



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *2874716*

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>2024-1143</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>10-1-24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: SFR JV-2 2023-1 BORROWER LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	26-22-25-0250-000-02600 1421 13th 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.)			
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 # 2024-1143	Alternate Key: 2874716	Parcel ID: 26-22-25-0250-000-02600
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1421 13TH ST CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR JV-2 2023-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 328,619	\$ 328,619
2. Assessed or classified use value, *if applicable	\$ 328,619	\$ 328,619
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 328,619	\$ 328,619

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

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

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	2874716	3449240	1621968	3462289
Address	1421 13TH ST CLERMONT	1430 15TH ST CLERMONT	1072 W MAGNOLIA ST CLERMONT	1501 W MAGNOLIA ST CLERMONT
Proximity		.12 MILE	.18 MILE	.13 MILE
Sales Price		\$350,000	\$390,000	\$385,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	4.00%	2.40%
Adjusted Sale		\$308,700	\$347,100	\$336,490
\$/SF FLA	\$201.98 per SF	\$223.37 per SF	\$193.37 per SF	\$266.42 per SF
Sale Date		4/27/2023	2/17/2023	6/15/2023
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	1,627	1,382	12250	1,795	-8400	1,263	18200
Year Built	1987	1993		1953		1993	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK	5000	BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	GARAGE	GARAGE		NONE	20000	GARAGE	
Porches	OPF/SPU	OPF/PAT	2000	OPF/SPF	-2000	OPF/OPU	2000
Pool	N	N	0	N	0	Y	-20000
Fireplace	1	0	2500	0	2500	0	2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	OPU	PAT	2000	BSM	-4000	NONE	2000
Site Size	.17 AC	.18 AC		.28 AC	-25000	.21 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 6.1%	18750	-Net Adj. 3.4%	-11900	Net Adj. 1.4%	4700
		Gross Adj. 6.1%	18750	Gross Adj. 19.3%	66900	Gross Adj. 13.3%	44700
Adj. Sales Price	Market Value \$328,619	Adj Market Value	\$327,450	Adj Market Value	\$335,200	Adj Market Value	\$341,190
	Value per SF 201.98						

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 12/3/2024

2024-1143 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	1	3449240	1430 15TH ST CLERMONT	.12 MILE
2	SUBJECT	2874716	1421 13TH ST CLERMONT	-
3	2	1621968	1072 W. MAGNOLIA ST CLERMONT	.18 MILE
4	3	3462289	1501 W MAGNOLIA ST CLERMONT	.13 MILE
5				
6				
7				
8				

Alternate Key 2874716
Parcel ID 26-22-25-0250-000-02600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1143 Subject By
PRC Run: 12/3/2024
Card # 1 of 1

