



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

Att Key 3790048

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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 # 2024-0198	Alternate Key: 3790048	Parcel ID: 20-22-26-1950-000-05700	
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1921 KNOLLCREST DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name HPA BORROWER 2016-2 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 405,678	\$ 405,678	
2. Assessed or classified use value, *if applicable	\$ 329,960	\$ 329,960	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 329,960	\$ 329,960	

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

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3790048	3781471	3790091	3806894
Address	1921 KNOLLCREST DR CLERMONT	1582 CHANCELLOR CT CLERMONT	2003 CRESTRIDGE DR CLERMONT	1873 RIDGE VALLEY ST CLERMONT
Proximity		0.63 Miles	0.01 Miles	0.30 Miles
Sales Price		\$453,000	\$468,000	\$443,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	4.00%	0.40%
Adjusted Sale		\$388,674	\$416,520	\$378,322
\$/SF FLA	\$160.41 per SF	\$147.17 per SF	\$154.84 per SF	\$149.59 per SF
Sale Date		10/13/2023	2/2/2023	11/17/2023
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	2,529	2,641	-7840	2,690	-11270	2,529	0
Year Built	2001	2001		2000		2003	
Constr. Type	Block/Stucco	Block/Stucco		Block/Stucco		Block/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.1	2.1		2.1	0	2.1	0
Garage/Carport	Y	Y		Y		Y	
Porches	Y	Y		Y		Y	
Pool	Y	N	20000	Y	0	Y	0
Fireplace	1	0	2500	0	2500	0	2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		Net Adj. 3.8%	14660	-Net Adj. 2.1%	-8770	Net Adj. 0.7%	2500
		Gross Adj. 7.8%	30340	Gross Adj. 3.3%	13770	Gross Adj. 0.7%	2500
Adj. Sales Price	Market Value \$405,678	Adj Market Value \$403,334		Adj Market Value \$407,750		Adj Market Value \$380,822	
	Value per SF 160.41						

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:

[Redacted]

DATE

[Redacted]

2024-019E Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3790048	1921 KNOLLCREST DR CLERMONT	-
2	Comp 1	3781471	1582 CHANCELLOR CT CLERMONT	0.63
3	Comp 2	3790091	2003 CRESTRIDGE DR CLERMONT	0.01
4	Comp 3	3806894	1873 RIDGE VALLEY ST CLERMONT	0.3
5				
6				
7				
8				

Alternate Key 3790048
 Parcel ID 20-22-26-1950-000-05700

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 12/10/2024 By
 Card # 1 of 1

