



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3811881

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	2024-1120	County	Lake
		Tax year	2024
		Date received	10-1-24
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: SFR JV-1 2021-1 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 #	07-19-27-1805-000-07600 864 Vanderbilt Drive
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 <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> 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.			
<input type="checkbox"/> 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.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> 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			
<input type="checkbox"/> 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.)			
<input checked="" type="checkbox"/> 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.			
<input type="checkbox"/> 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

<b>Petition #</b> <b>2024-1120</b>	Alternate Key: <b>3811881</b>	Parcel ID: <b>07-19-27-1805-000-07600</b>	
<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> <b>864 VANDERBILT DR EUSTIS</b>		<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> <b>SFR JV-1 2021-1 Borrower LLC C/O Tricon American Homes</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 267,856	\$ 267,856	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 263,750	\$ 263,750	
<b>3. Exempt value, *enter "0" if none</b>	\$ -	\$ -	
<b>4. Taxable Value, *required</b>	\$ 263,750	\$ 263,750	

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

**Last Sale Date** 6/2/2021 **Price:** \$265,000  Arm's Length  Distressed **Book** 5724 **Page** 2420

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	<b>3811881</b>	<b>3828369</b>	<b>3555180</b>	<b>3827971</b>
<b>Address</b>	864 VANDERBILT DR EUSTIS	2315 SANDRIDGE CIR EUSTIS	66 ORANGE BLOSSOM DR EUSTIS	631 BUTCH CASSIDY LN EUSTIS
<b>Proximity</b>		0.42 Miles	0.90 Miles	0.37 Miles
<b>Sales Price</b>		\$326,000	\$335,000	\$407,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.60%	4.00%	0.40%
<b>Adjusted Sale</b>		\$282,316	\$298,150	\$347,578
<b>\$/SF FLA</b>	\$163.43 per SF	\$175.57 per SF	\$148.04 per SF	\$190.25 per SF
<b>Sale Date</b>		8/21/2023	2/28/2023	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>	1,639	1,608	1550	2,014	-18750	1,827	-9400
<b>Year Built</b>	2003	2005	0	2000	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	G	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	0	SPF	-5000	OPF SPF	-40000
<b>Pool</b>	N	N	0	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	Large PAT	-600	-	1200	-	1200
<b>Site Size</b>	Lot	Large Lot	-15000	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. 5.0%	-14050	-Net Adj. 7.6%	-22550	-Net Adj. 13.9%	-48200
		Gross Adj. 6.1%	17150	Gross Adj. 8.4%	24950	Gross Adj. 14.6%	50600
<b>Adj. Sales Price</b>	Market Value <b>\$267,856</b>	Adj Market Value <b>\$268,266</b>		Adj Market Value <b>\$275,600</b>		Adj Market Value <b>\$299,378</b>	
	Value per SF 163.43						

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.