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

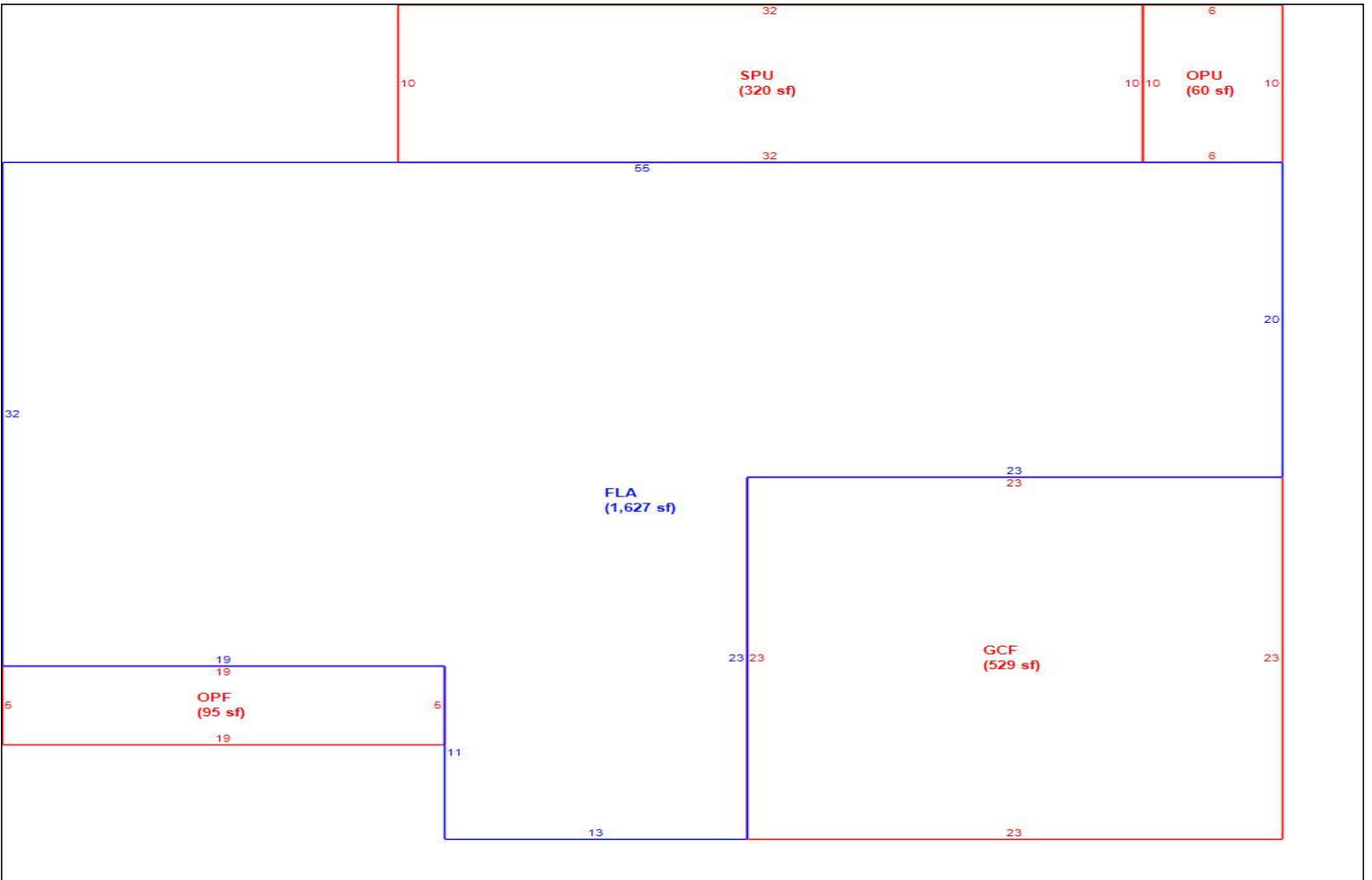
subject

Property Location			
Site Address	1421 13TH ST	CLERMONT	FL 34711
Mill Group	000C	NBHD	0585
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
CLERMONT, HAZELWOOD SUB LOT 26--LESS S 3 FT-- PB 27 PG 46 ORB 6175 PG 1279

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 225,380	Deprec Bldg Value 218,619	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	1,627	1,627	1627	1987	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	529	0	109.43	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	95	0	EX	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	60	0	97.00	Foundation	3	Fireplaces	1
SPU	SCREEN PORCH UNFIN	0	320	0	0	Roof Cover	3	Type AC	03
TOTALS		1,627	2,631	1,627	218,619				

Alternate Key 2874716
 Parcel ID 26-22-25-0250-000-02600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1143 Subject By
 PRC Run: 12/3/2024
 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
2015	SALE	01-01-2014	04-14-2015	1	0099	CHECK VALUE	04-14-2015	
2007	2006070294	08-15-2006	03-05-2007	6,000	0000	REPL WINDOWS SIZE FOR SIZE	03-05-2007	
2006	2005052115	06-03-2005	03-30-2006	2,000	0000	SEN 8X40 W/SLAB		
1998	7100864	10-01-1997	12-01-1997	2,100	0000	REROOF		
1998	7100751	10-01-1997	12-01-1997	2,000	0000	REPL 3 SINKS, GLASS DOORS		
1988	42790	07-01-1987	12-01-1987	58,110	0000	SFR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2023084124	6175	1279	06-21-2023	WD	U	11	I	100				
2022140416	6043	1097	10-18-2022	WD	Q	01	I	330,000				
	4458	0722	03-25-2014	WD	Q	Q	I	155,000				
	0948	0052	12-01-1987	WD	Q	Q	V	74,000				
	0925	1842	06-01-1987	WD	Q	Q	V	14,800				
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
110,000	218,619	0	328,619	0	328619	0.00	328619	328619	321,987

