



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3915870

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1. Taxpayer Information, PART 2. Reason for Petition, and various checkboxes for property type and hearing details.

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

Petition # 2024-1122	Alternate Key: 3915870	Parcel ID: 07-22-25-0011-000-11100
Petitioner Name 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:	Property Address 16442 BLOOMING CHERRY DR GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR JV-HD 2024-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 353,776	\$ 353,776
2. Assessed or classified use value, *if applicable	\$ 345,750	\$ 345,750
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 345,750	\$ 345,750

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

Last Sale Date 3/28/2024 **Price:** \$100 Arm's Length Distressed **Book** 6319 **Page** 318

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3915870	3912026	3912043	3915862
Address	16442 BLOOMING CHERRY DR	16328 BLOOMING CHERRY DR	16426 BLOOM CT GROVELAND	16467 BLOOMING CHERRY DR
Proximity		.40 MILE	.50 MILE	340 FEET
Sales Price		\$355,000	\$375,000	\$325,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	2.40%	3.20%
Adjusted Sale		\$301,750	\$327,750	\$286,650
\$/SF FLA	\$183.40 per SF	\$179.72 per SF	\$163.96 per SF	\$181.88 per SF
Sale Date		12/12/2023	6/13/2023	4/12/2023
Terms of Sale		<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
Fla SF	1,929	1,679	18750	1,999	-5250	1,576	26475
Year Built	2020	2018		2018		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
Adj. Sales Price	Market Value \$353,776	Adj Market Value	\$318,500	Adj Market Value	\$320,500	Adj Market Value	\$313,125
	Value per SF 183.40						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: 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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1122 Subject By bboone
PRC Run: 12/4/2024
Card # 1 of 1

Current Owner		
SFR JV-HD 2024-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

