



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3858415**

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 # **2024-1149** County **Lake** Tax year **2024** Date received **10.1.24**

COMPLETED BY THE PETITIONER

PART 1. Taxpayer Information

Taxpayer name: **SFR JV-2 2022-1 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 #: **33-18-26-0010- 000-08000
2656 Limerick Circle**

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 email fax.

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.

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 Res. 1-4 units Industrial and miscellaneous High-water recharge Historic, commercial or nonprofit
 Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machinery, equipment

PART 2. Reason for Petition Check one. If more than one, file a separate petition.

- Real property value (check one) decrease increase Denial of exemption Select or enter type:
- Denial of classification
- Parent/grandparent reduction Denial for late filing of exemption or classification (Include a date-stamped copy of application.)
- Property was not substantially complete on January 1
- Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) 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.)
- Refund of taxes for catastrophic event

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.)

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.

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 # 2024-1149	Alternate Key: 3858415	Parcel ID: 33-18-26-0010-000-08000	
Petitioner Name 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 2656 LIMERICK CIR GRAND ISLAND	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name SFR JV-2 2022-1 Borrower LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 315,717	\$ 315,717	
2. Assessed or classified use value, *if applicable	\$ 290,470	\$ 290,470	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 290,470	\$ 290,470	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 10/6/2021 **Price:** \$317,000 Arm's Length Distressed Book 5814 Page 2024

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3858415	3858538	3831364	3787456
Address	2656 LIMERICK CIR GRAND ISLAND	3168 ZANDER DR GRAND ISLAND	13800 WELLINGTON LN GRAND ISLAND	3518 HUNTERS TRAIL CIR EUSTIS
Proximity				
Sales Price		\$370,000	\$400,000	\$430,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	4.40%	2.80%
Adjusted Sale		\$324,860	\$357,600	\$377,540
\$/SF FLA	\$152.96 per SF	\$171.25 per SF	\$177.91 per SF	\$183.90 per SF
Sale Date		5/1/2023	1/6/2023	5/5/2023
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	2,064	1,897	8350	2,010	2700	2,053	550
Year Built	2014	2012		2005		2006	
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		2.0	
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porches	Open	Screen	-5000	Screen	-5000	Open	
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							
Site Size							
Location							
View							
		Net Adj. 1.0%	3350	-Net Adj. 0.6%	-2300	Net Adj. 0.1%	550
		Gross Adj. 4.1%	13350	Gross Adj. 2.2%	7700	Gross Adj. 0.1%	550
Adj. Sales Price	Market Value \$315,717 Value per SF 152.96	Adj Market Value	\$328,210	Adj Market Value	\$355,300	Adj Market Value	\$378,090

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.

