



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3917380**

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 #	County	Tax year	Date received
8024-1136	Lake	2024	10-1-24

COMPLETED BY THE PETITIONER			
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PART 1. Taxpayer Information			
Taxpayer name: SFR JV-HD TL BORROWER A 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 #	14-24-26-0106-000-54100 3948 Fescue Street
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 <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> 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.			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			

PART 2. Reason for Petition		Check one. If more than one, file a separate petition.	
<input checked="" type="checkbox"/> Real property value (check one)	<input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase	<input type="checkbox"/> Denial of exemption Select or enter type:	
<input type="checkbox"/> Denial of classification		<input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)	
<input type="checkbox"/> Parent/grandparent reduction		<input type="checkbox"/> 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.)	
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.))			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> 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.)			
<input checked="" type="checkbox"/> 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.			
<input type="checkbox"/> 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

Petition # 2024-1136	Alternate Key: 3917380	Parcel ID: 14-24-26-0106-000-54100
Petitioner Name Ryan, llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 3948 FESCUE ST CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR JV HD TL BORROWER A LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 383,382	\$ 383,382
2. Assessed or classified use value, *if applicable	\$ 383,382	\$ 383,382
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 383,382	\$ 383,382

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

Last Sale Date 2/22/2023 **Price:** \$100 Arm's Length Distressed **Book** 6106 **Page** 1184

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3917380	3917440	3917425	3917424
Address	3948 FESCUE ST CLERMONT	3955 FESCUE ST CLERMONT	4124 DEERMOSS DR CLERMONT	4120 DEERMOSS DR CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$379,900	\$373,000	\$375,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	0.40%	2.80%
Adjusted Sale		\$332,033	\$318,542	\$329,250
\$/SF FLA	\$252.23 per SF	\$218.44 per SF	\$209.57 per SF	\$216.61 per SF
Sale Date		6/30/2023	11/14/2023	5/15/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,520	1,520	0	1,520	0	1,520	0
Year Built	2020	2020		2020		2020	
Constr. Type	block/stucco	block/stucco				block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	yes	yes		yes		yes	
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	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		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
Adj. Sales Price	Market Value \$383,382	Adj Market Value	\$332,033	Adj Market Value	\$318,542	Adj Market Value	\$329,250
	Value per SF 252.23						

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: we recommend giving the petitioner what they wanted a value of \$327,900

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: Mohamed Shariff

DATE 12/5/2024

2024-1136 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3917424	4120 DEERMOSS DR CLERMONT	same sub
2	comp 1	3917440	3955 FESCUE ST CLERMONT	same sub
3	subject	3917380	3948 FESCUE ST CLERMONT	-
4	comp 2	3917425	4124 DEERMOSS DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3917380
Parcel ID 14-24-26-0106-000-54100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1136 Subject
PRC Run: 12/5/2024 By mshariff
Card # 1 of 1

