



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3848713

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 # 2024-1111 County Lake Tax year 2024 Date received 10.1.24

COMPLETED BY THE PETITIONER

PART 1. Taxpayer Information

Taxpayer name: SFR JV-2 2022-1 BORROWER 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 # 03-22-25-0100- 000-12000 107 Blackstone Creek Road
Phone 954-740-6240 Email ResidentialAppeals@ryan.com

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

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

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

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

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

[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.

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

_____ Signature, taxpayer _____ Print name _____ Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number **RD6182**).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton Signature, representative _____ Robert Peyton Print name _____ 9/10/2024 Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)

Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.

I am an uncompensated representative filing this petition AND (check one)

the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

_____ Signature, representative _____ Print name _____ Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-1111	Alternate Key: 3848713	Parcel ID: 03-22-25-0100-000-12000
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 107 BLACKSTONE CREEK RD GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR JV-2 2022-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 332,140	\$ 332,140
2. Assessed or classified use value, *if applicable	\$ 332,140	\$ 332,140
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 332,140	\$ 332,140

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

Last Sale Date 3/23/2022 **Price:** \$100 Arm's Length Distressed Book 5936 Page 2119

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3848713	3848669	3848690	3848711
Address	107 BLACKSTONE CREEK RD	174 BLACKSTONE CREEK RD	116 BLACKSTONE CREEK RD	111 BLACKSTONE CREEK RD
Proximity		400 FEET	200 FEET	130 FEET
Sales Price		\$370,000	\$389,900	\$390,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.00%	0.40%
Adjusted Sale		\$324,860	\$339,213	\$333,060
\$/SF FLA	\$161.47 per SF	\$172.71 per SF	\$180.24 per SF	\$164.31 per SF
Sale Date		5/26/2023	7/24/2023	11/14/2023
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	2,057	1,881	11440	1,882	11375	2,027	1950
Year Built	2014	2014		2014		2014	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	3.0	2.1	5000	2.0	7500	3.0	
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	-10000
Porches	OPF/OPF	OPF/OPF		OPF/OPF		OPF/OPF	
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	PAT	NONE	2000	NONE	2000	NONE	2000
Site Size	.21 AC	.21 AC		.20 AC		.21 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 5.7%	18440	Net Adj. 6.2%	20875	-Net Adj. 1.8%	-6050
		Gross Adj. 5.7%	18440	Gross Adj. 6.2%	20875	Gross Adj. 4.2%	13950
Adj. Sales Price	Market Value \$332,140	Adj Market Value	\$343,300	Adj Market Value	\$360,088	Adj Market Value	\$327,010
	Value per SF 161.47						

