



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

Att Key 3829826

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.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	<i>2024-0204</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AMH 2015-1		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	01-22-25-080100009900 1739 Southern Oak Loop
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
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.)			
Type of Property <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			
PART 2. Reason for Petition 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 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.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton

Signature, representative

Robert Peyton

Print name

9/10/2024

Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (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 required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0204	Alternate Key: 3829826	Parcel ID: 01-22-25-0801-000-09900	
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1739 SOUTHERN OAK LOOP MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name American Homes 4 Rent, LLC; AMH 2015-	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 435,803	\$ 435,803	
2. Assessed or classified use value, *if applicable	\$ 364,130	\$ 364,130	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 364,130	\$ 364,130	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 8/21/2017 **Price:** \$242,000 Arm's Length Distressed **Book** 4990 **Page** 1686

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3829826	3924662	1381134	3441184
Address	1739 SOUTHERN OAK LOOP	2148 MALBEC CT MINNEOLA	11150 ELDERBERRY CT CLERMONT	11508 KANUBA CT CLERMONT
Proximity		0.41 Miles	1.04 Miles	0.44 Miles
Sales Price		\$523,000	\$825,000	\$585,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	1.60%	0.80%
Adjusted Sale		\$467,562	\$714,450	\$501,930
\$/SF FLA	\$139.19 per SF	\$148.06 per SF	\$222.43 per SF	\$187.78 per SF
Sale Date		1/13/2023	8/4/2023	10/25/2023
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	3,131	3,158	-1350	3,212	-4050	2,673	22900
Year Built	2005	2022	-16000	1991	0	1996	0
Constr. Type							
Condition	Good	Good	0	Good	0	Good	0
Baths	3.0	3.	0	2.1	1000	2.0	2500
Garage/Carport	2 Car	3 Car	-10000	2 Car	0	2 Car	0
Porches	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	0	0	1	-2500	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	none	none	0	none	0	Deck	-905
Site Size	8910 SF	9450	-500	20297 SF	-2000	43560 SF	-24490
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 6.0%	-27850	-Net Adj. 3.9%	-27550	Net Adj. 0.0%	5
		Gross Adj. 6.0%	27850	Gross Adj. 4.1%	29550	Gross Adj. 10.1%	50795
Adj. Sales Price	Market Value \$435,803	Adj Market Value	\$439,712	Adj Market Value	\$686,900	Adj Market Value	\$501,935
	Value per SF 139.19						

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.

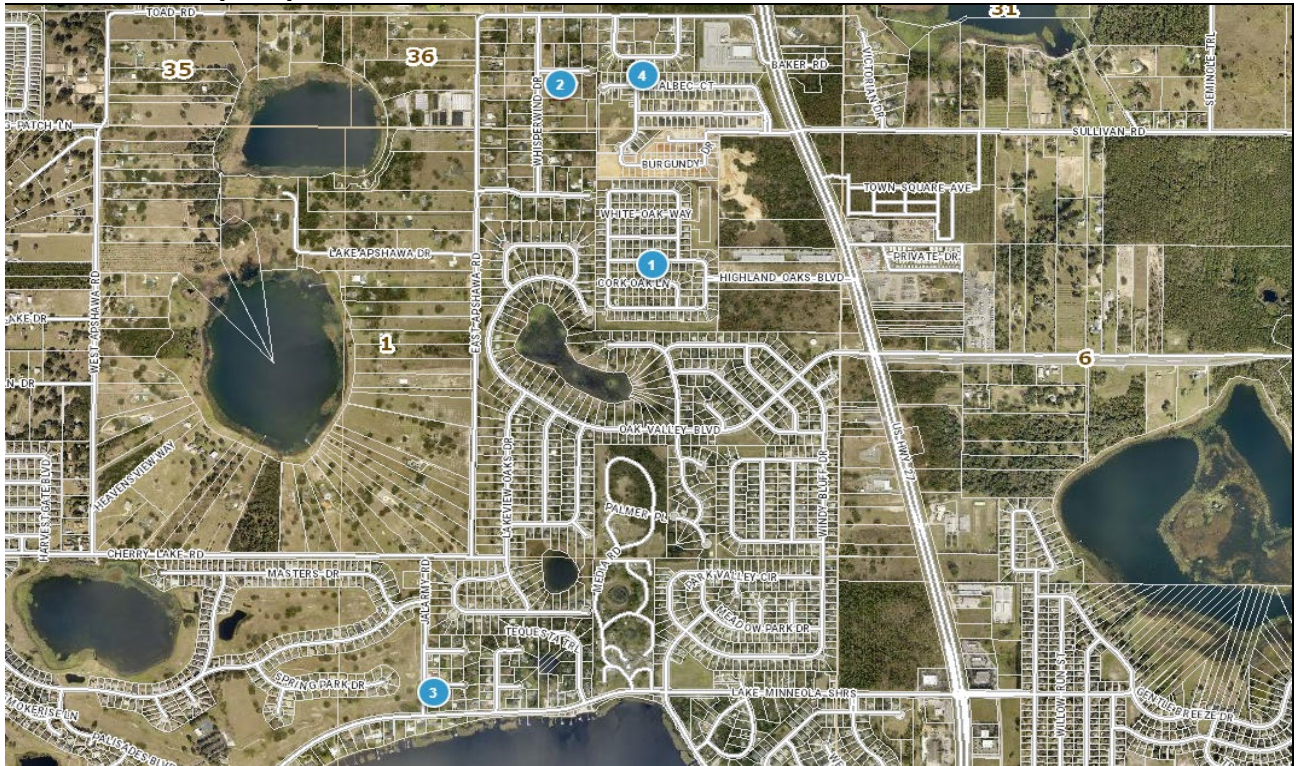
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: MTW