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

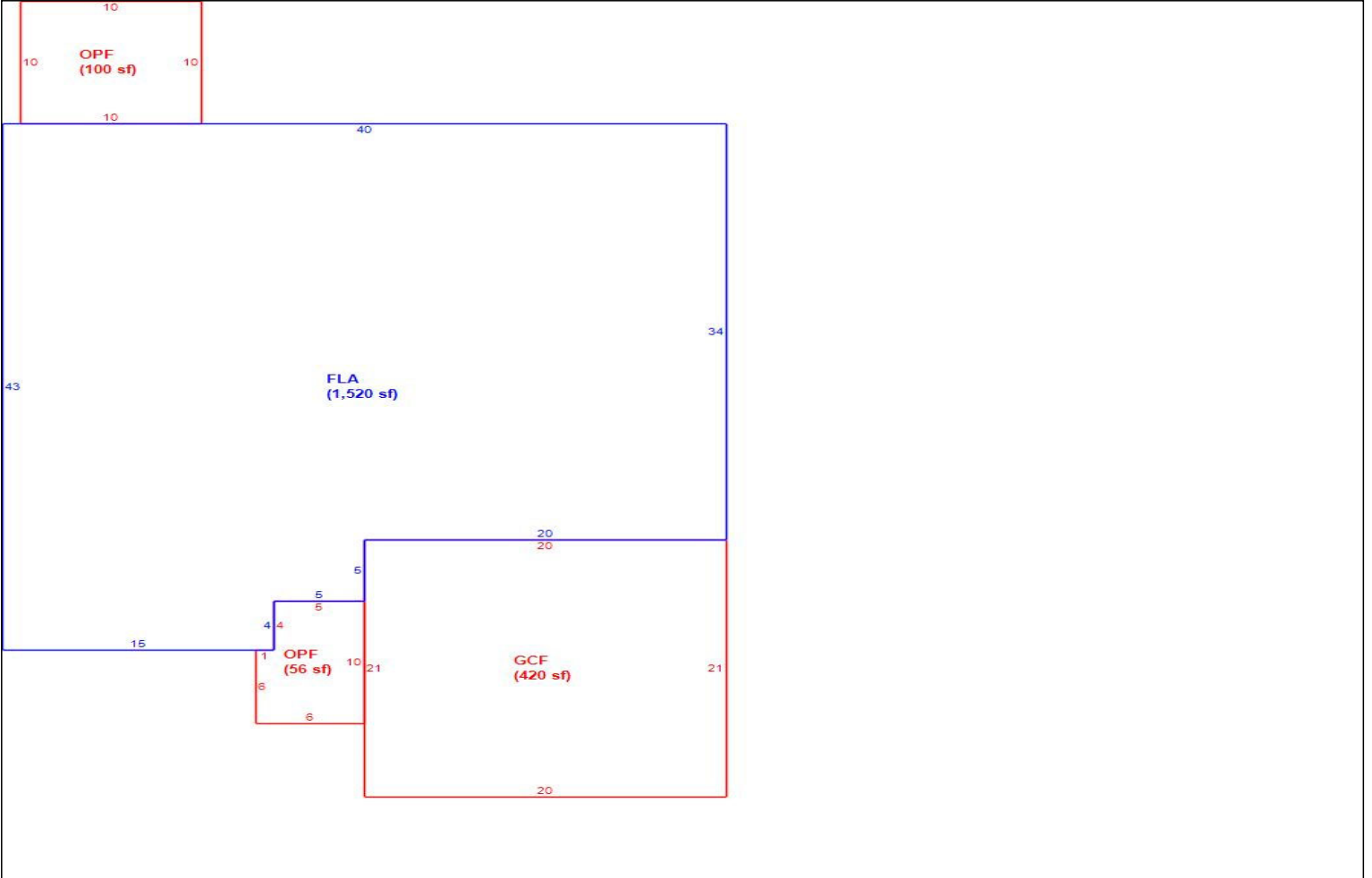
subject

Property Location			
Site Address 3948 FESCUE ST CLERMONT FL 34714			
Mill Group	GL05	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-01-202

Legal Description
SAWGRASS BAY PHASE 3B PB 72 PG 1-2 LOT 541 ORB 6106 PG 1184

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 283,382	Deprec Bldg Value 283,382	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,520	1,520	1520	Effective Area	1520	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	150.72	Quality Grade	750	Half Baths	0
OPF	OPEN PORCH FINISHE	0	156	0	Building RCN	283,382	Condition	VG	Wall Type	03
					% Good	100.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,520	2,096	1,520	Building RCNLD	283,382				

Alternate Key 3917380
 Parcel ID 14-24-26-0106-000-54100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1136 Subject
 PRC Run: 12/5/2024 By mshariff
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	2020061395	07-21-2020	03-01-2021	213,000	0001	SFR 1500SF 3948 FESCUE ST	03-02-2021		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023028224	6106 1184	02-22-2023	WD	U	11	I	100					
2021155872	5833 1724	11-03-2021	WD	Q	01	I	385,000					
2020138732	5597 2141	12-03-2020	WD	Q	03	I	262,800					
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	
100,000	283,382	0	383,382	0	383382	0.00	383382	383382	374,580	

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 3917440
 Parcel ID 14-24-26-0106-000-60100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1136 Comp 1
 PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner		
MOHAMED MARGARETTA		
3955 FESCUE ST		
CLERMONT	FL	34714

