

## 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

3914222

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 VAL	UE/ADJUSTMENT BOARD (VAB)
Petition# $2024-1/33$ County Lake	Tax year 2024 Date received 10.1.24
COMPLETED BY TI	HE RETITIONER
PART 1. Taxpayer Information	
Taxpayer name: SFR JV-HD TL BORROWER A LLC	Representative: Ryan, LLC c/o Robert Peyton
Mailing address Ryan, LLC for notices 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account # 12-22-24-0021-000-11200 203 Hydra Way
Phone <b>954-740-6240</b>	Email ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible	e, I prefer to receive information by 🗹 email 🗌 fax.
I am filing this petition after the petition deadline. I have attac documents that support my statement.	hed a statement of the reasons I filed late and any
<ul> <li>I will not attend the hearing but would like my evidence consider your evidence to the value adjustment board clerk. Florida law a evidence. The VAB or special magistrate ruling will occur unde</li> <li>Type of Property  Res. 1-4 units Industrial and miscellaneou</li> <li>□ Commercial Res. 5+ units Agricultural or classified use</li> </ul>	llows the property appraiser to cross examine or object to your r the same statutory guidelines as if you were present.)
PART 2. Reason for Petition Check one. If more than	one, file a separate petition.
<ul> <li>☑ Real property value (check one)</li> <li>☑ Denial of classification</li> <li>☐ Parent/grandparent reduction</li> <li>☐ Property was not substantially complete on January 1</li> <li>☐ Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.))</li> <li>☐ Refund of taxes for catastrophic event</li> </ul>	☐ Denial of exemption Select or enter type: ☐ Denial for late filing of exemption or classification (Include a date-stamped copy of application.)
	1(3)(e), (f), and (g), F.S.) r case. Most hearings take 15 minutes. The VAB is not bound its, parcels, or accounts, provide the time needed for the entire dates. I have attached a list of dates. aiser. To initiate the exchange, you must submit your e the hearing and make a written request for the property witnesses sworn. ce exchange, to receive from the property appraiser a copy e computation of your current assessment, with confidential

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

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you are without attaching a completed power of attorney or authoriz Written authorization from the taxpayer is required for access collector.	ation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional S Complete part 4 if you are the taxpayer's or an affiliated ent representatives.		owing licensed
I am (check any box that applies):		
An employee of		entity).
A Florida Bar licensed attorney (Florida Bar number	<del>-</del>	
■ A Florida real estate appraiser licensed under Chapter 4	475, Florida Statutes (license number —	<u>RD6182</u> ).
A Florida real estate broker licensed under Chapter 475	, Florida Statutes (license number	).
A Florida certified public accountant licensed under Cha	pter 473, Florida Statutes (license numb	er).
I understand that written authorization from the taxpayer is rappraiser or tax collector.	equired for access to confidential informa	ation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of fil under s. 194.011(3)(h), Florida Statutes, and that I have real	ing this petition and of becoming an age	ent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature	<del></del>	
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 AND (check one)	•	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the req taxpayer's authorized signature OR ☐ the taxpayer's authorized signature.		, executed with the
☐ I am an uncompensated representative filing this petition	n AND (check one)	
the taxpayer's authorization is attached OR  the taxpa	ayer's authorized signature is in part 3 of	f this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's a becoming an agent for service of process under s. 194.011 facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	1	2024-1133		Alternate Ke	ey: <b>3914222</b>	Parcei	D: 12-22-24-002	1-000-11200
Petitioner Name The Petitioner is:  Other, Explain:	Taxpayer of Red	RYAN, LLC cord 🗸 Tax	payer's agent	Property Address		DRA WAY VELAND	Check if Mul	tiple Parcels
Owner Name	SFR JV-HD	TL BORRO	WER A LLC	Value from TRIM Notice		e Board Action Ited by Prop App	I Value allei c	oard Action
1. Just Value, red	quired			\$ 334,19	99 \$	334,19	99	
2. Assessed or cl		ue. *if appli	cable	\$ 334,19		334,19	99	
3. Exempt value,				\$	-	,		
4. Taxable Value,	*required			\$ 334,19	334,19	99		
*All values entered	d should be count	ty taxable va	lues, School and	other taxing	authority values	may differ.		
Last Sale Date	2/22/2023	Pric	ce: \$1	00	Arm's Length	/ Distressed	Book <u>6106</u> P	age <u>1184</u>
ITEM	Subje	ct	Compara	ble #1	Compara	able #2	Compara	ble #3
AK#				206	3914	228	39142	30
Address	203 HYDR/ GROVEL		184 PETOS GROVEI		214 HYDF GROVE		206 HYDR GROVEL	
Proximity	01.0122		180 FE		575 F		450 FE	
Sales Price			\$412,5		\$359,0		\$399,0	
Cost of Sale			-15%		-15		-15%	
Time Adjust			1.20	%	0.80	%	3.20	%
Adjusted Sale			\$355,5	75	\$308,0	)22	\$351,9	18
\$/SF FLA	\$175.43 p	er SF	\$187.14	per SF	\$183.02	per SF	\$184.73	oer SF
Sale Date			9/7/20	)23	10/17/	2023	4/25/20	023
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	1,905		1,900	375	1,683	16650	1,905	0
Year Built	2020		2019		2019		2019	
Constr. Type	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD		GOOD		GOOD		GOOD	
Baths	2.0		2.0	10000	2.0		2.0	
Garage/Carport	GARAGE		GARAGE	-10000	GARAGE	0000	GARAGE	0000
Porches Pool	OPF/SPF		OPF/OPF	2000	OPF/OPF	2000	OPF/OPF	2000
Fireplace	N 0		N 0	0	N 0	0	N 0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	NONE		NONE	-	NONE	- 0	PAT	-3000
Site Size	.14 AC		.20 AC		.14 AC	1	.16 AC	0000
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
			-Net Adj. 2.1%	-7625	Net Adj. 6.1%	18650	-Net Adj. 0.3%	-1000
			Gross Adj. 3.5%	12375	Gross Adj. 6.1%	18650	Gross Adj. 1.4%	5000
Adi Salas Prica	Market Value	\$334,199	Adj Market Value	\$347,950	Adj Market Value	\$326,672	Adj Market Value	\$350,918

