

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 386 4320

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.

GOMPLETED BY CLE	RK OF THE VAL	UE ADJUSTME	NT.BOARD,(V	AB)	- Surem
Petition# 3024-//32	County Lake	Ta	ax year 2024	Date received	10.1.24
CON	PLETED BY TI	E PETITIONER			
PART 1. Taxpayer Information		· · · · · · · · · · · · · · · · · · ·			
Taxpayer name: SFR JV-HD TL BORROWER B	LLC	Representative: R	lyan, LLC c/o F	Robert Peyton	ı
Mailing address Ryan, LLC for notices 16220 North Scottsdale Rd, Scottsdale, AZ 85254	Ste 650	Parcel ID and physical address or TPP account #	12-22-24-0020 311 Irving Be		
Phone 954-740-6240	-	Email	ResidentialAp	peals@ryan.co	om
The standard way to receive information is by U	S mail. If possible	e, I prefer to receive	e information by	/ ☑ email	☐ fax.
I am filing this petition after the petition dead documents that support my statement.	lline. I have attac	hed a statement o	f the reasons I f	iled late and a	ny
 I will not attend the hearing but would like my evolution your evidence to the value adjustment board continued by evidence. The VAB or special magistrate ruling the property Res. 1-4 units Industrial and Commercial Res. 5+ units Agricultural 	lerk. Florida law a ng will occur unde and miscellaneou	llows the property a r the same statutor	ppraiser to cross y guidelines as harge	s examine or ob	oject to your sent.) alornonprofit
		one, file a separa			7 ,
 ☑ Real property value (check one) ☑ decrease ☐ Denial of classification ☐ Parent/grandparent reduction ☐ Property was not substantially complete on Ja ☐ Tangible personal property value (You must have return required by s.193.052. (s.194.034, F.S.) ☐ Refund of taxes for catastrophic event 	increase anuary 1 nave timely filed a	Denial of exen Denial for late (Include a date	filing of exemple-stamped copy vernent (s. 193.15)	tion or classific of application. 555(5), F.S.) or c	.) change of
 Check here if this is a joint petition. Attach determination that they are substantially si Enter the time (in minutes) you think you nee by the requested time. For single joint petition group. My witnesses or I will not be available to at 	milar. (s. 194.01 ed to present you ns for multiple uni	1(3)(e), (f), and (g) r case. Most hearin ts, parcels, or acco	, F.S.) gs take 15 minu unts, provide the	ites. The VAB is time needed f	
You have the right to exchange evidence with the evidence directly to the property appraiser at least appraiser's evidence. At the hearing, you have the second sec	ast 15 days befor	e the hearing and	e exchange, you make a written	u must submit request for the	your property
You have the right, regardless of whether you in of your property record card containing informatinformation redacted. When the property apprais to you or notify you how to obtain it online.	ion relevant to the	e computation of y	our current ass	essment, 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 without attaching a completed power of attorney or auti Written authorization from the taxpayer is required for a	horization for representation to this form.	
collector.		. .,
☐ I authorize the person I appoint in part 5 to have acc Under penalties of perjury, I declare that I am the owne petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Profession	nal Signature	
Complete part 4 if you are the taxpayer's or an affiliated representatives.	d entity's employee or you are one of the followi	ng licensed
I am (check any box that applies):		
An employee of		y).
A Florida Bar licensed attorney (Florida Bar number		
A Florida real estate appraiser licensed under Chap	oter 475, Florida Statutes (license number RD	<u>6182</u>).
☐ 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 taxpaye appraiser or tax collector.	er is required for access to confidential informatio	n from the property
Under penalties of perjury, I certify that I have authorized am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have	of filing this petition and of becoming an agent f	or 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 of AND (check one)	•	listed in part 4 above
☐ Attached is a power of attorney that conforms to the taxpayer's authorized signature OR ☐ the taxpayer's a		recuted with the
☐ I am an uncompensated representative filing this pe	etition AND (check one)	
the taxpayer's authorization is attached OR in the	taxpayer's authorized signature is in part 3 of thi	s form.
I understand that written authorization from the taxpaye appraiser or tax collector.	er is required for access to confidential informati	on from the property
Under penalties of perjury, I declare that I am the owner becoming an agent for service of process under s. 194 facts stated in it are true.		
Signature, representative	Print name	Date
	<u> </u>	