DATE 11/25/2024

2024-0204 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3829826	1739 SOUTHERN OAK LOOP MINNEOLA	-
2	comp 3	3441184	11508 KANUBA CT CLERMONT	0.44
3	comp 2	1381134	11150 ELDERBERRY CT CLERMONT	1.04
4	comp 1	3924662	2148 MALBEC CT MINNEOLA	0.41
5				
6				
7				
8				

Alternate Key 3829826
 Parcel ID 01-22-25-0801-000-09900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0204 Subject
 PRC Run: 12/3/2024 By
 Card # 1 of 1

Current Owner		
AMH 2015-1 BORROWER LP		
ATTN PROPERTY TAX DEPT		
23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

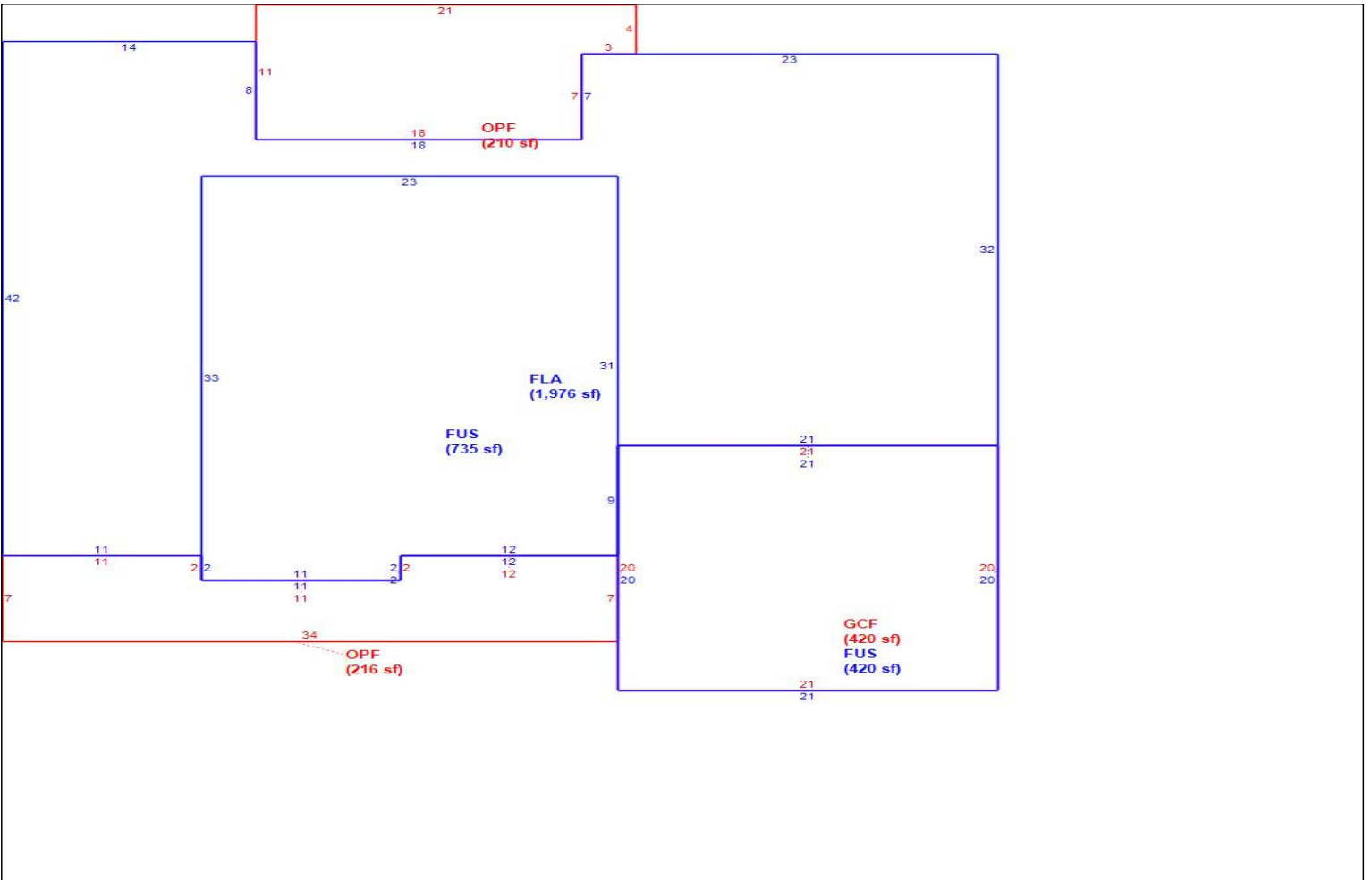
Subject

Property Location			
Site Address	1739 SOUTHERN OAK LOOP		
	MINNEOLA	FL	34715
Mill Group	00MI	NBHD	0513
Property Use		Last Inspection	
00100	SINGLE FAMILY	DN	01-02-201

Legal Description
HIGHLAND OAKS PHASE II PB 53 PG 13-14 LOT 99 ORB 5127 PG 2099

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 366,900
		Deprec Bldg Value	355,893
		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	1,976	1,976	1976	2005					
FUS	FINISHED AREA UPPER	1,155	1,155	1155	Effective Area	3131	No Stories	1.00	Full Baths 3	
GAR	GARAGE FINISH	0	420	0	Base Rate	100.78	Quality Grade	670	Half Baths 0	
OPF	OPEN PORCH FINISHE	0	426	0	Building RCN	366,900	Wall Type	03	Heat Type 6	
					Condition	EX	Foundation	3	Fireplaces 0	
					% Good	97.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
TOTALS		3,131	3,977	3,131	Building RCNLD	355,893				

Alternate Key 3829826
 Parcel ID 01-22-25-0801-000-09900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0204 Subject By
 PRC Run: 12/3/2024
 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	
2018	SALE	01-01-2017	01-02-2018	1	0099	CHECK VALUE	01-03-2018		
