



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3774969**

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 # <b>8024-1117</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>10-1-24</b>

COMPLETED BY THE PETITIONER			
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### PART 1. Taxpayer Information

Taxpayer name: <b>SFR JV-2 2022-1 BORROWER LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>07-19-27-1800-000-05900 1077 Vanderbilt Drive</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>

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.**

**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*

Robert Peyton

9/10/2024

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
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

<b>Petition #</b> 2024-1117	Alternate Key: 3774969	Parcel ID: 07-19-27-1800-000-05900
<b>Petitioner Name</b> 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:	<b>Property Address</b> 1077 VANDERBILT DR EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> SFR JV-2 2022-1 Borrower LLC C/O Tricon American Homes LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 252,560	\$ 252,560
<b>2. Assessed or classified use value, *if applicable</b>	\$ 252,560	\$ 252,560
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 252,560	\$ 252,560

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

**Last Sale Date** 11/30/2021      **Price:** \$226,100       Arm's Length     Distressed    Book 5854 Page 664

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3774969	3731778	3616359	3658248
<b>Address</b>	1077 VANDERBILT DR EUSTIS	2575 TREMONT DR EUSTIS	875 COUNTRY CLUB RD EUSTIS	606 DOROTHY CIR EUSTIS
<b>Proximity</b>		1.03 Miles	0.28 Miles	1.00 Miles
<b>Sales Price</b>		\$403,000	\$315,000	\$280,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.40%	3.20%	4.40%
<b>Adjusted Sale</b>		\$344,162	\$277,830	\$250,320
<b>\$/SF FLA</b>	\$177.36 per SF	\$208.84 per SF	\$159.40 per SF	\$223.90 per SF
<b>Sale Date</b>		11/8/2023	4/17/2023	1/4/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,424	1,648	-11200	1,743	-15950	1,118	15300
<b>Year Built</b>	2002	1999	0	1999	0	2000	0
<b>Constr. Type</b>	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
<b>Condition</b>	EX	EX	0	EX	0	EX	0
<b>Baths</b>	2.0	2.0	0	2.0	0	2.0	0
<b>Garage/Carport</b>	Garage	Garage	0	Garage	0	Garage	0
<b>Porches</b>	OPF SPU	2 OPF	-5000	OPF	15000	OPF SPU	0
<b>Pool</b>	N	Y	-20000	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	-	SEN	-10000	PAT	-1800	-	0
<b>Site Size</b>	Lot	Lot	0	Lot	0	Lot	0
<b>Location</b>	Sub	Sub	0	Sub	0	Sub	0
<b>View</b>	House	House	0	House	0	House	0
		-Net Adj. 13.4%	-46200	-Net Adj. 1.0%	-2750	Net Adj. 6.1%	15300
		Gross Adj. 13.4%	46200	Gross Adj. 11.8%	32750	Gross Adj. 6.1%	15300
<b>Adj. Sales Price</b>	Market Value <b>\$252,560</b>	Adj Market Value	<b>\$297,962</b>	Adj Market Value	<b>\$275,080</b>	Adj Market Value	<b>\$265,620</b>
	Value per SF 177.36						

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.