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET **RESIDENTIAL**

Petition #	!	2024-1132		Alternate K	ey: 3864320	Parcel	D: 12-22-24-00	20-000-09000
Petitioner Name		RYAN, LLC		D	044 173 41		Check if Mu	ultiple Parcels
The Petitioner is:	Taxpayer of Red	cord 🗸 Tax	payer's agent	Property Address		NG BEND DR VELAND		
Other, Explain:				Address	GRO	VELAND		
Owner Name	SFR JV-HD	TI BORRON	WER BLIC	Value from	Value befor	re Board Actio	ın	
Owner Hame	OI IT OV-IID	IL BOILING	VER B LEG	TRIM Notice		nted by Prop App	i value atter	Board Action
4 lugt Value #86					· ·			
1. Just Value, red		4.6 1.		\$ 374,00		374,06		
2. Assessed or c			cable	\$ 374,06	64 \$	374,06	54	
3. Exempt value,		10		\$	-			
4. Taxable Value,	*required			\$ 374,06	64 \$	374,06	64	
*All values entered	d should be count	ty taxable va	lues, School and	d other taxing	authority values	may differ.		
L4 O-1- D-4-	e 2/22/2023 Pri c				- Americal country [T District	D 1	D
Last Sale Date	st Sale Date 2/22/2023 Pri			100	Arm's Length	√ Distressed	Book <u>6106</u>	Page <u>1578</u>
ITEM	Subje	ct	Compara	able #1	Compar	able #2	Compara	able #3
AK#	38643		3864		3914		3924	
Address	311 IRVING E	BEND DR	202 SANG	MON CT	214 HYDF	RA WAY	174 JUN	IO DR
Address	GROVEL	AND	GROVE	LAND	GROVE	LAND	GROVE	LAND
Proximity			200 F	EET	.40 N	IILE	.48 M	ILE
Sales Price			\$365,		\$359,		\$460,0	
Cost of Sale			-15	%	-15		-15	
Time Adjust			0.40		0.80		0.00	
Adjusted Sale			\$311,		\$308,		\$391,0	
\$/SF FLA	\$142.77 p	er SF	\$183.47	per SF	\$183.02	per SF	\$153.03	per SF
Sale Date			11/9/2	2023	10/17/	2023	12/29/	2023
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,620		1,699	69075	1,683	70275	2,555	4875
Year Built	2019		2018		2019		2023	
Constr. Type	BLK/STUCCO		BLK/STUCCO)	BLK/STUCCC)	BLK/STUCCO	i
Condition	GOOD		GOOD		GOOD		GOOD	
Baths	2.1		2.0	5000	2.0	5000	3.1	-7500
Garage/Carport	GARAGE		GARAGE		GARAGE		GARAGE	
Porches	OPF/PAT		OPF/OPF	-3000	OPF/OPF	-3000	OPF/OPF	-3000
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	.13 AC		.25 AC	-7000	.13 AC		.13 AC	
Location	RESIDENTIAL		RESIDENTIAL	-	RESIDENTIAL	-	RESIDENTIAL	-
View	RETENTION		RETENTION		RESIDENTIAL	_	RESIDENTIAL	_
			Net Adj. 20.6%	64075	Net Adj. 23.5%	72275	-Net Adj. 1.4%	-5625
					•	72275	-	
		*	Gross Adj. 27.0%		Gross Adj. 25.4%		Gross Adj. 3.9%	15375
Adj. Sales Price	Market Value	\$374,064	Adj Market Value	\$375,785	Adj Market Value	\$380,297	Adj Market Value	\$385,375
Maji Guies i ilde	Value per SF	142.77						

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.

Petitioners comp1 is the only sale in same sub as subject, comps 2 & 3 were in a different sub 1.50 miles away and comp 3 was the lowest sale per SF in sub, comps 4-6 were also in a different sub 2 miles away. Petitioners comp 3 is the only one lower than the subject but that was a low sale, subject value looks fair and just.