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

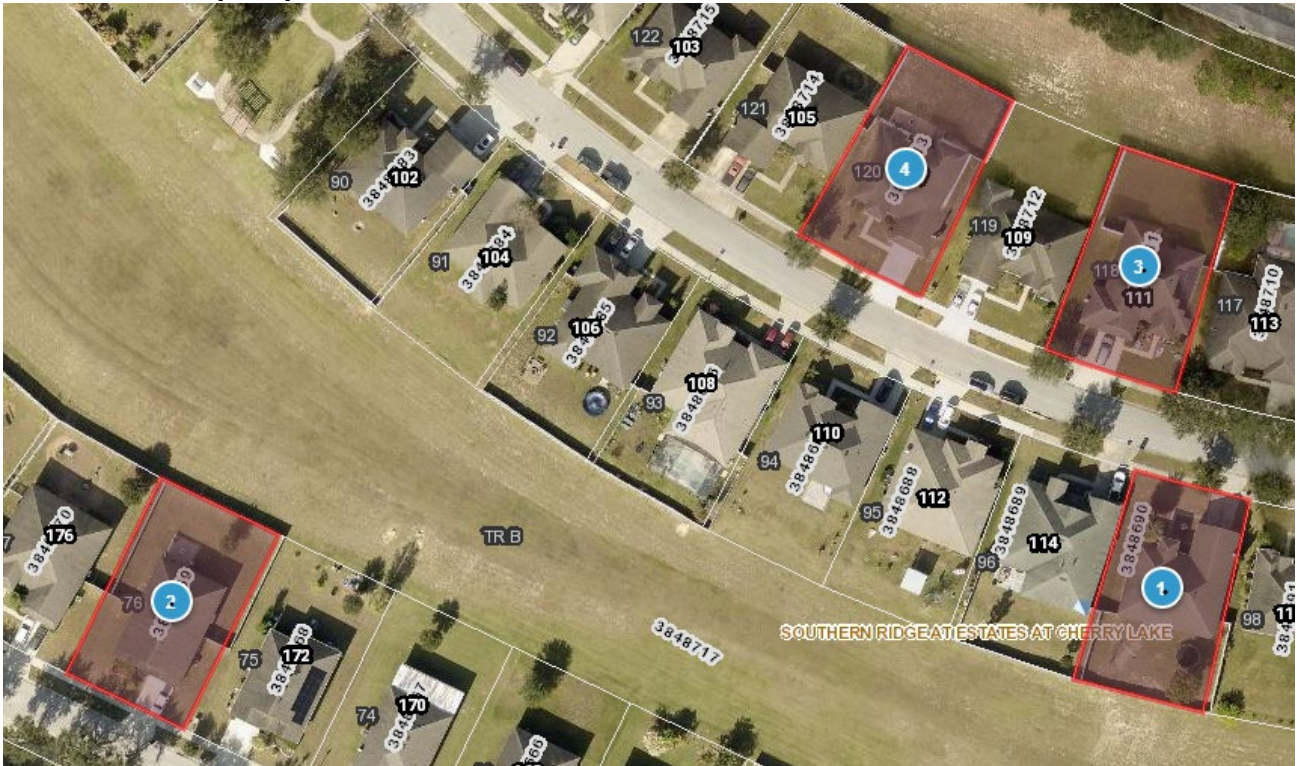
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

DEPUTY: R. Bryan Boone

DATE 12/5/2024

2024-1111Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3848690	116 BLACKSTONE CREEK RD GROVELAND	200 FEET
2	1	3848669	174 BLACKSTONE CREEK RD GROVELAND	400 FEET
3	3	3848711	111 BLACKSTONE CREEK RD GROVELAND	130 FEET
4	SUBJECT	3848713	107 BLACKSTONE CREEK RD GROVELAND	-
5				
6				
7				
8				

Alternate Key 3848713
Parcel ID 03-22-25-0100-000-12000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1111 subject
PRC Run: 12/5/2024 By bboone
Card # 1 of 1

Current Owner		
SFR JV-2 2022-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

