



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3907566*

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 # <i>2024-1137</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>10-1-24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: SFR JV-2 2023-1 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 #	15-22-25-0501-000-23400 9788 Kinmore 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 <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"/> Property was not substantially complete on January 1 <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"/> 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-1137	Alternate Key: 3907566	Parcel ID: 15-22-25-0501-000-23400	
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 9788 KINMORE DR GROVELAND	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name SFR JV-2 2023-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 330,017	\$ 330,017	
2. Assessed or classified use value, *if applicable	\$ 330,017	\$ 330,017	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 330,017	\$ 330,017	

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

Last Sale Date 6/21/2023 **Price:** \$100 Arm's Length Distressed **Book** 6175 **Page** 1279

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3907566	3907547	3907555	3920287
Address	9788 KINMORE DR GROVELAND	9233 HALSEY DR GROVELAND	9265 HALSEY DR GROVELAND	9382 WESTMORELY ST GROVELAND
Proximity		750 FEET	520 FEET	120 FEET
Sales Price		\$395,000	\$373,500	\$377,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	2.80%	0.80%
Adjusted Sale		\$338,910	\$327,933	\$323,895
\$/SF FLA	\$167.78 per SF	\$171.43 per SF	\$189.56 per SF	\$164.33 per SF
Sale Date		10/10/2023	5/31/2023	10/7/2023
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	1,967	1,977	-500	1,730	11850	1,971	-200
Year Built	2018	2018		2018		2020	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/OPF	OPF/OPF		OPF/OPF		OPF/OPF	
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	.12 AC	.13 AC		0.12		.12 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		-Net Adj. 0.1%	-500	Net Adj. 3.6%	11850	-Net Adj. 0.1%	-200
		Gross Adj. 0.1%	500	Gross Adj. 3.6%	11850	Gross Adj. 0.1%	200
Adj. Sales Price	Market Value \$330,017 Value per SF 167.78	Adj Market Value \$338,410		Adj Market Value \$339,783		Adj Market Value \$323,695	

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: R. Bryan Boone

DATE 12/4/2024

2024-1137 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	1	3907547	9233 HALSEY DR GROVELAND	750 FEET
2	2	3907555	9265 HALSEY DR GROVELAND	520 FEET
3	SUBJECT	3907566	9788 KINMORE DR GROVELAND	-
4	3	3920287	9382 WESTMORELY ST GROVELAND	120 FEET
5				
6				
7				
8				

Alternate Key 3907566
Parcel ID 15-22-25-0501-000-23400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1137 Subject By bboone
PRC Run: 12/4/2024
Card # 1 of 1

Current Owner		
SFR JV-2 2023-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

