



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3853520**

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 #	2024-1148	County Lake	Tax year 2024 Date received 10-1-24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: SFR JV-HD TL BORROWER B 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 #	29-18-26-0010-000-07000 37105 Scenic Bluff Drive
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"/> 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 #	2024-1148	Alternate Key: 3853520	Parcel ID: 29-18-26-0010-000-07000
Petitioner Name	Robert Peyton	Property Address	37105 SCENIC BLUFF DR GRAND ISLAND
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-HD TL Borrower B LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
			Value after Board Action
1. Just Value, required	\$ 356,207	\$ 356,207	
2. Assessed or classified use value, *if applicable	\$ 356,207	\$ 356,207	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 356,207	\$ 356,207	

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

Last Sale Date 12/20/2021 **Price:** \$369,000 Arm's Length Distressed Book 5866 Page 43

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3853520	3831410	3853482	3805029
Address	37105 SCENIC BLUFF DR GRAND ISLAND	36824 WINFIELD CT GRAND ISLAND	13401 LAKE YALE VIEW LOOP	3050 BRIGHTON RD EUSTIS
Proximity				
Sales Price		\$480,000	\$415,000	\$470,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	2.80%	0.80%
Adjusted Sale		\$409,920	\$364,370	\$403,260
\$/SF FLA	\$158.17 per SF	\$184.57 per SF	\$162.01 per SF	\$179.47 per SF
Sale Date		11/11/2023	5/19/2023	10/24/2023
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	2,252	2,221	1550	2,249	150	2,247	250
Year Built	2019	2006		2020		2004	
Constr. Type	Block Stucco	Block Stucco		Block Stucco		Block Stucco	
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	2.0	2.0		2.0		3.0	-5000
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porches	Screen	Open		Screen		Open	
Pool	N	Y	-20000	N	0	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							
View							
		-Net Adj. 4.5%	-18450	Net Adj. 0.0%	150	-Net Adj. 6.1%	-24750
		Gross Adj. 5.3%	21550	Gross Adj. 0.0%	150	Gross Adj. 6.3%	25250
Adj. Sales Price	Market Value \$356,207	Adj Market Value	\$391,470	Adj Market Value	\$364,520	Adj Market Value	\$378,510
	Value per SF 158.17						

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.

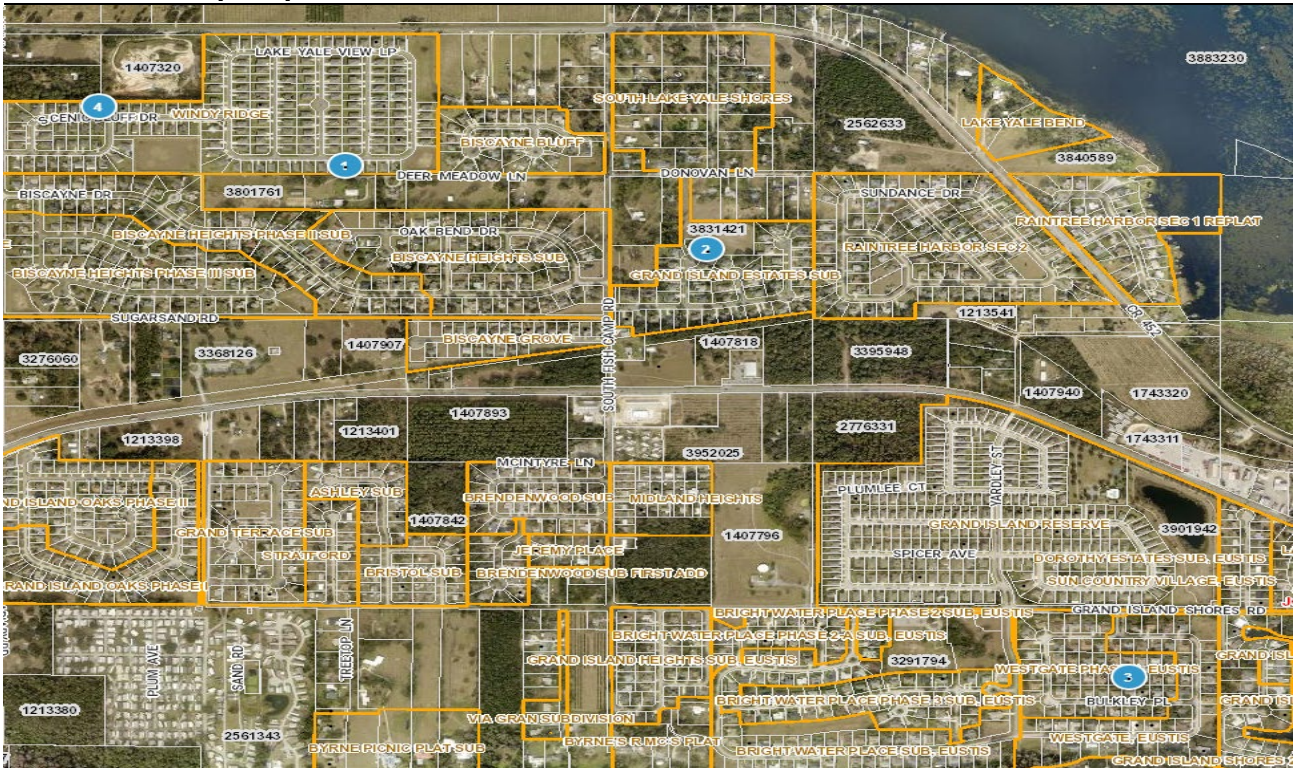
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Josh Bush

