



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

*Att Key 382 0082*

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>2024-0199</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9-12-24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1: Taxpayer Information</b>			
Taxpayer name: <i>American Homes 4 Rent, LLC; AH4R Properties, LLC</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>202226195600040600 357 Sky Valley Street</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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"/> 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"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<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"/> 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 type="checkbox"/> 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> 2024-0199	Alternate Key: 3820082	Parcel ID: 20-22-26-1956-000-40600	
<b>Petitioner Name</b> 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:	<b>Property Address</b> 357 SKY VALLEY ST CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> HPA BORROWER 2016-2 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 386,620	\$ 386,620	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 300,600	\$ 300,600	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 300,600	\$ 300,600	

\*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
<b>AK#</b>	3820082	3781471	3790091	3806894
<b>Address</b>	357 SKY VALLEY ST CLERMONT	1582 CHANCELLOR CT CLERMONT	2003 CRESTRIDGE DR CLERMONT	1873 RIDGE VALLEY ST CLERMONT
<b>Proximity</b>		0.47 Miles	0.58 Miles	0.21 Miles
<b>Sales Price</b>		\$453,000	\$468,000	\$443,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.80%	4.00%	0.40%
<b>Adjusted Sale</b>		\$388,674	\$416,520	\$378,322
<b>\$/SF FLA</b>	\$152.87 per SF	\$147.17 per SF	\$154.84 per SF	\$149.59 per SF
<b>Sale Date</b>		10/13/2023	2/2/2023	11/17/2023
<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>	2,529	2,641	-6720	2,690	-9660	2,529	0
<b>Year Built</b>	2005	2001		2000		2003	
<b>Constr. Type</b>	Block/Stucco	Block/Stucco		Block/Stucco		Block/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.1	2.1		2.1	0	2.1	0
<b>Garage/Carport</b>	Y	Y		Y		Y	
<b>Porches</b>	Y	Y		Y		Y	
<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>	None	None		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		-Net Adj. 1.7%	-6720	-Net Adj. 7.1%	-29660	-Net Adj. 5.3%	-20000
		Gross Adj. 1.7%	6720	Gross Adj. 7.1%	29660	Gross Adj. 5.3%	20000
<b>Adj. Sales Price</b>	Market Value <b>\$386,620</b>	Adj Market Value	<b>\$381,954</b>	Adj Market Value	<b>\$386,860</b>	Adj Market Value	<b>\$358,322</b>
	Value per SF 152.87						

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:**

**DATE**

**2024-0199 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3820082	357 SKY VALLEY ST CLERMONT	-
2	Comp 1	3781471	1582 CHANCELLOR CT CLERMONT	0.47
3	Comp 2	3790091	2003 CRESTRIDGE DR CLERMONT	0.58
4	Comp 3	3806894	1873 RIDGE VALLEY ST CLERMONT	0.21
5				
6				
7				
8				

Alternate Key 3820082  
 Parcel ID 20-22-26-1956-000-40600

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0199 Subject  
 PRC Run: 12/10/2024 By

