



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3841745**

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 #	2024-1112	County	Lake
		Tax year	2024
		Date received	10-1-24

COMPLETED BY THE PETITIONER			
------------------------------------	--	--	--

PART 1. Taxpayer Information

Taxpayer name: SFR JV-2 2023-1 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 #	03-22-25-0200-000-02600 154 Dakota Avenue
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com

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

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

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

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

PART 2. Reason for Petition

Check one. If more than one, file a separate petition.

<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"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.))	<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"/> Refund of taxes for catastrophic event	

Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)

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

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

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

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

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

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-1112	Alternate Key: 3841745	Parcel ID: 03-22-25-0200-000-02600
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 154 DAKOTA AVE GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR JV-2 2023-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 324,640	\$ 324,640
2. Assessed or classified use value, *if applicable	\$ 324,640	\$ 324,640
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 324,640	\$ 324,640

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

Last Sale Date 6/21/2023 **Price:** \$100 Arm's Length Distressed **Book** 6175 **Page** 1279

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3841745	3841855	3896846	3896909
Address	154 DAKOTA AVE GROVELAND	167 DAKOTA AVE GROVELAND	801 LAUREL VIEW WAY GROVELAND	912 ASPEN VIEW CIR GROVELAND
Proximity		370 FEET	.32 MILE	.22 MILE
Sales Price		\$400,000	\$350,000	\$330,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	0.80%	1.60%
Adjusted Sale		\$356,000	\$300,300	\$285,780
\$/SF FLA	\$160.00 per SF	\$161.01 per SF	\$195.00 per SF	\$186.54 per SF
Sale Date		2/15/2023	10/25/2023	8/24/2023
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	2,029	2,211	-12740	1,540	34230	1,532	34790
Year Built	2006	2006		2018		2018	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/SPF	SPF/OPF		OPF/OPF	2000	OPF/OPF	2000
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	.14 AC	.14 AC		.18 AC		.15 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		-Net Adj. 9.2%	-32740	Net Adj. 12.1%	36230	Net Adj. 12.9%	36790
		Gross Adj. 9.2%	32740	Gross Adj. 12.1%	36230	Gross Adj. 12.9%	36790
Adj. Sales Price	Market Value \$324,640	Adj Market Value	\$323,260	Adj Market Value	\$336,530	Adj Market Value	\$322,570
	Value per SF 160.00						

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.