Value per SF

175.43

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 comps 1 & 4 are 2024 sales, comps 3 & 6 were some of lowest sales, 2 & 5 look good value of subject looks to be in range	е
of median market sales.	

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

#### 2024-1133 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	1	3914206	184 PETOSKY RD GROVELAND	280 FEET
2	2	3914228	214 HYDRA WAY GROVELAND	190 FEET
3	SUBJECT	3914222	203 HYDRA WAY GROVELAND	
4	3	3914230	206 HYDRA WAY GROVELAND	110 FEET
5				
6				
7				
8				

### Alternate Key 3914222

Parcel ID 12-22-24-0021-000-11200

Current Owner

SFR JV-HD TL BORROWER A 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

2024-1133 Subject PRC Run: 11/19/2024 By

Card # 1 of 1

**Property Location** 

Site Address 203 HYDRA WAY

GROVELAND FL 34736

00GR **NBHD** Mill Group 4537

Property Use Last Inspection 00100 SINGLE FAMILY RBB 10-15-202

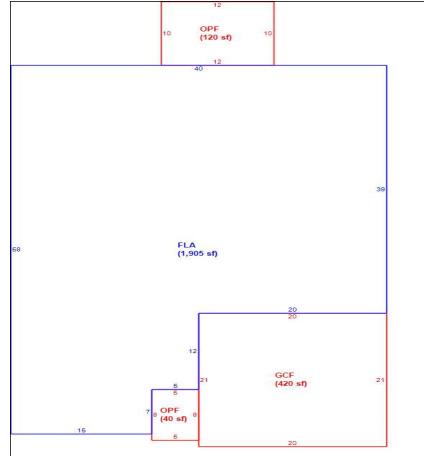
Legal Description

PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 112 ORB 6106 PG 1184

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 L	.Т 3	5,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres 0.00 JV/Mkt 0 Total Adj JV/Mkt									70,000				
	Cla	assified A	cres	0	Classified JV/Mk	ct 70,000			Classified	d Adj JV/Mk	(t		0

Bldg 1 1 of 1 264,199 Deprec Bldg Value 264,199 Multi Story 0 Sec Replacement Cost

Sketch



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2020	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,905	1,905	1905	Effective Area	1905				
-	GARAGE FINISH	0	420	0	Base Rate	115.87	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	160	0	Building RCN	264,199	Quality Grade	680	Half Baths	0
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	Wan Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS 1		2,485	1,905	Building RCNLD	264,199	Roof Cover	3	Type AC	03

Alternate Key 3914222 Parcel ID 12-22-24-0021-000-11200

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

2024-1133 Subject PRC Run: 11/19/2024 By

Code   Description   Units   Type   Unit Price   Year Blt   Effect Yr   RCN   %Good   Apr Value		Miscellaneous Features *Only the first 10 records are reflected below													
Roll Year   Permit ID   Issue Date   Comp Date   Amount   Type   Description   Review Date   CO Date	Code	Desci	ription	Units	Type Uni	t Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
Roll Year   Permit ID   Issue Date   Comp Date   Amount   Type   Description   Review Date   CO Date															
Roll Year   Permit ID   Issue Date   Comp Date   Amount   Type   Description   Review Date   CO Date					Buile	dina Per	mits								
2021   1905-0008	Roll Yea	r Permit ID	Issue Date	Comp Date			1	Description	n	Review Date	CO Date				
									ES						

