



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3530284

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 # 2024-1118 County Lake Tax year 2024 Date received 10.1.24

COMPLETED BY THE PETITIONER

PART 1. Taxpayer Information

Taxpayer name: SFR JV-2 PROPERTY 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 # 07-19-27-0055-000-01000 605 Arlington Court

Phone 954-740-6240 Email ResidentialAppeals@ryan.com

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

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

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

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

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

[x] Real property value (check one) [x] decrease [ ] increase [ ] Denial of exemption Select or enter type: [ ] Denial of classification [ ] Parent/grandparent reduction [ ] Denial for late filing of exemption or classification (Include a date-stamped copy of application.) [ ] Property was not substantially complete on January 1 [ ] Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) [ ] Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.) [ ] Refund of taxes for catastrophic event

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

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

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

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

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

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



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-1118	Alternate Key: 3530284	Parcel ID: 07-19-27-0055-000-01000
<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> 605 ARLINGTON CT EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> SFR JV-2 Property LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 270,653	\$ 270,653
<b>2. Assessed or classified use value, *if applicable</b>	\$ 270,653	\$ 270,653
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 270,653	\$ 270,653

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

**Last Sale Date** 10/5/2021      **Price:** \$285,000       Arm's Length     Distressed    Book 5814 Page 2308

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3530284	3828360	3828369	3827971
<b>Address</b>	605 ARLINGTON CT EUSTIS	2151 SANDRIDGE CIR EUSTIS	2315 SANDRIDGE CIR EUSTIS	631 BUTCH CASSIDY LN EUSTIS
<b>Proximity</b>		0.48 Miles	0.42 Miles	0.56 Miles
<b>Sales Price</b>		\$383,000	\$326,000	\$407,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.00%	1.60%	0.40%
<b>Adjusted Sale</b>		\$333,210	\$282,316	\$347,578
<b>\$/SF FLA</b>	\$170.76 per SF	\$177.81 per SF	\$175.57 per SF	\$190.25 per SF
<b>Sale Date</b>		7/14/2023	8/21/2023	11/14/2023
<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>	1,585	1,874	-14450	1,608	-1150	1,827	-12100
<b>Year Built</b>	2006	2004	0	2005	0	2006	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	OPF SPF	-20000	OPF	0	OPF SPF	-30000
<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>	PAT	-	1200	PAT	0	-	1200
<b>Site Size</b>	Lot	Lot	0	Lot	0	Large Lot	-25000
<b>Location</b>	Neighborhood	Neighborhood	0	Neighborhood	0	Neighborhood	0
<b>View</b>	House	House	0	House	0	House	0
		-Net Adj. 16.0%	-53250	-Net Adj. 0.4%	-1150	-Net Adj. 19.0%	-65900
		Gross Adj. 16.7%	55650	Gross Adj. 0.4%	1150	Gross Adj. 19.7%	68300
<b>Adj. Sales Price</b>	Market Value <b>\$270,653</b>	Adj Market Value	<b>\$279,960</b>	Adj Market Value	<b>\$281,166</b>	Adj Market Value	<b>\$281,678</b>
	Value per SF 170.76						

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.

