



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3609506

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 #	2024-1144	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 #	26-24-26-2300-000-02100 1729 Burnham Court
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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)	
<input type="checkbox"/> Parent/grandparent reduction		<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"/> 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"/> 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 # 2024-1144	Alternate Key: 3609506	Parcel ID: 26-24-26-2300-000-02100
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 1729 BURNHAM CT 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	\$ 256,792	\$ 256,792
2. Assessed or classified use value, *if applicable	\$ 256,792	\$ 256,792
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 256,792	\$ 256,792

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

Last Sale Date 6/23/2021 **Price:** \$253,100 Arm's Length Distressed Book 5739 Page 1112

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3609506	3789058	3720181	3772359
Address	1729 BURNHAM CT CLERMONT	15954 WILKINSON DR CLERMONT	1912 SHOAL CT CLERMONT	1706 WESTMINSTER TRL CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$350,000	\$325,000	\$310,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	3.60%	2.80%
Adjusted Sale		\$305,900	\$287,950	\$272,180
\$/SF FLA	\$218.36 per SF	\$186.98 per SF	\$227.81 per SF	\$222.37 per SF
Sale Date		6/22/2023	3/28/2023	5/17/2023
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	1,176	1,636	-23000	1,264	-4400	1,224	-2400
Year Built	1997	1999		1997		1999	
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	N	0	N	0
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. 14.1%	-43000	-Net Adj. 1.5%	-4400	-Net Adj. 0.9%	-2400
		Gross Adj. 14.1%	43000	Gross Adj. 1.5%	4400	Gross Adj. 0.9%	2400
Adj. Sales Price	Market Value \$256,792	Adj Market Value	\$262,900	Adj Market Value	\$283,550	Adj Market Value	\$269,780
	Value per SF 218.36						

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.

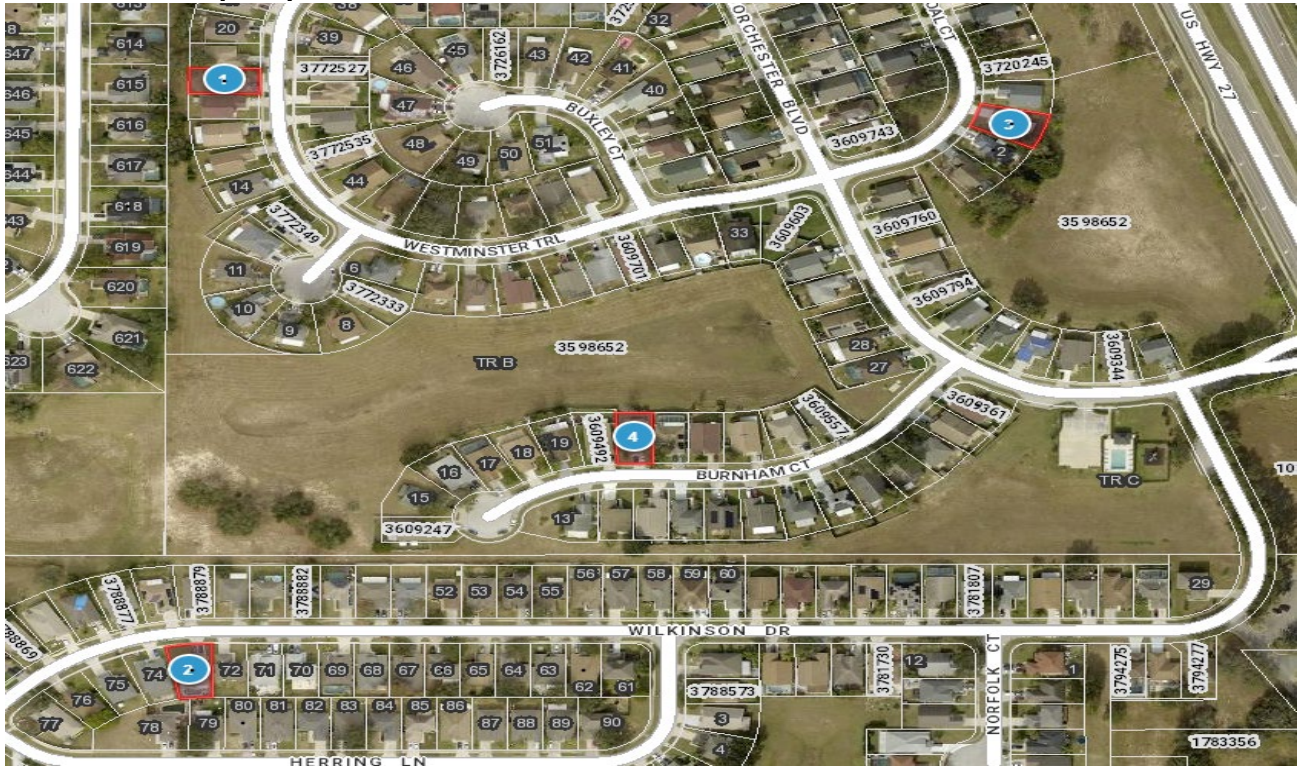
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-1144 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3772359	1706 WESTMINSTER TRL CLERMONT	same sub
2	comp 1	3789058	15954 WILKINSON DR CLERMONT	same sub
3	comp 2	3720181	1912 SHOAL CT CLERMONT	same sub
4	subject	3609506	1729 BURNHAM CT CLERMONT	-
5				
6				
7				
8				