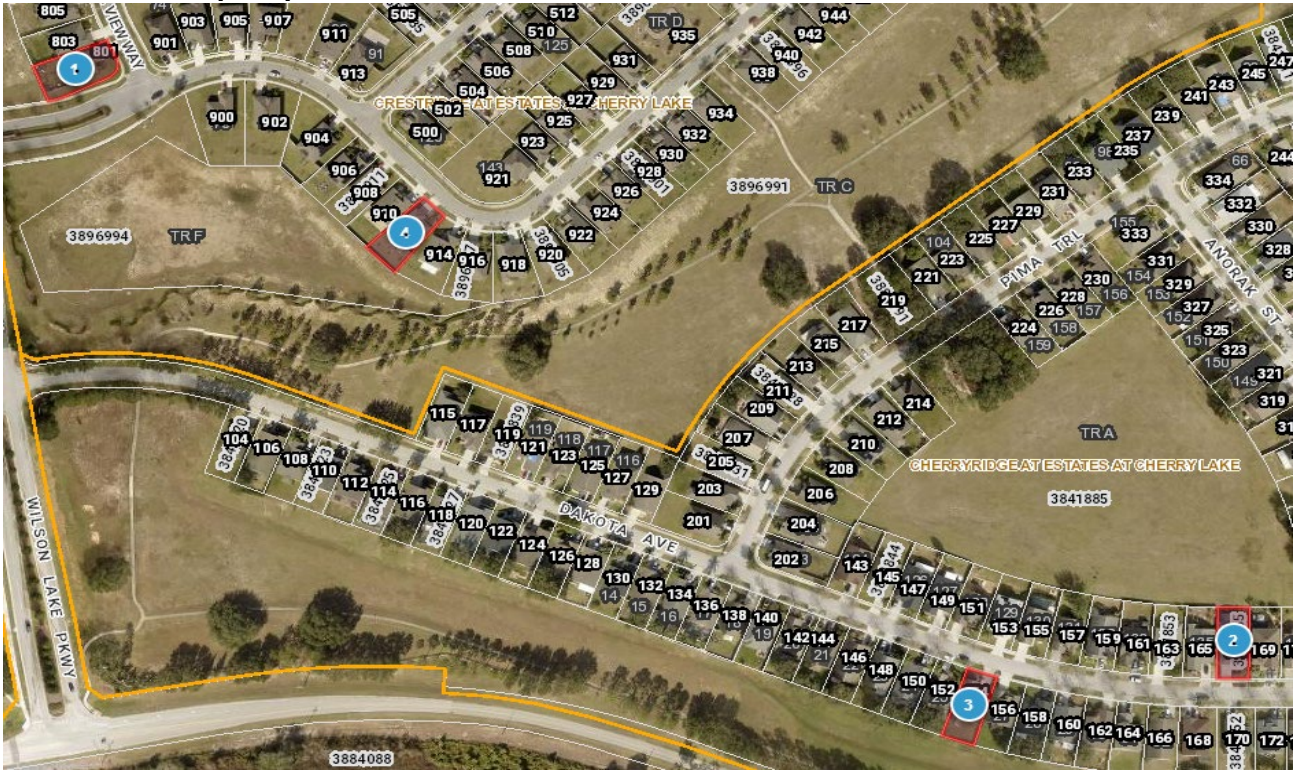
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-1112 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3896846	801 LAUREL VIEW WAY GROVELAND	.32 MILE
2	1	3841855	167 DAKOTA AVE GROVELAND	370 FEET
3	SUBJECT	3841745	154 DAKOTA AVE GROVELAND	-
4	3	3896909	ASPEN VIEW GROVELAND	.22 MILE
5				
6				
7				
8				

Alternate Key 3841745
