



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3836029

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-1140	County	Lake
		Tax year	2024
		Date received	10-1-24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: SFR JV-2 2022-2 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 #	18-22-25-1600-000-07300 1309 Hawks Nest Avenue
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"/> 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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Refund of taxes for catastrophic event <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"/> 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.			
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 #	2024-1140	Alternate Key: 3836029	Parcel ID: 18-22-25-1600-000-07300
Petitioner Name	RYAN, LLC	Property Address	1309 HAWKS NEST AVE GROVELAND
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	SFR JV-2 2022-2 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required		\$ 313,444	\$ 313,444
2. Assessed or classified use value, *if applicable		\$ 313,444	\$ 313,444
3. Exempt value, *enter "0" if none		\$ -	
4. Taxable Value, *required		\$ 313,444	\$ 313,444

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

Last Sale Date 6/14/2022 **Price:** \$100 Arm's Length Distressed Book 5989 Page 1871

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3836029	3809939	3835974	3835962
Address	1309 HAWKS NEST AVE GROVELAND	170 QUAILS OAK CIR GROVELAND	1025 OSPREY COVE CIR GROVELAND	1048 OSPREY COVE CIR GROVELAND
Proximity		.17 MILE	370 FEET	330 FEET
Sales Price		\$314,000	\$320,000	\$310,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	0.80%	4.40%
Adjusted Sale		\$268,156	\$274,560	\$277,140
\$/SF FLA	\$157.11 per SF	\$193.06 per SF	\$168.24 per SF	\$140.68 per SF
Sale Date		11/8/2023	10/13/2023	1/11/2023
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	1,995	1,389	39390	1,632	23595	1,970	1625
Year Built	2007	2003		2005		2007	
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/PAT	OPF/PAT		OPF	2000	OPF/PAT	1500
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	.17 AC	.22 AC	-6000	.17 AC		.17 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 12.5%	33390	Net Adj. 9.3%	25595	Net Adj. 1.1%	3125
		Gross Adj. 16.9%	45390	Gross Adj. 9.3%	25595	Gross Adj. 1.1%	3125
Adj. Sales Price	Market Value \$313,444	Adj Market Value	\$301,546	Adj Market Value	\$300,155	Adj Market Value	\$280,265
	Value per SF 157.11						

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

2024-1140 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	3835962	1048 OSPREY COVE CIR GROVELAND	330 FEET
2	1	3809939	170 QUAIL OAK CIR GROVELAND	.17 MILE
3	2	3835974	1025 OSPREY COVE CIR GROVELAND	370 FEET
4	SUBJECT	3836029	1309 HAWKS NEST AVE GROVELAND	-
5				
6				
7				
8				

Alternate Key 3836029
Parcel ID 18-22-25-1600-000-07300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1140 Subject By bboone
PRC Run: 12/4/2024
Card # 1 of 1