DATE 11/15/2024

2024-1148 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	3853482	13401 LAKE YALE VIEW LOOP GRAND ISLAND	0.28
2	Comp 1	3831410	36824 WINFIELD CT GRAND ISLAND	0.75
3	Comp 3	3805029	3050 BRIGHTON RD EUSTIS	1.57
4	Subject	3853520	37105 SCENIC BLUFF DR GRAND ISLAND	-
5				
6				
7				
8				

Alternate Key 3853520
 Parcel ID 29-18-26-0010-000-07000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1148 Subject
 PRC Run: 12/2/2024 By

Card # 1 of 1

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

Subject

Property Location			
Site Address 37105 SCENIC BLUFF DR			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	2015
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	03-23-202

Legal Description

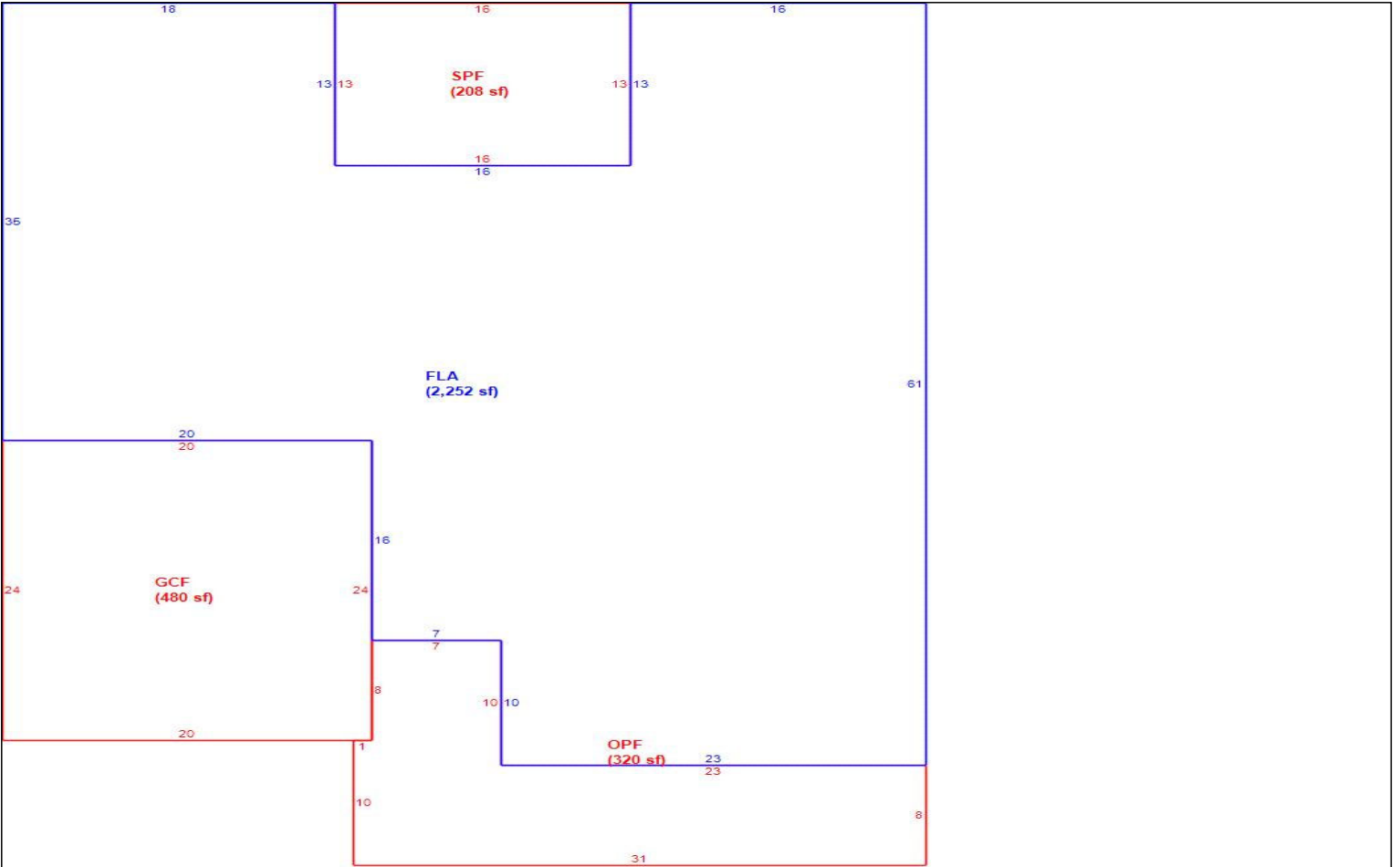
WINDY RIDGE PB 59 PG 43-46 LOT 70 ORB 6106 PG 1578

