

### PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

R. 11/23 Rule 12D-16.002 F.A.C.

Section 194.011, Florida Statutes 3854788

Eff. 11/23 Page 1 of 3

DR-486

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

MARKET PARTY	· COMPLETED SAGE	RKOETHEVA	UEADUSIME	MINEOARDAY	AB) L	
	024-1145	County Lake		ax year <b>2024</b>	Date received	
	CO CO	MPLETED BYATI	HENEMINE REPER	ALTING A	5, 320 AV	STANKEY.
PART 1. Taxpaye						
	R JV-1 2021-1 BORROWER	RLLC	Representative: F	Ryan, LLC c/o	Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Ro Scottsdale, AZ 85254	I, Ste 650	Parcel ID and physical address or TPP account #	27-19-26-0086 2209 Bexley I		
Phone 954-740-62	240		Email	ResidentialAp	peals@ryan.co	om
	to receive information is by l					fax.
I am filing this p documents that	petition after the petition dea at support my statement.	dline. I have attac	hed a statement o	f the reasons I	filed late and ar	ıy
your evidence to	the hearing but would like my o the value adjustment board VAB or special magistrate rul	clerk. Florida law a	llows the property a	appraiser to cros ry guidelines as	ss examine or ob if you were pres	ject to your sent.)
	☑ Res. 1-4 units Industrial			•	listoric, commercia	•
☐ Commercial L	Res. 5+ units Agricultura	al or classified use	☐ Vacant lots and	acreage 🔲 B	usiness machinery	, equipment
PART 2. Reason	for Petition Check	one. If more than	one, file a separa	ate petition.		
Denial of classif		e 🗌 increase		nption Select of		
Property was not	rent reduction t substantially complete on .	lanuary 1			otion or classification.	
Tangible persona	al property value (You must	have timely filed a				
return required b	by s.193.052. (s.194.034, F.s. for catastrophic event		ownership or o 193.1555(5), F	control (s. 193.15	55(3), 193.1554(5	5), or
	this is a joint petition. Attacl				ty appraiser's	
5 Enter the time by the request group.	e (in minutes) you think you ne ted time. For single joint petiti	eed to present you ons for multiple uni	r case. Most hearir its, parcels, or acco	ngs take 15 min ounts, provide th	e time needed fo	
	or I will not be available to a	attend on specific	dates. I have attac	hed a list of da	tes.	
evidence directly to appraiser's evidence	to exchange evidence with the property appraiser at le ce. At the hearing, you have	east 15 days befor the right to have	e the hearing and witnesses sworn.	make a written	request for the	property
of your property red information redacte	, regardless of whether you cord card containing informa ed. When the property appra	ation relevant to th	e computation of y	our current ass	sessment, with o	confidential

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 without attaching a completed power of attorney or authorization from the taxpayer is required for access collector.	ation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Si Complete part 4 if you are the taxpayer's or an affiliated enti representatives.		llowing licensed
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 4		RD6182
☐ A Florida real estate broker licensed under Chapter 475,		
☐ A Florida certified public accountant licensed under Chap	·	
I understand that written authorization from the taxpayer is reappraiser or tax collector.	· ·	
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of fili under s. 194.011(3)(h), Florida Statutes, and that I have rea	ng this petition and of becoming an ag	ent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not li	isted in part 4 above.	
☐ I am a compensated representative not acting as one of AND (check one)	the licensed representatives or employ	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requtaxpayer's authorized signature OR ☐ the taxpayer's authorized signature.		
☐ I am an uncompensated representative filing this petition	AND (check one)	
the taxpayer's authorization is attached OR  the taxpa	yer's authorized signature is in part 3 o	of this form.
I understand that written authorization from the taxpayer is rappraiser or tax collector.	equired for access to confidential infor	mation from the property
Under penalties of perjury, I declare that I am the owner's at becoming an agent for service of process under s. 194.011(facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

