

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes 39/5907

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.

| MARKET STATE  | STOMPTHED BY OUT  | RKOPTHEVAL                                 | UEADUSTME                                       | NIEBOARD (V  | AB)   |  |  |  |  |  |
|---|---|--|---|--|---|--|--|--|--|--|
| Petition# 20  | 124-1/21  | County Lake                                | Ta  | ax year <b>2024</b>                                      | Date received 10.1.24   |  |  |  |  |  |
| CONTRACTOR OF THE STATE OF THE | GO  | MRLETED BY TI                              | <b>TERENTIONER</b>                              |  |   |  |  |  |  |  |
| PART 1. Taxpaye   | r Information   |  |   |  |   |  |  |  |  |  |
|   | R JV-HD 2024-1 BORROW   | ER LLC                                     | Representative: Ryan, LLC c/o Robert Peyton     |  |   |  |  |  |  |  |
| Mailing address<br>for notices  | Ryan, LLC<br>16220 North Scottsdale Ro<br>Scottsdale, AZ 85254  | d, Ste 650                                 | Parcel ID and physical address or TPP account # | 07-22-25-001 <sup>2</sup><br>6376 Green E                |   |  |  |  |  |  |
| Phone 954-740-62  | 240   |  | Email   | ResidentialAp  | peals@ryan.com  |  |  |  |  |  |
| The standard way t  | to receive information is by l  | US mail. If possible                       | e, I prefer to receiv                           | e information by   | y ☑ email ☐ fax.  |  |  |  |  |  |
|   | petition after the petition dea<br>at support my statement.   | adline. I have attac                       | hed a statement o                               | f the reasons I  | filed late and any  |  |  |  |  |  |
| your evidence to  | the hearing but would like my<br>o the value adjustment board<br>VAB or special magistrate rul  | clerk. Florida law a                       | llows the property a                            | appraiser to cros  | s examine or object to your   |  |  |  |  |  |
| 1   | ☑ Res. 1-4 units⊡ Industria   |  |   | _  | istoric, commercial or nonprofit  |  |  |  |  |  |
| ☐ Commercial ☐  | 🗌 Res. 5+ units 🔲 Agricultura   | al or classified use                       | ☐ Vacant lots and                               | acreage 🔲 B  | usiness machinery, equipment  |  |  |  |  |  |
| PART 2. Reason  | for Petition Check  | one. If more than                          | one, file a separa                              | ate petition.  |   |  |  |  |  |  |
| Real property value Denial of classif   | alue (check one) <mark></mark>  | e 🗌 increase                               | ☐ Denial of exer                                | nption Select or   | renter type:  |  |  |  |  |  |
| Tangible persona return required b  | rent reduction<br>t substantially complete on a<br>al property value (You must<br>by s.193.052. (s.194.034, F.5<br>for catastrophic event | : have timely filed a                      | (Include a date<br>Qualifying impro             | e-stamped copy<br>vement (s. 193.1<br>control (s. 193.15 | otion or classification<br>of application.)<br>555(5), F.S.) or change of<br>55(3), 193.1554(5), or |  |  |  |  |  |
|   | this is a joint petition. Attacl  |  |   |  | ty appraiser's  |  |  |  |  |  |
| by the request group.   | e (in minutes) you think you no<br>ted time. For single joint petiti  | ions for multiple uni                      | ts, parcels, or acco                            | unts, provide th   | e time needed for the entire  |  |  |  |  |  |
| My witnesses  | or I will not be available to a   | attend on specific o                       | dates. I have attac                             | hed a list of dat  | es.   |  |  |  |  |  |
| evidence directly to appraiser's evidence   | to exchange evidence with<br>the property appraiser at le<br>ce. At the hearing, you have   | east 15 days before<br>the right to have v | e the hearing and witnesses sworn.              | make a written   | request for the property  |  |  |  |  |  |
| of your property rec<br>information redacte   | regardless of whether you<br>cord card containing informa<br>ed. When the property appra<br>how to obtain it online.                      | ation relevant to the                      | e computation of y                              | our current ass  | sessment, with confidential   |  |  |  |  |  |

