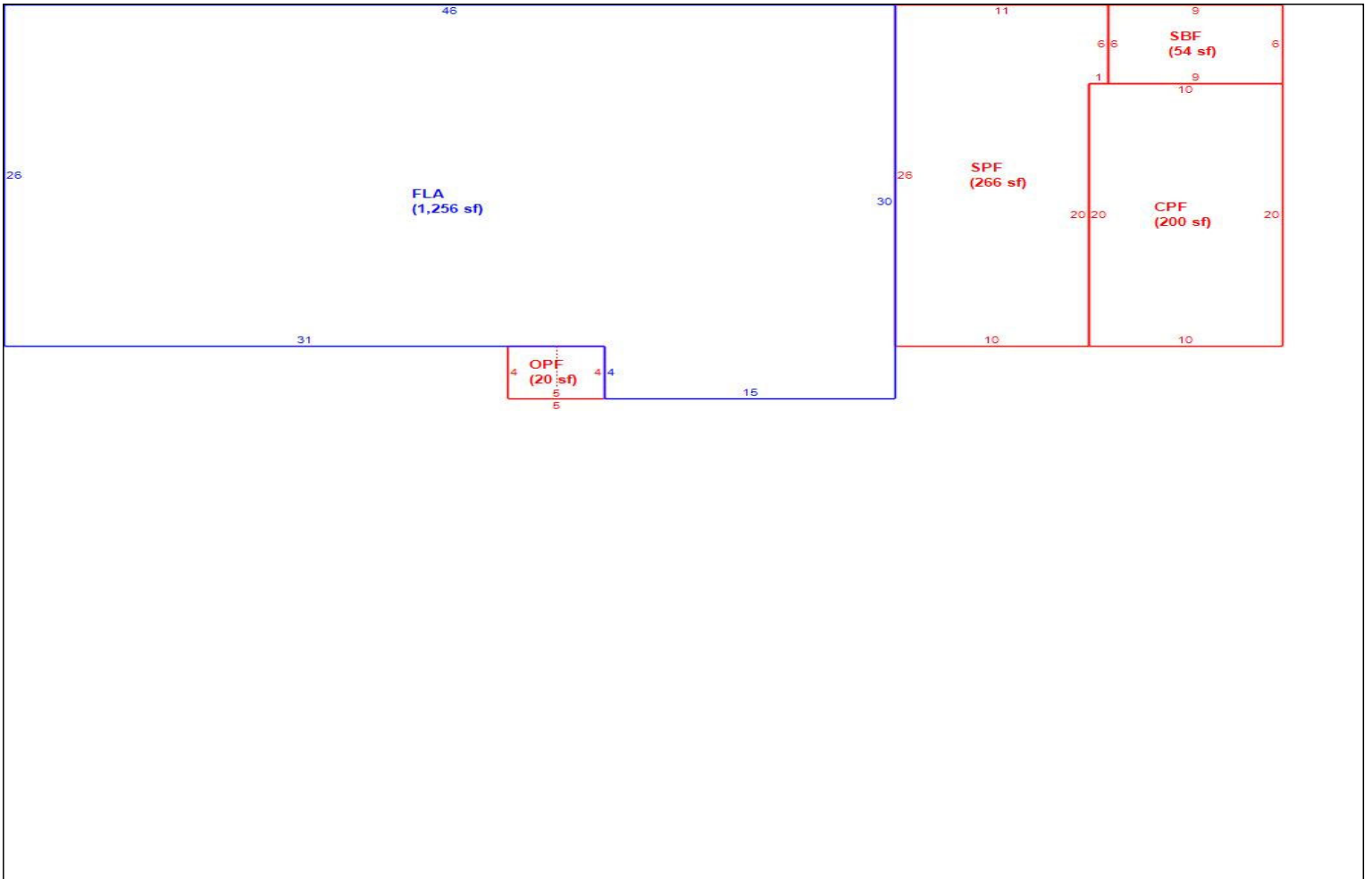
comp 1

Property Location			
Site Address 1208 BERWICK DR			
LEESBURG FL 34748			
Mill Group	00L3	NBHD	0673
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
LEESBURG, SHERWOOD HIGHLANDS LOT 19 PB 15 PG 36 ORB 6166 PG 1720

