



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3815798

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	2024-1138	County Lake	Tax year 2024
			Date received 10/1/24
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
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 #	16-22-25-0325-000-03100 1026 Sandhill 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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.) <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"/> 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. <input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
<p>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.</p> <p>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.</p>			

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

<b>Petition #</b> 2024-1138	Alternate Key: 3815798	Parcel ID: 16-22-25-0325-000-03100
<b>Petitioner Name</b> 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> 1026 SANDHILL ST GROVELAND	<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>	\$ 303,103	\$ 303,103
<b>2. Assessed or classified use value, *if applicable</b>	\$ 303,103	\$ 303,103
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 303,103	\$ 303,103

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

**Last Sale Date** 3/23/2022 **Price:** \$100  Arm's Length  Distressed **Book** 5936 **Page** 2119

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	<b>3815798</b>	<b>3790536</b>	<b>3790610</b>	<b>3815861</b>
<b>Address</b>	1026 SANDHILL ST GROVELAND	1755 CROWNED AVE GROVELAND	1750 CROWNED AVE GROVELAND	1212 DEMOISELLE ST GROVELAND
<b>Proximity</b>		440 FEET	440 FEET	.20 MILE
<b>Sales Price</b>		\$380,000	\$368,000	\$380,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		4.00%	0.80%	2.40%
<b>Adjusted Sale</b>		\$338,200	\$315,744	\$332,120
<b>\$/SF FLA</b>	\$164.73 per SF	\$154.29 per SF	\$159.47 per SF	\$180.50 per SF
<b>Sale Date</b>		2/7/2023	10/20/2023	6/30/2023
<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>	1,840	2,192	-17600	1,980	-7000	1,840	0
<b>Year Built</b>	2003	2001		2002		2003	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	GARAGE	GARAGE		GARAGE		GARAGE	
<b>Porches</b>	OPF/PAT	OPF/PAT		OPF/PAT		OPF/PAT	
<b>Pool</b>	N	Y	-20000	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		NONE		NONE	
<b>Site Size</b>	.22 AC	.36 AC		.24 AC		.28 AC	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		-Net Adj. 11.1%	-37600	-Net Adj. 2.2%	-7000	Net Adj. 0.0%	0
		Gross Adj. 11.1%	37600	Gross Adj. 2.2%	7000	Gross Adj. 0.0%	0
<b>Adj. Sales Price</b>	Market Value <b>\$303,103</b> Value per SF 164.73	Adj Market Value <b>\$300,600</b>		Adj Market Value <b>\$308,744</b>		Adj Market Value <b>\$332,120</b>	

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.