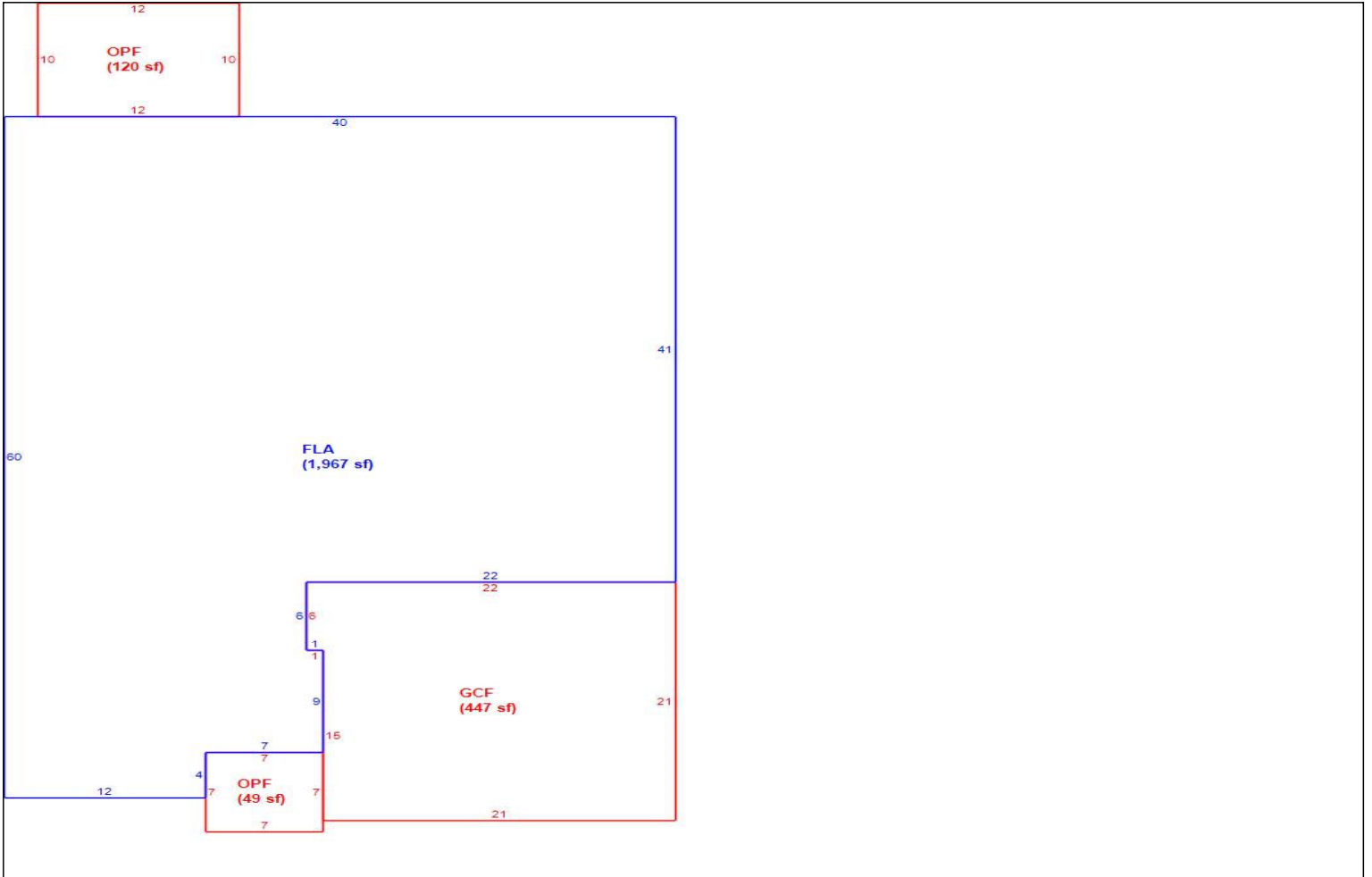
subject

Property Location			
Site Address 9788 KINMORE DR GROVELAND FL 34736			
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	DLS	10-23-201

Legal Description
CYPRESS OAKS PHASE II A REPLAT PB 69 PG 7-10 LOT 234 ORB 6175 PG 1279

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

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 262,643	Deprec Bldg Value 260,017	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,967	1,967	1967	2018	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	447	0	111.69	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	169	0	262,643	Wall Type	03	Heat Type	6
					Condition EX	Foundation	3	Fireplaces	0
					% Good 99.00	Roof Cover	3	Type AC	03
					Functional Obsol 0				
TOTALS		1,967	2,583	1,967	260,017				
					Building RCNLD				

Alternate Key 3907566
 Parcel ID 15-22-25-0501-000-23400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1137 Subject By bboone
 PRC Run: 12/4/2024
 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	
2019	1805-0128	05-25-2018	10-23-2018	259,581	0001	SFR 9788 KINMORE DR	10-23-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023084124	6175 1279	06-21-2023	WD	U	11	I	100					
2021177671	5864 0180	12-16-2021	WD	Q	01	I	353,500					
2018125785	5189 2083	10-23-2018	WD	Q	Q	I	248,600					
2018054062	5107 1023	04-25-2018	WD	U	M	V	440,900					
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	
70,000	260,017	0	330,017	0	330017	0.00	330017	330017	321,646	

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 3907547
 Parcel ID 15-22-25-0501-000-21500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1137 Comp 1
 PRC Run: 12/4/2024 By
 Card # 1 of 1