					-			_		
Petition #		2024-1145		Alternate	Key:	3854788	Parcel	ID: <b>27-19-26-008</b>	0-000-01700	
Petitioner Name	ROBERT	PEYTON, R	YAN LLC	Property	,	2200 BI	EXLEY DR	Check if Mul	tiple Parcels	
The Petitioner is:	Taxpayer of Re	cord 🗸 Tax	payer's agent	Address			ARES			
Other, Explain:				Address	'	IA	ANLO			
Owner Name	SFR JV-1 20	21 1 BODD	OWEDIIC	Value fro	n	Value befor	e Board Actio	<u> </u>		
Owner Hame	311(34-120	ZI-I BOKK	OWLK LLO	TRIM Noti			ted by Prop App	I value aller F	Soard Action	
1. Just Value, rec				\$ 298,			298,50			
2. Assessed or cl	assified use val	ue, *if appli	cable	\$ 276,	290	\$	276,29	90		
3. Exempt value,	*enter "0" if nor	ne		\$	-					
4. Taxable Value,	*required			\$ 276,	290	\$	276,29	90		
*All values entered	d should be coun	ty taxable va	lues, School and	l other taxin	g aı	uthority values	may differ.			
Last Sale Date	10/23/2020	Pric	ce: \$235	5,100	<u>_</u>	Arm's Length	Distressed	Book <u>5570</u> P	age <u>2361</u>	
ITEM	Subje	ct	Compara	ble #1	T	Compara	ble #2	Compara	ble #3	
AK#	38547		38549		+	38362		3836183		
	2209 BEXL		2278 BEXI			2462 FARRIN		2437 MERRY RD		
Address	TAVAR		TAVAF			TAVAF		TAVARES		
Proximity	17 ( 7 ( )		SAME		+	SAME		SAME SUB		
Sales Price			\$325,0			\$320,0		\$327,0		
Cost of Sale			-15%			-15%		-15%		
Time Adjust			0.40			0.00		2.40		
Adjusted Sale			\$277,5		+	\$272,0		\$285,7		
\$/SF FLA	\$165.84 p	er SF	\$171.22		+	\$153.50		\$150.26		
Sale Date	Ψ100.01 μ	70. 0.	11/10/2023			12/7/2		6/12/20		
Terms of Sale			Arm's Length Distressed			Arm's Length	Distressed	✓ Arm's Length	Distressed	
1011110 01 0410										
Value Adj.	Description	I	Description	Adjustment		Description	Adjustment	Description	Adjustment	
Fla SF	1,800		1,621	8950		1,772	1400	1,902	-5100	
Year Built	2015		2018		+	2006	1100	2006	0.00	
Constr. Type	BLOCK		BLOCK	1	+	BLOCK	†	BLOCK		
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	Y		SMALL	3500		PATIO	5000	PATIO	5000	
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	N		N			N		N		
Site Size	1 LOT		1 LOT		1	1 LOT		1 LOT		
Location	SUB		SAME SUB		T	SAME SUB		SAME SUB		
View	INTERIOR		INTERIOR			INTERIOR		INTERIOR		
<u> </u>			Net Adj. 4.5%	12450	Ť	Net Adj. 2.4%	6400	Net Adj. 0.0%	-100	
			Gross Adj. 4.5%	12450	Η.	Gross Adj. 2.4%	6400	Gross Adj. 3.5%	10100	
	Market Value	\$298 504	Adi Market Value		_	di Market Value		Adi Market Value	\$285 698	

Adj. Sales Price

Value per SF

165.84

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: SCOTT DAWSON DATE 12/13/2024



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 3	3836183	2437 MERRY RD TAVARES	SAME SUB
2	COMP 2	3836227	2462 FARRINGDON DR TAVARES	SAME SUB
3	COMP 1	3854966	2278 BEXLEY DR TAVARES	SAME SUB
4	SUBJECT	3854788	2209 BEXLEY DR TAVARES	-
5				
6				
7				
8				