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Alternate Key 3449240
 Parcel ID 26-22-25-0700-000-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1143 Comp 1
 PRC Run: 12/3/2024 By
 Card # 1 of 1

Current Owner		
BREEZE BROTHERS REAL ESTATE LLC		
701 W OAKLAND AVE # 4406		
OAKLAND	FL	34787

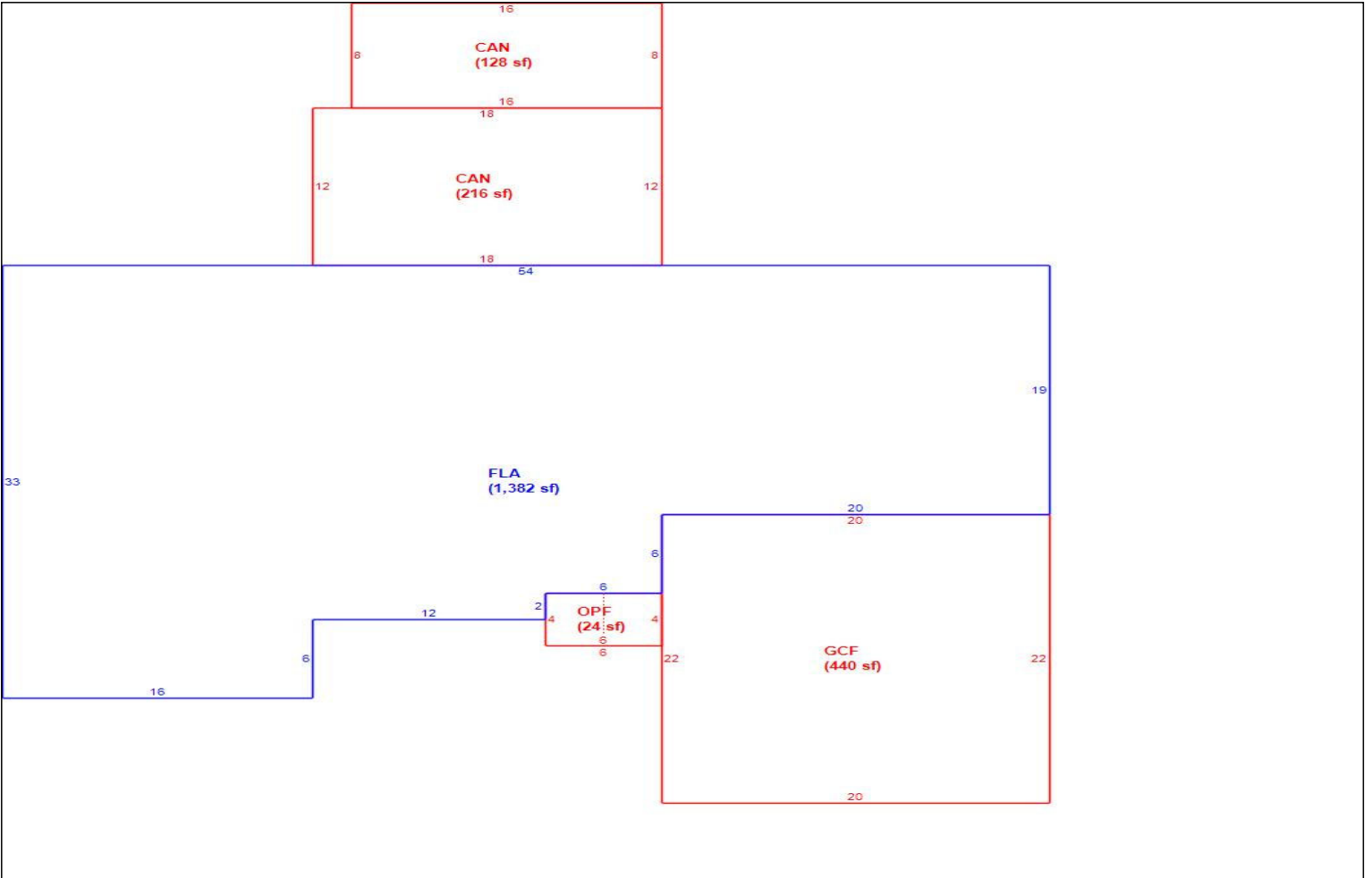
comp 1

Property Location			
Site Address	1430 15TH ST	CLERMONT	FL 34711
Mill Group	000C	NBHD	0585
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-21-201

Legal Description
CLERMONT, PARK PLACE LOT 7 PB 31 PGS 1-2 ORB 6145 PG 1683

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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 178,309	Deprec Bldg Value 172,960	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1993	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,382	1,382	1382	Effective Area	1382	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	Base Rate	102.86	Quality Grade	655	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	178,309	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	344	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	2	Type AC	03
TOTALS		1,382	2,190	1,382	Building RCNLD	172,960					

Alternate Key 3449240