2007	SALE	01-01-2006	03-28-2007	1	0000	CHECK VALUES	03-28-2007		
2006	3090505BEPH	04-14-2005	02-08-2006	240,420	0000	SFR 1739 SOUTHERN OAK LOOP			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2018071804	5127	2099	06-19-2018	WD	U	M	I	100				
2017091045	4990	1686	08-21-2017	WD	Q	Q	I	242,000				
	4359	2466	07-23-2013	WD	U	U	I	179,600				
	4259	2372	12-13-2012	CT	U	U	I	0				
	3102	2224	02-10-2006	WD	Q	Q	I	440,000				
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	
79,910	355,893	0	435,803	71673	364130	0.00	364130	435803	424,031	

Parcel Notes

3022/1556 MARGARIE PERSAUD SINGLE
 07FC QG FROM 680 MHS 032807
 4259/2372 CT VS ALEXANDER G GORDON PROP SOLD TO FEDERAL NATL MTG ASSN
 13X ALEXANDER & MELINDA GORDON HX CARD RETURNED PROPERTY SOLD KM 021413
 4359/2466 FEDERAL NATL MTG ASSN TO YINGHUA GUO SINGLE
 13 BILL CALL ON VAL DID NOT GET A TRIM NOTICE PER OWNER WE ARE AT 81 PERCENT OF THE SALE AND IT IS A 13 SALE WANTED TO FILE A PETITION DUE TO TAXES GOING UP IT WAS DUE TO HX BEING REMOVED DN 112113
 15TR NOT DELIVERABLE AS ADDRESSED 6384 SAUNDERS ST APT 4B FLUSHING NY 11374 3103
 4990/1686 YINGHUA GUO TO AH4R PROPERTIES LLC
 18FC SFR IS FOR RENT 4072330013 OR AH4R.COM FLA2 AND 3 TO FUS SFR IS IN VERY GOOD EXT COND FUS2 FROM 17X20 TO 20X21 QG FROM 550 PER MLS G4845065 SFR IN IN VERY GOOD COND DN 010218
 5127/2099 AH4R PROPERTIES LLC TO AMH 2015-1 BORROWER LP
 5127/2099 M SALE INCL AK3833748 AK3829826 AK3854830
 19VAB PETITION 2019-020 DLS 091219
 19VAB PETITON 2019-020 WITHDRAWN NO CHANGE TJW 121319
 20VAB PETITION 2020-141 TJW 091720
 20VAB PETITION 2020-141 WITHDRAWN NO CHANGE TJW 111620
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320
 21VAB PETITION 2021-141 TJW 092121