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	52,000.00	0.0000	1.35	1.000	1.000	0	70,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,200		
Classified Acres		0		Classified JV/Mkt		70,200		Classified Adj JV/Mkt		0		

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 294,853 Deprec Bldg Value 286,007 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	2,252	2,252	2252	2019	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	480	0	108.79	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	320	0	294,853	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	208	0	EX	Foundation	3	Fireplaces	0	
TOTALS		2,252	3,260	2,252	97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD	286,007				

Alternate Key 3853520
 Parcel ID 29-18-26-0010-000-07000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1148 Subject By
 PRC Run: 12/2/2024
 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	
2021	2020060015	06-08-2020	03-23-2021	3,000	0002	SCRN IN PORCH	03-24-2021		
2020	2019050081	05-30-2019	12-03-2019	334,356	0001	SFR 2286SF 37105 SCENIC BLUFF DR	12-03-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023028324	6106 1578	02-22-2023	WD	U	11	I	100					
2021178877	5866 0043	12-20-2021	WD	Q	01	I	369,000					
2021163935	5844 2111	11-18-2021	WD	U	37	I	360,700					
2019125452	5369 0701	10-30-2019	WD	Q	Q	I	259,700					
2016122956	4868 1391	11-17-2016	WD	U	M	V	739,500					
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	
70,200	286,007	0	356,207	0	356207	0.00	356207	356207	347,063	

Parcel Notes

4226/62 KEITH J & PATRICIA B SHAMROCK AND WINDY RIDGE & YALE INC AND BENTWOOD & YALE INC TO KEITH J SHAMROCK TTEE OF THE KEITH J SHAMROCK FAMILY TRS DTD 040405 1/2 & PATRICIA B SHAMROCK TTEE OF THE PATRICIA B SHAMROCK FAMILY TRS DTD 041205 1/2
 4226/62 M SALE INCL OVER 200 PARCELS IN MULTI SUBS AND M&B
 4868/1391 KEITH J SHAMROCK AND PATRICIA B SHAMROCK INDIV AND TTEES TO AVEX HOMES LLC
 4868/1391 M SALE INCL OVER 25 PARCELS WINDY RIDGE SUB
 5369/701 AVEX HOMES LLC TO JOAN YOUNG WALKER SINGLE
 20X COURTESY HX CARD SENT 010320
 20CC SUBMITTED HX APP KCH 022120
 21FCL OPF4 TO SPF CTQ 032321
 5844/2111 JOAN YOUNG WALKER TO OPENDOOR PROPERTY TRUST I
 5866/43 OPENDOOR PROPERTY TRUST I TO SFR JV-HD PROPERTY LLC
 6106./1578 M SALE INCL 25 LOTS IN MULTI SUBS SFR JV-HD PROPERTY LLC TO SFR JV-HD TL BORROWER B LLC

