



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

*Alt Key 3796562*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>2024-0196</i>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>American Homes 4 Rent, LLC; AH4R Properties, LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>03232619000002300 3752 Fallscrest Circle</b>
Phone <b>954-740-6240</b>	Email <b>ResidentialAppeals@ryan.com</b>		
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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"/> 5 Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0196	Alternate Key: 3796562	Parcel ID: 03-23-26-1900-000-02300	
<b>Petitioner Name</b> Ryan, llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 3752 FALLSCREST CIR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> AH4R Properties llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 398,127	\$ 398,127	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 356,540	\$ 356,540	
<b>3. Exempt value, *enter "0" if none</b>	\$ -	\$ -	
<b>4. Taxable Value, *required</b>	\$ 356,540	\$ 356,540	

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

**Last Sale Date** 11/15/2017      **Price:** \$230,000       Arm's Length     Distressed    Book 5032 Page 488

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3796562	3807290	3796689	3796712
<b>Address</b>	3752 FALLSCREST CIR CLERMONT	3837 FALLSCREST CIR CLERMONT	3733 FALLSCREST CIR CLERMONT	3815 FALLSCREST CIR CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$445,000	\$515,000	\$475,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	0.00%	0.00%
<b>Adjusted Sale</b>		\$378,250	\$437,750	\$403,750
<b>\$/SF FLA</b>	\$164.31 per SF	\$188.28 per SF	\$180.66 per SF	\$164.73 per SF
<b>Sale Date</b>		6/22/2023	10/10/2023	8/30/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,423	2,009	37260	2,423		2,451	
<b>Year Built</b>	2002	2002		2002		2001	
<b>Constr. Type</b>	block/stucco	block/ stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.0	2.0		3.0	-10000	2.0	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	427 SF	140 sf		151 sf		399	
<b>Pool</b>	N	N	0	Y	-20000	Y	-20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	n	n		n		n	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		Net Adj. 9.9%	37260	-Net Adj. 6.9%	-30000	-Net Adj. 5.0%	-20000
		Gross Adj. 9.9%	37260	Gross Adj. 6.9%	30000	Gross Adj. 5.0%	20000
<b>Adj. Sales Price</b>	Market Value <b>\$398,127</b>	Adj Market Value	<b>\$415,510</b>	Adj Market Value	<b>\$407,750</b>	Adj Market Value	<b>\$383,750</b>
	Value per SF 164.31						

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.

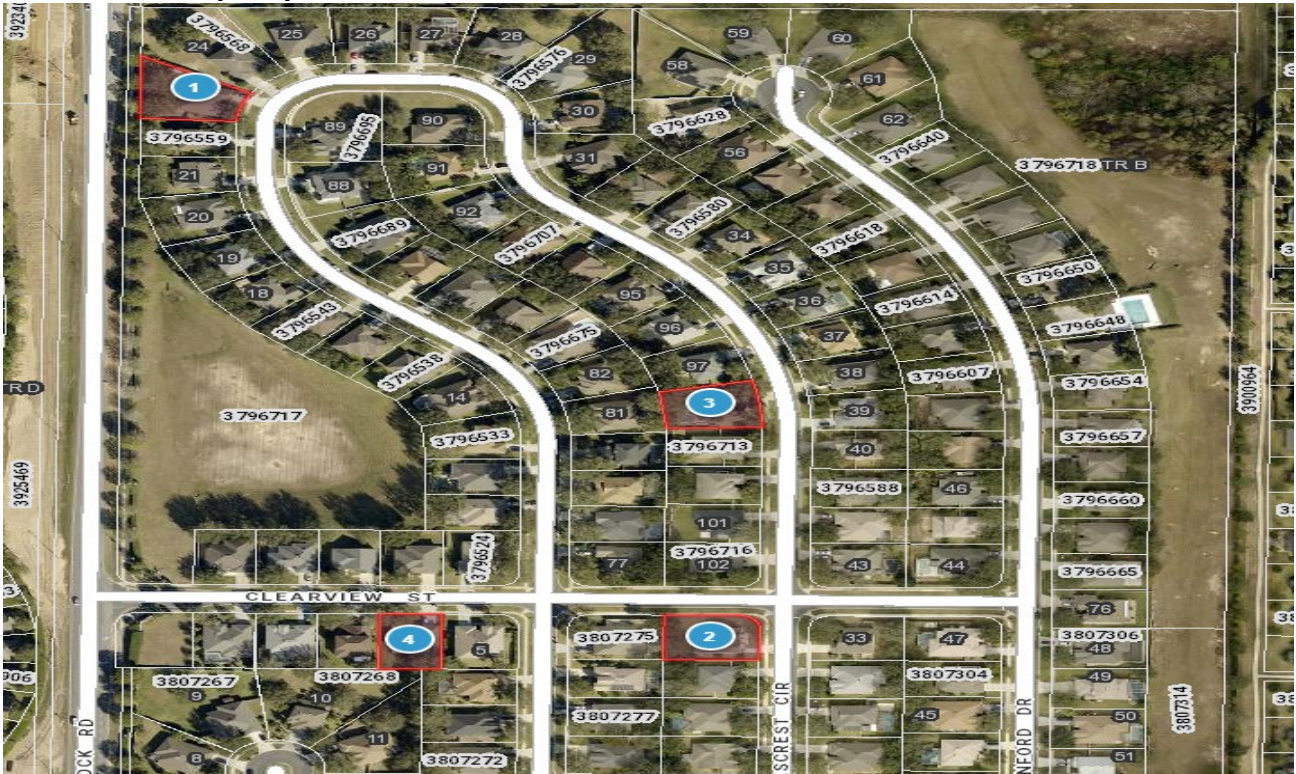
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps The petitioner used one sale in their sub and 5 sales in an over 55 subdivision.