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 3924662
Parcel ID 36-21-25-0010-000-01800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0204 Comp 1
PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
WRIGHT JENNIFER L & EDWARD P		
2148 MALBEC CT		
MINNEOLA	FL	34715

Comp 1

Property Location			
Site Address 2148 MALBEC CT			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	4509
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-23-202

Legal Description

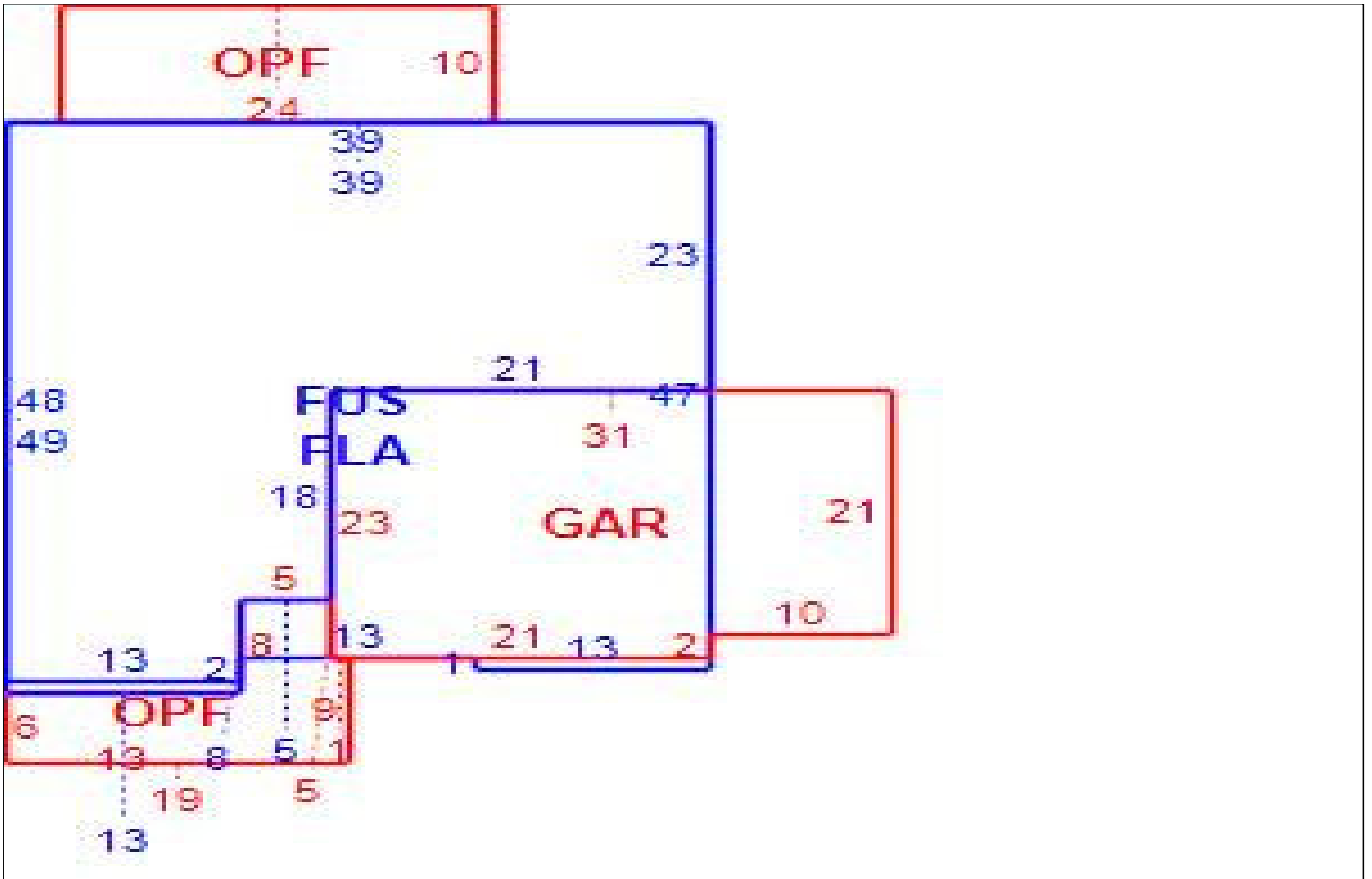
THE RESERVE AT LAKE RIDGE PB 74 PG 40-42 LOT 18 ORB 6090 PG 830