Card # 1 of 1

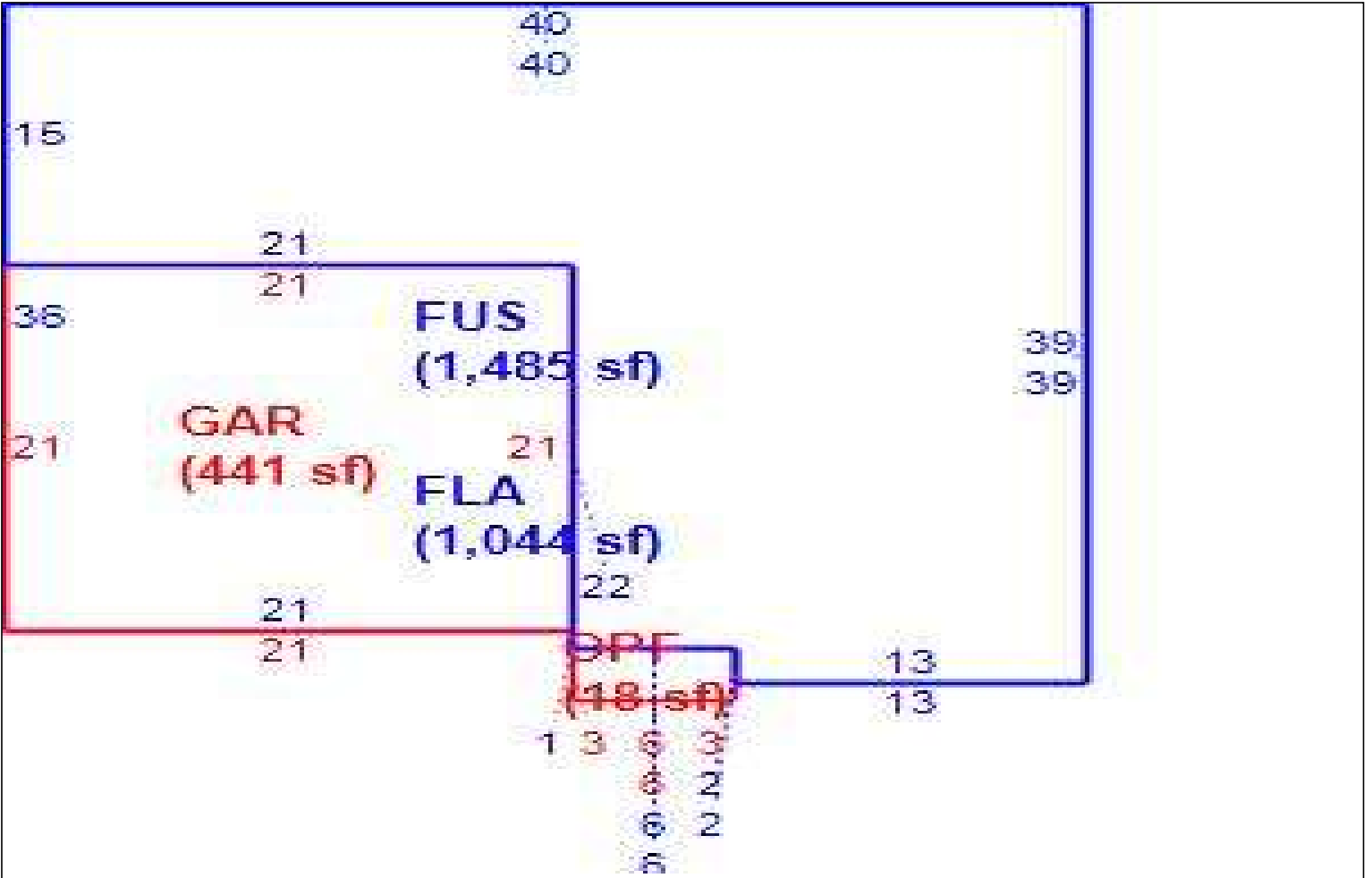
Current Owner		
AH4R 1 FL ORLANDO LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L		
AGOURA HILLS	CA	91301-2013

Property Location			
Site Address 357 SKY VALLEY ST			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 SKYRIDGE VALLEY PHASE III PB 50 PG 39-41 LOT 406 ORB 4225 PG 991

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 307,856 Deprec Bldg Value 298,620 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,044	1,044	1044	Effective Area	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	307,856	Wall Type	03	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	18	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good			97.00	Functional Obsol			0		
		TOTALS	2,529	2,988	2,529	Building RCNLD	298,620	Roof Cover	3	Type AC	03

Alternate Key 3820082  
 Parcel ID 20-22-26-1956-000-40600

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0199 Subject By  
 PRC Run: 12/10/2024  
 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	
2006	2004041455	01-01-2005	07-20-2005	129,844	0000	SFR FOR 2006			
2005	2004041455	05-20-2004	12-15-2004	129,844	0000	SFR 386 SKY VALLEY ST			

<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
	4225	0991	10-05-2012	WD	Q	Q	I	135,000				
	3773	1946	11-14-2008	WD	U	U	I	153,000				
	3652	0062	07-08-2008	CT	U	U	I	100				
	2917	0677	07-01-2005	WD	Q	Q	I	305,000				
	2754	2105	02-04-2005	WD	Q	Q	I	195,900				
<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	
88,000	298,620	0	386,620	55960	330660	0.00	330660	386620	386,620	

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

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0199 Comp 1  
PRC Run: 12/10/2024 By