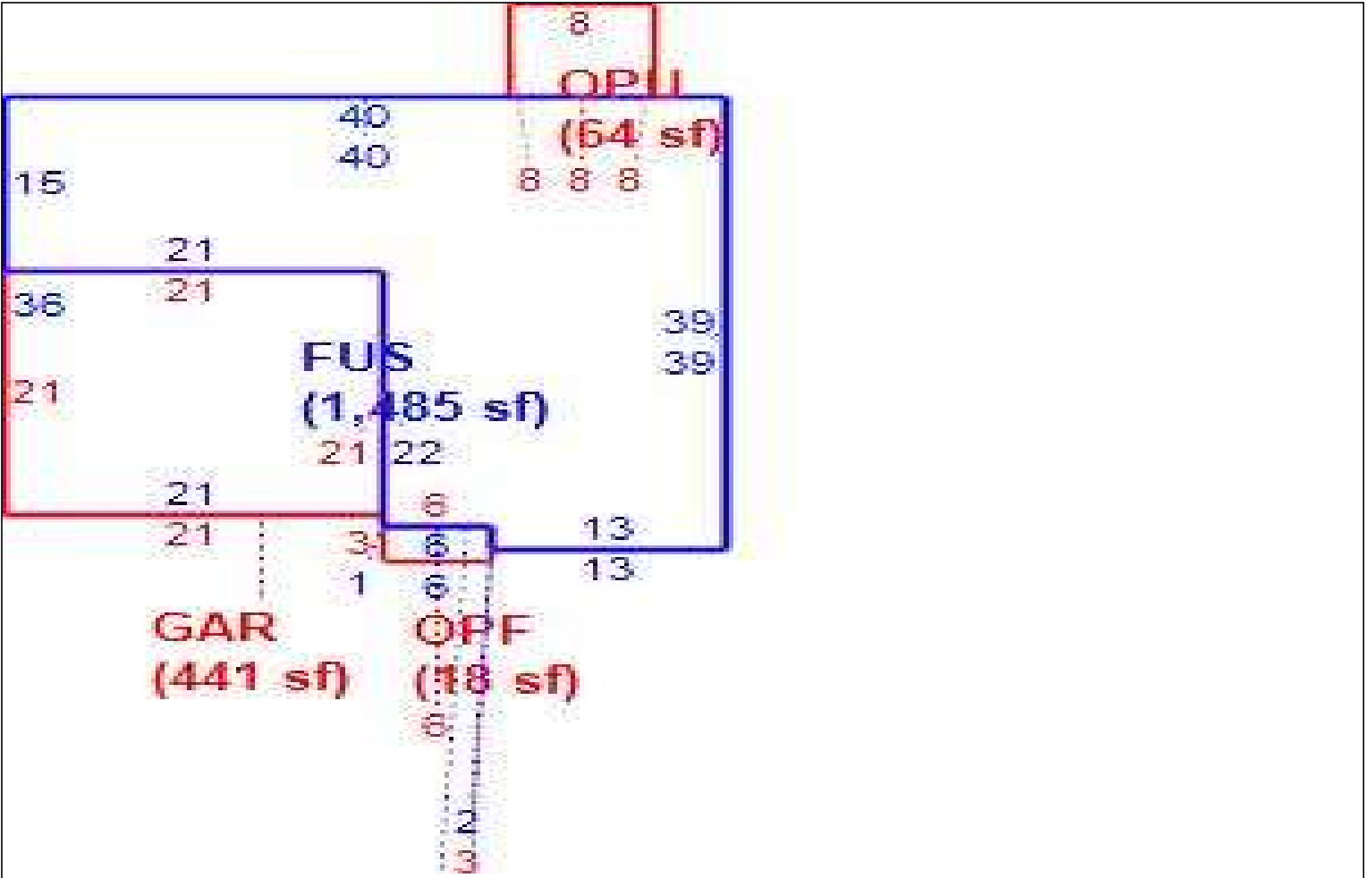
Current Owner		
AMERICAN HOMES 4 RENT PROPERTIES O ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location		
Site Address 1921 KNOLLCREST DR CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CLERMONT, SKYRIDGE VALLEY PHASE I SUB LOT 57 PB 42 PGS 63-65 ORB 4297 PG 108

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		88,000				
Classified Acres		0		Classified JV/Mkt 88,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 309,849 Deprec Bldg Value 300,554 Multi Story 1



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	1,044	1,044	1044	2001					
FUS	FINISHED AREA UPPER	1,485	1,485	1485	Effective Area	2529	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	102.87	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	18	0	Building RCN	309,849	Condition	EX	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	64	0	% Good	97.00	Foundation	3	Fireplaces	1
TOTALS		2,529	3,052	2,529	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	300,554				

Alternate Key 3790048
Parcel ID 20-22-26-1950-000-05700

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 12/10/2024 By
Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	374.00	SF	35.00	2001	2001	13090.00	85.00	11,127
PLD2	POOL/COOL DECK	714.00	SF	5.38	2001	2001	3841.00	70.00	2,689
SEN2	SCREEN ENCLOSED STRUCTURE	2100.00	SF	3.50	2001	2001	7350.00	42.50	3,124