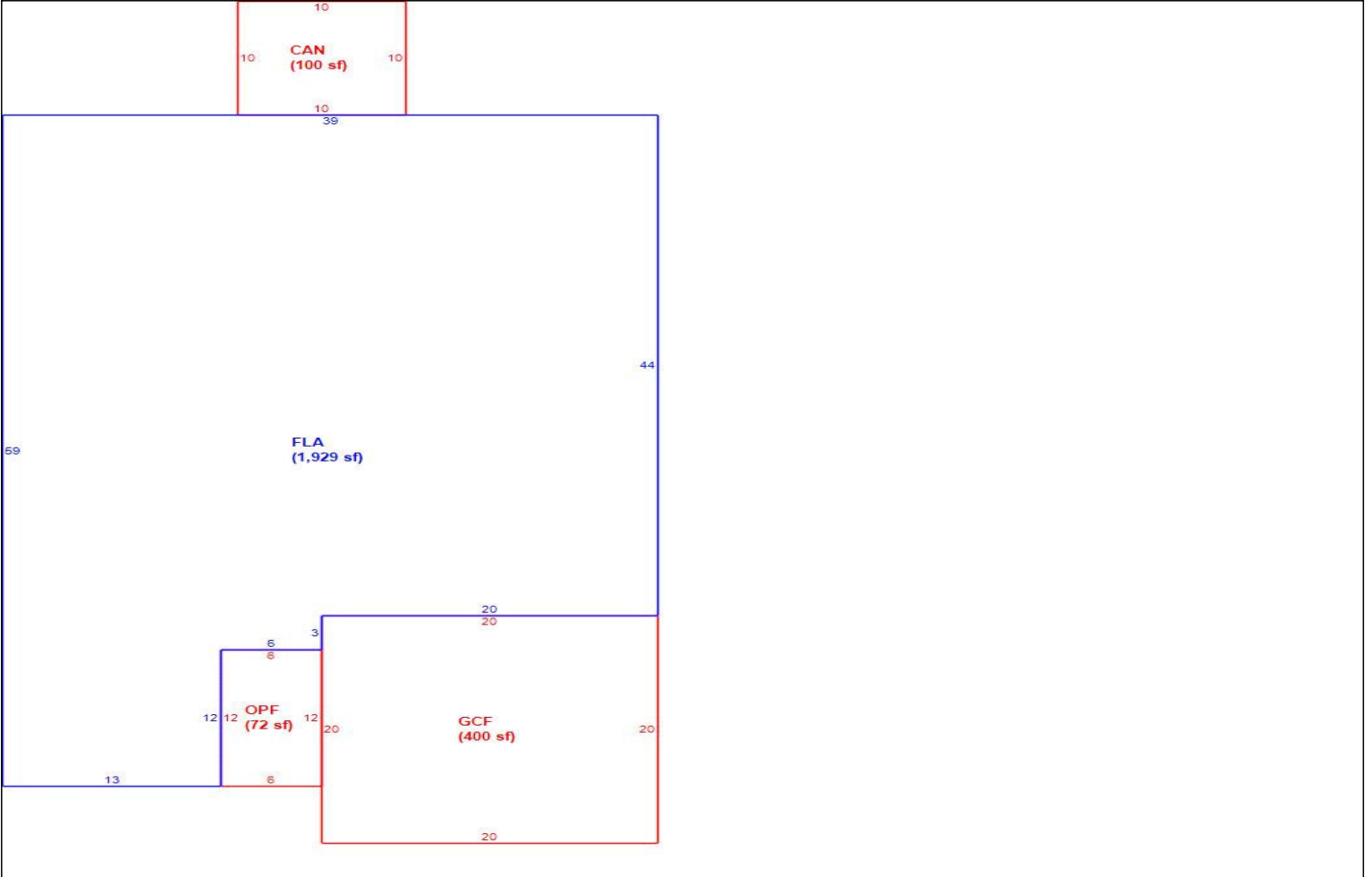
subject

Property Location		
Site Address 16442 BLOOMING CHERRY DR GROVELAND FL 34736		
Mill Group	00GR	NBHD 4492
Property Use		Last Inspection
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

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 Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

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



Building Sub Areas					Building Valuation		Construction 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	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	123.78	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	72	0	Building RCN	283,776	Condition	VG	Wall Type	03
PAT	PATIO UNCOVERED	0	100	0	% Good	100.00	Foundation	3	Fireplaces	0
TOTALS		1,929	2,501	1,929	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	283,776				

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1122 Subject By bboone
 PRC Run: 12/4/2024
 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	
2021	1908-0160	01-01-2020	08-03-2020	267,636	0001	SFR FOR 2021	08-04-2020	02-11-2020	
2020	1908-0160	09-06-2019	12-26-2019	267,636	0001	SFR 16442 BLOOMING CHERRY DR	12-26-2019		

Sales Information									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	100					
2021178201	5864	2333	12-17-2021	WD	Q	01	365,000					
2020027215	5432	1247	02-13-2020	WD	Q	03	272,000					
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	
70,000	283,776	0	353,776	8026	345750	0.00	345750	353776	329,597	

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 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

