



CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmoundora.com

DATE: January 29, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 423 N Tremain Street (Location); Roof, Siding, and Windows (Proposed Work); Jennifer Banta and Sara T. Rhodes (Owners); Eco Construction Group, LLC (Applicant).**

Property Information:

Address:	423 N Tremain Street	Current Use:	Residential
Zoning District:	Residential Professional	Land Use:	Residential Professional

Structure Information:

Date of Construction:	1900	Style:	Frame Vernacular
Siding:	Vinyl	Stories:	One
Roof Type:	Cross Gables	Chimneys:	Two
Roof Material:	Metal Shingles	Porch:	One, Closed

Background on Architectural Style:

The subject residence was constructed in the Frame Vernacular style. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

This style of architecture is characterized with horizontal wood siding (less common, wood shingles, board and Batten); gable roof with wood shingles during 19th Century, metal during late 19th century, and composition and asbestos shingles beginning in 1920s; and simple detailing including jig-sawn woodwork on porches, around eaves, corbeling on chimneys.

Requested Action:

The Applicant is seeking to:

1. Remove and replace the metal shingle roof with a Victorian metal shingle roof.
2. Remove and replace the 15 windows with vinyl windows. The Applicant indicated that the grid lines will be replicated.
3. Remove and replace the vinyl siding and with smooth, fiber cement lap siding.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b), states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
No change.
2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
No change.
3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
No change.
4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
No change.
5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
No change.
6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
No change.
7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
Fiber cement is a common material throughout the historic review area. Metal shingles are consistent with the original material of the house.

8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.

No change.

9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.

No change.

10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.

No change.

11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or nondirectional.

No change.

Guidance from the Historic Design Guidelines:

Roofs

Pursuant to the Mount Dora Historic Design Guidelines, roofs are highly visible components of historic buildings and are an integral part of a building's overall design and often help define its architectural style. Roof shapes in Mount Dora include gable, hip, flat and gambrel. Historic roofing materials include standing seam metal, pressed metal shingle, composition shingle and barrel tile.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. In Mount Dora, the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all original wood shingle roofs have been removed or covered over, often with ornamental sheet metal. Such historic changes to roofs have gained a significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and non-significant, there is greater flexibility. The existing roof may be retained, replaced in a historically accurate manner, or treated in a contemporary style in compliance with Standards 6 and 9. Even if existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Windows

The placement, design, and materials of windows are often a significant part of the architectural character of a building. Common historic windows in Mount Dora are double-hung sash in a 1/1,

2/2, 3/1 or multi-light/1 pattern, wood or steel casement, and commercial show windows. Non-historic windows include awning, jalousie, and pivot types. Awning and jalousie windows have been put to an unfortunate use as replacement windows or porch enclosures in many of Mount Dora's historic Craftsman Bungalows.

Distinctive windows are a significant part of the overall design of a building and should not be destroyed under Standard 6. Careful repair is the preferred method. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

If 50% or more of a window is deteriorated or missing, then wholesale replacement of windows is allowable. But replacement windows must be selected with care. Small differences between replacement and historic windows can make a big difference in appearance. When choosing replacements the following features of the original windows should be used as criteria:

- trim detail
- size, shape of frame, sash
- location of meeting rail
- reveal or set-back of window from wall plane
- separate planes of two sash
- color, reflective qualities of glass
- muntin, mullion profiles, and configuration

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum or vinyl and to have a tint of up to 10%. Of course, matching the original materials and visual qualities is always preferable.

Recommendations:

1. Identify, retain, and preserve roofs – and their functional and decorative features – that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.
2. Provide adequate roof drainage and insure that the roofing material provides a weather-tight covering for the structure.
3. Protect a leaking roof with plywood or tarp and building paper until it can be properly repaired.
4. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
5. Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of features when there are

surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

6. Replace in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
7. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings, and shutters where they contribute to the architectural and historic character of the building.
8. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin, mullion proportion and configuration, and reflective qualities of the glass.
9. Conduct an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
10. Protect and maintain the wood and architectural metal which comprise the window frame, sash, muntin, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Avoid:

1. Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform or “improved” appearance.
2. Stripping the roof of sound historic materials such as slate, clay tile, wood, and architectural metal.
3. New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.
4. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.
5. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
6. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building.
7. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is consistent with the Mount Dora Historic Design Guidelines which recommend replacing deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which permit new windows to be constructed of non-historic materials such as aluminum or vinyl as long as the features of the original windows are replicated; and
3. The Applicant indicated that the grid pattern will be replicated on the new windows (3 over 1); and
4. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented.

Board Action:

The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;
2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. **Note: The motion should clearly state the Standards of Review which the conditions will address.**
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. **Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.**

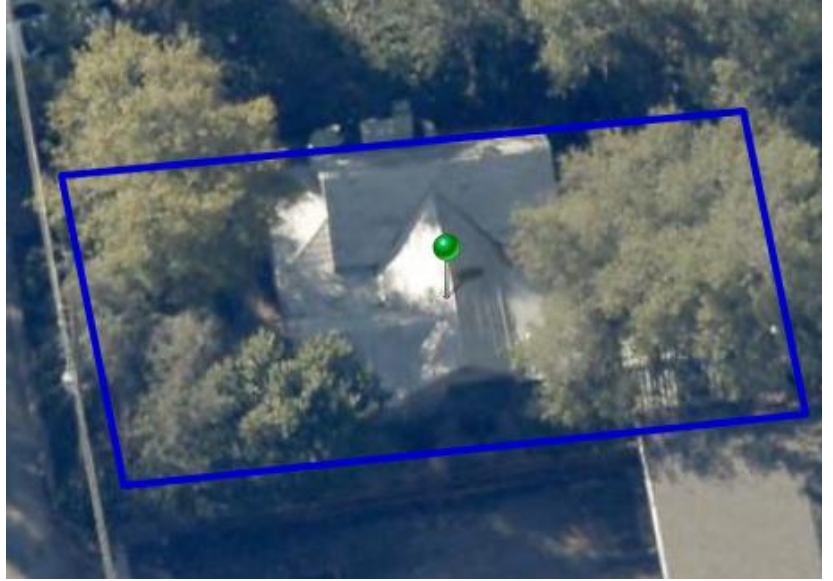
Attachments:

