



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3828609

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 # 2024-1135 County Lake Tax year 2024 Date received 10-1-24

COMPLETED BY THE PETITIONER

PART 1. Taxpayer Information
Taxpayer name: SFR JV-2 2022-1 BORROWER LLC Representative: Ryan, LLC c/o Robert Peyton
Mailing address for notices: Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254 Parcel ID and physical address or TPP account #: 14-19-26-0051-000-03000 563 Bluff Pass Drive
Phone: 954-740-6240 Email: ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by [x] 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 [x] 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.
[x] Real property value (check one) [x] 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.)
[5] 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> 2024-1135	Alternate Key: 3828609	Parcel ID: 14-19-26-0051-000-03000
<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> 563 BLUFF PASS DR EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> SFR JV-2 2022-1 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>	\$ 298,429	\$ 298,429
<b>2. Assessed or classified use value, *if applicable</b>	\$ 298,429	\$ 298,429
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 298,429	\$ 298,429

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

**Last Sale Date** 10/7/2021 **Price:** \$270,900  Arm's Length  Distressed Book 5815 Page 1804

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3828609	2916893	3854275	2501022
<b>Address</b>	563 BLUFF PASS DR EUSTIS	1407 CHESTERFIELD CT EUSTIS	1209 CHESTERFIELD CT EUSTIS	1227 E LAKEVIEW AVE EUSTIS
<b>Proximity</b>		.36 MILES	.45 MILES	.56 MILES
<b>Sales Price</b>		\$419,000	\$425,000	\$329,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	0.00%	0.00%
<b>Adjusted Sale</b>		\$356,150	\$361,250	\$279,650
<b>\$/SF FLA</b>	\$160.19 per SF	\$198.30 per SF	\$197.62 per SF	\$166.66 per SF
<b>Sale Date</b>		6/20/2024	4/1/2024	9/3/2024
<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>	1,863	1,796	3350	1,828	1750	1,678	9250
<b>Year Built</b>	2006	1994		2019		1985	
<b>Constr. Type</b>	BLOCK	BLOCK		WOOD		WOOD	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.1	2.0	4000	2.0	4000	2.0	4000
<b>Garage/Carport</b>	2 CAR	2 CAR		2 CAR		2 CAR	
<b>Porches</b>	Y	Y (ENCL)	-3000	LARGE OPEN		YES	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	1	-2500
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	N	DECK		N		N	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	SUBDIVISION	SUBDIVISION		SUBDIVISION		SUBDIVISION	
<b>View</b>	INTERIOR	INTERIOR		INTERIOR		INTERIOR	
		Net Adj. 1.2%	4350	Net Adj. 1.6%	5750	Net Adj. 3.8%	10750
		Gross Adj. 2.9%	10350	Gross Adj. 1.6%	5750	Gross Adj. 5.6%	15750
<b>Adj. Sales Price</b>	Market Value <b>\$298,429</b>	Adj Market Value	<b>\$360,500</b>	Adj Market Value	<b>\$367,000</b>	Adj Market Value	<b>\$290,400</b>
	Value per SF 160.19						

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.

