

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

Rule 12D-16.002 Section 194.011, Florida Statutes Alt Key 3796562

F.A.C. Eff. 11/23 Page 1 of 3

DR-486 R. 11/23

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

incorporated, by te	GOMBITALED EM GR			NT BOARD (N	(AB)
Petition# 20	24-0196	County Lake		ax year 2024	Date received 9.12.24
	OC	MANAGED BALL	SEKONUSHER		
PART 1. Taxpaye	er Information		*	Take a management	
	merican Homes 4 Rent, LLC; AH4I	R Properties, LLC	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale R Scottsdale, AZ 85254	d, Ste 650	Parcel ID and physical address or TPP account #	03232619000 3752 Fallscre	
Phone 954-740-6	240		Email	ResidentialAp	peals@ryan.com
The standard way	to receive information is by	US mail. If possible	e, I prefer to receiv	e information b	y 🗹 email 🗌 fax.
	petition after the petition dea at support my statement.	adline. I have attac	hed a statement o	of the reasons I	filed late and any
your evidence to evidence. The '	the hearing but would like m to the value adjustment board VAB or special magistrate ru ☑ Res. 1-4 units☐ Industria	d clerk. Florida law a uling will occur unde	llows the property a r the same statuto	appraiser to cros ry guidelines as	s examine or object to your
☐ Commercial □	🗌 Res. 5+ units 🔲 Agricultur	ral or classified use	☐ Vacant lots and	acreage B	usiness machinery, equipment
PART 2. Reason	for Petition Check	one. If more than	one, file a separa	ate petition.	
☐ Denial of classi ☐ Parent/grandpa ☐Property was no ☐Tangible person return required b		January 1 t have timely filed a	☐ Denial for late (Include a date a☐Qualifying impro	e-stamped copy evement (s. 193.1 control (s. 193.15	otion or classification of application.)
determination Enter the time by the reques group.	f this is a joint petition. Attac n that they are substantially e (in minutes) you think you r sted time. For single joint petil s or I will not be available to	similar. (s. 194.01 need to present you tions for multiple uni	1(3)(e), (f), and (g) r case. Most hearir ts, parcels, or acco), F.S.) ngs take 15 min ounts, provide th	utes. The VAB is not bound e time needed for the entire
evidence directly to appraiser's eviden	to exchange evidence with the property appraiser at I ce. At the hearing, you have	least 15 days befor e the right to have	e the hearing and witnesses sworn.	make a written	request for the property
of your property re information redacte	 regardless of whether you cord card containing inform ed. When the property appr u how to obtain it online. 	ation relevant to the	e computation of y	our current ass	sessment, with confidential