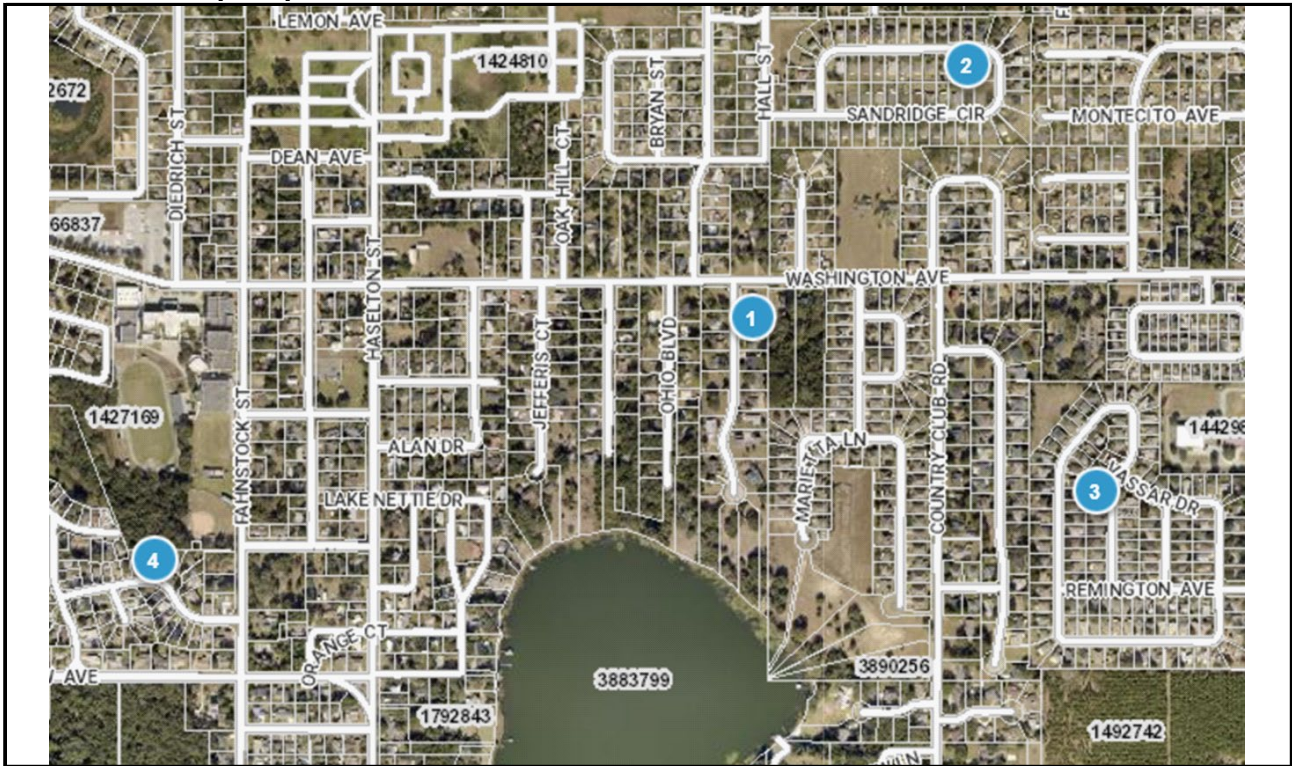
Purchased 5/28/21 \$265K---- Ryan comp 5 has adjusted sales \$ higher than market---- Could not find any comps in the sub or surrounding subs---- their values look good except that they bought the house for 265

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**

**2024-1120 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3827971	631 BUTCH CASSIDY LN EUSTIS	0.37
2	Comp 1	3828369	2315 SANDRIDGE CIR EUSTIS	0.42
3	Subject	3811881	864 VANDERBILT DR EUSTIS	-
4	Comp 2	3555180	66 ORANGE BLOSSOM DR EUSTIS	0.9
5				
6				
7				
8				