Photos
1989 Site Survey
2008 Site Survey
Application



CITY OF MOUNT D O R A

Site Photos





Site Inventory Form

Site No. _____

Site Name _____ Survey Date 8709
 Address of Site 423 Tremain, Mount Dora, Fl. 32757
 Instruction for locating _____

Location Mount Dora Sub. 001 00002
 Subdivision Name Block No. Lot No.

County Lake
 District name if applicable _____
 Owner of Site: Name Winters, Thomas M.
 Address 711 Summit St., Mt. Dora Fl. 32757

Type of Ownership private Recording Date 8711
 Recorder: Name & Title Barr, Melanie (Historic Preservation Consultant)
 Address P.O. Box 17, Gainesville Fl. 32602

Condition of Site: (Check One)	Integrity of Site: (Check One or More)	Original Use <u>private residence</u>
☐ Excellent	☒ Altered	Present Use <u>private residence</u>
☒ Good	☐ Unaltered	Dates <u>c. +1900</u>
☐ Fair	☒ Original Use	Cultural Phase <u>American</u>
☐ Deteriorated	☐ Restored/Date	Period <u>20th Century</u>
	☐ Moved/Date	

NR Classification Category building Date Listed on NR _____

Threats to Site:

(Check One or More)

☐ Zoning	☐ Transportation	☐ Borrowing
☐ Development	☐ Fill	☒ Other (See Remarks Below)
☐ Deterioration	☐ Dredge	inappropriate alterations

Areas of Significance: Early Community Development

Significance:

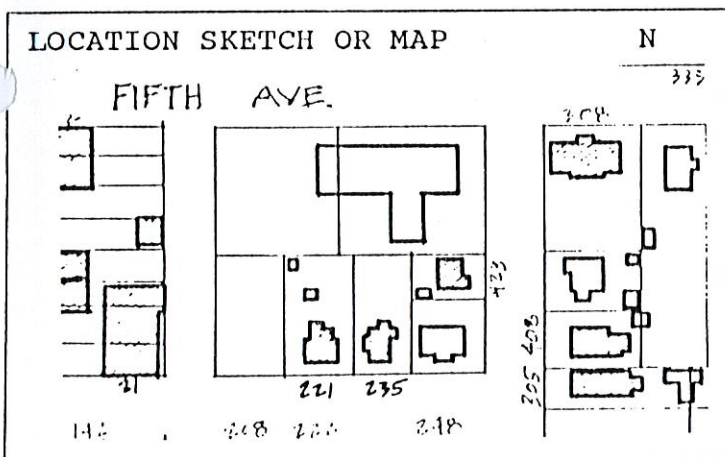
This house appears to be one of Mount Dora's oldest houses but it is not connected to any early family. L.J. Drawdy lived here in the 1920's. The Drawdy family was the oldest pioneer family in the area, having first settled a few miles south of the present town in the 1840's. Louis J. Drawdy was the grandson of the original settlers. He was a contractor, but he may have been a renter when he lived here, since he did not live here long and did not appear to own the property.

The house has lost much of its historical architectural value due to the extensive use of awning windows.

L 178; CD 24,26,39

Architect _____
 Builder _____
 Style and/or Period frame vernacular
 Plan Type irregular: irregular
 Exterior Fabric(s) vinyl: siding
 Structural System(s) wood frame: balloon
 Porches E/ 1 story, enclosed
 Orientation E
 Foundation _____
 Roof Type cross gables
 Secondary Roof Structure(s) _____
 Roof Surfacing metal shingles
 Window Type awning
 Ornament Exterior _____
 Chimney brick with corbelled caps
 Chimney Location E: slope # S: wall, exterior
 No. of Chimneys 2 No. of Stories 1
 No. of Dormers _____ Outbuildings _____
 Surroundings _____
 Map Reference (incl. scale & date) USGS Fustis 7.5 MIN 1966 (PR 1980)
 Latitude and Longitude _____

Site Size (approx. acreage of property) 1.11



Township	Range	Section
19	27	31

UTM Coordinates:

Zone Easting Northing

Photographic Records Number Q 19-20
 Please attach Photographic Print





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00364
Recorder # 340
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 423 N Tremain St Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>423</u>	<u>North</u>	<u>TREMAIN</u>	<u>Street</u>	

Cross Streets (nearest/ between) _____
City / Town (within 3 miles) Mount Dora In Current City Limits? YES
County Lake Tax Parcel #(s) _____
Subdivision Name _____ Block _____ Lot _____
Ownership _____
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> EUSTIS; 1980
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 19S ; 27E ; 31; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 1
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Continuous
Other Foundation Types _____
Foundation Material(s) _____ >> Poured Concrete Footing
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Vinyl
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Gable
Other Roof Type(s) _____
Roof Material(s) _____ >> _____
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> _____
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8LA00364

DESCRIPTION (continued)

Window Descriptions METAL SASH

Main Entrance Description (stylistic details) _____

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1900

Architect (last name first): _____ Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence; 1900;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? NOPotential Contributor to NR District? YES

Area(s) of historical significance _____

>>

Other Historical Associations _____

Explanation of Evaluation (required) Because the resource retains much of its historic integrity and is located in a well-preserved collection of historic buildings, it appears to contribute to a historic district.

