



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3815834*

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>2024-1139</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>10-1-24</i>
COMPLETED BY THE PETITIONER			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>SFR JV-2 2022-1 BORROWER LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>16-22-25-0325-000-05600 1123 Peregrine Street</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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"/> 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"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <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"/> 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"/> <b>5</b> 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

<b>Petition #</b> 2024-1139	Alternate Key: 3815834	Parcel ID: 16-22-25-0325-000-05600
<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> 1123 PEREGRINE 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>	\$ 263,158	\$ 263,158
<b>2. Assessed or classified use value, *if applicable</b>	\$ 263,158	\$ 263,158
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 263,158	\$ 263,158

\*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>3815834</b>	<b>3815869</b>	<b>3783167</b>	<b>3790557</b>
<b>Address</b>	1123 PEREGRINE ST GROVELAND	1213 DEMOISELLE GROVELAND	1441 WHOOPING DR GROVELAND	1514 SARUS AVE GROVELAND
<b>Proximity</b>		.15 MILE	.35 MILE	.25 MILE
<b>Sales Price</b>		\$322,000	\$293,700	\$380,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.20%	0.00%	2.40%
<b>Adjusted Sale</b>		\$284,004	\$249,645	\$332,120
<b>\$/SF FLA</b>	\$183.39 per SF	\$196.68 per SF	\$206.32 per SF	\$208.36 per SF
<b>Sale Date</b>		4/21/2023	12/21/2023	6/15/2023
<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>	1,435	1,444	-450	1,210	11250	1,594	-7950
<b>Year Built</b>	2003	2004		2000		2002	
<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	N	0	N	0	Y	-20000
<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		SPU	-3000
<b>Site Size</b>	.22 AC	.23 AC		.23 AC		.29 AC	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		-Net Adj. 0.2%	-450	Net Adj. 4.5%	11250	-Net Adj. 9.3%	-30950
		Gross Adj. 0.2%	450	Gross Adj. 4.5%	11250	Gross Adj. 9.3%	30950
<b>Adj. Sales Price</b>	Market Value <b>\$263,158</b>	Adj Market Value	<b>\$283,554</b>	Adj Market Value	<b>\$260,895</b>	Adj Market Value	<b>\$301,170</b>
	Value per SF 183.39						

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.

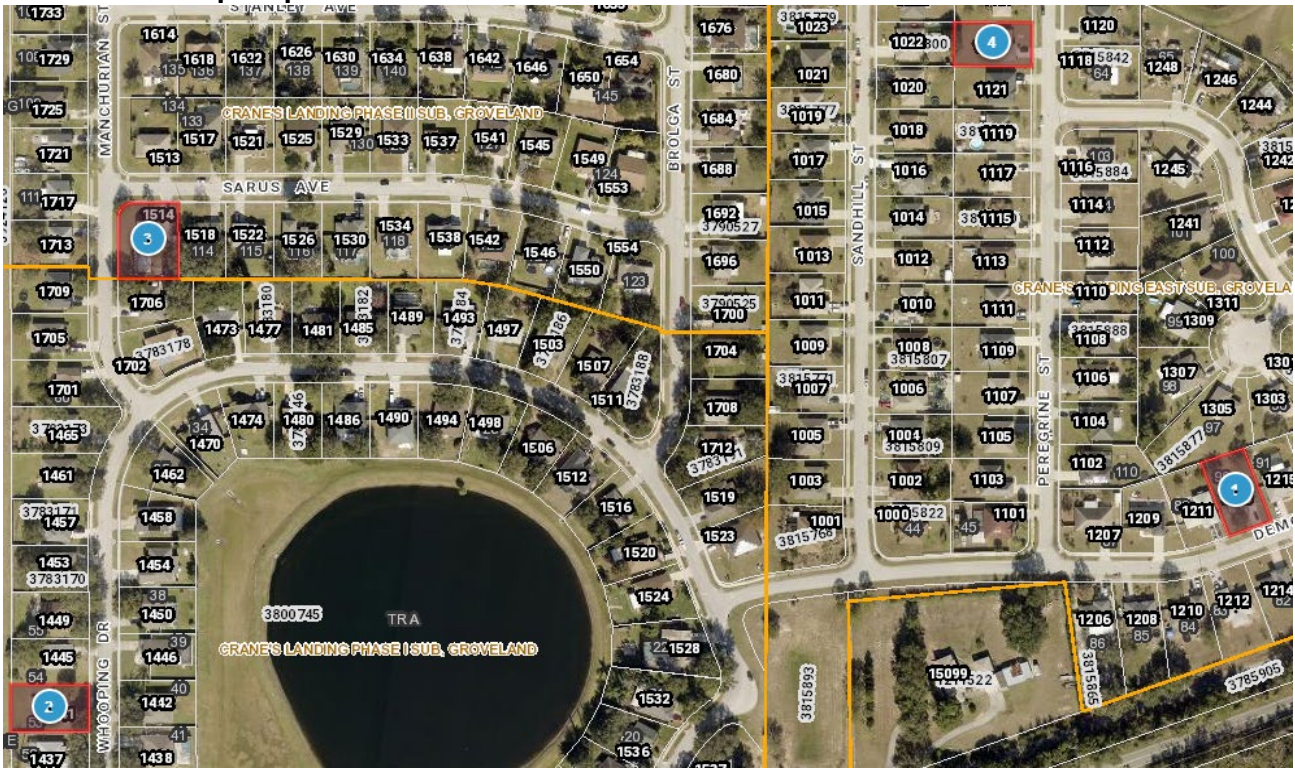
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