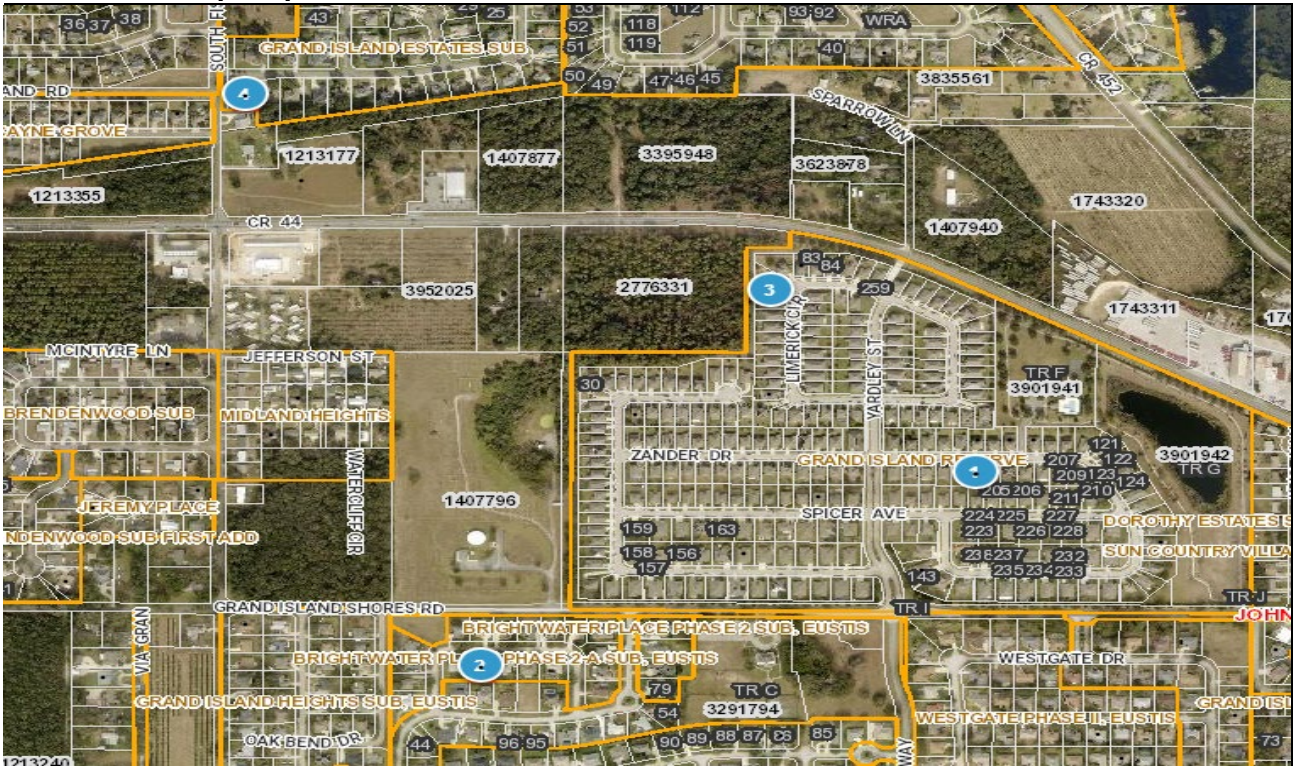
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-1149 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3858538	3168 ZANDER DR GRAND ISLAND	0.2
2	Comp 3	3787456	3518 HUNTERS TRAIL CIR EUSTIS	0.39
3	Subject	3858415	2656 LIMERICK CIR GRAND ISLAND	-
4	Comp 2	3831364	13800 WELLINGTON LN GRAND ISLAND	0.43
5				
6				
7				
8				

Alternate Key 3858415
Parcel ID 33-18-26-0010-000-08000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1149 Subject
PRC Run: 12/2/2024 By
Card # 1 of 1

Current Owner		
SFR JV-2 2022-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