#### Alternate Key 3854788 Parcel ID 27-19-26-0080-000-01700

Current Owner

SFR JV-1 2021-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC

1508 BROOKHOLLOW DR SANTA ANA CA LCPA Property Record Card Roll Year 2025 Status: A

**SUBJECT** 

2024-1145 Subject PRC Run: 12/2/2024 By SADAWSO

Card # 1 of 1

Property Location

Site Address 2209 BEXLEY DR

TAVARES FL 32778

Mill Group 000T NBHD 2118

Property Use Last Inspection

Property Use Last Inspection
00100 SINGLE FAMILY TRF 01-01-202

Legal Description

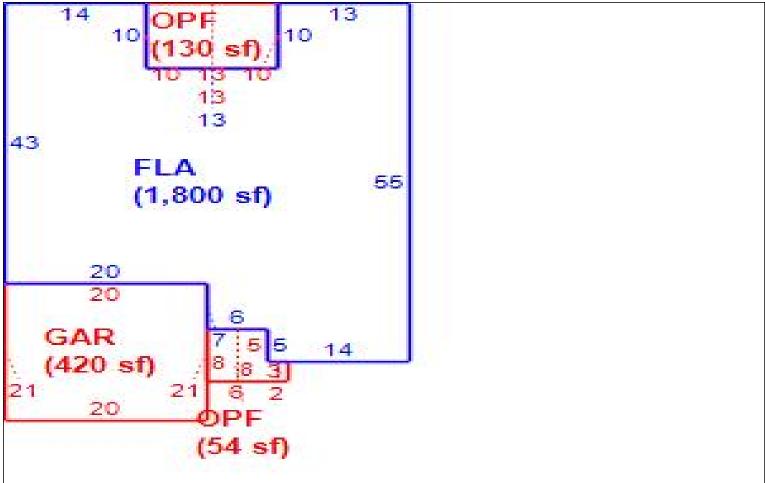
CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 17 ORB 5836 PG 2259

92705

Lan	d 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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000
Total Acres 0.00 JV/Mkt 0			JV/Mkt 0		<u> </u>	Tota	Adj JV/MI	ct		45,000		
	Classified Acres 0 Classified JV/Mkt 45				5 000		Classified	IM/VI. ibA h	ct		0	

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 261,344 Deprec Bldg Value 253,504 Multi Story 0



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2015	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,800	1,800	1800	Effective Area	1800				
GAR	GARAGE FINISH	0	420	0	Base Rate	120.17	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	184	0	Building RCN	261,344	Quality Grade	685	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Type	03	riout typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,800	2,404	1,800	Building RCNLD	253,504	Roof Cover	3	Type AC	03

## **LCPA Property Record Card**

2024-1145 Subject PRC Run: 12/2/2024 By SADAWSO

Parcel ID 27-19-26-0080-000-01700 Card# of 1 Roll Year 2025 Status: A

	Miscellaneous Features												
*Only the first 10 records are reflected below													
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2016 2009	14-00001165 IMPS	01-01-2015 01-01-2008	08-11-2015 03-25-2009	235,962 1	0001	SFR 4BD 2BA 2209 BEXLEY DR SFR FOR 09	08-11-2015 03-25-2009	03-31-2015

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021158135 2020120386 2018078559	5836 5570 5136 4608 4424	2259 2361 0079 1438 0220	10-26-2021 10-23-2020 06-29-2018 03-31-2015 12-02-2013	WD WD WD WD	D Q Q Q D	11 01 Q Q M	>	100 235,100 202,000 161,900 269,500				
										Total		0.00
						Val	ue Summ	arv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
45,000	253,504	0	298,504	0	298504	0.00	298504	298504	298,504

<sup>\*\*\*</sup>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.\*\*\*

Parcel ID 27-19-26-0080-000-19500

Current Owner

DE MORAES SILVA MUNIZ NOEMI AND

2278 BEXLEY DR

**TAVARES**  $\mathsf{FL}$ 32778 **LCPA Property Record Card** Roll Year 2025 Status: A

COMP 1

2024-1145 Comp 1 PRC Run: 12/2/2024 By

Card # of 1

**Property Location** 

Site Address 2278 BEXLEY DR

**TAVARES** FL 32778

000T NBHD 2118

Property Use Last Inspection

00100 SINGLE FAMILY

Mill Group

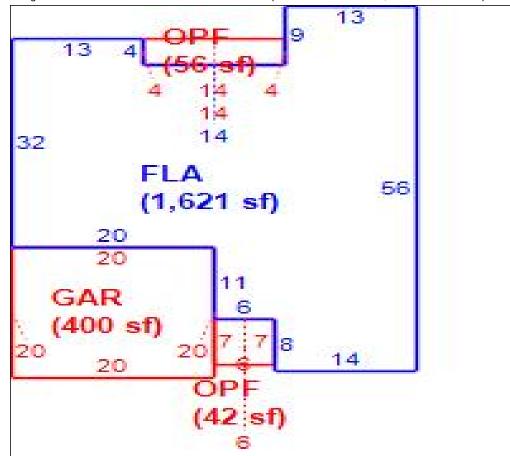
TRF 01-01-202

Legal Description

CHELSEA OAKS SOUTH PB 59 PG 84-88 LOT 195 ORB 6242 PG 1399

Lan	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	45,000.00	0.0000	1.00	1.000	1.000	0	45,000	
Total Acres 0.00 JV/Mkt 0				0	·	Tota	d Adj JV/Mk	ct		45,000			
Classified Acres 0 Classified JV/Mkt 45				45,000		Classified Adj JV/Mkt			0				

Sketch Bldg 1 of 1 Replacement Cost 238,555 Deprec Bldg Value 231,398 Multi Story Sec 1