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	43,500.00	0.0000	1.73	1.000	1.000	0	75,255
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		75,255		
Classified Acres		0		Classified JV/Mkt		75,255		Classified Adj JV/Mkt		0		

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 372,260 Deprec Bldg Value 372,260 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	1,325	1,325	1325	2022				
FUS	FINISHED AREA UPPER	1,833	1,833	1833	Effective Area	3158	No Stories	2.00	Full Baths 3
GAR	GARAGE FINISH	0	693	0	Base Rate	98.22	Quality Grade	680	Half Baths
OFF	OPEN PORCH FINISHE	0	397	0	Building RCN	372,260	Wall Type	03	Heat Type 6
					Condition	VG	Foundation	3	Fireplaces
					% Good	100.00	Roof Cover	3	Type AC 03
					Functional Obsol				
TOTALS					Building RCNLD	372,260			

Alternate Key 3924662
 Parcel ID 36-21-25-0010-000-01800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0204 Comp 1
 PRC Run: 12/3/2024 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	
2025 2023	0095-2401 0140-22-02	02-06-2024 05-19-2022	03-23-2023	6,000 610,188	0003 0001	SEN SFR 4044SF 2148 MALBEC ST	03-24-2023		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023014742	6090	0830	01-13-2023	WD	Q	01	I	523,000	039	HOMESTEAD	2024	25000
2021025658	5650	0388	02-23-2021	WD	Q	05	V	7,438,500	059	ADDITIONAL HOMESTEAD	2024	25000
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	
75,255	372,260	0	447,515	0	447515	50,000.00	397515	422515	435,609	

Parcel Notes

5650/388 HIBISCUS LAND DEVELOPMENTS LLC TO KB HOME ORLANDO LLC
 5650/388 M SALE INCL 87 LOTS IN THE RESERVE AT LAKE RIDGE
 6090/830 KB HOME ORLANDO LLC TO JENNIFER LENFANT & EDWARD PAUL WRIGHT HW
 23CC EFILE HX APP CP 090123
 24X HX GRANTED FOR JENNIFER ONLY PENDING SPOUSES FL DL KCH 110923
 24FC SEN BEING ADDED APPROX 480SF ALSO NEED TO CNG OPF TO SPF

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Alternate Key 1381134
 Parcel ID 12-22-25-0300-000-01700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0204 Comp 2
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
CINTRON JORGE L & SALLY VELEZ		
11150 ELDERBERRY CT		
CLERMONT	FL	34715