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

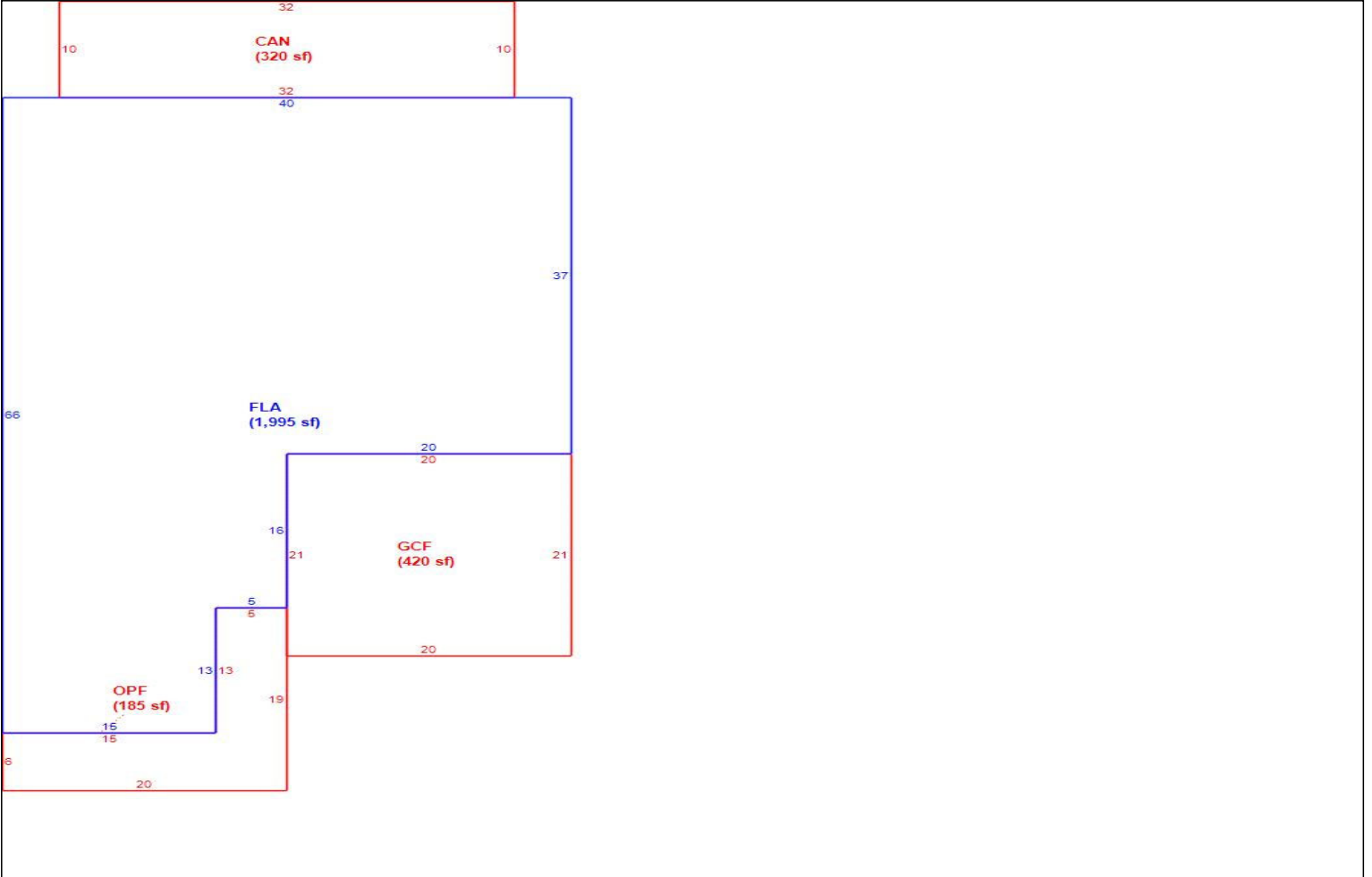
subject

Property Location		
Site Address 1309 HAWKS NEST AVE GROVELAND FL 34736		
Mill Group	OGR1	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

Legal Description
OSPREY COVE PHASE 1 PB 53 PG 72-74 LOT 73 ORB 5989 PG 1871

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 250,973 Deprec Bldg Value 243,444 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	1,995	1,995	1995	2007	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	105.24	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	185	0	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	320	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,995	2,920	1,995	0	Roof Cover	3	Type AC	03

Alternate Key 3836029
 Parcel ID 18-22-25-1600-000-07300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1140 Subject By bboone
 PRC Run: 12/4/2024
 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
2008	167-07-03B	02-13-2007	08-09-2007	221,750	0000	SFR 4/BR	08-09-2007	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2022094585	5989	1871	06-14-2022	WD	U	11	I	100			
2022016410	5890	1164	01-10-2022	WD	Q	01	I	305,000			
2021149624	5824	1609	10-20-2021	WD	U	37	I	293,300			
2019129318	5374	0558	10-08-2019	QC	U	U	I	0			
	4370	1010	08-16-2013	WD	Q	Q	I	120,000			
Total											0.00

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
70,000	243,444	0	313,444	0	313444	0.00	313444	313444	305,601

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Alternate Key 3809939
 Parcel ID 18-22-25-1700-000-01700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1140 Comp 1
 PRC Run: 12/4/2024 By
 Card # 1 of 1