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 author without attaching a completed power of attorney or authorization for Written authorization from the taxpayer is required for access to cor     | r representation to this form.   |  |
| collector.   |                                  |  |
| ☐ I authorize the person I appoint in part 5 to have access to any countries of perjury, I declare that I am the owner of the proppetition and the facts stated in it are true.                                      |                                  |  |
| Signature, taxpayer  | Print name                       | Date   |
| PART 4. Employee, Attorney, or Licensed Professional Signature   | 9                                |  |
| Complete part 4 if you are the taxpayer's or an affiliated entity's emrepresentatives.   | ployee or you are one of the     | following licensed   |
| I am (check any box that applies):   |                                  |  |
| An employee of   | (taxpayer or an affiliate        | ed entity).  |
| A Florida Bar licensed attorney (Florida Bar number  |                                  |  |
| ■ A Florida real estate appraiser licensed under Chapter 475, Flo  | rida Statutes (license number    | <u>RD6182</u> ).   |
| A Florida real estate broker licensed under Chapter 475, Florida   |                                  |  |
| A Florida certified public accountant licensed under Chapter 473   | 3, Florida Statutes (license nu  | mber).   |
| I understand that written authorization from the taxpayer is required appraiser or tax collector.  | for access to confidential info  | rmation from the property                                      |
| Under penalties of perjury, I certify that I have authorization to file that the owner's authorized representative for purposes of filing this under s. 194.011(3)(h), Florida Statutes, and that I have read this p | petition and of becoming an a    | agent for service of process                                   |
| Robert I. 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 lice<br>AND (check one)   |                                  | loyees listed in part 4 above                                  |
| ☐ Attached is a power of attorney that conforms to the requirement taxpayer's authorized signature OR ☐ the taxpayer's authorized signature.   |                                  |  |
| ☐ I am an uncompensated representative filing this petition AND (  | check one)                       |  |
| ☐ the taxpayer's authorization is attached OR ☐ the taxpayer's a   | uthorized signature is in part   | 3 of this form.  |
| I understand that written authorization from the taxpayer is required appraiser or tax collector.  | d for access to confidential inf | ormation from the property                                     |
| Under penalties of perjury, I declare that I am the owner's authorize becoming an agent for service of process under s. 194.011(3)(h), F   | ed representative for purpose    |  |
| facts stated in it are true.   | Florida Statutes, and that I ha  | s of filing this petition and of ve read this petition and the |

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

| Petition #  | ŀ  | 2024-1121     |                           | Alternate K                                      | ey: <b>3915907</b> | Parcel I                      | D: <b>07-22-25-00</b> | 11-000-14800     |  |
|---|--|---------------|---------------------------|--|--------------------|-------------------------------|-----------------------|------------------|--|
| Petitioner Name The Petitioner is:  Other, Explain: |  |               | t Peyton<br>payer's agent | Property<br>Address                              |                    | EEN BUD DR<br>VELAND          | Check if Mu           | ultiple Parcels  |  |
| Owner Name  | SFR JV-HD 2  | 024-1 BORF    | ROWER LLC                 | Value from TRIM Notice                           | Value belo         | e Board Actionted by Prop App | i value alier         | Board Action     |  |
| 1. Just Value, red                                  | uired  |               |                           | \$ 309,43  | 31 \$              | 309,43                        | 31                    |                  |  |
|   |  | ue, *if appli | cable                     | \$ 301,78  |                    | 301,78                        | 30                    |                  |  |
|   |  |               |                           | \$   | -                  | ·                             |                       |                  |  |
| 4. Taxable Value,                                   | *required  |               |                           | \$ 301,78  | 80 \$              | 301,78                        | 30                    |                  |  |
| *All values entered                                 | d should be count  | ty taxable va | lues, School and          | d other taxing                                   | authority values   | may differ.                   |                       |                  |  |
| Last Sale Date                                      | 3/28/2024  |               |                           | 00   |                    |                               | Book 6319             | Page <u>318</u>  |  |
| ITEM  | Subje  | ct            | Compara                   | able #1  | Compar             | able #2                       | Compara               | able #3          |  |
| AK#   | 39159  | 07            | 39120                     |  | 3912               |                               | 39158                 |                  |  |
| Address   |  |               | 16328 BLC                 |  | 16426 BL           |                               | 16467 BLC             |                  |  |
|   | GROVEL   | AND           | CHERR                     |  | GROVE              |                               | CHERR                 |                  |  |
|   |  |               | .35 M                     |  | .40 M              |                               | .15 M                 |                  |  |
|   |  |               | \$355,0<br>-15°           |  | \$375,<br>-15      |                               | \$325,0<br>-15        |                  |  |
|   |  |               | 0.00                      |  |                    |                               | 3.20                  |                  |  |
|   | Petitioner is:  Taxpayer of Record Other, Explain:  Owner Name SFR JV-HD 2024-1 Brown SFR J |               |                           | 750  | \$327,             |                               | \$286,                |                  |  |
|   | \$200.67 r   | er SF         | \$179.72                  |  | \$163.96           |                               | \$181.88              |                  |  |
|   | <b>\$200.0.</b>  |               | 12/12/2                   |  | 6/13/2             | •                             | 4/12/2                | ·                |  |
| Terms of Sale                                       |  |               | ✓ Arm's Length            | Distressed                                       | ✓ Arm's Length     | Distressed                    | ✓ Arm's Length        | Distressed       |  |
|   |  |               |                           |  |                    |                               |                       |                  |  |
| Value Adj.  | Description  |               | Description               | Adjustment                                       | Description        | Adjustment                    | Description           | Adjustment       |  |
|   |  |               | 1,679                     | -10275   | 1,999              | -34275                        | 1,576                 | -2550            |  |
|   |  |               | 2018                      |  | 2018               |                               | 2019                  |                  |  |
| Constr. Type  |  |               | BLK/STUCCO                |  | BLK/STUCCC         | )                             | BLK/STUCCO            | ) :              |  |
|   |  |               | GOOD                      |  | GOOD               |                               | GOOD                  |                  |  |
|   |  |               | 2.0                       |  | 2.0                |                               | 2.0                   |                  |  |
|   |  |               | GARAGE                    |  | GARAGE             | +                             | GARAGE                | 2000             |  |
|   |  |               | OPF/OPF                   |  | OPF/OPF            |                               | OPF/PAT               | 2000             |  |
|   |  |               | N<br>0                    | 0  | N<br>0             | 0                             | N<br>0                | 0                |  |
|   |  |               | Central                   | 0  | Central            | 0                             | Central               | 0                |  |
|   |  |               | NONE                      | <del>                                     </del> | NONE               |                               | NONE                  | <u> </u>         |  |
|   |  |               | .21 AC                    |  | .21 AC             |                               | .22 AC                |                  |  |
|   |  |               | RESIDENTIAL               |  | RESIDENTIAL        | _                             | RESIDENTIAL           | _                |  |
|   |  |               | RESIDENTIAL               | _  | RESIDENTIAL        | -                             | CONSERVATIO           | )N               |  |
| -   |  |               | -Net Adj. 3.4%            | -10275   | -Net Adj. 10.5%    | -34275                        | -Net Adj. 0.2%        | -550             |  |
|   |  |               | Gross Adj. 3.4%           | 10275  | Gross Adj. 10.5%   |                               | Gross Adj. 1.6%       | 4550             |  |
|   | Market Value   | \$309,431     | Adj Market Value          | \$291,475  | Adj Market Value   | \$293,475                     | Adj Market Value      | \$286,100        |  |
| Adj. Sales Price                                    | \/-! CE  | 000,401       | ,                         | 7-0., <b>u</b>                                   | ,                  | 7-00, <b>v</b>                | ,                     | 7-00 <b>,.00</b> |  |