 Parcel ID 26-22-25-0700-000-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1143 Comp 1
 PRC Run: 12/3/2024 By
 Card # 1 of 1

Miscellaneous Features
**Only the first 10 records are reflected below*

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2019	SALE	01-01-2018	03-21-2019	1	0099	CHECK VALUE	03-22-2019	
2018	SALE	01-01-2017	02-12-2018	1	0099	CHECK VALUE SEE 17 NOTE	02-12-2018	
2018	SALE	01-01-2017	02-12-2018	1	0099	CHECK VALUE	02-12-2018	
2006	SALE	01-01-2005	03-30-2006	1	0000	CHECK VALUE		
2003	SALE	01-01-2002	01-24-2003	1	0000	CK VALUE		
1994	9303910	07-01-1993	12-01-1993	56,000	0000	SFR LT7 1430 5TH ST		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023059852	6145 1683	04-27-2023	WD	Q	01	I	350,000				
2023038109	6119 0331	03-31-2023	WD	U	37	I	283,000				
2018141898	5208 1384	12-06-2018	WD	Q	Q	I	219,900				
2017098224	4999 1511	09-08-2017	WD	Q	Q	I	190,000				
	4122 0525	01-30-2012	WD	U	U	I	98,000				
Total											0.00

Exemptions

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
110,000	172,960	0	282,960	0	282960	0.00	282960	282960	277,657

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Alternate Key 1621968
Parcel ID 26-22-25-0300-106-01400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1143 Comp 2
PRC Run: 12/3/2024 By
Card # 1 of 1

