



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3574877

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 #	2024-1142	County	Lake
		Tax year	2024
		Date received	10.1.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: SFR JV-1 2021-1 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 #	22-24-26-0830-000-31200 2112 Kiwi Trail
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"/> 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"/> 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"/> 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.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-1142	Alternate Key: 3574877	Parcel ID: 22-24-26-0830-000-31200
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 2112 KIWI TRL CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR JV- 1 2021-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 261,407	\$ 261,407
2. Assessed or classified use value, *if applicable	\$ 261,407	\$ 261,407
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 261,407	\$ 261,407

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

Last Sale Date 5/28/2021 **Price:** \$243,500 Arm's Length Distressed Book 5723 Page 101

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3574877	3397908	3376579	3440901
Address	2112 KIWI TRL CLERMONT	2151 PINK GRAPEFRUIT TRL	15937 GREATER GROVES BLVD	2335 DUNCAN TRL CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$355,000	\$389,000	\$395,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	0.00%	1.60%
Adjusted Sale		\$311,690	\$330,650	\$342,070
\$/SF FLA	\$213.92 per SF	\$224.88 per SF	\$238.22 per SF	\$256.81 per SF
Sale Date		5/19/2023	12/26/2023	8/7/2023
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	1,222	1,386	-8200	1,388	-8300	1,332	-5500
Year Built	1995	1992		1992		1993	
Constr. Type	block/ stucco	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	Y	-20000	Y	-20000	Y	-20000
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. 9.0%	-28200	-Net Adj. 8.6%	-28300	-Net Adj. 7.5%	-25500
		Gross Adj. 9.0%	28200	Gross Adj. 8.6%	28300	Gross Adj. 7.5%	25500
Adj. Sales Price	Market Value \$261,407	Adj Market Value	\$283,490	Adj Market Value	\$302,350	Adj Market Value	\$316,570
	Value per SF 213.92						

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: Mohamed Shariff

DATE 12/5/2024

2024-1142 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3440901	2335 DUNCAN TRL CLERMONT	same sub
2	comp 2	3376579	15937 GREATER GROVES BLVD CLERMONT	same sub
3	subject	3574877	2112 KIWI TRL CLERMONT	-
4	comp 1	3397908	2151 PINK GRAPEFRUIT TRL CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3376579
 Parcel ID 22-24-26-0800-000-13900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1142 Comp 2
 PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner		
LYONS MIRIAM J		
15937 GREATER GROVES BLVD		
CLERMONT	FL	34714