Alternate Key 3811881  
Parcel ID 07-19-27-1805-000-07600

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

2024-1120 Subject By cjensen  
PRC Run: 12/11/2024  
Card # 1 of 1

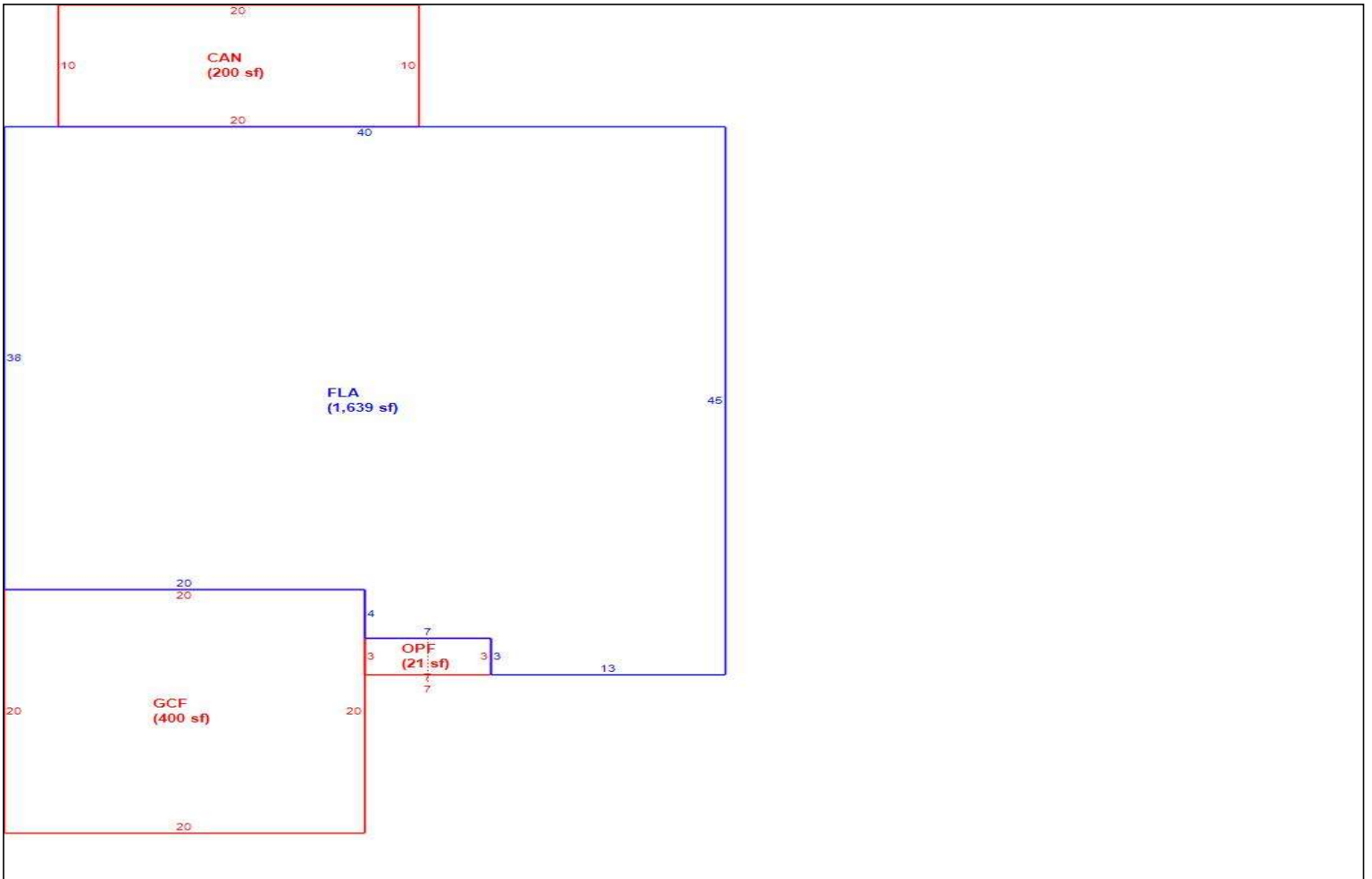
Current Owner		
SFR JV-1 2021-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 1508 BROOKHOLLOW DR		
SANTA ANA	CA	92705

Property Location		
Site Address 864 VANDERBILT DR EUSTIS FL 32726		
Mill Group 000E	NBHD 2352	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
REMINGTON CLUB PHASE II PB 47 PG 77-78 LOT 76 ORB 5836 PG 2259

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 185,934	Deprec Bldg Value 180,356	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,639	1,639	1639	Effective Area	1639	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	93.31	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	21	0	Building RCN	185,934	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	200	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		1,639	2,260	1,639	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	180,356	Type AC	03		