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	SALE	01-01-2003	04-09-2004	1	0000	CHECK VALUE			
2002	110066	01-01-2001	01-15-2002	17,176	0000	24X36 POL/1921 KNOLLCREST			
2002	00001	01-01-2001	06-22-2001	10	0000	*****			
2001	120251	12-08-2000	12-31-2000	3,945	0000	24X36 SEN/1921 KNOLLCREST			
2001	110066	11-02-2000	12-31-2000	17,176	0000	24X36 POL/1921 KNOLLCREST			
2001	0080507	08-21-2000	12-31-2000	115,089	0000	SFR/1910 KNOLLCREST DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4297	0108	02-04-2013	WD	U	U	100				
	4209	2380	08-28-2012	WD	U	U	145,000				
	4150	2138	03-22-2012	WD	U	U	100				
	4121	0965	01-19-2012	CT	U	U	100				
	3609	2152	04-07-2008	WD	Q	Q	240,000				
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	
88,000	300,554	16,940	405,494	42544	362950	0.00	362950	405494	405,678	

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Alternate Key 3781471
Parcel ID 20-22-26-1900-000-00400

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 12/10/2024 By
Card # 1 of 1

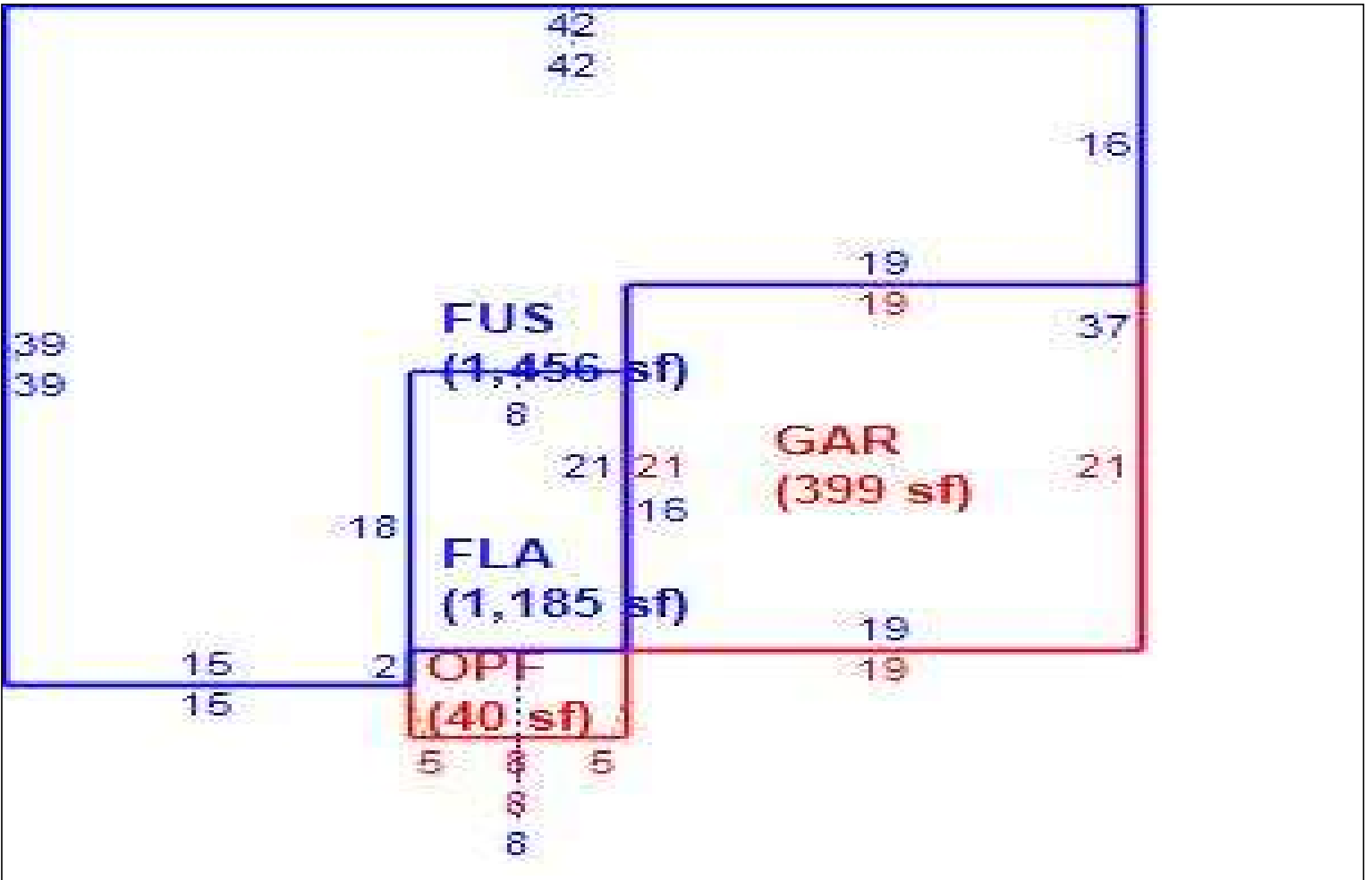
Current Owner		
REMONVIL JAMES W & ETIENNEISE UTIL		
1582 CHANCELLOR CT		
CLERMONT	FL	34711