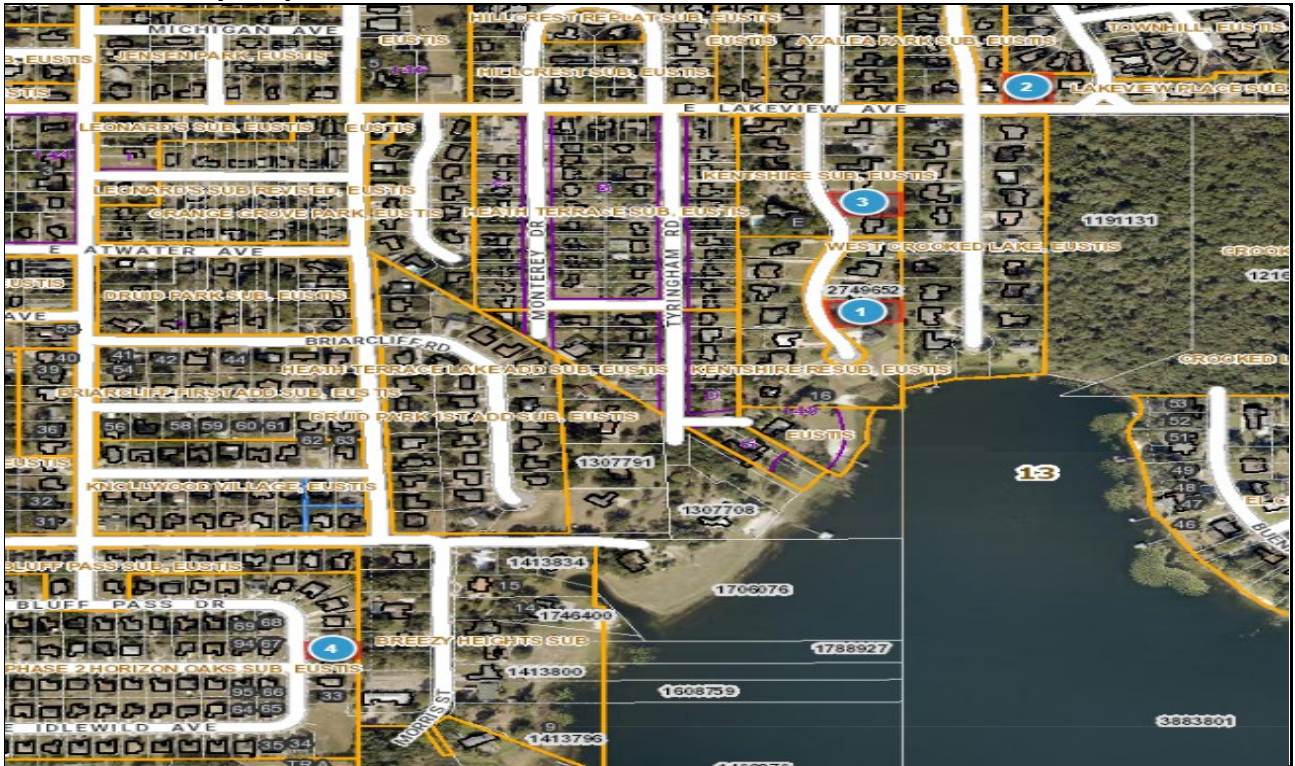
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

**2024-1135 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 1	2916893	1407 CHESTERFIELD CT EUSTIS	.36 MILES
2	COMP 3	2501022	1227 E LAKEVIEW AVE EUSTIS	.56 MILES
3	COMP 2	3854275	1209 CHESTERFIELD CT EUSTIS	.45 MILES
4	SUBJECT	3828609	563 BLUFF PASS DR EUSTIS	-
5				
6				
7				
8				

Alternate Key 3828609  
Parcel ID 14-19-26-0051-000-03000

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

2024-1135 Subject  
PRC Run: 12/2/2024 By

Card # 1 of 1

**Current Owner**  
SFR JV-2 2022-1 BORROWER LLC  
C/O TRICON AMERICAN HOMES LLC  
15771 RED HILL AVE STE 100  
TUSTIN CA 92780