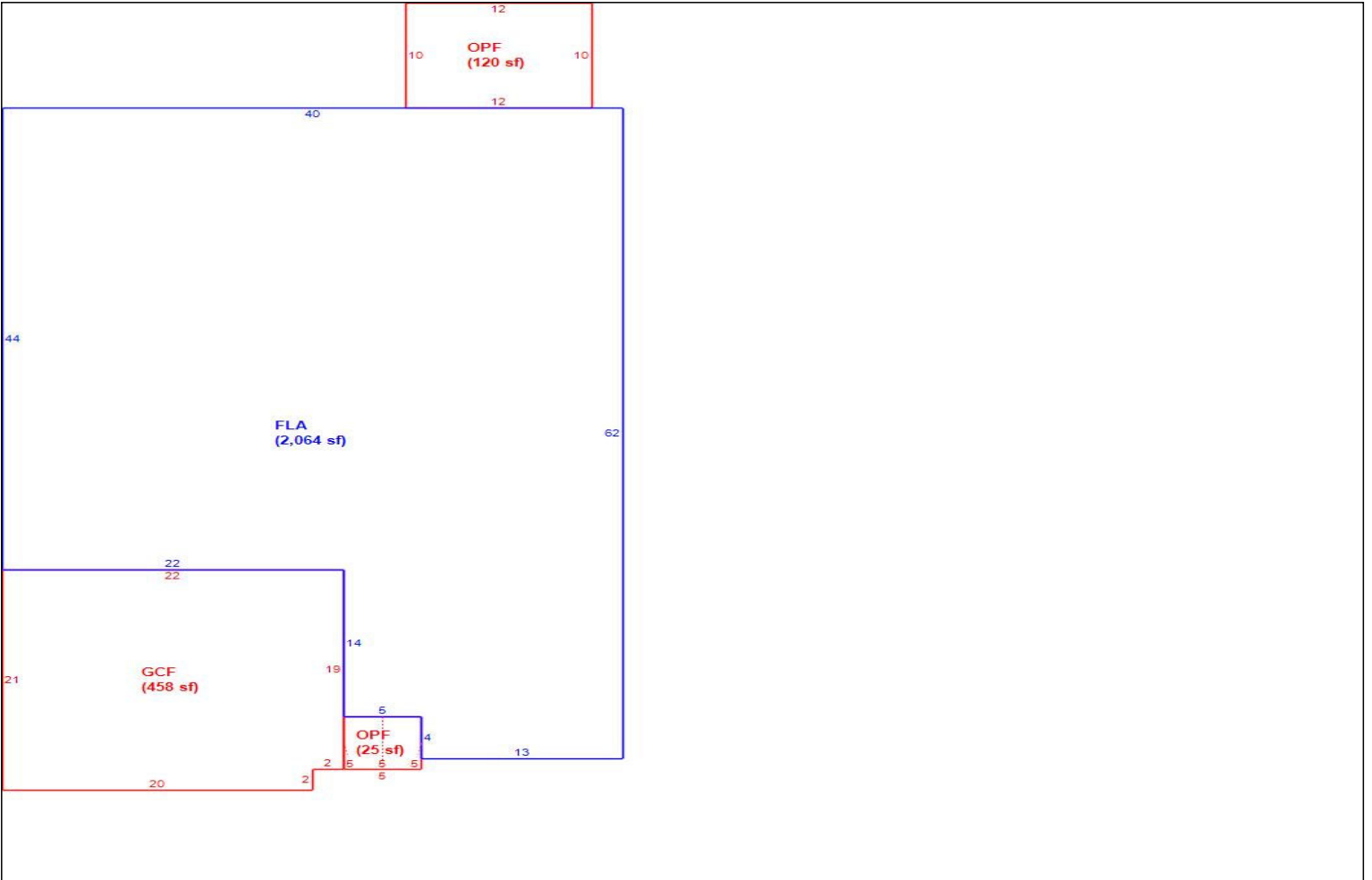
Subject

Property Location			
Site Address 2656 LIMERICK CIR GRAND ISLAND FL 32735			
Mill Group	000E	NBHD	0602
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GRAND ISLAND RESERVE PB 60 PG 26-31 LOT 80 ORB 5936 PG 2119

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	2.05	1.000	1.000	0	82,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		82,000			
Classified Acres		0		Classified JV/Mkt		82,000		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 240,945	Deprec Bldg Value 233,717	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	2,064	2,064	2064	2014	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	458	0	98.22	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	145	0	240,945	Wall Type	03	Heat Type	6
TOTALS		2,064	2,667	2,064	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					233,717				

Alternate Key 3858415
 Parcel ID 33-18-26-0010-000-08000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1149 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
2015	IMPS	01-01-2014	11-13-2014	1	0001	NEW SFR	11-17-2014	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2022051971	5936 2119	03-23-2022	WD	U	11	I	100				
2021141928	5814 2024	10-06-2021	WD	Q	01	I	317,000				
2021111889	5772 1101	07-21-2021	WD	U	37	I	305,000				
	4472 2312	04-28-2014	WD	Q	Q	I	182,000				
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
82,000	233,717	0	315,717	25247	290470	0.00	290470	315717	264,070

Parcel Notes

11TR KEYED FORWARDING ADDRESS OF 2822 COMMERCE PARK DR STE 100 ORLANDO FL 32819 8636
 4472/2312 THE RYLAND GROUP INC TO IRIS DENISE SCHNECK UNMARRIED
 14X COURTESY HX CARD SENT 052214
 18IT CHG OPF4 TO SPF P/JF 010518
 5772/1101 IRIS DENISE SCHNECK TO OPENDOOR PROPERTY C LLC
 5814/2024 OPENDOOR PROPERTY C LLC TO SFR JV-2 PROPERTY LLC
 5936/2119 M SALE INCL 41 LOTS IN VARIOUS SUBS SFR JV-2 PROPERTY LLC TO SFR JV-2 2022-1 BORROWER LLC