Property Location		
Site Address 1582 CHANCELLOR CT		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CLERMONT, SIERRA VISTA PHASE 1 SUB LOT 4 PB 40 PGS 95-96 ORB 6239 PG 256

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		88,000				
Classified Acres		0		Classified JV/Mkt 88,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 326,828 Deprec Bldg Value 317,023 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,185	1,185	1185	2001	2641	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,456	1,456	1456	Base Rate	105.39	Quality Grade	675	Half Baths	1
GAR	GARAGE FINISH	0	399	0	Building RCN	326,828	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	40	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		2,641	3,080	2,641	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	317,023	Type AC	03		

Alternate Key 3781471
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Roll Year 2025 Status: A

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Card # 1 of 1

Miscellaneous Features									
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Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
DEC3	DECK - WOOD	250.00	SF	5.66	2004	2004	1415.00	50.00	708

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	DENY39	01-01-2021	05-24-2022	1	0030	R1			
2007	SALE	01-01-2006	03-26-2007	1	0000	CHECK VALUES	03-26-2007		
2005	SALE	01-01-2004	05-17-2005	1	0000	CHECK VALUE			
2002	0130345	03-16-2001	06-19-2001	134,376	0000	SFR/1582 CHANCELLOR CT			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023136841	6239	0256	10-13-2023	WD	Q	01	I	453,000	039	HOMESTEAD	2024	25000
2021122926	5788	1126	08-31-2021	WD	Q	01	I	352,000	059	ADDITIONAL HOMESTEAD	2024	25000
2016020677	4746	0198	02-26-2016	WD	U	U	I	175,000				
	3169	1725	05-19-2006	WD	Q	Q	I	308,000				
	2676	0001	10-08-2004	WD	Q	Q	I	223,000				
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	
88,000	317,023	708	405,731	0	405731	50,000.00	355731	380731	405,731	

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Alternate Key 3790091
Parcel ID 20-22-26-1950-000-09500

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 12/10/2024 By
Card # 1 of 1