Current Owner		
RELATADO RABEIAS JOSE E & MA T G RIC		
170 QUAIL OAK CIR		
GROVELAND	FL	34736

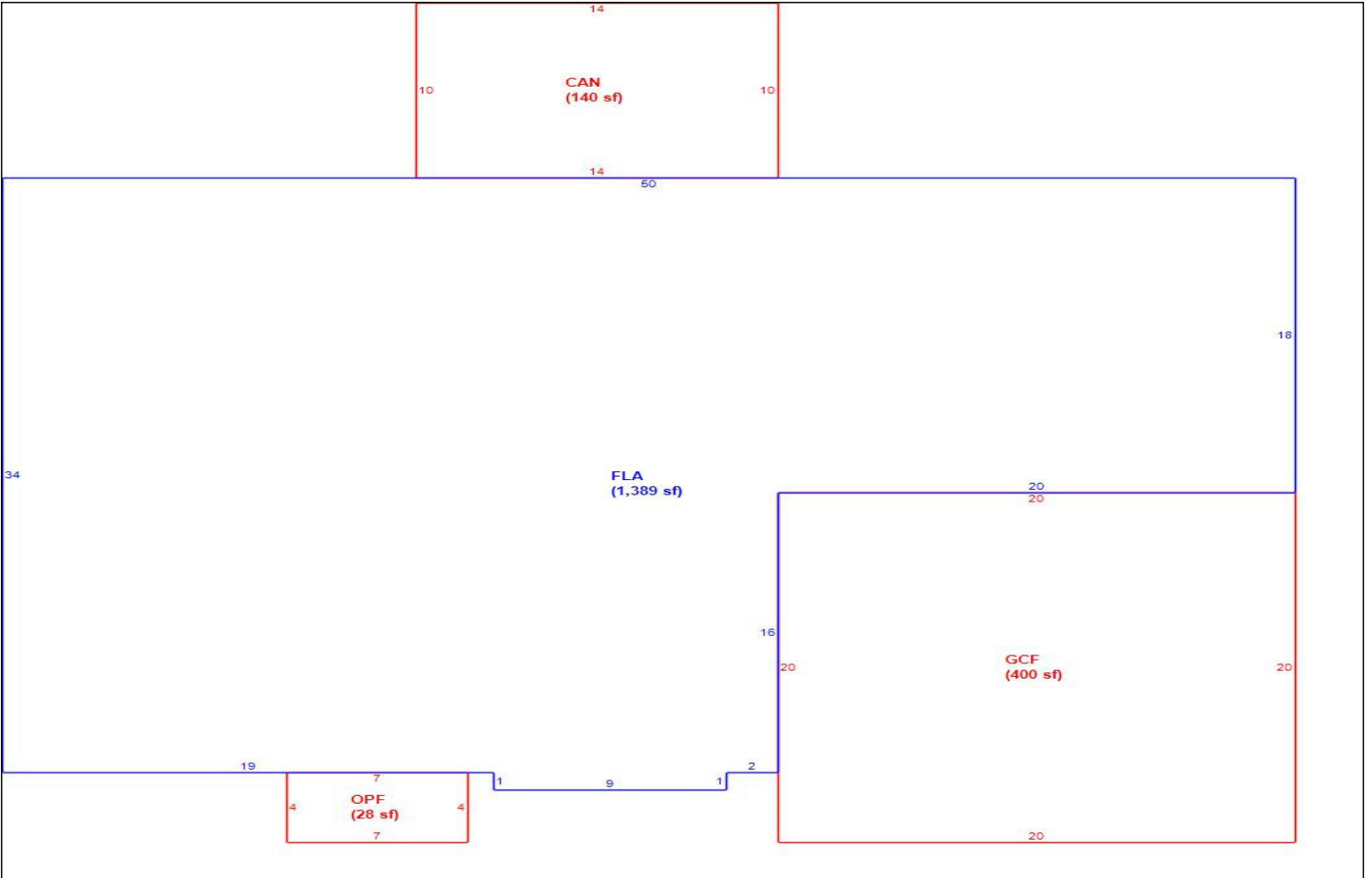
comp 1

Property Location		
Site Address 170 QUAILS OAK CIR		
GROVELAND FL 34736		
Mill Group	00GR	NBHD 0531
Property Use		Last Inspection
00100	SINGLE FAMILY	DLS 10-03-201