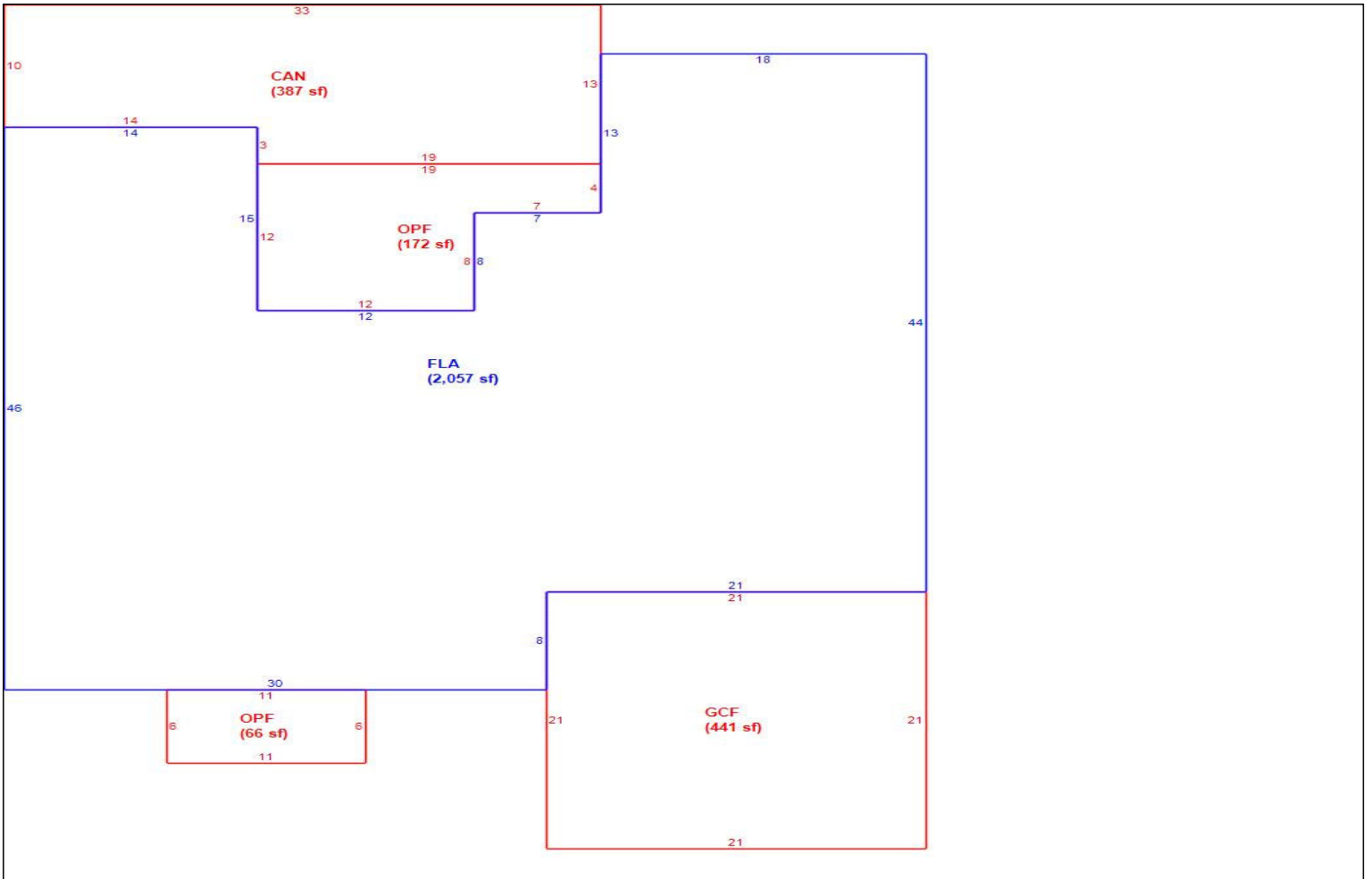
Property Location		
Site Address 107 BLACKSTONE CREEK RD GROVELAND FL 34736		
Mill Group	CHGR	NBHD 4492
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-16-201

subject

Legal Description
SOUTHERN RIDGE AT ESTATES AT CHERRY LAKE PB 57 PG 85-88 LOT 120 ORB 5936 PG 2119

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	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch				
Bldg 1	Sec 1	of 1	Replacement Cost	270,247
			Deprec Bldg Value	262,140
			Multi Story	0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,057	2,057	2057	Effective Area	2057	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	107.79	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	238	0	Building RCN	270,247	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	387	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	262,140	Type AC	03		
TOTALS		2,057	3,123	2,057						

Alternate Key 3848713
 Parcel ID 03-22-25-0100-000-12000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1111 subject
 PRC Run: 12/5/2024 By bboone
 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	
2015	1010-09-13BE	01-01-2014	08-13-2014	205,000	0001	SFR FOR 2015	08-13-2014		
2014	1010-09-13BE	09-03-2013	02-10-2014	205,000	0001	SFR 4BR 107 BLACKSTONE CREEK R	02-10-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2022051971	5936	2119	03-23-2022	WD	U	11	I	100				
2021149908	5824	2497	10-21-2021	WD	Q	01	I	350,000				
2021123303	5788	2335	08-09-2021	CT	U	11	I	261,000				
	4453	2435	02-12-2014	WD	Q	Q	I	194,900				
	4311	1346	04-12-2013	WD	U	M	V	505,000				
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	
70,000	262,140	0	332,140	0	332140	0.00	332140	332140	323,864	

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Alternate Key 3848669
 Parcel ID 03-22-25-0100-000-07600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1111 comp 1
 PRC Run: 12/5/2024 By
 Card # 1 of 1