Alternate Key 3811881  
 Parcel ID 07-19-27-1805-000-07600

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

2024-1120 Subject By cjensen  
 PRC Run: 12/11/2024  
 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	
2013	SALE	01-01-2012	03-08-2013	1	0099	CHECK VALUES			
2004	1	09-30-2003	01-05-2004	1	0000	SFR FOR 2004			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021158135	5836	2259	10-26-2021	WD	U	11	I	100				
2021078412	5724	2420	06-02-2021	WD	Q	01	I	265,000				
2021011623	5629	1176	01-25-2021	CT	U	11	I	164,100				
	4206	1374	08-28-2012	WD	Q	Q	I	128,000				
	4206	1372	08-24-2012	QC	U	U	I	0				
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	
87,500	180,356	0	267,856	4106	263750	0.00	263750	267856	262,139	

\*\*\*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 3828369  
Parcel ID 12-19-26-4800-000-05800

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

2024-1120 Comp 1  
PRC Run: 12/11/2024 By  
Card # 1 of 1

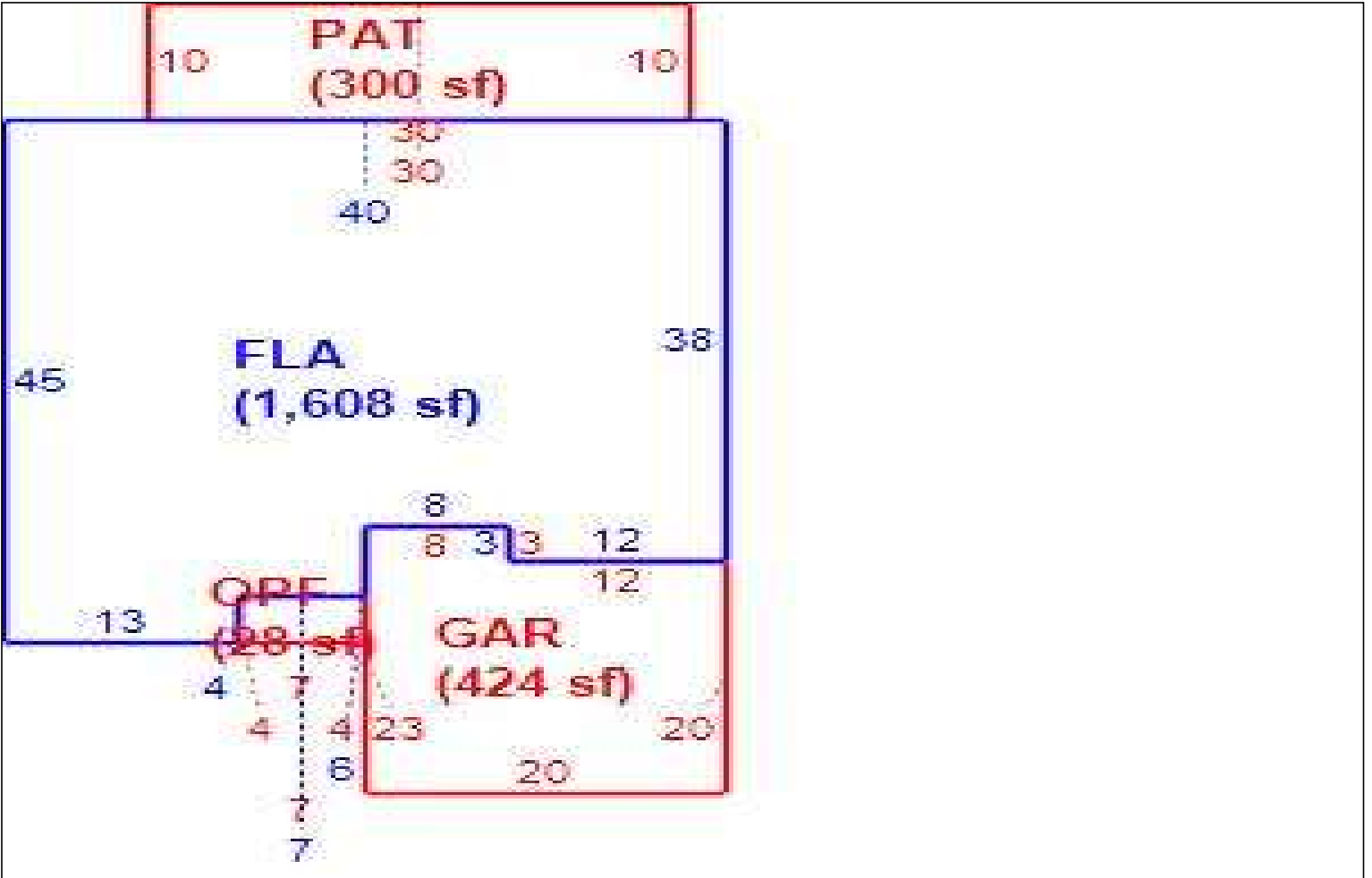
Current Owner		
NUNN JIMMIE SR		
2315 SANDRIDGE CIR		
EUSTIS	FL	32726