Current Owner		
ESPAILLAT MILDRED		
16328 BLOOMING CHERRY DR		
GROVELAND	FL	34736

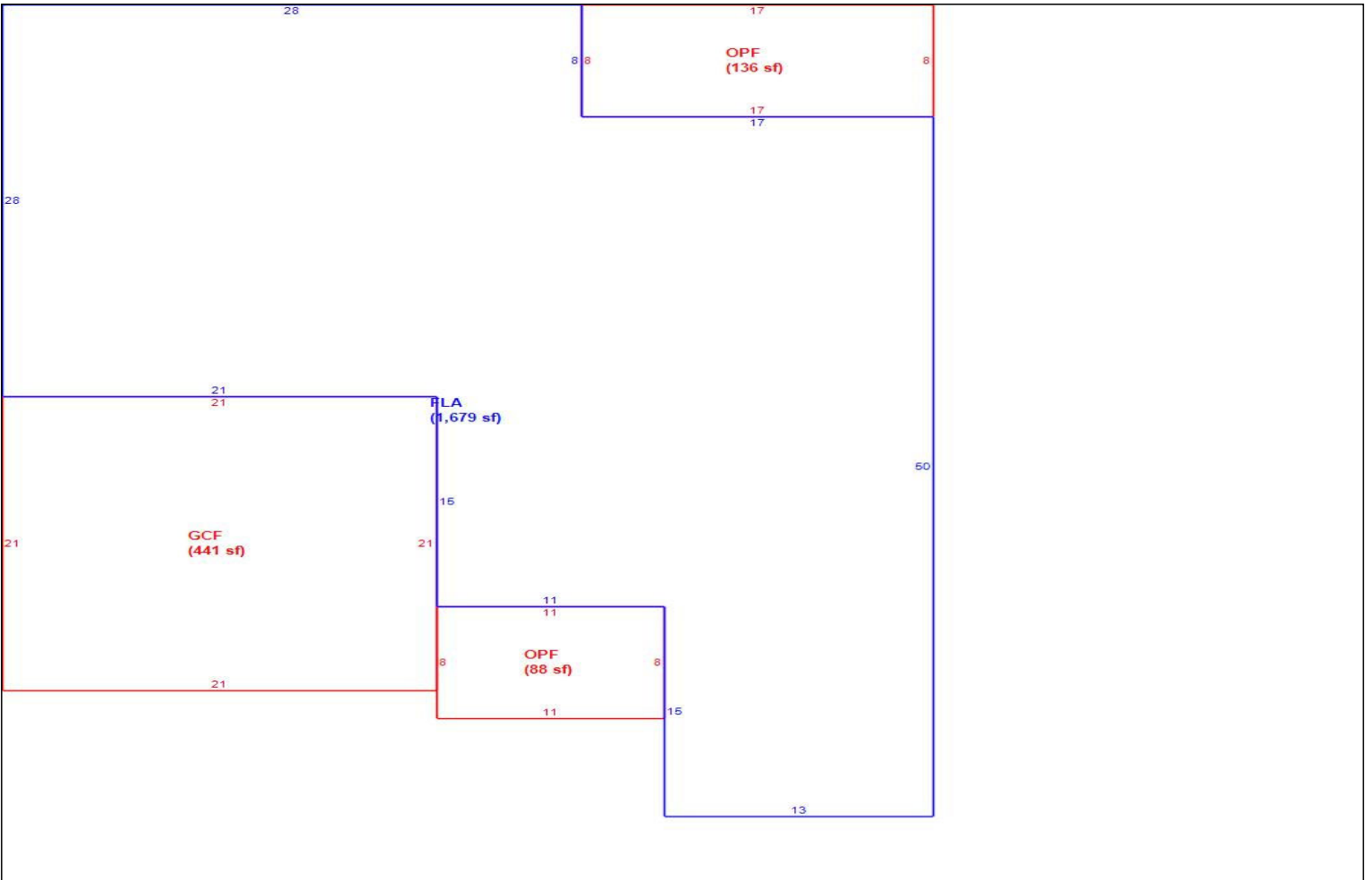
comp 1

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

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 Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 225,124
		Deprec Bldg Value	218,370
		Multi Story	0



Building 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	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	109.29	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	224	0	Building RCN	225,124	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	218,370	Roof Cover	3	Type AC	03
TOTALS		1,679	2,344	1,679						

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

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	
2019	1806-0108	06-19-2018	11-30-2018	231,915	0001	SFR 16328 BLOOMING CHERRY DR	12-04-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023152396	6257	1781	12-12-2023	WD	Q	01	I	355,000	039	HOMESTEAD	2024	25000
2019049348	5273	2252	04-25-2019	WD	Q	Q	I	240,000	059	ADDITIONAL HOMESTEAD	2024	25000
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	
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