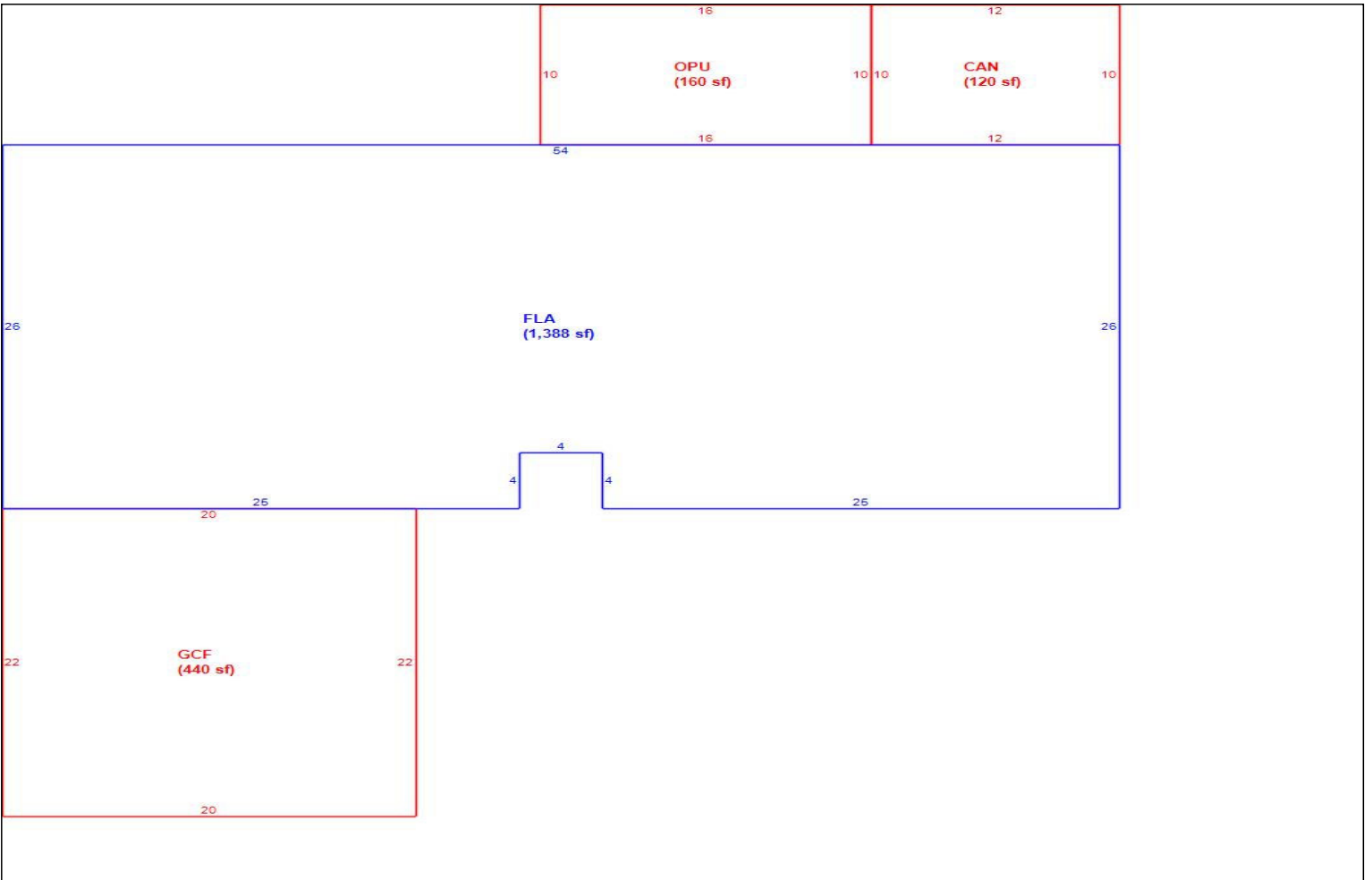
comp 2

Property Location			
Site Address	15937 GREATER GROVES BLVD		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER GROVES PHASE 1 LOT 139 PB 32 PGS 79-80 ORB 6268 PG 1935

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 190,527
Deprec Bldg Value 184,811		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	1,388	1,388	1388	1992				
GAR	GARAGE FINISH	0	440	0	Effective Area	1388	No Stories	1.00	Full Baths
OPU	OPEN PORCH UNFINIS	0	160	0	Base Rate	109.48	Quality Grade	665	Half Baths
PAT	PATIO UNCOVERED	0	120	0	Building RCN	190,527	Wall Type	03	Heat Type
				Condition		EX	Foundation	3	Fireplaces
				% Good		97.00	Roof Cover	3	Type AC
				Functional Obsol		0			
TOTALS		1,388	2,108	1,388	Building RCNLD	184,811			

Alternate Key 3376579
 Parcel ID 22-24-26-0800-000-13900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1142 Comp 2
 PRC Run: 12/5/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	200.00	SF	35.00	1991	1991	7000.00	85.00	5,950
PLD2	POOL/COOL DECK	892.00	SF	5.38	1991	1991	4799.00	70.00	3,359
SEN2	SCREEN ENCLOSED STRUCTURE	2032.00	SF	3.50	1991	1991	7112.00	40.00	2,845

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	SALE	01-01-2003	01-20-2004	1	0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024003675	6268	1935	12-26-2023	WD	Q	01	I	389,000				
2022140664	6043	1742	10-19-2022	WD	Q	01	I	300,000				
	2317	1449	04-30-2003	WD	Q	Q	I	132,000				
	1163	0551	04-01-1992	WD	Q	Q	I	78,900				
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	
92,750	184,811	12,154	289,715	0	289715	0.00	289715	289715	284,047	

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Alternate Key 3397908
Parcel ID 22-24-26-0800-000-16100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1142 Comp 1
PRC Run: 12/5/2024 By
Card # 1 of 1