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

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you are aut without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to an Under penalties of perjury, I declare that I am the owner of the p petition and the facts stated in it are true.	y confidential information related to the roperty described in this petition and	nis petition. that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signa	ture	
Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.	employee or you are one of the follow	wing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated en	tity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 475,	Florida Statutes (license number — R	D6182).
A Florida real estate broker licensed under Chapter 475, Flo).
A Florida certified public accountant licensed under Chapter	473, Florida Statutes (license numbe	r).
I understand that written authorization from the taxpayer is requi appraiser or tax collector.	red for access to confidential informat	tion from the property
Under penalties of perjury, I certify that I have authorization to fi am the owner's authorized representative for purposes of filing t under s. 194.011(3)(h), Florida Statutes, and that I have read th	his petition and of becoming an agen	t for service of process
Robert I. Payto	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not lister	d in part 4 above	
☐ I am a compensated representative not acting as one of the AND (check one)	•	es listed in part 4 above
☐ Attached is a power of attorney that conforms to the required taxpayer's authorized signature OR ☐ the taxpayer's authorized		executed with the
☐ I am an uncompensated representative filing this petition AN	D (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpayer	's authorized signature is in part 3 of	this form.
I understand that written authorization from the taxpayer is requappraiser or tax collector.	ired for access to confidential information	ation from the property
Under penalties of perjury, I declare that I am the owner's author becoming an agent for service of process under s. 194.011(3)(I facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	<u>IDENTIA</u>	\L			
Petition #		2024-0196		Alternate K	Key: 3796562	Parcel	ID: 03-23-26-190	0-000-02300
Petitioner Name The Petitioner is: Other, Explain:	Ryan,llo	c c/o Robert	Peyton payer's agent	Property Address		SCREST CIR	Check if Mul	tiple Parcels
Owner Name	AH4	R Properties	s IIC	Value from TRIM Notice	Value boloi	e Board Action ted by Prop App	··· I Vallie aπer B	oard Action
1. Just Value, req	uired			\$ 398,1	27 \$	398,1	27	
2. Assessed or cl		ue, *if appli	cable	\$ 356,5		356,5		
3. Exempt value,				\$	- \$	-		
4. Taxable Value,		-		\$ 356,5		356,5	40	
*All values entered	-	ty taxable va	lues, School and	•	<u> </u>	•	.:	
Last Sale Date	11/15/2017		ce: \$230	_	✓ Arm's Length	-	Book <u>5032</u> P	age 488
ITEM	Subje	ct	Compara	ble #1	Compara	able #2	Compara	ble #3
AK#	37965	62	38072		37960		37967	12
Address	3752 FALLSCI CLERMO		3837 FALLSC CLERM		3733 FALLSO CLERN		3815 FALLSCI CLERMO	
Proximity			same	sub	same	sub	same s	ub
Sales Price			\$445,0		\$515,0		\$475,0	
Cost of Sale			-15%		-15°		-15%	
Time Adjust			0.00		0.00		0.00%	
Adjusted Sale			\$378,2		\$437,7		\$403,7	
\$/SF FLA	\$164.31 p	er SF	\$188.28	•	\$180.66	•	\$164.73 p	
Sale Date			6/22/2	_	10/10/2	_	8/30/20	-
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
		ı		I	1	I		
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,423		2,009 2002	37260	2,423		2,451	
Year Built Constr. Type	2002 block/stucco		block/ stucco		2002 block/stucco		2001 block/stucco	_
Constr. Type Condition	good							<u> </u>
Baths	2.0		good 2.0		good 3.0	-10000	good 2.0	1
Garage/Carport	2.0 2 car		2.0 2 car		2 car	-10000	2.0 2 car	1
Porches	427 SF		140 sf		151 sf		399	+
Pool	N		N	0	Y	-20000	7 Y	-20000
Fireplace	0		0	0	0	0	0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	n		n		n		n	
Site Size	lot		lot		lot		lot	
Location	good		good		good		good	
View	good		good		good		good	
-			Net Adj. 9.9%	37260	-Net Adj. 6.9%	-30000	-Net Adj. 5.0%	-20000
			Gross Adi 9 9%	37260	Gross Adi 6 9%	30000	Gross Adi 5.0%	20000

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.

\$415,510

Adj Market Value

\$407,750

Adj Market Value

\$383,750

Adj Market Value

Market Value

Value per SF

Adj. Sales Price

\$398,127

164.31

- 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 subdividion.

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 FALLSCREST CIR CLERMONT	_
2	comp 1	3807290	3837 FALLSCREST CIR CLERMONT	same sub
3	comp 3	3796712	3815 FALLSCREST CIR CLERMONT	same sub
4	comp 2	3796689	3733 FALLSCREST CIR CLERMONT	same sub
5				
6				
7				
8				

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

Current Owner

AH4R PROPERTIES LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300

1

Sec

of 1

CALABASAS 91302-4012 CA

LCPA Property Record Card Roll Year 2024 Status: A

subject

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

Multi Story

0

Property Location

Site Address 3752 FALLSCREST CIR

CLERMONT 34711 000C NBHD 0582

Property Use Last Inspection

Mill Group

Deprec Bldg Value 298,127

00100 SINGLE FAMILY

PJF 01-01-202

Legal Description

Bldg 1

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

Lan	Land Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	1 1011	Бериі	Adj	Offits	Price	Factor	Factor	Factor	Factor	Class val	Value		
1	0100	0	0		1.00 LT	100,000.00	0.0000	1.00	1.000	1.000	0	100,000		
					0.000.10							100.000		
								100,000						
Classified Acres 0 Classified JV/Mkt 100,000 Classified Adj JV/Mkt 0									0					