## 2024-1139 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	1	3815869	1213 DEMOISELLE GROVELAND	.15 MILE
2	2	3783167	1441 WHOOPING DR GROVELAND	.35 MILE
3	3	3790557	1514 SARUS AVE GROVELAND	.25 MILE
4	SUBJECT	3815834	1123 PEREGRINE ST GROVELAND	-
5				
6				
7				
8				

Alternate Key 3815834  
Parcel ID 16-22-25-0325-000-05600

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

2024-1139 Subject By bboone  
PRC Run: 12/4/2024  
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

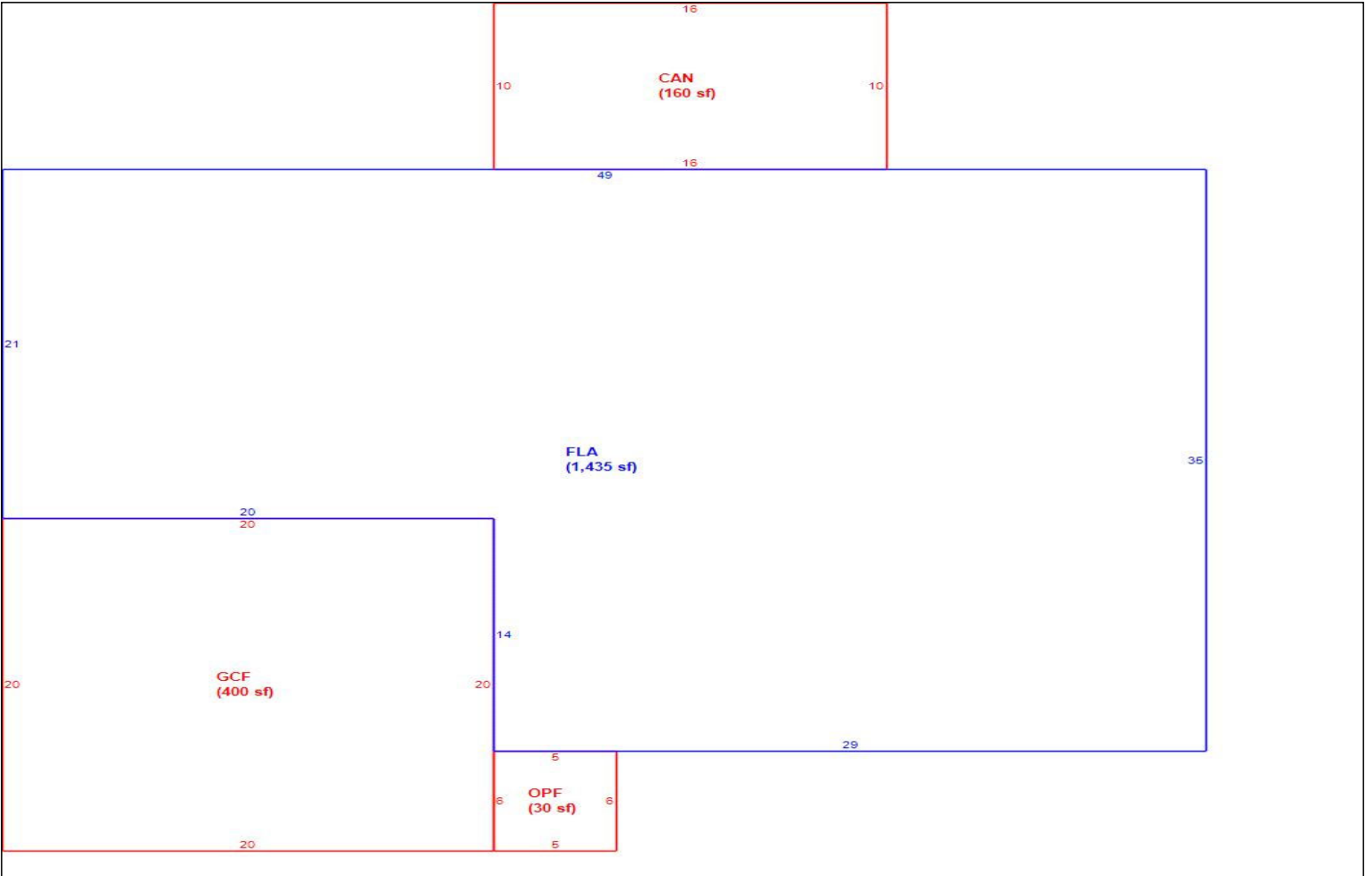
**subject**

Property Location			
Site Address	1123 PEREGRINE 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 56 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 199,132 Deprec Bldg Value 193,158 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,435	1,435	1435	2003				
GAR	GARAGE FINISH	0	400	0		No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	30	0		Quality Grade	670	Half Baths	0
PAT	PATIO UNCOVERED	0	160	0		Condition	EX	Heat Type	6
						% Good	97.00	Foundation	3
						Functional Obsol	0	Fireplaces	0
TOTALS		1,435	2,025	1,435		Building RCNLD	193,158	Roof Cover	3
								Type AC	03

Alternate Key 3815834  
 Parcel ID 16-22-25-0325-000-05600

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

2024-1139 Subject By bboone  
 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	
2007	SALE	01-01-2006	04-03-2007	1	0000	CHECK VALUES	04-03-2007		
2004	046-03-03B	03-17-2003	10-21-2003	84,048	0000	SFR/3-11232 PEREGRINE ST,GROVEL			

<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				
2021138730	5810	1556	09-30-2021	WD	Q	01	I	255,000				
2021112800	5773	1565	08-10-2021	WD	U	37	I	279,700				
	3153	0716	04-28-2006	WD	Q	Q	I	214,900				
	2950	1144	07-27-2005	WD	U	U	I	137,000				
<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	193,158	0	263,158	0	263158	0.00	263158	263158	257,138	

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Alternate Key 3815869  
Parcel ID 16-22-25-0325-000-09000