Card # 1 of 1

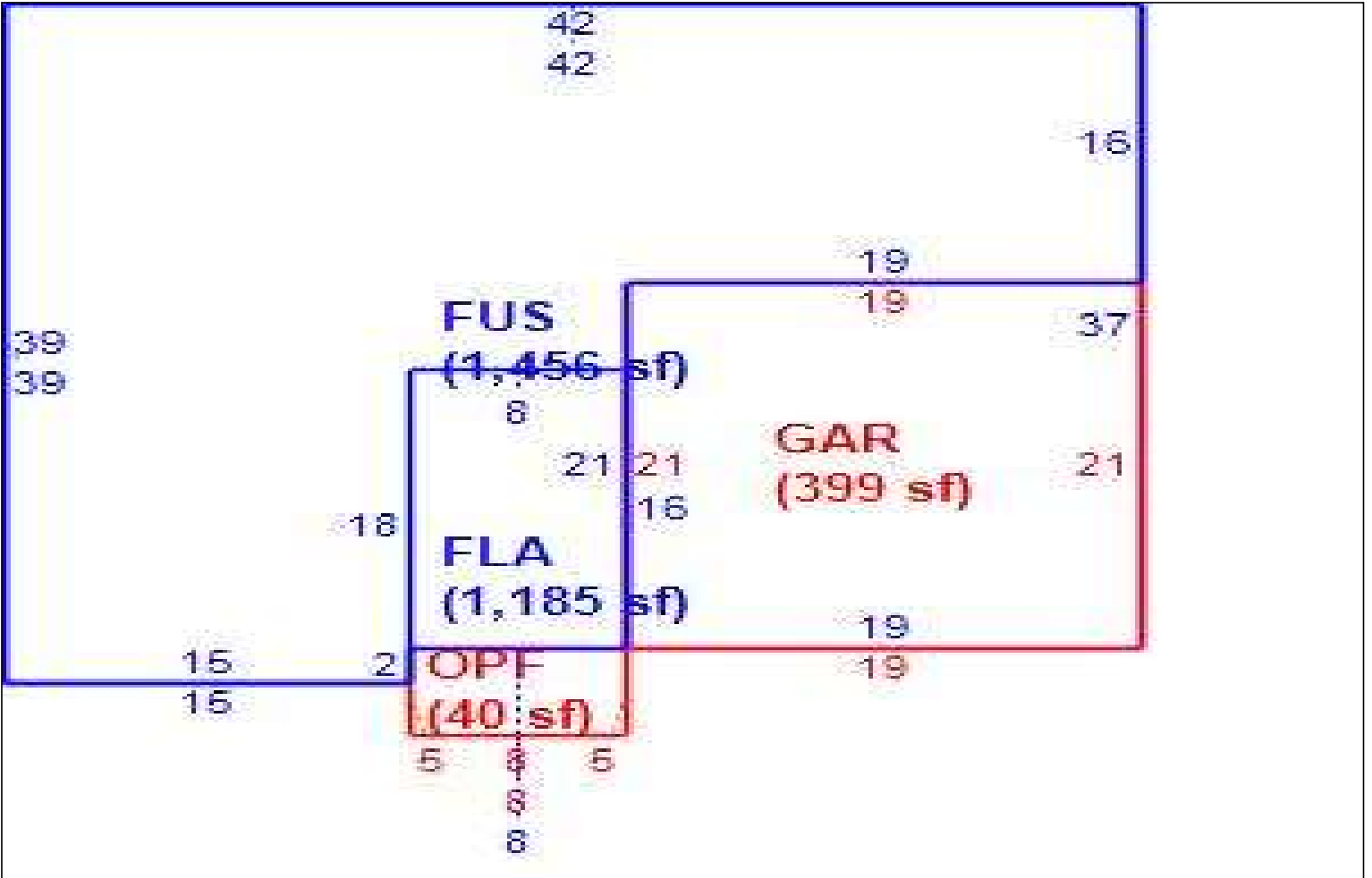
Current Owner		
REMONVIL JAMES W & ETIENNEISE UTIL		
1582 CHANCELLOR CT		
CLERMONT	FL	34711

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		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	2001	105.39	Quality Grade	675	Half Baths	1
GAR	GARAGE FINISH	0	399	0	2001	326,828	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	40	0	2001	97.00	% Good	97.00	Foundation	3
TOTALS		2,641	3,080	2,641	2001	317,023	Functional Obsol	0	Roof Cover	3
					2001	317,023	Building RCNLD	317,023	Type AC	03



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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0199 Comp 1  
 PRC Run: 12/10/2024 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
DEC3	DECK - WOOD	250.00	SF	5.66	2004	2004	1415.00	50.00	708

<b>Building Permits</b>									
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			

<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	
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				
<b>Total</b>											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

\*\*\*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.\*\*\*

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0199 Comp 2  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