Current Owner		
ZENO AMANDA AND RICHARD FELIZ		
2151 PINK GRAPEFRUIT TRL		
CLERMONT	FL	34714

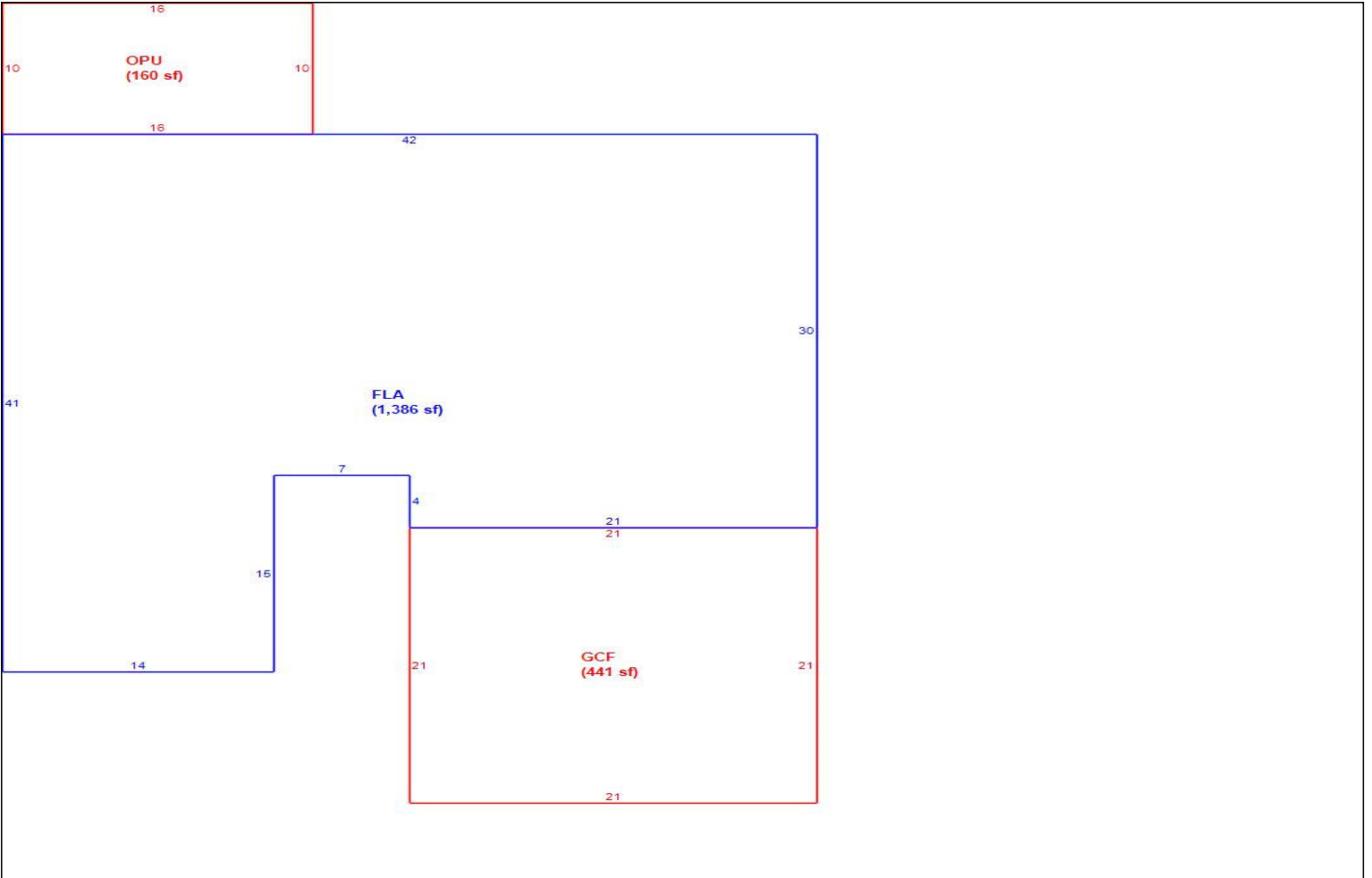
comp 1

Property Location			
Site Address	2151 PINK GRAPEFRUIT TRL		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-04-202

Legal Description
GREATER GROVES PHASE 1 LOT 161 PB 32 PGS 79-80 ORB 6157 PG 1551

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 189,970
		Deprec Bldg Value 184,271	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	1,386	1,386	1386	1992	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	109.48	Quality Grade	665	Half Baths	0	
OPU	OPEN PORCH UNFINIS	0	160	0	189,970	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	
						% Good	97.00	Fireplaces	0	
						Functional Obsol	0	Roof Cover	3	
TOTALS		1,386	1,987	1,386	184,271	Building RCNLD	184,271	Type AC	03	