Current Owner		
SHOMPER THOMAS J & STEFANIE E		
1072 W MAGNOLIA ST		
CLERMONT	FL	34711

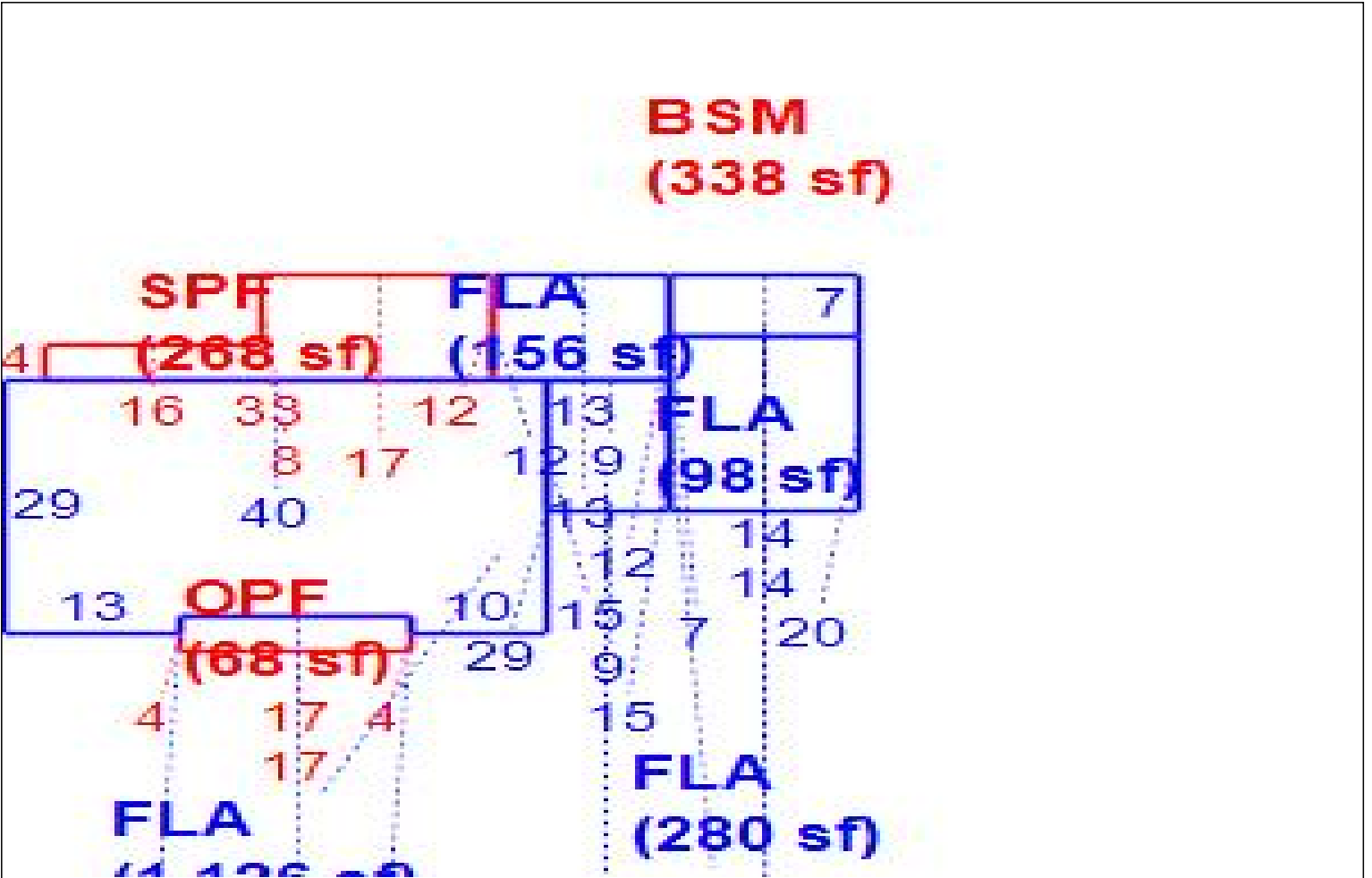
comp 2

Property Location			
Site Address	1072 W MAGNOLIA ST		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0580
Property Use		Last Inspection	
00100	SINGLE FAMILY	DLS	01-21-202

Legal Description
CLERMONT, INDIAN HILLS LOTS 14, 16 BLK 106 PB 8 PG 86 ORB 6096 PG 1036

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	30,000.00	0.0000	3.00	1.500	1.000	0	135,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		135,000		
Classified Acres		0		Classified JV/Mkt		135,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 239,828	Deprec Bldg Value 232,633	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	4
BSM	BASEMENT	0	338	0	1953	1795	112.17	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,795	1,795	1,795	239,828	232,633	EX	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	68	0	97.00	0	0	Wall Type	02	Heat Type	6
SPF	SCREEN PORCH FINIS	0	268	0	0	0	0	Foundation	2	Fireplaces	0
TOTALS		1,795	2,469	1,795	Building RCNLD	232,633	232,633	Roof Cover	3	Type AC	03