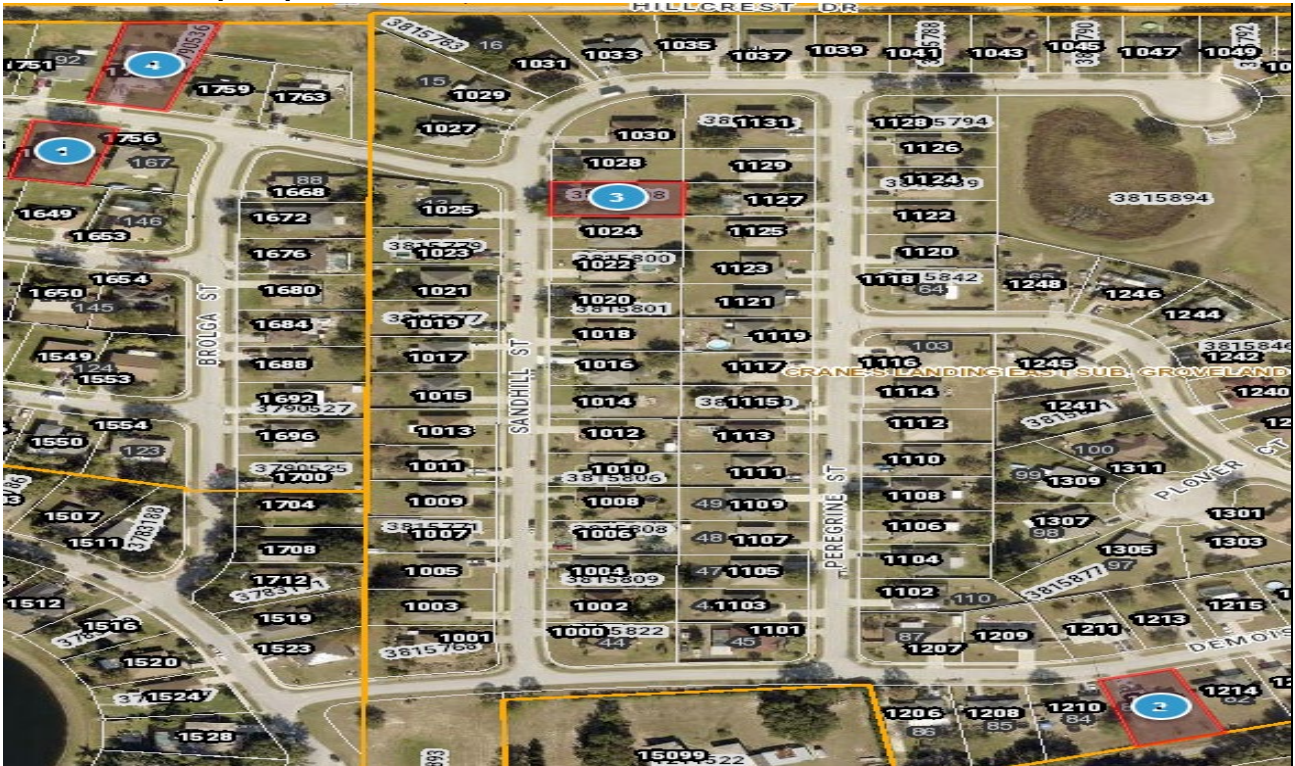
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

2024-1138 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3790610	1750 CROWNED AVE GROVELAND	440 FEET
2	3	3815861	1212 DEMOISELLE GROVELAND	.20 MILE
3	SUBJECT	3815798	1026 SANDHILL ST GROVELAND	-
4	1	3790536	1755 CROWNED AVE GROVELAND	440 FEET
5				
6				
7				
8				

Alternate Key 3815798  
Parcel ID 16-22-25-0325-000-03100

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

2024-1138 Subject  
PRC Run: 12/4/2024 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