LCPA Property Record Card
Roll Year 2024 Status: A

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

Card # 1 of 1

Current Owner		
DAUGHERTY ASHLEY ET AL		
16426 BLOOM CT		
GROVELAND	FL	34736

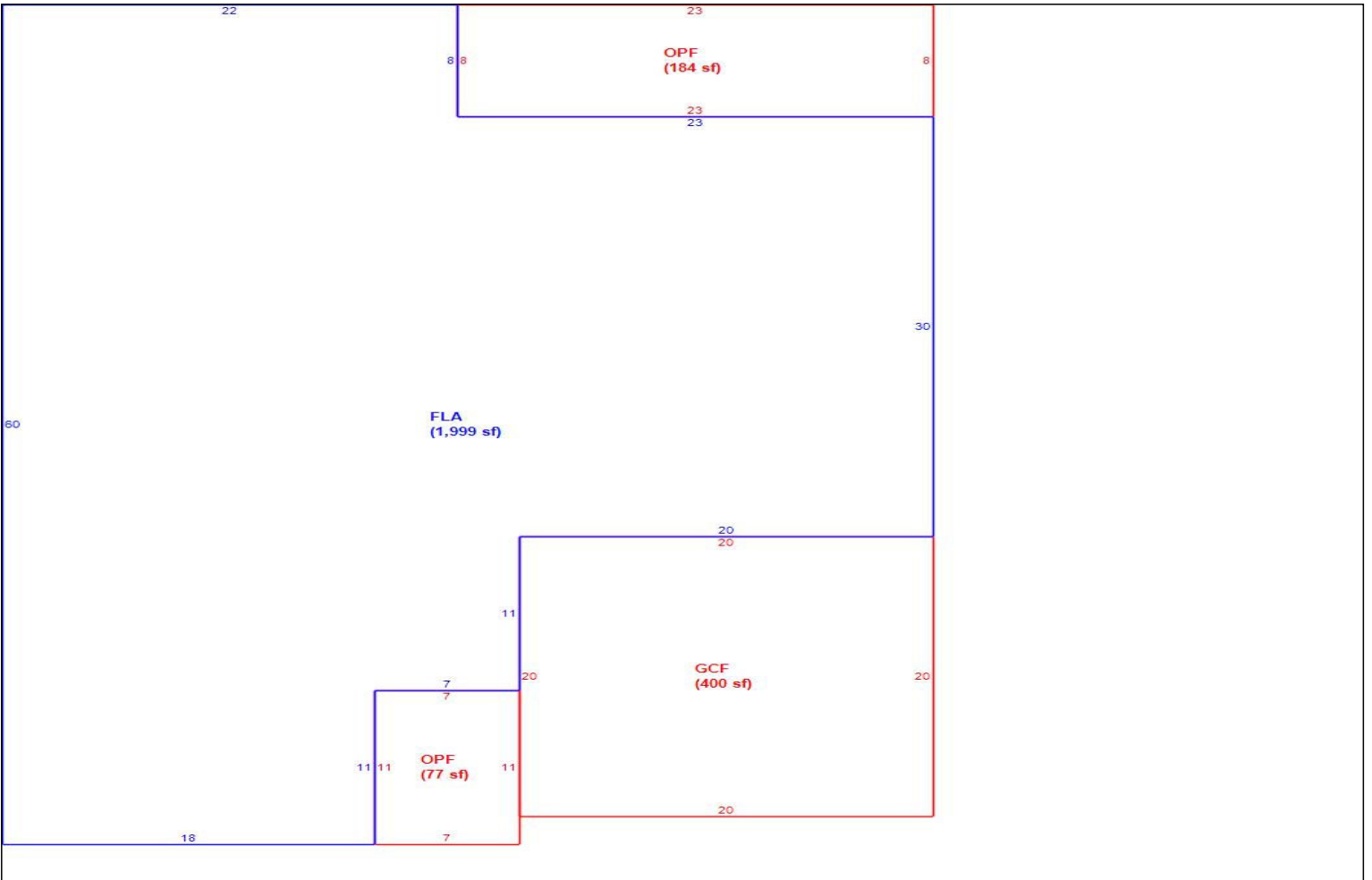
comp 2

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

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 Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	258,411	Deprec Bldg Value	250,659	Multi Story	0



Building Sub Areas				Building Valuation			Construction 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	1999	Effective Area	1999	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	108.42	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	261	0	Building RCN	258,411	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,999	2,660	1,999	Building RCNLD	250,659				

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

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	
2019	1804-0148	05-04-2018	09-26-2018	208,632	0001	SFR 16421 BLOOM CT	09-26-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023076892	6166 1743	06-13-2023	WD	Q	01	I	375,000		039	HOMESTEAD	2024	25000
2019013752	5232 0714	01-30-2019	WD	Q	Q	I	250,000		059	ADDITIONAL HOMESTEAD	2024	25000
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	
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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1122 Comp 3
PRC Run: 12/4/2024 By
Card # 1 of 1