Parcel ID 03-22-25-0200-000-02600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1112 subject
PRC Run: 12/5/2024 By bboone
Card # 1 of 1

Current Owner		
SFR JV-2 2023-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

subject

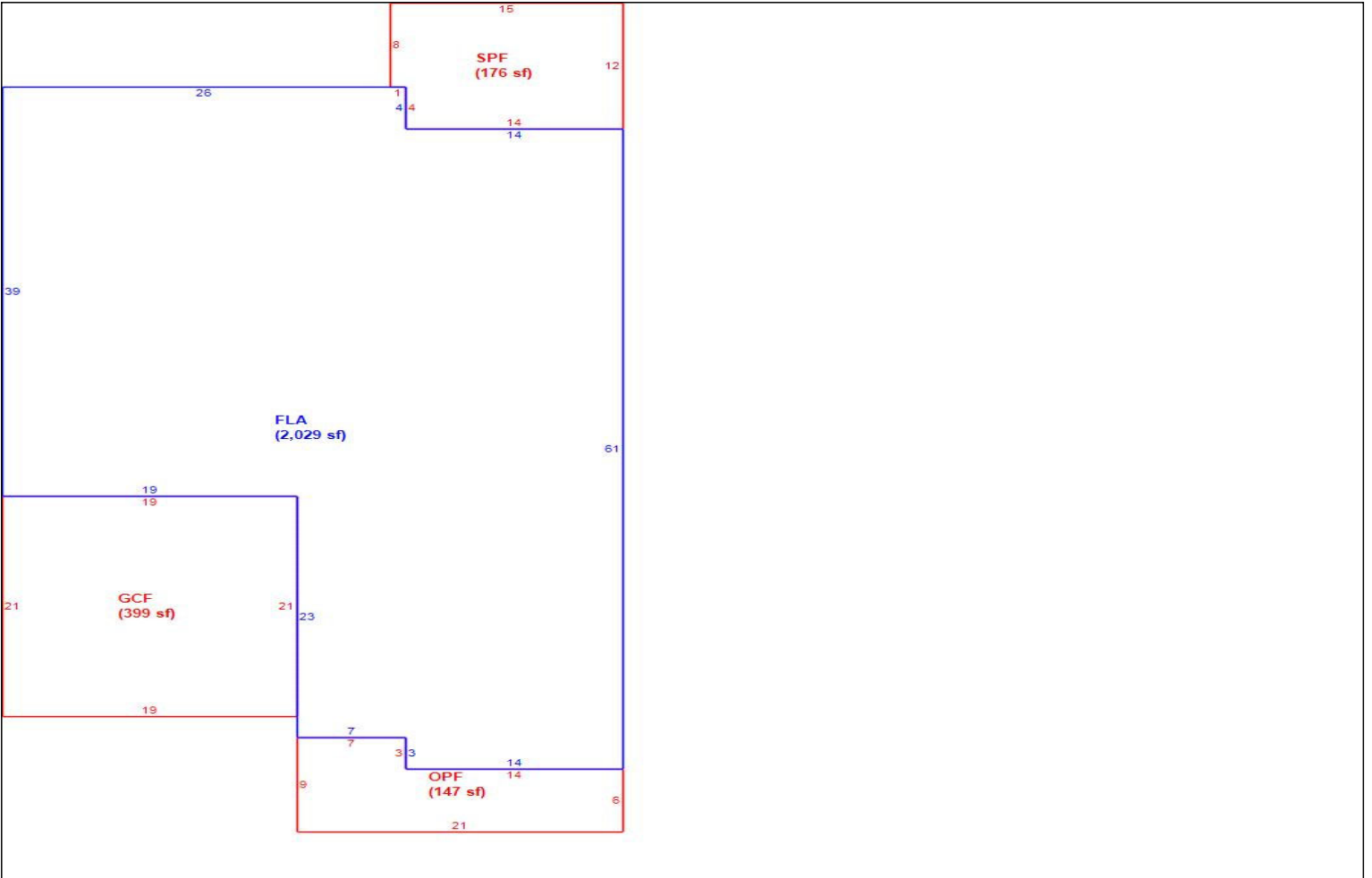
Property Location			
Site Address	154 DAKOTA AVE		
	GROVELAND	FL	34736
Mill Group	CHGR	NBHD	4492

Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 26 ORB 6175 PG 1279

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 262,515 Deprec Bldg Value 254,640 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,029	2,029	2029	Effective Area	2029	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0	Base Rate	108.09	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	147	0	Building RCN	262,515	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	176	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	254,640	Roof Cover	3	Type AC	03
TOTALS		2,029	2,751	2,029						

Alternate Key 3841745
 Parcel ID 03-22-25-0200-000-02600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1112 subject By bboone
 PRC Run: 12/5/2024
 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	
2009	VALU	09-15-2008	01-12-2009	1	0000	CK VAL FOR OWNER	01-12-2009		
2009	SALE	01-01-2008	01-12-2009	1	0000	CHECK VALUE	01-12-2009		
2007	049-06-01B	01-01-2006	07-28-2006	92,140	0000	SFR 3/BR 154 DAKOTA AVE	07-28-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023084124	6175	1279	06-21-2023	WD	U	11	1	100				
2021178266	5865	0051	12-20-2021	WD	Q	01	1	275,700				
2021138652	5810	1201	09-29-2021	WD	U	37	1	301,700				
	3698	0583	10-30-2008	WD	Q	Q	1	149,000				
	3672	0054	08-25-2008	MI	U	U	1	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	254,640	0	324,640	0	324640	0.00	324640	324640	316,476	

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 3841855
 Parcel ID 03-22-25-0200-000-13600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1112 comp 1
 PRC Run: 12/5/2024 By
 Card # 1 of 1