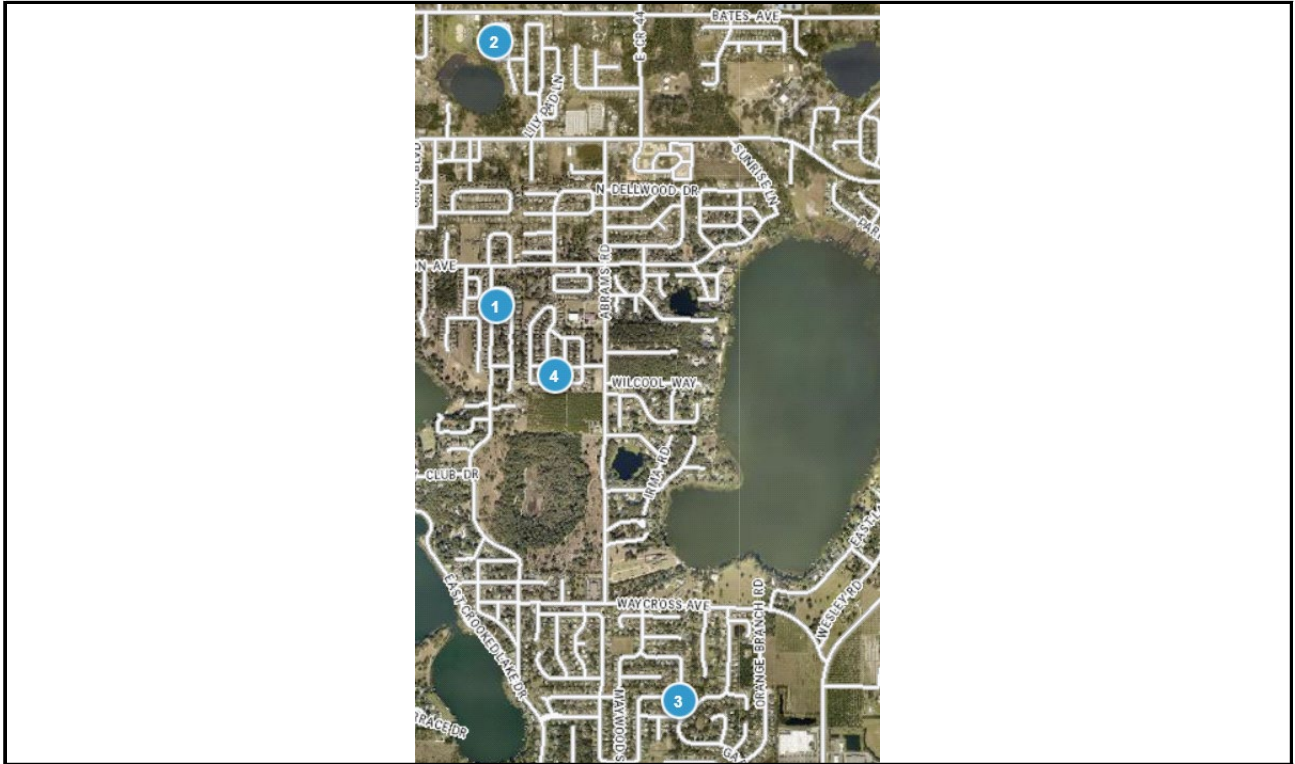
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Chris Jensen**

**DATE 11/18/2024**

**2024-1117 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	3616359	875 COUNTRY CLUB RD EUSTIS	0.28
2	Comp 3	3658248	606 DOROTHY CIR EUSTIS	1
3	Comp 1	3731778	2575 TREMONT DR EUSTIS	1.03
4	Subject	3774969	1077 VANDERBILT DR EUSTIS	-
5				
6				
7				
8				

Alternate Key 3774969  
Parcel ID 07-19-27-1800-000-05900

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-1117 Subject By  
PRC Run: 12/11/2024  
Card # 1 of 1