Current Owner		
DUTTA MRINAL K		
9233 HALSEY DR		
GROVELAND	FL	34736

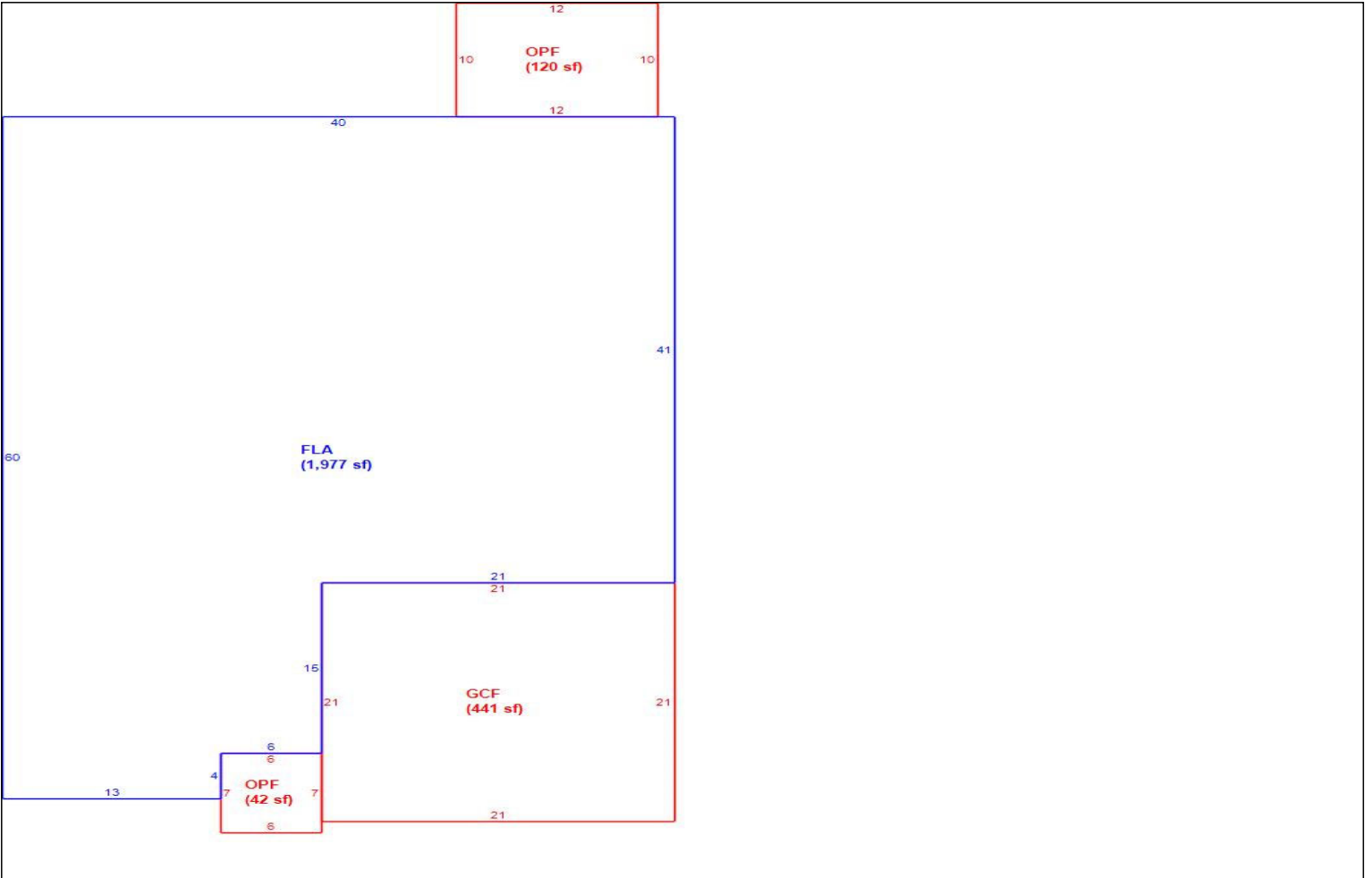
comp 1

Property Location			
Site Address	9233 HALSEY DR		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	DLS	10-18-201