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	90	100		9,000.00 FD	500.00	0.9077	1.75	1.000	1.000	0	71,481
Total Acres		0.21		JV/Mkt		0		Total Adj JV/Mkt		71,481		
Classified Acres		0		Classified JV/Mkt		71,481		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 125,593
Deprec Bldg Value 115,546		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
CPF	CARPORT FINISHED	0	200	0	1961	1256	86.62	No Stories	1.00	Full Baths	1
FLA	FINISHED LIVING AREA	1,256	1,256	1,256				Quality Grade	630	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0				Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	266	0	125,593			% Good	92.00	Foundation	2
STF	STORAGE ROOM FINIS	0	54	0				Functional Obsol	0	Fireplaces	0
TOTALS		1,256	1,796	1,256				Building RCNLD	115,546	Roof Cover	3
								Type AC			01

Alternate Key 1655625
 Parcel ID 34-19-24-0200-000-01900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1109 comp 1
 PRC Run: 12/12/2024 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	
2008	07-00000669	05-25-2007	03-19-2008	6,000	0000	REROOF	03-19-2008		
1994	9300278	04-01-1993	12-01-1993	1,970	0000	REROOF RES			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023076884	6166	1720	06-23-2023	WD	Q	01	I	240,000	039	HOMESTEAD	2024	25000
2018052879	5106	0189	05-03-2018	WD	Q	Q	I	117,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3632	0434	05-22-2008	WD	Q	Q	I	99,700				
	0477	0105	07-26-1972	QC	U	U	I	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	
71,481	115,546	0	187,027	0	187027	50,000.00	137027	162027	183,169	

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 1655846
Parcel ID 34-19-24-0200-000-08500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1109 comp 2
PRC Run: 12/12/2024 By
Card # 1 of 1