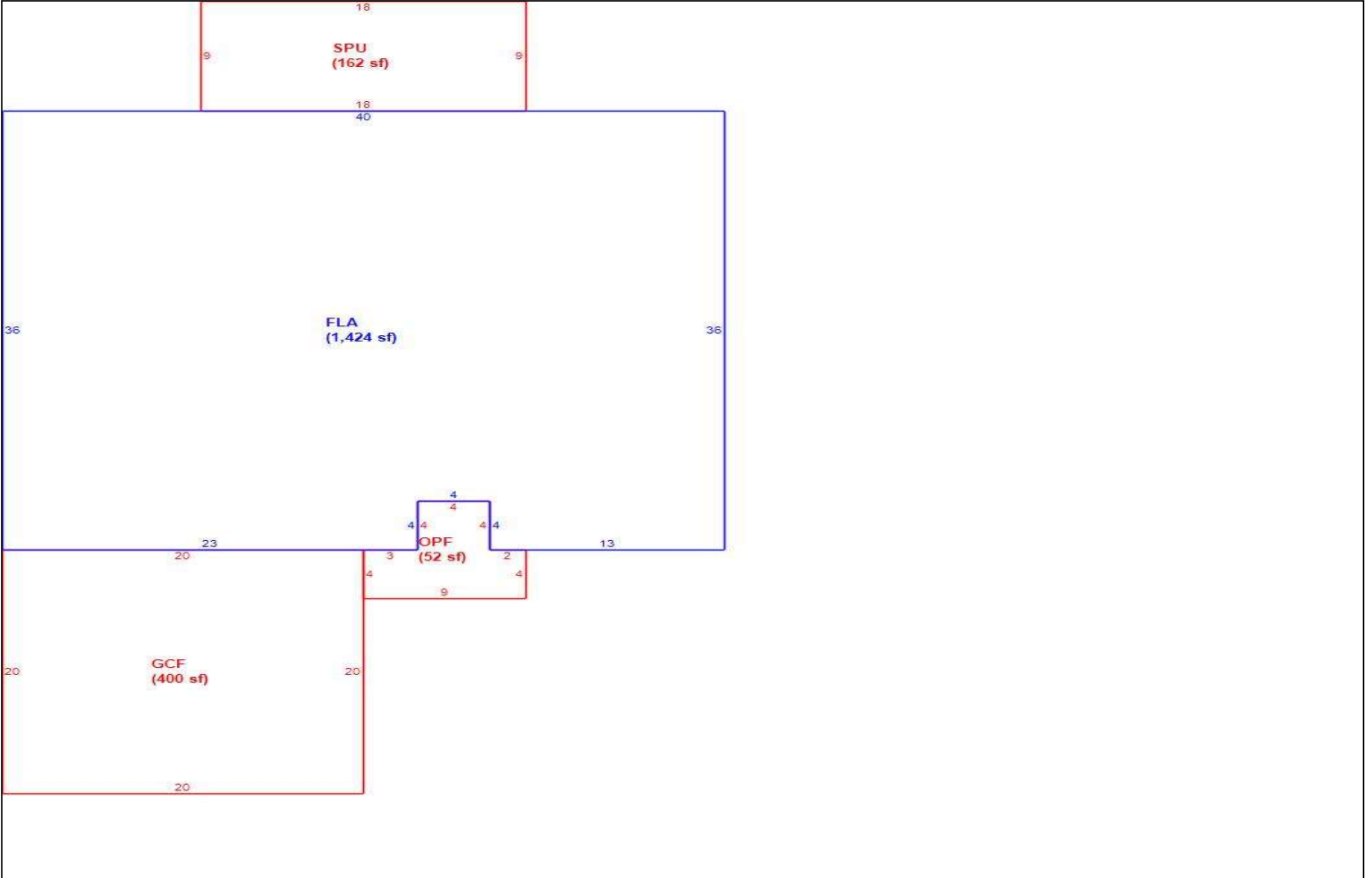
Current Owner		
SFR JV-2 2022-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

Property Location		
Site Address 1077 VANDERBILT DR EUSTIS FL 32726		
Mill Group 000E	NBHD 2352	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 03-01-202

Legal Description
EUSTIS, REMINGTON CLUB SUB LOT 59 PB 39 PGS 25-26 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	70,000.00	0.0000	1.25	1.000	1.000	0	87,500	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500			
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0			

Sketch								
Bldg 1	Sec 1	of 1	Replacement Cost	170,165	Deprec Bldg Value	165,060	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
FLA	FINISHED LIVING AREA	1,424	1,424	1424	2002	1424	95.84	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0				Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	52	0				Condition	EX	Wall Type	03
SPU	SCREEN PORCH UNFIN	0	162	0				% Good	97.00	Foundation	3
TOTALS		1,424	2,038	1,424				Building RCNLD	165,060	Roof Cover	3
										Type AC	03