Legal Description
CYPRESS OAKS PHASE II A REPLAT PB 69 PG 7-10 LOT 215 ORB 6229 PG 1809

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

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 263,476
Deprec Bldg Value 260,841		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,977	1,977	1977	2018	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	111.66	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	162	0	263,476	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	99.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
TOTALS		1,977	2,580	1,977	260,841	Building RCNLD	260,841	Type AC	03

Alternate Key 3907547
 Parcel ID 15-22-25-0501-000-21500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1137 Comp 1
 PRC Run: 12/4/2024 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	
2019	1804-0117	05-11-2018	10-18-2018	259,581	0001	SFR 9233 HALSEY DR	10-22-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023129108	6229	1809	10-10-2023	WD	Q	01	I	395,000	039	HOMESTEAD	2024	25000
2019023739	5243	1513	02-26-2019	WD	Q	Q	I	277,200	059	ADDITIONAL HOMESTEAD	2024	25000
2018039025	5090	1130	04-02-2018	WD	U	M	V	341,500				
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	260,841	0	330,841	0	330841	50,000.00	280841	305841	322,429	

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Alternate Key 3907555
 Parcel ID 15-22-25-0501-000-22300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1137 Comp 2
 PRC Run: 12/4/2024 By
 Card # 1 of 1

Current Owner		
GRIFFIN JAMES T JR & JOSELYN R		
9265 HALSEY DR		
GROVELAND	FL	34736

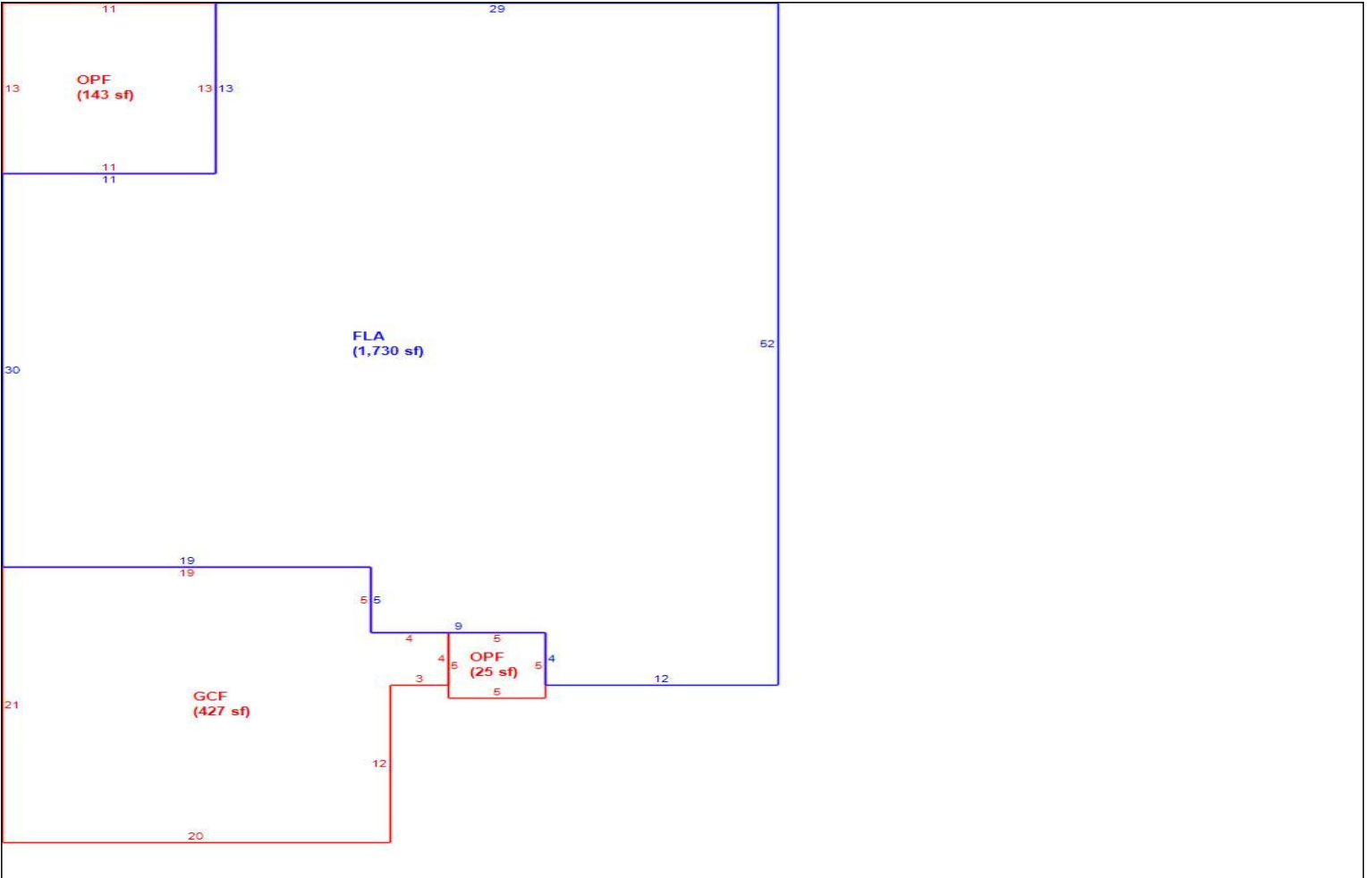