Alternate Key 3609506
Parcel ID 26-24-26-2300-000-02100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1144 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

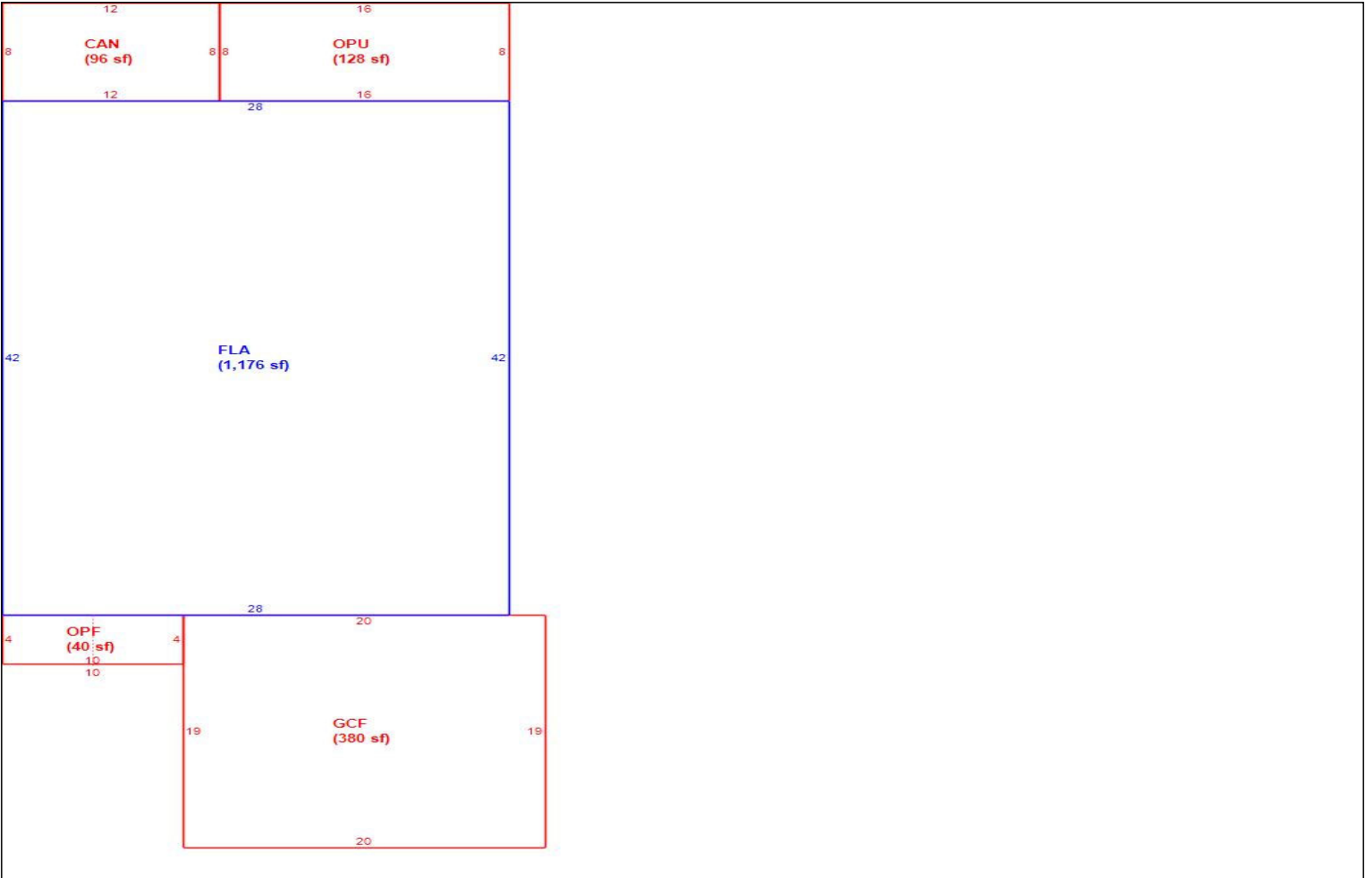
subject

Property Location			
Site Address 1729 BURNHAM CT			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
WESTCHESTER PHASE 1 SUB LOT 21 PB 35 PGS 57-58 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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 182,775	Deprec Bldg Value 177,292	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,176	1,176	1176	Effective Area	1176	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	121.08	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	182,775	Condition	EX	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	128	0	% Good	97.00	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	96	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,176	1,820	1,176	Building RCNLD	177,292				

Alternate Key 3609506
 Parcel ID 26-24-26-2300-000-02100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1144 Subject By mshariff
 PRC Run: 12/5/2024
 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
2005	SALE	01-01-2004	04-29-2005	1	0000	CHECK VALUES		
2003	2002080881	08-23-2002	03-06-2003	250	0000	10X28 CONC SLAB		
2003	SALE	01-01-2002	06-13-2002	1	0000	CHECK VALUES		
1998	9721207	03-01-1997	12-01-1997	61,191	0000	SFR		
1998	7021207	01-01-1997	12-01-1997	1	0000	SFR		

Sales Information

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	100				
2021088700	5739	1112	06-23-2021	WD	Q	01	253,100				
2021077328	5723	1230	05-28-2021	WD	U	37	247,600				
	2509	0459	02-10-2004	WD	Q	Q	113,500				
	2107	0072	04-18-2002	WD	Q	Q	99,400				
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
79,500	177,292	0	256,792	0	256792	0.00	256792	256792	251,482

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Alternate Key 3789058
 Parcel ID 26-24-26-2325-000-07300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1144 Comp 1
 PRC Run: 12/5/2024 By
 Card # 1 of 1