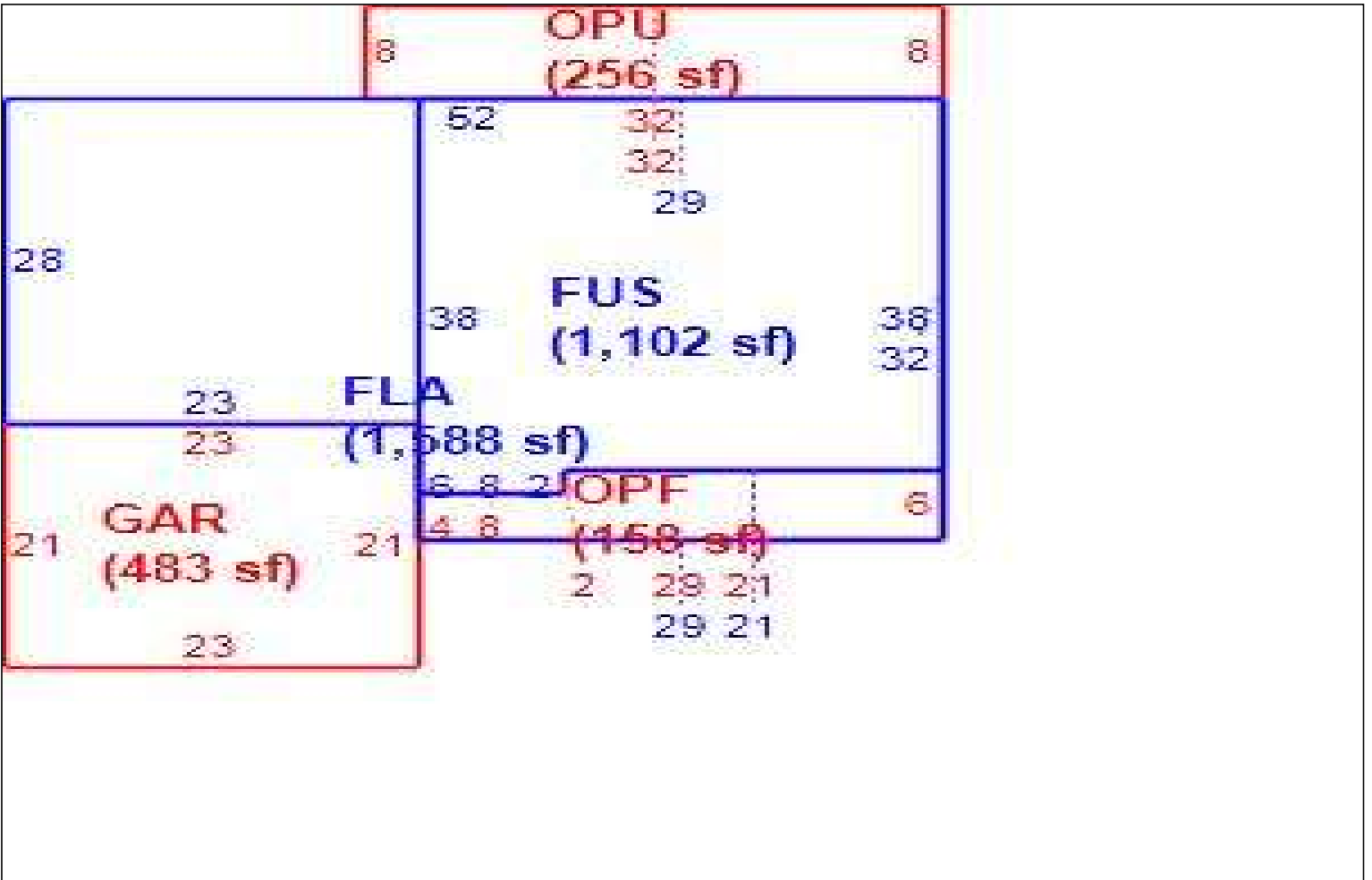
Current Owner		
BELISARIO FUENTES GUSTAVO A & CARM		
9408 AZALEA RIDGE WAY		
GOTHA	FL	34734

Property Location		
Site Address 2003 CRESTRIDGE DR		
CLERMONT FL 34711		
Mill Group 000C	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CLERMONT, SKYRIDGE VALLEY PHASE I SUB LOT 95 PB 42 PGS 63-65 ORB 6088 PG 828

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		88,000				
Classified Acres		0		Classified JV/Mkt 88,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 327,461 Deprec Bldg Value 317,637 Multi Story 1



