



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3827322

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 # 8024-1116 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 # 06-22-26-1700-000-38600 202 Magellan Circle
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 # 2024-1116	Alternate Key: 3827322	Parcel ID: 06-22-26-1700-000-38600	
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 202 MAGELLAN CIR MINNEOLA		<input type="checkbox"/> Check if Multiple Parcels
Owner Name Robert Peyton, Ryan LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 393,177	\$ 393,177	
2. Assessed or classified use value, *if applicable	\$ 280,110	\$ 280,110	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 280,110	\$ 280,110	

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

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3827322	3827330	3811301	3815972
Address	202 MAGELLAN CIR MINNEOLA	128 MAGELLAN CIR MINNEOLA	423 GENTLE BREEZE DR MINNEOLA	129 GENTLE BREEZE DR MINNEOLA
Proximity		0.47 Miles	0.63 Miles	0.23 Miles
Sales Price		\$405,000	\$410,000	\$439,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	3.20%	3.20%
Adjusted Sale		\$347,490	\$361,620	\$387,198
\$/SF FLA	\$222.51 per SF	\$213.45 per SF	\$188.05 per SF	\$201.35 per SF
Sale Date		10/23/2023	4/14/2023	4/20/2023
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	1,767	1,628	6950	1,923	-7800	1,923	-7800
Year Built	2005	2004		2003		2003	
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	Y	Y		Y		Y	
Porches	Y	Y		Y		Y	
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	XL Lot	Lot	10000	XI Lot		XL Lot	
Location	Sub	Sub		Sub		Sub	
View	Lake	Commercial	50000	Lake/Wetlands	30000	Lake	0
		Net Adj. 13.5%	46950	Net Adj. 6.1%	22200	-Net Adj. 2.0%	-7800
		Gross Adj. 25.0%	86950	Gross Adj. 10.5%	37800	Gross Adj. 2.0%	7800
Adj. Sales Price	Market Value \$393,177	Adj Market Value	\$394,440	Adj Market Value	\$383,820	Adj Market Value	\$379,398
	Value per SF 222.51						

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.

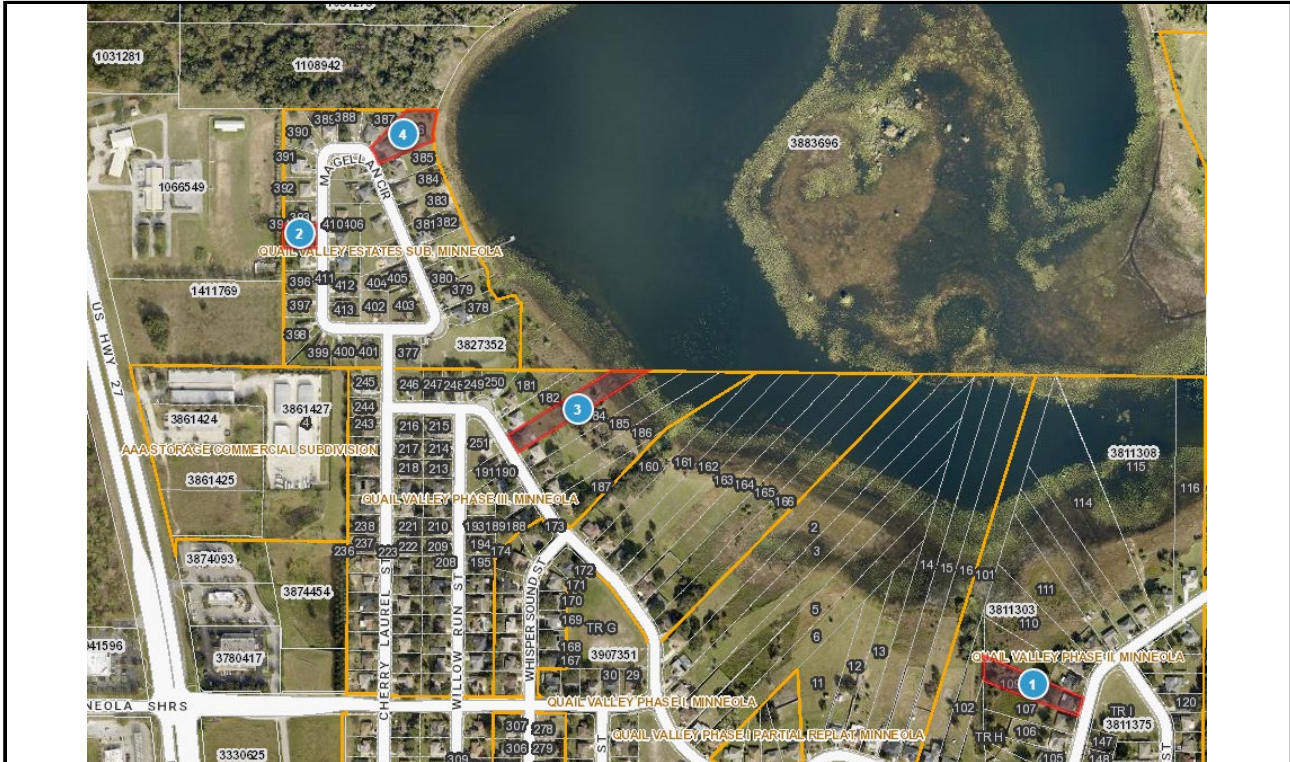
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: [REDACTED]