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	1,621	1,621	1621	Effective Area	1621	l			-
-	GARAGE FINISH	0	400	0	Base Rate	120.71	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	98	0	Building RCN	238,555	Quality Grade	685	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,621	2,119	1,621	Building RCNLD	231,398	Roof Cover	3	Type AC	03

Alternate Key 3854966 Parcel ID 27-19-26-0080-000-19500

45,000

231,398

### LCPA Property Record Card Roll Year 2025 Status: A

2024-1145 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

					aneous F					
			*On	ly the first 10 r	ecords a	re reflected i	below			
Code	Desc	ription	Units	Type Un	it Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
					ding Per	mits				
Roll Yea		Issue Date	Comp Date	Amount	Туре		Description		Review Date	
2019	17-1652	01-01-2018	09-25-2018	207,060	0001	SFR 3/2 227	'8 BEXLEY D	R	09-25-2018	04-03-2018
			l	L		1			<u> </u>	<u> </u>
		Sale	es Information					Exen	nptions	

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023139891 2018048747 2017033098	6242 5101 4921 4512 3725	1399 0526 0402 2273 1148	11-10-2023 04-24-2018 03-21-2017 08-04-2014 01-23-2009	WD WD WD WD MI	QQUUU	01 Q M M	  -   V   V	325,000 200,000 603,700 2,580,600 1,190,700	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
						1/-	ue Summ			Total		50,000.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu

276398

50,000.00

226398

251398

276,398

276,398

<sup>\*\*\*</sup>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.\*\*\*

Parcel ID 27-19-26-0075-000-10100

Current Owner CABALLERO FELICIA C

2462 FARRINGDON DR

**TAVARES** FL 32778

#### **LCPA Property Record Card** Roll Year 2025 Status: A

COMP 2

2024-1145 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

**Property Location** 

Site Address 2462 FARRINGDON DR FL 32778

**TAVARES** T000

NBHD 2118

Property Use 00100 SINGLE FAMILY

Mill Group

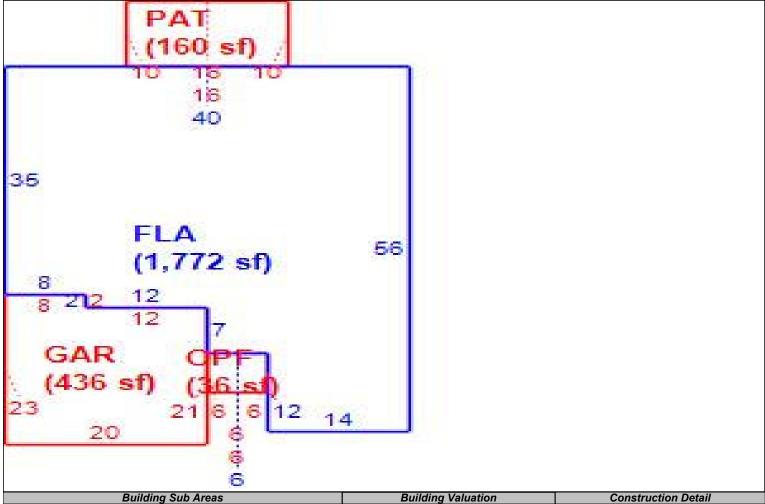
Last Inspection PJF 01-01-202

Legal Description

CHELSEA OAKS PB 53 PG 89-91 LOT 101 ORB 6256 PG 745

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code		'	Adj			Price	Factor	Factor	Factor	Factor		Value
1	0100	0	0		1.00	LT	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
				0.00	N./A								70.500
		Total A		0.00	JV/N					ıl Adj JV/MI			76,500
Classified Acres 0 Classified JV/Mkt 76,500 Classified Adj JV/Mkt											0		

Sketch Bldg 1 1 of 1 Replacement Cost 226,233 Deprec Bldg Value 219,446 Multi Story Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,772	,	1772	Effective Area	1772	N. Otaria		Cull Datha	
GAR	GARAGE FINISH	0	436	0	Base Rate	105.82	No Stories	1.00	Full Baths	2
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	36 160	0	Building RCN	226,233	Quality Grade	665	Half Baths	0
l Ai	ANO ONOOVERED	0	100	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,772	2,404	1,772	Building RCNLD	219,446	Roof Cover	3	Type AC	03