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,588	1,588	1588	2000	2690	102.16	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,102	1,102	1102	Building RCN	327,461	EX	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	483	0	Condition	97.00	0	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	158	0	% Good	0	0	Foundation	3	Fireplaces	0
OPU	OPEN PORCH UNFINIS	0	256	0	Functional Obsol	317,637	3	Roof Cover	3	Type AC	03
TOTALS		2,690	3,587	2,690	Building RCNLD						

Alternate Key 3790091
Parcel ID 20-22-26-1950-000-09500

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 12/10/2024 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	364.00	SF	35.00	2004	2004	12740.00	85.00	10,829
PLD2	POOL/COOL DECK	732.00	SF	5.38	2004	2004	3938.00	70.00	2,757
SEN2	SCREEN ENCLOSED STRUCTURE	2152.00	SF	3.50	2005	2005	7532.00	52.50	3,954

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2006	2005040450	04-08-2005	01-18-2006	7,436	0000	SEN 26X52		
2005	2004071001	07-22-2004	03-21-2005	29,000	0000	POOL		
2005	2004020252	02-06-2004	03-21-2005	2,200	0000	REPAIR FLASHING		
2001	0040105	04-03-2000	08-16-2000	1	0000	SFR/2003 CRESTRIDGE DR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023012976	6088	0828	02-02-2023	WD	Q	01	I				
2022088862	5982	1352	06-27-2022	CT	U	11	I				
	4206	0236	08-14-2012	CT	U	U	I				5,400
	1857	0795	08-31-2000	WD	Q	Q	I				142,400
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
88,000	317,637	17,540	423,177	0	423177	0.00	423177	423177	423,366

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Alternate Key 3806894
Parcel ID 20-22-26-1955-000-29700

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 12/10/2024 By
Card # 1 of 1

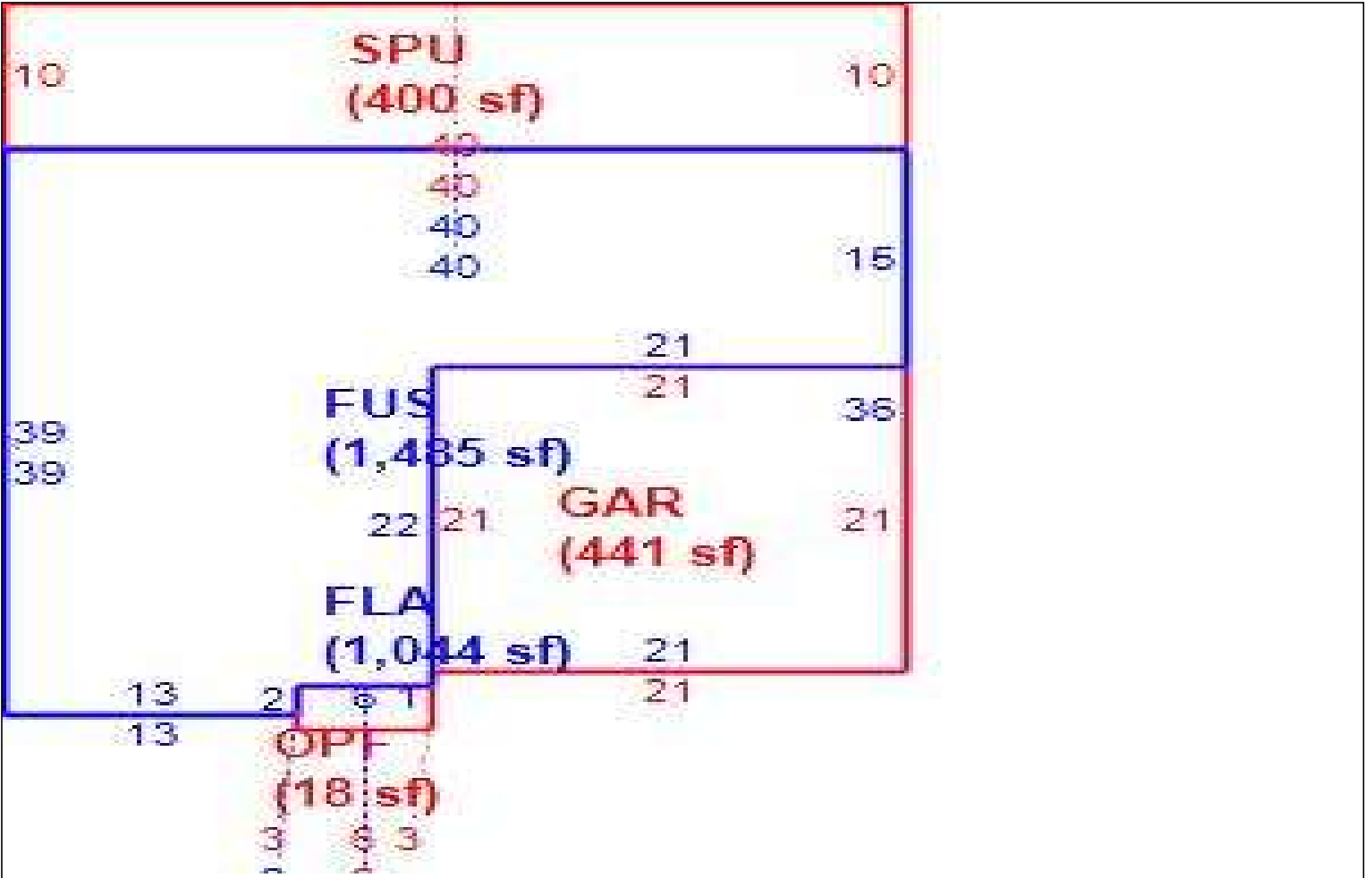
Current Owner		
RHODES DIANA D & ADAM		
1873 RIDGE VALLEY ST		
CLERMONT	FL	34711