Current Owner		
BAGG STEPHEN W & TONI		
1320 CAMBRIDGE DR		
LEESBURG	FL	34748

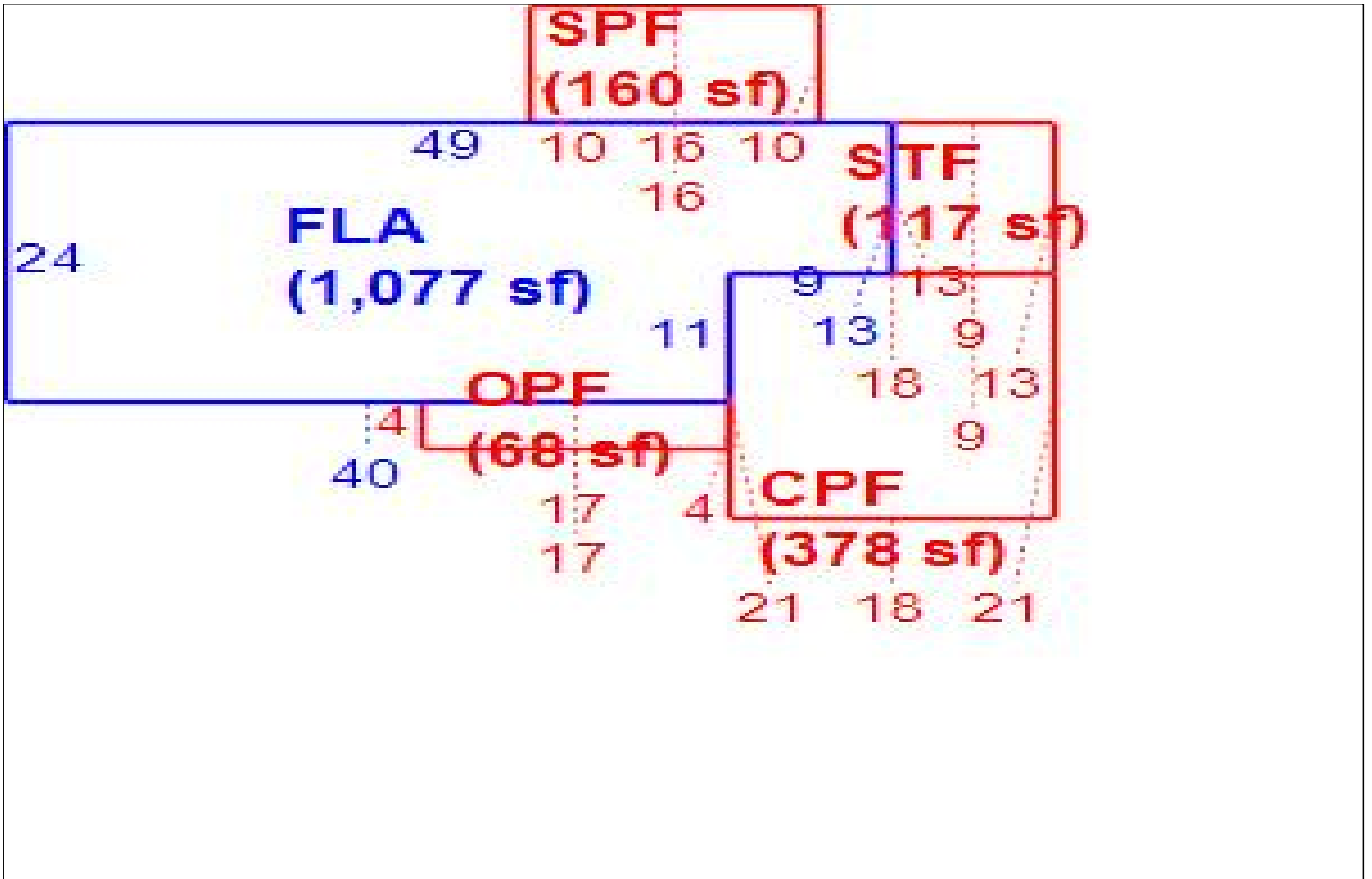
comp 2

Property Location		
Site Address 1320 CAMBRIDGE DR		
LEESBURG FL 34748		
Mill Group 000L	NBHD 0673	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 04-14-202

Legal Description
LEESBURG, SHERWOOD HIGHLANDS LOT 85 PB 15 PG 36 ORB 6245 PG 112

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	88	120		10,560.00	FD	500.00	0.9692	1.75	1.000	0	74,628
Total Acres		0.24		JV/Mkt		0		Total Adj JV/Mkt		74,628		
Classified Acres		0		Classified JV/Mkt		74,628		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 122,006 Deprec Bldg Value 111,025 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
CPF	CARPORIT FINISHED	0	378	0	1962	1077	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,077	1,077	1077	Base Rate	87.05	Quality Grade	630	Half Baths	0
OPF	OPEN PORCH FINISHE	0	68	0	Building RCN	122,006	Wall Type	02	Heat Type	6
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
STF	STORAGE ROOM FINIS	0	117	0	% Good	91.00	Functional Obsol	0		
TOTALS		1,077	1,800	1,077	Building RCNLD	111,025	Roof Cover	3	Type AC	03

Alternate Key 1655846
 Parcel ID 34-19-24-0200-000-08500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1109 comp 2
 PRC Run: 12/12/2024 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
2025	1124010163	01-24-2024		8,467	0002	REPL WINDOWS 11		
2016	15-10-342	04-15-2015	04-04-2016	1	0002	ELEC UPGRADE CK IMPS	04-04-2016	
2007	SALE	01-01-2006	05-07-2007	1	0000	CHECK VALUES	05-07-2007	
2004	SALE	01-01-2003	04-19-2004	1	0000	CHECK VALUE		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2023142007	6245	0112	11-08-2023	WD	Q	01	I	235,000				
2022030887	5909	0416	02-28-2022	WD	Q	01	I	225,000				
2022003106	5872	0722	12-27-2021	WD	Q	01	I	107,000				
	4171	1306	05-15-2012	WD	U	U	I	37,200				
	4171	1304	05-08-2012	WD	U	U	I	100				
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
74,628	111,025	0	185,653	0	185653	0.00	185653	185653	182,371

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 1348919
Parcel ID 34-19-24-0100-000-00600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1109 comp 3
PRC Run: 12/12/2024 By