HISTORICAL STRUCTURE FORM

8LA00364

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 4104 St. Augustine Road Jacksonville, FLRecorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCAT

SHPO's Evaluation of Resource

____ Date _____

Supplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/2/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

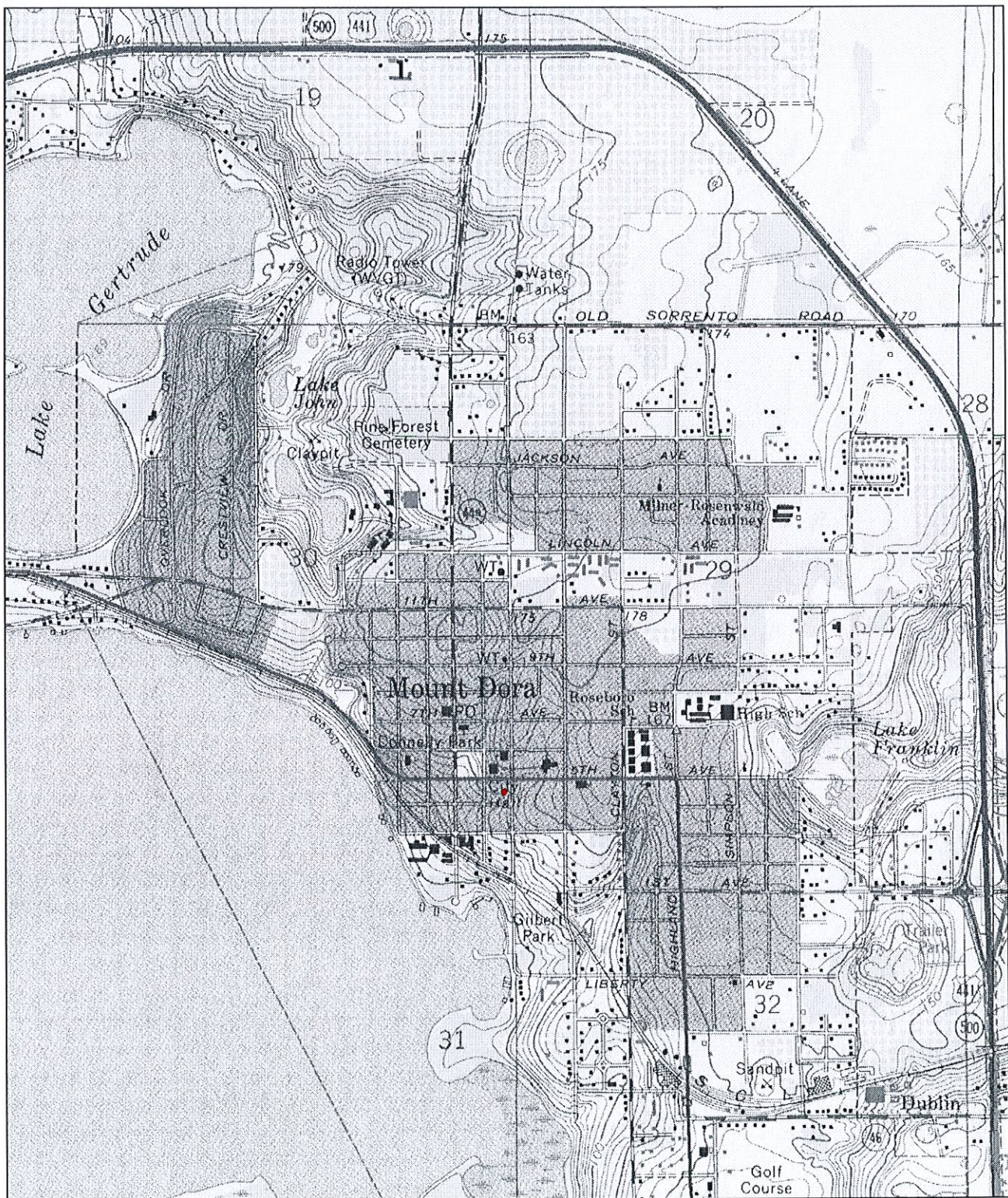
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA00364-200803

Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;31;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Vinyl
- > **Roof types:**
Gable
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