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

**DEPUTY: Mohamed Shariff**

**DATE 11/7/2024**

**2024-019€ Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3796562	3752 FALLS CREST CIR CLERMONT	-
2	comp 1	3807290	3837 FALLS CREST CIR CLERMONT	same sub
3	comp 3	3796712	3815 FALLS CREST CIR CLERMONT	same sub
4	comp 2	3796689	3733 FALLS CREST CIR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3796562  
Parcel ID 03-23-26-1900-000-02300

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0196 Subject  
PRC Run: 11/25/2024 By mshariff  
Card # 1 of 1

Current Owner		
AH4R PROPERTIES LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

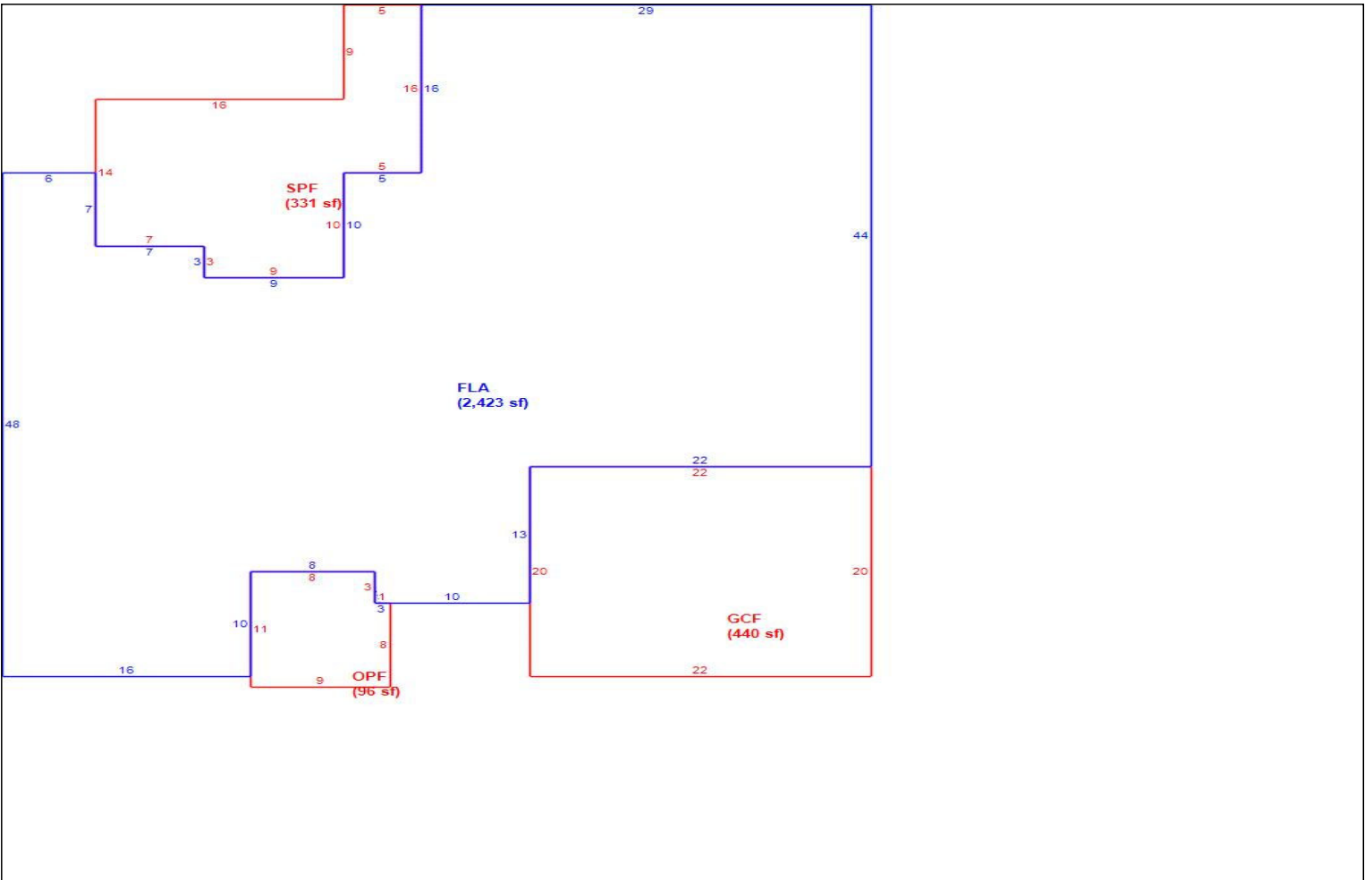
subject

Property Location		
Site Address 3752 FALLSCREST CIR CLERMONT FL 34711		
Mill Group	000C	NBHD 0582
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CLERMONT, SOMERSET ESTATES PHASE 1 SUB LOT 23 PB 44 PGS 7-8 ORB 5032 PG 488

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 307,347
		Deprec Bldg Value 298,127	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	2,423	2,423	2423	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	106.88	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	96	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	331	0	97.00	Foundation	3	Fireplaces	0
TOTALS		2,423	3,290	2,423	0	Roof Cover	3	Type AC	03

Alternate Key 3796562  
 Parcel ID 03-23-26-1900-000-02300

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0196 Subject  
 PRC Run: 11/25/2024 By mshariff  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2002010071	01-08-2002	12-06-2002	115,368	0000	SFR/3752 FALLSCREST CIR			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2017126114	5032	0488	11-15-2017	WD	Q	Q	I	230,000				
	2153	0584	07-25-2002	WD	Q	Q	I	189,700				
Total												0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
100,000	298,127	0	398,127	41587	356540	0.00	356540	398127	364,486	

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Alternate Key 3807290  
 Parcel ID 03-23-26-1910-000-03200

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0196 Comp 1  
 PRC Run: 11/25/2024 By  
 Card # 1 of 1