Alternate Key 3397908
Parcel ID 22-24-26-0800-000-16100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1142 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
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	1993	1993	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	600.00	SF	5.38	1993	1993	3228.00	70.00	2,260
SEN2	SCREEN ENCLOSED STRUCTURE	1336.00	SF	3.50	1993	1993	4676.00	40.00	1,870
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1993	1993	6000.00	50.00	3,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	2019030982	03-25-2019	02-04-2020	7,797	0002	REPL WINDOWS 10	02-05-2020		
1995	9401560	04-01-1994	11-01-1994	15,000	0000	POL			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023069149	6157	1551	05-19-2023	WD	Q	01	I	355,000	039	HOMESTEAD	2024	25000
2021049981	5685	1226	04-03-2021	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017135470	5042	2453	04-07-2017	WD	Q	Q	I	160,000				
	3919	1915	06-09-2010	WD	U	U	I	100				
	1468	0080	09-01-1996	WD	Q	Q	I	116,000				
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
92,750	184,271	20,518	297,539	0	297539	50,000.00	247539	272539	291,877

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Alternate Key 3440901
Parcel ID 22-24-26-0800-000-12500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1142 Comp 3
PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner		
BERIA DIANE AND SUMINTRA ROOPNARAI		
2335 DUNCAN TRL		
CLERMONT	FL	34714

