

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes Alkley 3863595

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 it	elerence, in Rule 12D-10			ENERGY ACTO	WARN	
	The state of the s	QUERK OF THE VA				4 12 21
Petition# 20	0214-0214	County Lake		Tax year 2024	Date received	9.12:24
		COMBRETED BY A	HEINEMIEN EIN	3		7/1
PART 1. Taxpay				D	D 1 1 D1-	<u> </u>
	American Homes 4 Rent, LLC;	AR Leasing Company	Representative:	Ryan, LLC c/c	Robert Peytoi	<u>n</u>
Mailing address for notices	Ryan, LLC 16220 North Scottsdal Scottsdale, AZ 85254	e Rd, Ste 650	physical address or TPP account #		10-000-10700 Run Drive	
Phone 954-740-	6240		Email	ResidentialA	ppeals@ryan.c	com
The standard way	to receive information is	by US mail. If possible	e, I prefer to rece	ive information	by 🗹 email	☐ fax.
	petition after the petition hat support my statement		ched a statement	of the reasons	I filed late and a	any
your evidence	d the hearing but would like to the value adjustment be VAB or special magistrat	oard clerk. Florida law a	allows the property	appraiser to cro	oss examine or o	bject to your
Type of Property Commercial	r☑ Res. 1-4 units☐ Indu: ☐ Res. 5+ units ☐ Agric	strial and miscellaneou ultural or classified use	us∏ High-water r ☐ Vacant lots an	-	Historic, commerc Business machine	•
PART 2. Reaso	n for Petition Ch	eck one. If more than	one, file a sepa	rate petition.	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	
☐ Denial of class ☐ Parent/grandp ☐ Property was n ☐ Tangible perso	value (check one). deci sification parent reduction not substantially complete anal property value (You r by s.193.052. (s.194.034 es for catastrophic event	on January 1 nust have timely filed	☐ Denial for la (Include a da a☐Qualifying imp	ate-stamped coprovement (s. 193 r control (s. 193.1	nption or classifi	n.) change of
determination 5 Enter the time	if this is a joint petition. A on that they are substanti ne (in minutes) you think y ested time. For single joint	ally similar. (s. 194.01 ou need to present you	1(3)(e), (f), and (ur case. Most hea	g), F.S.) rings take 15 mi	nutes. The VAB	
My witnesse	es or I will not be available	e to attend on specific	dates. I have atta	ached a list of d	ates.	
evidence directly appraiser's evide	nt to exchange evidence to the property appraiser once. At the hearing, you l	at least 15 days befo have the right to have	re the hearing an witnesses sworr	id make a writte i.	n request for th	e property
of your property r	nt, regardless of whether record card containing infected. When the property a ou how to obtain it online	ormation relevant to the presence of the properties of the properties the properties the properties the properties the properties of the p	ne computation o	f your current a	ssessment, 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 yo	u are authorizing a representative listed in pa	rt 5 to represent you
without attaching a completed power of attorney or auti Written authorization from the taxpayer is required for a collector.		perty appraiser or tax
☐ I authorize the person I appoint in part 5 to have acc	ess to any confidential information related to t	his netition
Under penalties of perjury, I declare that I am the owne petition and the facts stated in it are true.	r of the property described in this petition and	that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Profession	nal Signature	
Complete part 4 if you are the taxpayer's or an affiliated representatives.	d entity's employee or you are one of the follo	wing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated er	ntity).
A Florida Bar licensed attorney (Florida Bar number		