	Sales Information										Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount			
2023028224 2021173438 2020031206 2019046591	6106 5858 5437 5270	1184 0751 2359 0819	02-22-2023 12-07-2021 03-03-2020 04-23-2019	WD WD WD WD	U Q Q U	11 01 03 M	>	100 349,000 243,000 549,900							
	Total 0.00														

value Sullillary	

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	264,199	0	334,199	0	334199	0.00	334199	334199	325,691

<sup>\*\*\*</sup>Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*

Alternate Key 3914206 Parcel ID 12-22-24-0021-000-09600

Current Owner

SAVOIE PAULINE M ET AL

184 PETOSKY RD

GROVELAND FL 34736

LCPA Property Record Card Roll Year 2024 Status: A

comp 1

2024-1133 Comp 1 PRC Run: 11/19/2024 By

Card # 1 of 1

Property Location

Site Address 184 PETOSKY RD GROVELAND FL 34736

Mill Group 00GR NBHD 4537

Property Use Last Inspection
00100 SINGLE FAMILY DLS 10-04-201

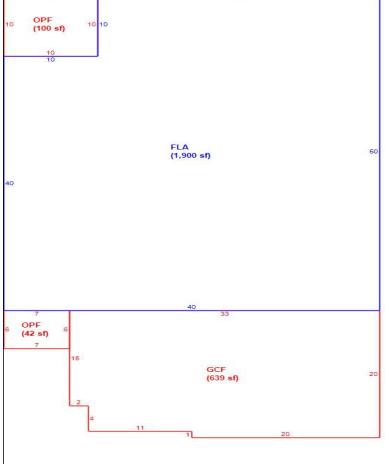
Legal Description

PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 96 ORB 6211 PG 22

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres 0.00 JV/Mk						I .		Tota	Adj JV/MI	kt	I I	70,000
	Cla	assified A	cres	0	Classified JV/Mkt 70	000		Classified	IM/VI. ibA h	ct		0

Bldg 1 Sec 1 of 1 Replacement Cost 269,514 Deprec Bldg Value 261,429 Multi Story 0

Sketch



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	2019	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,900	1,900	1900	Effective Area	1900			- " - "	
-			639	0	Base Rate	115.88	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	H FINISHE 0 142		0	Building RCN	269,514	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	١
				Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,900	2,681	1,900	Building RCNLD	261,429	Roof Cover	3	Type AC	03

Alternate Key 3914206 Parcel ID 12-22-24-0021-000-09600

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

2024-1133 Comp 1 PRC Run: 11/19/2024 By

	Miscellaneous Features  *Only the first 10 records are reflected below  Code   Description   Units   Type   Unit Price   Year Bit   Effect Yr   RCN   %Good   Apr Value														
Code		Descrip	tion	l U		Туре			Year Blt		r RCN	%Good	d Ap	r Value	
				,											
								Idios Dor	ita						
Roll Yea	ar Permit	·ID	Issue Da	ate Comp	Date	Δn	nount	Ilding Peri	mits 	Descri	ntion	Review [	Date (	CO Date	
2020					Comp Date 10-04-2019		258,725		SFR 184 PE			10-07-2	<del></del>	JO Bato	
2020															
				Sales Inform	nation						Exer	nptions			
Instru	ıment No	Book	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount	
	2023113162 6211 0022 09-07		09-07-2023 08-23-2019	-2023 WD		01 Q	I I	412,500 269,800		HOMESTEA ADDITIONAL HOM		2024 2024			

Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023113162	6211	0022	09-07-2023	WD	0	01		412,500	039	HOMESTEAD	2024	25000	
2019097796	5333	1810	08-23-2019	WD	Q	Q	i	269,800	059	ADDITIONAL HOMESTEAD	2024	25000	
2019009318	5227	1447	01-23-2019	WD	Ū	M	V	406,700					
								,					
										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	261,429	0	331,429	0	331429	50,000.00	281429	306429	323,198

<sup>\*\*\*</sup>Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*

### Alternate Key 3914228

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

Current Owner

ROTTON COURTNEY AND KYLE WRIGHT

214 HYDRA WAY

**GROVELAND**  $\mathsf{FL}$ 34736

of 1

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

### comp 2

2024-1133 Comp 2 PRC Run: 11/19/2024 By

Card # of 1

Multi Story

**Property Location** 

Site Address 214 HYDRA WAY

Deprec Bldg Value 232,536

GROVELAND FL 34736 00GR **NBHD** 4537

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY DLS 10-03-201

Legal Description

Bldg

1

Sec 1

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

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
		Total A		0.00	JV/Mkt 0						70,000	
Classified Acres 0 Classified JV/Mkt 70 000 Classified										rtl		01