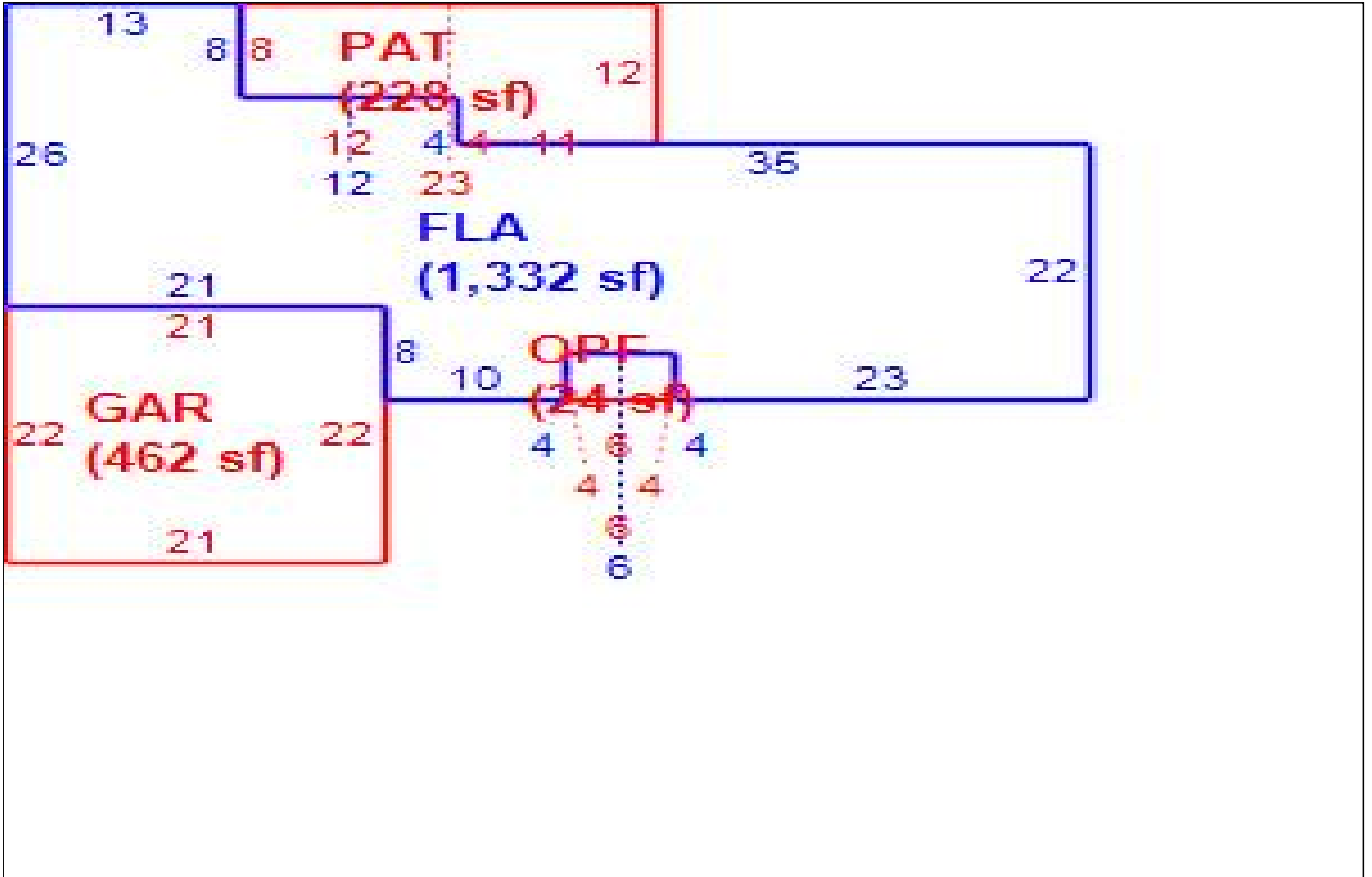
comp 3

Property Location			
Site Address	2335 DUNCAN TRL		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER GROVES PHASE 1 LOT 125 PB 32 PGS 79-80 ORB 6192 PG 2224

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	26,500.00	0.0000	3.50	1.300	1.000	0	120,575
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,575		
Classified Acres		0		Classified JV/Mkt		120,575		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 184,626
Deprec Bldg Value 179,087		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	2
FLA	FINISHED LIVING AREA	1,332	1,332	1332	1993	1332	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0		109.68	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0		184,626	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	228	0			Foundation	3	Fireplaces	0
TOTALS		1,332	2,046	1,332		179,087	Roof Cover	3	Type AC	03

Alternate Key 3440901
Parcel ID 22-24-26-0800-000-12500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1142 Comp 3
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
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	1992	1992	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	660.00	SF	5.38	1992	1992	3551.00	70.00	2,486
SEN2	SCREEN ENCLOSED STRUCTURE	1348.00	SF	3.50	1992	1992	4718.00	40.00	1,887

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1996	9503516	07-01-1995	12-01-1995	12,000	0000	RE:9300555			
1994	9301344	03-01-1993	12-01-1993	4,000	0000	SEN FOR POL			
1994	9300555	01-01-1993	12-01-1993	12,000	0000	POL 450SF LT125 C NOTES			
1993	82110	07-01-1992	12-01-1993	42,239	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023097733	6192	2224	08-07-2023	WD	Q	01	I	395,000	039	HOMESTEAD	2024	25000
2019115129	5356	1718	10-10-2019	QC	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	2130	1550	05-10-2002	WD	Q	Q	I	122,000				
	1693	1722	02-17-1999	WD	U	U	I	36,100				
	1208	1758	01-01-1993	WD	Q	Q	I	89,200				
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
120,575	179,087	17,761	317,423	0	317423	50,000.00	267423	292423	311,966

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Alternate Key 3574877
Parcel ID 22-24-26-0830-000-31200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1142 Subject
PRC Run: 12/5/2024 By mshariff
Card # 1 of 1

Current Owner		
SFR JV-1 2021-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 1508 BROOKHOLLOW DR		
SANTA ANA	CA	92705