Current Owner		
CAMILO OSPINA JUAN & PAULA PALACIO M		
3837 FALLSCREST CIR		
CLERMONT	FL	34711

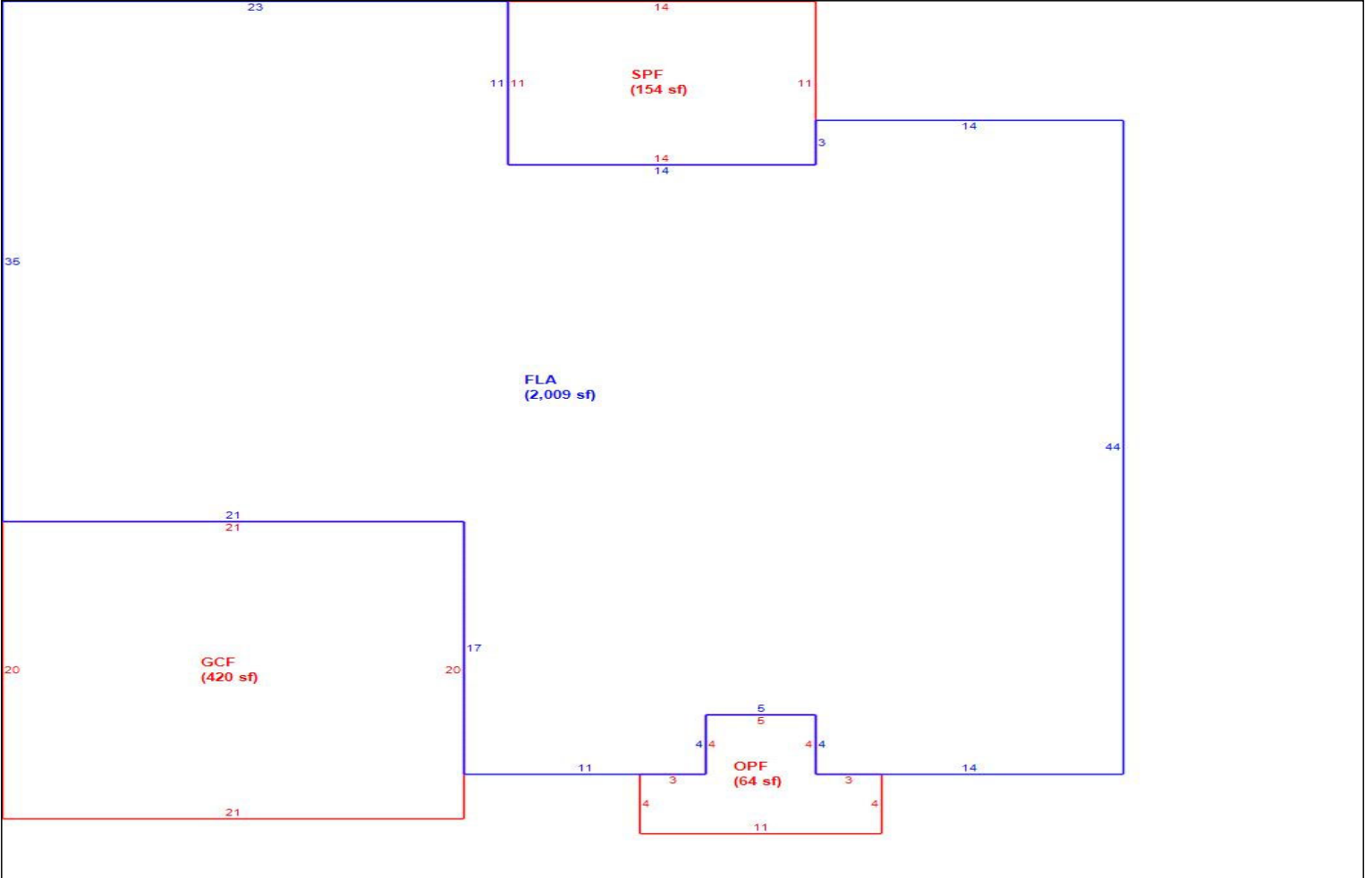
comp # 1

Property Location		
Site Address 3837 FALLSCREST CIR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0582
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CLERMONT, SOMERSET ESTATES PHASE II REPLAT SUB LOT 32 PB 46 PGS 41-42 ORB 6184 PG 142

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		100,000				
Classified Acres		0		Classified JV/Mkt 100,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 267,568 Deprec Bldg Value 259,541 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,009	2,009	2009	Effective Area	2009	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	Base Rate	111.50	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	64	0	Building RCN	267,568	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	154	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,009	2,647	2,009	Building RCNLD	259,541					