LCPA Property Record Card  
Roll Year 2024 Status: A

2024-1139 Comp 1  
PRC Run: 12/4/2024 By  
Card # 1 of 1

Current Owner		
BRODERICK MELISSA		
1213 DEMOISELLE		
GROVELAND	FL	34736

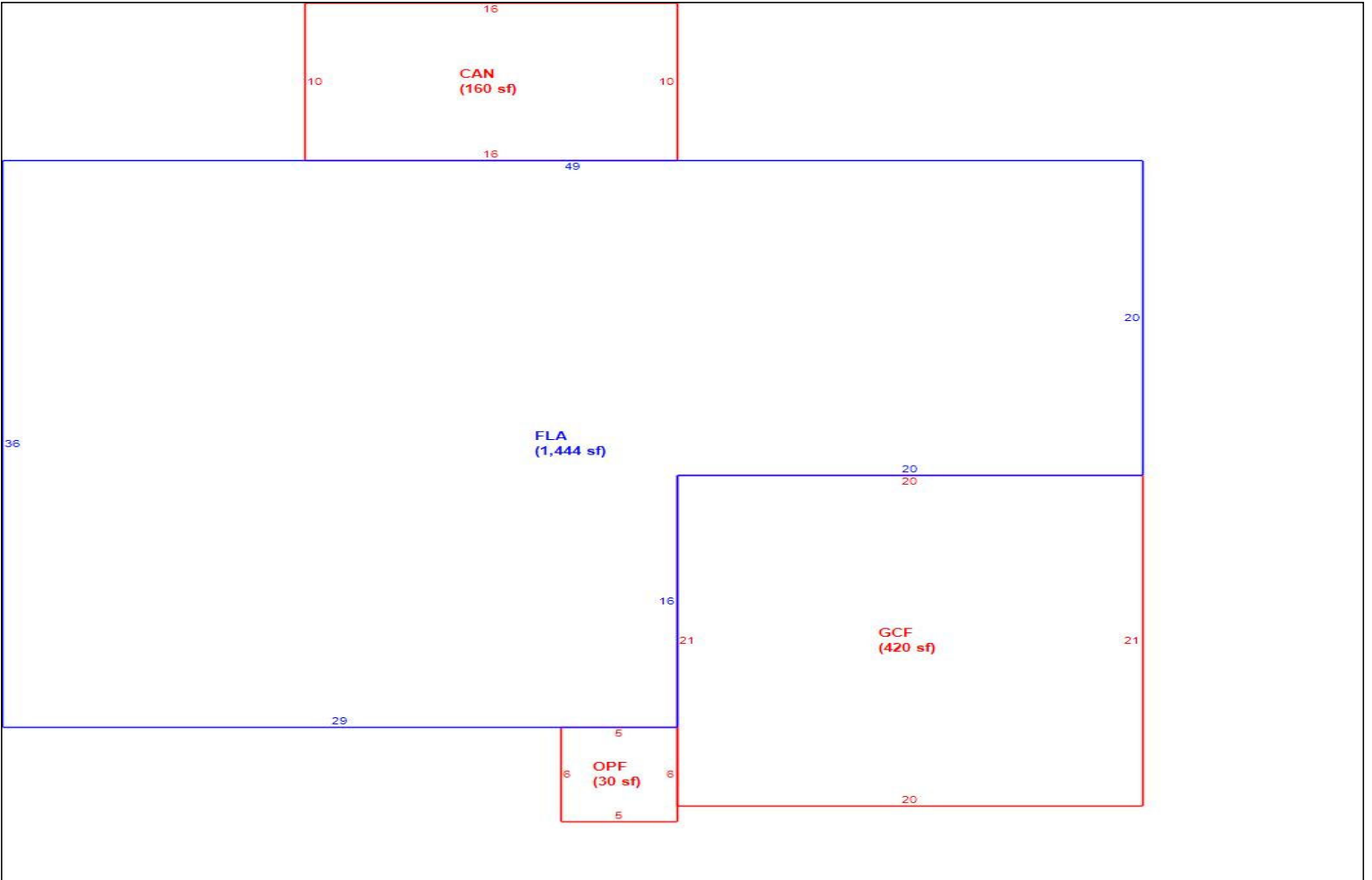
comp 1

Property Location			
Site Address	1213 DEMOISELLE		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	01-24-201

Legal Description
CRANE'S LANDING EAST PB 48 PG 61-62 LOT 90 ORB 6131 PG 144

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 200,468
Deprec Bldg Value 194,454		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,444	1,444	1444	2004	Effective Area	1444	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0		Base Rate	112.04	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0		Building RCN	200,468	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0		Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Functional Obsol	0		
						Building RCNLD	194,454	Roof Cover	3	Type AC	03
TOTALS		1,444	2,054	1,444							



Alternate Key 3815869  
 Parcel ID 16-22-25-0325-000-09000

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

2024-1139 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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012 2005	SALE 501-03-12BE	01-01-2011 01-01-2004	01-06-2012 04-07-2005	1 121,975	0099 0000	CHECK VALUE SFR/1213 DEMOISELLE	01-06-2012		