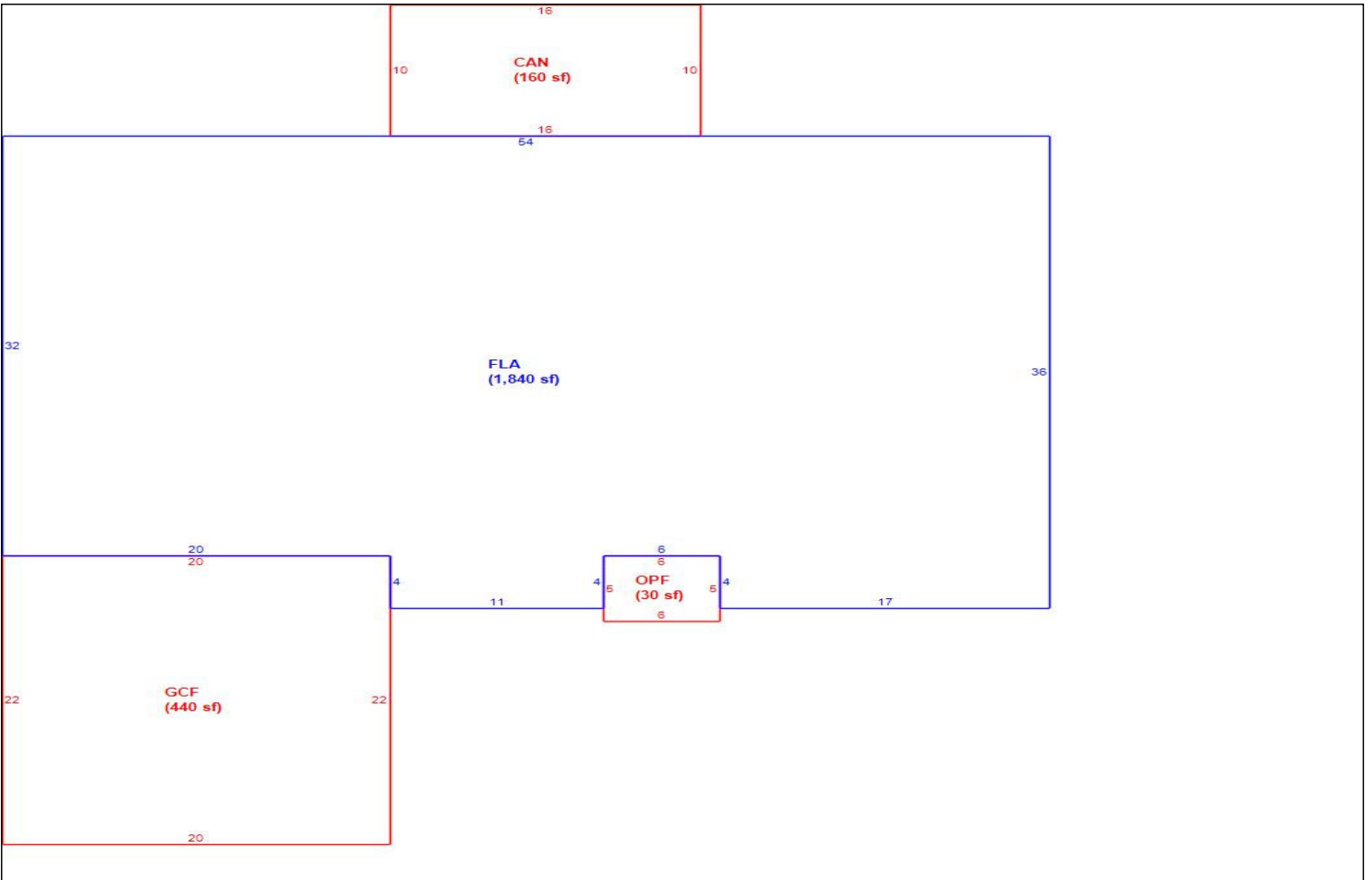
**subject**

Property Location			
Site Address	1026 SANDHILL ST GROVELAND FL 34736		
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
CRANE'S LANDING EAST PB 48 PG 61-62 LOT 31 ORB 5936 PG 2119

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 240,312	Deprec Bldg Value 233,103	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail						
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3			
FLA	FINISHED LIVING AREA	1,840	1,840	1840	Effective Area	1840	No Stories	1.00	Full Baths	2			
GAR	GARAGE FINISH	0	440	0	Base Rate	108.84	Quality Grade	670	Half Baths	0			
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	240,312	Condition	EX	Heat Type	6			
PAT	PATIO UNCOVERED	0	160	0	% Good	97.00	Foundation	3	Fireplaces	0			
TOTALS					1,840	2,470	1,840	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	233,103							

Alternate Key 3815798  
 Parcel ID 16-22-25-0325-000-03100

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

2024-1138 Subject By  
 PRC Run: 12/4/2024  
 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	
2004	186-03-04B	04-07-2003	10-23-2003	116,060	0000	SFR/1026 SANDHILL ST			

<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				
2021115130	5777	0304	08-16-2021	WD	Q	01	I	279,000				
	4613	0554	03-18-2015	WD	Q	Q	I	135,000				
	2406	0923	08-07-2003	WD	Q	Q	I	149,100				
	2269	0382	02-26-2003	WD	U	M	V	41,000				
<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	
70,000	233,103	0	303,103	0	303103	0.00	303103	303103	295,651	

\*\*\*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 3790536  
Parcel ID 16-22-25-0305-000-09100