Alternate Key 1621968
 Parcel ID 26-22-25-0300-106-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1143 Comp 2
 PRC Run: 12/3/2024 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
UBF3	UTILITY BLDG FINISHED	336.00	SF	10.50	2005	2005	3528.00	60.00	2,117

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	24-1607	04-10-2024		19,088	0002	REPL WINDOWS 14			
2010	SALE	01-01-2009	03-18-2010	1	0000	CHECK VALUE	03-18-2010		
2006	SALE	01-01-2005	03-29-2006	1	0000	CHECK VALUE			
1990	00001	01-01-1989	12-01-1989	1	0000	CHECK IN 90			
1989	53035	06-01-1988	12-01-1991	23,000	0000	ADD A/C,BDRM, & REMODEL			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023020189	6096	1036	02-17-2023	WD	Q	01	I	390,000	039	HOMESTEAD	2024	25000
2022134833	6036	2187	10-10-2022	WD	U	37	I	371,800	059	ADDITIONAL HOMESTEAD	2024	25000
2019143755	5392	1172	12-16-2019	WD	Q	Q	I	260,000				
2018127214	5191	0558	10-29-2018	WD	U	U	I	200,000				
2018127208	5191	0542	10-22-2018	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	
135,000	232,633	2,117	369,750	0	169430	50,000.00	119430	144430	312,946	

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Alternate Key 3462289
Parcel ID 26-22-25-0700-000-02400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1143 Comp 3
PRC Run: 12/3/2024 By
Card # 1 of 1