Alternate Key 3774969  
 Parcel ID 07-19-27-1800-000-05900

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-1117 Subject By  
 PRC Run: 12/11/2024  
 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
2003	02-00537	07-08-2002	11-02-2002	92,546	0000	SFR/3-1077 VANDERBILT DR		

**Sales Information**

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			
2021170593	5854	0664	11-30-2021	WD	Q	01	I	226,100			
2018143551	5210	1130	11-12-2018	WD	U	U	I	100			
	2649	1370	07-29-2004	WD	U	U	I	120,000			
	2525	0510	03-11-2004	QC	U	U	I	0			
<b>Total</b>											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
87,500	165,060	0	252,560	0	252560	0.00	252560	252560	247,465

\*\*\*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 3731778  
Parcel ID 19-19-27-0015-000-24100

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-1117 Comp 1  
PRC Run: 12/11/2024 By

Card # 1 of 1

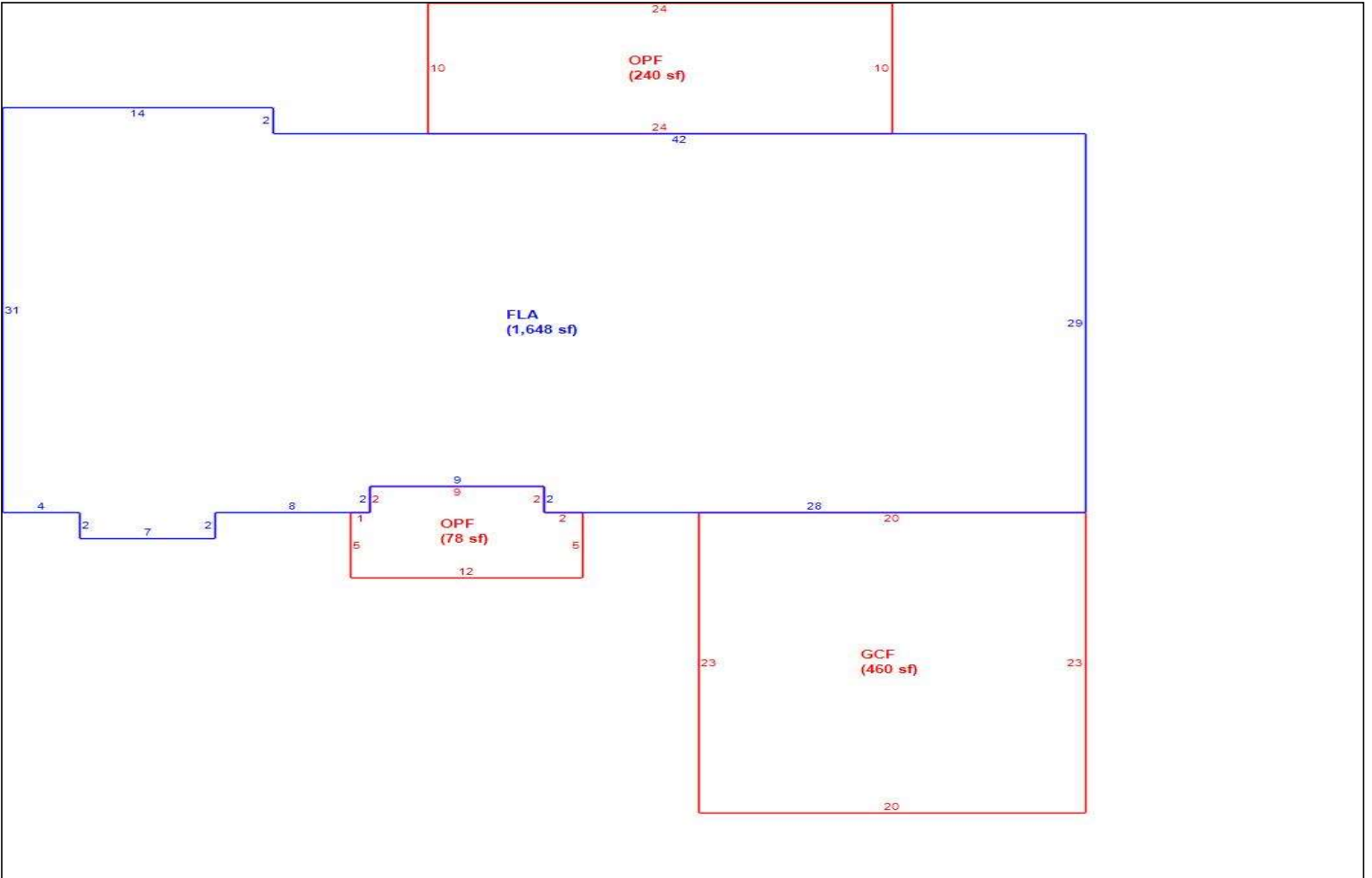
Current Owner		
NELSON BRUCE D & DONNA R		
838 GRACELAND DR		
OSHKOSH	WI	54904

