



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3925046**

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

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	<b>2024-1131</b>	County	<b>Lake</b>
		Tax year	<b>2024</b>
		Date received	<b>10.1.24</b>

COMPLETED BY THE PETITIONER	
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### PART 1. Taxpayer Information

Taxpayer name: <b>SFR JV-HD 2024-1 BORROWER LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>10-19-25-0200-000-22000 34036 Sky Blossom Circle</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>

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

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

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

Type of Property  Res. 1-4 units  Industrial and miscellaneous  High-water recharge  Historic, commercial or nonprofit

Commercial  Res. 5+ units  Agricultural or classified use  Vacant lots and acreage  Business machinery, equipment

### PART 2. Reason for Petition

 Check one. If more than one, file a separate petition.

Real property value (check one)  decrease  increase  Denial of exemption Select or enter type:

Denial of classification

Parent/grandparent reduction  Denial for late filing of exemption or classification (Include a date-stamped copy of application.)

Property was not substantially complete on January 1

Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.))  Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)

Refund of taxes for catastrophic event

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

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

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

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

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

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

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).  
 A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).  
 A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).  
 A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).  
 A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)  
 Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.  
 I am an uncompensated representative filing this petition AND (check one)  
 the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-1131	Alternate Key: 3925046	Parcel ID: 10-19-25-0200-000-22000
<b>Petitioner Name</b> ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 34036 SKY BLOSSOM CIR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> SFR JV-HD 2024-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 270,571	\$ 270,571
<b>2. Assessed or classified use value, *if applicable</b>	\$ 270,571	\$ 270,571
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 270,571	\$ 270,571

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

**Last Sale Date** 3/30/2023      **Price:** \$324,300       Arm's Length     Distressed    Book 6117 Page 2169

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3925046	3925048	3925044	3924933
<b>Address</b>	34036 SKY BLOSSOM CIR LEESBURG	34044 SKY BLOSSOM CIR LEESBURG	34028 SKY BLOSSOM CIR LEESBURG	9496 REVERE AVE LEESBURG
<b>Proximity</b>		SAME SUB	SAME SUB	SAME SUB
<b>Sales Price</b>		\$329,300	\$324,300	\$314,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	3.60%	4.40%
<b>Adjusted Sale</b>		\$287,808	\$287,330	\$280,716
<b>\$/SF FLA</b>	\$175.70 per SF	\$186.89 per SF	\$186.58 per SF	\$182.28 per SF
<b>Sale Date</b>		6/21/2023	3/30/2023	1/30/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	1,540	1,540	0	1,540	0	1,540	0
<b>Year Built</b>	2023	2023		2023		2023	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2	2		2		2	
<b>Garage/Carport</b>	2 CAR	2 CAR		2 CAR		2 CAR	
<b>Porches</b>	PATIO	PATIO		PATIO		PATIO	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	N	N		N		N	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	SUB	SAME SUB		SAME SUB		SAME SUB	
<b>View</b>	CONSERVATION	CONSERVATION		CONSERVATION		INTERIOR	
		Net Adj. 0.0%	0	Net Adj. 0.0%	0	Net Adj. 0.0%	0
		Gross Adj. 0.0%	0	Gross Adj. 0.0%	0	Gross Adj. 0.0%	0
<b>Adj. Sales Price</b>	Market Value <b>\$270,571</b> Value per SF 175.70	Adj Market Value <b>\$287,808</b>		Adj Market Value <b>\$287,330</b>		Adj Market Value <b>\$280,716</b>	

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.