Value per SF

200.67

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.

- Describe Subject
   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: | DATE |
|---------|------|

#### 2024-1121Comp Map



| Bubble # | Comp#   | Alternate Key | Parcel Address                        | Distance from Subject(mi.) |
|----------|---------|---------------|---------------------------------------|----------------------------|
| 1        | 2       | 3912043       | 16426 BLOOM CT GROVELAND              | .40 MILE                   |
| 2        | 1       | 3912026       | 16328 BLOOMING CHERRY DR<br>GROVELAND | .35 MILE                   |
| 3        | 3       | 3915862       | 16467 BLOOMING CHERRY DR<br>GROVELAND | .15 MILE                   |
| 4        | SUBJECT | 3915907       | 6376 GREEN BUD DR<br>GROVELAND        | -                          |
| 5        |         |               |                                       |                            |
| 6        |         |               |                                       |                            |
| 7        |         |               |                                       |                            |
| 8        |         |               |                                       |                            |
|          |         |               |                                       |                            |

Parcel ID 07-22-25-0011-000-14800 Current Owner SFR JV-HD 2024-1 BORROWER LLC

C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100

**TUSTIN** 92780 **LCPA Property Record Card** Roll Year 2024 Status: A

### subject

2024-1121 Subject 12/4/2024 By bboone PRC Run:

Card # of 1

**Property Location** 

Site Address 6376 GREEN BUD DR GROVELAND FL 34736

00GR Mill Group NBHD 4492

> Property Use Last Inspection

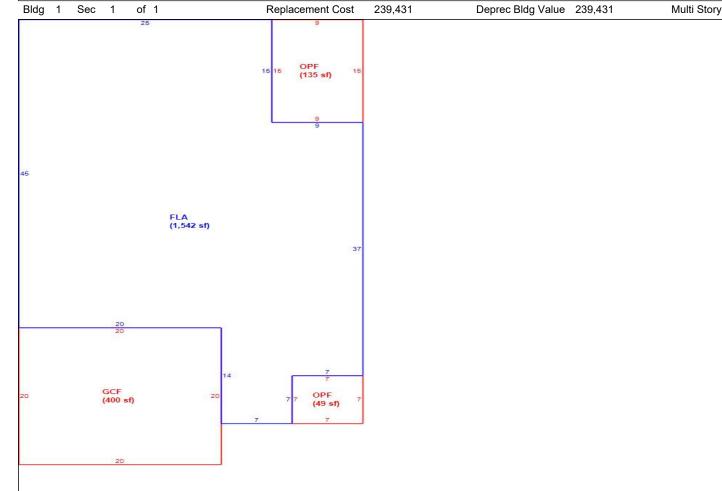
00100 SINGLE FAMILY BDK 09-25-202

Legal Description

CHERRY LAKE LANDING PHASE 2 PB 71 PG 39-43 LOT 148 ORB 6319 PG 318

| Lan     | d Lines     |            |       |              |                      |               |                 |               |               |                |           |               |
|---------|-------------|------------|-------|--------------|----------------------|---------------|-----------------|---------------|---------------|----------------|-----------|---------------|
| LL<br># | Use<br>Code | Front      | Depth | Notes<br>Adj | Units                | Unit<br>Price | Depth<br>Factor | Loc<br>Factor | Shp<br>Factor | Phys<br>Factor | Class Val | Land<br>Value |
| 1       | 0100        | 0          | 0     |              | 1.00 LT              | 35,000.00     | 0.0000          | 2.00          | 1.000         | 1.000          | 0         | 70,000        |
|         |             | Total A    | cres  | 0.00         | JV/Mkt 0             |               |                 | Tota          | d Adj JV/MI   | kt             |           | 70,000        |
|         | Cla         | assified A | cres  | 0            | Classified JV/Mkt 70 | 000           |                 | Classifie     | M/VI. ibA b   | ct             |           | 0             |

Sketch



|      | Building S           | Sub Areas  |           |          | Building Valuati | Construction Detail |               |      |            |    |
|------|----------------------|------------|-----------|----------|------------------|---------------------|---------------|------|------------|----|
| Code | Description          | Living Are | Gross Are | Eff Area | Year Built       | 2020                | Imp Type      | R1   | Bedrooms   | 3  |
| FLA  | FINISHED LIVING AREA | 1,542      | 1,542     | _        | Effective Area   | 1542                |               |      | Full Datie |    |
| _    | GARAGE FINISH        | 0          | 400       | 0        | Base Rate        | 125.88              | No Stories    | 1.00 | Full Baths | 2  |
| OPF  | OPEN PORCH FINISHE   | 0          | 184       | 0        | Building RCN     | 239,431             | Quality Grade | 690  | Half Baths | 0  |
|      |                      |            |           |          | Condition        | VG                  | Wall Type     | 03   | Heat Type  | 6  |
|      |                      |            |           |          | % Good           | 100.00              | Trail Type    | 03   | riodi Typo | ١  |
|      |                      |            |           |          | Functional Obsol | 0                   | Foundation    | 3    | Fireplaces | 0  |
|      | TOTALS               | 1,542      | 2,126     | 1,542    | Building RCNLD   | 239 431             | Roof Cover    | 3    | Type AC    | 03 |

Alternate Key 3915907 Parcel ID 07-22-25-0011-000-14800

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

PRC Run: 2024-1121 Subject
PRC Run: 12/4/2024 By bboone

Card# of 1 1 Miscellaneous Features \*Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN Code Type %Good Description Apr Value **Building Permits** Permit ID Roll Year Issue Date Comp Date Amount Туре Description **Review Date** CO Date SFR 6376 GREEN BUD DR 2001-0220 03-04-2020 09-25-2020 224,469 0001 09-25-2020 07-29-2020 2021 Sales Information Exemptions Instrument No Book/Page Sale Date Q/U Code Vac/Imp Sale Price Code Description Year Amount Instr 2024045628 6319 0318 03-28-2024 U 11 100 2021149623 10-21-2021 WD 317,500 5824 1607 Q 01 2020092139 5529 0101 08-05-2020 WD Q 03 252,000 0.00 Total Value Summary

| Land Value | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 70,000     | 239.431    | 0          | 309.431      | 7651         | 301780     | 0.00        | 301780     | 309431      | 301.950       |

<sup>\*\*\*</sup>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.\*\*\*

Parcel ID 07-22-25-0010-000-04900

Current Owner

ESPAILLAT MILDRED

16328 BLOOMING CHERRY DR

**GROVELAND** FL 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

## comp 1

2024-1121 Comp 1 PRC Run: 12/4/2024 By

Mill Group

Card # 1 of 1

Property Location

Site Address 16328 BLOOMING CHERRY DR FL 34736

GROVELAND 00GR NBHD 4492

Property Use Last Inspection

00100 SINGLE FAMILY RBB 11-30-201

Legal Description

CHERRY LAKE LANDING REPLAT PB 70 PG 57-62 LOT 49 ORB 6257 PG 1781

| Lan              | Land Lines  |            |       |         |           |                          |    |           |             |           |             |               |                 |               |               |                |           |               |
|------------------|-------------|------------|-------|---------|-----------|--------------------------|----|-----------|-------------|-----------|-------------|---------------|-----------------|---------------|---------------|----------------|-----------|---------------|
| LL<br>#          | Use<br>Code | Front      | Depth | No<br>A | tes<br>dj | Units                    |    | Units     |             | Units     |             | Unit<br>Price | Depth<br>Factor | Loc<br>Factor | Shp<br>Factor | Phys<br>Factor | Class Val | Land<br>Value |
| 1                | 0100        | 0          | 0     |         |           | 1.00                     | LT | 35,000.00 | 0.0000      | 2.00      | 1.000       | 1.000         | 0               | 70,000        |               |                |           |               |
| Total Acres 0.00 |             |            |       | JV/N    | lkt 0     |                          |    | Tota      | i Adj JV/MI | kt        | •           | 70,000        |                 |               |               |                |           |               |
|                  | Cla         | assified A | cres  | 0       | (         | Classified JV/Mkt 70,000 |    |           |             | Classifie | d Adj JV/MI | 0             |                 |               |               |                |           |               |