Current Owner		
LEBRON EDWIN JR AND VIVIAN SANTIAGO		
3312 ROCHAMBEAU AVE		
THE BRONX	NY	10467

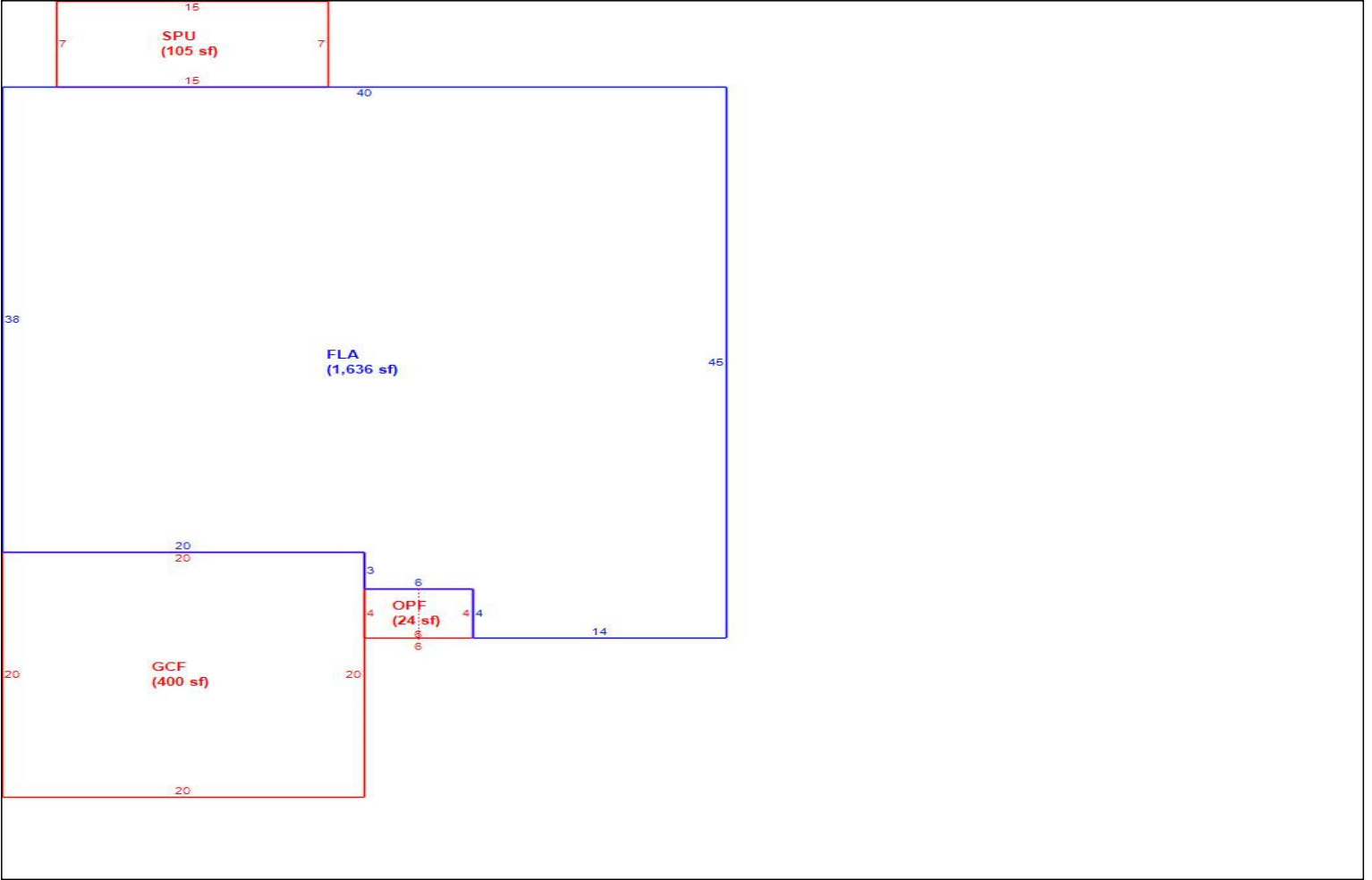
comp 1

Property Location		
Site Address	15954 WILKINSON DR	
	CLERMONT	FL 34714
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
WESTCHESTER PHASES 6 & 7 SUB LOT 73 PB 41 PGS 83-86 ORB 6170 PG 2406

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 211,607 Deprec Bldg Value 205,259 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	1,636	1,636	1636	1999					
GAR	GARAGE FINISH	0	400	0	Effective Area	1636	No Stories	1.00	Full Baths 2	
OPF	OPEN PORCH FINISHE	0	24	0	Base Rate	106.18	Quality Grade	665	Half Baths 0	
SPU	SCREEN PORCH UNFIN	0	105	0	Building RCN	211,607	Wall Type	03	Heat Type 6	
						Condition	EX	Foundation	3	Fireplaces 0
						% Good	97.00	Roof Cover	3	Type AC 03
						Functional Obsol	0			
TOTALS		1,636	2,165	1,636	Building RCNLD	205,259				