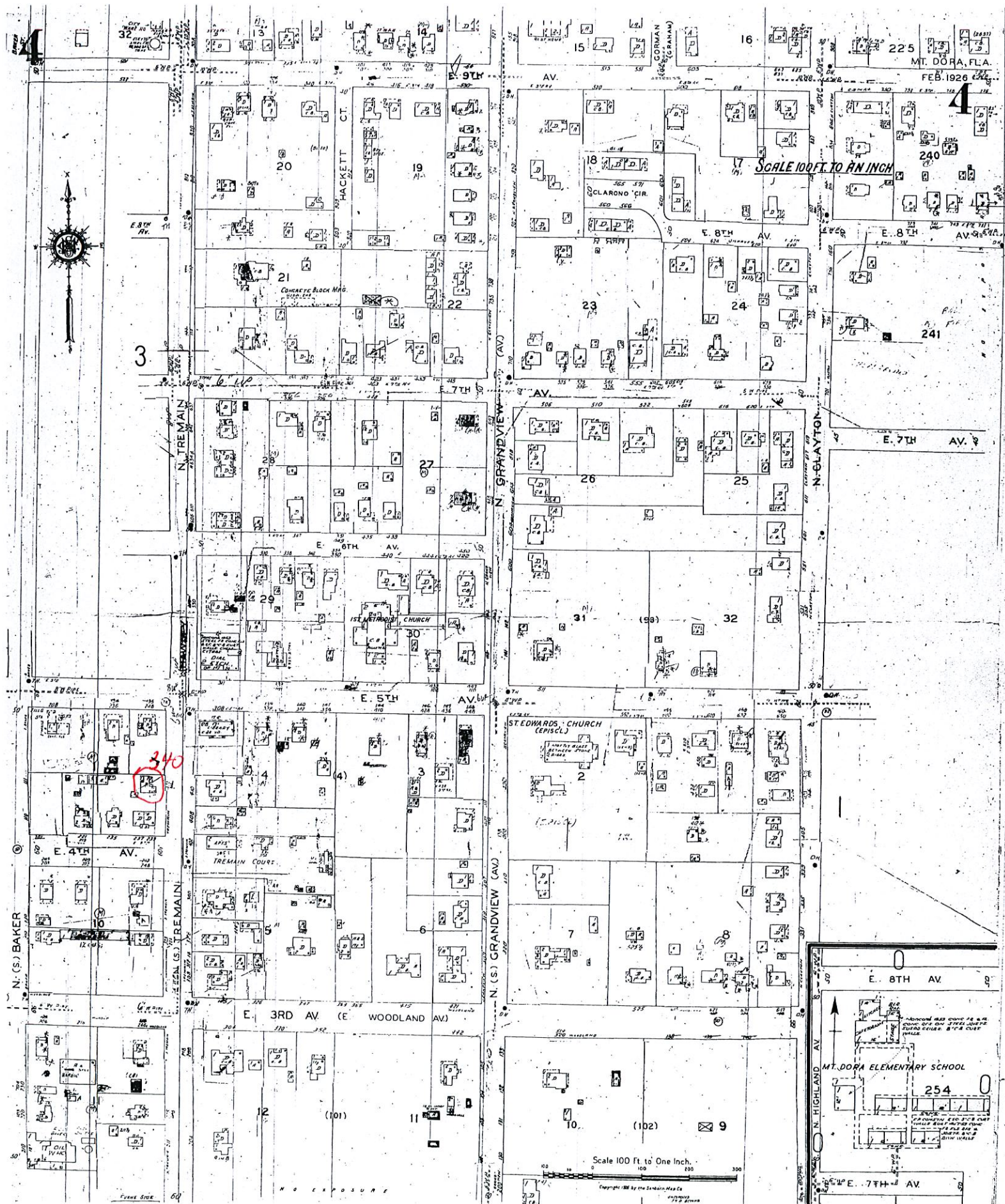
340



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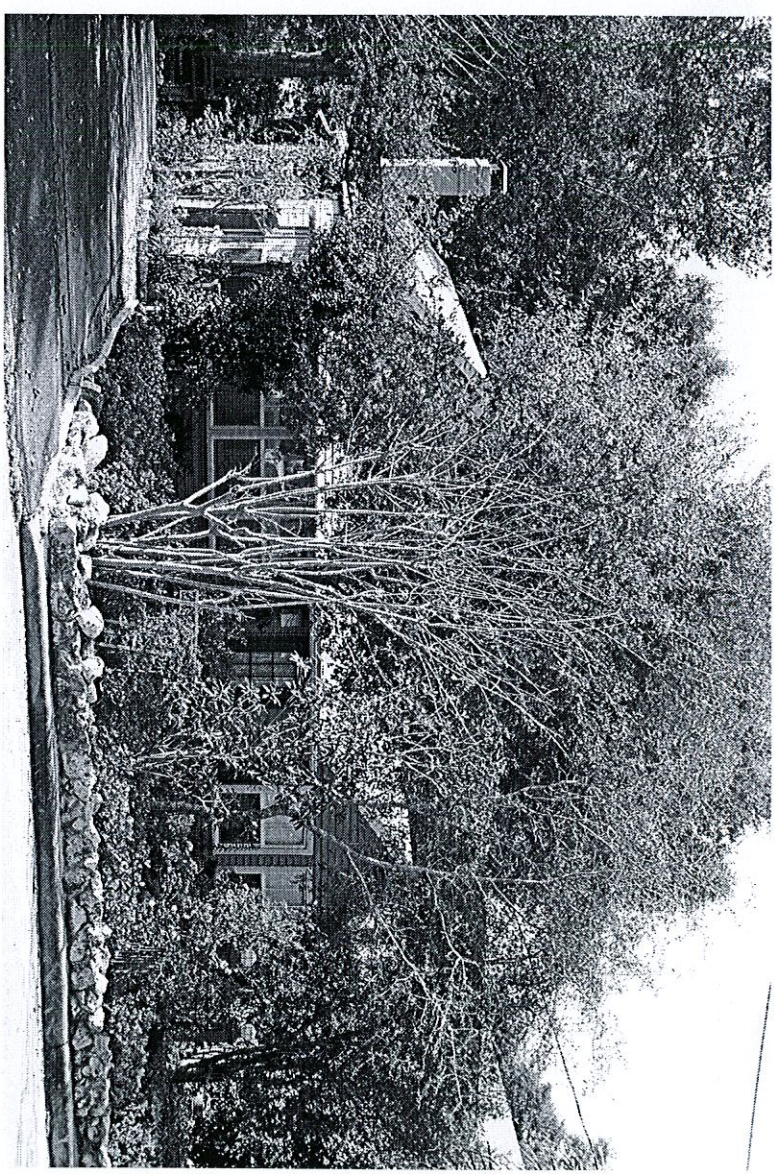
Map provided by MyTopo.com