DATE [REDACTED]

2024-1116 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3811301	423 GENTLE BREEZE DR MINNEOLA	0.63
2	comp 1	3827330	128 MAGELLAN CIR MINNEOLA	0.47
3	comp 3	3815972	129 GENTLE BREEZE DR MINNEOLA	0.23
4	subject	3827322	202 MAGELLAN CIR MINNEOLA	-
5				
6				
7				
8				

Alternate Key 3827322
Parcel ID 06-22-26-1700-000-38600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1116 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

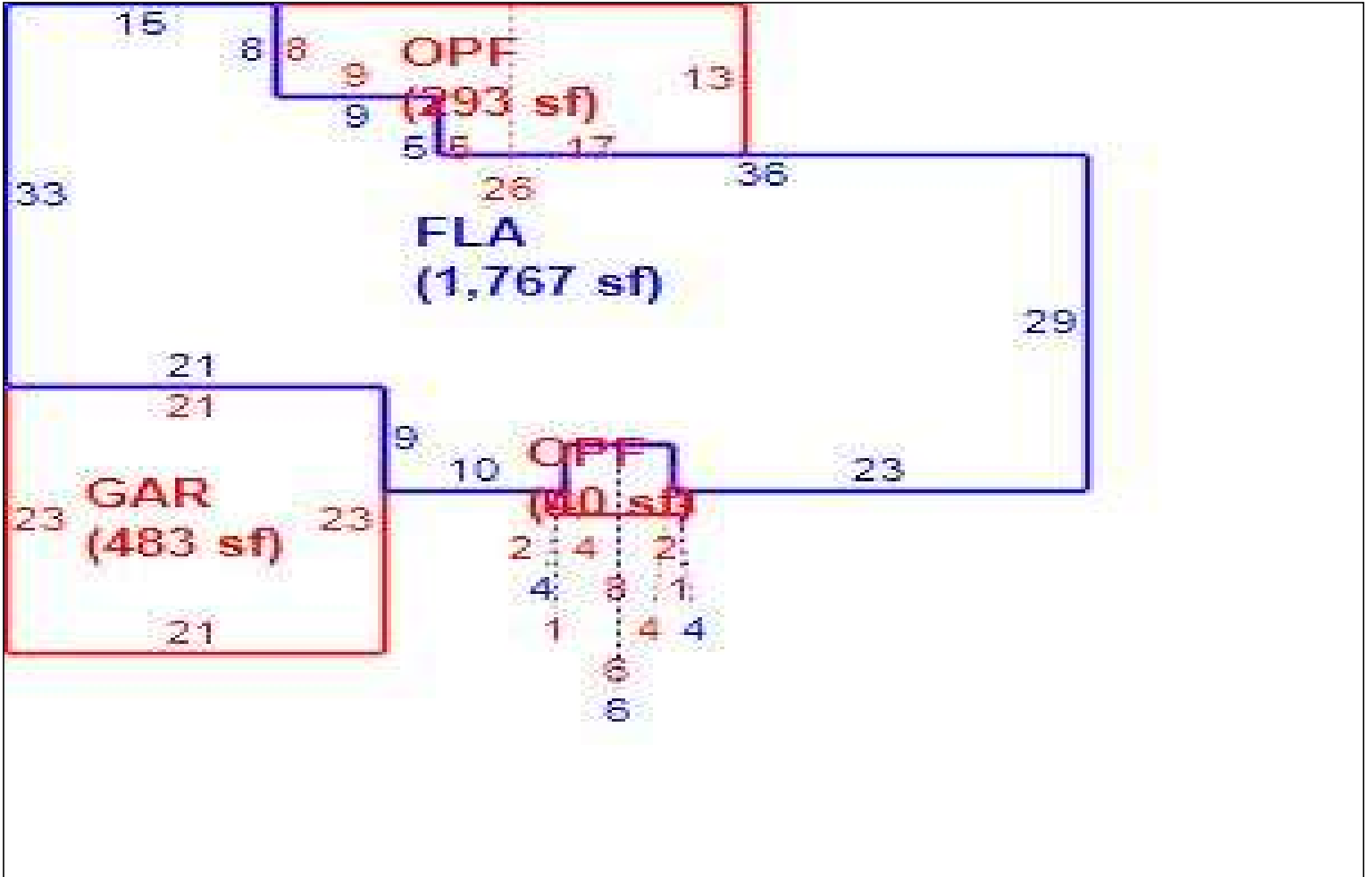
Current Owner		
SFR JV-2 2022-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