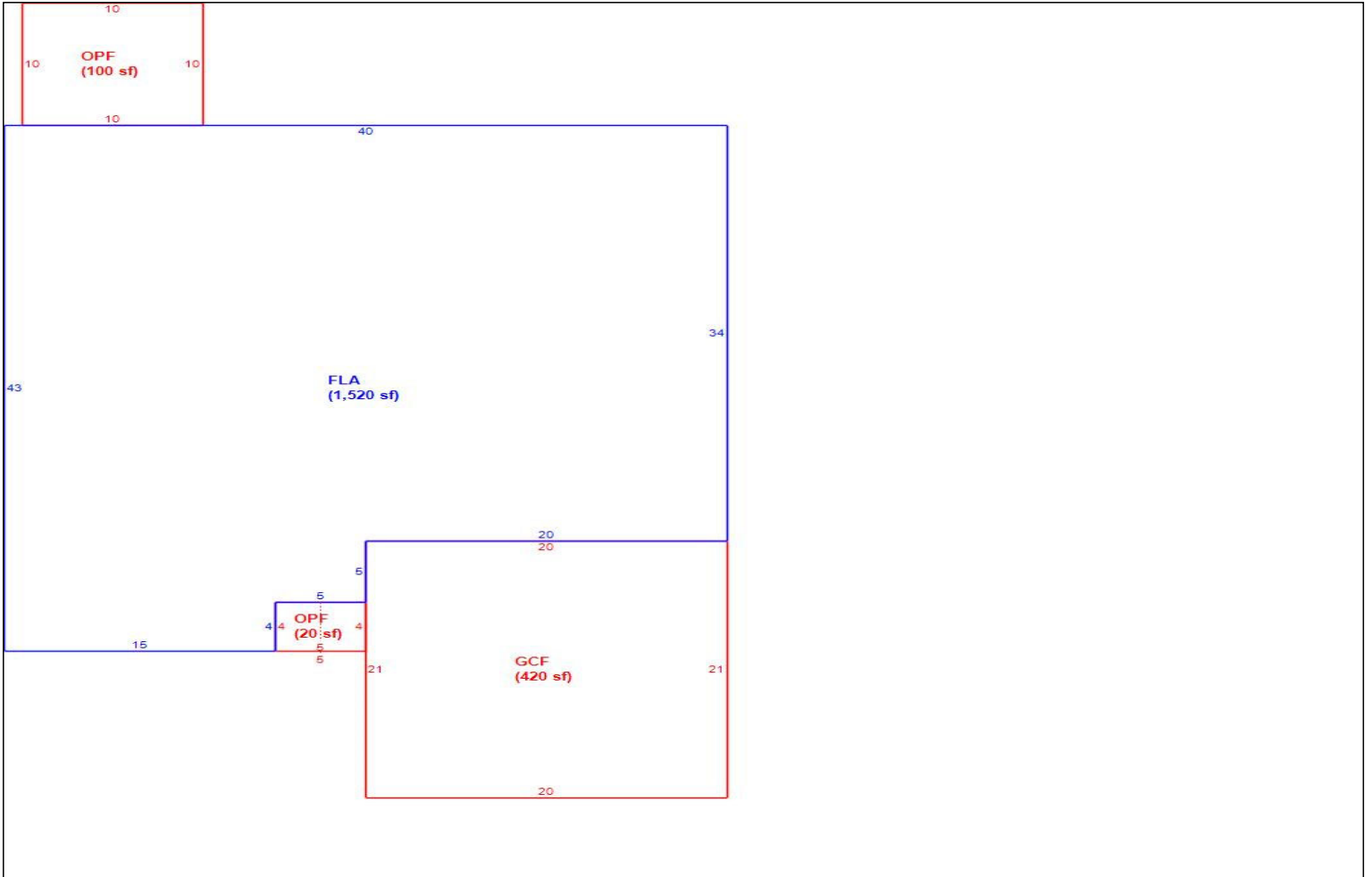
comp 1

Property Location			
Site Address 3955 FESCUE ST			
CLERMONT FL 34714			
Mill Group	GL05	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	12-23-202