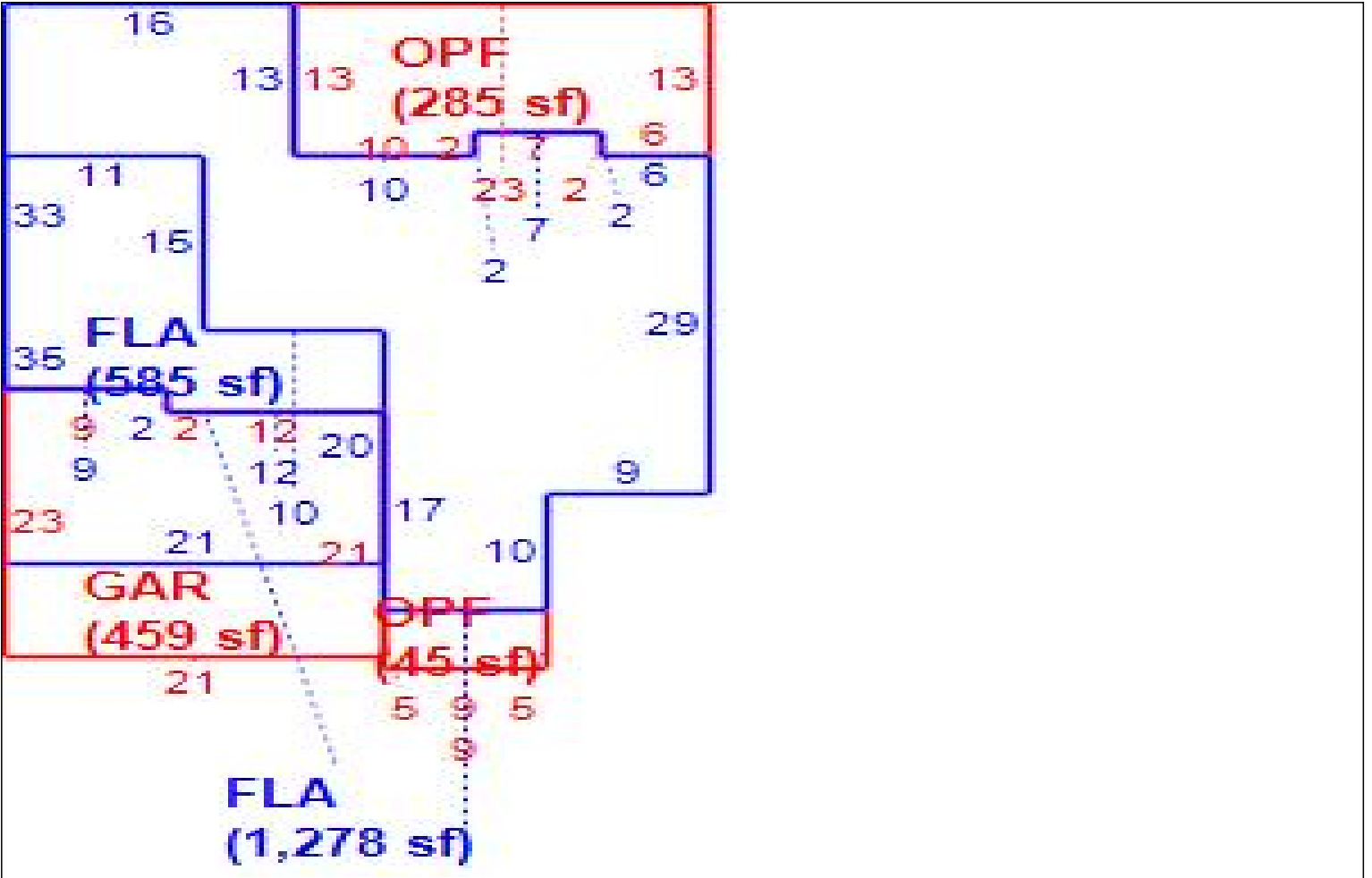
**SUBJECT**

**Property Location**  
Site Address 563 BLUFF PASS DR  
EUSTIS FL 32726  
Mill Group 000E NBHD 0607  
**Property Use** 00100 SINGLE FAMILY  
**Last Inspection** PJF 01-01-202

**Legal Description**  
BRAC BLUFF PASS PHASE 2 HORIZON OAKS PG 52 PG 62-63 LOT 30 ORB 5936 PG 2119

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	30,000.00	0.0000	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		60,000				
Classified Acres		0		Classified JV/Mkt 60,000		Classified Adj JV/Mkt		0				

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 245,803 Deprec Bldg Value 238,429 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,863	1,863	1863	Effective Area	1863	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	459	0	Base Rate	105.59	Quality Grade	665	Half Baths	1
OPF	OPEN PORCH FINISHE	0	330	0	Building RCN	245,803	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		1,863	2,652	1,863	Building RCNLD	238,429				

