

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 39/5870

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

	COMPLETENCE	ENVERINT FOR KIENE		NITEOARD (V	ABN ASS
Petition # 30	A 1 /	County Lake		ax year 2024	Date received 10 -1.24
		COMPLETEDIEY	REKOMBEREN	A STATE OF THE STA	
PART 1. Taxpaye			· ·		·
	FR JV-HD 2024-1 BORR	OWER LLC	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	e Rd, Ste 650	Parcel ID and physical address or TPP account #	07-22-25-001 16442 Bloom	1-000-11100 ling Cherry Drive
Phone 954-740-6	240		Email	ResidentialAp	peals@ryan.com
The standard way	to receive information is	by US mail. If possible	e, I prefer to receiv	e information b	y 🗹 email 🗌 fax.
	petition after the petition at support my statement.		hed a statement o	f the reasons I	filed late and any
your evidence t evidence. The	to the value adjustment bo VAB or special magistrate	ard clerk. Florida law a e ruling will occur unde	llows the property a er the same statuto	appraiser to cros ry guidelines as	•
1	☑ Res. 1-4 units⊡ Indus		-	-	listoric, commercial or nonprofit
☐ Commercial L	Res. 5+ units Agricu	ultural or classified use	☐ Vacant lots and	acreage 🗌 B	Business machinery, equipment
PART 2. Reason	for Petition Che	eck one. If more than	one, file a separa	ate petition.	
Real property v	value (check one) <mark>⊡</mark> decre ification	ease 🗌 increase	☐ Denial of exer	nption Select o	r enter type:
Tangible person return required to	arent reduction of substantially complete eal property value (You m oy s.193.052. (s.194.034 s for catastrophic event	nust have timely filed	lnclude a date a∐Qualifying impro	e-stamped copy vement (s. 193.1 control (s. 193.15	otion or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
	f this is a joint petition. At n that they are substantia				rty appraiser's
by the reques group.	ted time. For single joint p	etitions for multiple un	its, parcels, or acco	ounts, provide th	utes. The VAB is not bound the time needed for the entire
☐ My witnesses	s or I will not be available	to attend on specific	dates. I have attac	hed a list of da	tes.
evidence directly to	to exchange evidence we to the property appraiser a ce. At the hearing, you h	at least 15 days befor	e the hearing and		
of your property reinformation redacte	cord card containing info	rmation relevant to th	e computation of y	our current ass	property appraiser a copy sessment, with confidential d the property record card