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

2024-1138 Comp 1  
PRC Run: 12/4/2024 By  
Card # 1 of 1

Current Owner		
WHITE DEBORAH A		
1755 CROWNED AVE		
GROVELAND	FL	34736

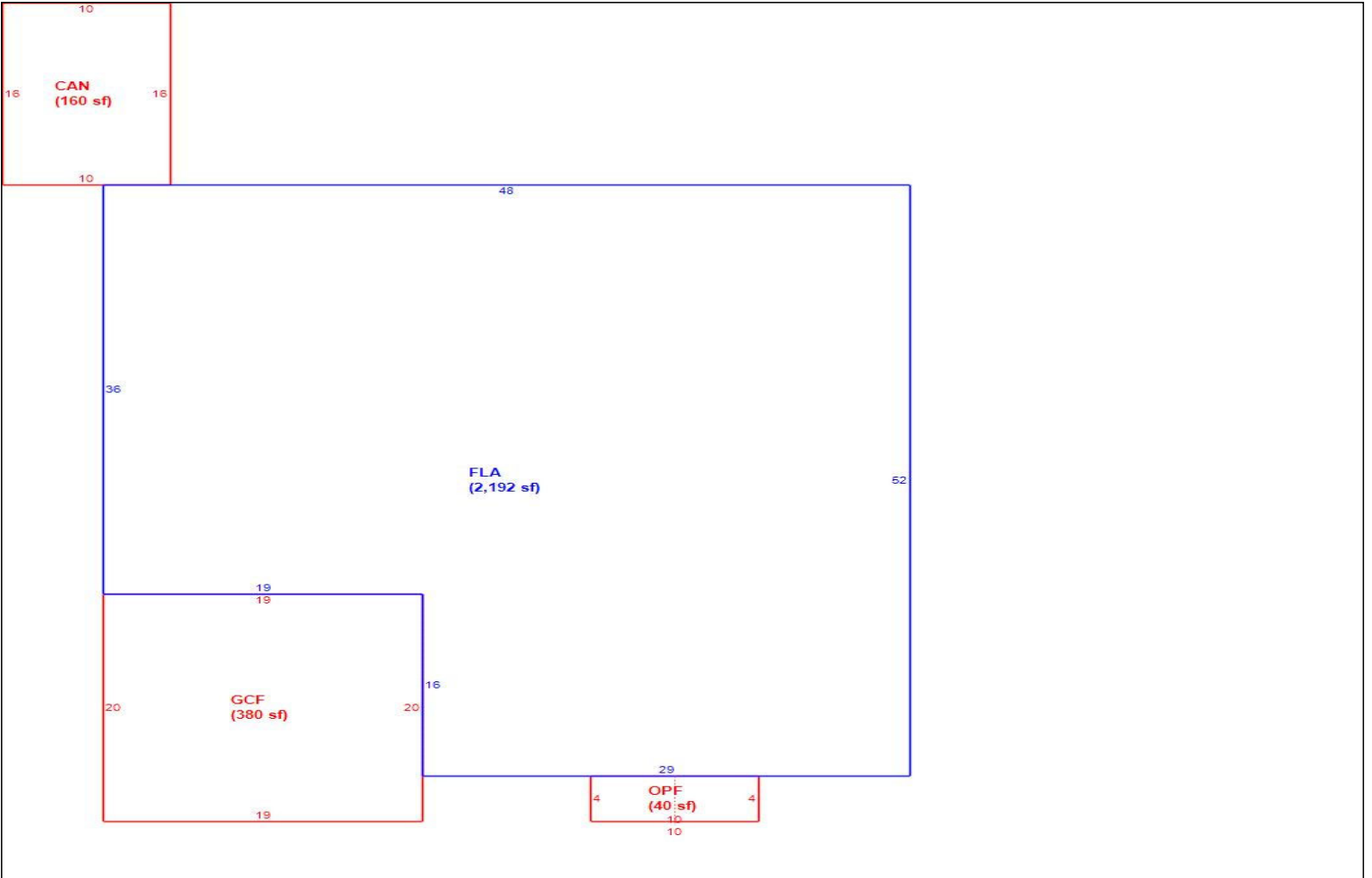
**comp 1**

Property Location			
Site Address 1755 CROWNED AVE			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
GROVELAND, CRANE'S LANDING PHASE II SUB LOT 91 PB 42 PGS 96-97 ORB 6091 PG 1894

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 272,433	Deprec Bldg Value 264,260	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,192	2,192	2192	Effective Area	2192	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	106.34	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	272,433	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,192	2,772	2,192	Building RCNLD	264,260				