<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
2023048045	6131	0144	04-21-2023	WD	Q	01	I	322,000	039	HOMESTEAD	2024	25000
2022013280	5885	1772	01-14-2022	WD	Q	01	I	285,000	059	ADDITIONAL HOMESTEAD	2024	25000
2021096604	5750	2223	07-09-2021	WD	Q	01	I	160,000				
2021096603	5750	2221	07-09-2021	WD	Q	01	I	142,500				
	4142	1741	02-01-2012	WD	U	U	I	100				
<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	
70,000	194,454	0	264,454	0	247454	50,000.00	197454	222454	258,416	

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Alternate Key 3783167  
 Parcel ID 16-22-25-0300-000-05300

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

2024-1139 Comp 2  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

Current Owner		
GARCIA DENISSE M		
1441 WHOOPING DR		
GROVELAND	FL	34736

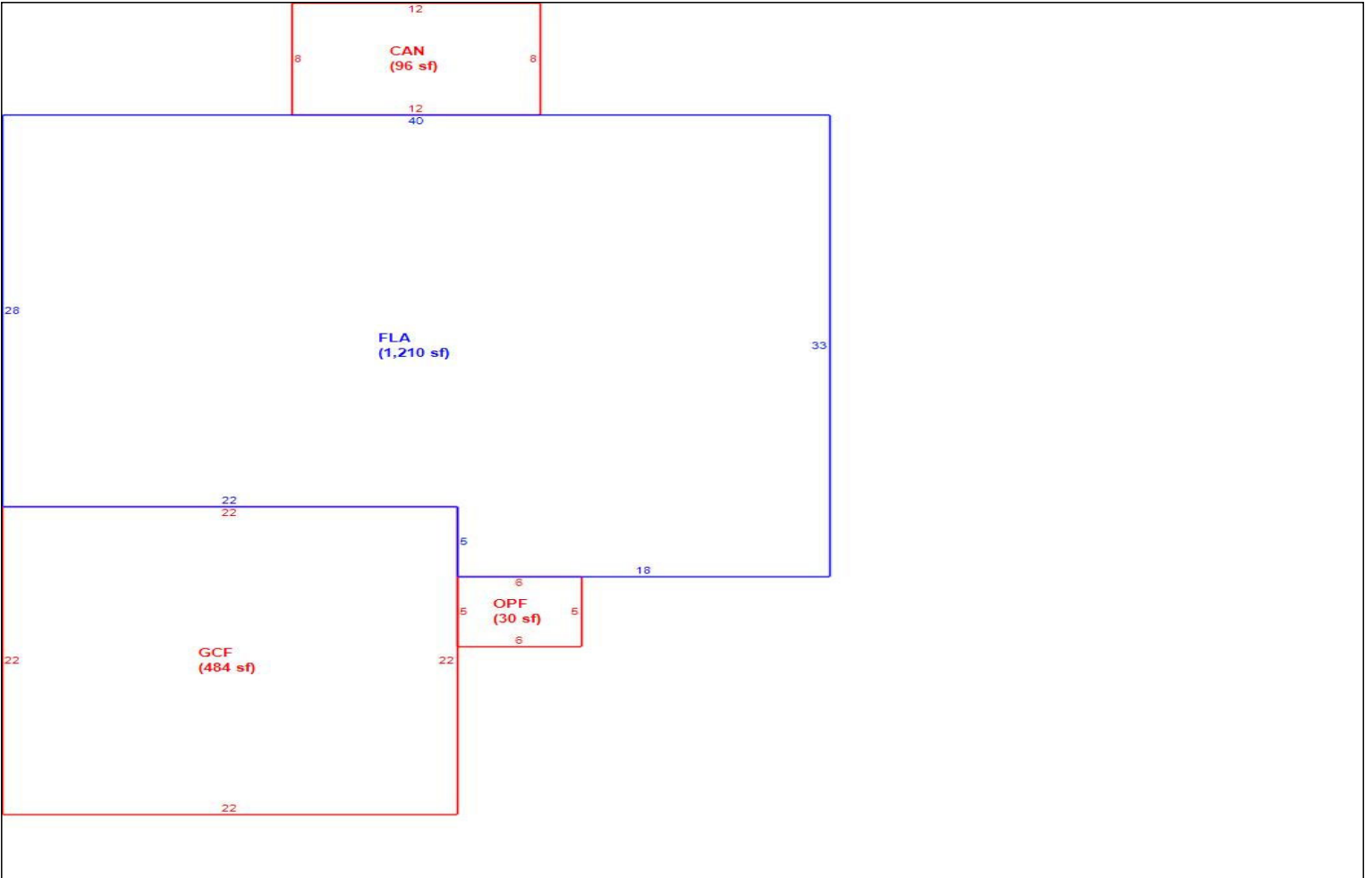
**comp 2**

Property Location		
Site Address 1441 WHOOPING DR		
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 I LOT 53 PB 40 PGS 82-83 ORB 6270 PG 1938

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 176,936 Deprec Bldg Value 171,628 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,210	1,210	1210	Effective Area	1210	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	484	0	Base Rate	113.44	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	176,936	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	96	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,210	1,820	1,210	Building RCNLD	171,628				

Alternate Key 3783167  
 Parcel ID 16-22-25-0300-000-05300

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

2024-1139 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	
2003	0000001	08-09-2002	02-10-2003	10	0000	C-NOTES			
2001	9900124	01-01-2000	04-10-2001	42,245	0000	SFR/1441 WHOOPING DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024005378	6270	1938	12-21-2023	WD	Q	01	I	293,700	039	HOMESTEAD	2024	25000
2022098596	5994	1688	07-07-2022	WD	Q	01	I	275,000	059	ADDITIONAL HOMESTEAD	2024	25000
2019080870	5312	1434	07-16-2019	TR	U	U	I	100				
2022098595	5994	1686	07-07-2022	WD	U	11	I	100				
	3552	0425	12-07-2007	WD	U	U	I	0				
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	171,628	0	241,628	0	241628	50,000.00	191628	216628	236,504	

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Alternate Key 3790557  
Parcel ID 16-22-25-0305-000-11300