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 aut without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to	for representation to this form.	
collector.	oomaonaa momaaon nom alo pie	porty appraisor or tax
☐ I authorize the person I appoint in part 5 to have access to an Under penalties of perjury, I declare that I am the owner of the p petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signa	ture	
Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.		owing licensed
I am (check any box that applies):		
An employee of		ntity).
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, Flo	rida Statutes (license number).
A Florida certified public accountant licensed under Chapter	473, Florida Statutes (license numb	er).
I understand that written authorization from the taxpayer is requirappraiser or tax collector.	red for access to confidential informa	ation from the property
Under penalties of perjury, I certify that I have authorization to fi am the owner's authorized representative for purposes of filing t under s. 194.011(3)(h), Florida Statutes, and that I have read th	nis petition and of becoming an age	nt 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	l in part 4 above.	
I am a compensated representative not acting as one of the AND (check one)	•	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requirer taxpayer's authorized signature OR ☐ the taxpayer's authorized		, executed with the
☐ I am an uncompensated representative filing this petition AN	D (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 requiappraiser or tax collector.	red for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's authobecoming an agent for service of process under s. 194.011(3)(h facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	ŀ	2024-1122		Alternate Ke	ey: 3915870	Parcel I	D: 07-22-25-001	1-000-11100	
Petitioner Name	Ryan, LL	.C c/o Rober	t Peyton	Droporti	16442 BLOO	MING CHERR	RY Check if Multiple Parcels		
The Petitioner is:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property Address	!	DR			
Other, Explain:				Address	GRO\	/ELAND			
Owner Name	SFR JV-HD 2	024-1 BORF	ROWER LLC	Value from	Value before	e Board Actio	n		
				TRIM Notice		ed by Prop App	i value aπer B	oard Action	
1. Just Value, rec	uired			\$ 353,77	76 \$	353,77	76		
2. Assessed or cl		ue, *if appli	cable	\$ 345,75		345,75			
3. Exempt value,				\$	=	·			
4. Taxable Value,				\$ 345,75	50 \$	345,75	50		
*All values entered	d should be count	ty taxable va	lues, School and	other taxing	authority values	may differ.			
					-				
Last Sale Date	3/28/2024	Pric	ce: \$1	00	Arm's Length	Distressed	Book <u>6319</u> P	age <u>318</u>	
ITEM	Subje	ct	Compara	ble #1	Compara	ble #2	Comparal	ole #3	
AK#	39158		39120		39120		39158		
Address	16442 BLO		16328 BLO		16426 BLC		16467 BLO	OMING	
	CHERRY	/ DR	CHERR'		GROVEL		CHERRY		
Proximity			.40 MI		.50 MI		340 FE		
Sales Price			\$355,0		\$375,0		\$325,0		
Cost of Sale			-15%		-15%		-15%		
Time Adjust			0.009		2.40		3.20%		
Adjusted Sale	¢402.40 ×	or CE	\$301,7		\$327,7		\$286,6		
\$/SF FLA	\$183.40 p	per SF	\$179.72 12/12/2		\$163.96 6/13/20		\$181.88 p 4/12/20		
Sale Date Terms of Sale				Distressed	✓ Arm's Length	Distressed	→ Arm's Length	Distressed	
Terris or Sale			Aims Length	Distressed	Aill's Leligur	Distressed	V Ailli's Length	Distressed	
Value Adj.	Description	<u> </u>	Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,929		1,679	18750	1,999	-5250	1,576	26475	
Year Built	2020		2018		2018	0200	2019		
Constr. Type	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		
Condition	GOOD		GOOD		GOOD		GOOD		
Baths	2.0		2.0		2.0		2.0		
Garage/Carport	GARAGE		GARAGE		GARAGE		GARAGE		
Porches	OPF/PAT		OPF/OPF	-2000	OPF/OPF	-2000	OPF/PAT		
Pool	N		N	0	N	0	N	0	
Fireplace	0		0	0	0	0	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds	NONE		NONE		NONE		NONE		
Site Size	.21 AC		.21 AC		.21 AC		.22 AC		
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		
View	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		CONSERVATION		
			Net Adj. 5.6%	16750	-Net Adj. 2.2%	-7250	Net Adj. 9.2%	26475	
			Gross Adj. 6.9%	20750	Gross Adj. 2.2%	7250	Gross Adj. 9.2%	26475	
Adi Odlar Brisa	Market Value	\$353,776	Adj Market Value	\$318,500	Adj Market Value	\$320,500	Adj Market Value	\$313,125	

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.

Adj. Sales Price

Value per SF

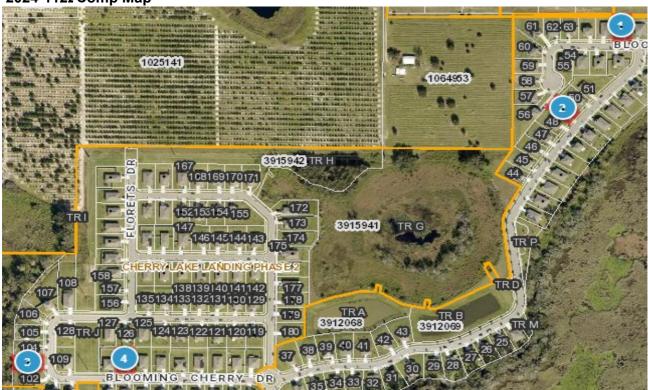
183.40

- 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: R. Bryan Boone DATE 12/4/2024

2024-1122 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3912043	16426 BLOOMING CT GROVELAND	.50 MILE
2	1	3912026	16328 BLOOMING CHERRY DR GROVELAND	.40 MILE
3	3	3915862	16567 BLOOMING CHERRY DR GROVELAND	340 FEET
4	subject	3915870	16442 BLOOMING CHERRY DR GROVELAND	-
5				
6				
7				
8				