Current Owner		
CHMURA DOUGLAS & SUZAN A		
167 DAKOTA AVE		
GROVELAND	FL	34736

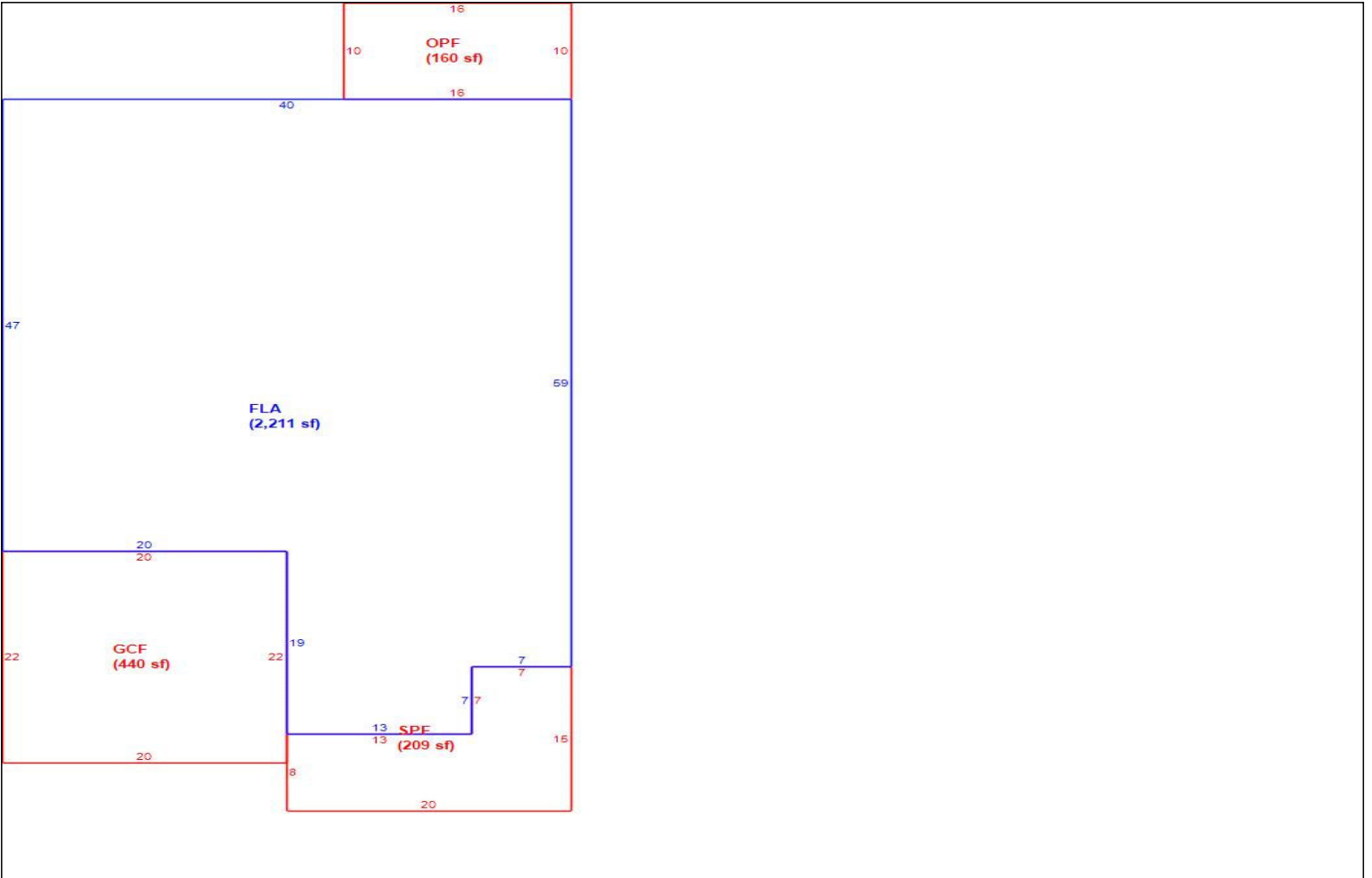
comp 1

Property Location			
Site Address	167 DAKOTA AVE		
	GROVELAND	FL	34736
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 136 ORB 6095 PG 293

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 279,982
Deprec Bldg Value 271,583		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	2,211	2,211	2211	2006	2211	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0		106.12	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	160	0		279,982	Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	209	0			% Good	97.00	Foundation	3
							Functional Obsol	0	Fireplaces	0
TOTALS		2,211	3,020	2,211		271,583	Building RCNLD	271,583	Roof Cover	3
									Type AC	03

Alternate Key 3841855
 Parcel ID 03-22-25-0200-000-13600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1112 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
POL2	SWIMMING POOL - RESIDENTIAL	315.00	SF	35.00	2011	2011	11025.00	85.00	9,371
PLD2	POOL/COOL DECK	640.00	SF	5.38	2011	2011	3443.00	70.00	2,410
SEN2	SCREEN ENCLOSED STRUCTURE	1200.00	SF	3.50	2011	2011	4200.00	70.00	2,940