Legal Description
SAWGRASS BAY PHASE 3B PB 72 PG 1-2 LOT 601 ORB 6189 PG 874

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 201,769
Deprec Bldg Value 201,769		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,520	1,520	1520	Effective Area	1520	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	107.54	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	120	0	Building RCN	201,769	Wall Type	03	Heat Type	6
					Condition	VG	Foundation	3	Fireplaces	0
					% Good	100.00	Functional Obsol	0		
					Building RCNLD	201,769	Roof Cover	3	Type AC	03
TOTALS		1,520	2,060	1,520						

Alternate Key 3917440
 Parcel ID 14-24-26-0106-000-60100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1136 Comp 1
 PRC Run: 12/5/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	2020040627	05-13-2020	12-23-2020	209,000	0001	SFR 1500SF 3955 FESCUE ST	12-23-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023094801	6189	0874	06-30-2023	WD	Q	01	379,900		039	HOMESTEAD	2024	25000
2020133499	5589	2379	11-23-2020	WD	Q	03	253,000		059	ADDITIONAL HOMESTEAD	2024	25000
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
100,000	201,769	0	301,769	0	301769	50,000.00	251769	276769	295,489	

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 3917425
 Parcel ID 14-24-26-0106-000-58600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1136 Comp 2
 PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner		
YRUSH INC		
3911 FESCUE ST		
CLERMONT	FL	34714