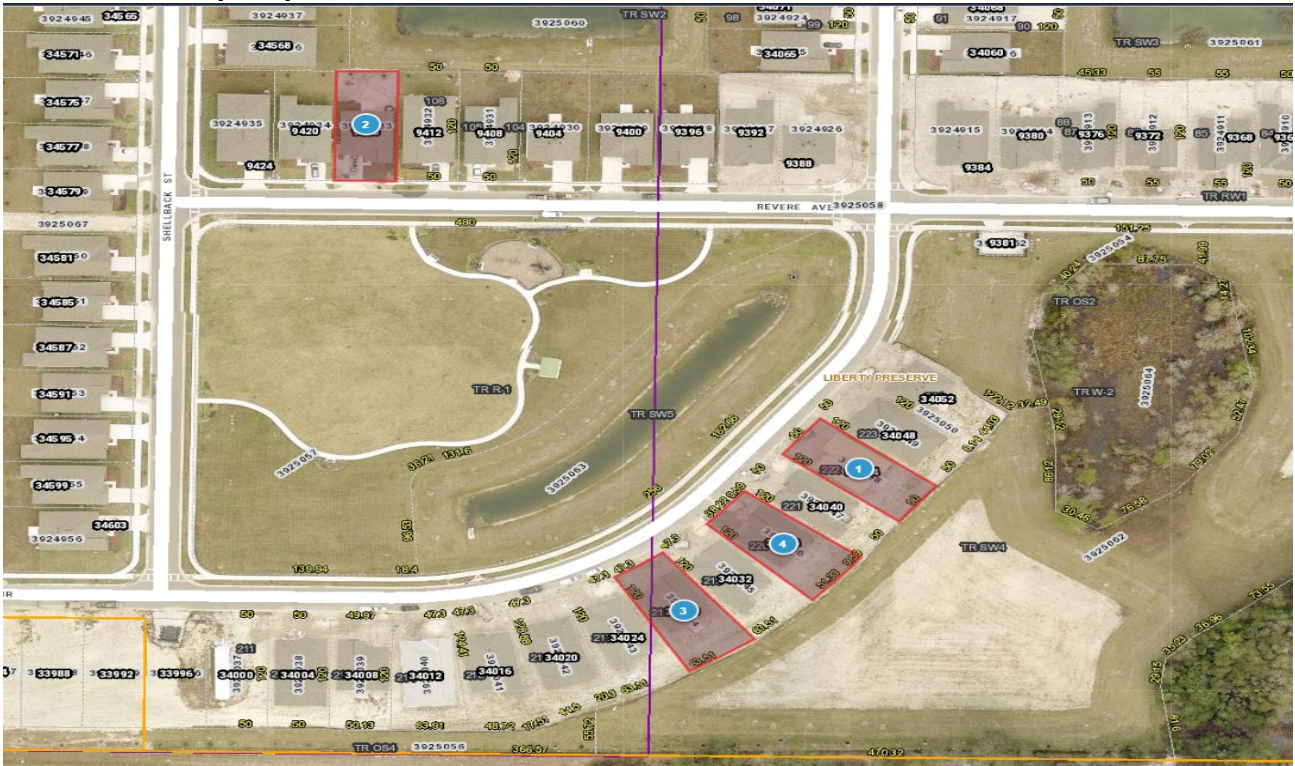
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: SCOTT DAWSON**

**DATE 12/13/2024**

## 2024-1131 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	3925048	34044 SKY BLOSSOM CIR LEESBURG	SAME SUB
2	COMP 3	3924933	9496 REVERE AVE LEESBURG	SAME SUB
3	COMP 2	3925044	34028 SKY BLOSSOM CIR LEESBURG	SAME SUB
4	SUBJECT	3925046	34036 SKY BLOSSOM CIR LEESBURG	-
5				
6				
7				
8				

Alternate Key 3925046  
Parcel ID 10-19-25-0200-000-22000

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-1131 Subject By sadawson  
PRC Run: 12/3/2024  
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