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Alternate Key 3858538
Parcel ID 33-18-26-0010-000-20300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-1149 Comp 1
PRC Run: 12/2/2024 By
Card # 1 of 1

Current Owner		
HPA US1 LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

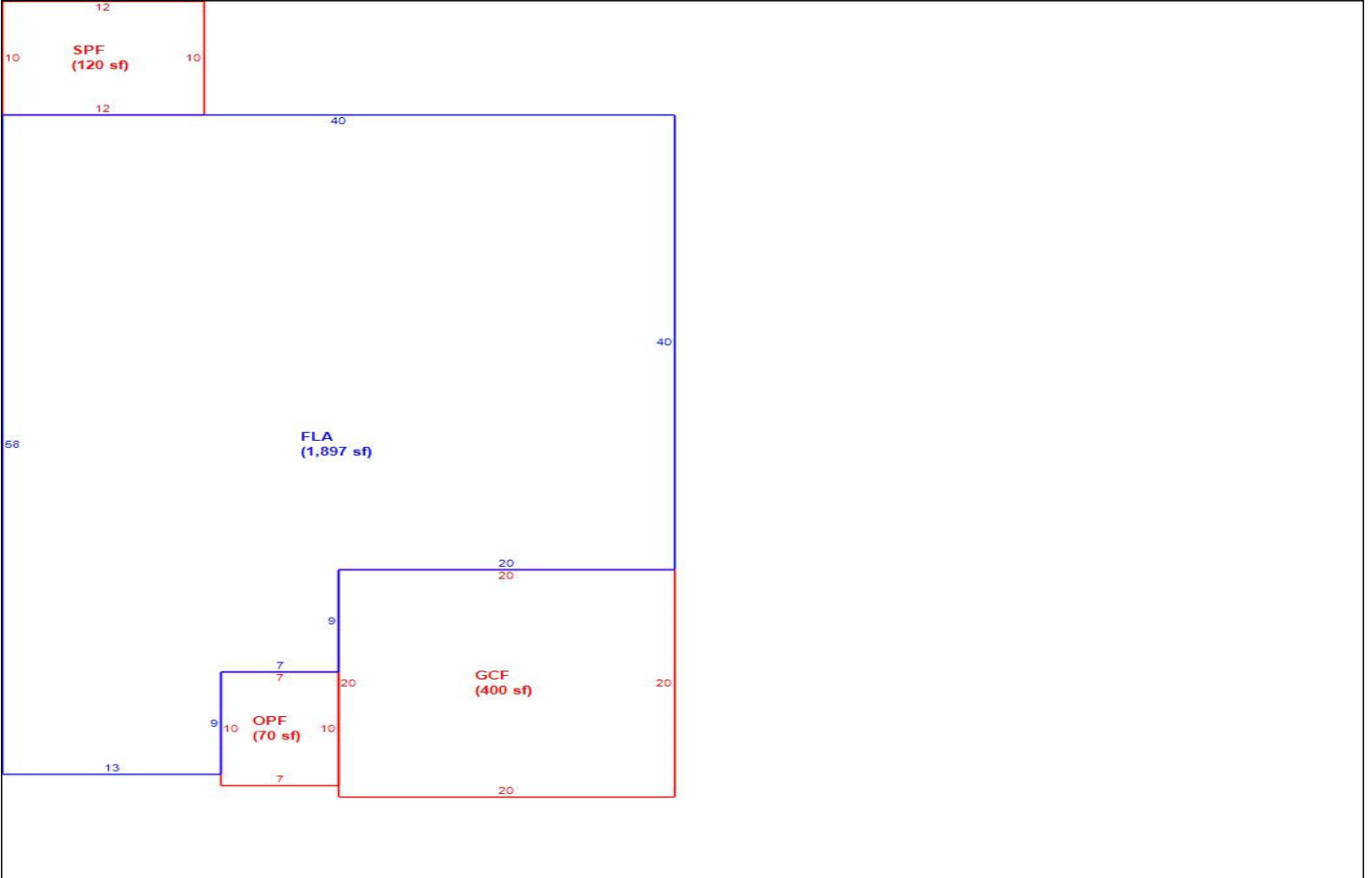
Comp 1

Property Location			
Site Address 3168 ZANDER DR			
GRAND ISLAND FL 32735			
Mill Group	000E	NBHD	0602
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GRAND ISLAND RESERVE PB 60 PG 26-31 LOT 203 ORB 6138 PG 1893