Alternate Key 3828609  
 Parcel ID 14-19-26-0051-000-03000

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

2024-1135 Subject  
 PRC Run: 12/2/2024 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	
2007	20051674	01-27-2006	06-27-2006	186,700	0000	SFR FOR 07	06-27-2006		
2006	20051674	10-10-2005	01-27-2006	186,700	0000	SFR 4/BR 563 BLUFF PASS DR			

<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
2022051971	5936	2119	03-23-2022	WD	U	11	I	100				
2022051971	5936	2119	03-23-2022	WD	U	11	I	100				
2021142552	5815	1804	10-07-2021	WD	Q	01	I	270,900				
	3738	0803	02-26-2009	WD	U	U	I	100				
	3738	0802	12-26-2008	WD	Q	Q	I	196,000				
<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	
60,000	238,429	0	298,429	0	298429	0.00	298429	298429	298,429	

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Alternate Key 2916893  
Parcel ID 14-19-26-1250-000-01400

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

2024-1135 Comp 1  
PRC Run: 12/2/2024 By  
Card # 1 of 1

Current Owner		
JONES NICOLE		
1407 CHESTERFIELD CT		
EUSTIS	FL	32726

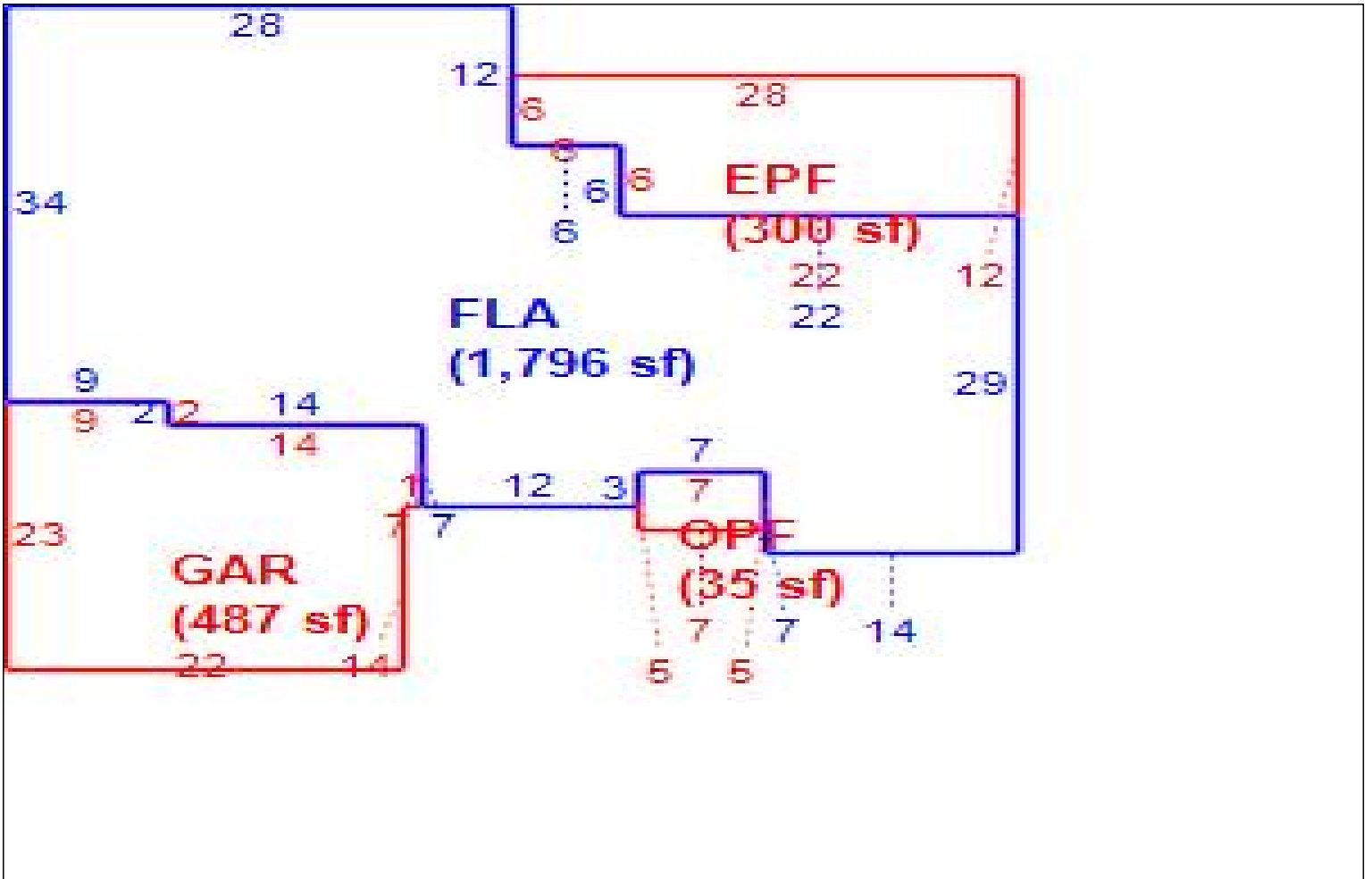
COMP 1

Property Location			
Site Address 1407 CHESTERFIELD CT			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	0610
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
EUSTIS, KENTSHIRE RESUB LOT 14 PB 26 PG 44 ORB 6355 PG 710

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	38,000.00	0.0000	1.00	1.100	1.000	0	41,800
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		41,800		
Classified Acres		0		Classified JV/Mkt		41,800		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 215,123
		Deprec Bldg Value	208,669
		Multi Story	0



Building Sub Areas					Building Valuation			Construction Detail						
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms
EPF	ENCLOSED PORCH FIN	0	300	0	1994	1796	96.14	EX	97.00	0	208,669	No Stories	1.00	Full Baths
FLA	FINISHED LIVING AREA	1,796	1,796	1,796								Quality Grade	650	Half Baths
GAR	GARAGE FINISH	0	487	0								Wall Type	03	Heat Type
OPF	OPEN PORCH FINISHE	0	35	0								Foundation	3	Fireplaces
TOTALS		1,796	2,618	1,796								Roof Cover	3	Type AC



Alternate Key 2916893  
 Parcel ID 14-19-26-1250-000-01400

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

2024-1135 Comp 1  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
DEC2	DECK - WOOD	352.00	SF	4.63	2012	2012	1630.00	52.00	848

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	2012402	05-10-2012	01-18-2013	3,000	0003	DECK WOOD 16X22	01-18-2013		
2008	20071070	10-10-2007	04-22-2008	9,200	0000	REROOF SHINGLES TORNADO			
2008	TORN	01-01-2007	12-14-2007	1	0000	TORNADO LIST PAP			
2006	SALE	01-01-2005	06-08-2006	1	0000	CHECK VALUES			
1995	9400439	08-01-1994	12-01-1994	118,350	0000	SFR 1407 CHESTERFIELD CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024074519	6355	0710	06-20-2024	WD	Q	01	I	419,000				
	3681	0731	09-17-2008	WD	U	U	I	0				
	2995	1078	11-01-2005	WD	Q	Q	I	335,000				
	1987	1123	08-07-2001	WD	U	U	I	0				
	1467	0998	09-01-1996	WD	Q	Q	I	139,900				
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	
41,800	208,669	848	251,317	0	251317	0.00	251317	251317	251,382	

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Alternate Key 3854275  
 Parcel ID 14-19-26-1200-000-00B00

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

2024-1135 Comp 2  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

Current Owner		
PUGLIESE BIAGIO		
1209 CHESTERFIELD CT		
EUSTIS	FL	32726

COMP 2

Property Location		
Site Address 1209 CHESTERFIELD CT		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0610
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 01-07-202