A Florida real estate appraiser licensed under Chap	oter 475, Florida Statutes (license number – F	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	er).
I understand that written authorization from the taxpaye appraiser or tax collector.	r is required for access to confidential informa	tion from the property
Under penalties of perjury, I certify that I have authorized am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have	of filing this petition and of becoming an ager	nt for service of process
Robert I. Paylow	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 listed in part 4 above.	
☐ I am a compensated representative not acting as o AND (check one)	ne of the licensed representatives or employe	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the taxpayer's authorized signature OR ☐ the taxpayer's a		, executed with the
☐ I am an uncompensated representative filing this pe	etition AND (check one)	
$\ \square$ the taxpayer's authorization is attached OR $\ \square$ the	taxpayer's authorized signature is in part 3 of	this form.
I understand that written authorization from the taxpayappraiser or tax collector.	er is required for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner becoming an agent for service of process under s. 194 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	<u>!</u>	2024-0214		Alternate K	ey: 3863595	Parcel	D: 06-23-26-00	10-000-10700	
Petitioner Name	Ryan, Ilo	c c/o Robert	Payton	Duonoutu	2255 DD		Check if Mu	ultiple Parcels	
The Petitioner is:	Taxpayer of Red	cord 🗸 Tax	payer's agent	Property Address		IAR RUN DR RMONT			
Other, Explain:				Address	CLE	RIVIONI			
Owner Name	America	n homes 4	rent IIc	Value from	Value befor	re Board Actio	on		
				TRIM Notice		nted by Prop App	i valle aller	Board Action	
1. Just Value, red	quired			\$ 357,33	37 \$	357,33	37		
2. Assessed or c	•	ue, *if appli	cable	\$ 308,5		308,51	10		
3. Exempt value,	*enter "0" if nor	ne		\$	- \$	-			
4. Taxable Value,	*required			\$ 308,5	10 \$	308,51	10		
*All values entered	d should be coun	ty taxable va	lues, School an	d other taxing	authority values	s may differ.			
Last Sale Date	7/31/2014	Pric	ce:\$16	7,000	Arm's Length	Distressed	Book <u>4511</u>	Page <u>1559</u>	
ITEM	Subje	ct	Compara	able #1	Compar	able #2	Comparable #3		
AK#	38635		3863		3863		3863		
Address	3655 BRIAR CLERMO		3546 FOXC CLERN		810 TRIPLE (CLERN		3719 BRIAF CLERM		
Proximity	<u> </u>		same		same		same		
Sales Price			\$445,		\$570,	000	\$395,0		
Cost of Sale			-15	%	-15	%	-15	%	
Time Adjust			0.00)%	0.00)%	0.00)%	
Adjusted Sale			\$378,	250	\$484,	500	\$335,	750	
\$/SF FLA	\$203.15 p	er SF	\$176.75	per SF	\$220.53	per SF	\$208.80	per SF	
Sale Date			5/11/2	2023	6/5/2	023	5/10/2	2024	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,759		2,140	-19050	2,197	-21900	1,608	7550	
Year Built	2008		2008		2009		2009		
Constr. Type	block/stucco		block/stucco		block/stucco		block/stucco		
Condition	good		good		good		good		
Baths	2.0		2.0		3.0	-10000	2.0		
Garage/Carport	2 car		2 car		2 car		2 car	_	
Porches	139 sf		324 sf		326	00000	166 sf		
Pool	N		N	0	Y	-20000	N	0	
Fireplace	0 Control		0	0	0	0	0 Control	0	
AC Other Adde	Central		Central	0	Central	0	Central	0	
Other Adds	n lot		lot		n lot		n lot	_	
Site Size								-	
Location	good		good	-	good		good	_	
View	good		good		good		good		
			-Net Adj. 5.0%	-19050	-Net Adj. 10.7%	-51900	Net Adj. 2.2%	7550	
			Gross Adj. 5.0%		Gross Adj. 10.7%	l	Gross Adj. 2.2%	7550	
Adj. Sales Price	Market Value	\$357,337	Adj Market Value	\$359,200	Adj Market Value	\$432,600	Adj Market Value	\$343,300	
	Value per SF	203.15							