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	480-11-11BP	11-11-2011	04-10-2012	2,610	0003	PLH	04-10-2012		
2012	487-11-12B	08-18-2011	04-10-2012	4,022	0003	SEN	04-10-2012		
2012	318-11-08BEP	08-04-2011	12-06-2011	22,000	0003	POOL	12-06-2011		
2007	620-06-07B	06-30-2006	01-05-2007	104,861	0000	SFR 3/BR 167 DAKOTA AVE	01-05-2007		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023019021	6095	0293	02-15-2023	WD	Q	01	I	400,000	024	DISABILITY VETERAN TOT	2024	306304
2022101558	5998	0622	07-21-2022	WD	U	37	I	394,000	039	HOMESTEAD	2024	25000
	3877	0641	02-19-2010	WD	U	U	I	110,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3853	0125	12-15-2009	CT	U	U	I	0				
	3329	2087	11-10-2006	WD	Q	Q	I	286,400				
Total												356,304.00

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	271,583	14,721	356,304	0	356304	356,304.00	0	0	347,744	

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 3896846
Parcel ID 03-22-25-0300-000-00100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1112 comp 2
PRC Run: 12/5/2024 By
Card # 1 of 1

Current Owner		
BLAZEK JESSICA AND DEVIN HANSIS		
801 LAUREL VIEW WAY		
GROVELAND	FL	34736

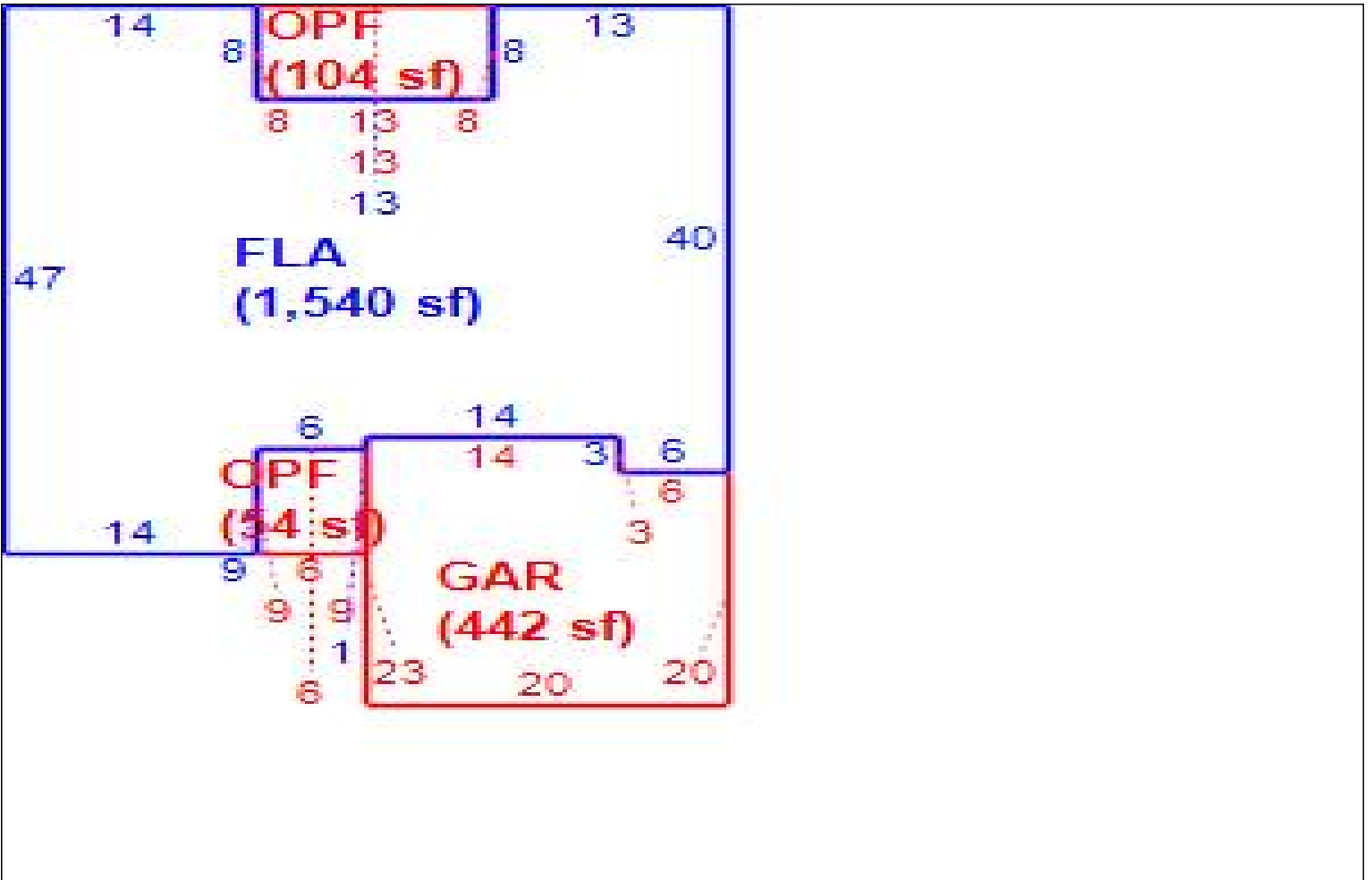
comp 2

Property Location		
Site Address 801 LAUREL VIEW WAY		
GROVELAND FL 34736		
Mill Group	CHGR	NBHD 4492
Property Use		Last Inspection
00100	SINGLE FAMILY	DLS 10-15-201

Legal Description
CRESTRIDGE AT ESTATES AT CHERRY LAKE PB 66 PG 85-88 LOT 1 ORB 6234 PG 1558

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 210,680
Deprec Bldg Value 204,360		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	3	
FLA	FINISHED LIVING AREA	1,540	1,540	1540	Effective Area	1540	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	442	0	Base Rate	110.47	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	158	0	Building RCN	210,680	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		1,540	2,140	1,540	Building RCNLD	204,360					

Alternate Key 3896846
 Parcel ID 03-22-25-0300-000-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1112 comp 2
 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	
2019	1805-0031	05-16-2018	10-15-2018	209,088	0001	SFR 801 LAUREL VIEW WAY	10-15-2018		
2018	LAND	02-10-2017	12-11-2017	1	0008	CK ALL 0100 LLS FOR CORRECT VAL	12-13-2017		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023133367	6234	1558	10-25-2023	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000
2018119175	5182	1411	10-05-2018	WD	Q	Q	I	221,900	059	ADDITIONAL HOMESTEAD	2024	25000
2017074792	4971	0414	07-03-2017	WD	U	M	V	480,000				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	204,360	0	274,360	0	274360	50,000.00	224360	249360	268,021	

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 3896909
 Parcel ID 03-22-25-0300-000-06400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1112 comp 3
 PRC Run: 12/5/2024 By
 Card # 1 of 1