Property Location		
Site Address 2575 TREMONT DR		
EUSTIS FL 32726		
Mill Group 000E	NBHD 4550	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
EUSTIS, 44 GABLES PHASE II-A SUB LOT 241 PB 37 PGS 73-74 ORB 6250 PG 1362

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	48,000.00	0.0000	1.75	1.000	1.000	0	84,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		84,000		
Classified Acres		0		Classified JV/Mkt		84,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 230,025 Deprec Bldg Value 223,124 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	1,648	1,648	1648	1999	1648	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0	Base Rate	112.59	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	318	0	Building RCN	230,025	Condition	EX	Heat Type	6
					% Good	97.00	Wall Type	03	Fireplaces	0
					Functional Obsol	0	Foundation	3	Type AC	03
TOTALS					Building RCNLD	223,124	Roof Cover	3		



Alternate Key 3731778  
 Parcel ID 19-19-27-0015-000-24100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-1117 Comp 1  
 PRC Run: 12/11/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<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	225.00	SF	35.00	1999	1999	7875.00	85.00	6,694
PLD2	POOL/COOL DECK	414.00	SF	5.38	1999	1999	2227.00	70.00	1,559
SEN2	SCREEN ENCLOSED STRUCTURE	1190.00	SF	3.50	1999	1999	4165.00	40.00	1,666

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	04-12-2006	1	0000	CHECK VALUES			
2000	9900188	03-11-1999	12-01-1999	2,384	0000	SEN			
2000	9900084	02-01-1999	12-01-1999	16,700	0000	POOL			
2000	9800612	01-01-1999	12-01-1999	96,313	0000	SFR/2575 TREMONT DR			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023146572	6250	1362	11-08-2023	WD	Q	01	I	403,000			
	4541	1228	10-17-2014	WD	U	U	I	100			
	3003	2050	11-07-2005	WD	Q	Q	I	218,000			
	2459	0740	09-25-2003	WD	U	U	I	0			
	2437	0035	09-25-2003	WD	Q	Q	I	148,400			
<b>Total</b>											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
84,000	223,124	9,919	317,043	0	317043	0.00	317043	317043	310,210	

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Alternate Key 3616359  
 Parcel ID 12-19-26-0620-000-00200

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-1117 Comp 2  
 PRC Run: 12/11/2024 By