Sketch

307,347

Replacement Cost

FLA (2,423 sf) GCF (440 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,423	2,423	2423	Effective Area	2423				-
GAR	GARAGE FINISH	0	440	0	Base Rate	106.88	No Stories	1.00	Full Baths	2
OPF SPF	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	96 331	0	Building RCN	307,347	Quality Grade	675	Half Baths	0
011	OOKEENT OKOITTINO		331		Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	, ,	00	,,	Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,423	3,290	2,423	Building RCNLD	298,127	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# of 1 1 Roll Year 2024 Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Type Description Apr Value **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description **Review Date** 2002010071 SFR/3752 FALLSCREST CIR 01-08-2002 12-06-2002 115,368 0000 2003 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 2017126114 5032 0488 11-15-2017 230,000 Q Q 189,700 2153 0584 07-25-2002 WD Q Q 0.00 Total

				Value Sเ	ımmary				
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

Current Owner

CAMILO OSPINA JUAN & PAULA PALACIO M

3837 FALLSCREST CIR

CLERMONT FL 34711

LCPA Property Record Card Roll Year 2024 Status: A

comp # 1

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

> Card # 1 of 1

Property Location

Site Address 3837 FALLSCREST CIR CLERMONT

34711 NBHD 000C 0582

Property Use Last Inspection

Mill Group

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

Lan	Land Lines													
LL #	Use Code	Front	Depth	Notes Adj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00	LT	100,000.00	0.0000	1.00	1.000	1.000	0	100,000	
		Total A	cres	0.00	JV/N	/lkt 0			Tota	l Adj JV/Mk	kt	l l	100,000	
	Cla	assified A	cres	0	Classified JV/N	/lkt 10	0,000		Classifie	d Adj JV/Mk	ct		0	

Sketch

Bldg 1 1 of 1 Replacement Cost 267,568 Deprec Bldg Value 259,541 Multi Story 0 Sec SPF (154 sf) FLA (2,009 sf) GCF (420 sf) OPF

	Building S	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	l			
GAR	GARAGE FINISH	0	420	0	Base Rate	111.50	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	64	0	Building RCN	267.568	Quality Grade	675	Half Baths	0
SPF	SCREEN PORCH FINIS	0	154	0	•	- ,	Caam, o.a.a	010	240	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00				
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS 2,009		2,647	2,009	Building RCNLD	259,541	Roof Cover	3	Type AC	03

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

Parcel II	D 03-23	-26-191	10-000-0	03200	Ro	II Yea	ar 202	24 Sta	itus: A			Card #	1	of 1
					*Onl			laneous F records a	eatures re reflected b	elow				
Code		Descrip	otion	T	Inits	Type		nit Price	Year Blt	Effect Y	r RCN	%Good	I A	pr Value
						• •								•
Roll Year	Dormi	t ID	Issua D	ate Comp	Date	Δn	nount	ilding Per Type	mits 	Descri	ation	Review [Date	CO Date
2003									 SFR/3837 FA			INCOICWE	Jale	CO Date
2003	03 2002020510 02-19-2002 12-11-200					,								
				Sales Infor		0.11		1., ,,				mptions		1.
	ment No	k/Page	Sale Date	Instr		1	Vac/Imp	Sale Price	Code	Descriptio	n	Year	Amount	
	091069 055071	6184 5940		06-22-2023		Q U	01 11		445,000 100					
	050323	5685	2354	04-01-2021	TR	Ü	11	i	100					
		2153		07-26-2002		Q	Q	l V	158,700					
		2065	1696	01-11-2002	WD	U	М	V	1					
												Total		0.00
							Va	lue Summ	nary					

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

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

GCF (440 sf)

LCPA Property Record Card Roll Year 2024 Status: A

comp # 2

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

> Card # of 1

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

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
			<u> </u>		D (// 4) + 10			L				400.000
		Total A	cres	0.00	JV/Mkt 0				il Adj JV/Mk			100,000
Classified Acres 0 Classified JV/Mkt 100,000 Classified Adj JV/Mkt 0												

Sketch Bldg 1 1 of 1 Replacement Cost 314,873 Deprec Bldg Value 305,427 Multi Story 0 Sec SPF (277 sf) FLA (2,442 sf)