Alternate Key 3789058
Parcel ID 26-24-26-2325-000-07300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1144 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	350.00	SF	35.00	2002	2002	12250.00	85.00	10,413
PLD2	POOL/COOL DECK	490.00	SF	5.38	2002	2002	2636.00	70.00	1,845
SEN2	SCREEN ENCLOSED STRUCTURE	1660.00	SF	3.50	2002	2002	5810.00	47.50	2,760

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2002050925	05-29-2002	07-18-2002	4,133	0000	36X21 SEN			
2003	2002040926	04-30-2002	07-18-2002	18,500	0000	POOL			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023080348	6170	2406	06-22-2023	WD	Q	01	I	350,000				
	4110	0929	12-27-2011	WD	Q	Q	I	125,000				
	1782	2253	12-22-1999	WD	Q	Q	I	96,900				
	1731	1326	07-01-1999	WD	U	M	V	141,800				
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	
79,500	205,259	15,018	299,777	0	299777	0.00	299777	299777	293,450	

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Alternate Key 3720181
 Parcel ID 26-24-26-2305-000-00300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1144 Comp 2
 PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner			
RENIERIS GINA M			
1912 SHOAL CT			
CLERMONT	FL	34714	

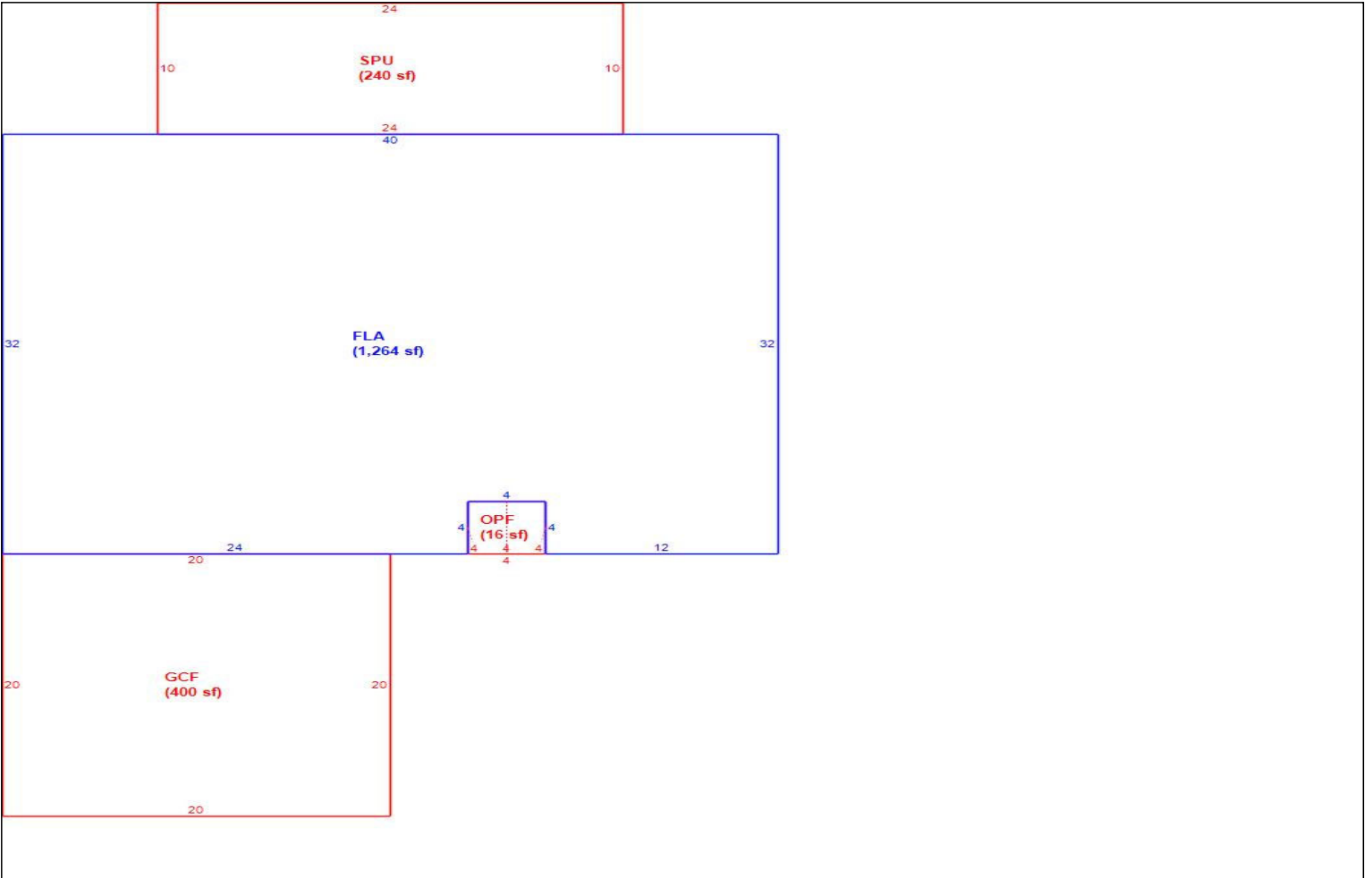
comp 2

Property Location			
Site Address 1912 SHOAL CT			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
WESTCHESTER PHASE 2 SUB LOT 3 PB 37 PGS 27-28 ORB 6121 PG 1914

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 177,259