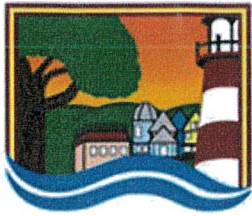
LA364



340

LA 364





CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmoundora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Property Address: 423 N Tremain St. Alternate Key No.: 1664080
Property Owner: Jennifer R. Banta and Sara T. Rhodes
Applicant: ECO Construction Group LLC
Applicant's Mailing Address: 1224 N. Donnelly St. Mt Dora FL 32757
Applicant's Phone Number: 352-504-0346
Applicant's Email Address: br@ecoconstructionllc.com
Current Building Use (e.g. residential or commercial): Residential

Application Type:

☐ New Construction

☐ Addition

☒ Renovation

Check any structural systems or elements which will be affected by this project:

☐ Steps or Stairways

☐ Foundation

☒ Siding/Stucco/Façade Work

☒ Windows

☐ Porches or Porte Cochere

☐ Walls/Structural

☐ Doors

☐ Chimney

☒ Roof

☐ Walls or Fences

☐ Exterior Lighting

☐ Landscape Features

Existing Materials / Style: _____

Proposed Materials / Style: Allure Smooth Lap Siding; Victorian Shingles; Windows

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Remove + replace Siding + roof and replace

with materials listed

Reason for Addition / Modification: General Maintenance

For Window & Door Modifications, will the grid pattern be replicated? Yes

Is there a chimney on the building and will it be affected? _____

Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; additional permits may be required. Submission of the application implies permission is granted to the City of Mount Dora to inspect and document any necessary information needed to process this request. All formal correspondences will be provided via email.

PROPERTY RECORD CARD

General Information

Name:	BANTA JENNIFER R AND SARA T RHODES	Alternate Key:	1664080
Mailing Address:	423 N TREMAIN ST MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	29-19-27- 0030-001- 00002
		Millage Group and City:	0MD1 Mount Dora
		2024 Total Certified Millage Rate:	18.8964
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	423 N TREMAIN ST MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, 31-19-27 BEG 64 FT E OF NW COR OF SE 1/4 OF BLK 1, RUN S 50 FT, E TO TREMAIN ST, N ALONG STREET TO PT E OF POB, W TO POB PB 3 PGS 37-43 ORB 5557 PG 555		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

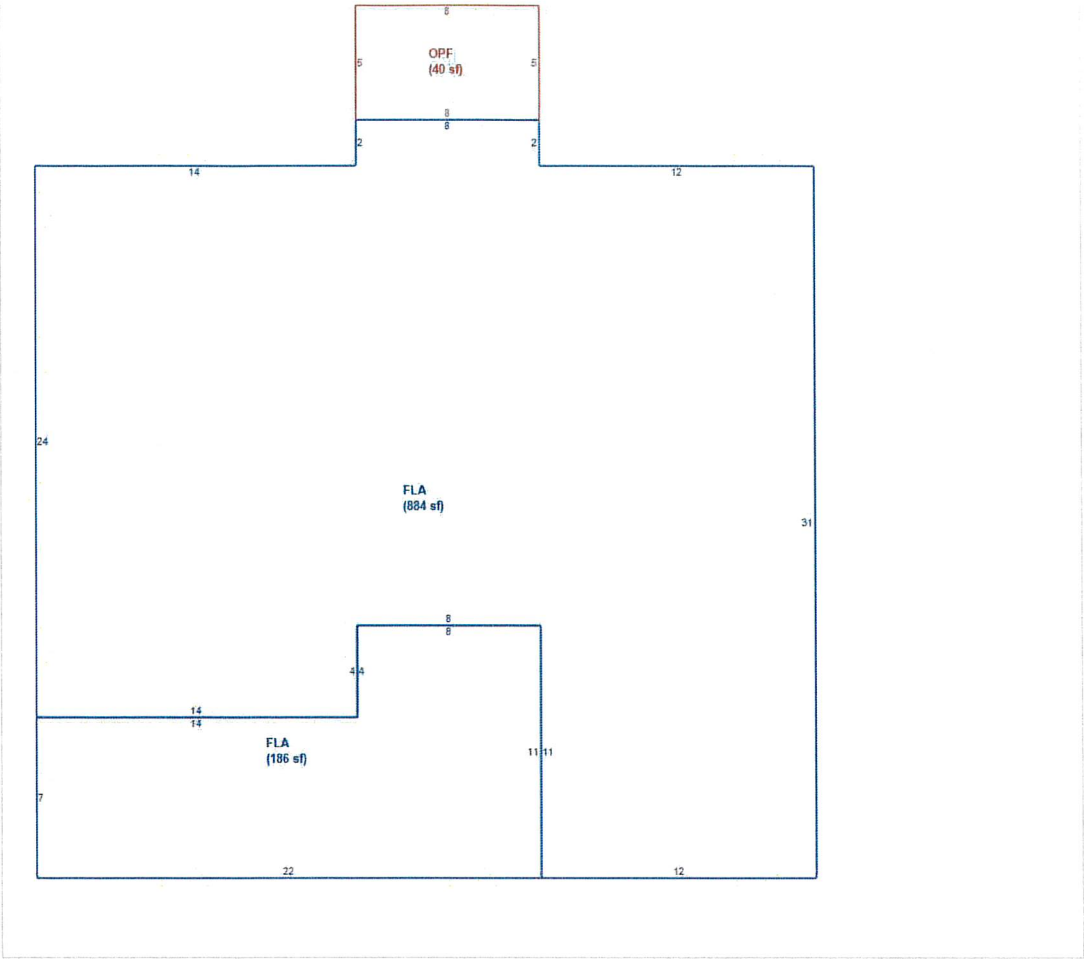
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	50	80		4000.000	FD		\$143,550.00	\$143,550.00
				Click here for Zoning Info ⓘ	FEMA Flood Map				