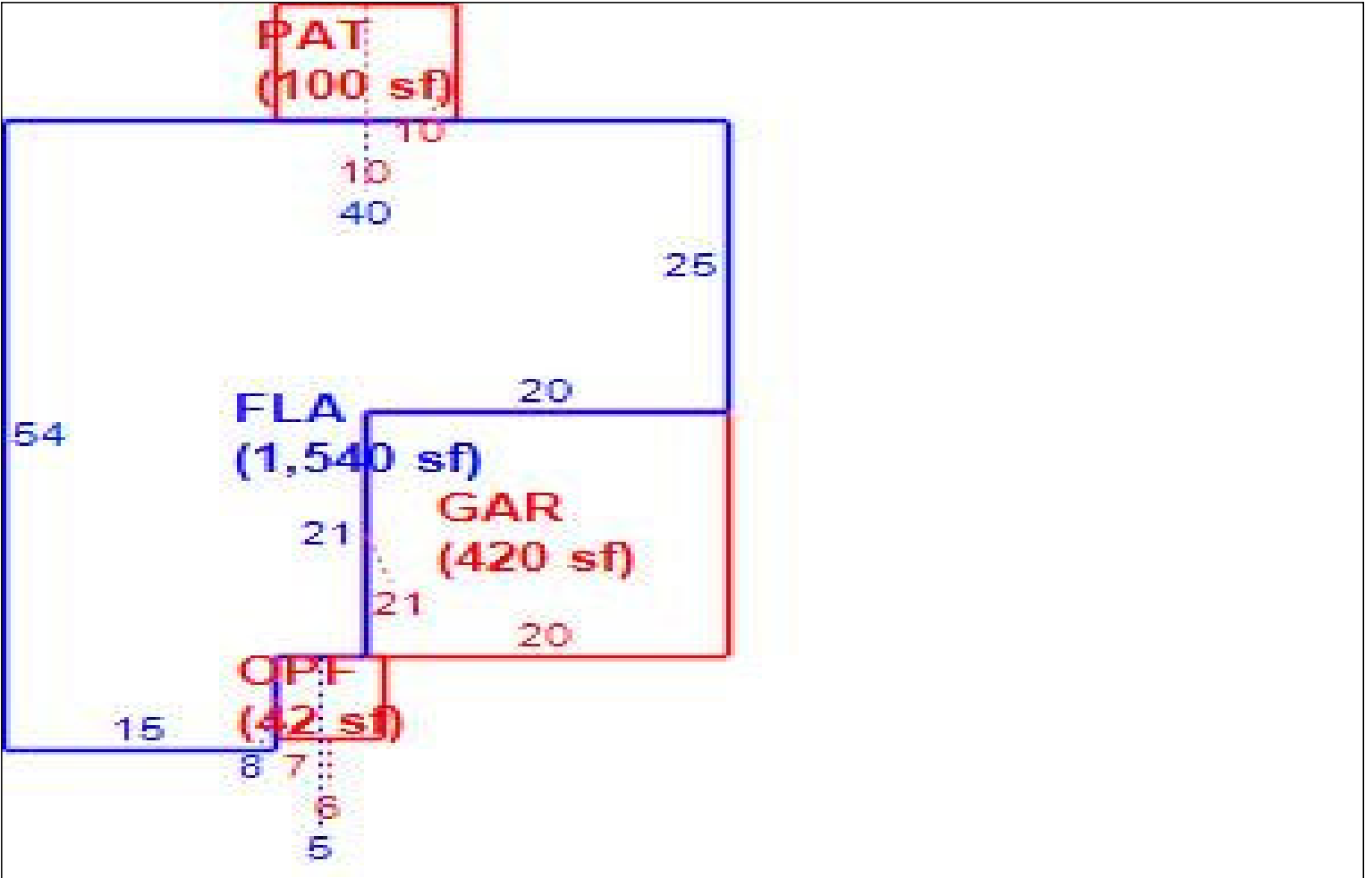
**SUBJECT**

Property Location			
Site Address	34036 SKY BLOSSOM CIR		
	LEESBURG	FL	34788
Mill Group	000L	NBHD	5054
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	12-20-202

Legal Description
LIBERTY PRESERVE PB 74 PG 58-61 LOT 220 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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 190,571 Deprec Bldg Value 190,571 Multi Story



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,540	1,540	1540	Effective Area	1540	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	100.73	Quality Grade	655	Half Baths	
OPF	OPEN PORCH FINISHE	0	42	0	Building RCN	190,571	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	100	0	Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Functional Obsol			
TOTALS		1,540	2,102	1,540	Building RCNLD	190,571	Roof Cover	3	Type AC	03

Alternate Key 3925046  
 Parcel ID 10-19-25-0200-000-22000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1131 Subject By sadawson  
 PRC Run: 12/3/2024  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	1122010168	03-03-2022	12-20-2023	215,000	0001	SFR 1555SF 34036 SKY BLOSSOM CIR	12-20-2023		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024045628	6319	0318	03-28-2024	WD	U	11	100					
2023037268	6117	2169	03-30-2023	WD	Q	03	324,300					
	0	0	01-01-1900		U	U	0					
<b>Total</b>											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
80,000	190,571	0	270,571	0	270571	0.00	270571	270571	270,571	