Card # 1 of 1

Current Owner		
HERNANDEZ ALONSO JORGE L		
1311 BRAEBURY DR		
LEESBURG	FL	34748

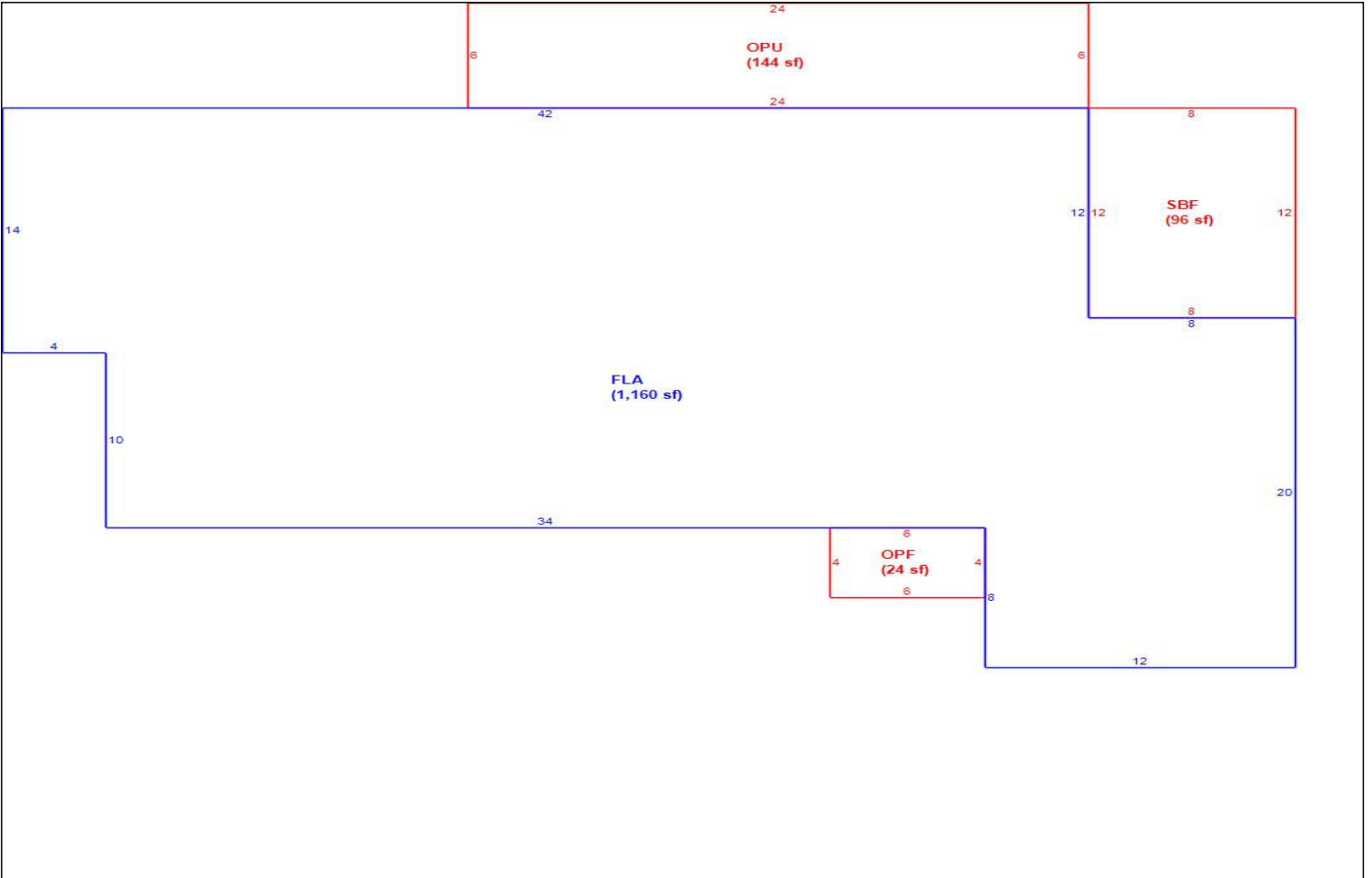
comp 3

Property Location			
Site Address 1311 BRAEBURY DR			
LEESBURG FL 34748			
Mill Group	000L	NBHD	0673
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
LEESBURG, HAMPTON COURT LOT 6 PB 16 PG 9 ORB 6091 PG 385

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	35,000.00	0.0000	1.30	1.000	1.000	0	45,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,500		
Classified Acres		0		Classified JV/Mkt		45,500		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 124,372	Deprec Bldg Value 113,179	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail							
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,160	1,160	1160	1961	1160	93.56	EX	91.00	0	113,179	No Stories	1.00	Full Baths	1
OPF	OPEN PORCH FINISHE	0	24	0								Quality Grade	640	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	144	0								Wall Type	02	Heat Type	6
STF	STORAGE ROOM FINIS	0	96	0								Foundation	3	Fireplaces	0
TOTALS		1,160	1,424	1,160								Roof Cover	3	Type AC	03

Alternate Key 1348919
 Parcel ID 34-19-24-0100-000-00600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1109 comp 3
 PRC Run: 12/12/2024 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	
2023015603	6091	0385	02-01-2023	WD	Q	01	I	247,000	039	HOMESTEAD	2024	25000
2022116259	6015	0515	08-22-2022	WD	Q	01	I	168,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017051771	4943	1425	04-26-2017	TR	U	U	I	100				
	2823	0632	04-04-2005	QC	U	U	I	0				
	1493	1248	01-01-1997	WD	U	U	I	59,800				
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
45,500	113,179	0	158,679	0	158679	50,000.00	108679	133679	154,883

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.