Sketch Bldg 1 of 1 225,124 Deprec Bldg Value 218,370 Multi Story 0 Sec 1 Replacement Cost OPF (136 sf) FLA 1 679 sf)

|    |                 | (1,679 st)      |    |
|----|-----------------|-----------------|----|
|    | 995             | 15              | 50 |
| 21 | GCF<br>(441 sf) | 21              |    |
|    |                 | 11 11           |    |
|    | 21              | 8 OPF 8 (88 sf) |    |
|    |                 | 11 15           |    |
|    |                 | 13              |    |

|      | Building S           | Sub Areas  |           |          | Building Valuation | Construction Detail |               |      |            |    |
|------|----------------------|------------|-----------|----------|--------------------|---------------------|---------------|------|------------|----|
| Code | Description          | Living Are | Gross Are | Eff Area | Year Built         | 2018                | Imp Type      | R1   | Bedrooms   | 3  |
| FLA  | FINISHED LIVING AREA | 1,679      | 1,679     | 1679     | Effective Area     | 1679                |               |      |            |    |
| GAR  | GARAGE FINISH        | 0          | 441       | 0        | Base Rate          | 109.29              | No Stories    | 1.00 | Full Baths | 2  |
| OPF  | OPEN PORCH FINISHE   | 0          | 224       | 0        | Building RCN       | 225,124             | Quality Grade | 670  | Half Baths | 0  |
|      |                      |            |           |          | Condition          | EX                  | Wall Type     | 03   | Heat Type  | 6  |
|      |                      |            |           |          | % Good             | 97.00               | Trail Typo    | 03   | riout Typo | ١  |
|      |                      |            |           |          | Functional Obsol   | 0                   | Foundation    | 3    | Fireplaces | 0  |
|      | TOTALS               | 1,679      | 2,344     | 1,679    | Building RCNLD     | 218,370             | Roof Cover    | 3    | Type AC    | 03 |

Alternate Key 3912026 Parcel ID 07-22-25-0010-000-04900

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

2024-1121 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

|          | *Only the first 10 records are reflected below  ode Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value |           |       |          |         |        |       |    |        |           |           |         |             |      |          |     |     |        |
|----------|--|-----------|-------|----------|---------|--------|-------|----|--------|-----------|-----------|---------|-------------|------|----------|-----|-----|--------|
| Code     | Π  |           | Desci | ription  |         | Un     |       |    |        |           |           |         | r RCN       | T    | %Good    | T   | Apr | Value  |
|          |  |           |       |          |         |        |       | ,  |        |           |           |         |             |      |          |     | ·   |        |
|          | •  |           |       |          |         | •      | •     |    | Buil   | ding Peri | mits      |         | ·           |      |          | •   |     |        |
| Roll Yea | oll Year   Permit ID   Issue Date   Comp   |           |       |          |         |        | Date  | Am | ount   | Туре      |           | Descri  | ption       |      | Review D | ate | C   | O Date |
| 2019     |  | 1806-0108 | 3     | 06-19-20 | 18 1    | 1-30-2 | 018   |    | 231,91 |           | SFR 16328 | BLOOMIN | G CHERRY DR |      | 12-04-20 | 018 |     |        |
|          |  |           |       |          | Sales I | nform  | ation |    |        |           |           |         | E.          | xemp | otions   |     |     |        |
| Instru   | Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year                                    |           |       |          |         |        |       |    | _      | Amount    |           |         |             |      |          |     |     |        |

|                          |              |              | Sales Inform             | ation    |     |         |         |                    |            | Exemptions                        |              |                |
|--------------------------|--------------|--------------|--------------------------|----------|-----|---------|---------|--------------------|------------|-----------------------------------|--------------|----------------|
| Instrument No            | Book         | /Page        | Sale Date                | Instr    | Q/U | Code    | Vac/Imp | Sale Price         | Code       | Description                       | Year         | Amount         |
| 2023152396<br>2019049348 | 6257<br>5273 | 1781<br>2252 | 12-12-2023<br>04-25-2019 | WD<br>WD | QQ  | 01<br>Q |         | 355,000<br>240,000 | 039<br>059 | HOMESTEAD<br>ADDITIONAL HOMESTEAD | 2024<br>2024 | 25000<br>25000 |
|                          |              |              |                          |          |     |         |         |                    |            | Total                             |              | 50,000.00      |
|                          |              |              |                          |          |     | Val     | uo Summ | 211/               |            |                                   |              |                |

| Value Summary |
|---------------|
|---------------|

| Land Value | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 70,000     | 218,370    | 0          | 288,370      | 0            | 288370     | 50,000.00   | 238370     | 263370      | 281,526       |