Current Owner		
SUAREZ FEDERICO & CARLA I HOYOS		
1501 W MAGNOLIA ST		
CLERMONT	FL	34711

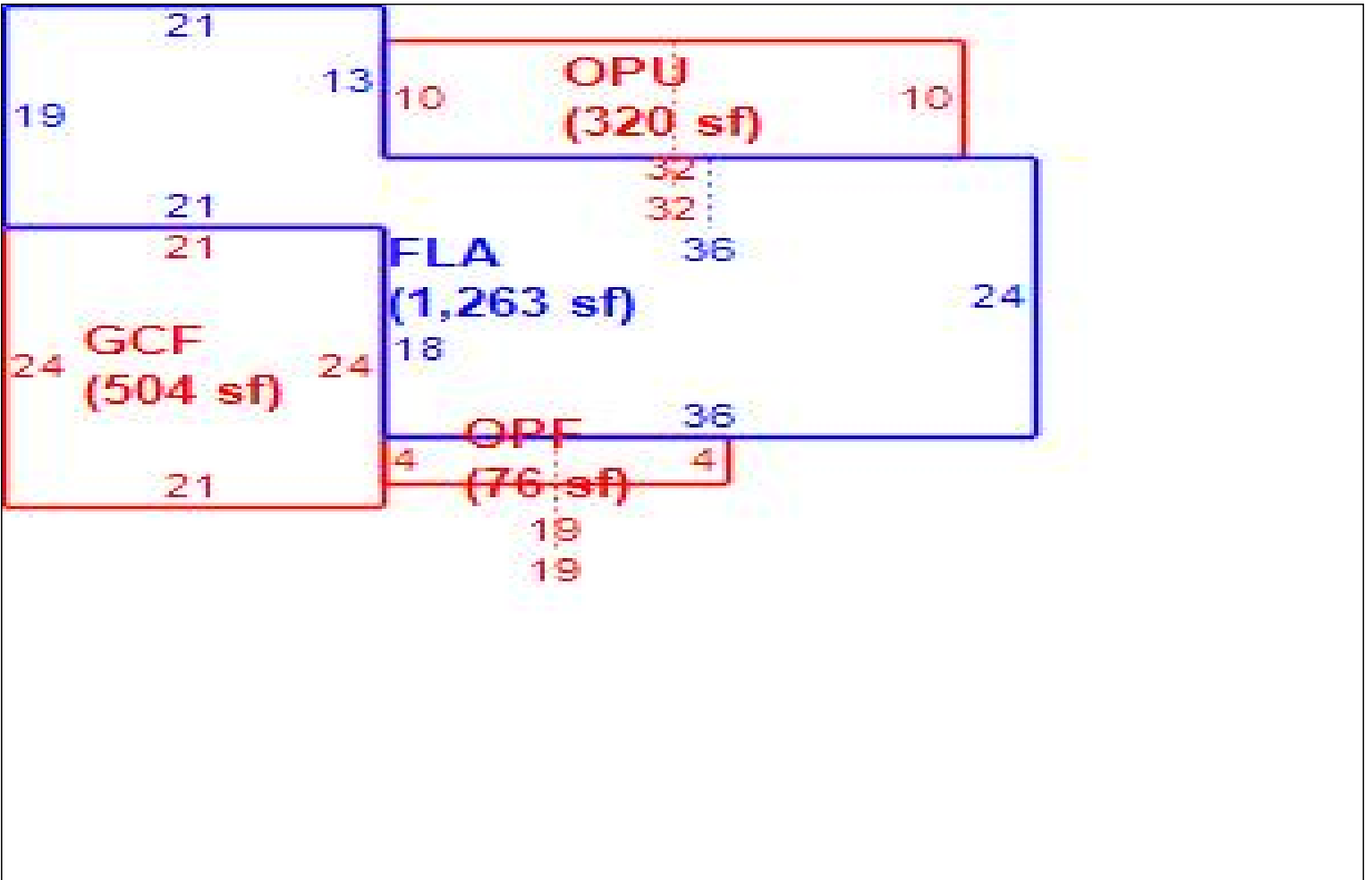
comp 3

Property Location			
Site Address	1501 W MAGNOLIA ST		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0585
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-16-201

Legal Description
CLERMONT, PARK PLACE LOT 24 PB 31 PGS 1-2 ORB 6161 PG 2389

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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 169,460
		Deprec Bldg Value 154,209	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	3
FLA	FINISHED LIVING AREA	1,263	1,263	1263	1993	1263	103.25	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	504	0				Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	76	0				Condition	G	Wall Type	03
OPU	OPEN PORCH UNFINIS	0	320	0				% Good	91.00	Foundation	3
TOTALS		1,263	2,163	1,263	Building RCNLD	154,209		Roof Cover	3	Type AC	03

Alternate Key 3462289
 Parcel ID 26-22-25-0700-000-02400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1143 Comp 3
 PRC Run: 12/3/2024 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	288.00	SF	35.00	1998	1998	10080.00	85.00	8,568
PLD2	POOL/COOL DECK	166.00	SF	5.38	1998	1998	893.00	70.00	625
SEN2	SCREEN ENCLOSED STRUCTURE	1132.00	SF	3.50	1998	1998	3962.00	40.00	1,585

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	201300066	01-15-2013	04-14-2014	5,920	0002	REROOF	04-14-2014		
2014	SALECVD	01-01-2013	04-14-2014	1	0098	POOR N SHORT SALE	04-14-2014		
2006	SALE	01-01-2005	03-30-2006	1	0000	CHECK VALUES			
1999	9811030	11-04-1998	12-01-1998	4,000	0000	25X32 SEN			
1994	9303438	06-01-1993	12-01-1993	50,000	0000	SFR LT24 PARKPLACE			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023072956	6161	2389	06-15-2023	WD	Q	01	I	385,000	024	DISABILITY VETERAN TOT	2024	224987
	4265	0961	01-09-2013	WD	U	U	I	105,000	039	HOMESTEAD	2024	25000
	3025	2476	11-29-2005	WD	Q	Q	I	250,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1607	1113	05-05-1998	WD	Q	Q	I	89,000				
	1243	2391	08-01-1993	WD	Q	Q	I	76,800				
Total											274,987.00	

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	
110,000	154,209	10,778	274,987	0	274987	274,987.00	0	0	270,427	

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