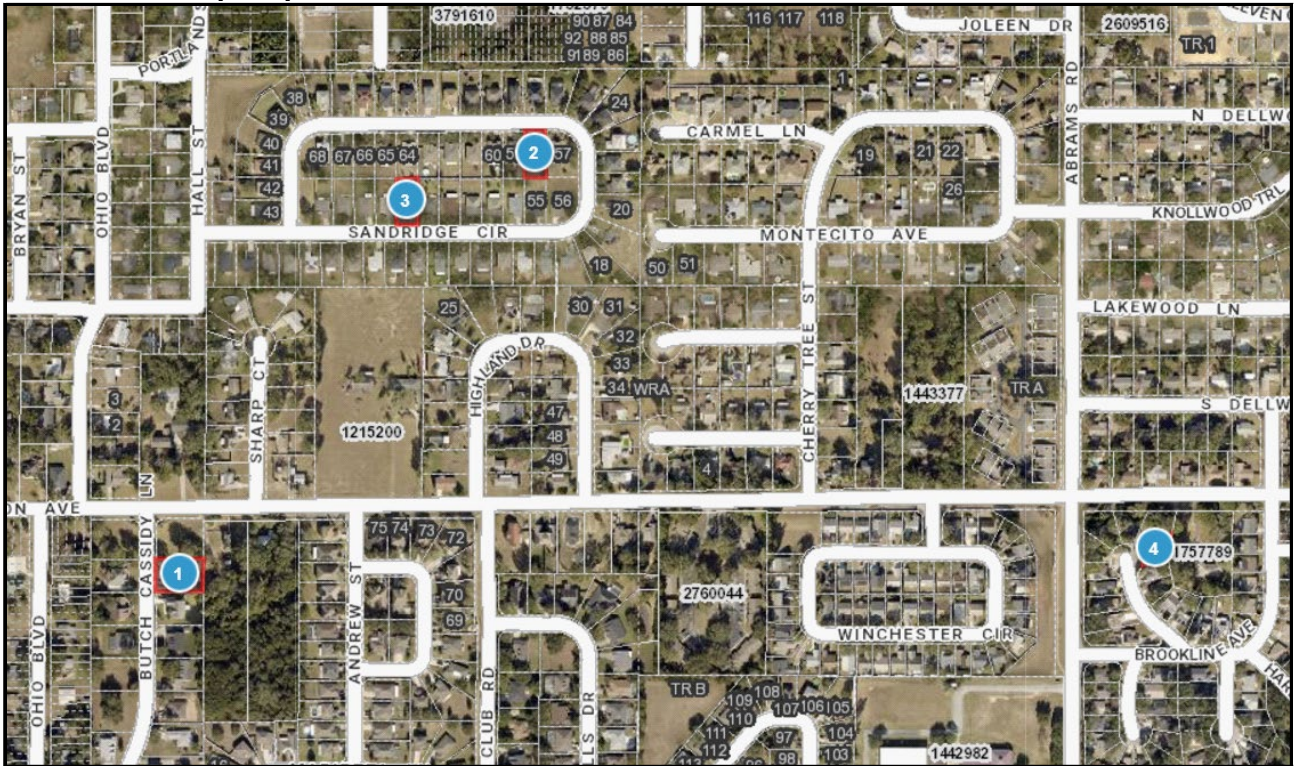
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

**2024-1118 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3827971	631 BUTCH CASSIDY LN EUSTIS	0.56
2	Comp 2	3828369	2315 SANDRIDGE CIR EUSTIS	0.42
3	Comp 1	3828360	2151 SANDRIDGE CIR EUSTIS	0.48
4	Subject	3530284	605 ARLINGTON CT EUSTIS	-
5				
6				
7				
8				