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		Imp Type	R1	Bedrooms		
FLA	FINISHED LIVING AREA	1,608	1,608	1608	2005		R1		3		
GAR	GARAGE FINISH	0	424	0		1608	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	28	0		109.48	Quality Grade	670	Half Baths	0	
PAT	PATIO UNCOVERED	0	300	0		215,577	Wall Type	03	Heat Type	6	
TOTALS							Foundation	3	Fireplaces	0	
							Roof Cover	3	Type AC	03	



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

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

2024-1120 Comp 1  
 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

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 3555180  
Parcel ID 12-19-26-3150-000-06600

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

2024-1120 Comp 2  
PRC Run: 12/11/2024 By

Card # 1 of 1

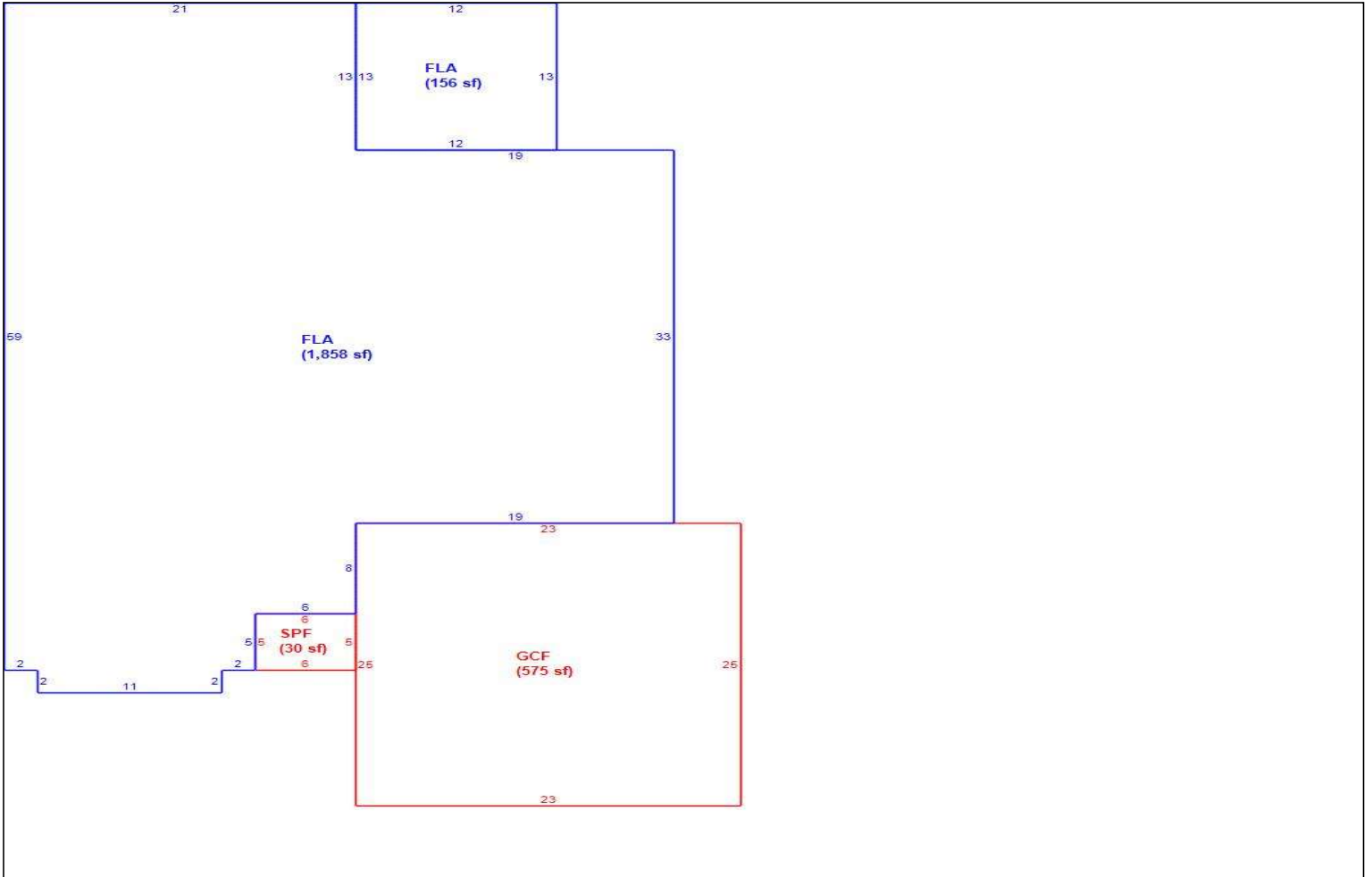
Current Owner		
VIDAMA DAVIDSON AND LOVELY AMISIAL		
66 ORANGE BLOSSOM DR		
EUSTIS	FL	32726