Residential Building(s)

Building 1

Residential		Building Value: \$155,715.00	
Summary			
Year Built: 1900	Total Living Area: 1070 ⓘ	Central A/C: Yes	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	1070
OPEN PORCH FINISHED (OPF)		1.00	40
View Larger / Print / Save			



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	ACCESSORY STRUCTURE (ASF7)	162	SF	1979	\$6,480.00
2	DECK - WOOD (DEC3)	278	SF	2002	\$787.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5557 / 555	09/30/2020	Warranty Deed	Qualified	Improved	\$259,000.00
4955 / 375	05/26/2017	Quit Claim Deed	Unqualified	Improved	\$100.00
4442 / 1690	02/14/2014	Warranty Deed	Qualified	Improved	\$192,000.00
2726 / 1094	12/23/2004	Warranty Deed	Unqualified	Improved	\$0.00
2291 / 2484	03/19/2003	Quit Claim Deed	Unqualified	Improved	\$0.00
2197 / 2452	10/25/2002	Warranty Deed	Qualified	Improved	\$106,000.00
1514 / 604	04/01/1997	Warranty Deed	Qualified	Improved	\$79,000.00
1247 / 598	09/01/1993	Warranty Deed	Qualified	Improved	\$50,000.00
842 / 1399	06/01/1985	Warranty Deed	Qualified	Improved	\$37,500.00
691 / 1001	01/01/1979	Misc Deed/Document	Qualified	Improved	\$26,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$306,532	\$306,532	\$306,532	5.0364	\$1,543.82
SCHOOL BOARD STATE	\$306,532	\$306,532	\$306,532	3.1240	\$957.61
SCHOOL BOARD LOCAL	\$306,532	\$306,532	\$306,532	2.9980	\$918.98
LAKE COUNTY WATER AUTHORITY	\$306,532	\$306,532	\$306,532	0.2940	\$90.12
NORTH LAKE HOSPITAL DIST	\$306,532	\$306,532	\$306,532	0.4100	\$125.68
ST JOHNS RIVER FL WATER MGMT DIST	\$306,532	\$306,532	\$306,532	0.1793	\$54.96
CITY OF MOUNT DORA	\$306,532	\$306,532	\$306,532	6.3000	\$1,931.15
LAKE COUNTY MSTU AMBULANCE	\$306,532	\$306,532	\$306,532	0.4629	\$141.89
LAKE COUNTY VOTED DEBT SERVICE	\$306,532	\$306,532	\$306,532	0.0918	\$28.14
				Total:	Total:
				18.8964	\$5,792.35

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law

Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: 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 beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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****ORDER LEAD TIME IS 4-6 WEEKS****



Sales Agreement w/Location

ShipTo: RO-MAC LUMBER & SUPPLY INC

Account#: A00336

700 E MAIN STREET 104222
LEESBURG, FL 34748-5318
Phone# Fax# (352) 787-9618

Last Modified Date: 12/13/2024 13:55:35

PO#:

Job Name: BANTA RETRO

Job Address:

Quote # 8126486

Sales Person: Kristen Francisco

Customer ECO CONSTRUCTION

Account #

Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 8.00		<u>Sell Price</u>	<u>Ext Price</u>
Configuration: 36.5X49.5X.,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ES Max,9/16" GBG,2V0H/2V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL					
		Certification Type: MIAMI Frame Type: 1.375FIN Window Style: STD Size Ref: ACTUAL Height: 49 1/2 Rough Masonry: 38 1/4 X 50 1/2 Egress Opening: 32 1/4 X 20 1/8 (4.5004 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A1D LITES (2V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: BS - Box Screen Decralite: N Prep for Mull: N PositiveDesignPressure: 50.0000 PANumber: FL239 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300 NOA Selection: 23-0707.13 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 36 1/2 Actual Size: 36 1/2 X 49 1/2 Wood Frame Opening: 36 3/4 X 49 3/4 Frame Color: W - White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 3A1D LITES (2V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N Vent Ht: 24.3930 CAR#: 23-0707.13 NegativeDesignPressure: 94.5000 EnergyStar: 1.0000 UF: 0.3200 VT: 0.4300 CPD: PGT-K-208-03624-00002			
Location: FRONT & SOUTH SIDES		Notes:			
0002 (2.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 2.00		<u>Sell Price</u>	<u>Ext Price</u>