Alternate Key 3530284  
Parcel ID 07-19-27-0055-000-01000

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

2024-1118 Subject  
PRC Run: 12/10/2024 By  
Card # 1 of 1

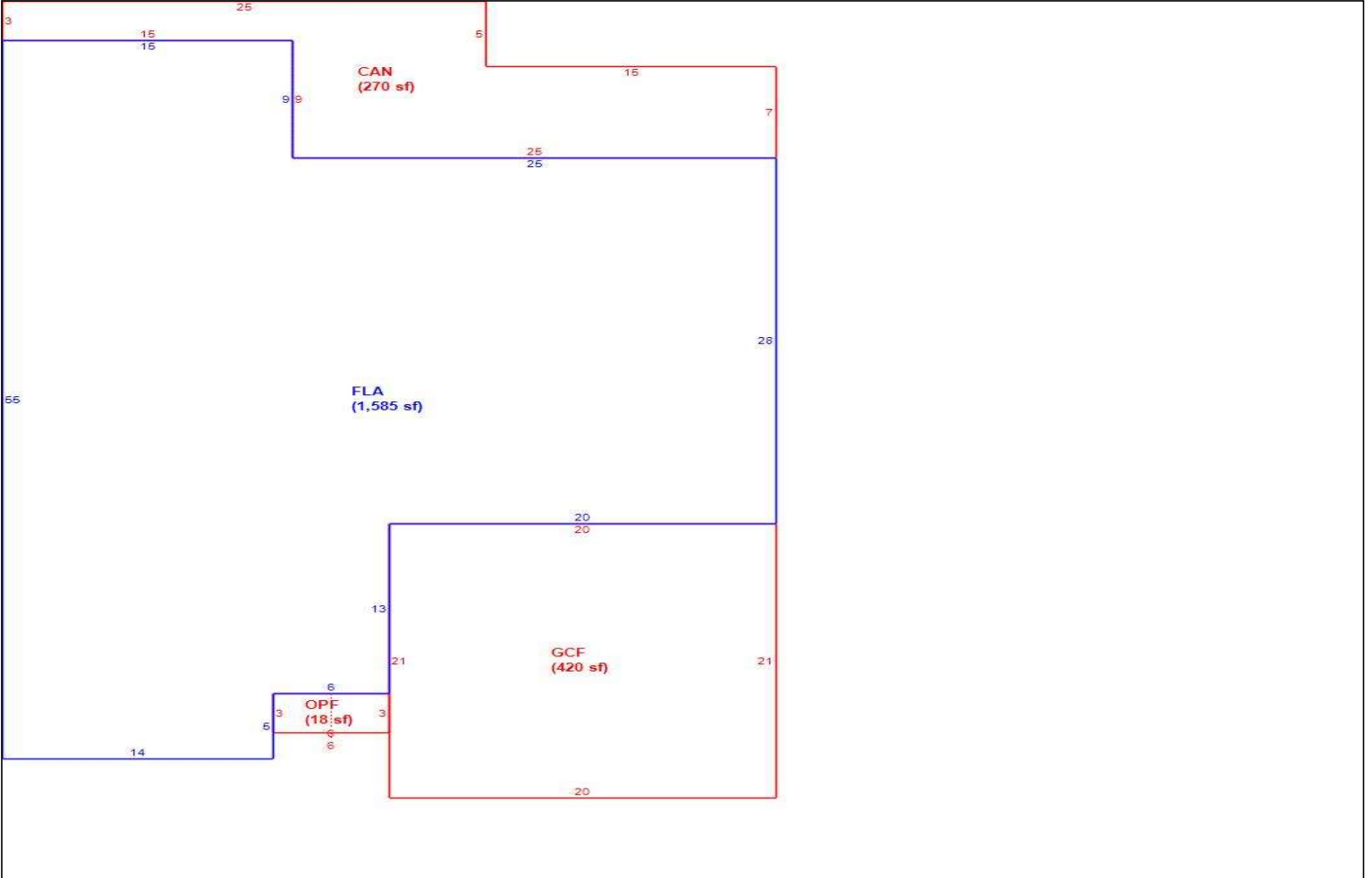
Current Owner		
SFR JV-2 PROPERTY LLC		
PO BOX 15087		
SANTA ANA	CA	92735

Property Location			
Site Address 605 ARLINGTON CT			
EUSTIS		FL 32726	
Mill Group 000E	NBHD 2352		
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
EUSTIS, BAY STATE SOUTH PHASE II SUB LOT 10 PB 30 PGS 1-2 ORB 5814 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	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 206,859	Deprec Bldg Value 200,653	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	1,585	1,585	1585	Effective Area	1585	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	Base Rate	106.51	Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	18	0	Building RCN	206,859	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	270	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,585	2,293	1,585	Building RCNLD	200,653					