Property Location			
Site Address 66 ORANGE BLOSSOM DR			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	0630
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	08-05-201

Legal Description
EUSTIS, TOWNHILL SUB LOT 66 PB 25 PGS 91-92 ORB 6101 PG 289 ORB 6171 PG 287

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	55,000.00	0.0000	1.00	1.000	1.000	0	55,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,000		
Classified Acres		0		Classified JV/Mkt		55,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 246,227	Deprec Bldg Value 238,840	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,014	2,014	2014	Effective Area	2014	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	575	0	Base Rate	101.89	Quality Grade	660	Half Baths	0
SPF	SCREEN PORCH FINIS	0	30	0	Building RCN	246,227	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	238,840	Roof Cover	3	Type AC	03
TOTALS		2,014	2,619	2,014						

Alternate Key 3555180  
 Parcel ID 12-19-26-3150-000-06600

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

2024-1120 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	19-00062	01-18-2019	08-05-2019	2,500	0002	REPL SCR N PORCH W/ WINDOWS	08-06-2019		
2005	SALE	01-01-2004	01-19-2005	1	0000	CHECK VALUE			
2001	9900594	04-11-2000	08-09-2000	109,674	0000	SFR U/C 2000			
2000	9900594	08-24-1999	04-11-2000	109,674	0000	SFR/2-66 ORANGE BLOSSOM			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023080459	6171	0287	06-24-2023	QC	U	11	100	039	HOMESTEAD	2024	25000	
2023023789	6101	0289	02-28-2023	WD	Q	01	335,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2022024959	5901	1725	02-14-2022	WD	U	37	318,300					
	2717	1513	12-10-2004	TR	Q	Q	182,500					
	1886	1337	12-04-2000	WD	U	U	0					
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
55,000	238,840	0	293,840	0	293840	50,000.00	243840	268840	286,189