Property Location			
Site Address 202 MAGELLAN CIR MINNEOLA FL 34715			
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
QUAIL VALLEY ESTATES PB 52 PG 16-17 LOT 386 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	0103	0	0		1.00 LT	75,000.00	0.0000	1.75	1.000	1.000	0	131,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		131,250		
Classified Acres		0		Classified JV/Mkt		131,250		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 270,028
Deprec Bldg Value 261,927		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	1,767	1,767	1767	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	483	0	124.28	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	333	0	270,028	Wall Type	03	Heat Type	6
TOTALS		1,767	2,583	1,767	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					261,927				
					Building RCNLD				

Alternate Key 3827322
 Parcel ID 06-22-26-1700-000-38600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1116 Subject By
 PRC Run: 12/10/2024
 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	
2006	1078-04-12BE	01-01-2005	07-12-2005	122,668	0000	SFR 3/2 202 MAGELLAN CIR			

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					
2021149764	5824 2000	10-21-2021	WD	Q	01	I	391,500					
	2870 1934	06-17-2005	WD	Q	Q	I	232,000					
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	
131,250	261,927	0	393,177	85057	308120	0.00	308120	393177	393,177	

Parcel Notes

06X REMOVED BY CARL R & LIZA VOLLGER PER TELCON CS 031406
 11X CARL & LIZA VOLLGER HAVE FILED HX IN BROWARD CO PER EMAIL FROM CHERYL GUSKE OF THAT COUNTY 030811
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 20 MAILING ADDR CHGD FROM 6230 SW 178TH AVE SOUTHWEST RANCHES FL 33331 INFO SCANNED KCH 021320
 5824/2000 ROBERT CARL FKA CARL ROBERT & LIZA VOLLGER TO SFR JV-2 PROPERTY LLC
 5936/2119 M SALE INCL 41 LOTS IN VARIOUS SUBS SFR JV-2 PROPERTY LLC TO SFR JV-2 2022-1 BORROWER LLC

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Alternate Key 3827330
 Parcel ID 06-22-26-1700-000-39400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1116 Comp 1
 PRC Run: 12/10/2024 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
POL3	SWIMMING POOL - RESIDENTIAL	336.00	SF	46.00	2007	2007	15456.00	85.00	13,138
PLD2	POOL/COOL DECK	834.00	SF	5.38	2007	2007	4487.00	70.00	3,141
SEN2	SCREEN ENCLOSED STRUCTURE	2140.00	SF	3.50	2007	2007	7490.00	57.50	4,307
UBF2	UTILITY BLDG FINISHED	90.00	SF	7.50	2007	2007	675.00	60.00	405

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	DENY03	01-01-2023		1	0030	V1			
2008	420-06-12	05-19-2007	03-13-2008	40,379	0000	POL FOR 08	03-13-2008		
2008	171-07-05	05-01-2007	03-13-2008	8,000	0000	ENCL LANAI	03-13-2008		
2008	148-07-04	04-16-2007	03-13-2008	2,781	0000	SHED	03-13-2008		
2008	0045-07-01	01-29-2007	03-14-2008	1,000	0000	PATIO DOOR REPL			
2008	0026-07-01	01-18-2007	03-13-2008	6,000	0000	SEN 26X45	03-13-2008		
2007	420-06-12	12-15-2006	05-19-2007	40,379	0000	POL & DEC			
2005	522-04-06BEP	05-27-2004	10-26-2004	101,724	0000	SFR 128 MAGELLAN CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023131755	6232 1787	10-23-2023	WD	Q	01	I	405,000	003	DISABILITY VETERAN	2025	5000	
	2681 2462	10-15-2004	WD	Q	Q	I	153,400	039	HOMESTEAD	2024	25000	
								059	ADDITIONAL HOMESTEAD	2024	25000	
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	
77,000	239,636	20,991	337,627	0	337627	55,000.00	282627	307627	337,814	