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

- 1. Describe Subject
- 2. Describe Comps
- 3. Describe Range of Values
- 4. Describe Petitioner's Comps THE PETITIONER USED ALL 5 COMPS IN A 55 AND OVER SUB AND ONE IN A DIFFERENT SUB ALL THREE OF OUR COMPS IS IN THE SUBJECT SUBDIVISON.

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



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3863595	3655 BRIAR RUN DR CLERMONT	_
2	comp 3	3863614	3719 BRIAR RUN DR CLERMONT	same sub
3	comp 1	3863577	3546 FOXCHASE DR CLERMONT	same sub
4	comp 2	3863629	810 TRIPLE CROWN CT CLERMONT	same sub
5				
6				
7				
8				

Parcel ID 06-23-26-0010-000-10700

Current Owner

AMERICAN RESIDENTIAL LEASING COMPA ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300

CALABASAS 91302-4012 CA

LCPA Property Record Card Roll Year 2024

Status: A

subject

2024-0214 Subject PRC Run: 11/25/2024 By

Card # 1 of 1

Property Location

Site Address 3655 BRIAR RUN DR CLERMONT FL 34711

Mill Group 000C NBHD 0582 Property Use Last Inspection

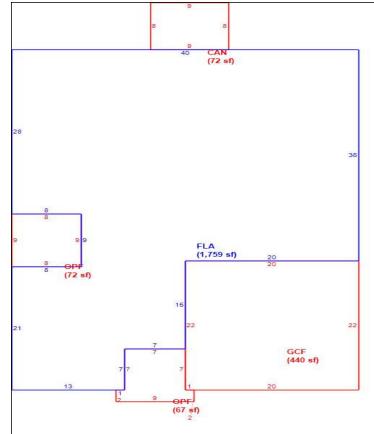
00100 SINGLE FAMILY PJF 01-01-202

Legal Description

FOXCHASE PB 61 PG 63-66 LOT 107 ORB 4511 PG 1559

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 100,000												
	Cla	assified A	cres	0	Classified JV/Mkt 1	00,000		Classified	d Adj JV/Mk	t		0	
						01 (1							

Sketch Bldg 1 1 of 1 265,296 Deprec Bldg Value 257,337 Multi Story 0 Sec Replacement Cost



	Building S	Sub Areas			Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2008	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,759	1,759	1759	Effective Area	1759			E !! D !!		
GAR	GARAGE FINISH	0	440	0	Base Rate	124.31	No Stories	1.00	Full Baths	2	
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	139 72	0	Building RCN	265,296	Quality Grade	690	Half Baths	0	
				-	Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	VVali Type	03	ricat Type	١	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,759	2,410	1,759	Building RCNLD	257,337	Roof Cover	3	Type AC	03	

100,000

257,337

357,337

48827

308510

0.00

308510

357337

349,165

LCPA Property Record Card

2024-0214 Subject PRC Run: 11/25/2024 By

Parcel ID	06-23-	26-001	0-000-1	10700)	Rol	II Yea	r 202	24 Sta	atus: A				Card #	1	C	of 1
						*Only			laneous F records a	eatures are reflected l	pelow						
Code		Descrip	otion		Un		Туре		nit Price	Year Blt	Effect Y	r	RCN	%Good	П	Apr	Value
								Bui	ilding Per	mits				1			
Roll Year 2009	Permit CL08-001		Issue Da 02-18-20		Comp E 07-17-2		Am	ount 78,00	Type 00 0000	SFR 3655 BI	Descri			Review [07-17-2		C	O Date
					Inform				T					nptions			
Instrum	ent No	4511 3647	t/Page 1559 0097	07-3	e Date 1-2014 4-2008	WD WD	Q/U Q Q	Code Q Q	Vac/Imp I I	Sale Price 167,000 202,400			Description	1	Y	ear	Amount
														Total			0.00
								Va	lue Summ	narv							
Land Valu	ıe Bldç	y Value	Misc	Value	Mark	et Valu	e De	eferred			Cnty Ex A	mt Co	Tax Val	Sch Tax	Val	Prev	ious Valu

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Parcel ID 06-23-26-0010-000-08900

Current Owner ELWELL ANTHONY C & MEGAN T

3546 FOXCHASE DR

CLERMONT FL 34711

LCPA Property Record Card Roll Year 2024 Status: A

comp # 1

2024-0214 Comp 1 PRC Run: 11/25/2024 By

Card # 1 of 1

Property Location

Site Address 3546 FOXCHASE DR

CLERMONT FL 34711 000C NBHD 0582

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

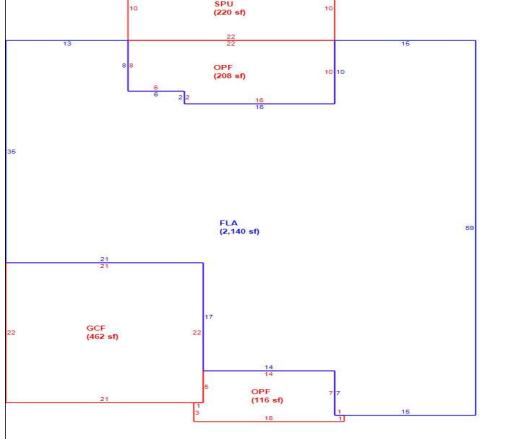
Legal Description

FOXCHASE PB 61 PG 63-66 LOT 89 ORB 6143 PG 278

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
	Cla	assified A	cres	0	Classified JV/Mkt 10	00.000		Classified	d Adi JV/Mk	ct		0