Current Owner		
VAZQUEZ MILDRED AND ANTHONY J VAZQ		
912 ASPEN VW		
GROVELAND	FL	34736

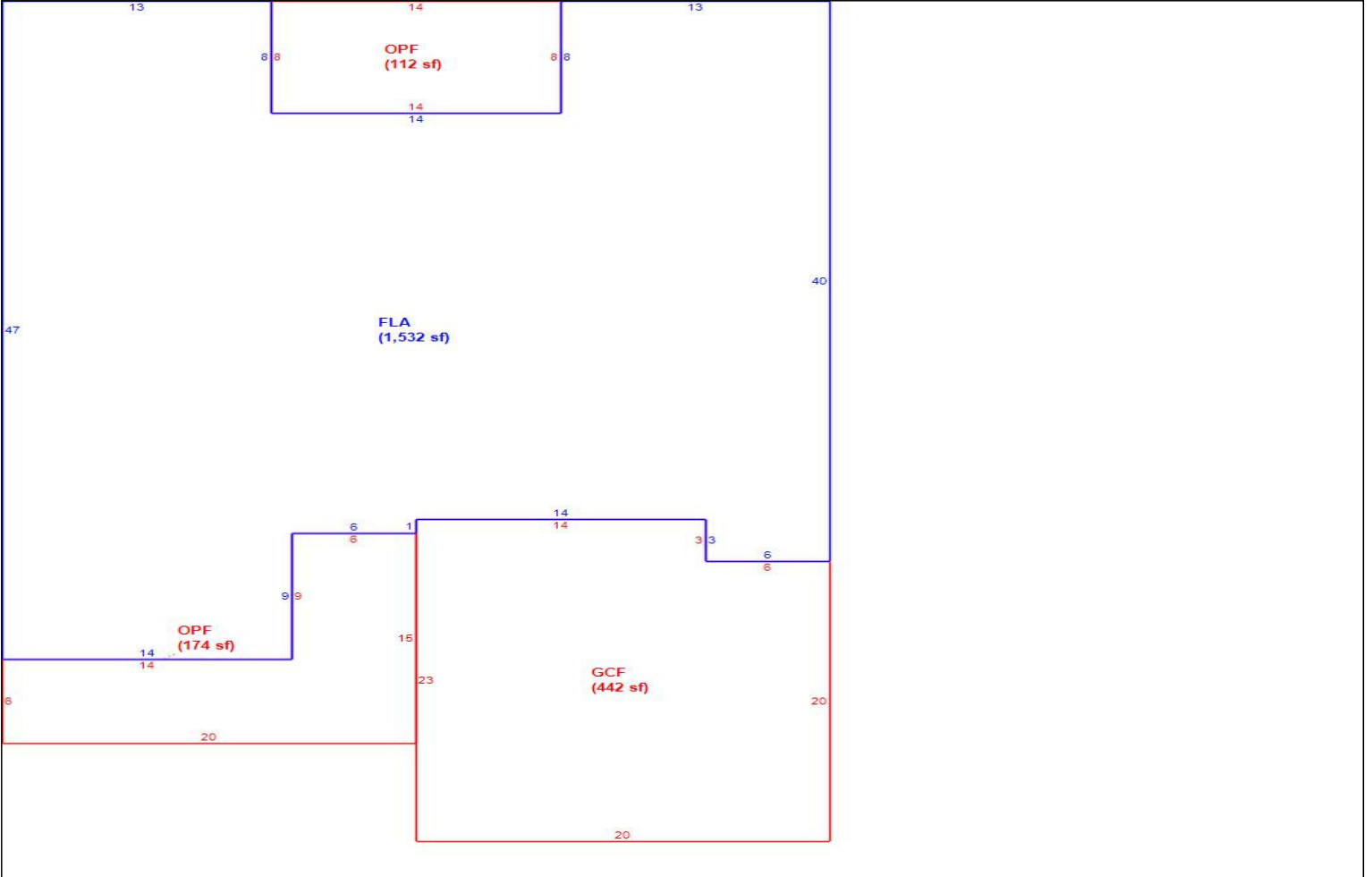
comp 3

Property Location		
Site Address 912 ASPEN VIEW CIR		
GROVELAND FL 34736		
Mill Group	CHGR	NBHD 4492
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 07-12-201

Legal Description
CRESTRIDGE AT ESTATES AT CHERRY LAKE PB 66 PG 85-88 LOT 64 ORB 6202 PG 1898

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 211,554
		Deprec Bldg Value 205,207	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	1,532	1,532	1532	2018	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	442	0	110.61	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	286	0	211,554	Wall Type	03	Heat Type	6
TOTALS		1,532	2,260	1,532	0	Foundation	3	Fireplaces	0
					205,207	Roof Cover	3	Type AC	03

Alternate Key 3896909
 Parcel ID 03-22-25-0300-000-06400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1112 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	
2019	RES1803-018	04-11-2018	07-12-2018	209,088	0001	SFR 912 ASPEN VIEW CIR	07-12-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023106463	6202	1898	08-24-2023	WD	Q	01	I	330,000	039	HOMESTEAD	2024	25000
2018085081	5143	1036	07-17-2018	WD	Q	Q	I	218,900	059	ADDITIONAL HOMESTEAD	2024	25000
2017074792	4971	0414	07-03-2017	WD	U	M	V	480,000				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	205,207	0	275,207	0	233127	50,000.00	183127	208127	268,882	

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.