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 11/19/2024

2024-1132 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	3924000	174 JUNO GROVELAND	.48 MILE
2	1	3864310	202 SANGMON CT GROVELAND	200 FEET
3	2	3914228	214 HYDRA WAY GROVELAND	.40 MILE
4	subject	3864320	311 IRVING BEND DR GROVELAND	-
5				
6				
7				
8				

Parcel ID 12-22-24-0020-000-09000

Current Owner

SFR JV-HD TL BORROWER B 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

2024-1132 Subject 11/19/2024 By PRC Run:

> Card # 1 of 1

Property Location

Site Address 311 IRVING BEND DR GROVELAND

FL 34736 Mill Group 00GR **NBHD** 4537

Property Use Last Inspection

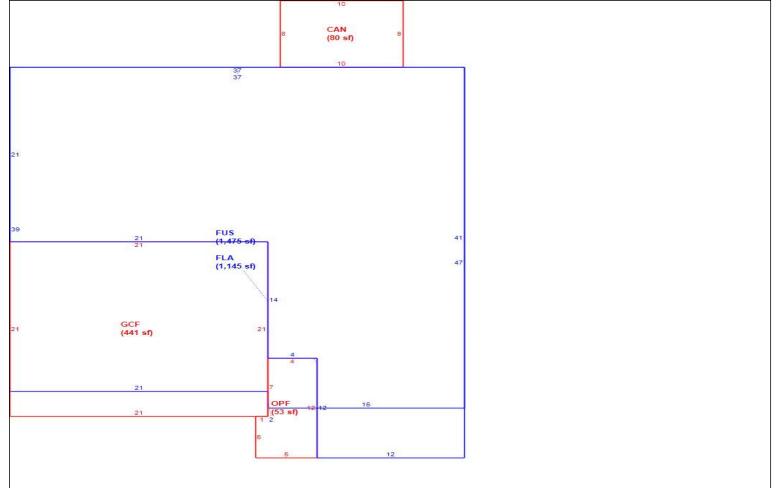
00100 SINGLE FAMILY RBB 01-16-202

Legal Description

PRESERVE AT SUNRISE PHASE 1 PB 61 PG 80-86 LOT 90 ORB 6106 PG 1578

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 10110	Ворит	Adj	Office	Price	Factor	Factor	Factor	Factor	Oldoo vai	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				l Adj JV/Mk			70,000
	Cla	assified A	cres	0	Classified JV/Mkt 70),000		Classified	d Adj JV/Mk	ct	_	0
						Sketch						

Bldg 1 1 of 1 313,468 Deprec Bldg Value 304,064 1 Sec Replacement Cost Multi Story



	Building \$	Sub Areas			Building Valuati	on	Con	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,145	1,145	1145	Effective Area	2620	l			-
FUS	FINISHED AREA UPPER	1,475		1475	Base Rate	99.89	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Building RCN	313.468	Quality Grade	680	Half Baths	1
OPF	OPEN PORCH FINISHE	0	53	0	, and the second	,	Quality Grade	000	rian Banio	'
PAT	PATIO UNCOVERED	0	80	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	"		,	-
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,620	3,194	2,620	Building RCNLD	304 064	Roof Cover	3	Type AC	0.3

Alternate Key 3864320 Parcel ID 12-22-24-0020-000-09000

LCPA Property Record Card Roll Year 2024 Status: A

2024-1132 Subject PRC Run: 11/19/2024 By

Card # of 1

Parcei	ID 12-22-	-24-002	20-000-0	19000		Rol	I Yea	r 202	4 Sta	atus: A			Card #	1	of 1
						*0 /			aneous F						
										re reflected b			7 0/ 0		
Code		Descrip	otion		Un	ıts	Туре	Ur	it Price	Year Blt	Effect Y	r RCN	%Good	A	pr Value
					L				ldina Day	i4					
Roll Yea	ar Permi	t ID	Issue Da	ate C	omp F)ate	Am	ount	Iding Per	mits 	Descrip	otion	Review D	ate	CO Date
2020	1905-005	Permit ID Issue Date Comp E 05-0058 05-31-2019 01-16-2				7 111	342,93		SFR 311 IRVING E			01-16-20		OO Bato	
2020															
										1			nptions		
				Sales II			0.01	0 1					1.		
	ıment No	+	√Page	Sale [Instr	Q/U	Code	Vac/Imp		Code	Description	1	Year	Amount
	3028324	6106	1578	02-22-2		WD	U	11		100					
	1161403 9122493	5841 5365	0831 1263	11-12-2 09-05-2		WD WD	Q Q	01 Q		395,000 266,900					
	7109743	5013	0544	10-13-2		WD	Ü	M	v	1,680,000					
	3107288	4849	1117	10-13-		WD	U	М	V	1,350,000					
1		1	1	1		I	1		I	1					1

Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023028324	6106	1578	02-22-2023	WD	U	11	1	100				
2021161403	5841	0831	11-12-2021	WD	Q	01	ı	395,000				
2019122493	5365	1263	09-05-2019	WD	Q	Q	ı	266,900				
2017109743	5013	0544	10-13-2017	WD	UΙ	M	V	1,680,000				
2016107288	4849	1117	10-13-2016	WD	U	M	V	1,350,000				
										Total		0.00
						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	304,064	0	374,064	0	374064	0.00	374064	374064	364,298

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Parcel ID 12-22-24-0020-000-08000

Current Owner

RODRIGUEZ FRANCISCO J & DEBORA SAB

202 SANGMON CT

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

comp 1

2024-1132 Comp 1 11/19/2024 By PRC Run:

> Card # 1 of 1

Property Location

Site Address 202 SANGMON CT

GROVELAND FL 34736 00GR **NBHD** 4537

Mill Group Property Use Last Inspection

00100

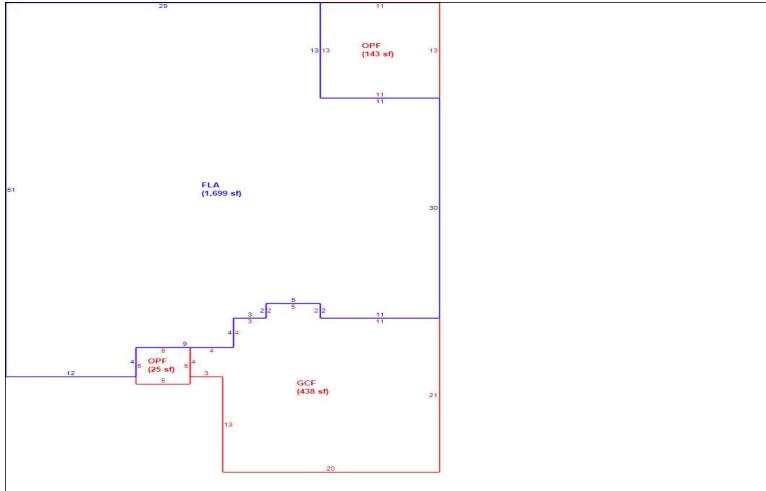
SINGLE FAMILY RBB 01-17-201

Legal Description

PRESERVE AT SUNRISE PHASE 1 PB 61 PG 80-86 LOT 80 ORB 6241 PG 30

Lan	d 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	35,000.0	0.0000	2.00	1.000	1.000	0	70,000
	Cla	Total A assified A		0.00	JV/Mkt Classified JV/Mkt				 nl Adj JV/MI d Adj JV/MI			70,000

Sketch Bldg 1 1 of 1 241,484 Deprec Bldg Value 234,239 Multi Story 0 Sec Replacement Cost



	Building S	Sub Areas			Building Valuation	on	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,699	1,699	1699	Effective Area	1699			- " - "	
GAR	GARAGE FINISH	0	438	0	Base Rate	116.46	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	168	0	Building RCN	241,484	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Typo	03	riodi Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1.699	2.305	1.699	Building BCNLD	23/1 230	Roof Cover	3	Type AC	03

Alternate Key 3864310 Parcel ID 12-22-24-0020-000-08000

LCPA Property Record Card Roll Year 2024 Status: A

2024-1132 Comp 1 PRC Run: 11/19/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Desci	ription	Units	Type Uni	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
				Build	ling Peri	mits							
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Description		Review Date	CO Date			
2019	1805-0133	05-25-2018	01-17-2019	228,898		SFR 202 SA	ANGMON CT		01-17-2019				

2023138561 6241 0030 11-09-2023 WD Q 01 I 365,000 059 ADDITIONAL HOMESTEAD 2024 2018052923 5106 0301 04-25-2018 WD U M V 130,000 2016107288 4849 1117 10-13-2016 WD U M V 1,350,000					Sales Inform	ation			Exemptions					
2018111941 5173 2030 09-21-2018 WD Q Q I 231,100 130,000 2016107288 4849 1117 10-13-2016 WD U M V 1,350,000 059 ADDITIONAL HOMESTEAD 2024 2	Instrume	nt No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
Total 50.0	2023138561 6241 0030 11-09-2023 2018111941 5173 2030 09-21-2018 2018052923 5106 0301 04-25-2018						Q U	Q M	>>	231,100 130,000	059		_	25000 25000
10(a) 50,0			50,000.00											

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	234.239	0	304,239	0	304239	50.000.00	254239	279239	296.856

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Parcel ID 12-22-24-0021-000-11800