Card # 1 of 1

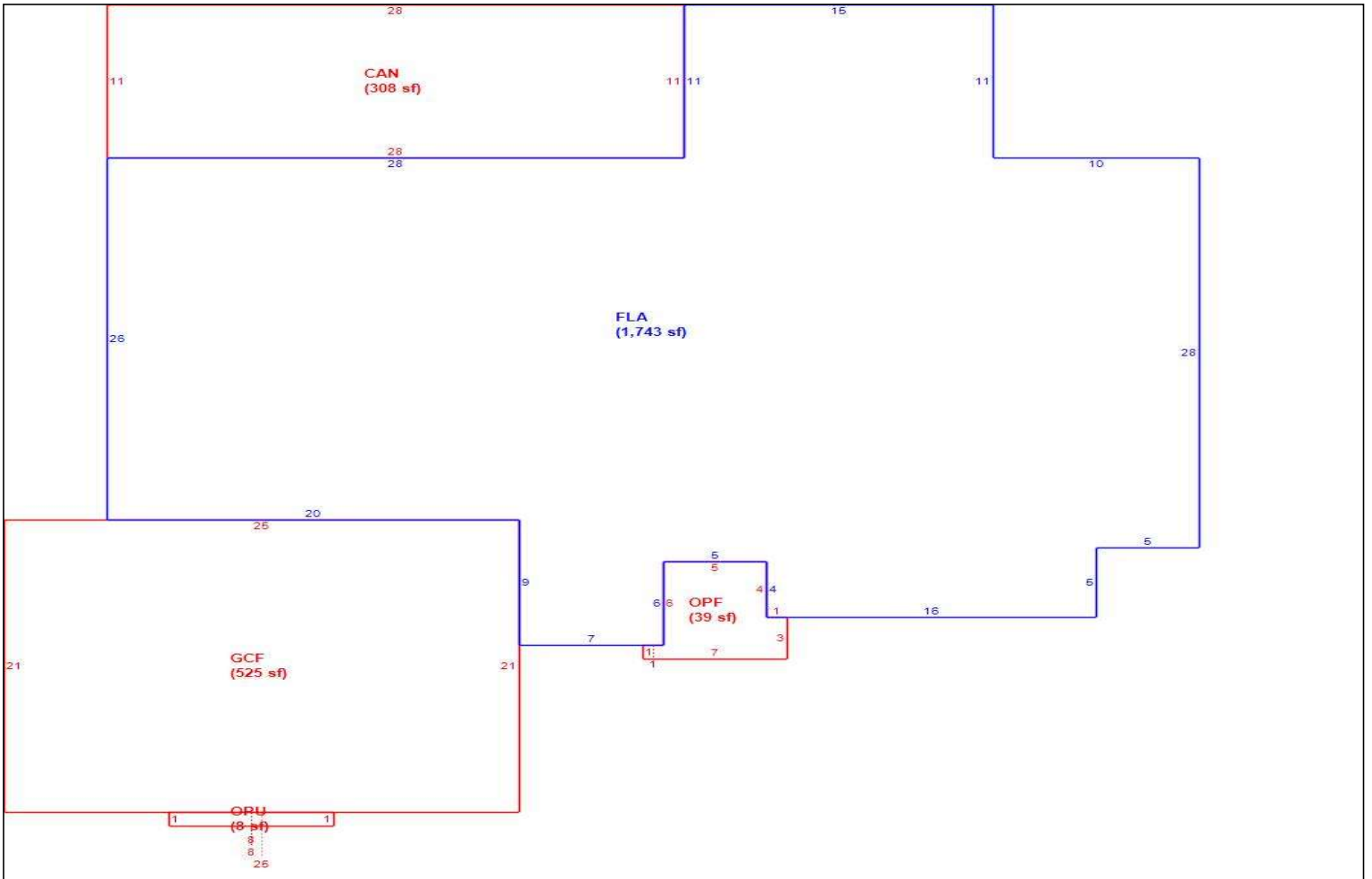
Current Owner		
CALDWELL RENE		
875 COUNTRY CLUB RD		
EUSTIS	FL	32726

Property Location		
Site Address 875 COUNTRY CLUB RD		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, COUNTRY CLUB HILLS EAST PHASE 1 SUB LOT 2 PB 35 PGS 59-60 ORB 6128 PG 670

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	36,000.00	0.0000	1.84	1.000	1.000	0	66,240	
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		66,240					
Classified Acres		0		Classified JV/Mkt 66,240		Classified Adj JV/Mkt		0					