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Alternate Key 3831410
Parcel ID 32-18-26-0255-000-03900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1148 Comp 1
PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
LEFEBVRE AIMEE & MICHAEL		
36824 WINFIELD CT		
GRAND ISLAND	FL	32735

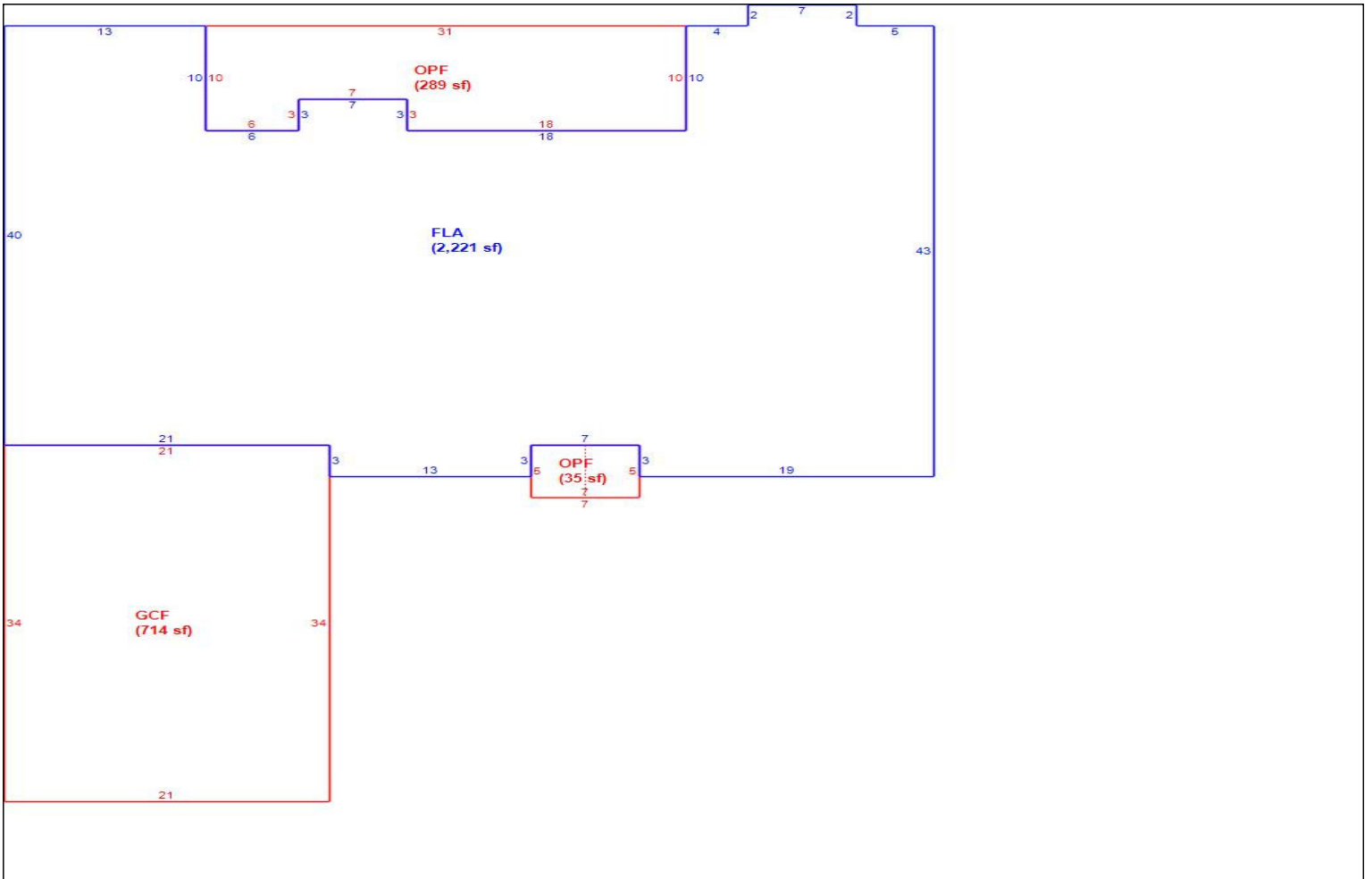
Comp 1

Property Location			
Site Address	36824 WINFIELD CT		
	GRAND ISLAND	FL	32735
Mill Group	0002	NBHD	2015
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GRAND ISLAND ESTATES PB 53 PG 28-29 LOT 39 ORB 6245 PG 2378