Alternate Key 3790536  
 Parcel ID 16-22-25-0305-000-09100

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

2024-1138 Comp 1  
 PRC Run: 12/4/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	288.00	SF	35.00	2001	2001	10080.00	85.00	8,568
PLD2	POOL/COOL DECK	352.00	SF	5.38	2001	2001	1894.00	70.00	1,326
SEN2	SCREEN ENCLOSED STRUCTURE	1360.00	SF	3.50	2001	2001	4760.00	45.00	2,142

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	0100-02-04P	04-08-2002	02-10-2003	2,350	0000	SOLAR PANELS FOR POOL			
2002	977-01-11B	11-02-2001	06-07-2002	2,554	0000	SEN/1755 CROWNED AVE			

<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	
2023016158	6091	1894	02-07-2023	WD	Q	01	I	380,000	039	HOMESTEAD	2024	25000
	3716	2110	12-19-2008	WD	U	U	I	155,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3684	0745	09-23-2008	CT	U	U	I	100				
	2043	0676	11-27-2001	WD	Q	Q	I	147,300				
	1851	1678	07-06-2000	WD	U	M	V	1				
<b>Total</b>											<b>50,000.00</b>	

<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	
70,000	264,260	12,036	346,296	0	346296	50,000.00	296296	321296	337,710	

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Alternate Key 3790610  
Parcel ID 16-22-25-0305-000-16600

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

2024-1138 Comp 2  
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
NEWSOM MATTHEW T & AMANDA		
1750 CROWNED AVE		
GROVELAND	FL	34736