Sketch

239,728

Replacement Cost

OPF (143 sf) FLA (1,683 sf) GCF (441 sf) OPF (24 sf)

	Building S	Sub Areas			Building Valuation		Construction 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				
GAR	GARAGE FINISH	0	441	0	Base Rate	116.51	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	0 167		Building RCN	239,728	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wall Type	03	riout Typo	١
				Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,683	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

2024-1133 Comp 2 PRC Run: 11/19/2024 By

			*On	Misco ly the first 1	ellaneous F O records a		below			
Code	Desci	ription	Units	Туре	Jnit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				В	uilding Per	mits				
Roll Year		Issue Date	Comp Date	Amount	Туре		Description		Review Date	
2020	1904-0017	04-10-2019	10-03-2019	227,	0001	SFR 214 H	YDRA WAY		10-07-2019	

			Sales Inform	ation					Exemptions					
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023129015 2019130183 2019033413	2023129015 6229 1409 2019130183 5375 0414		10-17-2023 11-08-2019 03-19-2019	WD WD WD	QQU	01 Q M	I V	359,000 258,300 319,200	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024			
										Total		50,000.00		
						Val	ua Summ	arı/						

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

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Alternate Key 3914230 Parcel ID 12-22-24-0021-000-12000

Current Owner WEST JERRY L & JOANN

206 HYDRA WAY

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

comp 3

2024-1133 Comp 3 PRC Run: 11/19/2024 By

Card # 1 of 1

**Property Location** 

Site Address 206 HYDRA WAY

GROVELAND FL 34736 00GR **NBHD** 4537

Mill Group Property Use Last Inspection

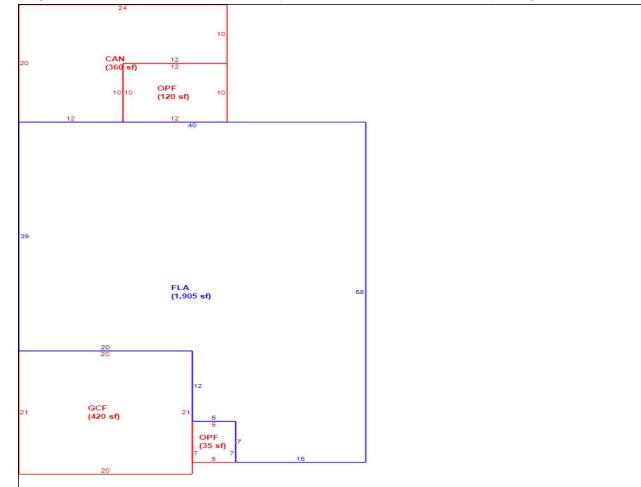
00100 SINGLE FAMILY RBB 01-17-202

Legal Description

PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 120 ORB 6131 PG 1154

Land	d Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	FIORE	Debiii	Adj	Units	Price	Factor	Factor	Factor	Factor	Class val	Value		
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000		
		Total A		0.00	JV/Mkt 0				ıl Adj JV/Mk			70,000		
	Classified Acres 0 Classified JV/Mkt 70,000 Classified Adj JV/Mkt 0													
						Sketch								

Bldg 1 1 of 1 265,214 Deprec Bldg Value 257,258 Multi Story 0 Sec Replacement Cost



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	2019	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,905	1,905	1905	Effective Area	1905			- " - "	
-	GARAGE FINISH	0	420	0	Base Rate	115.87	No Stories	1.00	Full Baths	2
-			0	Building RCN	265,214	Quality Grade	680	Half Baths	0	
FAI	PATIO UNCOVERED	U	300	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	١
				Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,905	2,840	1,905	Building RCNLD	257,258	Roof Cover	3	Type AC	03

Alternate Key 3914230 Parcel ID 12-22-24-0021-000-12000

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

2024-1133 Comp 3 PRC Run: 11/19/2024 By

			*Or				eatures re reflected	below			
Code	Desc	ription	Units	Туре	Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
					Build	ing Per	mits				
Roll Yea	r Permit ID	Issue Date	Comp Date	Amou		Туре		Description	າ	Review Date	CO Date
2024 2020	DENY51 IMPS	01-01-2023 01-01-2019	01-17-2020		1 1	0030 0001	P1 SFR FOR 2	020		01-17-2020	

Calcalufarmation												
Sales Information								Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023048412	6131	1154	04-25-2023	WD	Q	01	1	399,000		HOMESTEAD	2024	
2019122301	5365	0719	10-23-2019	WD	Q	Q	1	273,800	059	ADDITIONAL HOMESTEAD	2024	25000
2019046591	5270	0819	04-23-2019	WD	U	М	V	549,900				
										Total		50,000.00
Value Commence												

	V	alue	Summary
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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	257,258	0	327,258	0	327258	50,000.00	277258	302258	319,005

<sup>\*\*\*</sup>Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*