**Legal Description**

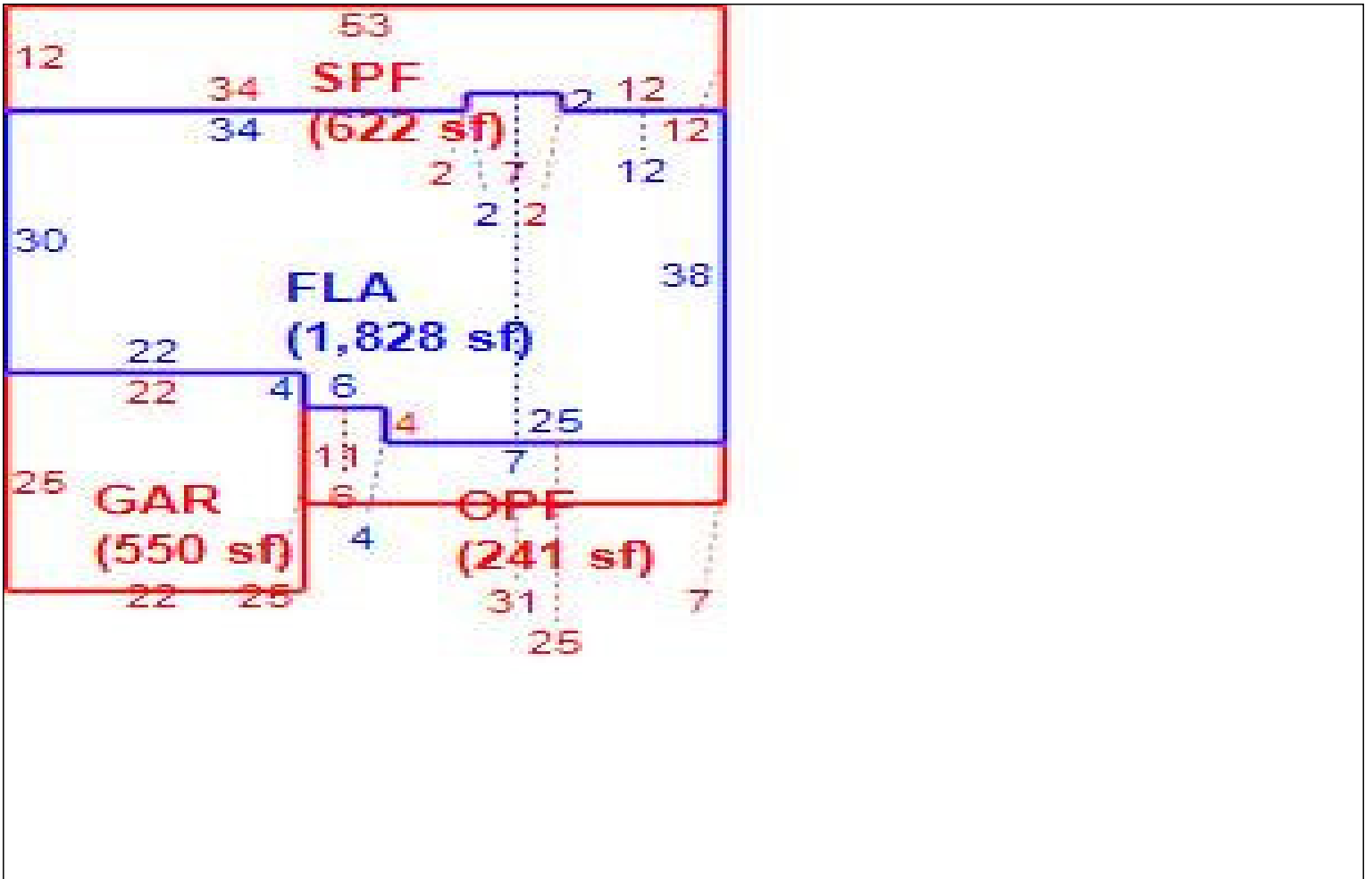
EUSTIS, KENTSHIRE SUB THAT PART OF AREA B DESCRIBED AS: FROM SE COR OF LOT 4 RUN S 200 FT, S 90-0-0 W 125.84 FT TO E'LY R/W LINE OF CHESTERFIELD CT, N'LY ALONG E'LY R/W LINE TO SW COR OF LOT 4, N 90-0-0 E 177.80 FT TO POB--LESS S 97.45 FT--PB 22 PG 56 ORB 6310 PG 1355