Current Owner

ROTTON COURTNEY AND KYLE WRIGHT

214 HYDRA WAY

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

comp 2

2024-1132 Comp 2 PRC Run: 11/19/2024 By

Card # 1 of 1

Property Location

Site Address 214 HYDRA WAY GROVELAND FL 34736

Mill Group 00GR **NBHD** 4537

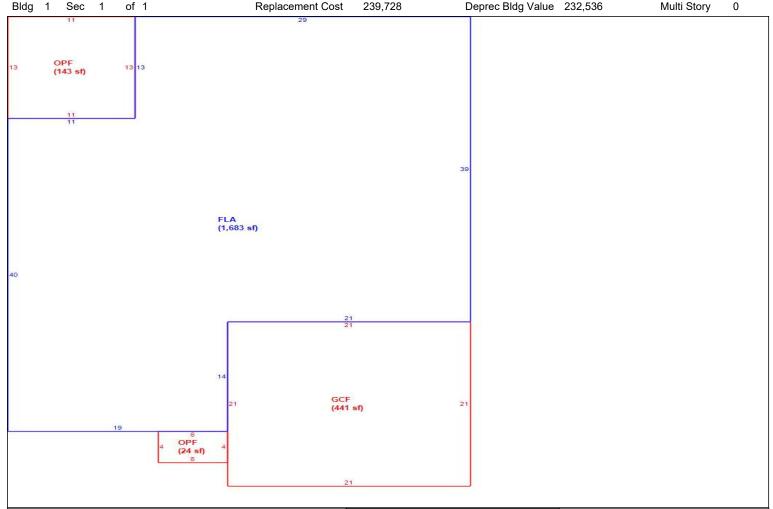
Property Use Last Inspection 00100 SINGLE FAMILY DLS 10-03-201

Legal Description

PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 118 ORB 6229 PG 1409

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Берит	Adj		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
										L <u>.</u>		
Total Acres 0.00 JV/Mkt									l Adj JV/MI			70,000
Classified Acres 0 Classified IV/Mkt 70 000								Classifia	4 V4: I///WI	/+ l		Λ

Classified Acres 0 Classified JV/Mkt|70,000 Classified Adj JV/Mkt Sketch Bldg of 1 239,728 Multi Story 0 1 Sec 1 Replacement Cost



	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	1,683	1,683	1683	Effective Area	1683	l			
GAR	GARAGE FINISH	0	441	0	Base Rate	116.51	No Stories	1.00	Full Baths	2
OPF	OPF OPEN PORCH FINISHE		167	0	Building RCN	239,728	Quality Grade	680	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		2,291	1,683	Building RCNLD	232,536	Roof Cover	3	Type AC	03

Alternate Key 3914228 Parcel ID 12-22-24-0021-000-11800

LCPA Property Record Card Roll Year 2024 Status: A

2024-1132 Comp 2 PRC Run: 11/19/2024 By

Card # of 1

Miscellaneous Features *Only the first 10 records are reflected below																
							*Only					elow				
Code	Т		Descrip	ntion		Un		Type		nit Price	Year Blt	Effect Y	r RCN	WG000	1 Δη	r Value
Code	+		Descrip	MOH		1 011	11.5	туре		III I IICC	Teal Dit	LIIGGE	1 IXON	///00000	1 7	i value
					<u> </u>			Ru	ilding Per	mite						
Roll Y	ear	r Permit ID Issue Date			ate (Comp [Date	Arr	nount	Type		Descri	ption	Review [Date	CO Date
202		1904-001	_	04-10-20		0-03-2019			227,0		SFR 214 HY			10-07-2		
202	U								,	1						
									<u> </u>			1				
	Sales				,			T				mptions				
Inst	Instrument No Book/Page Sale				Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio		Year	Amount		
	2023129015 6229 1409 10-1		10-17-	-2023 WD		Q	01	I	359,000		HOMESTE		2024			
	2019130183 5375 0414			11-08-		WD	Q	Q	l I	258,300		ADDITIONAL HOM	IESTEAD	2024	25000	

			Sales Illioilli	alion			Exemplions					
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023129015	6229	1409	10-17-2023 11-08-2019	WD WD	QQ	01	I	359,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
2019033413						M M	V	258,300 319,200		/ ABBITTOTALE TOWNESTER AB	2024	20000
	2013000410 0204 1700											
												50,000.00
	Value Summarv											

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	232,536	0	302,536	0	302536	50,000.00	252536	277536	295,222