Alternate Key 3530284  
 Parcel ID 07-19-27-0055-000-01000

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

2024-1118 Subject  
 PRC Run: 12/10/2024 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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018 2007	SALE 2006657	01-01-2017 04-19-2006	04-13-2018 03-08-2007	1 150,000	0099 0000	CHECK VALUE SFR 3/BR 605 ARLINGTON CT	04-17-2018		

<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
2021141997	5814	2308	10-05-2021	WD	Q	01	I	285,000				
2017067401	4962	0066	06-14-2017	WD	Q	Q	I	135,000				
	4503	2410	07-11-2014	WD	Q	Q	I	127,000				
	2827	2311	05-05-2005	WD	U	U	V	54,900				
	2645	0732	08-11-2004	WD	Q	Q	V	18,200				
Total											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	
70,000	200,653	0	270,653	0	270653	0.00	270653	270653	264,362	

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Alternate Key 3828360  
Parcel ID 12-19-26-4800-000-04900

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

2024-1118 Comp 1  
PRC Run: 12/10/2024 By  
Card # 1 of 1

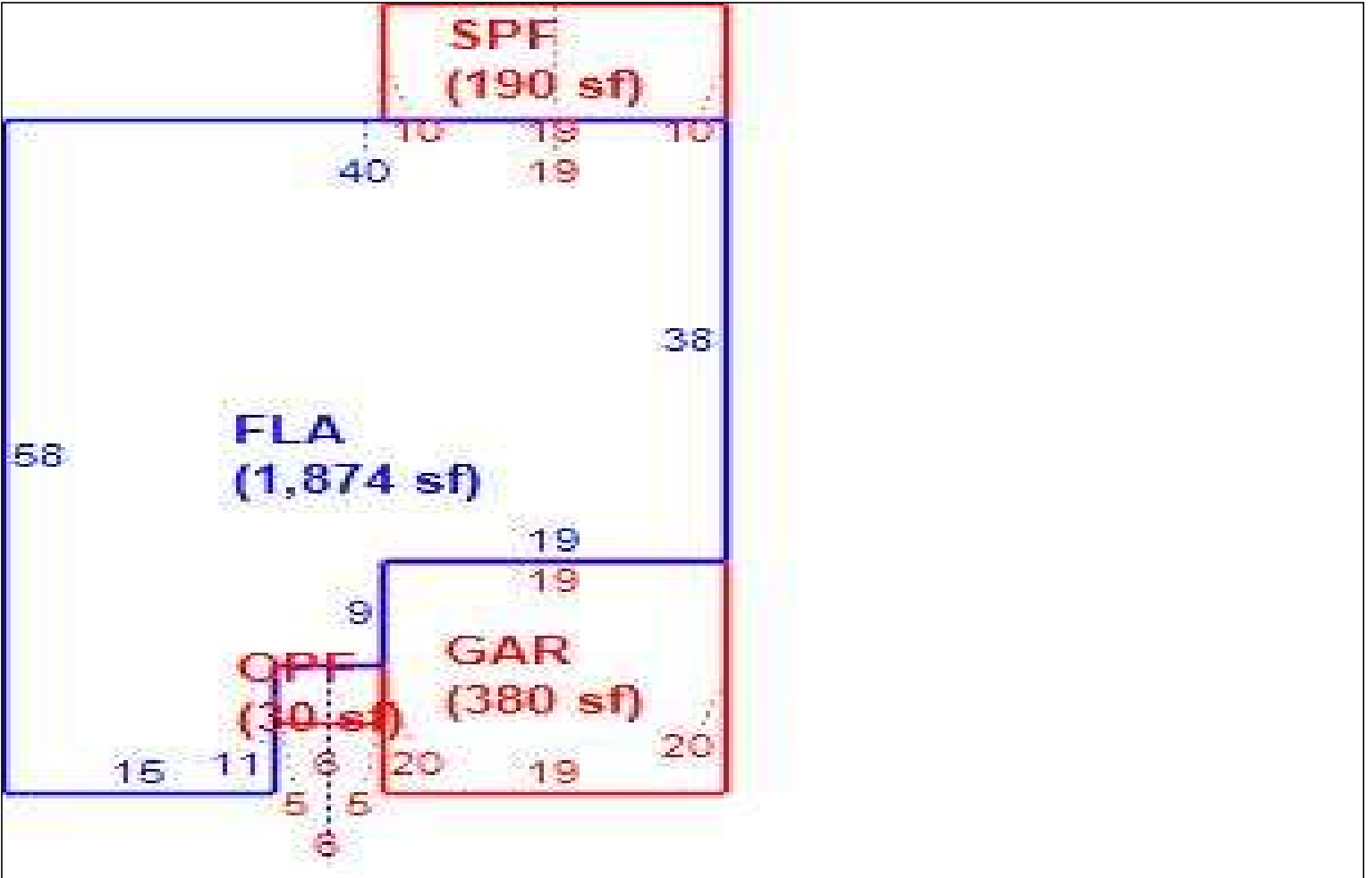
Current Owner		
PRUITT CARLA		
2151 SANDRIDGE CIR		
EUSTIS	FL	32726