<sup>\*\*\*</sup>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.\*\*\*

Parcel ID 07-22-25-0010-000-06600

Current Owner DAUGHERTY ASHLEY ET AL

16426 BLOOM CT

**GROVELAND**  $\mathsf{FL}$ 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

## comp 2

2024-1121 Comp 2 PRC Run: 12/4/2024 By

Card # 1 of 1

**Property Location** 

Site Address 16426 BLOOM CT GROVELAND FL 34736

Mill Group 00GR **NBHD** 4492

Property Use Last Inspection

00100 SINGLE FAMILY DLS 09-26-201

Legal Description

CHERRY LAKE LANDING REPLAT PB 70 PG 57-62 LOT 66 ORB 6166 PG 1743

| Lan                     | Land Lines  |            |       |              |                 |         |               |                 |               |               |                |           |               |  |  |
|-------------------------|-------------|------------|-------|--------------|-----------------|---------|---------------|-----------------|---------------|---------------|----------------|-----------|---------------|--|--|
| LL<br>#                 | Use<br>Code | Front      | Depth | Notes<br>Adj | Units           |         | Unit<br>Price | Depth<br>Factor | Loc<br>Factor | Shp<br>Factor | Phys<br>Factor | Class Val | Land<br>Value |  |  |
| 1                       | 0100        | 0          | 0     |              | 1.00            | 1.00 LT |               | 0.0000          | 2.00          | 1.000         | 1.000          | 0         | 70,000        |  |  |
| Total Acres 0.00 JV/Mkt |             |            |       |              |                 |         |               |                 | Tota          | Adj JV/Mk     | kt             |           | 70,000        |  |  |
|                         | Cla         | assified A | cres  | 0            | Classified JV/M | kt   70 | ,000          |                 | Classified    | d Adj JV/Mk   | (t             |           | 0             |  |  |

Sketch Bldg 1 1 of 1 258,411 Deprec Bldg Value 250,659 Multi Story 0 Sec Replacement Cost OPF (184 sf) FLA (1,999 sf) GCF (400 sf) OPF (77 sf)

|      |                      |            |           |          |                  |         |               |          |            | ,  |
|------|----------------------|------------|-----------|----------|------------------|---------|---------------|----------|------------|----|
|      | Building S           | Sub Areas  |           |          | Building Valuati | ion     | Cons          | structio | n Detail   |    |
| Code | Description          | Living Are | Gross Are | Eff Area | Year Built       | 2018    | Imp Type      | R1       | Bedrooms   | 4  |
| FLA  | FINISHED LIVING AREA | 1,999      | 1,999     |          | Effective Area   | 1999    | N. Otaria     | 4.00     | Full Daths |    |
| -    | GARAGE FINISH        | 0          | 400       | 0        | Base Rate        | 108.42  | No Stories    | 1.00     | Full Baths | 2  |
| OPF  | OPEN PORCH FINISHE   | 0          | 261       | 0        | Building RCN     | 258,411 | Quality Grade | 670      | Half Baths | 0  |
|      |                      |            |           |          | Condition        | EX      | Wall Type     | 03       | Heat Type  | 6  |
|      |                      |            |           |          | % Good           | 97.00   |               | 00       |            | ١  |
|      |                      |            |           |          | Functional Obsol | 0       | Foundation    | 3        | Fireplaces | 0  |
|      | TOTALS               | 1,999      | 2,660     | 1,999    | Building RCNLD   | 250.659 | Roof Cover    | 3        | Type AC    | 03 |

Alternate Key 3912043 Parcel ID 07-22-25-0010-000-06600

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

2024-1121 Comp 2 PRC Run: 12/4/2024 By

Card # 1 of 1

Total

50,000.00

| i dicci i | J       | _0 00.                 | 0 000 0   |          |        | KUI   | rrea  | 1 202  | 4 518                                 | ilus: A        |          |                | Gara n   |       |         |
|-----------|---------|------------------------|-----------|----------|--------|-------|-------|--------|---------------------------------------|----------------|----------|----------------|----------|-------|---------|
|           |         |                        |           |          |        | *0    |       |        | aneous F                              |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       | re reflected b |          |                |          |       |         |
| Code      |         | Descrip                | tion      |          | Uni    | its   | Туре  | Ur     | it Price                              | Year Blt       | Effect Y | r RCN          | %Good    | Apı   | r Value |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       | Rui    | Iding Peri                            | mite           |          |                |          |       |         |
| Roll Year | r Perm  | it ID                  | Issue Da  | ate C    | Comp D | )ate  | Δm    | nount  | Type                                  |                | Descri   | ntion          | Review D | ate C | CO Date |
|           |         |                        |           |          | 9-26-2 |       | 7 (11 | 208,63 |                                       | SFR 16421 B    |          |                | 09-26-20 |       | DO Bate |
| 2019      | 1004-01 | 1804-0148 05-04-2018 0 |           |          | 3-20-2 | 010   |       | 200,00 | 2 0001                                | OT IC 10421 D  | LOON C   | 1              | 03-20-20 | ,10   |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           | <u> </u> | ,      |       |       |        |                                       | <u> </u>       |          |                |          |       |         |
|           |         | T D 1                  | <u>/D</u> | Sales I  |        |       | 0//   | 0 1    | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | 0 1 0 :        |          |                | nptions  |       | T A 1   |
|           | ment No |                        | /Page     | Sale [   |        | Instr | Q/U   |        | Vac/Imp                               |                | Code     | Description    |          | Year  | Amount  |
|           | 076892  | 6166                   | 1743      | 06-13-   |        | WD    | Q     | 01     | I                                     | 375,000        | 039      | HOMESTEA       |          | 2024  |         |
| 2019      | 013752  | 5232                   | 0714      | 01-30-   | 2019   | WD    | Q     | Q      | I                                     | 250,000        | 059      | ADDITIONAL HOM | IESTEAD  | 2024  | 25000   |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
|           |         |                        |           |          |        |       |       |        |                                       |                |          |                |          |       |         |
| I         |         | 1                      | 1         | 1        |        | I     | 1     | ı      | I                                     | 1              |          | I              |          |       | 1       |