\*\*\*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 3925048  
Parcel ID 10-19-25-0200-000-22200

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-1131 Comp 1  
PRC Run: 12/3/2024 By  
Card # 1 of 1

Current Owner		
PARR DOUGLAS L & SHERRY L		
34044 SKY BLOSSOM CIR		
LEESBURG	FL	34788

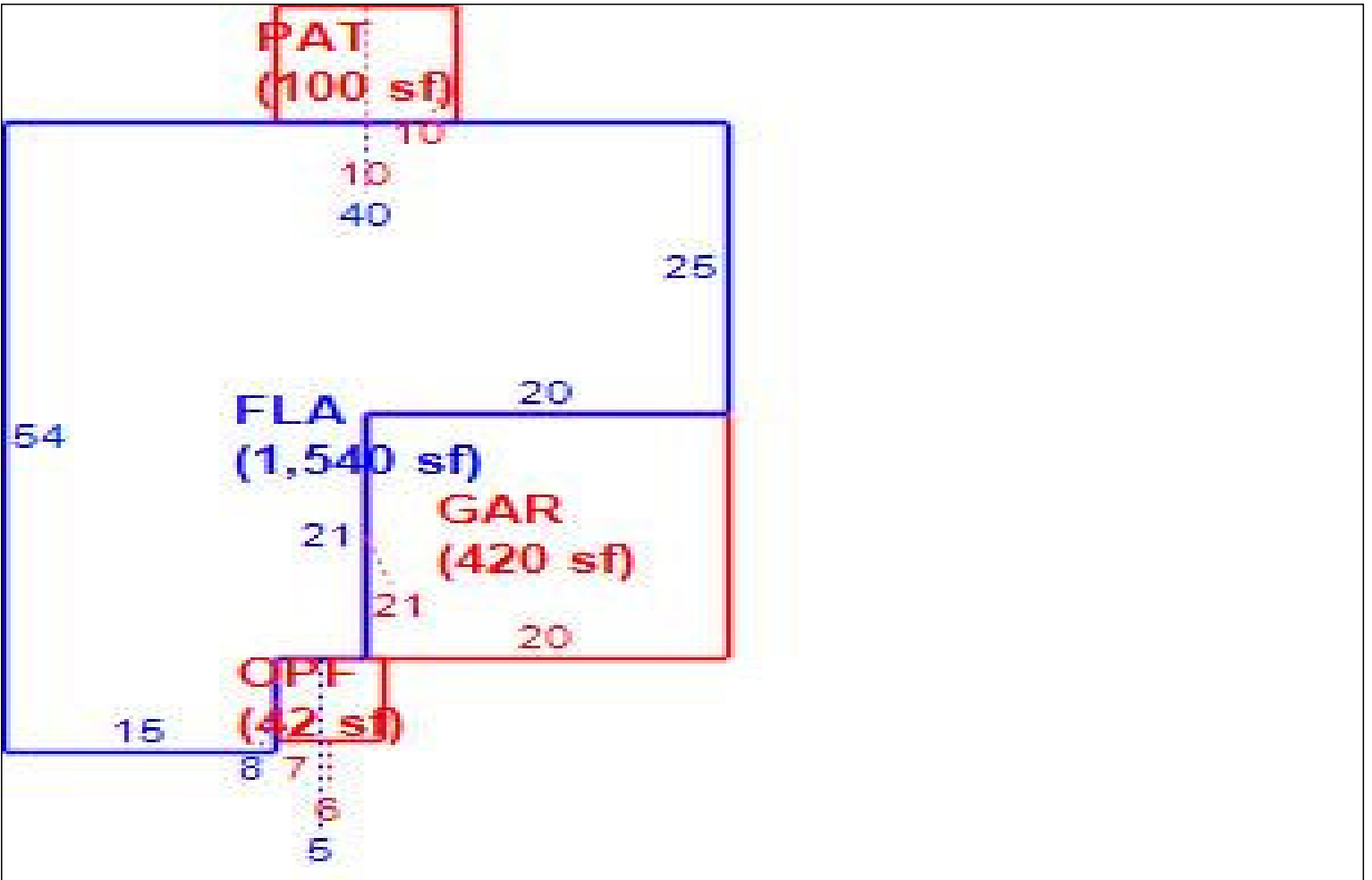
COMP 1

Property Location			
Site Address	34044 SKY BLOSSOM CIR		
	LEESBURG	FL	34788
Mill Group	000L	NBHD	5054
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	12-20-202