Legal Description
QUAIL OAKS PB 47 PG 89-90 LOT 17 ORB 6240 PG 1496

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	38,000.00	0.0000	2.00	1.000	1.000	0	76,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,000		
Classified Acres		0		Classified JV/Mkt		76,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 171,774
Deprec Bldg Value 166,621		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,389	1,389	1389	2003	1389	99.52	No Stories	1.00	3
GAR	GARAGE FINISH	0	400	0			171,774	Quality Grade	650	2
OPF	OPEN PORCH FINISHE	0	28	0				Wall Type	03	0
PAT	PATIO UNCOVERED	0	140	0				Foundation	3	0
TOTALS		1,389	1,957	1,389			166,621	Roof Cover	3	03

Alternate Key 3809939
 Parcel ID 18-22-25-1700-000-01700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1140 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
2005 2004	SALE 073-03-03B	01-01-2004 03-27-2003	06-02-2005 01-16-2004	1 90,000	0000 0000	CHECK VALUE SFR/3-170 QUAILS OAK CIR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2023138251	6240	1496	11-08-2023	WD	Q	01	I	314,000				
2019029460	5250	0950	03-04-2019	WD	Q	Q	I	195,500				
2018148593	5216	1227	12-14-2018	WD	Q	Q	I	166,700				
	4722	1656	12-21-2015	WD	Q	Q	I	120,000				
	2720	2170	12-13-2004	WD	Q	Q	I	165,000				
Total											0.00	

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
76,000	166,621	0	242,621	0	242621	0.00	242621	242621	237,463

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Alternate Key 3835974
Parcel ID 18-22-25-1600-000-03100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1140 Comp 2
PRC Run: 12/4/2024 By
Card # 1 of 1