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	52,000.00	0.0000	1.27	1.000	1.000	0	66,040	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,040			
Classified Acres		0		Classified JV/Mkt		66,040		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 244,447	Deprec Bldg Value 237,114	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	2,221	2,221	2221	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	714	0	90.42	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	324	0	244,447	Wall Type	03	Heat Type	6
						Foundation	3	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	237,114	Type AC	03
TOTALS		2,221	3,259	2,221					

Alternate Key 3831410
 Parcel ID 32-18-26-0255-000-03900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1148 Comp 1
 PRC Run: 12/2/2024 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
POL4	SWIMMING POOL - RESIDENTIAL	299.00	SF	52.50	2006	2006	15698.00	85.00	13,343
PLD2	POOL/COOL DECK	961.00	SF	5.38	2006	2006	5170.00	70.00	3,619
SEN2	SCREEN ENCLOSED STRUCTURE	2371.00	SF	3.50	2006	2006	8299.00	57.50	4,772
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2006	2006	6000.00	57.50	3,450

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008	2007010317	01-17-2007	11-16-2007	8,246	0000	SCRN ENCL 44X28	11-16-2007		
2007	2006090671	10-02-2006	01-30-2007	40,000	0000	POL 17X32 W/SPA	01-30-2007		
2007	2005081135	01-04-2006	07-17-2006	142,384	0000	SFR FOR 07	07-17-2006		
2006	2005081135	08-29-2005	01-04-2006	142,384	0000	SFR 36824 WINFIELD CT			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023142628	6245 2378	11-11-2023	WD	Q	01	I	480,000	039	HOMESTEAD	2024	25000
2022140727	6043 2013	10-20-2022	WD	Q	01	I	465,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3077 1712	01-27-2006	WD	Q	Q	I	323,600				
	2876 1548	07-01-2005	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	
66,040	237,114	25,184	328,338	0	328338	50,000.00	278338	303338	321,222	

Parcel Notes

07FC ADD MISC COMPLETED PRIOR TO 010107 PER MR KOLVES DLS 013007
 07X CIVDX BELONGS TO KENNETH KOLVES
 08FC SEN ALREADY IN MISC RBB 111607
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 23CC NOS ROBERT MICHAEL & SUYAN HAUSS SUBMITTED HX PORT APP KCH 112822
 6043/2013 KENNETH & KAREN KOLVES TO ROBERT MICHAEL & SUYAN HAUSS HW
 24X ROBERT AND SUYAN HAUSS FILED HX AND PORT IN MARION COUNTY FOR 24 ALS 120623
 6245/2378 ROBERT MICHAEL & SUYAN HAUSS TO AIMEE & MICHAEL LEFEBVRE HW
 24CC EFILE HX APP CP 041724

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Alternate Key 3853482
 Parcel ID 29-18-26-0010-000-03200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1148 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
BORGE DUSTIN A & ANGELIKA M		
13401 LAKE YALE VIEW LOOP		
GRAND ISLAND	FL	32735