Current Owner		
RAMOS DOMINGO JR ET AL		
174 BLACKSTONE CREEK RD		
GROVELAND	FL	34736

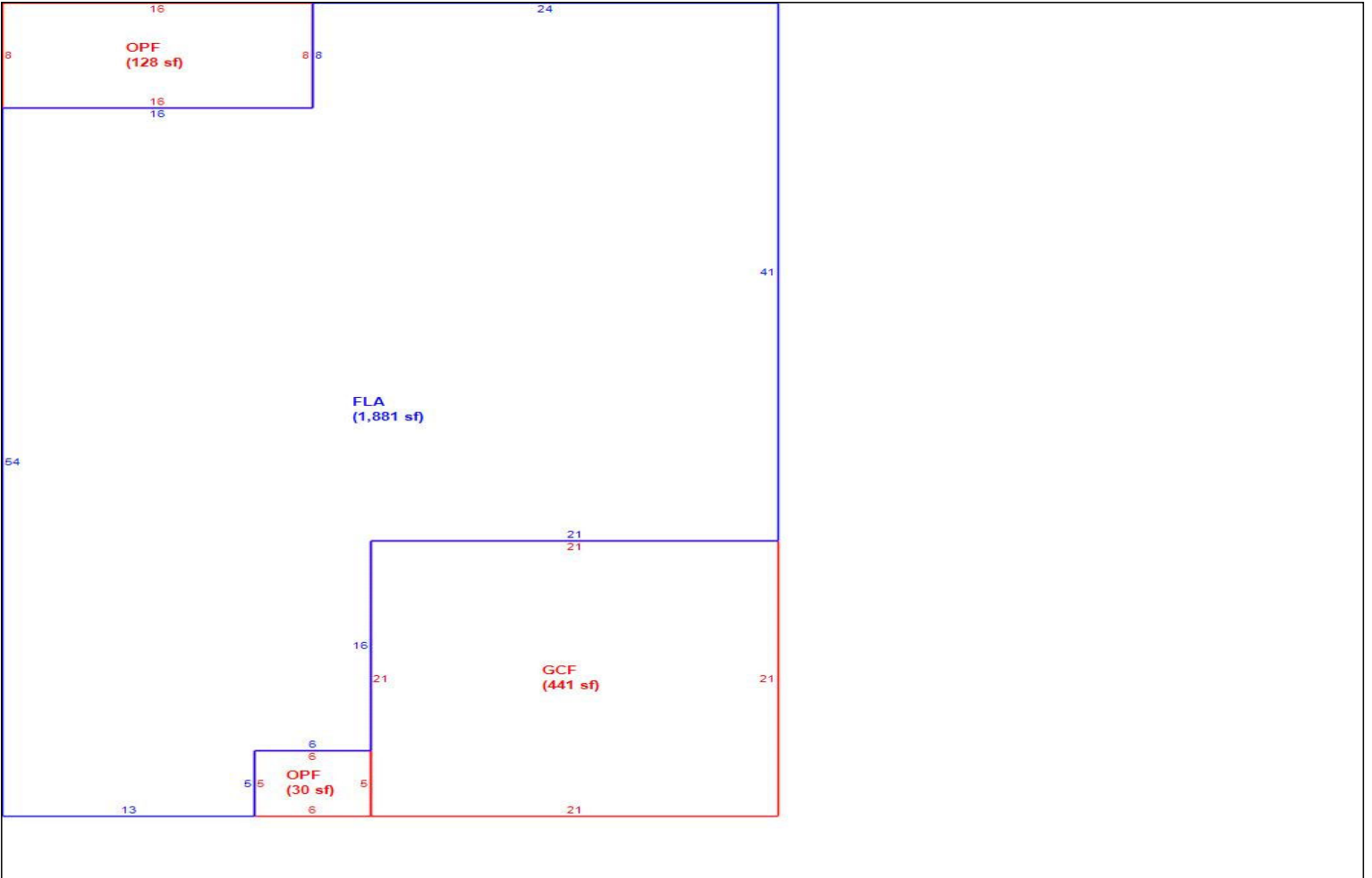
comp 1

Property Location			
Site Address	174 BLACKSTONE CREEK RD		
	GROVELAND	FL	34736
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-16-201

Legal Description
SOUTHERN RIDGE AT ESTATES AT CHERRY LAKE PB 57 PG 85-88 LOT 76 ORB 6153 PG 2092