Current Owner		
MATHIS HEATHER & MICHAEL		
16467 BLOOMING CHERRY DR		
GROVELAND	FL	34736

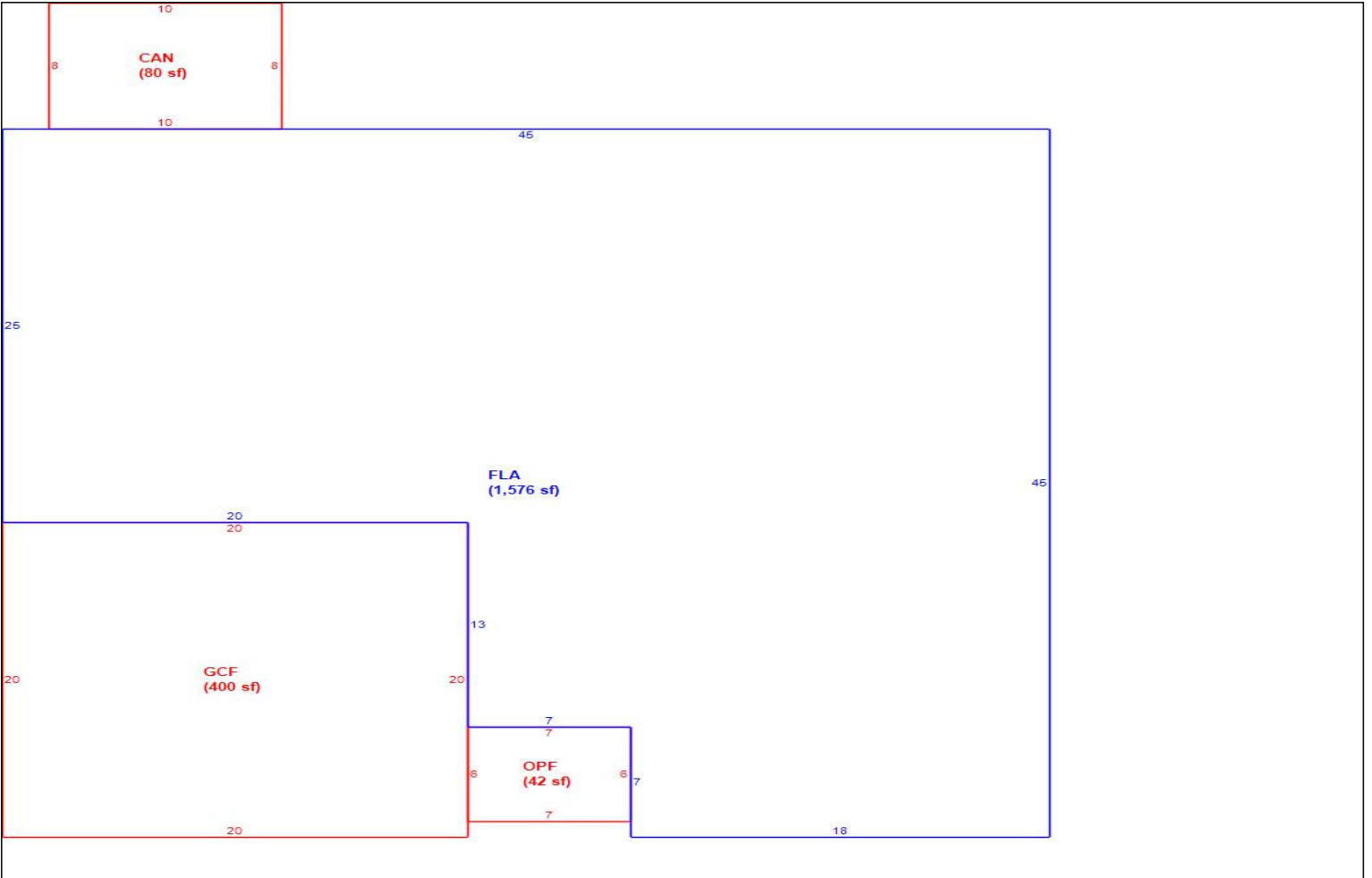
comp 3

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

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 Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

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



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,576	1,576	1576	2019	Effective Area	1576	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		Base Rate	125.24	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	42	0		Building RCN	241,050	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	80	0		Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Functional Obsol	0		
						Building RCNLD	233,819	Roof Cover	3	Type AC	03
TOTALS		1,576	2,098	1,576							

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1122 Comp 3
 PRC Run: 12/4/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	IMPS	01-01-2019	12-03-2019	1	0001	SFR FOR 2020	12-03-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023043917	6125	2370	04-12-2023	WD	Q	01	I	325,000	039	HOMESTEAD	2024	25000
2020019763	5422	1825	01-22-2020	WD	Q	01	I	230,000	059	ADDITIONAL HOMESTEAD	2024	25000
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	
70,000	233,819	0	303,819	0	303819	50,000.00	253819	278819	296,449	

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