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

2024-1139 Comp 3  
PRC Run: 12/4/2024 By  
Card # 1 of 1

Current Owner		
SEALEY JAMES W & LISA M		
1514 SARUS AVE		
GROVELAND	FL	34736

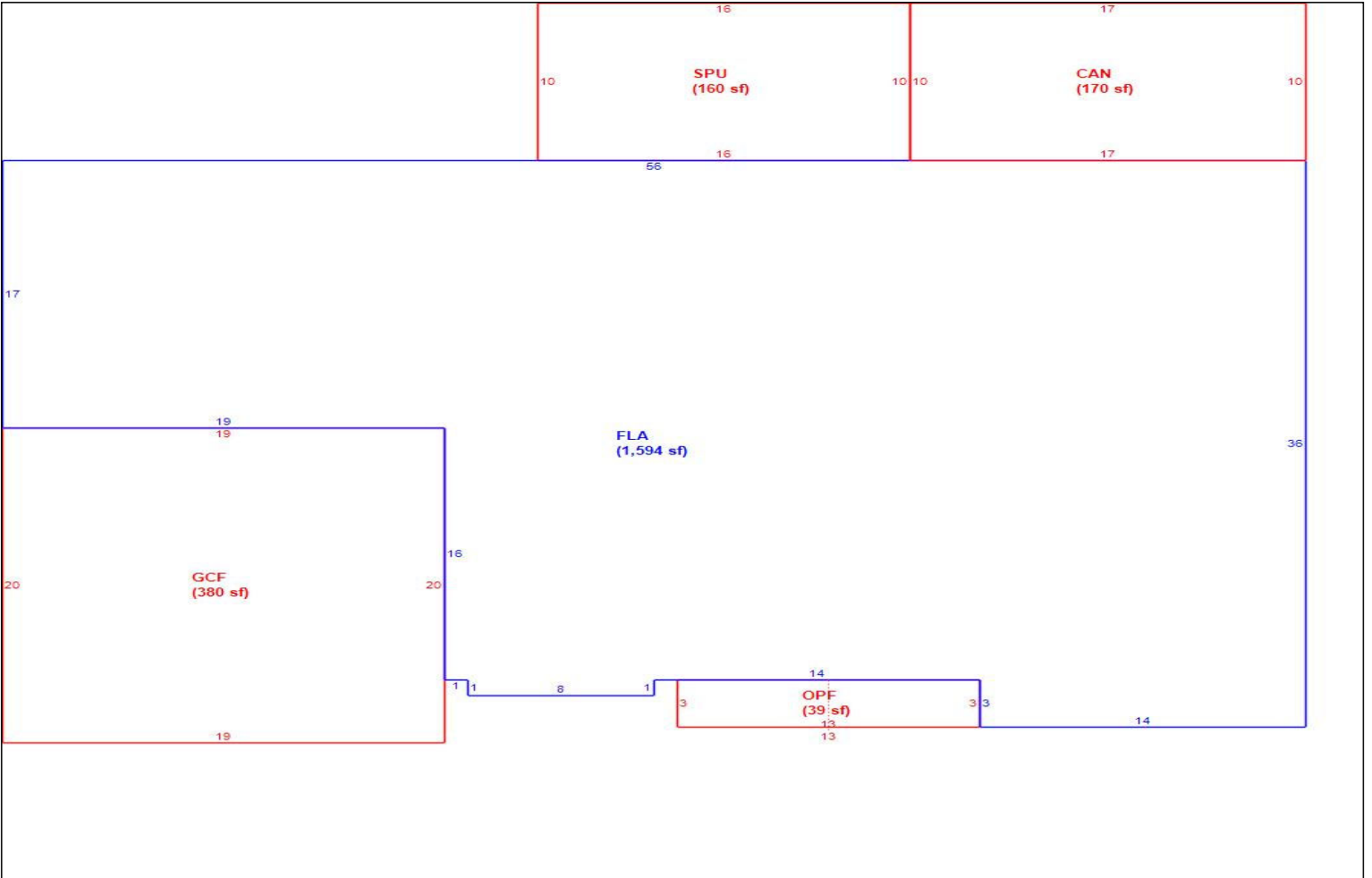
**comp 3**

Property Location			
Site Address	1514 SARUS AVE		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-16-201

Legal Description
GROVELAND, CRANE'S LANDING PHASE 2 SUB LOT 113 PB 42 PGS 96-97 ORB 6165 PG 1095

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 214,349	Deprec Bldg Value 207,919	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	3
FLA	FINISHED LIVING AREA	1,594	1,594	1594	Effective Area	1594	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	109.59	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	39	0	Building RCN	214,349	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	170	0	% Good	97.00	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	160	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,594	2,343	1,594	Building RCNLD	207,919				

Alternate Key 3790557  
 Parcel ID 16-22-25-0305-000-11300

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