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	2.05	1.000	1.000	0	82,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		82,000		
Classified Acres		0		Classified JV/Mkt		82,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 225,455	Deprec Bldg Value 218,691	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	1,897	1,897	1897	2012	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	99.10	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	70	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	120	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,897	2,487	1,897	0	Roof Cover	3	Type AC	03

Alternate Key 3858538
 Parcel ID 33-18-26-0010-000-20300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1149 Comp 1
 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	
2013	IMPS	01-01-2012	01-09-2013	1	0008	NEW SFR	01-09-2013		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023054222	6138 1893	05-01-2023	WD	Q	01	I	370,000					
2023010480	6085 1177	01-23-2023	WD	Q	01	I	300,000					
2022054988	5940 1628	04-15-2022	QC	U	11	I	100					
	4237 0966	11-02-2012	WD	Q	Q	I	154,000					
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	
82,000	218,691	0	300,691	0	300691	0.00	300691	300691	249,612	

Parcel Notes

11TR KEYED FORWARDING ADDRESS OF 2822 COMMERCE PARK DR STE 100 ORLANDO FL 32819 8636
 4237/966 THE RYLAND GROUP INC TO REBECCA BULLISTER UNMARRIED
 15X CIVDX BELONGS TO REBECCA BULLISTER
 16 WEB CHG BEDS FROM 3 DLS 090815
 5940/1628 REBECCA BULLISTER TO REBECCA BULLISTER UNMARRIED AND BARBARA BRUNER NMS JTWROS
 6085/1175 REBECCA BULLISTER 63 DECEASED 053122 DC AFF
 6085/1177 BARBARA BRUNER TO DAKOTA RON & SHERRI THERRIEN HW
 6138/1893 DAKOTA RON & SHERRI THERRIEN TO HPA US1 LLC

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Alternate Key 3831364
 Parcel ID 32-18-26-0255-000-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1149 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
SLAUGHTER ERICKE		
13800 WELLINGTON LN		
GRAND ISLAND	FL	32735