Property Location		
Site Address 2151 SANDRIDGE CIR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

**Legal Description**  
QUAIL HOLLOW PB 52 PG 48-49 LOT 49 ORB 6180 PG 1025

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	1.25	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 244,982 Deprec Bldg Value 237,633 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,874	1,874	1874	Effective Area	1874	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	380	0	Base Rate	108.76	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	244,982	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	190	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good			97.00	Functional Obsol			0		
		TOTALS	1,874	2,474	1,874	Building RCNLD	237,633	Roof Cover	3	Type AC	03



Alternate Key 3828360  
 Parcel ID 12-19-26-4800-000-04900

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

2024-1118 Comp 1  
 PRC Run: 12/10/2024 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	220.00	SF	35.00	2005	2005	7700.00	85.00	6,545
PLD2	POOL/COOL DECK	481.00	SF	5.38	2005	2005	2588.00	70.00	1,812
SEN2	SCREEN ENCLOSED STRUCTURE	1397.00	SF	3.50	2005	2005	4890.00	55.00	2,690

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	DENY39	01-01-2021	07-27-2022	1	0030	R1			
2018	SALE	01-01-2017	05-31-2018	1	0099	CHECK VALUE	02-16-2018		
2006	20051577	09-15-2005	07-18-2005	4,400	0000	POOL SEN			
2006	05-00263	02-18-2005	07-18-2005	28,000	0000	POOL & DECK			
2005	04-00898	08-09-2004	12-29-2004	129,375	0000	SFR 4/BR-2151 SANDRIDGE CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023088248	6180 1025	07-14-2023	WD	Q	01	I	383,000	039	HOMESTEAD	2024	25000
2021018782	5640 1287	02-02-2021	WD	Q	01	I	248,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017053396	4945 1052	05-11-2017	WD	Q	Q	I	180,000				
	4723 0460	12-21-2015	WD	Q	Q	I	170,000				
	4030 1745	05-02-2011	WD	U	U	I	119,900				
Total											50,000.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
45,000	237,633	11,047	293,680	0	293680	50,000.00	243680	268680	286,187	

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Alternate Key 3828369  
Parcel ID 12-19-26-4800-000-05800