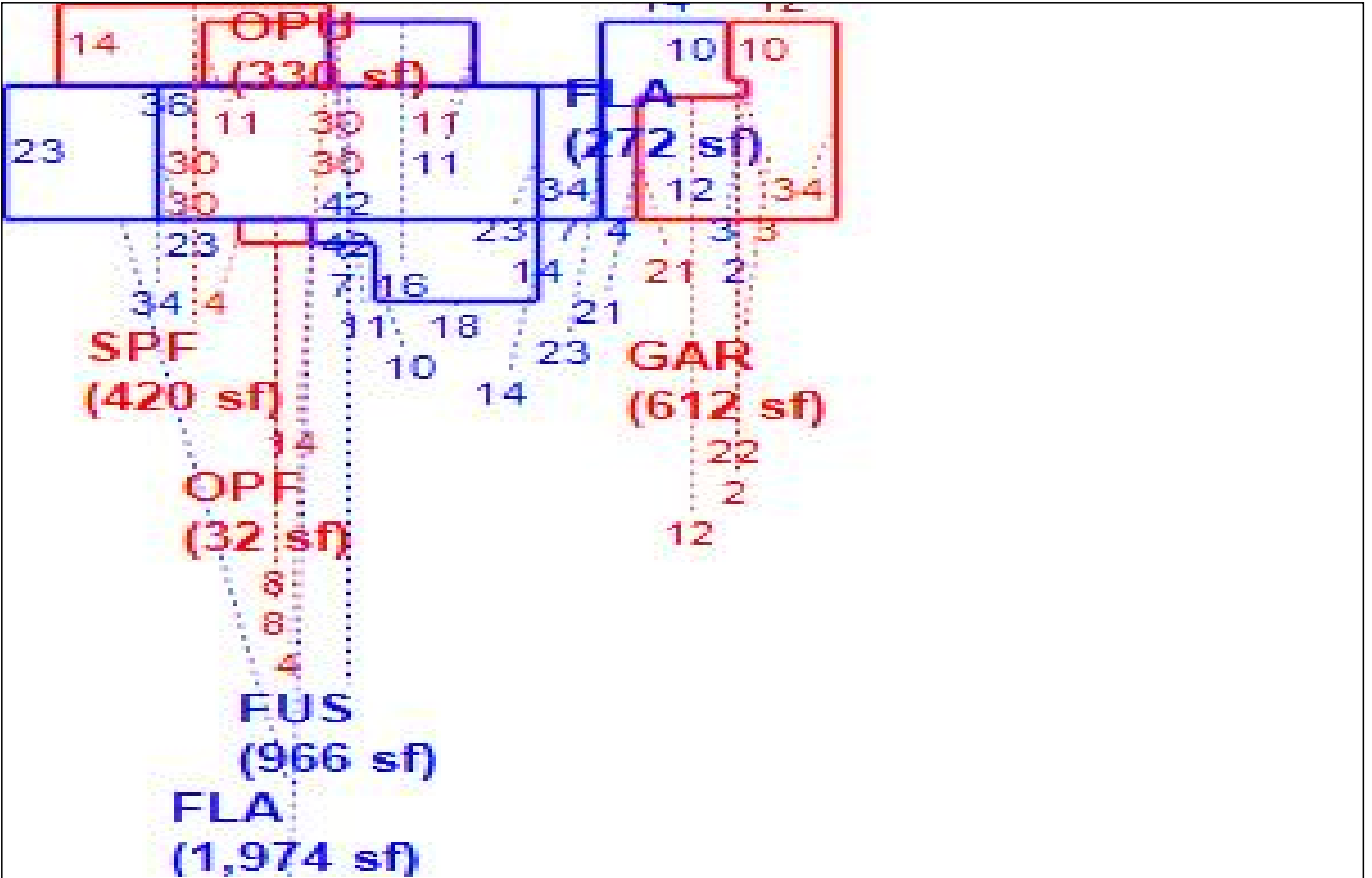
Comp 2

Property Location			
Site Address	11150 ELDERBERRY CT		
	CLERMONT	FL	34715
Mill Group	0003	NBHD	4508
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-17-202

Legal Description
THE HILL LOT 17, 1/42 INT IN LOT 45 PB 21 PG 48 ORB 6192 PG 909

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	62,000.00	0.0000	1.25	1.000	1.000	0	77,500	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,500			
Classified Acres		0		Classified JV/Mkt		77,500		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	365,362	Deprec Bldg Value	354,401	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	2,246	2,246	2246	1991				
FUS	FINISHED AREA UPPER	966	966	966	Effective Area				
GAR	GARAGE FINISH	0	612	0	Base Rate				
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN				
OPU	OPEN PORCH UNFINIS	0	330	0	Condition				
SPF	SCREEN PORCH FINIS	0	420	0	% Good				
TOTALS		3,212	4,606	3,212	Functional Obsol				
					Building RCNLD				
					354,401	Roof Cover			
						3	Type AC		03

Alternate Key 1381134
Parcel ID 12-22-25-0300-000-01700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0204 Comp 2
PRC Run: 12/3/2024 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
POL5	SWIMMING POOL - RESIDENTIAL	275.00	SF	75.00	2014	2014	20625.00	85.00	17,531
PLD3	POOL/COOL DECK	405.00	SF	7.33	2014	2014	2969.00	77.50	2,301
SEN4	SCREEN ENCLOSED STRUCTURE	1568.00	SF	8.75	2014	2014	13720.00	77.50	10,633

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	SALE	01-01-2020	03-17-2021	1	0099	CHECK VALUE	03-18-2021		
2019	2018041035	06-04-2018	02-19-2019	19,720	0002	ENCL PORTION OF GARAGE TO LIV A	02-20-2019		
2016	2015010506	02-10-2015	11-12-2015	8,000	0002	REROOF SHINGLES	11-12-2015		
2015	2014050249	05-27-2014	04-01-2015	1	0003	SEN 35X20 ALSO CK SKETCH	04-01-2015		
2015	2014030603	04-03-2014	04-01-2015	24,500	0003	POL 338SF & DECK	04-01-2015		
2014	SALECVD	01-01-2013	03-14-2014	1	0098	ABOVE AVG N STANDARD	03-14-2014		
2014	IMPS	01-01-2013	03-14-2014	1	0002	CK FOR OPU ABOVE SPF	03-14-2014		
2001	00001	01-01-2000	05-07-2001	1	0000	CHECK VALUE			
1991	67122	03-01-1990	12-01-1991	104,148	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023097306	6192	0909	08-04-2023	WD	Q	01	I	825,000			
2020033232	5440	1684	03-13-2020	WD	Q	01	I	465,000			
	4564	2151	12-15-2014	WD	U	U	I	100			
	4454	2236	03-17-2014	WD	U	U	I	100			
	4415	0364	11-20-2013	WD	U	U	I	270,000			
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	
77,500	354,401	30,465	462,366	0	462366	0.00	462366	462366	442,082	