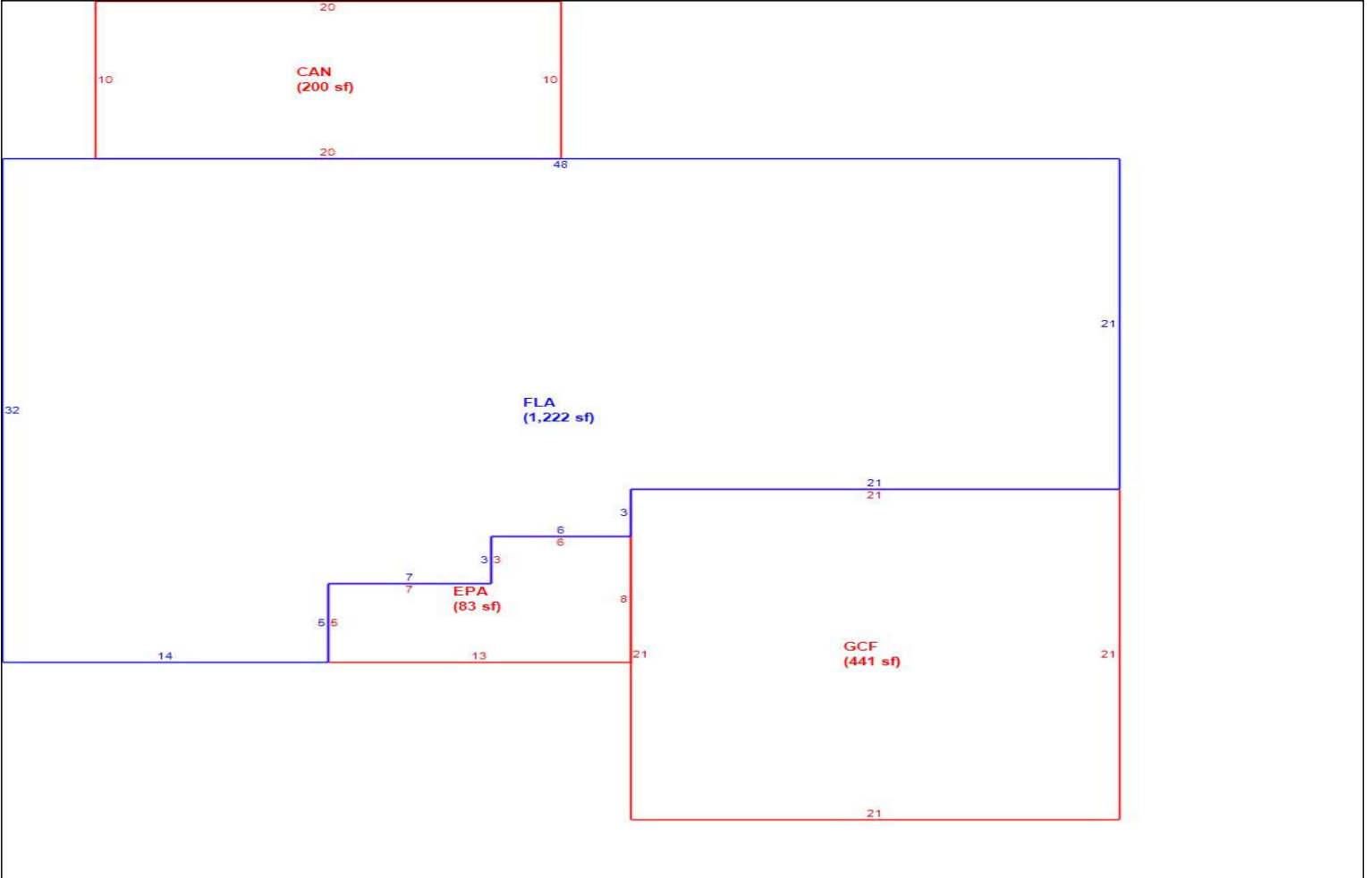
subject

Property Location			
Site Address 2112 KIWI TRL CLERMONT FL 34714			
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER GROVES PHASE 3 SUB LOT 312 PB 34 PGS 79-80 ORB 5836 PG 2259

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	173,873	Deprec Bldg Value	168,657	Multi Story	0



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	83	0	1995	1222	110.06	173,873	EX	97.00	0	168,657	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,222	1,222	1,222									Quality Grade	665	Half Baths	0
GAR	GARAGE FINISH	0	441	0									Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	200	0									Foundation	3	Fireplaces	0
TOTALS		1,222	1,946	1,222									Roof Cover	3	Type AC	03

Alternate Key 3574877
 Parcel ID 22-24-26-0830-000-31200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1142 Subject
 PRC Run: 12/5/2024 By mshariff
 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	SALE	01-01-2004	05-03-2005	1	0000	CHECK VALUE			
2002	1060568	06-19-2001	04-17-2002	1,167	0000	VINYL WALL W/VINYL WINDOW			
1996	9501428	03-01-1995	12-01-1995	46,778	0000	SFR 2112 KIWI TRAIL			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2021158135	5836	2259	10-26-2021	WD	U	11	I	100				
2021077292	5723	0101	05-28-2021	WD	Q	01	I	243,500				
2016031704	4758	1582	03-16-2016	WD	Q	Q	I	150,000				
	3883	1012	03-02-2010	WD	U	U	I	74,900				
	3883	1011	02-23-2010	WD	U	U	I	100				
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	
92,750	168,657	0	261,407	0	261407	0.00	261407	261407	256,385	

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