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	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 252,569
		Deprec Bldg Value 244,992	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	1,881	1,881	1881	2014	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	108.73	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	158	0	EX	Wall Type	03	Heat Type	6
				97.00		Foundation	3	Fireplaces	0
				0		Roof Cover	3	Type AC	03
				Functional Obsol					
TOTALS		1,881	2,480	1,881	252,569	244,992			
				Building RCNLD					

Alternate Key 3848669
 Parcel ID 03-22-25-0100-000-07600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1111 comp 1
 PRC Run: 12/5/2024 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	
2015	499-14-05BEP	03-24-2014	08-13-2014	174,900	0001	SFR 4BED 174 BLACKSTONE CREEK	08-13-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023066229	6153	2092	05-26-2023	WD	Q	01	I	370,000				
	4514	1223	08-01-2014	WD	Q	Q	I	179,900				
	4428	1873	01-07-2014	WD	U	M	V	257,300				
	4068	0526	08-16-2011	CT	U	M	V	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	
70,000	244,992	0	314,992	0	314992	0.00	314992	314992	307,375	

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Alternate Key 3848690
Parcel ID 03-22-25-0100-000-09700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1111 comp 2
PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner		
NEHMATALLAH MATTHEW		
116 BLACKSTONE CREEK RD		
GROVELAND	FL	34736