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

2024-1118 Comp 2  
PRC Run: 12/10/2024 By  
Card # 1 of 1

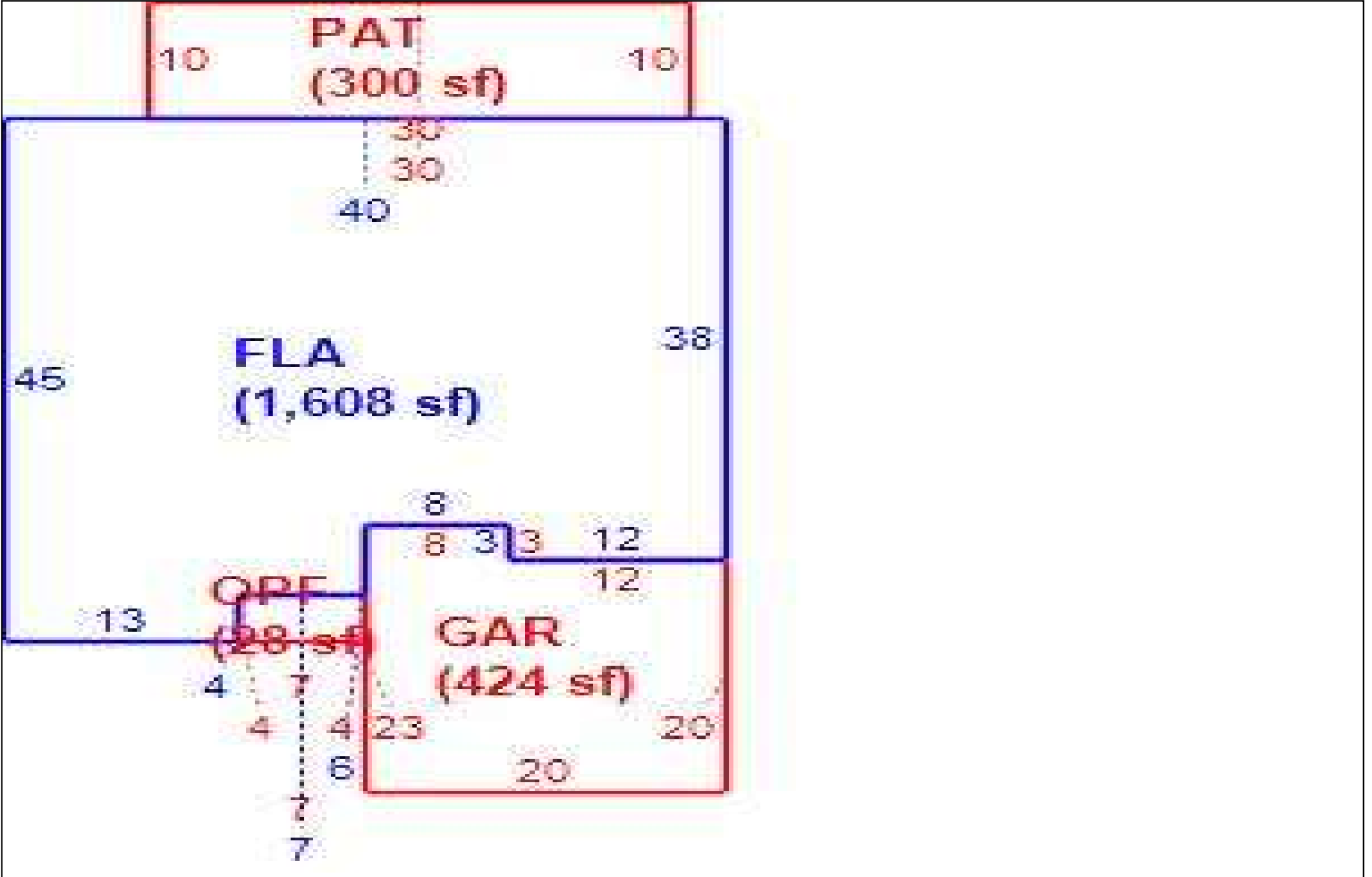
Current Owner		
NUNN JIMMIE SR		
2315 SANDRIDGE CIR		
EUSTIS	FL	32726

Property Location		
Site Address 2315 SANDRIDGE CIR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0613
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