Parcel Notes

91 SFR FINALED AFTER JAN 1 1991
 92 CAN06 IS A 2ND FLOOR DECK JSF 022692
 97FC QG FROM 450 RS 041097
 00FC LOC LAND QG FROM 500 COND FROM 3 FD 0300
 1877/327 MICHAEL H & MARTHA C CONLEY HW
 01FC LOC FROM 120 QG FROM 525 LFC 0101
 02 LL 1 LOC FROM 200 FER 111601
 02 LOC FROM 150 RS 061202
 02X MICHAEL HORD CONLEY 61 DECEASED 123002 DC
 2283/2391 MARTHA C CONLEY TTEE OF HER FAMILY TRS DTD 032003 APPROVED CAUTHEN TRS
 05 LL1 LOC FROM 190 FER 031605
 06 LL1 LOC FROM 210 COND FROM 2 QG FROM 600 DN 051606
 12X MARTHA COMPTON CONLEY 71 DECEASED 100812 FL DEATH LIST
 13TR UNCLAIMED 11150 ELDERBERRY CT CLERMONT FL 34715 9523
 14 PER MLS G4695966 BEDS FROM 4 DN 100713
 4415/364 KEVIN M CONLEY AND KATHLEEN C MODICA INDIV & AS SUCC CO-TTEES OF THE MARTHA C CONLEY FAMILY TRS DTD 032003 TO SUSAN CARROLL IRBY SINGLE OUR SCR N HAD MARTHA C CONLEY TRS OK TO S/C PER TITLE CO
 14X SUSAN IRBY FILED PORTABILITY FROM AK3819171 NO VALUE TO PORT
 14FCL SFR IS NICE BRICK HOME IN GOOD EXT COND DELETE CAN6 11X26 1992 ADD OPU6 NPA NOT ABLE TO RUN TAPE ON ALL OF SFR DN 031414
 4454/2236 SUSAN CARROLL IRBY TO SUSAN CARROLL IRBY SINGLE AND ANDREW DAUDERIS SINGLE ONLY
 14X COURTESY HX CARD SENT 042114
 4564/2151 SUSAN CARROLL IRBY AND ANDREW DAUDERIS TO SUSAN CARROLL & ANDREW DAUDERIS HW
 15IT WEB CHG 5 BEDS 3 FULL BATH PER EMAIL FROM ANDREW CHG BEDS FROM 3 CK SKETCH AT TIME OF FC SPF5 OPU6 DLS 021715

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 3441184
Parcel ID 36-21-25-0050-000-01600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0204 Comp 3
PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
BANGARU RAVENDRA & HEMA		
11508 KANUBA CT		
CLERMONT	FL	34715