Alternate Key 3915870 Parcel ID 07-22-25-0011-000-11100

Current Owner

SFR JV-HD 2024-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100

TUSTIN CA 92780

LCPA Property Record Card Roll Year 2024 Status: A

subject

2024-1122 Subject PRC Run: 12/4/2024 By bboone

Card # 1 of 1

Card# I OI

Property Location

Site Address 16442 BLOOMING CHERRY DR GROVELAND FL 34736

Mill Group 00GR NBHD

NBHD 4492

Last Inspection

Property Use
00100 SINGLE FAMILY

BDK 08-03-202

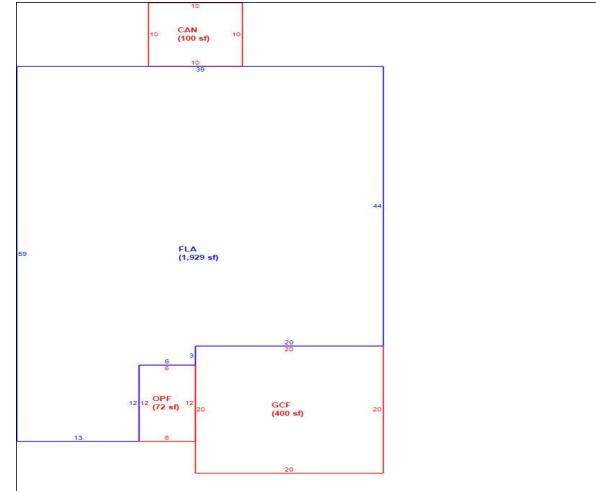
Legal Description

CHERRY LAKE LANDING PHASE 2 PB 71 PG 39-43 LOT 111 ORB 6319 PG 318

Lan	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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000		
		Total A	cres	0.00	JV/Mkt		' I	Tota	i Adj JV/MI	ct		70,000		
	Cla	assified A	cres	0	Classified JV/Mkt	70,000		Classifie	d Adj JV/MI	ct		0		

Bldg 1 Sec 1 of 1 Replacement Cost 283,776 Deprec Bldg Value 283,776 Multi Story 0

Sketch



	Building S				Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,929	1,929	1929	Effective Area	1929				
GAR	GARAGE FINISH	0	400	0	Base Rate	123.78	No Stories	1.00	Full Baths	2
_	OPEN PORCH FINISHE PATIO UNCOVERED	0	72 100	0	Building RCN	283,776	Quality Grade	690	Half Baths	0
FAI	PATIO UNCOVERED	0	100	U	Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	Trail Typo	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,929	2,501	1,929	Building RCNLD	283,776	Roof Cover	3	Type AC	03

Alternate Key 3915870 Parcel ID 07-22-25-0011-000-11100

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-1122 Subject By bboone Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Type Apr Value Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Type Description Review Date 1908-0160 01-01-2020 08-03-2020 267,636 SFR FOR 2021 0001 08-04-2020 02-11-2020 2021 1908-0160 09-06-2019 12-26-2019 267,636 0001 SFR 16442 BLOOMING CHERRY DR 12-26-2019 2020

			Sales Informa	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024045628	6319	0318	03-28-2024	WD	U	11	I	100					
2021178201	5864	2333	12-17-2021	WD	Q	01	1	365,000					
2020027215	5432	1247	02-13-2020	WD	Q	03	1	272,000					
										Total		0.00	
						Val	ue Summ	arv	<u> </u>				

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	283.776	0	353.776	8026	345750	0.00	345750	353776	329.597

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Alternate Key 3912026

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

Current Owner

ESPAILLAT MILDRED

16328 BLOOMING CHERRY DR

GROVELAND FL 34736

1

Sec

of 1

LCPA Property Record Card Roll Year 2024 Status: A

comp 1

2024-1122 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

Multi Story

0

Property Location

Site Address 16328 BLOOMING CHERRY DR

GROVELAND FL 34736 Mill Group 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 #	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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000		
		Total A	cres	0.00	JV/Mkt		<u> </u>	Tota	l Adj JV/Mk	ct		70,000		
	Cla	assified A	cres	0	Classified JV/Mkt	70,000		Classifie	d Adj JV/Mk	ct		0		

Sketch

225,124

Replacement Cost

Bldg 1 Deprec Bldg Value 218,370 OPF (136 sf) FLA (1,679 sf) GCF (441 sf) OPF (88 sf)

	Building S	Sub Areas			Building Valuation		Cons	n Detail		
Code	Description	Living Are	Gross Are		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	VVali Type	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

2024-1122 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

						*Only			laneous F records a	eatures re reflected l	pelow					
Code		Descrip	tion		Un	its	Туре	Ur	nit Price	Year Blt	Effect Y	r RCN	%Good	I Ар	r Value	
									ilding Per	mits						
Roll Yea							Am	ount	Туре		Descri		Review [CO Date	
2019								231,91	5 0001	SFR 10320 I	SLOOMIN	G CHERRY DR	12-04-20	J10		
				Sales	nform	ation						Exe	nptions			
Instru	ıment No	Bool	k/Page	Sale	-	Instr	Q/U	Code	Vac/Imp	Sale Price	Code		Description Year			
1	3152396 9049348	6257 5273	1781 2252	12-12- 04-25-		WD WD	Q Q	01 Q	l I	355,000 039 HOMESTEAD 240,000 059 ADDITIONAL HOMESTEAD						

Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023152396 2019049348	6257 5273	1781 2252	12-12-2023 04-25-2019	WD WD	QQ	01 Q	_	355,000 240,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
										Total		50,000.00
						Val	ue Summ	ary				

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

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Alternate Key 3912043

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

Current Owner DAUGHERTY ASHLEY ET AL

16426 BLOOM CT

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

comp 2

2024-1122 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

Last Inspection SINGLE FAMILY DLS 09-26-201

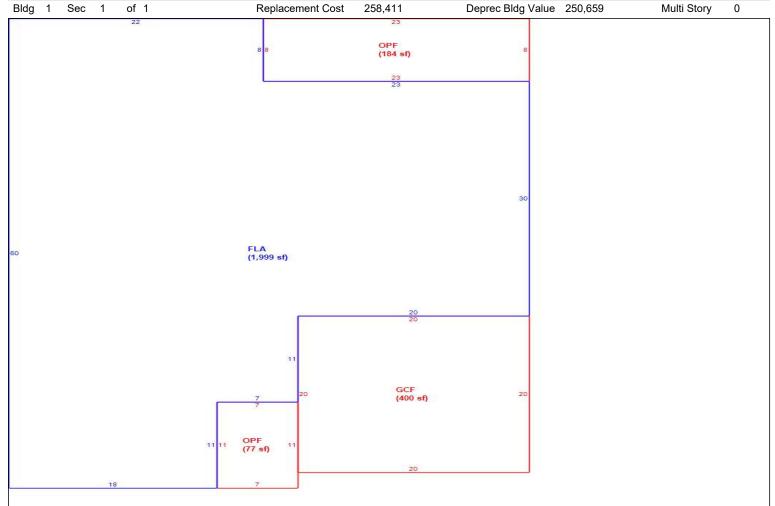
Property Use 00100

Legal Description

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

Lan	and Lines														
LL #	Use Code	Front	Depth		tes dj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land 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/Mkt							000			 Adj JV/M Adj JV/M			70,000		

Classified JV/M<u>kt|/U,UUU</u> Classified Adj JV/Mkt| Jassified Acres Sketch



	Building \$	Sub Areas			Building Valuati	ion	Con	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	,		Effective Area	1999			E. II D. H.	_
GAR	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	Trail Type	03	riodi Typo	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

2024-1122 Comp 2 PRC Run: 12/4/2024 By

Card # 1 of 1

. u. oo. 15	V				ΚU	11 160	11 202	.4 Sta	ilus. A			G G. G. 77	·	•
Miscellaneous Features *Only the first 10 records are reflected below														
Code		Descrip	tion		Inits	Type	Ur	nit Price	Year Blt	Effect Y	r RCN	%Good	Ap	r Value
						,								
L				L			Bui	ilding Peri	mits					
Roll Year	Permit	ID	Issue Da	ate Comp	Date	An	nount	Туре		Descri	ption	Review D	ate (CO Date
2019	1804-014	8	05-04-20	118 09-26	-2018		208,63	0001	SFR 16421 B	LOOM C	T	09-26-20	118	
	Sales Informatio										Fxe	nptions		
Instrum	· · · · · · · · · · · · · · · · · · ·							Vac/Imp	Sale Price	Code	Description		Year	Amount
202307	2023076892 6166 1743 06-13-20		06-13-2023 01-30-2019		Q/U Q Q	01 Q		375,000 250,000	039 059	HOMESTEA ADDITIONAL HOM	۸D	2024 2024	25000	

Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023076892 2019013752	6166 5232	1743 0714	06-13-2023 01-30-2019	WD WD	QQ	01 Q	 	375,000 250,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
	Total								50,000.00			
						Val	ue Summ	ary				

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

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Alternate Key 3915862

Parcel ID 07-22-25-0011-000-10300 Current Owner MATHIS HEATHER & MICHAEL

GROVELAND FL 34736

16467 BLOOMING CHERRY DR

LCPA Property Record Card Roll Year 2024 Status: A

comp 3

2024-1122 Comp 3 12/4/2024 By PRC Run:

> Card # 1 of 1

Property Location

Site Address 16467 BLOOMING CHERRY DR GROVELAND FL 34736

Mill Group 00GR NBHD 4492

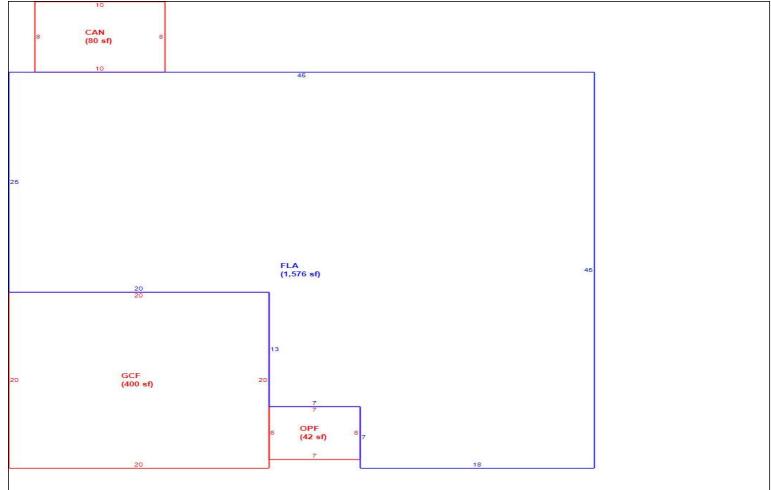
Property Use Last Inspection 00100 SINGLE FAMILY BDK 01-01-202

Legal Description

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

Lan	and Lines														
LL	Use	Front	Depth	No		Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	1 10111	Берит	A	dj			Price	Factor	Factor	Factor	Factor	Olass vai	Value	
1	0100	0	0			1.00	LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
			<u> </u>												
	Total Acres 0.00 JV/Mkt								Tota	ıl Adj JV/MI	<t < td=""><td></td><td>70,000</td></t <>		70,000		
Classified Acres 0 Classified JV/Mkt					kt 70,0	000		Classified	d Adj JV/MI	ct		0			

Sketch Bldg 1 of 1 241,050 Deprec Bldg Value 233,819 Multi Story 0 Sec 1 Replacement Cost



ı												
		Building S	Sub Areas			Building Valuation				onstruction Detail		
	Code	Description	Living Are	Gross Are		Year Built	2019	Imp Type	R1	Bedrooms	3	
	FLA	FINISHED LIVING AREA	1,576	1,576	1576	Effective Area	1576	l				
	GAR	GARAGE FINISH	0	400	0	Base Rate	125.24	No Stories	1.00	Full Baths	2	
	OPF	OPEN PORCH FINISHE	0	42	0	Building RCN	241,050	Quality Grade	690	Half Baths	Λ	
	PAT	PATIO UNCOVERED	0	80	0	•	*	Quality Crade	090	rian banio	U	
						Condition	EX	Wall Type	03	Heat Type	6	
						% Good	97.00	''		,,	·	
						Functional Obsol	0	Foundation	3	Fireplaces	0	
Ì		TOTALS	1 576	2.008	1 576	D 11 11 DON 11 D	000 040	Dark Cause	•	Tuno AC	03	
		TOTALS	1,576	2,098	1,576	Building RCNLD	233 810	Roof Cover	3	Type AC		

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

LCPA Property Record Card

2024-1122 Comp 3 PRC Run: 12/4/2024 By

Parcel II	07-22-	25-001	1-000-1	10300		Ro	II Yea	r 20	24	Sta	ıtus: A			Card #	1	of 1	
	Miscellaneous Features *Only the first 10 records are reflected below																
Code		Descrip	tion		Un		Туре			Price	Year Blt	Effect Y	r RCN	%Good	i	Apr Value	
Description of the																	
Roll Year	Permit	· ID	Issue Da	oto I	Comp [Ooto I	Λ 100	Bu nount	ildi	ng Peri Type	mits	Descri	ntion	Review I	Octo	CO Dat	to
2020	IMPS		01-01-20		12-03-2		AII	IOUITE	1	0001	SFR FOR 20		ption	12-03-2		CO Dai	ie
					Inform	ation								mptions			
Instrun	nent No	Book	/Page	Sale	Date	Instr	Q/U	Code	V	ac/Imp	Sale Price	Code	Description		Year		
)43917)19763	6125 5422	2370 1825		2-2023 2-2020	WD WD	QQ	01 01		1	325,000 230,000		HOMESTE ADDITIONAL HON	MESTEAD	20 20	24 25	5000 5000
						<u></u>	<u> </u>	<u></u>						Total		50,00	0.00
								Va	alue	Summ	ary						
Land Val	ue Bldg	g Value	Misc	Value	Mark	et Valu	e D	eferred	l Am	nt As	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Pr	evious V	⁄alu

70,000	233,819	0	303,819	0	303819	50,000.00	253819	278819	296,449

^{***}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.***