Current Owner		
SCHRIMSHER JESSIE AND JULIA OLEKSYN		
1025 OSPREY COVE CR		
GROVELAND	FL	34736

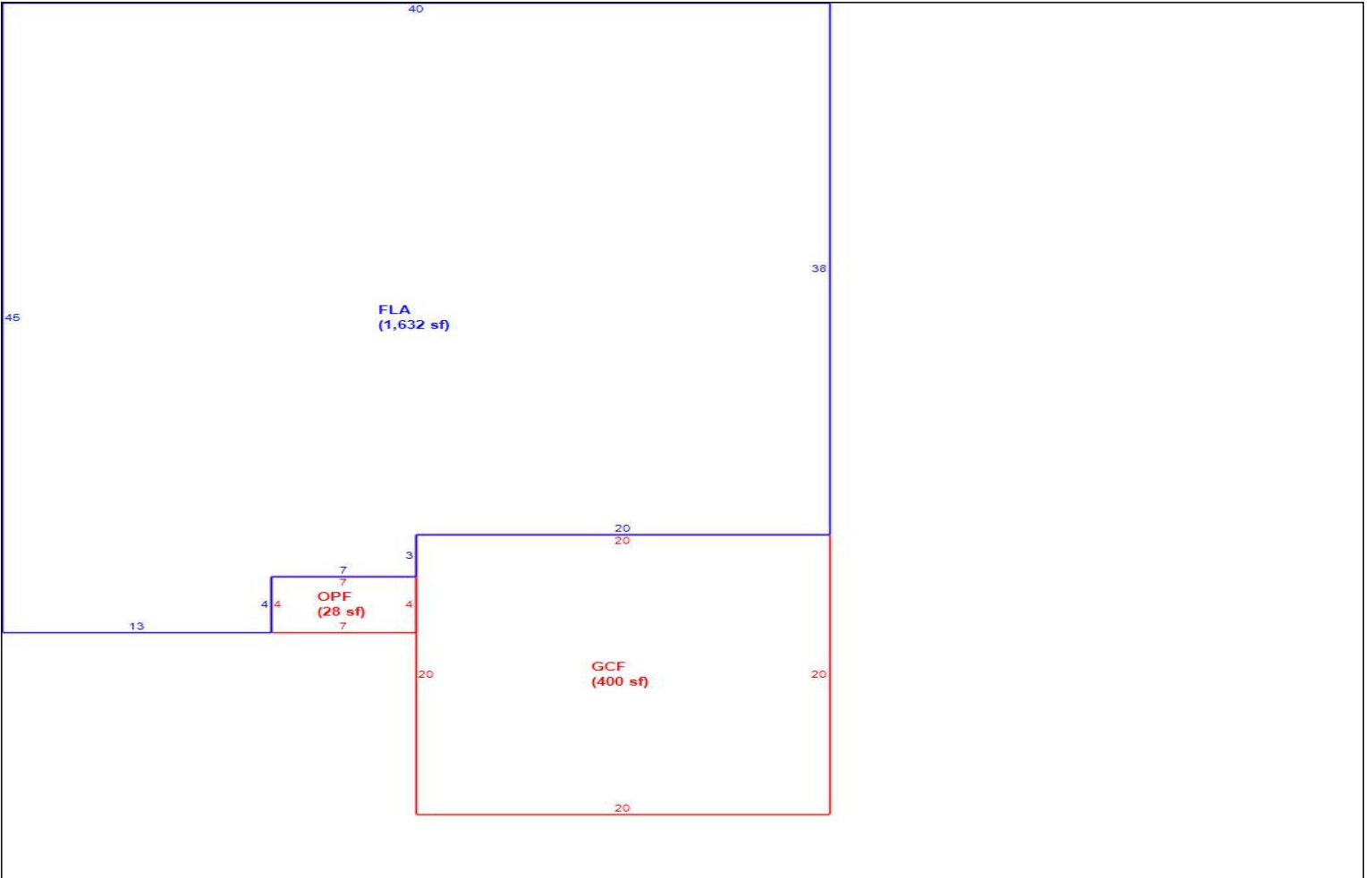
comp 2

Property Location		
Site Address 1025 OSPREY COVE CIR		
GROVELAND FL 34736		
Mill Group	OGR1	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

Legal Description
OSPREY COVE PHASE 1 PB 53 PG 72-74 LOT 31 ORB 6229 PG 592

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 210,244 Deprec Bldg Value 203,937 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,632	1,632	1632	2005	1632	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		106.19	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0		210,244	Condition	EX	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS					Building RCNLD	203,937				

Alternate Key 3835974
 Parcel ID 18-22-25-1600-000-03100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1140 Comp 2
 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	
2006	468-05-05BEP	03-30-2005	01-20-2006	136,375	0000	SFR 1025 OSPREY COVE CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023128724	6229	0592	10-13-2023	WD	Q	01	I	320,000				
	4178	2304	06-15-2012	WD	U	U	I	67,000				
	3058	2281	12-30-2005	WD	Q	Q	I	136,400				
	2827	0067	04-30-2005	WD	U	M	V	1				
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	203,937	0	273,937	0	273937	0.00	273937	273937	267,480	

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Alternate Key 3835962
 Parcel ID 18-22-25-1600-000-01900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1140 Comp 3
 PRC Run: 12/4/2024 By
 Card # 1 of 1