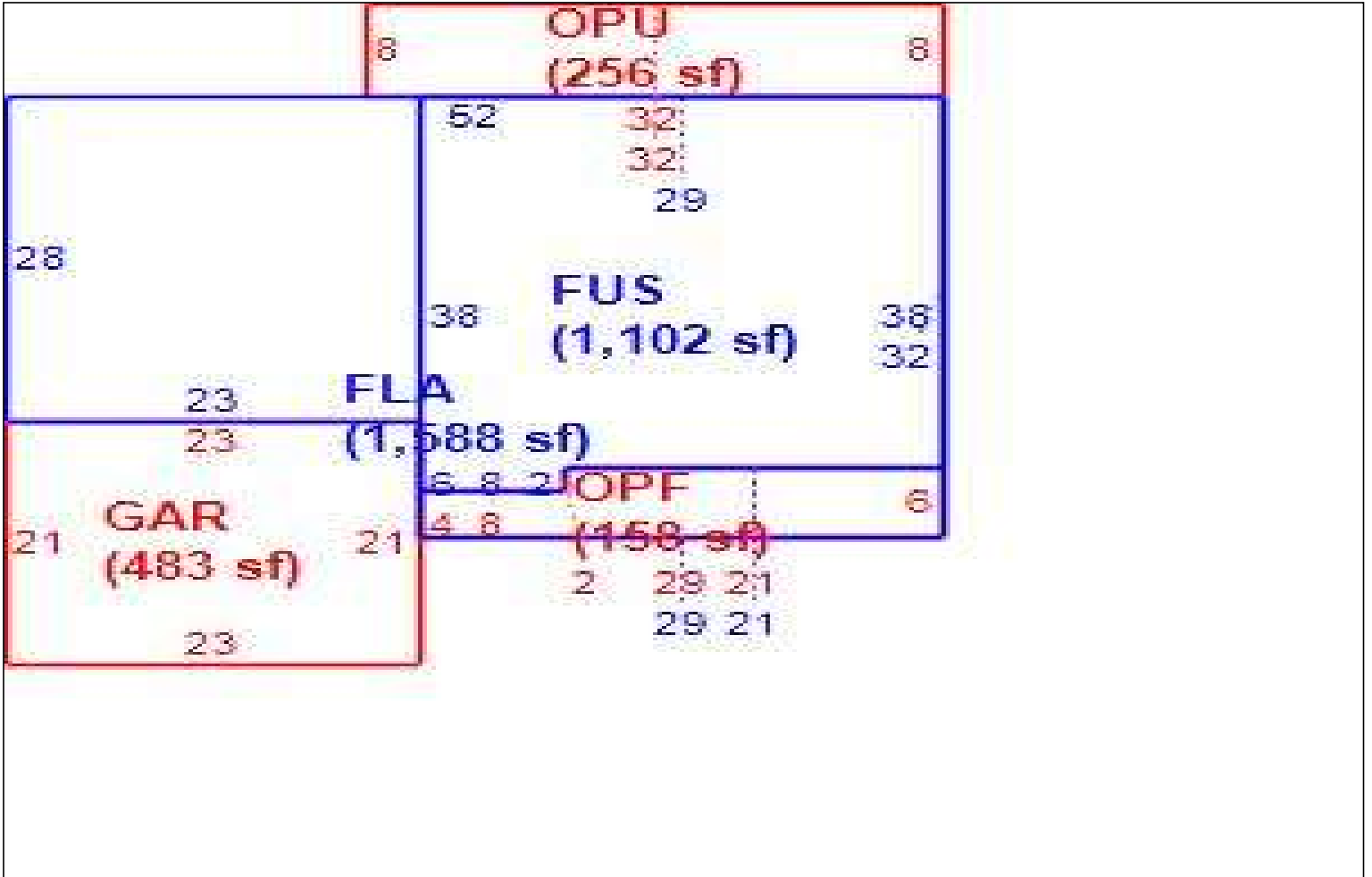
Current Owner		
BELISARIO FUENTES GUSTAVO A & CARM		
9408 AZALEA RIDGE WAY		
GOTHA	FL	34734

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		Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,588	1,588	1588	2000					
FUS	FINISHED AREA UPPER	1,102	1,102	1102		2690	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	483	0		102.16	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	158	0		327,461	Condition	EX	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	256	0		97.00	% Good	97.00	Foundation	3
						0	Functional Obsol	0	Fireplaces	0
TOTALS		2,690	3,587	2,690		317,637	Building RCNLD	317,637	Roof Cover	3
									Type AC	03

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0199 Comp 2  
 PRC Run: 12/10/2024 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
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

<b>Building Permits</b>									
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			

<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
2023012976	6088	0828	02-02-2023	WD	Q	01	I	468,000			
2022088862	5982	1352	06-27-2022	CT	U	11	I	372,000			
	4206	0236	08-14-2012	CT	U	U	I	5,400			
	1857	0795	08-31-2000	WD	Q	Q	I	142,400			
<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	
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