2024-1139 Comp 3  
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<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	220.00	SF	35.00	2002	2002	7700.00	85.00	6,545
PLD2	POOL/COOL DECK	767.00	SF	5.38	2002	2002	4126.00	70.00	2,888

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2308-0275	08-25-2023	03-22-2024	18,612	0002	REPL WINDOWS 14	03-22-2024		
2014	774-07-13B	07-09-2013	04-14-2014	10,000	0002	REPL WINDOWS (13)	04-14-2014		
2009	SALE	01-01-2008	12-17-2008	1	0000	CHECK VALUES	12-15-2008		
2003	116-02-04B	04-15-2002	01-29-2003	15,575	0000	11X24 POOL			
2003	1124-01-12B	01-01-2002	01-29-2003	80,278	0000	SFR/1514 SARUS 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
2023075776	6165 1095	06-15-2023	WD	Q	01	I	380,000				
2018127230	5191 0605	10-25-2018	WD	Q	Q	I	229,000				
2018102550	5163 0373	08-25-2018	WD	U	U	I	214,800				
	3662 0893	07-28-2008	WD	Q	Q	I	210,000				
	2094 1272	03-29-2002	WD	Q	Q	I	131,100				
<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	207,919	9,433	287,352	0	287352	0.00	287352	287352	280,622	

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