**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	38,000.00	0.0000	1.00	0.900	1.000	0	34,200
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		34,200				
Classified Acres		0		Classified JV/Mkt 34,200		Classified Adj JV/Mkt		0				

**Sketch**

Bldg 1 Sec 1 of 1 Replacement Cost 230,322 Deprec Bldg Value 223,412 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,828	1,828	1828	Effective Area	1828	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	550	0	Base Rate	97.60	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	241	0	Building RCN	230,322	Wall Type	01	Heat Type	6
SPF	SCREEN PORCH FINIS	0	622	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	223,412	Roof Cover	3	Type AC	03
TOTALS		1,828	3,241	1,828						

Alternate Key 3854275  
 Parcel ID 14-19-26-1200-000-00B00

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

2024-1135 Comp 2  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
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	18-01412	01-01-2019	01-07-2020	274,663	0001	SFR 3BR 1209 CHESTERFIELD CT	01-09-2020		
2019	18-01412	08-01-2018	11-28-2018	274,663	0001	SFR 3BR 1209 CHESTERFIELD CT	12-03-2018		
2018	SALE	01-01-2017	06-08-2018	1	0099	CHECK VALUE	04-12-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024038698	6310	1355	04-01-2024	WD	Q	01	I	425,000				
2017091871	4991	1901	08-24-2017	WD	Q	Q	V	24,000				
	3360	0794	01-23-2007	QC	U	U	V	0				
	3360	0796	01-22-2007	WD	Q	Q	V	64,000				
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	
34,200	223,412	0	257,612	0	257612	0.00	257612	257612	257,612	

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Alternate Key 2501022  
Parcel ID 13-19-26-1300-000-01100