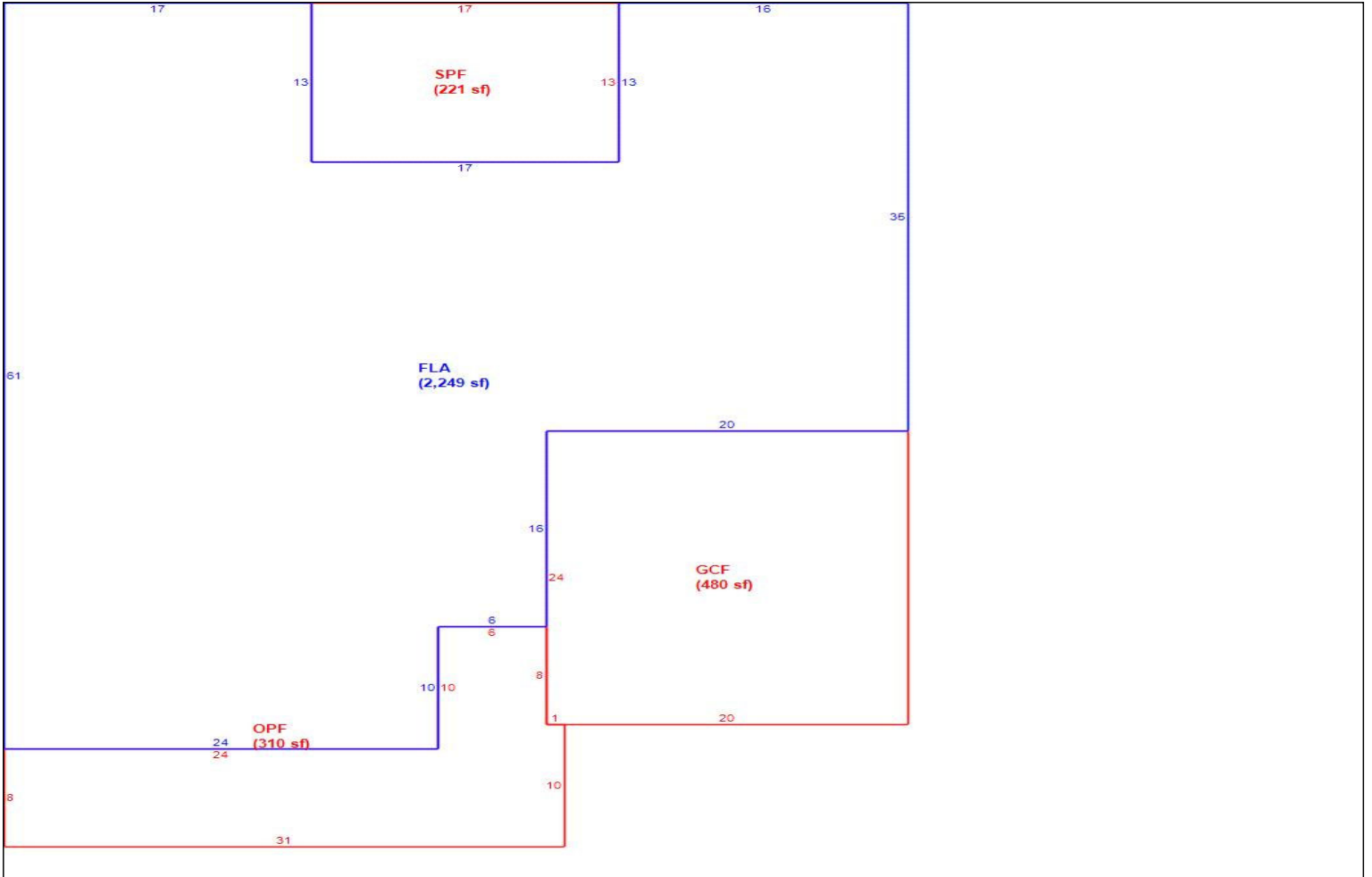
Comp 2

Property Location			
Site Address 13401 LAKE YALE VIEW LOOP			
GRAND ISLAND FL 32735			
Mill Group	0002	NBHD	2015
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	02-02-202

Legal Description
WINDY RIDGE PB 59 PG 43-46 LOT 32 ORB 6148 PG 414

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	52,000.00	0.0000	1.35	1.000	1.000	0	70,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,200		
Classified Acres		0		Classified JV/Mkt		70,200		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 294,676	Deprec Bldg Value 294,676	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	2,249	2,249	2249	2020	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	480	0	108.82	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	310	0	294,676	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	221	0	VG	Foundation	3	Fireplaces	0
						% Good	100.00		
						Functional Obsol	0		
TOTALS		2,249	3,260	2,249	294,676	Building RCNLD	294,676	Roof Cover	3 Type AC 03