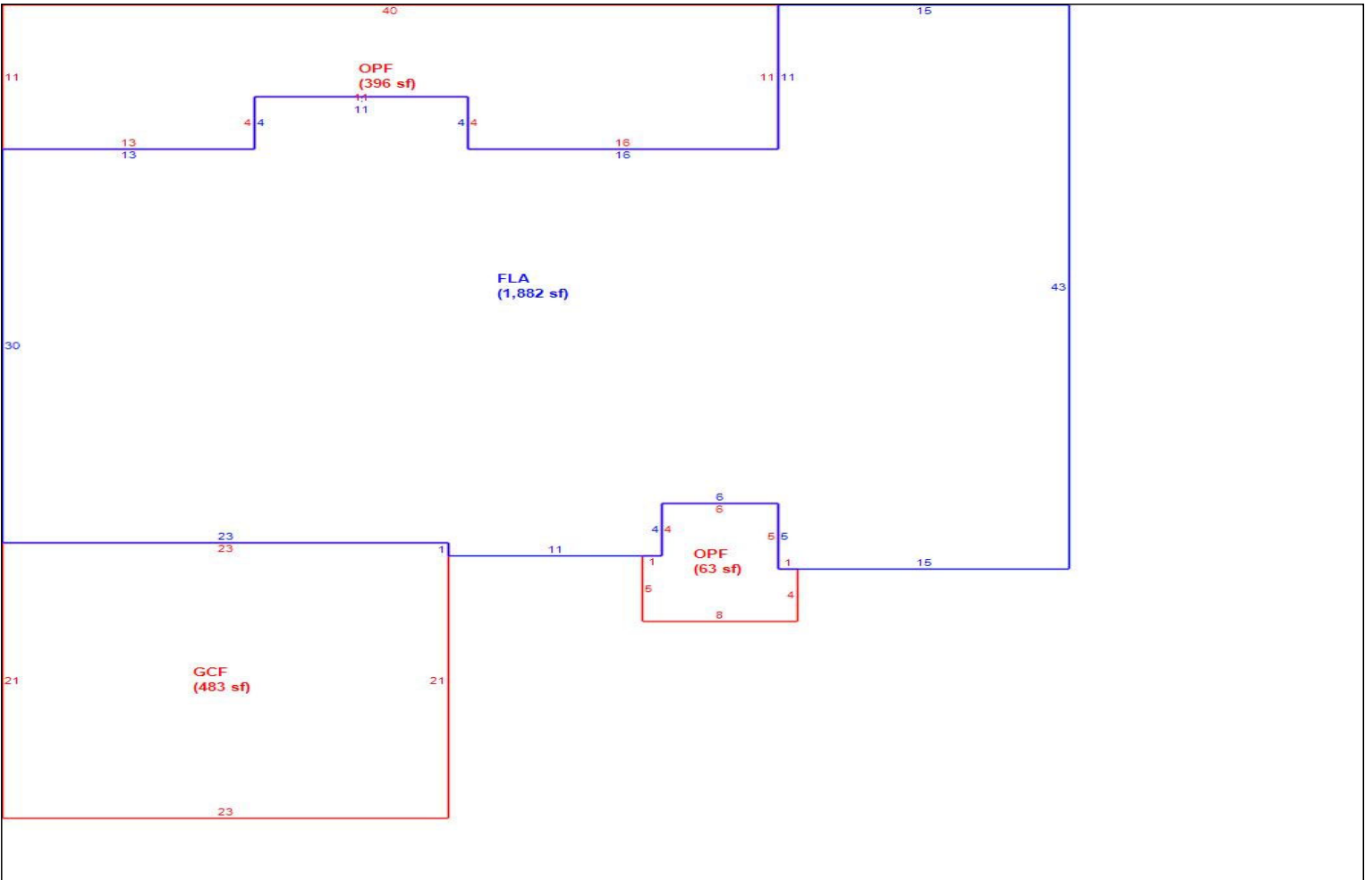
comp 2

Property Location			
Site Address 116 BLACKSTONE CREEK RD			
GROVELAND FL 34736			
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-16-201

Legal Description
SOUTHERN RIDGE AT ESTATES AT CHERRY LAKE PB 57 PG 85-88 LOT 97 ORB 6192 PG 689

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	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 250,664
		Deprec Bldg Value 243,144	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	1,882	1,882	1882	2014	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	483	0	108.73	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	459	0	250,664	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		1,882	2,824	1,882	Building RCNLD	243,144				

Alternate Key 3848690
 Parcel ID 03-22-25-0100-000-09700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1111 comp 2
 PRC Run: 12/5/2024 By
 Card # 1 of 1

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

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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2015	014-14-04BEP	01-01-2014	06-18-2014	194,900	0001	SFR 4BR 116 BLACKSTONE CREEK R	06-18-2014	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price
2023097236	6192 0689	07-24-2023	WD	Q	01	I	389,900
2023097235	6192 0687	06-27-2023	WD	Q	01	I	389,900
2022029496	5907 0587	02-24-2022	WD	Q	01	I	310,000
	4470 1371	04-18-2014	WD	Q	Q	I	182,000
	4311 1346	04-12-2013	WD	U	M	V	505,000

Exemptions

Code	Description	Year	Amount
039	HOMESTEAD	2024	25000
059	ADDITIONAL HOMESTEAD	2024	25000
Total			50,000.00

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
70,000	243,144	0	313,144	0	313144	50,000.00	263144	288144	305,522

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Alternate Key 3848711
 Parcel ID 03-22-25-0100-000-11800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1111 comp 3
 PRC Run: 12/5/2024 By
 Card # 1 of 1