Legal Description
LIBERTY PRESERVE PB 74 PG 58-61 LOT 222 ORB 6174 PG 67

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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 190,571
Deprec Bldg Value 190,571		Multi Story	



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,540	1,540	1540	2023	1540	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0		100.73	Quality Grade	655	Half Baths	
OPF	OPEN PORCH FINISHE	0	42	0		190,571	Condition	VG	Heat Type	6
PAT	PATIO UNCOVERED	0	100	0		100.00	% Good	100.00	Foundation	3
TOTALS		1,540	2,102	1,540		190,571	Functional Obsol		Fireplaces	
					Building RCNLD	190,571	Roof Cover	3	Type AC	03



Alternate Key 3925048  
 Parcel ID 10-19-25-0200-000-22200

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1131 Comp 1  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	1122010166	03-03-2022	12-20-2023	215,000	0001	SFR 1555SF 34044 SKY BLOSSOM CIR	12-20-2023		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023083765	6175 0	0067 0	06-21-2023 01-01-1900	WD	Q U	03 U	I 	329,300 0				
Total											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
80,000	190,571	0	270,571	0	270571	0.00	270571	270571	270,571	

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Alternate Key 3925044  
 Parcel ID 10-19-25-0200-000-21800

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1131 Comp 2  
 PRC Run: 12/3/2024 By  
 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