Alternate Key 3853482
 Parcel ID 29-18-26-0010-000-03200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1148 Comp 2
 PRC Run: 12/2/2024 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	
2022	2021031659	04-06-2021	02-02-2022	1,550	0002	SCRN FILL IN			
2021	2020071495	08-28-2020	01-25-2021	335,000	0001	SFR 13401 LAKE YALE VIEW LOOP	01-25-2021		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023061794	6148 0414	05-19-2023	WD	Q	01	I	415,000	039	HOMESTEAD	2024	25000	
2021012593	5630 2190	12-31-2020	WD	Q	03	I	308,500	059	ADDITIONAL HOMESTEAD	2024	25000	
2019129165	5373 2485	11-05-2019	WD	U	M	V	412,500					
	4226 0062	09-24-2012	WD	U	M	V	100					
	3547 1114	11-29-2007	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	
70,200	294,676	0	364,876	0	286166	50,000.00	236166	261166	355,461	

Parcel Notes

4226/62 KEITH J & PATRICIA B SHAMROCK AND WINDY RIDGE & YALE INC AND BENTWOOD & YALE INC TO KEITH J SHAMROCK TTEE OF THE KEITH J SHAMROCK FAMILY TRS DTD 040405 1/2 & PATRICIA B SHAMROCK TTEE OF THE PATRICIA B SHAMROCK FAMILY TRS DTD 041205 1/2

4226/62 M SALE INCL OVER 200 PARCELS IN MULTI SUBS AND M&B

5373/2485 KEITH J & PATRICIA B SHAMROCK INDIV & AS TTEES TO AVEX HOMES LLC

5373/2485 M SALE INCL 15 LOTS IN WINDY RIDGE SUB

5630/2190 AVEX HOMES LLC TO SAMANTHA SHARON SLAWICH & GERALD ALLEN SIKIE JR HW

21 MLS J921485 CTQ 051321

22IT OPF4 TO SPF PER CD PLUS AND AERIAL CTQ 020222

6148/414 GERALD ALLEN SIKIE JR & SAMANTHA SHARON SLAWICH TO DUSTIN A & ANGELIKA M BORGE HW

24CC EFILE HX PORT APP CP 110723

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Alternate Key 3805029
Parcel ID 33-18-26-0605-000-07700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1148 Comp 3
PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
METKE KATHLEEN C & KENNETH M		
3050 BRIGHTON RD		
EUSTIS	FL	32726

Comp 3

Property Location		
Site Address 3050 BRIGHTON RD		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0605
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description

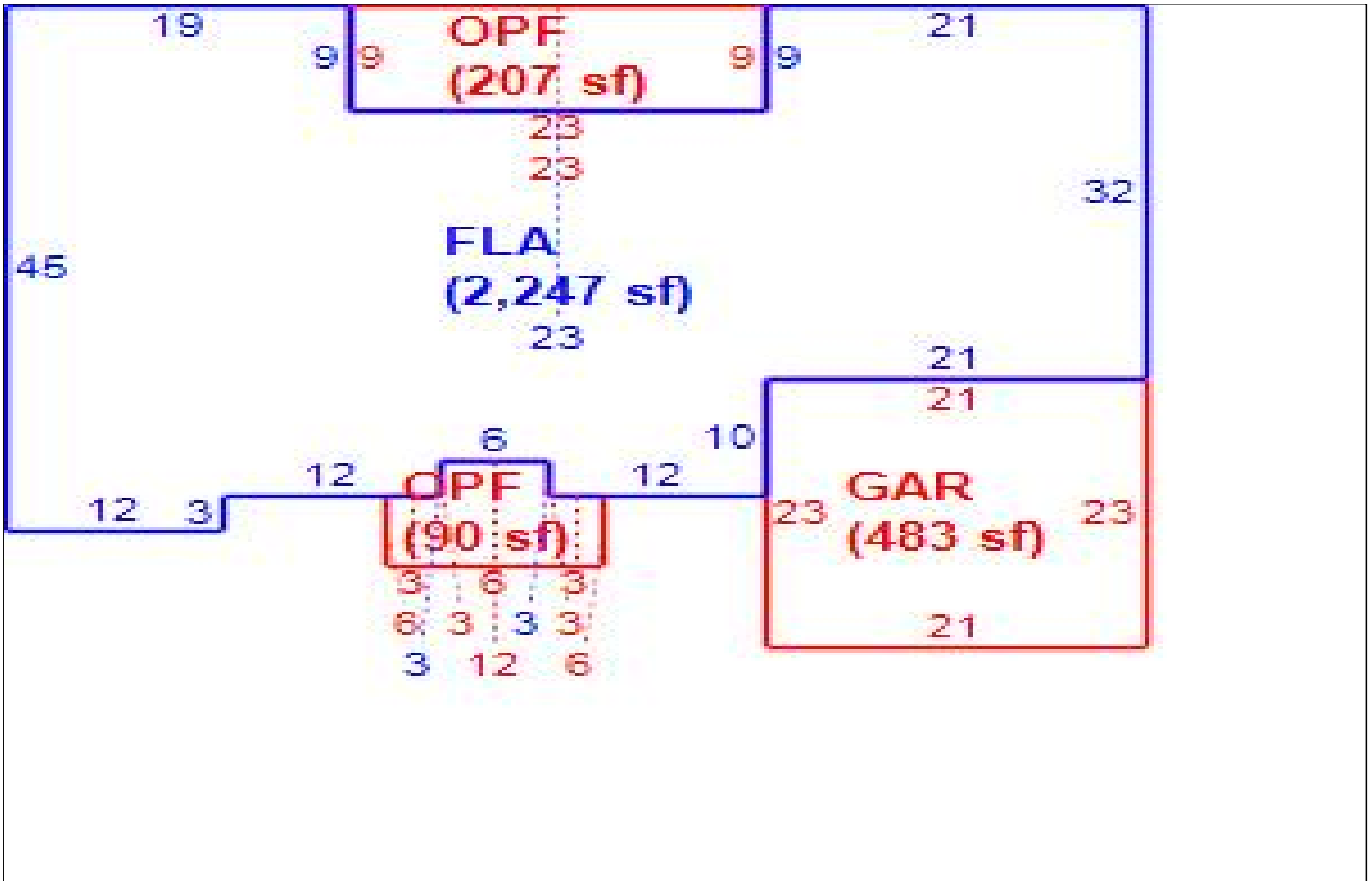
EUSTIS, WESTGATE PHASE II SUB LOT 77 PB 45 PGS 60-61 ORB 6234 PG 634