	Building S	Sub Areas			Building Valuation	Cons	struction	n Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,442	2,442	2442	Effective Area	2442	No Otenia		Cull Datha	
GAR	GARAGE FINISH	0	440	0	Base Rate	106.67	No Stories	1.00	Full Baths	2
OPF SPF	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	86 277	0	Building RCN	314,873	Quality Grade	675	Half Baths	1
SFF	SCREEN FORCH FINIS	U	211	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	,,	00	,,	١ .
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,442	3,245	2,442	Building RCNLD	305 427	Roof Cover	3	Type AC	03

OPF (86 sf) 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

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								aneous F						
									re reflected be			V		
Code		Descrip	otion	Un	its	Туре	Ur	it Price	Year Blt	Effect Y	r RCN	%Good	d Ap	r Value
·				·	•		Bui	lding Peri	mits				•	
Roll Year	Permit	ID	Issue Da		Comp Date Amount Type					Descrip	otion	Review [CO Date
2010	SALE		01-01-20					1 0000	CHECK VALU	E		03-30-2	010	
2004 2003	20021007	-	05-13-20 10-30-20				145,24 145,24		SFR SFR					
2003	20021007	·	10 00 20	00 10 2			110,21							
Sales Informat					ation						Exe	mptions		
Instrum	ent No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	1	Year	Amount
20231		6241	1490	11-10-2023	WD	Q	01	1	445,000					
20200	59611	5480 3774	0363 1824	05-15-2020 04-20-2009	WD WD	Q Q	01	l	321,500 219,000					
		2282		03-17-2003	WD WD	Q	Q Q	i	195.600					

mstrument No	DOOK	raye	Sale Date	111511	Q/U	Code	vac/imp	Sale File	Code	Description	rear	Amount
2023139073 2020059611	6241 5480 3774 2282	1490 0363 1824 1204	11-10-2023 05-15-2020 04-20-2009 03-17-2003	WD WD WD WD	0000	01 01 Q Q		445,000 321,500 219,000 195,600		·		
										Total		0.00
										10141	L	
						Val	ue Summ	ary				

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

Current Owner

NOVELLI-ELLIS ANDREA & STEVEN ELLIS

3815 FALLSCREST CIR

CLERMONT FL 34711 **LCPA Property Record Card** Roll Year 2024 Status: A

comp #3

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

> Card # 1 of 1

Property Location

Site Address 3815 FALLSCREST CIR

CLERMONT 000C NBHD

Mill Group 0582 Property Use Last Inspection

00100 SINGLE FAMILY

PJF 01-01-202

34711

Legal Description

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

Lan	Land Lines														
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value			
1	0100	0	0		1.00 LT	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 Classified Acres 0 Classified JV/Mkt 100,000 Classified Adj JV/Mkt Sketch												100,000			

Bldg 1 1 of 1 Replacement Cost 307,902 Deprec Bldg Value 298,665 Multi Story 0 Sec OPF (306 sf) FLA (2,451 sf) GCF (440 sf) OPF

	Building S	Sub Areas			Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2001	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,451	2,451	2451	Effective Area	2451			- " - "		
GAR	GARAGE FINISH	0	440	0	Base Rate	106.57	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	399	0	Building RCN	307,902	Quality Grade	675	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	VVali Type	03	riout Typo	١	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	2,451	3,290	2,451	Building RCNLD	298,665	Roof Cover	3	Type AC	03	

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 Valu															
POL2 PLD2 SEN2	SWIMMING POOL - RESIDENTIAL POOL/COOL DECK SCREEN ENCLOSED STRUCTURE	475.00 435.00 1770.00	SF SF SF	35.00 5.38 3.50	2002 2002 2002 2002	2002 2002 2002	16625.00 2340.00 6195.00	70.00	14,131 1,638 2,943						

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

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023109233 2019028473	6206 5249 2948 1970	0566 0173 1140 1649	08-30-2023 03-05-2019 05-06-2005 06-27-2001	WD QC WD WD	0000	01 U Q Q	 - -	475,000 112,800 345,000 180,700	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
Total												50,000.00

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