**Legal Description**  
QUAIL HOLLOW PB 52 PG 48-49 LOT 58 ORB 6201 PG 1583

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	1.25	1.000	1.000	0	45,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		45,000		
Classified Acres		0		Classified JV/Mkt		45,000		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 215,577 Deprec Bldg Value 209,110 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,608	1,608	1608	Effective Area	1608	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	424	0	Base Rate	109.48	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	Building RCN	215,577	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	300	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,608	2,360	1,608	Building RCNLD	209,110				

Alternate Key 3828369  
 Parcel ID 12-19-26-4800-000-05800

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

2024-1118 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	
2007	MIKE	12-31-2006	02-27-2007	1	0000	SEE NOTES	02-27-2007		
2007	SALE	01-01-2006	02-13-2007	1	0000	CHECK VALUES	02-13-2007		
2006	04-01293	01-01-2005	07-18-2005	112,125	0000	SFR 3BD 2315 SANDRIDGE CIR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023105517	6201	1583	08-21-2023	WD	Q	01	I	326,000	003	DISABILITY VETERAN	2024	5000
	4604	0341	03-12-2015	WD	U	U	I	119,500	039	HOMESTEAD	2024	25000
	4437	0131	01-23-2014	CT	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	3182	2354	06-05-2006	WD	Q	Q	I	234,900				
	2856	2381	06-03-2005	WD	Q	Q	I	143,000				
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
45,000	209,110	0	254,110	0	254110	55,000.00	199110	224110	247,533

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Alternate Key 3827971  
Parcel ID 12-19-26-4700-000-00200

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

2024-1118 Comp 3  
PRC Run: 12/10/2024 By  
Card # 1 of 1

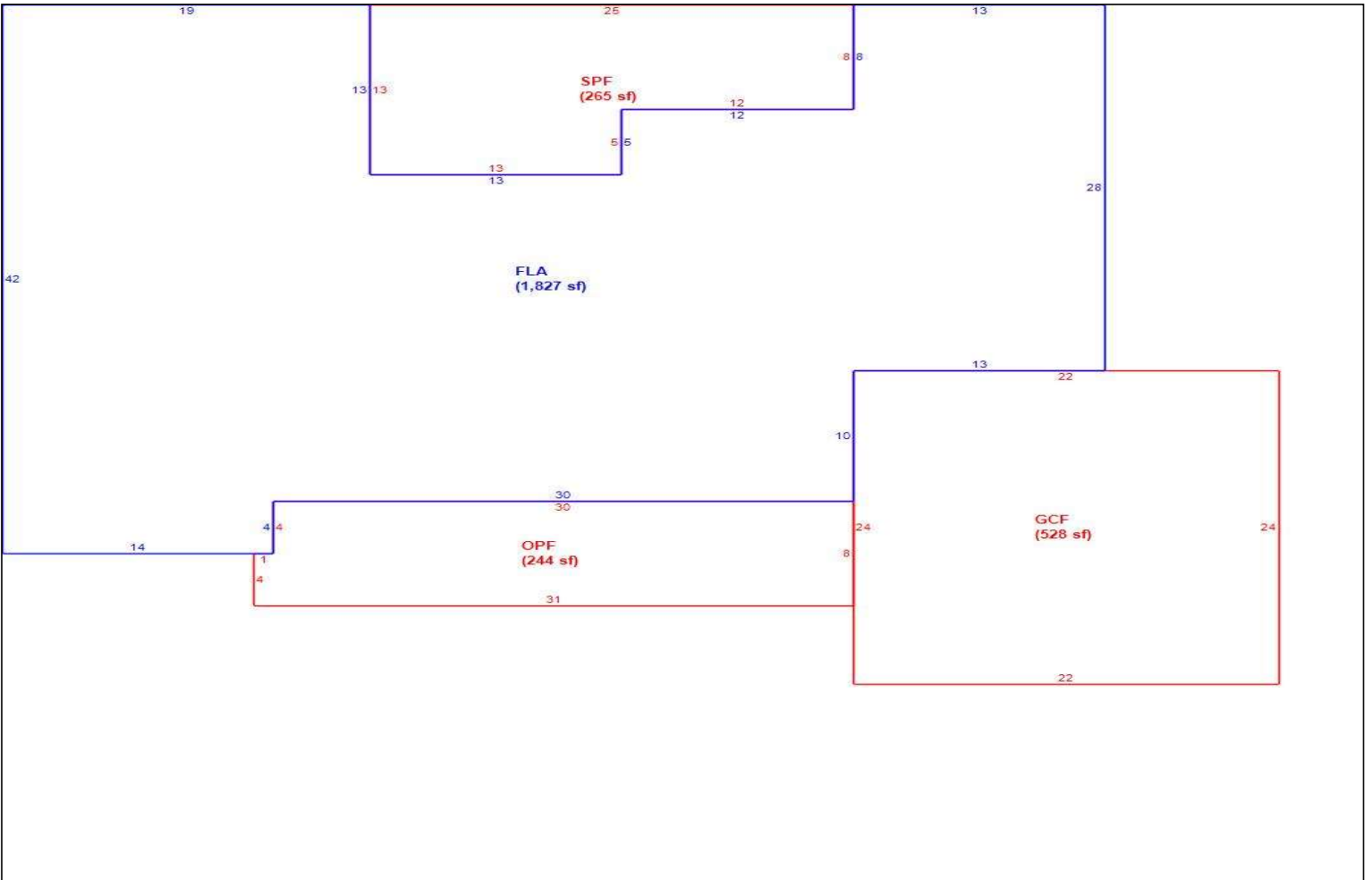
Current Owner		
CABALLERO JORGE		
631 BUTCH CASSIDY LN		
EUSTIS	FL	32726