Alternate Key 3807290  
 Parcel ID 03-23-26-1910-000-03200

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0196 Comp 1  
 PRC Run: 11/25/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2002020510	02-19-2002	12-11-2002	114,884	0000	SFR/3837 FALLSCREST CIR			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023091069	6184	0142	06-22-2023	WD	Q	01	I	445,000				
2022055071	5940	1964	03-23-2022	TR	U	11	I	100				
2021050323	5685	2354	04-01-2021	TR	U	11	I	100				
	2153	0656	07-26-2002	WD	Q	Q	I	158,700				
	2065	1696	01-11-2002	WD	U	M	V	1				
<b>Total</b>												0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
100,000	259,541	0	359,541	0	359541	0.00	359541	359541	351,192	

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Alternate Key 3796508  
Parcel ID 03-23-26-1900-000-00400

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0196 Comp 2  
PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
ZHANG JUN & LING YANG		
1925 CHICHESTER XING		
MACUNGIE	PA	18062

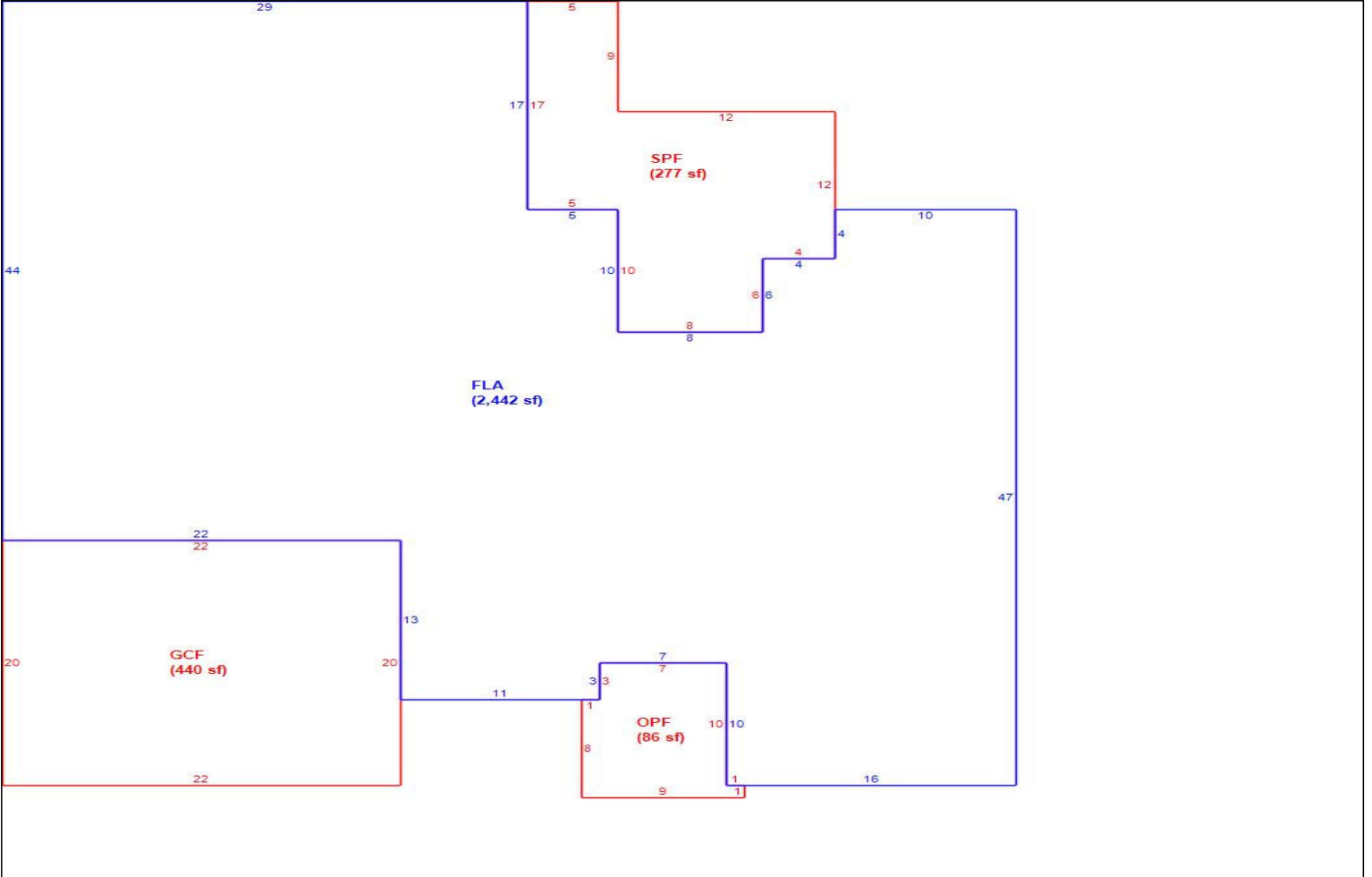
comp # 2

Property Location			
Site Address 2693 CLEARVIEW ST			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	01-01-202

Legal Description
CLERMONT, SOMERSET ESTATES PHASE 1 SUB LOT 4 PB 44 PGS 7-8 ORB 6241 PG 1490

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		100,000				
Classified Acres		0		Classified JV/Mkt 100,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 314,873