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

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

2024-1120 Comp 3  
PRC Run: 12/11/2024 By

Card # 1 of 1

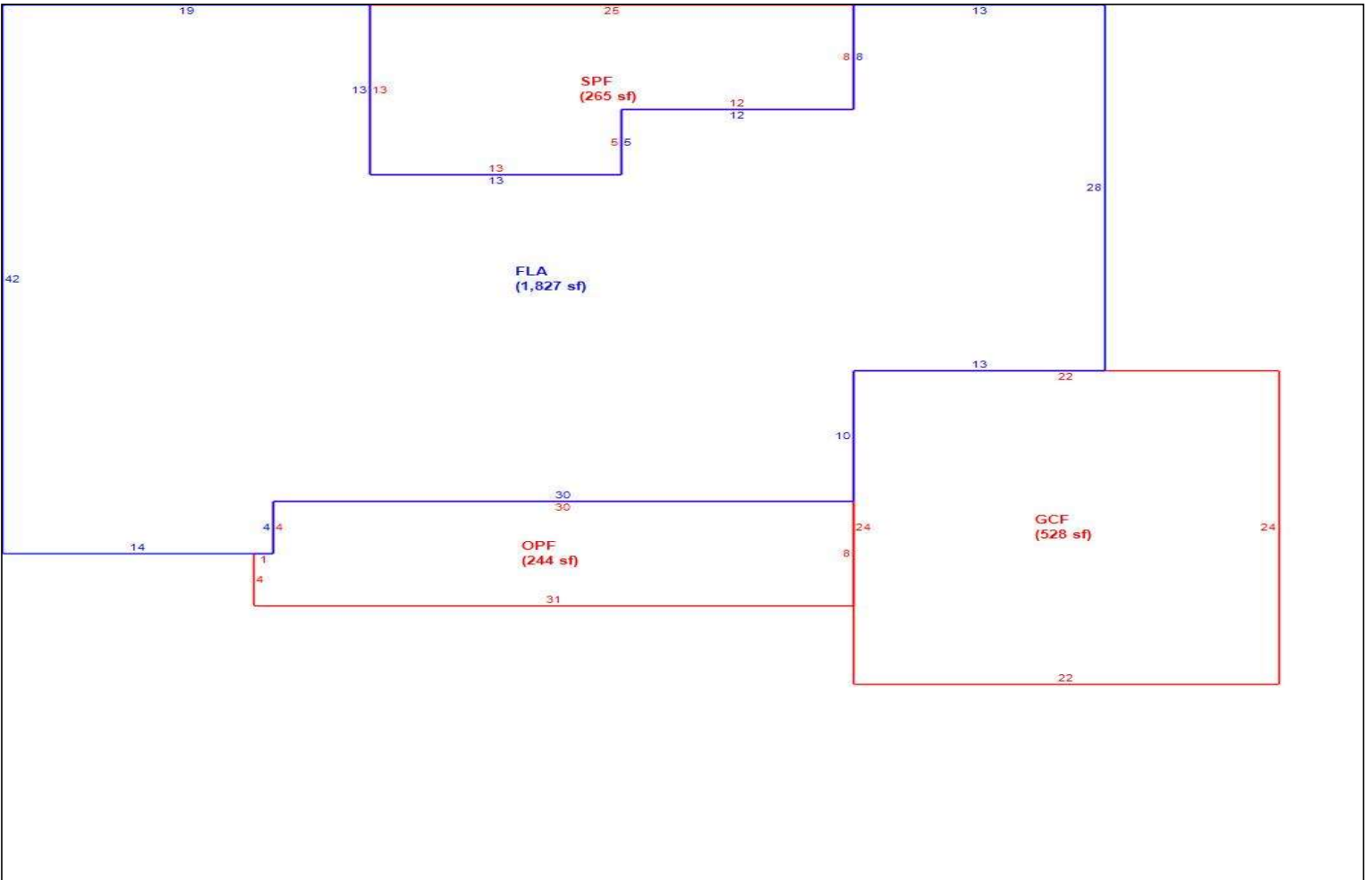
Current Owner		
CABALLERO JORGE		
631 BUTCH CASSIDY LN		
EUSTIS	FL	32726

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	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,827	1,827	1827	2006	1827	132.10	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	528	0				Quality Grade	700	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	244	0				Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	265	0				Foundation	3	Fireplaces	0	
TOTALS		1,827	2,864	1,827				Building RCNLD	291,517	Roof Cover	3	Type AC 03

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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	

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