comp 2

Property Location			
Site Address	9265 HALSEY DR		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	DLS	10-18-201

Legal Description
CYPRESS OAKS PHASE II A REPLAT PB 69 PG 7-10 LOT 223 ORB 6154 PG 1232

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

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 236,244	Deprec Bldg Value 233,882	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,730	1,730	1730	2018	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	427	0	112.35	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	168	0	236,244	Wall Type	03	Heat Type	6
					Condition EX	Foundation	3	Fireplaces	0
					% Good 99.00	Roof Cover	3	Type AC	03
					Functional Obsol 0				
TOTALS		1,730	2,325	1,730	Building RCNLD 233,882				

Alternate Key 3907555
 Parcel ID 15-22-25-0501-000-22300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1137 Comp 2
 PRC Run: 12/4/2024 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	
2019	1805-0126	05-25-2018	10-18-2018	228,898	0001	SFR 9265 HALSEY DR	10-22-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023066688	6154	1232	05-31-2023	WD	Q	01	I	373,500				
2018121895	5185	1371	10-11-2018	WD	Q	Q	I	233,200				
2018054062	5107	1023	04-25-2018	WD	U	M	V	440,900				
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	
70,000	233,882	0	303,882	0	303882	0.00	303882	303882	296,496	

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Alternate Key 3920287
 Parcel ID 15-22-25-0502-000-28600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1137 Comp 3
 PRC Run: 12/4/2024 By
 Card # 1 of 1