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	40,000.00	0.0000	1.80	1.000	1.000	0	72,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		72,000				
Classified Acres		0		Classified JV/Mkt 72,000		Classified Adj JV/Mkt		0				

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 316,737 Deprec Bldg Value 307,235 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	2,247	2,247	2247	2004	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	483	0	116.63	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	297	0	316,737	Wall Type	03	Heat Type	6
TOTALS		2,247	3,027	2,247	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					307,235				

Alternate Key 3805029
Parcel ID 33-18-26-0605-000-07700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1148 Comp 3
PRC Run: 12/2/2024 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	273.00	SF	35.00	2004	2004	9555.00	85.00	8,122
PLD2	POOL/COOL DECK	670.00	SF	5.38	2004	2004	3605.00	70.00	2,524
SEN2	SCREEN ENCLOSED STRUCTURE	1726.00	SF	3.50	2004	2004	6041.00	52.50	3,172
PUG1	POOL UPGRADE	1.00	UT	2000.00	2004	2004	2000.00	85.00	1,700

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	SALE	01-01-2020	06-02-2021	1	0099	CHECK VALUE			
2005	04-00375	04-07-2004	12-08-2004	3,564	0000	POOL SEN/3050 BRIGHTON RD			
2005	04-00079	01-29-2004	12-08-2004	17,471	0000	POOL			
2005	03-01074	01-01-2004	12-08-2004	141,825	0000	SFR/3050 BRIGHTON RD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023133008	6234 0634	10-24-2023	WD	Q	01	I	470,000					
2020062381	5484 0543	06-08-2020	WD	Q	01	I	307,000					
	2557 1731	04-20-2004	WD	Q	Q	I	243,000					
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	
72,000	307,235	15,518	394,753	0	394753	0.00	394753	394753	310,001	

Parcel Notes

04FC SFR READY FOR SLAB POUR MB 121503
 05FC PUG FOR ABOVE AVG MATERIAL AND WORKMANSHIP MB 120804
 5484/543 DEVERDE & SALEMAE BURKHOLDER TO CHRISTOPHER EHNES & REBECCA GONZALEZ HW
 20X COURTESY HX CARD SENT 072120
 21 MLS G5029015 NPD 090920
 21X COURTESY HX CARD SENT 122120
 6234/634 CHRISTOPHER EHNES & REBECCA GONZALEZ TO KATHLEEN CARROLL & KENNETH MICHAEL METKE HW

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