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

2024-1135 Comp 3  
PRC Run: 12/2/2024 By  
Card # 1 of 1

Current Owner		
NEGRON NANCY AND VANIER J GASKIN R		
1227 E LAKEVIEW AVE		
EUSTIS	FL	32726

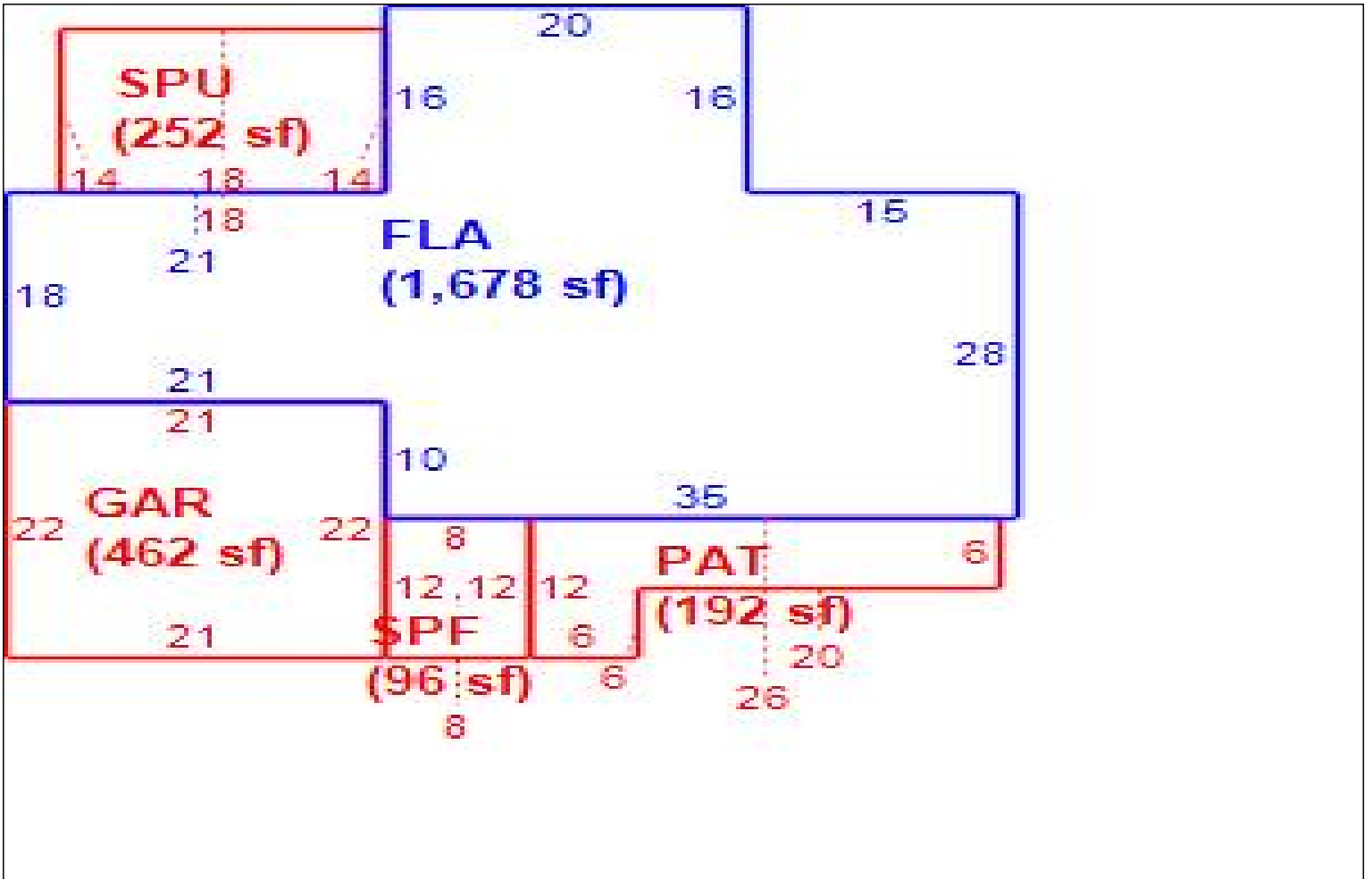
COMP 3

Property Location		
Site Address 1227 E LAKEVIEW AVE		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0614
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, LAKEVIEW PLACE LOT 11 PB 22 PG 40 ORB 6393 PG 1500

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	110	127		13,970.00 FD	300.00	1.0964	1.10	1.000	1.000	0	39,799
Total Acres		0.32		JV/Mkt		0		Total Adj JV/Mkt		39,799		
Classified Acres		0		Classified JV/Mkt		39,799		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 242,692 Deprec Bldg Value 223,277 Multi Story 0



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	1,678	1,678	1,678	1985	1678	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0		114.80	Quality Grade	685	Half Baths	0
PAT	PATIO UNCOVERED	0	192	0		242,692	Condition	EX	Wall Type	01
SPF	SCREEN PORCH FINIS	0	96	0		92.00	% Good	92.00	Foundation	3
SPU	SCREEN PORCH UNFIN	0	252	0		0	Functional Obsol	0	Roof Cover	3
TOTALS		1,678	2,680	1,678		223,277	Building RCNLD	223,277	Type AC	03

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<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
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	
2010	2009883	12-16-2009	04-01-2010	3,064	0002	SCRN WALLS	04-01-2010		
2010	2009558	08-03-2009	04-01-2010	4,000	0002	STUCCO EXT OF SFR	04-01-2010		

<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	
2024104457	6393	1500	09-03-2024	WD	Q	01	I	329,000	039	HOMESTEAD	2025	25000
2016084538	4821	0525	08-11-2016	WD	U	U	I	100	059	ADDITIONAL HOMESTEAD	2025	25000
	3779	1084	05-14-2009	WD	U	U	I	100,000				
	3713	0891	12-09-2008	CT	U	U	I	100				
	2531	2318	02-20-2004	QC	U	U	I	0				
<b>Total</b>											50,000.00	

<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	
39,799	223,277	0	263,076	0	263076	50,000.00	213076	238076	263,076	

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