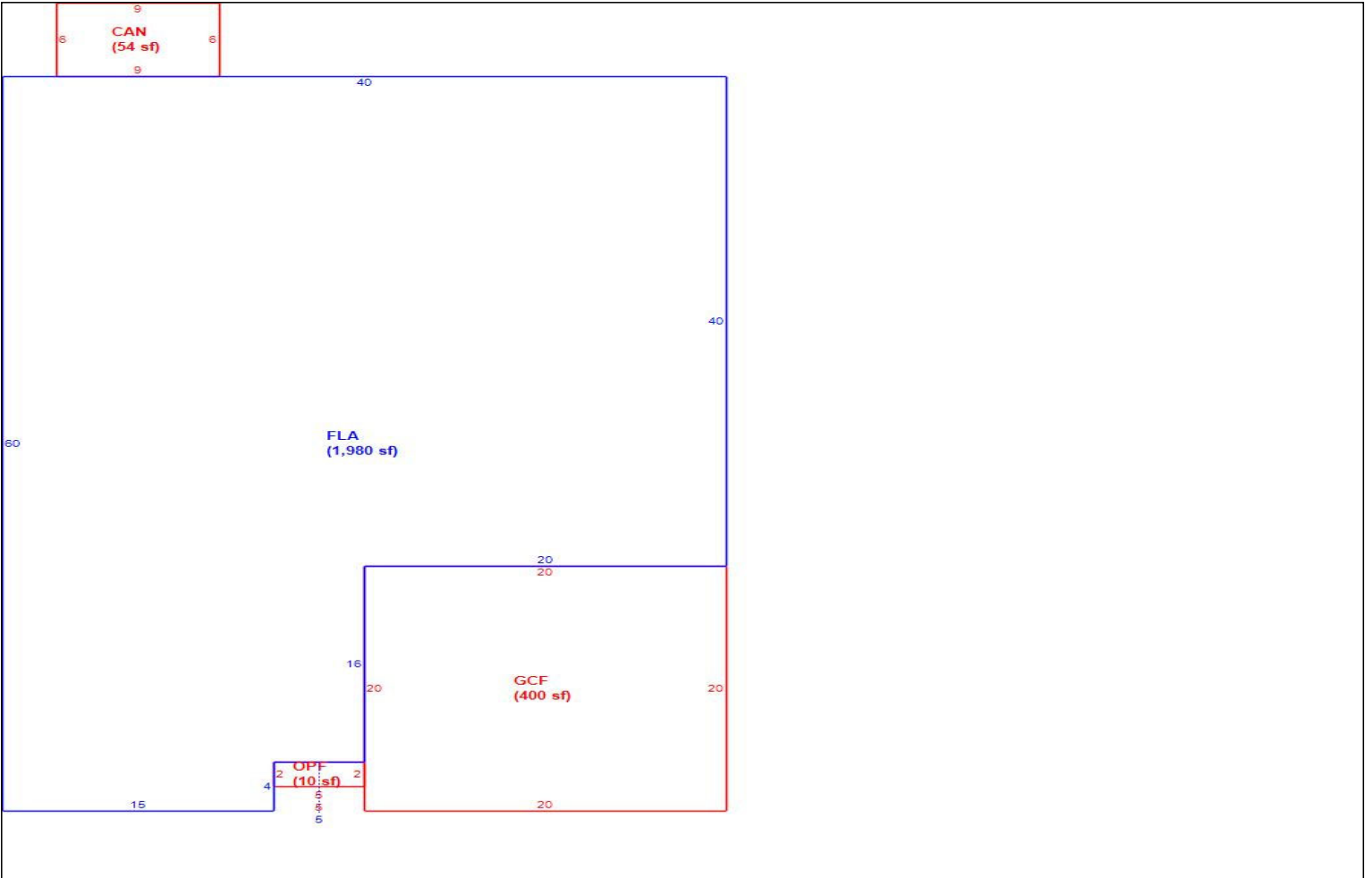
**comp 2**

Property Location			
Site Address	1750 CROWNED AVE		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GROVELAND, CRANE'S LANDING PHASE II SUB LOT 166 PB 42 PGS 96-97 ORB 6231 PG 1062

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 253,508	Deprec Bldg Value 245,903	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,980	1,980	1980	Effective Area	1980	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	108.47	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	10	0	Building RCN	253,508	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	54	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,980	2,444	1,980	Building RCNLD	245,903				

Alternate Key 3790610  
Parcel ID 16-22-25-0305-000-16600

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

2024-1138 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	
2015	SALE	01-01-2014	04-08-2015	1	0099	CHECK VALUE	04-08-2015		
2006	SALE	01-01-2005	03-18-2006	1	0000	CHECK VALUE			
2003	227-02-07B	06-25-2002	01-31-2003	112,047	0000	SFR/1750 CROWNED AVE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023130634	6231	1062	10-20-2023	WD	Q	01	368,000	039	HOMESTEAD	2024	25000
2023105291	6201	1010	08-23-2023	WD	U	37	319,600	059	ADDITIONAL HOMESTEAD	2024	25000
	4456	2203	03-10-2014	WD	Q	Q	135,000				
	4131	0038	02-18-2012	WD	U	U	68,000				
	2804	0645	04-01-2005	WD	Q	Q	200,000				
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	245,903	0	315,903	0	315903	50,000.00	265903	290903	307,884	

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Alternate Key 3815861  
Parcel ID 16-22-25-0325-000-08300