		Deprec Bldg Value 305,427	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	2,442	2,442	2442	2003	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	106.67	Quality Grade	675	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	86	0	Condition	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	277	0	% Good	Foundation	3	Fireplaces	0	
TOTALS		2,442	3,245	2,442	Building RCNLD	305,427	Roof Cover	3	Type AC	03

Alternate Key 3796508  
 Parcel ID 03-23-26-1900-000-00400

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0196 Comp 2  
 PRC Run: 11/25/2024 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	
2010	SALE	01-01-2009	03-30-2010	1	0000	CHECK VALUE	03-30-2010		
2004	2002100707	05-13-2003	02-12-2004	145,244	0000	SFR			
2003	2002100707	10-30-2002	05-13-2003	145,244	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023139073	6241 1490	11-10-2023	WD	Q	01	I	445,000					
2020059611	5480 0363	05-15-2020	WD	Q	01	I	321,500					
	3774 1824	04-20-2009	WD	Q	Q	I	219,000					
	2282 1204	03-17-2003	WD	Q	Q	I	195,600					
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	
100,000	305,427	0	405,427	0	405427	0.00	405427	405427	395,710	

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Alternate Key 3796712  
Parcel ID 03-23-26-1900-000-09800

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0196 Comp 3  
PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
NOVELLI-ELLIS ANDREA & STEVEN ELLIS		
3815 FALLSCREST CIR		
CLERMONT	FL	34711