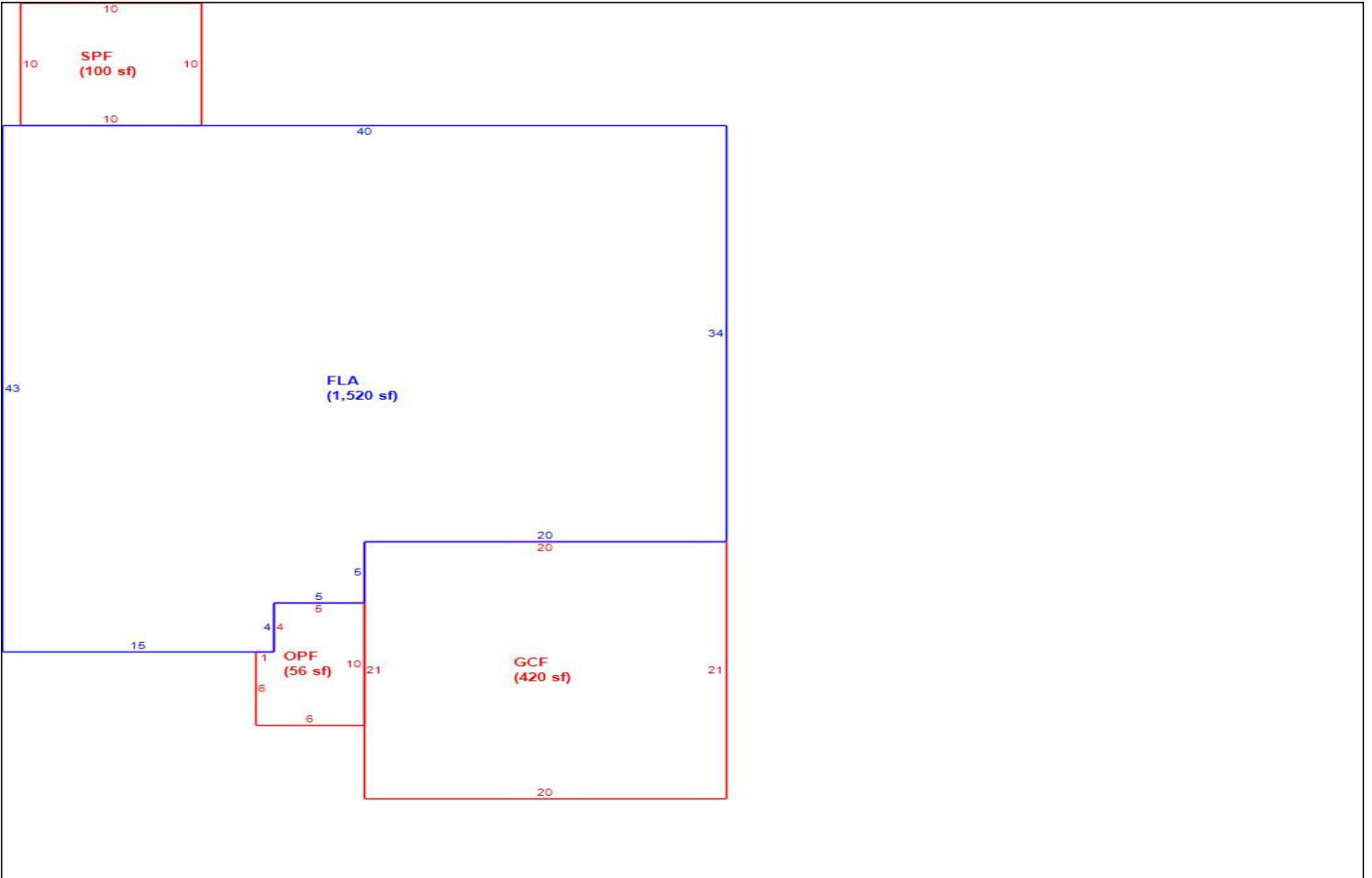
comp 2

Property Location		
Site Address 4124 DEERMOSS DR		
CLERMONT FL 34714		
Mill Group	GL05	NBHD 0582
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 10-07-202

Legal Description
SAWGRASS BAY PHASE 3B PB 72 PG 1-2 LOT 586 ORB 6351 PG 831

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		100,000				
Classified Acres		0		Classified JV/Mkt 100,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 202,593
Deprec Bldg Value 202,593		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,520	1,520	1520	Effective Area	1520	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	107.54	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	56	0	Building RCN	202,593	Condition	VG	Wall Type	03
SPF	SCREEN PORCH FINIS	0	100	0	% Good	100.00	Foundation	3	Fireplaces	0
TOTALS		1,520	2,096	1,520	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	202,593				

Alternate Key 3917425
 Parcel ID 14-24-26-0106-000-58600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1136 Comp 2
 PRC Run: 12/5/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	2019110870	01-23-2020	10-07-2020	213,000	0001	SFR 1500SF 4124 DEERMOSS DR	10-07-2020		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024071183	6351	0831	06-14-2024	QC	U	11	100					
2023142118	6245	0579	11-14-2023	WD	Q	01	373,000					
2023057845	6143	0250	04-18-2023	QC	U	11	0					
2020069761	5495	1078	06-02-2020	WD	Q	03	264,500					
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	
100,000	202,593	0	302,593	0	302593	0.00	302593	302593	296,313	

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 3917424
Parcel ID 14-24-26-0106-000-58500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1136 Comp 3
PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner			
MACHESKO JOSEPH & TAYLOR			
4120 DEERMOSS DR			
CLERMONT	FL	34714	