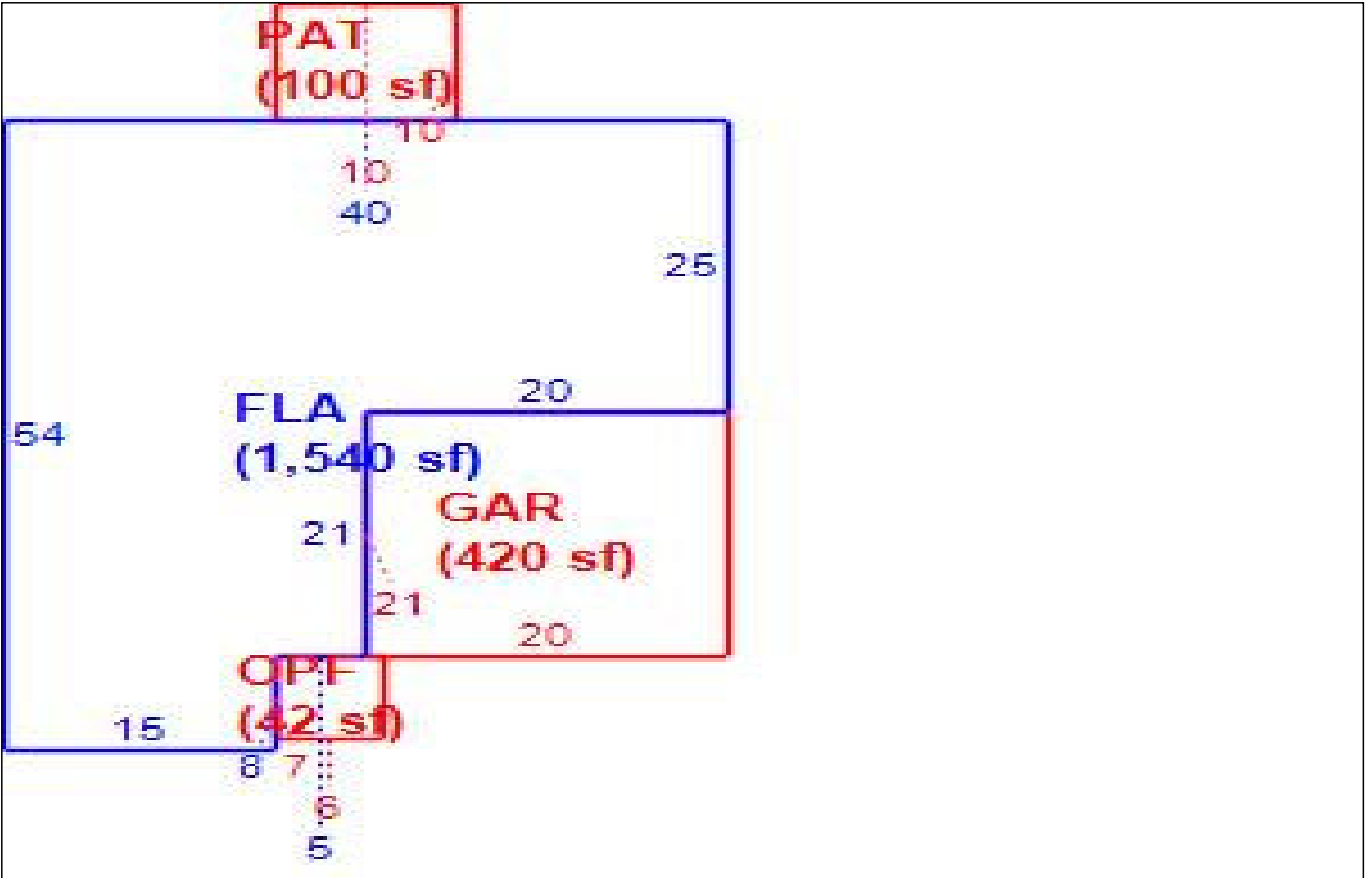
COMP 2

Property Location			
Site Address	34028 SKY BLOSSOM CIR		
	LEESBURG	FL	34788
Mill Group	000L	NBHD	5054
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	12-20-202

Legal Description
LIBERTY PRESERVE PB 74 PG 58-61 LOT 218 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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 190,571
Deprec Bldg Value 190,571		Multi Story	



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	1,540	1,540	1540	2023		No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0		100.73	Quality Grade	655	Half Baths	
OPF	OPEN PORCH FINISHE	0	42	0		190,571	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	100	0			Foundation	3	Fireplaces	
TOTALS		1,540	2,102	1,540		190,571	Roof Cover	3	Type AC	03

Alternate Key 3925044  
 Parcel ID 10-19-25-0200-000-21800

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1131 Comp 2  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	1122010170	03-03-2022	12-20-2023	215,000	0001	SFR 1555SF 34028 SKY BLOSSOM CIR	12-20-2023		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024045628	6319	0318	03-28-2024	WD	U	11	100					
2023037390	6118	0162	03-30-2023	WD	Q	03	324,300					
	0	0	01-01-1900		U	U	0					
<b>Total</b>											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
80,000	190,571	0	270,571	0	270571	0.00	270571	270571	270,571	

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Alternate Key 3924933  
Parcel ID 10-19-25-0200-000-10700

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-1131 Comp 3  
PRC Run: 12/3/2024 By  
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