2024-0199 Comp 3  
PRC Run: 12/10/2024 By

Card # 1 of 1

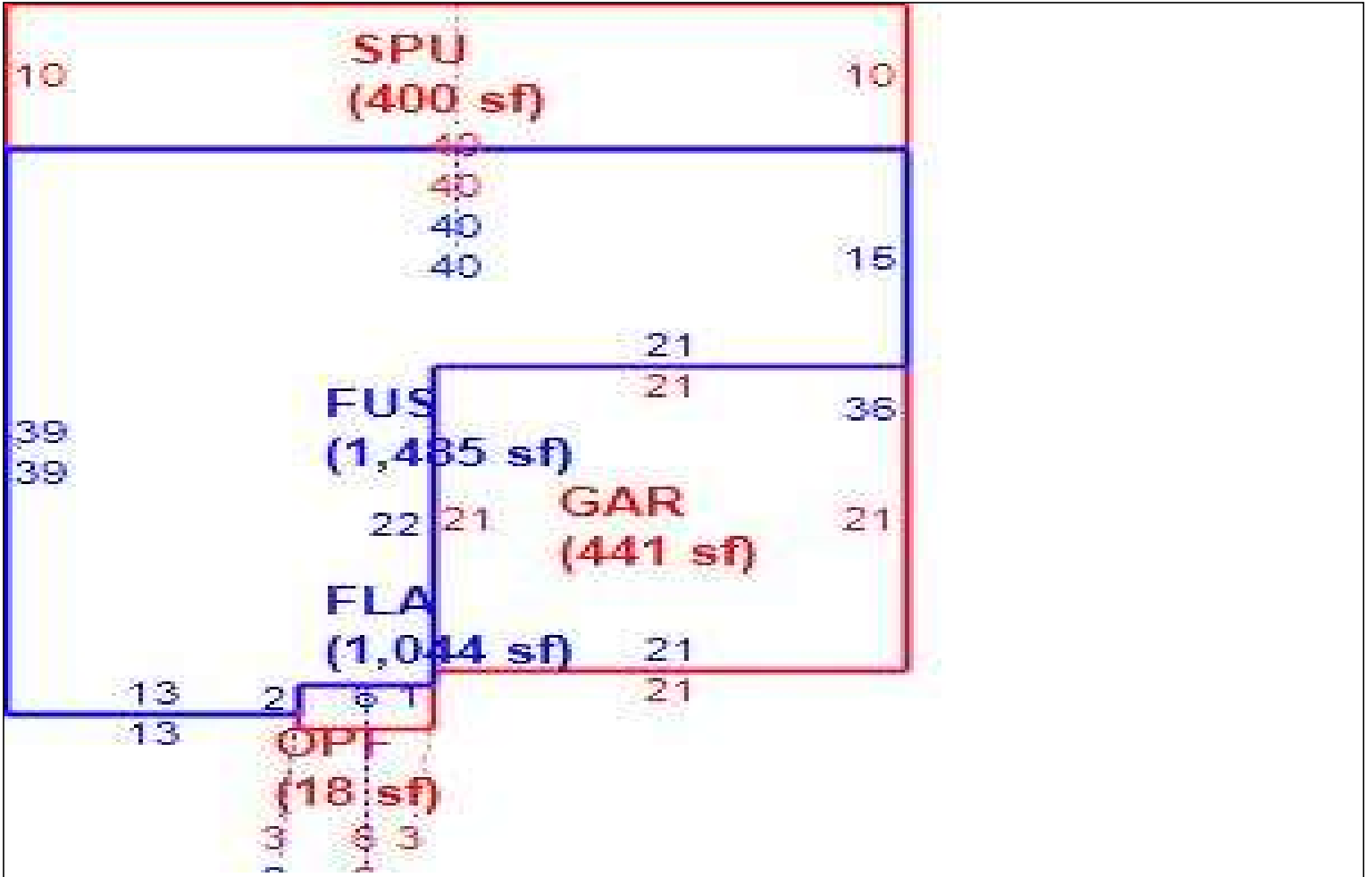
Current Owner		
RHODES DIANA D & ADAM		
1873 RIDGE VALLEY ST		
CLERMONT	FL	34711

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		Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,044	1,044	1044	Effective Area	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

2024-0199 Comp 3  
 PRC Run: 12/10/2024 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
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

<b>Building Permits</b>									
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			

<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	
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				
<b>Total</b>											<b>50,000.00</b>	

<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
88,000	302,425	24,315	414,740	0	414740	50,000.00	364740	389740	415,456

\*\*\*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.\*\*\*