Alternate Key 3836227 Parcel ID 27-19-26-0075-000-10100

### LCPA Property Record Card Roll Year 2025 Status: A

2024-1145 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

					aneous F					
				ly the first 10						
Code	Desci	ription	Units	Type Un	it Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Buil	ding Per	mits				
Roll Ye	ar Permit ID	Issue Date	Comp Date	Amount	Туре		Description	n	Review Date	CO Date
2007	BR06-00333	01-09-2006	07-06-2006	136,75		SFR 2462 F	ARRINGDON	DR	07-06-2006	

Instrument No	Sales Information   Exemptions														
	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount			
2023151104 2020068196	6256 5493 3747 3723 3207	0745 0191 0530 0813 0977	12-07-2023 06-25-2020 03-12-2009 01-22-2009 05-24-2006	WD WD WD CT WD	QQUUQ	01 01 U U Q		320,000 204,000 112,000 100 235,500	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000			
										Total		50,000.00			

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
76,500	219,446	0	295,946	0	295946	50,000.00	245946	270946	295,946

<sup>\*\*\*</sup>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.\*\*\*

Parcel ID 27-19-26-0075-000-05900

Current Owner ABBOTT LA SALLE

2437 MERRY RD

**TAVARES**  $\mathsf{FL}$ 32778-5752

#### **LCPA Property Record Card** Roll Year 2025 Status: A

COMP 3

2024-1145 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

**Property Location** 

Site Address 2437 MERRY RD **TAVARES** 

FL 32778 T000 NBHD 2118

Property Use Last Inspection

00100

Mill Group

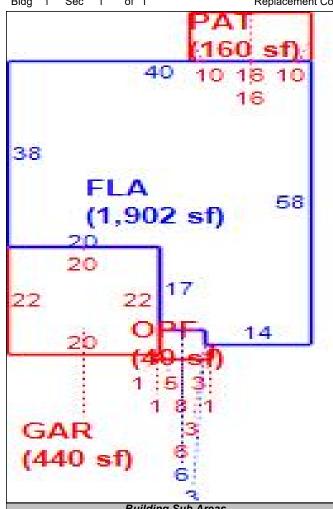
SINGLE FAMILY PJF 01-01-202

Legal Description

CHELSEA OAKS PB 53 PG 89-91 LOT 59 ORB 6161 PG 117

Lan	d 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 L	T	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
		Total A	cres	0.00	JV/MI	kt 0			Tota	il Adj JV/Mk	t		76,500
	Cla	assified A	cres	0	Classified JV/MI	kt   76,	,500		Classified	d Adj JV/Mk	t		0
							Sketch						

Bldg 1 1 of 1 Replacement Cost 239,752 Deprec Bldg Value 232,559 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,902	1,902	1902	Effective Area	1902			- " - "	
GAR	GARAGE FINISH	0	440	0	Base Rate	105.48	No Stories	1.00	Full Baths	2
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	40 160	0	Building RCN	239,752	Quality Grade	665	Half Baths	0
FAI	PATIO UNCOVERED	U	100	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,902	2,542	1,902	Building RCNLD	232,559	Roof Cover	3	Type AC	03

76,500

232,559

309,059

# **LCPA Property Record Card**

2024-1145 Comp 3 12/2/2024 By PRC Run:

Parcel ID	27-19-	26-007	'5-000-(	05900		Rol	II Yea	r 202	25 Sta	atus: A				Card #	1	of 1
						*Only			laneous F records a	eatures are reflected l	below					
Code		Descrip	tion		Un	its	Туре	Ur	nit Price	Year Blt	Effect Y	r F	RCN	%Good	I A	pr Value
D 111/		15						Bui	ilding Per	mits	<u> </u>					00.5.1
Roll Year 2007	Permit BR05-017		1ssue Da 01-10-20		7-06-2		Am	nount 168,24	Type 8 0000	SFR 3/BR 24	Descri			Review D 07-06-20		CO Date
													_			
			<u>/D</u>	Sales I		·	0/11		Tx / //					nptions		
202307 201705 201703 201703 201701	2195 3454 7174 3449	Book 6161 4945 4925 4945 4896	0117 1277 2279 1263 1654	Sale I 06-12- 05-10- 03-31- 03-23- 10-04-	2023 2017 2017 2017	WD WD PO QC AD	Q/U Q Q U U U	Code 01 Q U U U	Vac/Imp I I I I I	Sale Price 327,000 157,000 ( 100	) )	<u> </u>	Description	1	Year	Amour
														Total		0.0
								Va	lue Sumn	nary						
Land Value	e Bldg	g Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co	Tax Val	Sch Tax	Val Pr	evious Valu

309059

0.00

309059

309059

309,059

<sup>\*\*\*</sup>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.\*\*\*