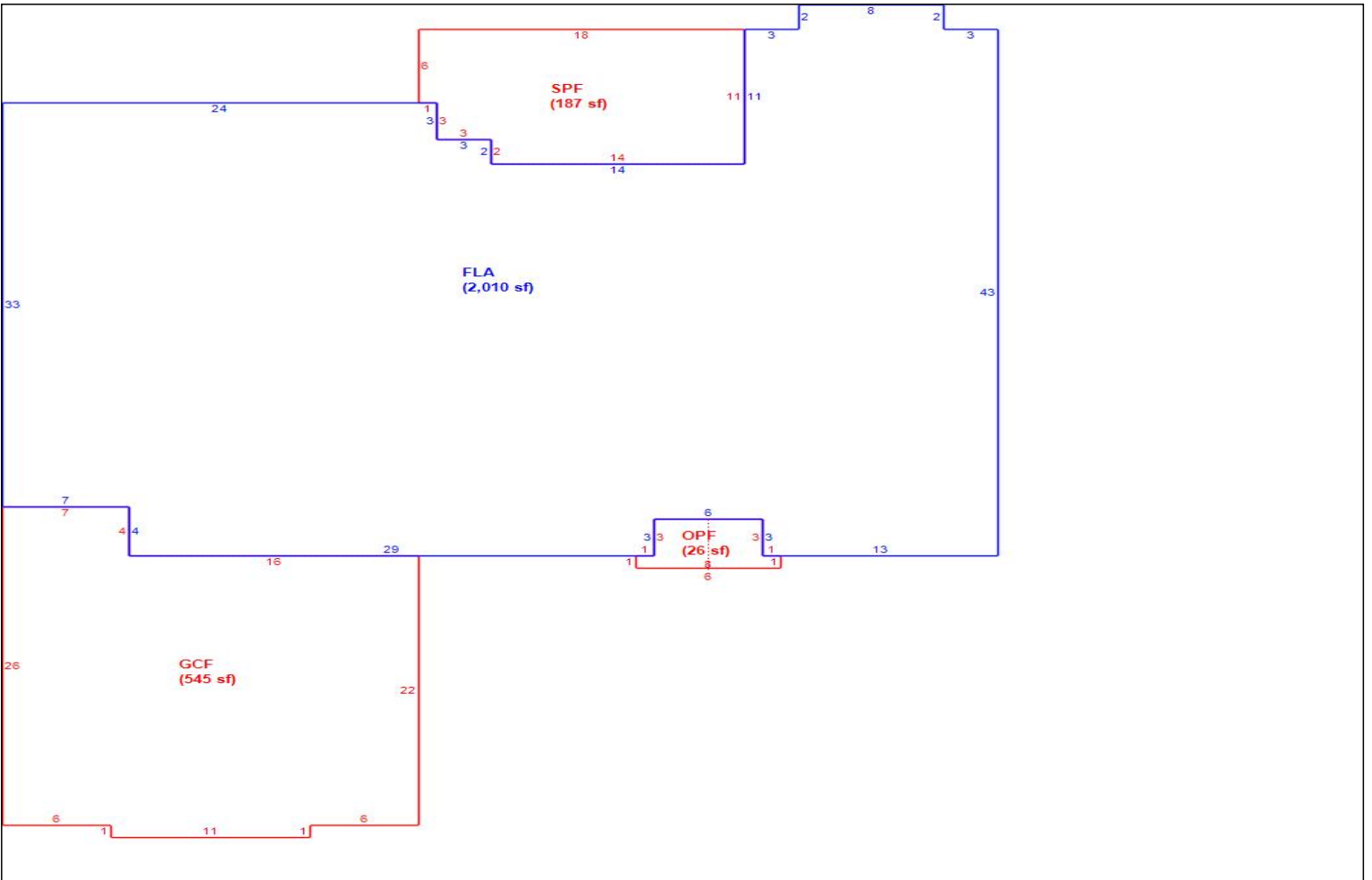
Comp 2

Property Location			
Site Address 13800 WELLINGTON LN			
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 1 ORB 6078 PG 905

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	0.850	1.000	0	56,134
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,134		
Classified Acres		0		Classified JV/Mkt		56,134		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 224,647
		Deprec Bldg Value	217,908
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,010	2,010	2010	Effective Area	2010	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	545	0	Base Rate	92.38	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	26	0	Building RCN	224,647	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	187	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,010	2,768	2,010	Building RCNLD	217,908				

Alternate Key 3831364
 Parcel ID 32-18-26-0255-000-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1149 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	
2009	2008050072	05-06-2008	02-06-2009	925	0000	SCRN FRAME IN UNDER EX PORCH	02-06-2009		
2009	SUBS	01-01-2008	02-26-2009	1	0000	UPDATE SUB FOR 09	02-21-2009		
2007	LAND	01-01-2006	12-12-2006	1	0000	UPDATE LAND FOR 07 DLS			
2006	2005030411	03-23-2005	09-09-2005	165,792	0000	SFR 13800 WELLINGTON LN			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023003806	6078	0905	01-06-2023	WD	Q	01	I	400,000	024	DISABILITY VETERAN TOT	2024	224042
	2960	1887	09-20-2005	WD	Q	Q	I	230,000	039	HOMESTEAD	2024	25000
	2876	1548	07-01-2005	WD	U	M	V	1,229,900	059	ADDITIONAL HOMESTEAD	2024	25000
Total											274,042.00	

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	
56,134	217,908	0	274,042	0	274042	274,042.00	0	0	267,098	

Parcel Notes

2960/1887 JOHN C HARPER JR SINGLE
 07 LOC FROM 125 PHYS FROM 100 FOR LOT SIZE AND LOCATION SUB UPDTD FOR 07 DLS 121206
 09 SUB UPDATED FOR 09 LAND AND QGS DLS 022609
 09FC CHG OPF4 TO SPF PHYS GIVEN FOR SIZE OF LT AND FOR ITS RD FRONTAGE DLS 020609
 23CC NOS ERICKE N SLAUGHTER SUBMITTED HX TVADX APP FOR 2024 WITH VA LETTER AND EXEMPTION REQUEST FORM ACS 022223
 6078/905 JOHN C HARPER JR TO ERICKE SLAUGHTER SINGLE