Bldg 1 1 of 1 Replacement Cost 313,746 Deprec Bldg Value 304,334 Multi Story 0 Sec SPU (220 sf)

Sketch



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2008	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,140	2,140	2140	Effective Area	2140	l		- " - "	
-	GARAGE FINISH	0	462	0	Base Rate	121.83	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE SCREEN PORCH UNFIN	0	324 220	0	Building RCN	313,746	Quality Grade	690	Half Baths	0
51 0	SCILLINI CIRCII GIVI IIV	0	220	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	114	00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,140	3,146	2,140	Building RCNLD	304,334	Roof Cover	3	Type AC	03

Alternate Key 3863577 Parcel ID 06-23-26-0010-000-08900

LCPA Property Record Card Roll Year 2024 Status: A

2024-0214 Comp 1 PRC Run: 11/25/2024 By

Card # 1 of 1

	Ton Tour 2024 Ottituo. A												
	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Descr	ription	Units	Type I	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
				В	uilding Per	mits							
Roll Year	Permit ID	Issue Date	Comp Date	Amount			Description	n	Review Date	CO Date			
				Υ	Υ -								

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date					
2010	200900895	08-14-2009	02-08-2010	4,000	0002	BATHROOM REMODEL	02-08-2010						
2010	200900781	07-28-2009	02-08-2010	5,850	0003	SEN	02-08-2010						
2009	200801020	04-03-2008	02-11-2009	78,000	0000	SFR 3546 FOXCHASE DR							

			Sales Informa	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023057855 2022073504	6143 5963 3789	0278 2368 1690	05-11-2023 05-19-2022 06-12-2009	WD WD WD	QQQ	01 01 Q	1	445,000 270,000 204,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024		
							ue Summ			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	304.334	0	404.334	0	294284	50.000.00	244284	269284	394.617

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Parcel ID 06-23-26-0010-000-14100

Current Owner PETERSON JENNIFER L & DANIEL

810 TRIPLE CROWN CT

CLERMONT 34711

LCPA Property Record Card Roll Year 2024 Status: A

comp # 2

2024-0214 Comp 2 11/25/2024 By PRC Run:

> Card# 1 of

Property Location

Site Address 810 TRIPLE CROWN CT CLERMONT

34711 000C NBHD 0582

Mill Group Property Use Last Inspection PJF 01-01-202

00100 SINGLE FAMILY

Legal Description

FLA

GAR

OPF

OPEN PORCH FINISHE

GARAGE FINISH

FOXCHASE PB 61 PG 63-66 LOT 141 ORB 4979 PG 274 ORB 6159 PG 655

Lan	d 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
	Cla	Total A assified A		0.00	JV/Mkt 0 Classified JV/Mkt 10	0.000			l II Adj JV/Mk II Adi JV/Mk			100,000

Sketch Bldg 321,036 Multi Story 1 Sec 1 of 1 Replacement Cost Deprec Bldg Value 311,405 OPF (208 sf) FLA (2,197 sf)

	15	8 8	14 14 OPF (118 sf)	15 2	20 GCF (420 sf)		20			
	Building S	Sub Areas			Building Valuation			Constructio	n Detail	
Code	Description		Gross Are	Eff Area	Year Built	2009	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,197	2,197	2197	Effective Area	2197			E " B "	-