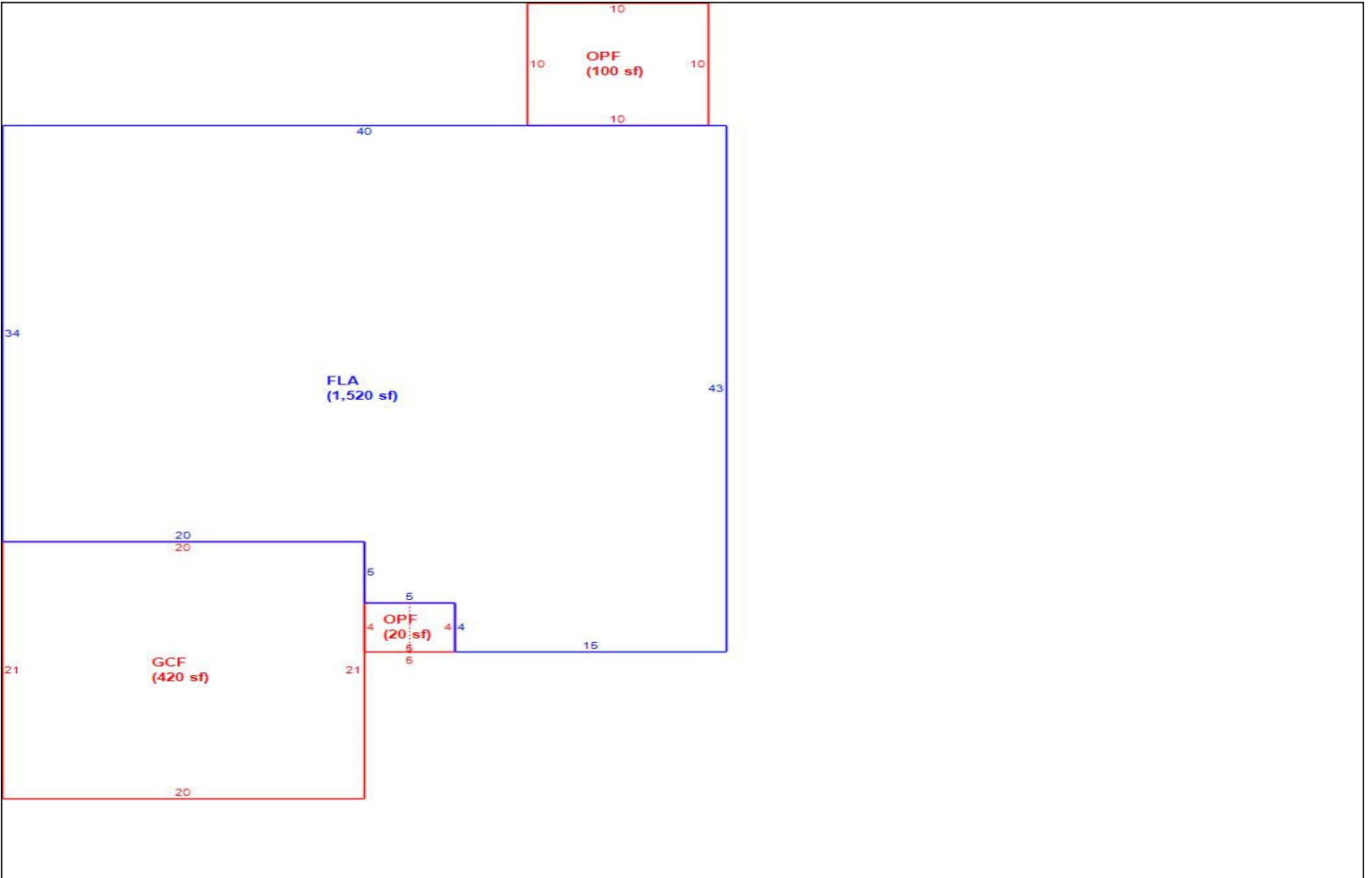
comp 3

Property Location			
Site Address 4120 DEERMOSS DR			
CLERMONT FL 34714			
Mill Group	GL05	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	10-07-202

Legal Description
SAWGRASS BAY PHASE 3B PB 72 PG 1-2 LOT 585 ORB 6144 PG 1442

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 201,769
		Deprec Bldg Value	201,769
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,520	1,520	1520	Effective Area	1520	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	107.54	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	120	0	Building RCN	201,769	Condition	VG	Wall Type	03
				% Good		100.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		1,520	2,060	1,520	Building RCNLD	201,769				

Alternate Key 3917424
 Parcel ID 14-24-26-0106-000-58500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1136 Comp 3
 PRC Run: 12/5/2024 By
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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
2021	2019120193	01-23-2020	10-07-2020	209,000	0001	SFR 1500SF 4120 DEERMoss DR	10-07-2020	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023058984	6144	1442	05-15-2023	WD	Q	01	375,000	039	HOMESTEAD	2024	25000
2020081033	5512	1371	07-27-2020	WD	Q	03	263,700	059	ADDITIONAL HOMESTEAD	2024	25000
Total											50,000.00

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
100,000	201,769	0	301,769	0	301769	50,000.00	251769	276769	295,489

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