Sketch								
Bldg 1	Sec 1	of 1	Replacement Cost	248,208	Deprec Bldg Value	240,762	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	1,743	1,743	1743	1999	1743	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	525	0		116.33	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	39	0		248,208	Condition	EX	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	8	0		97.00	% Good	97.00	Foundation	3
PAT	PATIO UNCOVERED	0	308	0		0	Functional Obsol	0	Fireplaces	0
TOTALS		1,743	2,623	1,743		240,762	Building RCNLD	240,762	Roof Cover	3
							Type AC	03		

Alternate Key 3616359  
 Parcel ID 12-19-26-0620-000-00200

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-1117 Comp 2  
 PRC Run: 12/11/2024 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
SEN2	SCREEN ENCLOSED STRUCTURE	620.00	SF	3.50	2004	2004	2170.00	52.50	1,139

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	04-00580	06-03-2004	03-03-2005	2,400	0000	SEN/EXIST SLAB-875 COUNTRY CLUB			
2000	9800592	04-06-1999	04-10-2000	102,000	0000	SFR U/C '99			
1999	9800592	10-01-1998	12-01-1998	102,000	0000	SFR/875 COUNTRY CLUB DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023045642	6128	0670	04-17-2023	WD	Q	01	I	315,000	039	HOMESTEAD	2024	25000
	2964	2409	09-14-2005	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	1642	1589	04-08-1998	WD	Q	Q	V	19,500				
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	
66,240	240,762	1,139	308,141	0	283941	50,000.00	233941	258941	300,621	

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Alternate Key 3658248  
Parcel ID 07-19-27-0470-000-10700

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-1117 Comp 3  
PRC Run: 12/11/2024 By

Card # 1 of 1

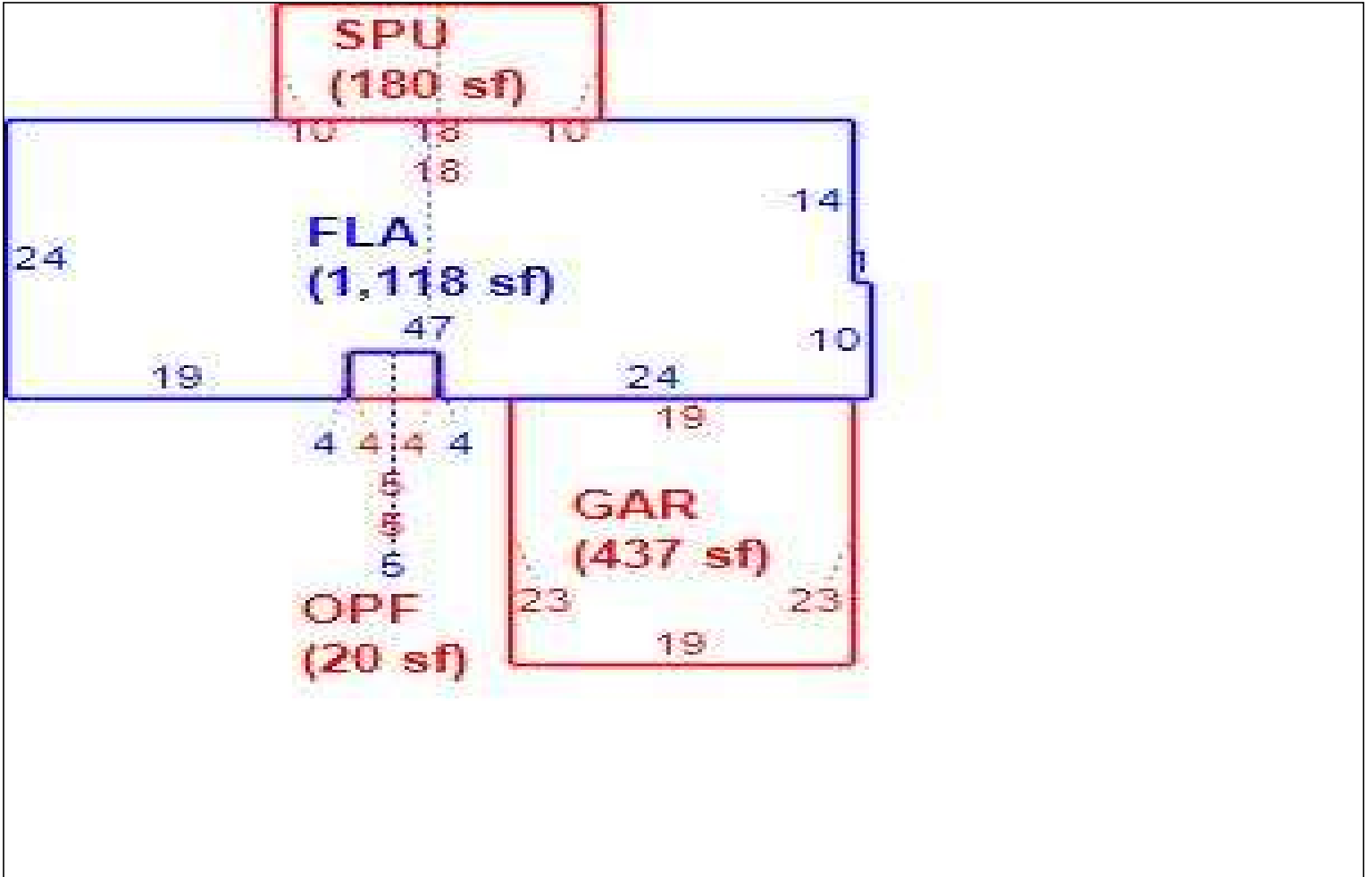
Current Owner		
LINCOLN ARTHUR C & VICKI C		
606 DOROTHY CIR		
EUSTIS	FL	32726