| 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     | 250,659    | 0          | 320,659      | 0            | 320659     | 50,000.00   | 270659     | 295659      | 312,562       |

Value Summary

<sup>\*\*\*</sup>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.\*\*\*

Parcel ID 07-22-25-0011-000-10300

Current Owner MATHIS HEATHER & MICHAEL

16467 BLOOMING CHERRY DR

**GROVELAND** FL 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 3

2024-1121 Comp 3 PRC Run: 12/4/2024 By

Mill Group

Card # 1 of 1

Property Location

Site Address 16467 BLOOMING CHERRY DR GROVELAND FL 34736

00GR NBHD 4492

Property Use Last Inspection

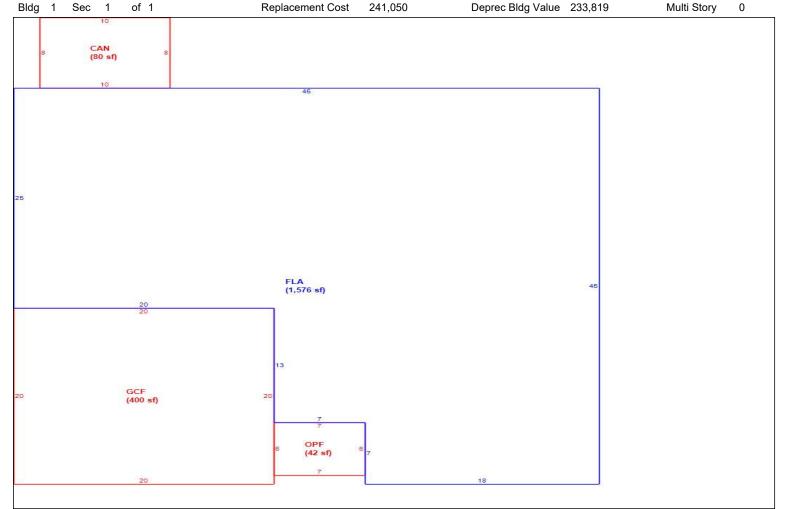
00100 SINGLE FAMILY BDK 01-01-202

Legal Description

CHERRY LAKE LANDING PHASE 2 PB 71 PG 39-43 LOT 103 ORB 6125 PG 2370

| Lan     | d Lines     |            |       |              |                      |               |                 |               |               |                |           |               |  |  |
|---------|-------------|------------|-------|--------------|----------------------|---------------|-----------------|---------------|---------------|----------------|-----------|---------------|--|--|
| LL<br># | Use<br>Code | Front      | Depth | Notes<br>Adj | Units                | Unit<br>Price | Depth<br>Factor | Loc<br>Factor | Shp<br>Factor | Phys<br>Factor | Class Val | Land<br>Value |  |  |
| 1       | 0100        | 0          | 0     |              | 1.00 LT              | 35,000.00     | 0.0000          | 2.00          | 1.000         | 1.000          | 0         | 70,000        |  |  |
|         |             | Total A    | cres  | 0.00         | JV/Mkt 0             | I .           |                 | Tota          | Adj JV/MI     | kt             | I I       | 70,000        |  |  |
|         | Cla         | assified A | cres  | 0            | Classified JV/Mkt 70 | 000           |                 | Classified    | IM/VI. ibA h  | ct             |           | 0             |  |  |