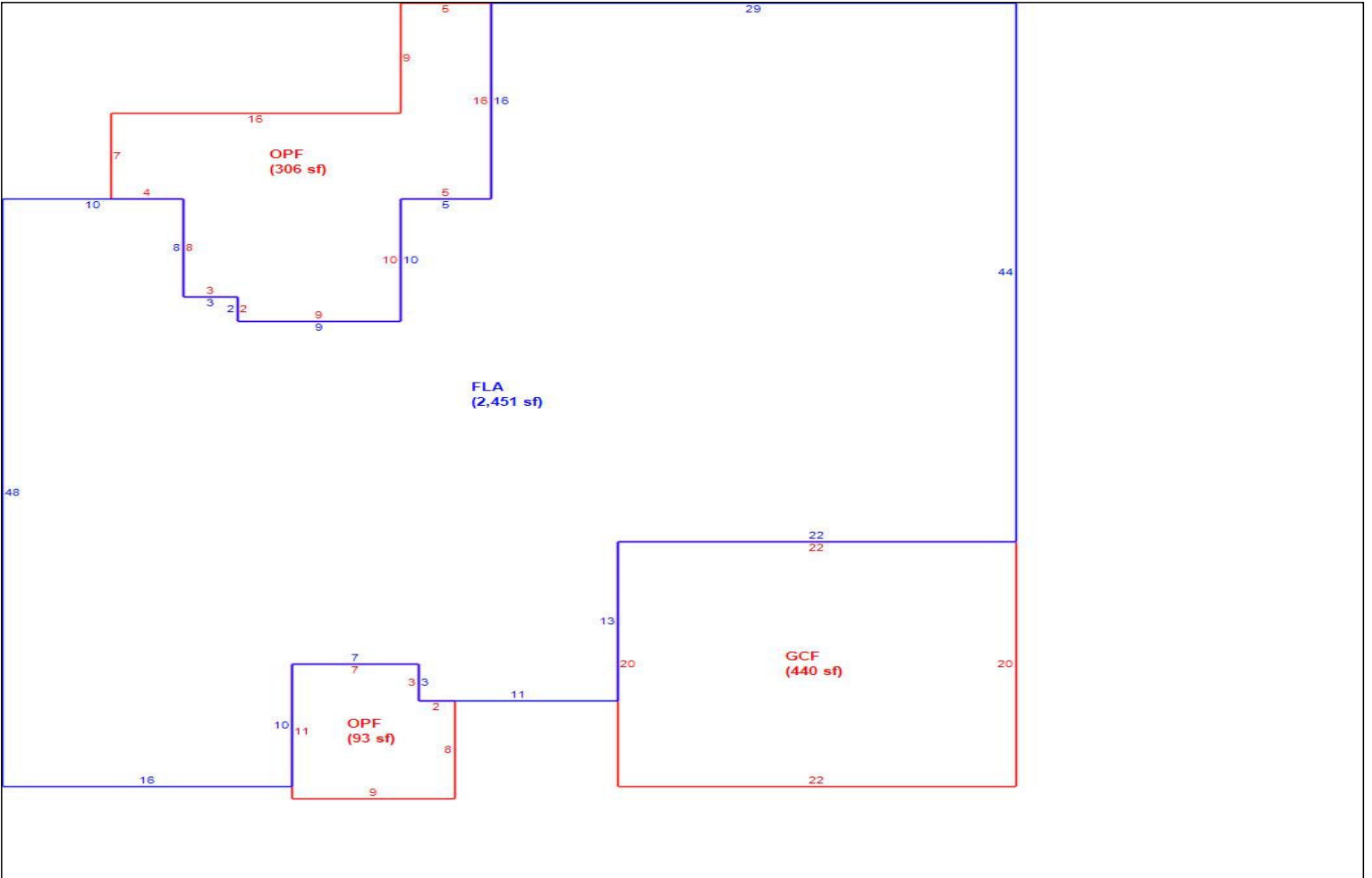
comp # 3

Property Location		
Site Address 3815 FALLSCREST CIR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0582
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CLERMONT, SOMERSET ESTATES PHASE 1 SUB LOT 98 PB 44 PGS 7-8 ORB 6206 PG 566

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 307,902
		Deprec Bldg Value	298,665
		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	2,451	2,451	2451	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	106.57	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	399	0	307,902	Wall Type	03	Heat Type	6
					EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD				
					298,665				
TOTALS		2,451	3,290	2,451					

Alternate Key 3796712  
 Parcel ID 03-23-26-1900-000-09800

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0196 Comp 3  
 PRC Run: 11/25/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	475.00	SF	35.00	2002	2002	16625.00	85.00	14,131
PLD2	POOL/COOL DECK	435.00	SF	5.38	2002	2002	2340.00	70.00	1,638
SEN2	SCREEN ENCLOSED STRUCTURE	1770.00	SF	3.50	2002	2002	6195.00	47.50	2,943

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	04-20-2006	1	0000	CHECK VALUES			
2003	2002060057	06-03-2002	05-14-2003	4,000	0000	SOLAR PANELS			
2003	2002020986	02-26-2002	12-10-2002	3,650	0000	33X35 SEN			
2003	2002020861	02-22-2002	12-10-2002	23,618	0000	POOL W/DECK			
2002	0110341	01-19-2001	02-01-2002	145,244	0000	SFR/3815 FALLS CREST CIR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023109233	6206	0566	08-30-2023	WD	Q	01	I	475,000	039	HOMESTEAD	2024	25000
2019028473	5249	0173	03-05-2019	QC	U	U	I	112,800	059	ADDITIONAL HOMESTEAD	2024	25000
	2948	1140	05-06-2005	WD	Q	Q	I	345,000				
	1970	1649	06-27-2001	WD	Q	Q	I	180,700				
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
100,000	298,665	18,712	417,377	0	417377	50,000.00	367377	392377	407,780

\*\*\*Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*