Deprec Bldg Value 171,941		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
FLA	FINISHED LIVING AREA	1,264	1,264	1264	1997	1264	109.92	177,259	EX	97.00	0	171,941	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0									Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0									Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	240	0									Foundation	3	Fireplaces	0
TOTALS		1,264	1,920	1,264									Roof Cover	3	Type AC	03

Alternate Key 3720181
 Parcel ID 26-24-26-2305-000-00300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1144 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	SALE	01-01-2015	03-28-2016	1	0099	CHECK VALUE	03-28-2016		
2002	00001	01-01-2001	06-13-2002	1	0000	CHECK VALUE			
1998	9790357	09-01-1997	12-01-1997	2,880	0000	24X10 SCRNM RM			
1998	7020442	02-01-1997	12-01-1997	67,080	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023040345	6121 1914	03-28-2023	WD	Q	01	I	325,000	039	HOMESTEAD	2024	25000
2022021597	5897 0682	02-14-2022	CT	U	11	I	215,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4684 2166	09-11-2015	WD	Q	Q	I	139,000				
	3912 2024	05-26-2010	QC	U	U	I	26,428				
	3890 2202	02-25-2010	WD	U	U	I	71,300				
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	
79,500	171,941	0	251,441	0	251441	50,000.00	201441	226441	246,246	

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Alternate Key 3772359
 Parcel ID 26-24-26-2310-000-01800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1144 Comp 3
 PRC Run: 12/5/2024 By
 Card # 1 of 1