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Alternate Key 3787456
 Parcel ID 32-18-26-0087-000-06100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1149 Comp 3
 PRC Run: 12/2/2024 By
 Card # 1 of 1

Current Owner		
MOCERI MICHELLE L & CARMELO J		
3518 HUNTERS TRAIL CIR		
EUSTIS	FL	32726

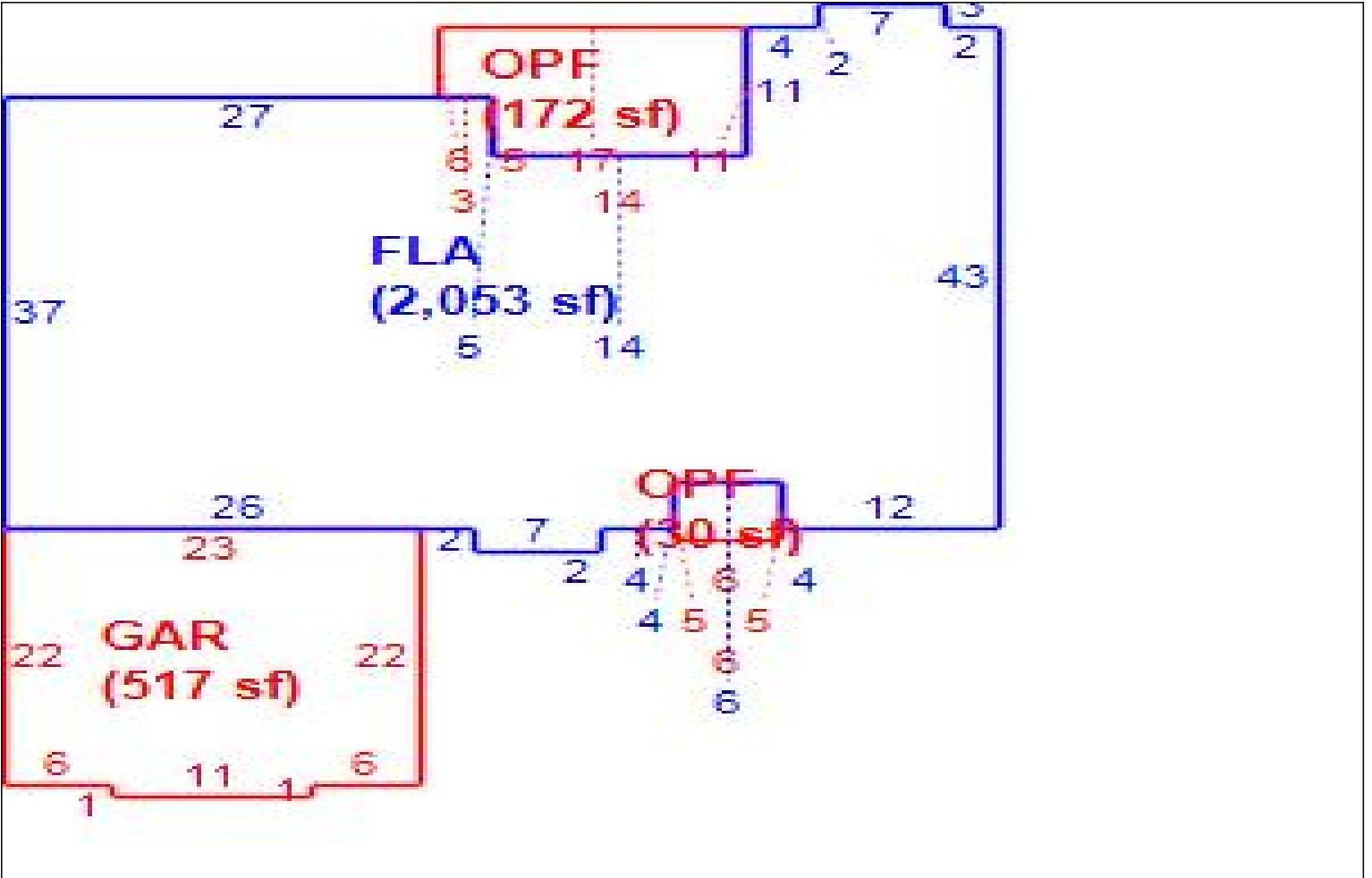
Comp 3

Property Location		
Site Address 3518 HUNTERS TRAIL CIR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0605
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, BRIGHT WATER PLACE PHASE 2-A SUB LOT 61 PB 41 PGS 35-36 ORB 6142 PG 910