Property Location			
Site Address 1873 RIDGE VALLEY ST			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	04-19-201

Legal Description
CLERMONT, SKYRIDGE VALLEY PHASE II SUB LOT 297 PB 45 PGS 46-48 ORB 6245 PG 145 ORB 6270 PG 974

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 311,778
Deprec Bldg Value 302,425		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,044	1,044	1044	2003	2529	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,485	1,485	1485	Base Rate	102.87	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	441	0	Building RCN	311,778	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	18	0	Condition	EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	400	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		2,529	3,388	2,529	Functional Obsol	0	Building RCNLD	302,425		

Alternate Key 3806894
Parcel ID 20-22-26-1955-000-29700

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 12/10/2024 By
Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL4	SWIMMING POOL - RESIDENTIAL	390.00	SF	52.50	2018	2018	20475.00	85.00	17,404
PLD3	POOL/COOL DECK	330.00	SF	7.33	2018	2018	2419.00	85.00	2,056
SEN2	SCREEN ENCLOSED STRUCTURE	1632.00	SF	3.50	2018	2018	5712.00	85.00	4,855

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	18-2322	07-11-2018	04-19-2019	7,420	0002	SEN	04-23-2019		
2019	18-1637	05-10-2018	04-19-2019	30,000	0003	POL	04-23-2019		
2004	2003021094	03-06-2003	11-21-2003	129,844	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024005044	6270	0974	01-12-2024	QC	U	11	I	100	039	HOMESTEAD	2024	25000
2023142017	6245	0145	11-17-2023	WD	Q	01	I	443,000	059	ADDITIONAL HOMESTEAD	2024	25000
2022011052	5882	1876	12-23-2021	QC	U	11	I	100				
2019143750	5392	1155	12-16-2019	WD	Q	Q	I	305,000				
2018031728	5082	0778	03-15-2018	WD	Q	Q	I	265,000				
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	
88,000	302,425	24,315	414,740	0	414740	50,000.00	364740	389740	415,456	

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