Current Owner			
DEAN ROBIN L			
9123 NW 44TH CT			
CORAL SPRINGS	FL	33065	

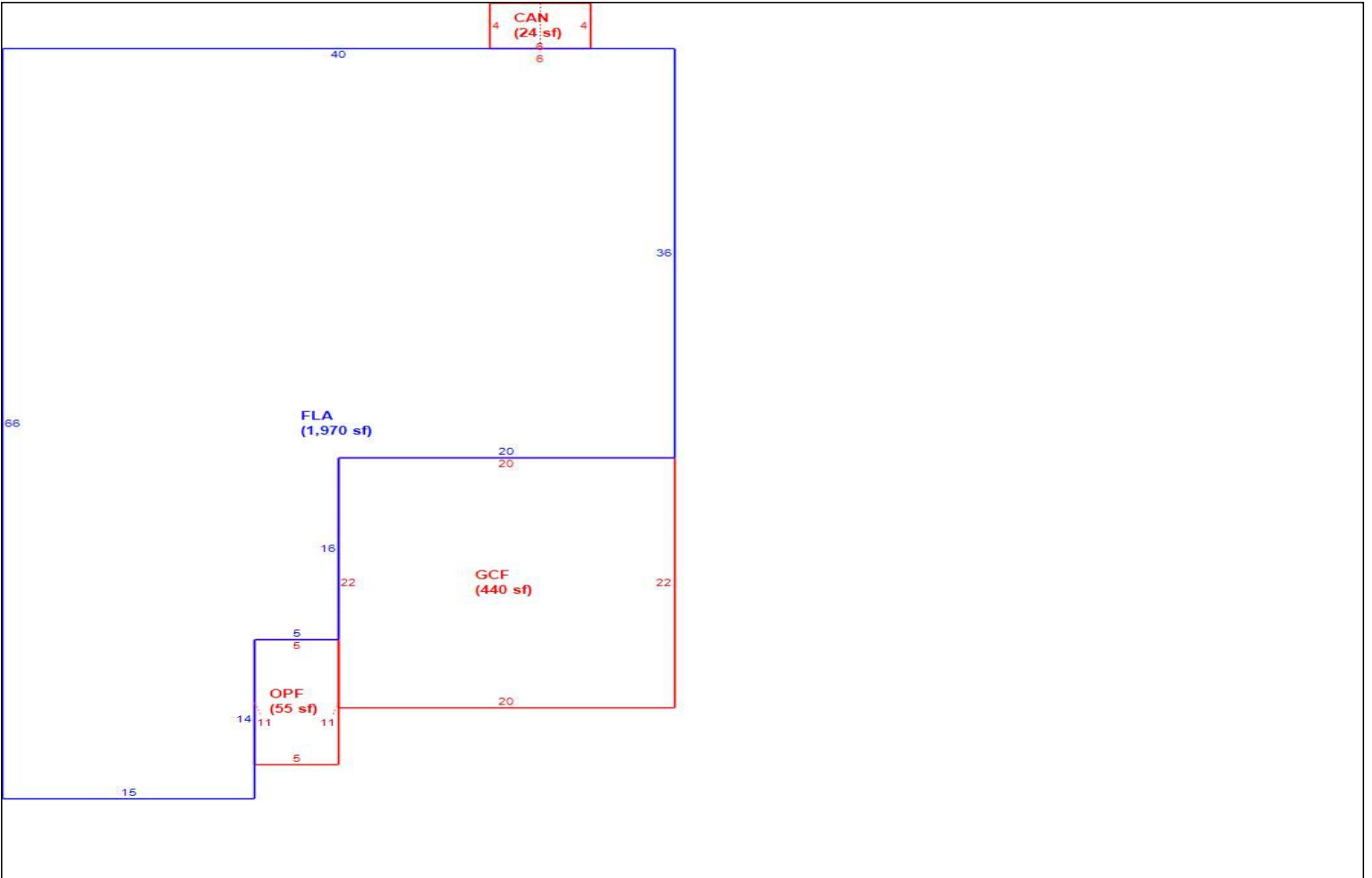
comp 3

Property Location			
Site Address 1048 OSPREY COVE CIR			
GROVELAND		FL 34736	
Mill Group	OGR1	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
OSPREY COVE PHASE 1 PB 53 PG 72-74 LOT 19 ORB 6080 PG 112

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 246,496 Deprec Bldg Value 239,101 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2007	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,970	1,970	1970	Effective Area	1970	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	105.31	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	55	0	Building RCN	246,496	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	24	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		1,970	2,489	1,970	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	239,101				

Alternate Key 3835962
 Parcel ID 18-22-25-1600-000-01900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1140 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	
2008	1015-06-12B	01-01-2007	08-03-2007	162,600	0000	SFR 4/BR 1048 OSPREY COVE CIR	08-03-2007		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023005507	6080	0112	01-11-2023	WD	Q	01	I	310,000				
	3419	1401	04-23-2007	WD	Q	Q	I	162,600				
	2849	2005	05-27-2005	WD	U	M	V	1				
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	239,101	0	309,101	0	309101	0.00	309101	309101	301,358	

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