Current Owner		
BOUDREAU NICHOLAS S		
1706 WESTMINSTER TRL		
CLERMONT	FL	34714

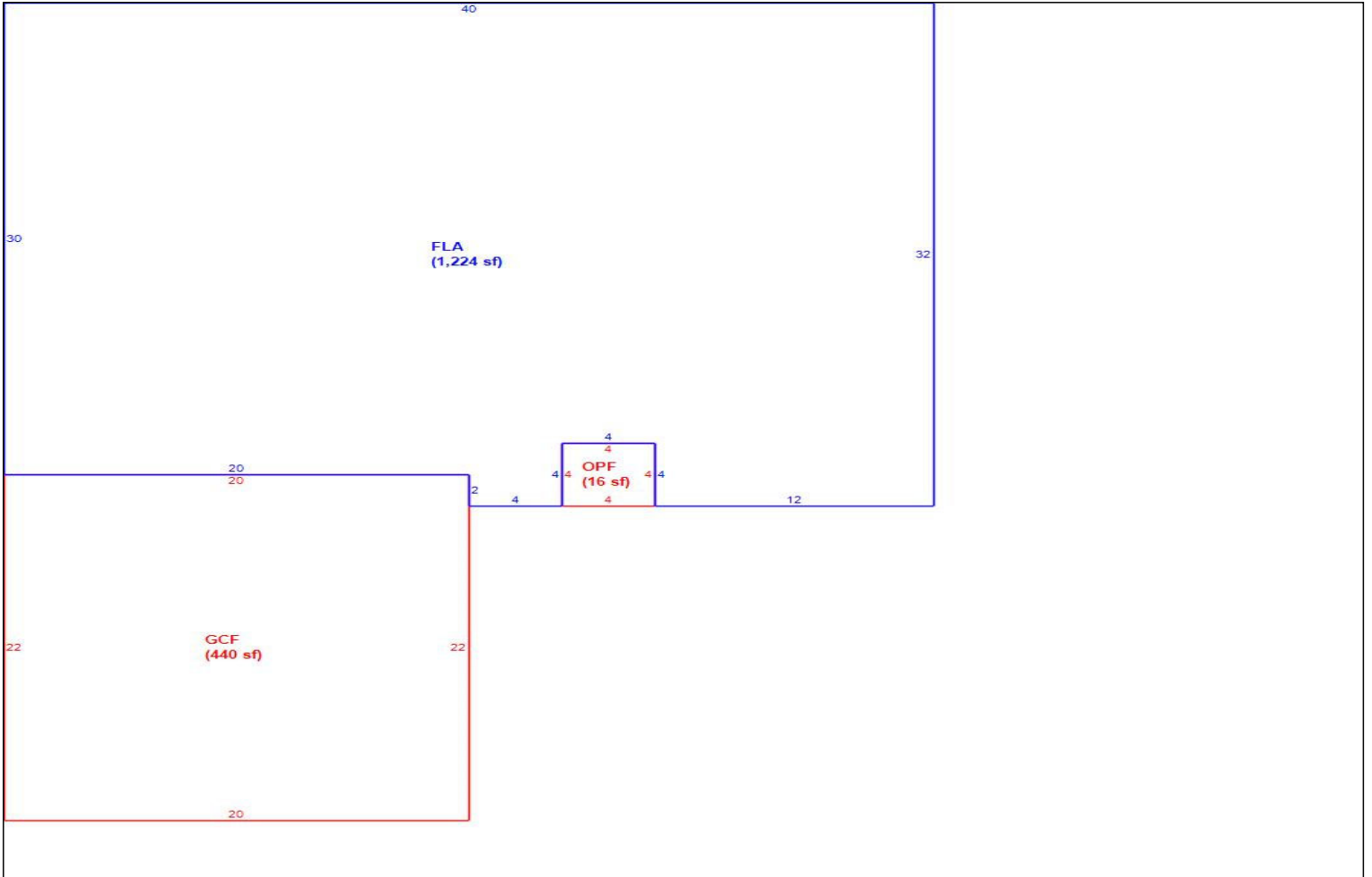
comp 3

Property Location		
Site Address 1706 WESTMINSTER TRL		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
WESTCHESTER PHASE 3 SUB LOT 18 PB 38 PGS 56-57 ORB 6146 PG 827

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 171,674
		Deprec Bldg Value	166,524
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,224	1,224	1224	Effective Area	1224	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	110.05	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0	Building RCN	171,674	Condition	EX	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,224	1,680	1,224	Building RCNLD	166,524				

Alternate Key 3772359
 Parcel ID 26-24-26-2310-000-01800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1144 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2000	9902004	03-16-1999	12-01-1999	68,000	0000	SFR/1706 WESTMINSTER TRL			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023060285	6146	0827	05-17-2023	WD	Q	01	I	310,000	039	HOMESTEAD	2024	25000
2021071573	5715	0826	05-07-2021	WD	Q	01	I	237,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4294	1344	03-06-2013	WD	U	U	I	30,800				
	1740	0995	07-30-1999	WD	Q	Q	I	83,900				
	1594	0366	01-01-1998	WD	U	M	V	1				
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	
79,500	166,524	0	246,024	0	246024	50,000.00	196024	221024	241,009	

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