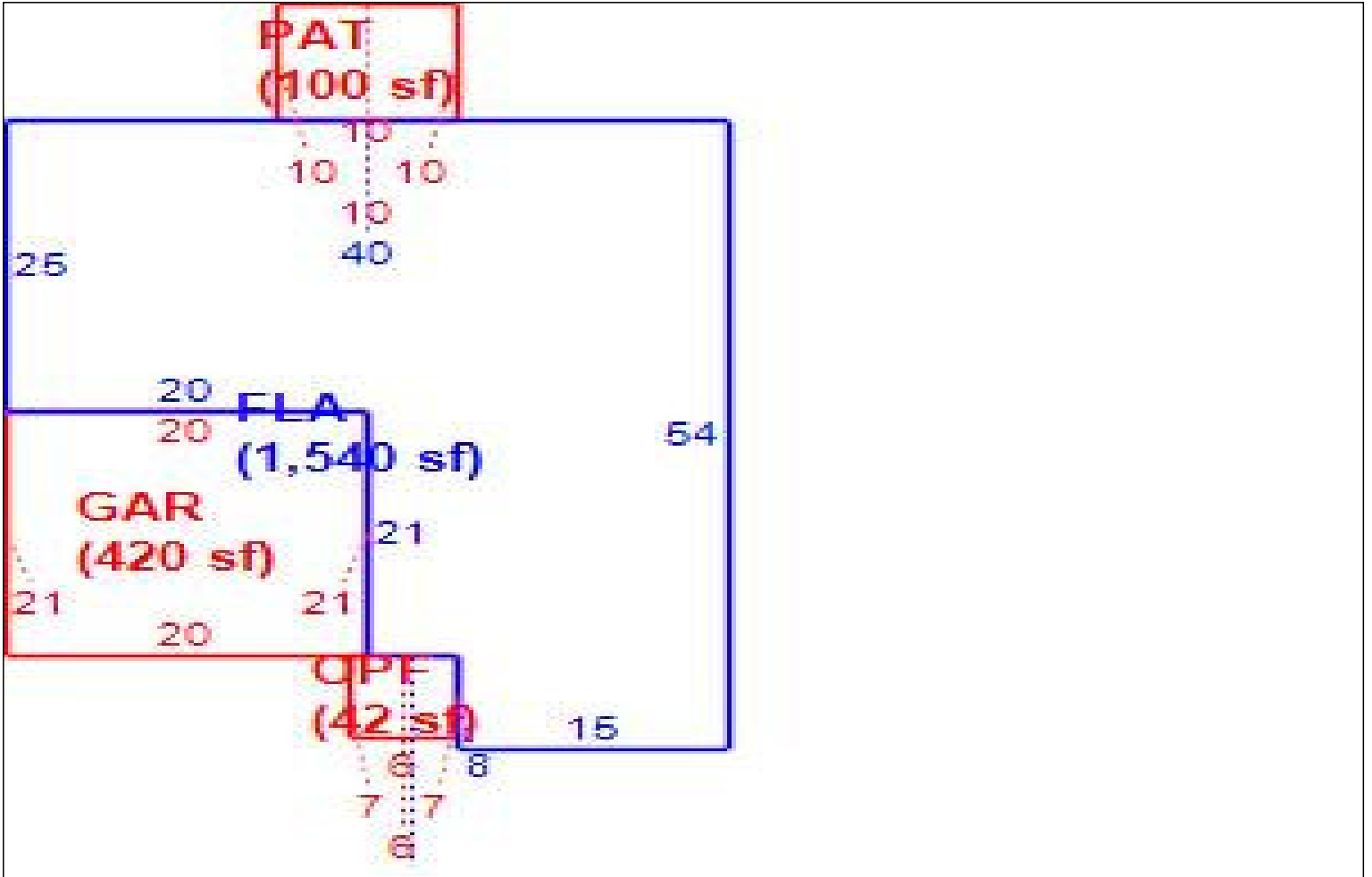
COMP 3

Property Location			
Site Address	9496 REVERE AVE		
	LEESBURG	FL	34788
Mill Group	000L	NBHD	5054
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	12-20-202

Legal Description
LIBERTY PRESERVE PB 74 PG 58-61 LOT 107 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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 190,571
Deprec Bldg Value 190,571		Multi Story	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,540	1,540	1540	Effective Area	1540	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	100.73	Quality Grade	655	Half Baths	
OPF	OPEN PORCH FINISHE	0	42	0	Building RCN	190,571	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	100	0	Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Functional Obsol			
TOTALS		1,540	2,102	1,540	Building RCNLD	190,571	Roof Cover	3	Type AC	03

Alternate Key 3924933  
 Parcel ID 10-19-25-0200-000-10700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1131 Comp 3  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	1121120147	01-18-2022	12-20-2023	216,000	0001	SFR 1555SF 9496 REVERE AVE	12-20-2023		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024045628	6319	0318	03-28-2024	WD	U	11	100					
2023014691	6090	0741	01-30-2023	WD	Q	03	314,000					
	0	0	01-01-1900		U	U	0					
<b>Total</b>											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
80,000	190,571	0	270,571	0	270571	0.00	270571	270571	270,571	

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