Current Owner		
SILVA NORBERTO G & DAWN L		
255 RIVER RD		
EAST HANOVER	NJ	07936

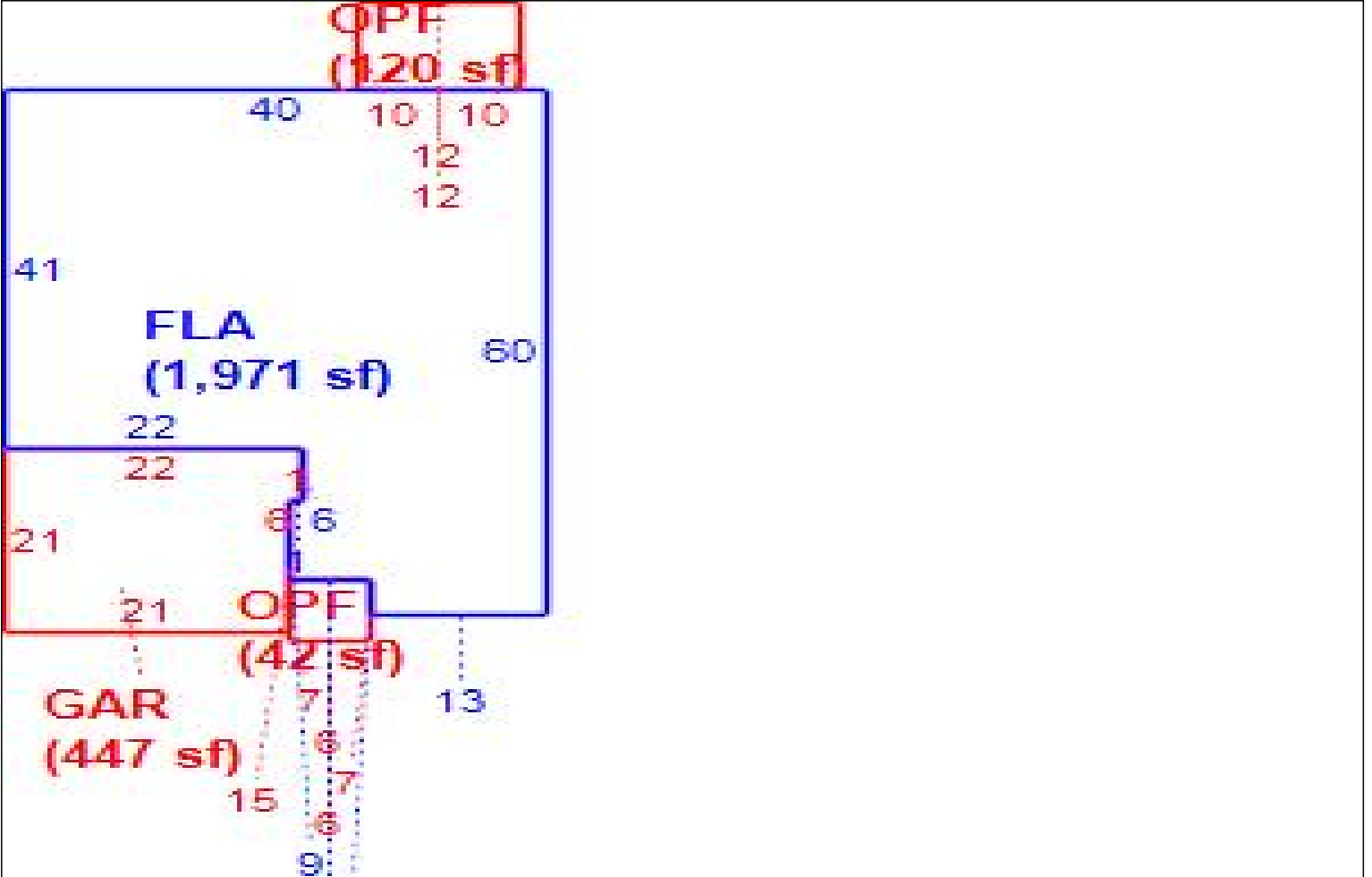
comp 3

Property Location		
Site Address 9382 WESTMORELY ST		
GROVELAND FL 34736		
Mill Group	00GR	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	HH 02-01-202

Legal Description
CYPRESS OAKS PHASE III A REPLAT PB 72 PG 76-77 LOT 286 ORB 6225 PG 1138

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

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 262,982
Deprec Bldg Value 262,982		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	4	
FLA	FINISHED LIVING AREA	1,971	1,971	1,971	Effective Area	1971	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	447	0	Base Rate	111.68	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	162	0	Building RCN	262,982	Wall Type	03	Heat Type	6	
						Condition	VG	Foundation	3	Fireplaces	0
						% Good	100.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,971	2,580	1,971	Building RCNLD	262,982					

Alternate Key 3920287
 Parcel ID 15-22-25-0502-000-28600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1137 Comp 3
 PRC Run: 12/4/2024 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	2007-0213	08-04-2020	02-01-2021	279,208	0001	SFR 9382 WESTMORELY ST	02-02-2021		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023125566	6225 1138	10-07-2023	WD	Q	01	I	377,500					
2020139557	5599 0166	12-01-2020	WD	Q	01	I	291,900					
2020069033	5494 1003	06-26-2020	WD	U	30	V	441,400					
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	
70,000	262,982	0	332,982	0	332982	0.00	332982	332982	324,538	

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