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

2024-1138 Comp 3  
PRC Run: 12/4/2024 By  
Card # 1 of 1

Current Owner		
PARDO CAICEDO LILIANA R ET AL		
1212 DEMOISELLE ST		
GROVELAND	FL	34736

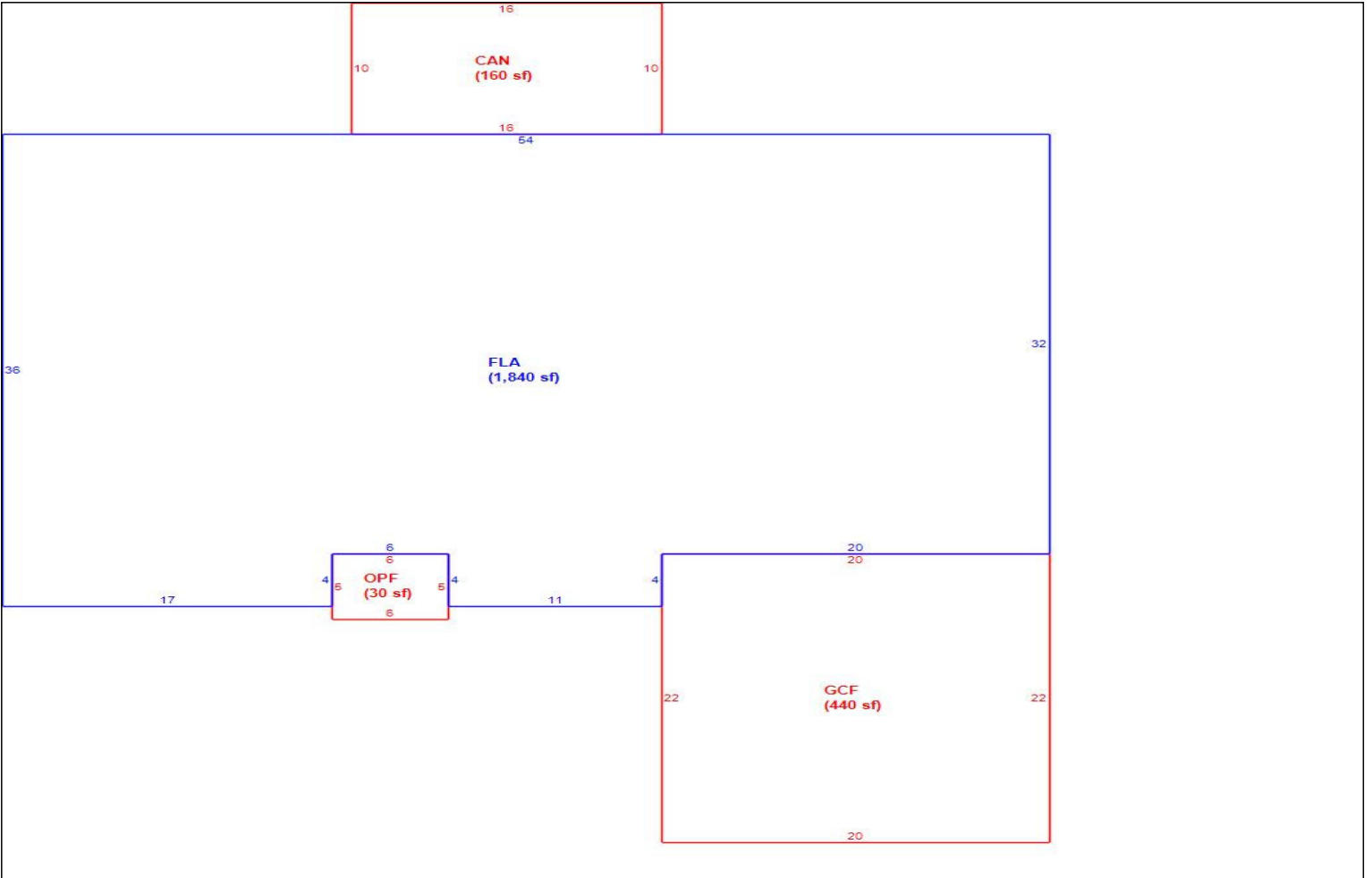
**comp 3**

Property Location			
Site Address	1212 DEMOISELLE ST		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
CRANE'S LANDING EAST PB 48 PG 61-62 LOT 83 ORB 6202 PG 1131

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 240,312 Deprec Bldg Value 233,103 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,840	1,840	1840	Effective Area	1840	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	Base Rate	108.84	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	240,312	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	160	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,840	2,470	1,840	Building RCNLD	233,103					

Alternate Key 3815861  
 Parcel ID 16-22-25-0325-000-08300

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

2024-1138 Comp 3  
 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	
2024 2004	DENY39 043-03-03B	01-01-2023 03-14-2003	10-24-2003	105,901	1 0030 0000	I1 SFR/4-1212 DEMOISELLE ST,GROVEL			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023106198	6202	1131	06-30-2023	WD	Q	01	I	380,000				
2023030711	6109	0828	03-09-2023	WD	Q	01	I	277,500				
2017134231	5041	1168	06-07-2017	QC	U	U	I	100				
	4233	1236	10-29-2012	PO	U	U	I	0				
	2441	0357	07-09-2003	WD	Q	Q	I	139,500				
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	
70,000	233,103	0	303,103	0	303103	0.00	303103	303103	295,651	

\*\*\*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.\*\*\*