Parcel Notes

08FC CHG SFP4 TO FLA4 ADD MISC JSB 031308
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 6232/1787 DAVID R & CHERYL P FRANK TO RICHARD & MARCELLA BOOTH HW
 24CC EFILE HX APP CP 013124
 24X DENY VADX PENDING VA LTR KCH 040224
 24CC SPOKE TO RICHARD HE EMAIL US THE VA LETTER CS 050124
 25X MAILED VADX APP ALS 110824

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Alternate Key 3811301
 Parcel ID 07-22-26-1705-000-10800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1116 Comp 2
 PRC Run: 12/10/2024 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	
2014	228-13-07	07-03-2013	12-19-2013	2,400	0002	ALUM SCRN PORCH	12-19-2013		
2007	0096-06-03	03-06-2006	12-07-2006	1,100	0000	PATIO	12-07-2006		
2004	510-03-08B	08-15-2003	03-19-2004	124,880	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023045983	6128	1540	04-14-2023	WD	Q	01	I	410,000				
	2562	2187	04-30-2004	WD	Q		I	182,400				
	2400	0273	08-27-2003	WD	U	M	V	1				
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	
131,250	278,961	0	410,211	0	410211	0.00	410211	410211	410,211	

Parcel Notes

2562/2187 JEANETTE LOPEZ & ERWIN VASQUEZ WH
 07FC CHG OPF4 TO SPF4 ADD CAN5 JSB 120706
 14FC SPF4 TO OPF OPEN TO SPU CAN5 TO SPU YR FROM 2007 NO OTHER CHGS SFR WELL MAINTAINED CRA 121913
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 6128/1540 ERWIN VAZQUEZ AND JEANETTE LOPEZ TO THOMAS JOSEPH & HEATHER BAILEY HW

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Alternate Key 3815972
 Parcel ID 07-22-26-1710-000-18300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1116 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

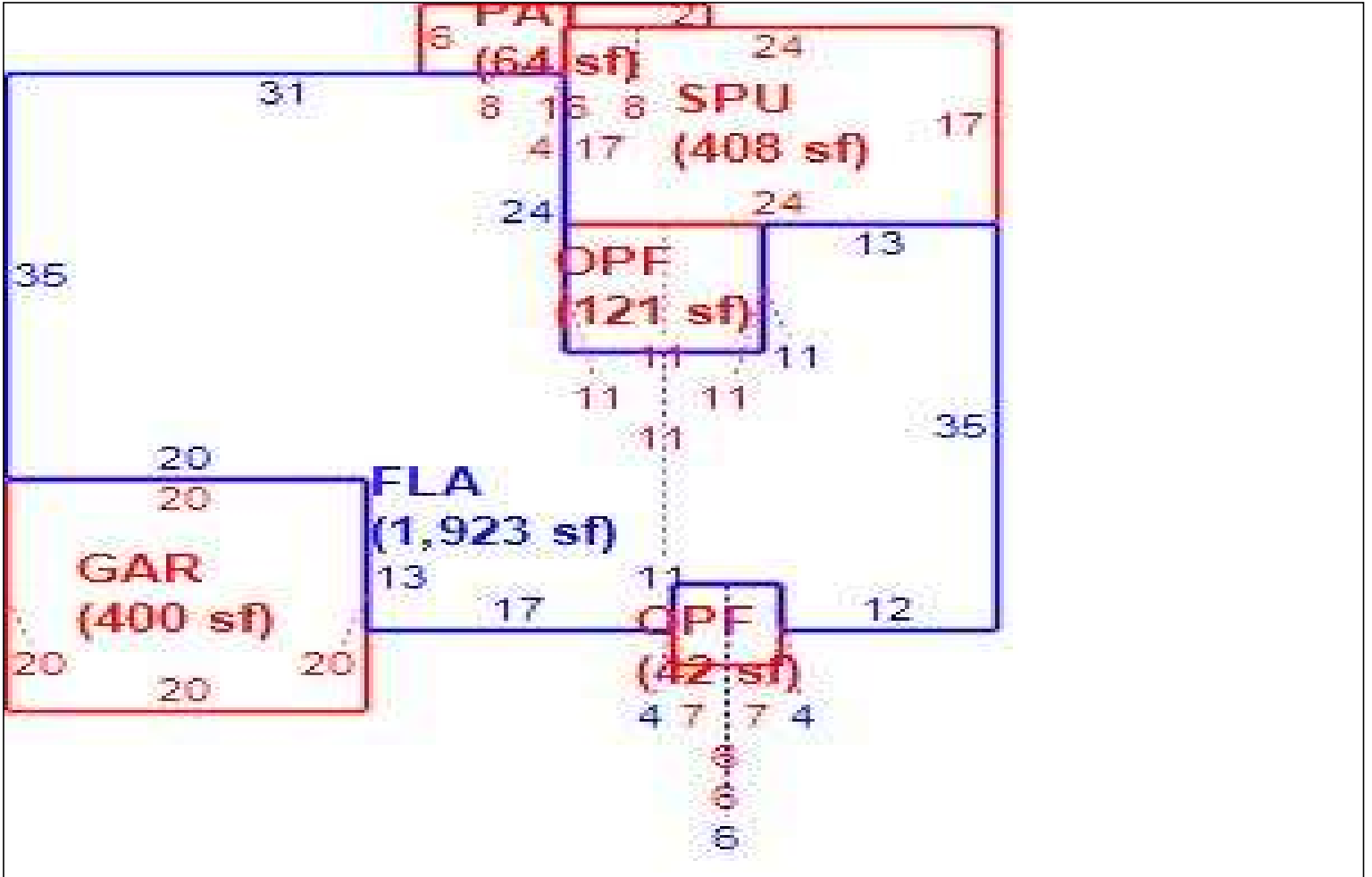
Current Owner		
COND RON JOHN R JR & LAURA DONALD		
129 GENTLE BREEZE DR		
MINNEOLA	FL	34715