Property Location		
Site Address 631 BUTCH CASSIDY LN		
EUSTIS FL 32726		
Mill Group 000E	NBHD 0613	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

**Legal Description**  
SUNDANCE HILLS SUBDIVISION PB 52 PG 41 LOT 2 & 1/19 UNDIVIDED INTEREST IN TRACT C ORB 6246 PG 285

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	2.00	1.000	1.000	0	72,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		72,000				
Classified Acres		0		Classified JV/Mkt 72,000		Classified Adj JV/Mkt		0				

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 300,533 Deprec Bldg Value 291,517 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	1,827	1,827	1827	2006	1827	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	528	0	132.10	300,533	Quality Grade	700	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	244	0	EX	97.00	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	265	0	0	0	Foundation	3	Fireplaces	0	
TOTALS		1,827	2,864	1,827	291,517	291,517	Roof Cover	3	Type AC	03	

Alternate Key 3827971  
 Parcel ID 12-19-26-4700-000-00200

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

2024-1118 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	
2018	IMPS	01-01-2017	02-16-2018	1	0008	CK OPF TO SPF AND VALUE PAP	02-16-2018		
2016	SALE	01-01-2015	03-07-2016	1	0099	CHECK VALUE	03-07-2016		
2007	2006512	03-23-2006	12-01-2006	219,860	0000	SFR 3/BR 631 BUTCH CASSIDY LN	12-01-2006		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023142754	6246	0285	11-14-2023	WD	Q	01	I	407,000	039	HOMESTEAD	2024	25000
	4643	1733	06-18-2015	WD	Q	Q	I	195,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4643	1731	06-18-2015	WD	Q	Q	I	195,000				
	4028	1833	05-04-2011	WD	Q	Q	I	135,000				
	3088	1350	02-13-2006	WD	Q	Q	V	50,000				
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	
72,000	291,517	0	363,517	0	185067	50,000.00	135067	160067	354,512	

\*\*\*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.\*\*\*