Configuration: 32.X63.X.,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ES Max,9/16" GBG,2V0H/2V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL					
		Certification Type: MIAMI Frame Type: 1.375FIN Window Style: STD Size Ref: ACTUAL Height: 63.0000 Rough Masonry: 33 3/4 X 64 Egress Opening: 27 3/4 X 26 7/8 (5.1732 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A1D LITES (2V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: BS - Box Screen Decralite: N Prep for Mull: N PositiveDesignPressure: 50.0000 PANumber: FL239 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300		NOA Selection: 23-0707.13 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 32.0000 Actual Size: 32 X 63 Wood Frame Opening: 32 1/4 X 63 1/4 Frame Color: W - White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 3A1D LITES (2V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N Vent Ht: 31.1430 CAR#: 23-0707.13 NegativeDesignPressure: 66.3000 EnergyStar: 1.0000 UF: 0.3200 VT: 0.4300 CPD: PGT-K-208-03624-00002	
Location: SOUTH SIDE			Notes:		
0003 (3.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00		Sell Price	Ext Price
Configuration: 32.X63.X.,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ES Max,9/16" GBG,2V0H/2V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL					
		Certification Type: MIAMI Frame Type: 1.375FIN Window Style: STD Size Ref: ACTUAL Height: 63.0000 Rough Masonry: 33 3/4 X 64 Egress Opening: 27 3/4 X 26 7/8 (5.1732 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A1D LITES (2V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: BS - Box Screen Decralite: N Prep for Mull: N PositiveDesignPressure: 50.0000 PANumber: FL239 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300		NOA Selection: 23-0707.13 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 32.0000 Actual Size: 32 X 63 Wood Frame Opening: 32 1/4 X 63 1/4 Frame Color: W - White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 3A1D LITES (2V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N Vent Ht: 31.1430 CAR#: 23-0707.13 NegativeDesignPressure: 66.3000 EnergyStar: 1.0000 UF: 0.3200 VT: 0.4300 CPD: PGT-K-208-03624-00002	
Location: REAR			Notes:		
0004 (4.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00		Sell Price	Ext Price

Configuration: 29.5X29.5X.,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ES Max,9/16" GBG,2V0H/2V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL					
		Certification Type: MIAMI Frame Type: 1.375FIN Window Style: STD Size Ref: ACTUAL Height: 29 1/2 Rough Masonry: 31 1/4 X 30 1/2 Egress Opening: 25 1/4 X 10 1/8 (1.7701 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A1D LITES (2V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: BS - Box Screen Decralite: N Prep for Mull: N PositiveDesignPressure: 50,0000 PANumber: FL239 CondensationResistance: 56,0000 SolarHeatGainCoeff: 0,1900 VTCOG: 0,6300		NOA Selection: 23-0707.13 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 29 1/2 Actual Size: 29 1/2 X 29 1/2 Wood Frame Opening: 29 3/4 X 29 3/4 Frame Color: W - White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 3A1D LITES (2V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2,0000 Acc Glass Breakage: N Vent Ht: 14,3929 CAR#: 23-0707.13 NegativeDesignPressure: 100,0000 EnergyStar: 1,0000 UF: 0,3200 VT: 0,4300 CPD: PGT-K-208-03624-00002	
Location: REAR			Notes:		
0005 (5.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00		Sell Price	Ext Price
Configuration: 37.X55.X.,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ES Max,9/16" GBG,2V0H/2V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL					
		Certification Type: MIAMI Frame Type: 1.375FIN Window Style: STD Size Ref: ACTUAL Height: 55.0000 Rough Masonry: 38 3/4 X 56 Egress Opening: 32 3/4 X 22 7/8 (5.1956 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A1D LITES (2V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: BS - Box Screen Decralite: N Prep for Mull: N PositiveDesignPressure: 50,0000 PANumber: FL239 CondensationResistance: 56,0000 SolarHeatGainCoeff: 0,1900 VTCOG: 0,6300		NOA Selection: 23-0707.13 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 37.0000 Actual Size: 37 X 55 Wood Frame Opening: 37 1/4 X 55 1/4 Frame Color: W - White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 3A1D LITES (2V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2,0000 Acc Glass Breakage: N Vent Ht: 27,1430 CAR#: 23-0707.13 NegativeDesignPressure: 85,7000 EnergyStar: 1,0000 UF: 0,3200 VT: 0,4300 CPD: PGT-K-208-03624-00002	
Location: NORTH SIDE			Notes:		
0006 (6.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00		Sell Price	Ext Price

Configuration: 35.X23.5X.,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ES Max,9/16" GBG,2V0H/2V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL					
		Certification Type: MIAMI Frame Type: 1.375FIN Window Style: STD Size Ref: ACTUAL Height: 23 1/2 Rough Masonry: 36 3/4 X 24 1/2 Egress Opening: 30 3/4 X 7 1/8 (1.515 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: STD Summary Top: 3A1D LITES (2V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: BS - Box Screen Decralite: N Prep for Mull: N PositiveDesignPressure: 50.0000 PANumber: FL239 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300		NOA Selection: 23-0707.13 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 35.0000 Actual Size: 35 X 23 1/2 Wood Frame Opening: 35 1/4 X 23 3/4 Frame Color: W - White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 3A1D LITES (2V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N Vent Ht: 11.3929 CAR#: 23-0707.13 NegativeDesignPressure: 100.0000 EnergyStar: 1.0000 UF: 0.3200 VT: 0.4300 CPD: PGT-K-208-03624-00002	
Location: NORTH SIDE			Notes:		
0007 (1.00)	INSTALLATION	Ordered: 1.00		<u>Sell Price</u>	<u>Ext Price</u>
	Configuration:				
Location:			Notes:		

<u>Products Ordered</u>	<u>Total Quantity</u>
SH5400	14
INSTALLATION	1

Smooth Ventilated Soffit

Go with a Smooth Ventilated Soffit for a satin finish for overhead space in order to control the airflow under eaves and throughout your home or building. All available in ¼" thickness and 12' length with 6.9 square inches per lineal foot of net free airspace.

☒ View sizes

Color: Pure White



Product Variations

[Traditional Ventilated Soffit](#)[Smooth Ventilated Soffit](#)[Beadboard](#)



Smooth Ventilated Soffit

Go with a Smooth Ventilated Soffit for a satin finish for overhead space in order to control the airflow under eaves and throughout your home or building. All available in 1/4" thickness and 12' length with 6.9 square inches per lineal foot of net free airspace.