Property Location			
Site Address 129 GENTLE BREEZE DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, QUAIL VALLEY PHASE III SUB LOT 183 PB 48 PG 71-72 ORB 6129 PG 2087

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	0103	0	0		1.00 LT	75,000.00	0.0000	1.75	1.000	1.000	0	131,250	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		131,250			
Classified Acres		0		Classified JV/Mkt		131,250		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 288,770
		Deprec Bldg Value	280,107
		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	1,923	1,923	1923	2003	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Effective Area	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	163	0	Base Rate	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	64	0	Building RCN	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	408	0	Condition	Roof Cover	3	Type AC	03
TOTALS		1,923	2,958	1,923	% Good	Building RCNLD	280,107		
					Functional Obsol				
					Building RCNLD				

Alternate Key 3815972
 Parcel ID 07-22-26-1710-000-18300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1116 Comp 3
 PRC Run: 12/10/2024 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	
2014	342-13-09	09-24-2013	12-19-2013	7,811	0002	SCRN RM W/CONC SLAB	12-19-2013		
2013	SALE	01-01-2012	03-23-2013	1	0099	CHECK VALUES	02-01-2013		
2004	246-03-04B	04-07-2003	10-15-2003	124,880	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023047007	6129	2087	04-20-2023	WD	Q	01	I	439,000	039	HOMESTEAD	2024	25000
	4245	0146	11-21-2012	WD	Q	Q	I	144,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4206	0727	08-28-2012	CT	U	U	I	97,400				
	4127	2290	01-17-2012	CT	U	U	I	100				
	4120	2145	01-17-2012	CT	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	
131,250	280,107	0	411,357	0	411357	50,000.00	361357	386357	411,357	

Parcel Notes

08X BRIDGETTE LURZ SS NUMBER IS ALSO LISTED IN ORANGE COUNTY ON PROPERTY OWNED BY BRIDGETTE LURZ 051208 LETTER
 08X WE HAVE THE CORRECT SS NUMBERS PER NOTE DTD 063008
 12X RENEWAL CARD RETURNED WITH ADDRESS OF 504 W 159TH ST APT 4D NEW YORK NY 10032 SENT LETTER 012512
 4120/2145 CT VS ROBERT C & BRIDGETTE L LURZ SOLD TO QUAIL VALLEY LOT OWNERS ASSN INC
 4120/2145 DEED LEGAL IN ERROR SAYS LOT 173 SB LOT 183
 4127/2290 AMENDED CT VS ROBERT C & BRIDGETTE L LURZ SOLD TO QUAIL VALLEY LOT OWNERS ASSN INC
 4206/727 CT VS QUAIL VALLEY LOT OWNERS ASSN INC ET AL PROP SOLD TO STEPHEN MISCIAGNO LLC
 4245/146 STEPHEN MISCIAGNO LLC TO STEPHEN & CHRISTINA MC PHERSON HW
 13FC NO CHGS SFR WELL MAINTAINED VALUE CHG IN MASS CRA 020113
 14FC GCF2 FROM 19X20 FLA1 FROM 1943SF ADD SPU5 17X24 CAN6 SFR WELL MAINTAINED CRA 121913
 6129/2087 STEPHEN P & CHRISTINA MC PHERSON TO JOHN ROBERT CONDRON JR & LAURA DONALD MARRIED
 24CC EFILE HX APP CP 020524

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