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	2.19	1.000	1.000	0	87,600
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,600		
Classified Acres		0		Classified JV/Mkt		87,600		Classified Adj JV/Mkt		0		

Sketch					
Bldg	1	Sec	1	of	1
Replacement Cost	292,852		Deprec Bldg Value	284,066	
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	2,053	2,053	2053	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	517	0	118.94	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	202	0	292,852	Wall Type	03	Heat Type	6
TOTALS		2,053	2,772	2,053	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					284,066				

Alternate Key 3787456
 Parcel ID 32-18-26-0087-000-06100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-1149 Comp 3
 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	
2024	DENY51	01-01-2023		1	0030	P1			
2016	15-00828	06-18-2015	03-17-2016	200	0003	ELEC TO SPA	03-17-2016		
2007	05-00502	01-04-2006	07-26-2006	139,900	0000	SFR FOR 07	07-26-2006		
2006	05-00502	03-16-2005	01-04-2006	139,900	0000	SFR 3/BR-3518 HUNTERS TRAIL CIR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023057098	6142	0910	05-05-2023	WD	Q	01	I	430,000	039	HOMESTEAD	2024	25000
	3795	2336	07-09-2009	WD	U	U	I	143,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3795	2333	06-11-2009	WD	U	U	I	100				
	3610	0821	03-11-2008	QC	U	U	I	100				
	3077	0421	01-31-2006	WD	Q	Q	I	280,000				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
87,600	284,066	0	371,666	0	371666	50,000.00	321666	346666	276,572	

Parcel Notes

00 LOC FROM 100 FER 050900
 02 LOC FROM 65 FER 011102
 05 LOC FROM 90 FER 042605
 3077/421 ROSHNI D SINGH & AMRISH R KALLOE HW
 3610/821 AMRISH R KALLOE QC HIS INT TO ROSHNI D SINGH MARRIED
 08X AMRISH R KALLOE DID NOT FURNISH DEC OF DOM OR VOTER
 08X ROSHNI D SINGH FILED LATE AND DID NOT FURNISH DEC OF DOM OR VOTER
 08X DENY
 3625/261 DEC OF DOM FOR AMRISH KALLOE
 3795/2333 CORRECTIVE DEED FOR 3077/421 TO CORRECT SIGNER FOR GRANTOR NOT STATED ON SIGNATURE LINE OR IN NOTARY
 ACKNOWLEDGMENT AND SIGNER FOR GRANTOR ALSO SIGNED AS HER OWN WITNESS
 3795/2336 ROSHNI D SINGH & AMRISH R KALLOE TO MICHAEL K & LORI B GRIMES HW
 09SALE ORB 3795/2336 USALE LP FILED ORB 3650/1360 FER 073109
 10X MICHAEL K & LORI B GRIMES PORTABILITY FROM AK1256020
 20IT CK IMPS CHG OPF4 TO SPF4 PJF 081419
 20CC MICHAEL AND LORI GRIMES FILED FOR HX PORT ON AK 2813679 NT 022020
 20 MAILING ADDR CHGD FROM 3518 HUNTERS TRAIL CIR EUSTIS FL 32726 INFO SCANNED KCH 102020
 23CC NOS CARMELO & MICHELLE MOCERI SUBMITTED HX PORT APP CS 060523
 6142/910 MICHAEL K & LORI B GRIMES TO MICHELLE LINDA & CARMELO JEROME MOCERI HW
 24X DENY PORT NO HX IN PAST 3 YRS KCH 122023
 24TRIM OWNER CALLED FOR CLARIFICATION ON TRIM INFO MTW 08282024

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