Sketch



|      | Building S                         | Sub Areas  |           |          | Building Valuation |         | Cons          | structio | n Detail   |    |
|------|------------------------------------|------------|-----------|----------|--------------------|---------|---------------|----------|------------|----|
| Code | Description                        | Living Are | Gross Are | Eff Area | Year Built         | 2019    | Imp Type      | R1       | Bedrooms   | 3  |
| FLA  | FINISHED LIVING AREA               | 1,576      | 1,576     | 1576     | Effective Area     | 1576    | l             |          |            | -  |
| -    | GARAGE FINISH                      | 0          | 400       | 0        | Base Rate          | 125.24  | No Stories    | 1.00     | Full Baths | 2  |
| -    | OPEN PORCH FINISHE PATIO UNCOVERED | 0          | 42<br>80  | 0        | Building RCN       | 241,050 | Quality Grade | 690      | Half Baths | 0  |
| 1 71 | I ANO UNCOVERED                    | U          | 00        | o        | Condition          | EX      | Wall Type     | 03       | Heat Type  | 6  |
|      |                                    |            |           |          | % Good             | 97.00   | 114           | 00       |            | ۱  |
|      |                                    |            |           |          | Functional Obsol   | 0       | Foundation    | 3        | Fireplaces | 0  |
|      | TOTALS                             | 1,576      | 2,098     | 1,576    | Building RCNLD     | 233,819 | Roof Cover    | 3        | Type AC    | 03 |

Alternate Key 3915862 Parcel ID 07-22-25-0011-000-10300

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

2024-1121 Comp 3 PRC Run: 12/4/2024 By

Card # 1 of 1

|           | <b>-</b> • ·     |              |              |                          | NU       | II I <del>L</del> a | 11 202   | . <del>4</del> 316     | ilus. A                    |          |                | <b>0</b> a. a ,, | •      | •       |
|-----------|------------------|--------------|--------------|--------------------------|----------|---------------------|----------|------------------------|----------------------------|----------|----------------|------------------|--------|---------|
|           |                  |              |              |                          | *Only    |                     |          | laneous F<br>records a | eatures<br>are reflected b | elow     |                |                  |        |         |
| Code      |                  | Descrip      | tion         | Un                       | its      | Туре                | Ur       | nit Price              | Year Blt                   | Effect Y | r RCN          | %Good            | d Ap   | r Value |
| 5540      |                  | 233019       |              |                          |          | .,,,,               |          |                        |                            |          |                | 13666            | - 19   |         |
|           | Building Permits |              |              |                          |          |                     |          |                        |                            |          |                |                  |        |         |
| Roll Year | r Permit         | :ID          | Issue Da     | ate Comp [               | Date     | Am                  | nount    | Туре                   |                            | Descri   | ption          | Review I         | Date ( | CO Date |
| 2020      |                  |              |              |                          | 2019     |                     |          | 1 0001                 | SFR FOR 202                | 20       |                | 12-03-2          | 019    |         |
|           |                  |              |              |                          |          |                     |          |                        |                            |          |                |                  |        |         |
|           |                  |              |              | Sales Inform             | ation    |                     |          |                        |                            |          | Evo            | mptions          |        |         |
| Instru    | ment No          | Book         | /Page        | Sale Date                | Instr    | Q/U                 | Code     | Vac/Imp                | Sale Price                 | Code     | Description    |                  | Year   | Amount  |
|           |                  |              | 1            | 1                        | _        | _                   |          | v ac/imp               |                            | 039      | HOMESTEA       |                  | 2024   |         |
|           | 043917<br>019763 | 6125<br>5422 | 2370<br>1825 | 04-12-2023<br>01-22-2020 | WD<br>WD | Q<br>Q              | 01<br>01 |                        | 325,000<br>230,000         | 059      | ADDITIONAL HON |                  |        |         |

| instrument No | BOOK            | Page | Sale Date   | Instr | Q/U | Code | vac/imp | Sale Price | Code | Description          | rear | Amount    |  |  |
|---------------|-----------------|------|-------------|-------|-----|------|---------|------------|------|----------------------|------|-----------|--|--|
| 2023043917    | 6125            | 2370 | 04-12-2023  | WD    | 0   | 01   |         | 325,000    | 039  | HOMESTEAD            | 2024 | 25000     |  |  |
| 2020019763    | 5422            | 1825 | 01-22-2020  | WD    | ã   | 01   | i       | 230,000    | 059  | ADDITIONAL HOMESTEAD | 2024 | 25000     |  |  |
|               | 0.22            |      | 0 . 22 2020 |       |     | ٠.   |         | 200,000    |      |                      |      |           |  |  |
|               |                 |      |             |       |     |      |         |            |      |                      |      |           |  |  |
|               |                 |      |             |       |     |      |         |            |      |                      |      |           |  |  |
|               |                 |      |             |       |     |      |         |            |      |                      |      |           |  |  |
|               |                 |      |             |       |     |      |         |            |      |                      |      |           |  |  |
|               |                 |      |             |       |     |      |         |            |      | Total                |      | 50,000.00 |  |  |
|               | 10tal 30,000.00 |      |             |       |     |      |         |            |      |                      |      |           |  |  |
|               | Value Summary   |      |             |       |     |      |         |            |      |                      |      |           |  |  |
|               |                 |      |             |       |     |      |         |            |      |                      |      |           |  |  |

| Land Value | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 70.000     | 233.819    | 0          | 303.819      | 0            | 303819     | 50.000.00   | 253819     | 278819      | 296.449       |

<sup>\*\*\*</sup>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.\*\*\*