Building RCN

Base Rate

Condition

% Good

EX

97.00

311,405

121.13

321,036

No Stories

Wall Type

Foundation

Roof Cover

Quality Grade

Full Baths

Half Baths

Heat Type

Fireplaces

Type AC

3

0

6

0

03

1.00

690

03

3

3

0

0

2,943

TOTALS 2,197

420

326

2,197

Functional Obsol

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0214 Comp 2 11/25/2024 By

Card # 1 of 1

		• • • • • • • • • • • • • • • • • • • •	on rour		atus. A									
	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
POL3	SWIMMING POOL - RESIDENTIAL	336.00	SF	46.00	2011	2011	15456.00	85.00	13,138					
PLD3	POOL/COOL DECK	914.00	SF	7.33	2011	2011	6700.00	70.00	4,690					
SEN2	SCREEN ENCLOSED STRUCTURE	2150.00	SF	3.50	2011	2011	7525.00	70.00	5,268					

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2012	201100483	04-28-2011	12-05-2011	5,300		SCRN ENCL	12-05-2011	
2012	201100323	03-21-2011	12-05-2011	30,350	0003	POL	12-05-2011	
2010	200900758	07-27-2009	02-03-2010	80,000	0001	SFR 810 TRIPLE CROWN CT	02-03-2010	

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023070566 2021031083 2017081702	6159 5658 4979 4461 3841	0655 0170 0274 0657 1544	06-05-2023 01-28-2021 07-26-2017 03-31-2014 10-19-2009	WD QC WD WD WD	QUQQQ	01 11 Q Q Q	 	570,000 100 290,000 262,000 225,900	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
							uo Summ			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	311.405	23.096	434.501	0	434501	50.000.00	384501	409501	424.914

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Parcel ID 06-23-26-0010-000-12600

Current Owner **DEHBI ABE**

3719 BRIAR RUN DR

CLERMONT FL 34711

LCPA Property Record Card Roll Year 2024 Status: A

comp #3

2024-0214 Comp 3 PRC Run: 11/25/2024 By

Card # 1 of 1

Property Location

Site Address 3719 BRIAR RUN DR

CLERMONT FL 34711 NBHD 000C 0582

Mill Group Property Use Last Inspection

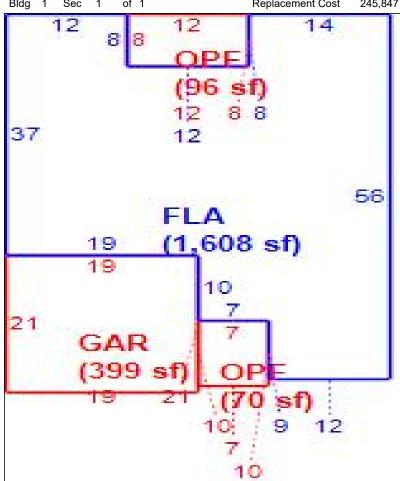
00100 SINGLE FAMILY PJF 01-01-202

Legal Description

FOXCHASE PB 61 PG 63-66 LOT 126 ORB 6336 PG 687

Lan	d 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
	Cl	Total A		0.00	JV/Mkt 0	00 000			l I Adj JV/MI I Adi .IV/MI			100,000

Sketch Bldg of 1 245,847 Multi Story 1 Sec Replacement Cost Deprec Bldg Value 238,472



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2009	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,608	1,608	1608	Effective Area	1608			- " - "	
-	GARAGE FINISH	0	399	0	Base Rate	124.78	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	166	0	Building RCN	245,847	Quality Grade	690	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,608	2,173	1,608	Building RCNLD	238,472	Roof Cover	3	Type AC	03

Alternate Key 3863614 Parcel ID 06-23-26-0010-000-12600

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0214 Comp 3 11/25/2024 By

Card # 1 of 1

			*On	Miscella ly the first 10 r	neous F ecords a		below			
Code	Desc	ription	Units	Type Uni	t Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Buile	ding Peri	mits				
Roll Yea	ar Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio	n	Review Date	e CO Date
2010 200900592 06-04-2009 02-05-2010 80,000 0001 SFR 3719 BRIAR RUN DR 02-05-201									02-05-2010	

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024059585	6336 4580 3896	0687 0568 1502	05-10-2024 01-12-2015 03-30-2010	WD WD WD	Q Q Q	01 Q Q		395,000 188,500 177,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2016 2016	
										Total		50,000.00
						Val	ua Cumm	om/				

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	238,472	0	338,472	182922	155550	50,000.00	105550	130550	330,977

^{***}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.***