Current Owner		
ROBINSON CHRISTOPHER & KAITLYN		
111 BLACKSTONE CREEK RD		
GROVELAND	FL	34736

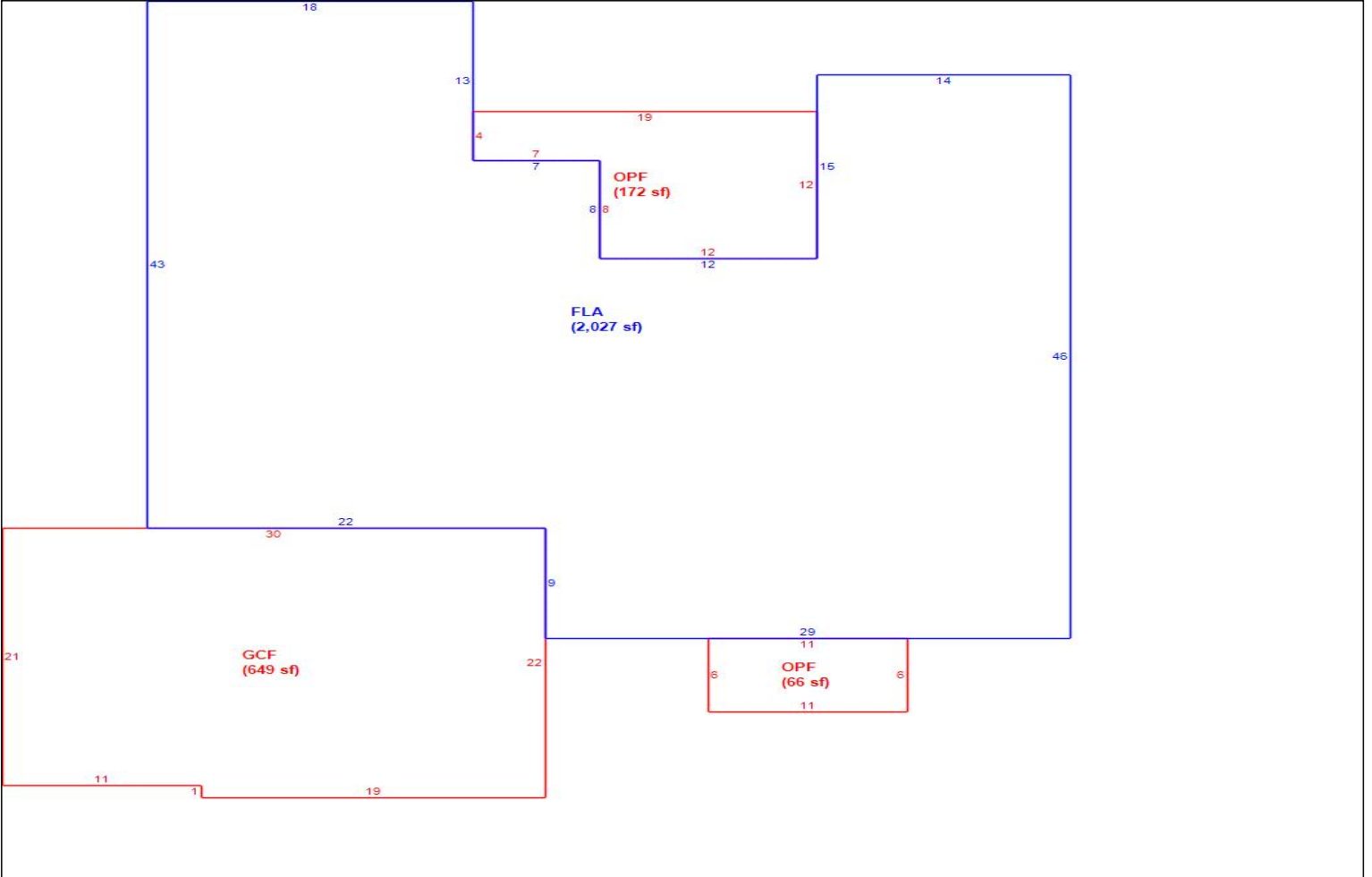
comp 3

Property Location			
Site Address 111 BLACKSTONE CREEK RD			
GROVELAND		FL 34736	
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-16-201

Legal Description
SOUTHERN RIDGE AT ESTATES AT CHERRY LAKE PB 57 PG 85-88 LOT 118 ORB 6244 PG 1427

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	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 271,896
		Deprec Bldg Value 263,739	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2014	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,027	2,027	2027	Effective Area	2027	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	649	0	Base Rate	108.12	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	238	0	Building RCN	271,896	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		2,027	2,914	2,027	Building RCNLD	263,739				

Alternate Key 3848711
 Parcel ID 03-22-25-0100-000-11800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1111 comp 3
 PRC Run: 12/5/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	1011-09-13BE	01-01-2014	06-19-2014	218,000	0001	SFR FOR 2015	06-19-2014		
2014	1011-09-13BE	09-03-2013	02-10-2014	218,000	0001	SFR 4BR 111 BLACKSTONE CREEK RD	02-10-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023141668	6244	1427	11-14-2023	WD	Q	01	I	390,000	039	HOMESTEAD	2024	25000
	4453	2468	03-03-2014	WD	Q	Q	I	201,900	059	ADDITIONAL HOMESTEAD	2024	25000
	4311	1346	04-12-2013	WD	U	M	V	505,000				
	4068	0526	08-16-2011	CT	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	
70,000	263,739	0	333,739	0	333739	50,000.00	283739	308739	325,557	

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