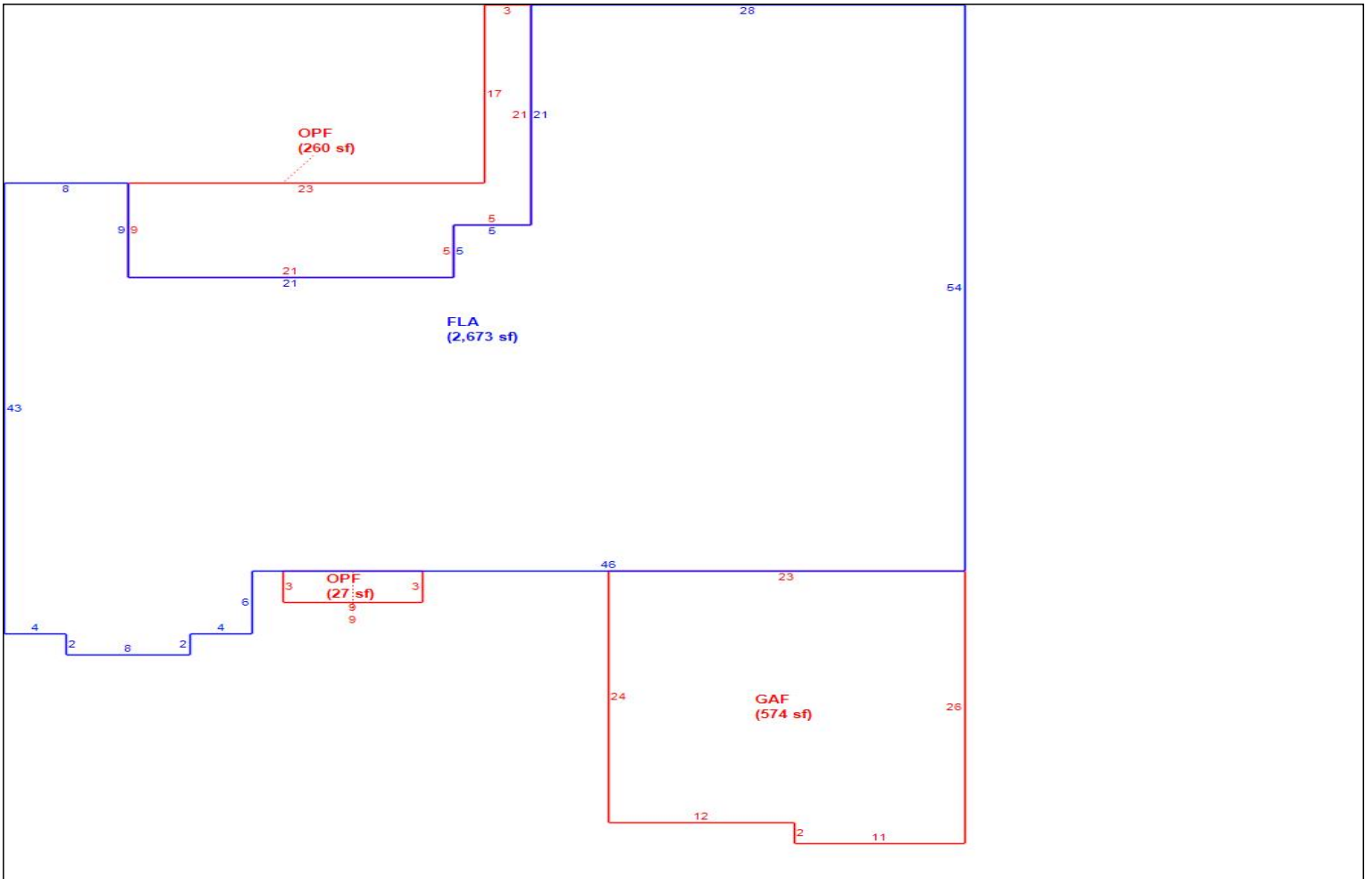
Comp 3

Property Location			
Site Address 11508 KANUBA CT			
CLERMONT FL 34715			
Mill Group	0003	NBHD	4509
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
APSHAWA ACRES LOT 16 PB 31 PGS 36-37 ORB 6232 PG 1671

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	43,500.00	0.0000	2.00	1.000	1.200	0	104,400
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		104,400		
Classified Acres		0		Classified JV/Mkt		104,400		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	373,993		Deprec Bldg Value 362,773
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	2,673	2,673	2673	1996	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	574	0	118.14	Quality Grade	700	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	287	0	373,993	Wall Type	01	Heat Type	6	
TOTALS		2,673	3,534	2,673	EX	Foundation	3	Fireplaces	0	
					97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD					
					362,773					

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Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
DEC2	DECK - WOOD	391.00	SF	4.63	2005	2005	1810.00	50.00	905

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	2012030173	03-13-2012	11-26-2012	5,000	0002	REROOF	11-26-2012		
1997	6030140	03-01-1996	12-01-1996	138,489	0000	SFR 11508 KANUBA CT			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023131713	6232	1671	10-25-2023	WD	Q	01	I	585,000	024	DISABILITY VETERAN TOT	2024	315158
	1226	0388	05-01-1993	WD	Q	Q	V	17,900	039	HOMESTEAD	2024	25000
									059	ADDITIONAL HOMESTEAD	2024	25000
Total											365,158.00	

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
104,400	362,773	905	468,078	0	365158	365,158.00	0	0	456,270

Parcel Notes

01FC ADD LOC RS 012001
 03FC VALUE OK KH 080502
 05 LOC FROM 120 FER 031105
 12FC SFR GOOD COND HAS NEW ROOF ADD DEC NPA JDB 112612
 6232/1671 WILLIAM R JR & HEATHER D KIERNAN TO RAVENDRA & HEMA BANGARU HW
 24X VA LTR RECD BY EMAIL ALS 121123
 24CC EFILE HX PORT APP CP 121123

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