View sizes

Color: Alabaster



Primed

Product Variations

Traditional Ventilated Soffit

Smooth Ventilated Soffit

Beadboard

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Smooth Lap

Allura's Smooth Lap siding is manufactured to look like smoothly sanded and freshly painted wood with a variety of exposures. Our authentic smooth matte finish gives the smoothest and the lowest gloss finish available for your home.

☒ [View sizes](#)

Color: Gray Clouds



Primed



Product Variations

[Traditional Lap](#)[Smooth Lap](#)

Smooth Lap

Allura's Smooth Lap siding is manufactured to look like smoothly sanded and freshly painted wood with a variety of exposures. Our authentic smooth matte finish gives the smoothest and the lowest gloss finish available for your home.

☒ View sizes

Color: Agreeable Gray



Primed



Product Variations

Traditional Lap

Smooth Lap

Victorian Shingles

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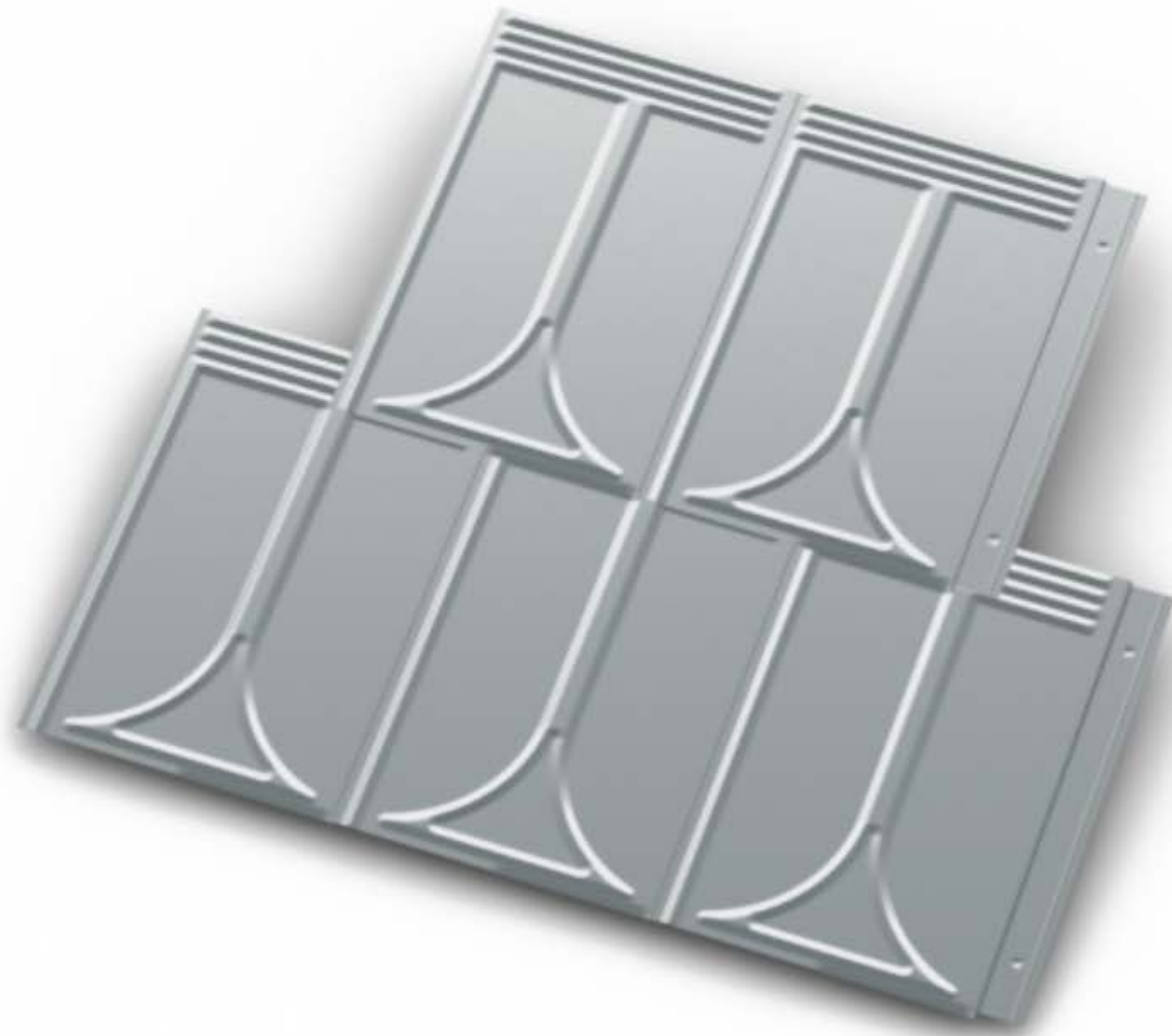
PRODUCT INFO

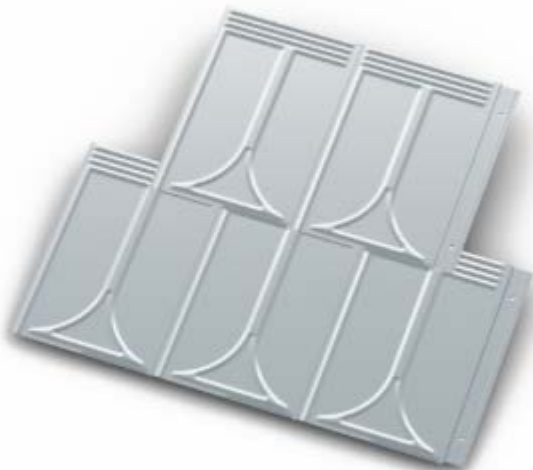
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Scanda

HGSW6529 Previously: HGSW1383

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