Property Location			
Site Address 606 DOROTHY CIR			
EUSTIS		FL 32726	
Mill Group 00E1	NBHD 2352		
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

**Legal Description**  
EUSTIS, CRICKET LAKE VILLAGE 4TH ADD SUB LOT 107 PB 36 PG 26 ORB 6075 PG 2308

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	70,000.00	0.0000	1.00	0.900	1.000	0	63,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		63,000		
Classified Acres		0		Classified JV/Mkt		63,000		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 166,795 Deprec Bldg Value 151,783 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	1,118	1,118	1118	2000			No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	437	0				Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0				Wall Type	02	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	180	0				Foundation	3	Fireplaces	0
TOTALS		1,118	1,755	1,118				Roof Cover	3	Type AC	03

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 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
UBU3	UTILITY BLDG UNFINISHED	96.00	SF	7.50	2015	2015	720.00	60.00	432

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-00562	04-06-2023	05-29-2024	4,400	0002	SCRN ENCL	05-29-2024		
2016	14-1594	01-01-2015	04-27-2016	1	0003	SHED & 2 CONC SLABS	04-29-2016		
2015	14-01594	12-03-2014	03-11-2015	1	0003	SHED & 2 CONC SLABS			
2009	2008649	09-09-2008	02-23-2009	2,000	0000	SHED			
2007	SALE	01-01-2006	03-08-2007	1	0000	CHECK VALUES			
2001	0000041	01-20-2000	10-30-2000	67,371	0000	SFR/606 DOROTHY CR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023001649	6075	2308	01-04-2023	WD	Q	01	I	280,000	039	HOMESTEAD	2024	25000
2019015295	5233	2478	02-01-2019	WD	Q	Q	I	139,900	059	ADDITIONAL HOMESTEAD	2024	25000
	4553	1246	11-07-2014	WD	U	U	I	77,900				
	4484	1661	05-22-2014	CT	U	U	I	0				
	3090	1795	02-17-2006	WD	Q	Q	I	165,000				
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	
63,000	151,783	432	215,215	0	215215	50,000.00	165215	190215	209,696	

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