^{***}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 12-22-24-0022-000-20700

Current Owner

MASCARENHAS ALLWYN S & SANDRA

174 JUNO DR

GROVELAND FL 34736-8276

LCPA Property Record Card Roll Year 2024 Status: A

comp 3

2024-1132 Comp 3 PRC Run: 11/19/2024 By

Card # 1 of 1

Property Location

Site Address 174 JUNO DR

GROVELAND FL 34736

00GR **NBHD** Mill Group 4537

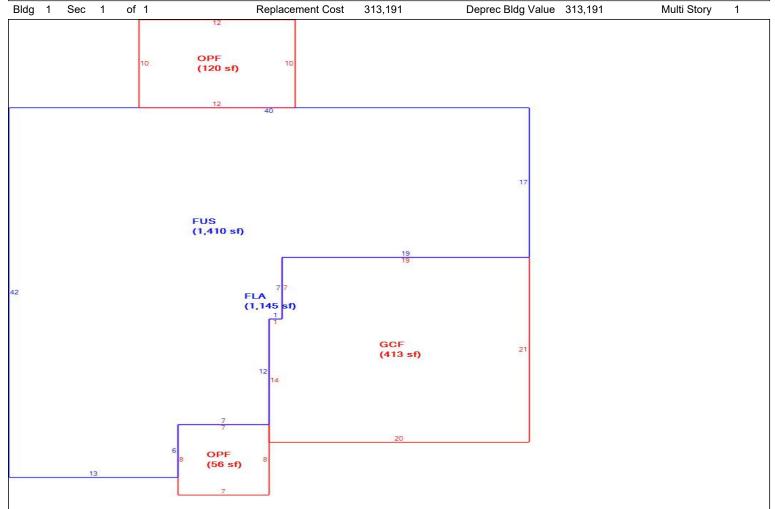
Property Use Last Inspection 00100 SINGLE FAMILY PJF 04-07-202

Legal Description

PRESERVE AT SUNRISE PHASE 3 PB 74 PG 1-6 LOT 207 ORB 6265 PG 280

Lan	d 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					35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres 0.00									l Adj JV/Mk			70,000
	Cla	assified A	cres	01	Classified JV/Mkt 70	000		Classified	M/VL ibA b	ct I		0

Sketch 313,191 Multi Story 1



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2023	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,145	1,145	1145	Effective Area	2555				
FUS	FINISHED AREA UPPER	1,410	,	1410	Base Rate	100.17	No Stories	2.00	Full Baths	3
GAR			413	U	Building RCN	313.191	Quality Grade	680	Half Baths	1
OPF	OPF OPEN PORCH FINISHE		176	0		, -	Gaam, Grade	000		'
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00		_	- :	
					Functional Obsol		Foundation	3	Fireplaces	
	TOTALS	2,555	3,144	2,555	Building RCNLD	313,191	Roof Cover	3	Type AC	03

Alternate Key 3924000 Parcel ID 12-22-24-0022-000-20700

70,000

313.191

0

383,191

0

383191

0.00

383191

383191

49,400

LCPA Property Record Card Roll Year 2024 Status: A

2024-1132 Comp 3 PRC Run: 11/19/2024 By

Parcel I	ID 12-22-	-24-002	22-000-2	20700		Ro	II Yea	r 202	24 Sta	atus: A				Ca	ard#	1	0	f 1
						*Only			laneous F	eatures ere reflected i	below							
Code		Descrip	otion		Un		Туре		nit Price	Year Blt	Effect Yr	- I	RCN	1 %	6Good	Т	Apr '	Value
					7)-										- 4-			
Dall Vaa	n Dames	LID I	Janua D	-4-	Ca [2-4- I	Λ	Bu	ilding Per	mits	Daganin	4:			i D	-4- 1		2 D-4-
Roll Yea	r Permi 2305-030		1ssue D		Comp [02-07-2				Type 58 0001	SFR 174 JU	Descrip	otion			view D 2-07-20			O Date 20-2023
					Inform	ation								remptio	ons			
Instru	ment No	Bool	k/Page	Sale	Date	Instr	Q/U		Vac/Imp		Code		Descripti	ion		Ye	ar	Amount
						WD WD	Q U U	03 30 U	V	460,000 690,900								
															Total			0.00
								Va	lue Sumn	nary								
Land Va	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex Ar	mt Co	Tax Val	Sc	h Tax \	/al l	Previo	ous Valu				

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