

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

REQUEST FOR HEARING Section 194.011, Florida Statutes AH Key 363/95/ 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.

40000	COLLEGE	ed by Gle	axof the val	UE ADJUSTME	NIT BOARD	(MAB)	
Petition#	2024-02	36	County Lake	T	ax year <b>2024</b>	Date received	9.12.24
		601	IPLEVED BY TO	E PENNONER			
PART 1. Taxp	payer Information				2-3-3		· life.
Taxpayer name	e: American Homes 4 Re	ent, LLC; AR Lea	sing Company	Representative: F	Ryan, LLC c/	o Robert Peyton	ı
Mailing address for notices	Ryan, LLC 16220 North S Scottsdale, A		Ste 650	Parcel ID and physical address or TPP account #		100-000-04500 a Del Lago Boule	evard
Phone 954-74	10-6240			Email	Residential	Appeals@ryan.c	om
The standard w	vay to receive inforn	nation is by U	S mail. If possible	, I prefer to receiv	e information	by 🗹 email	fax.
	his petition after the s that support my st		lline. I have attac	hed a statement of	of the reasons	I filed late and a	ny
your eviden evidence. T	end the hearing but wance to the value adjustified VAB or special notes. 1-4 units	stment board c nagistrate rulir [] Industrial	lerk. Florida law a ng will occur unde	llows the property a r the same statuto	appraiser to cr ry guidelines charge	oss examine or ob	oject to your sent.) al or nonprofit
						Dusinessmachine	y, equipment
	son for Petition			one, file a separ	ate petition.		
☐ Denial of classification ☐ Parent/gran ☐ Property was ☐ Tangible per return requir	rty value (check one assification indparent reduction is not substantially cronal property valued by s.193.052. (saxes for catastrophicassification)	complete on Ja e (You must I .194.034, F.S	anuary 1 have timely filed a	☐ Denial for late (Include a date a☐Qualifying impro	e filing of exer e-stamped co evement (s. 193 control (s. 193	or enter type: mption or classific opy of application 3.1555(5), F.S.) or o 155(3), 193.1554(	.) change of
determina  Enter the by the rea group.	ere if this is a joint pe ation that they are s time (in minutes) yo quested time. For sin	ubstantially si u think you ne gle joint petitio	imilar. (s. 194.01 ed to present you ons for multiple uni	1(3)(e), (f), and (g r case. Most heari ts, parcels, or acco	), F.S.) ngs take 15 m ounts, provide	inutes. The VAB i the time needed f	
ı— ,	sses or I will not be		•				
evidence direc appraiser's evi	ight to exchange every tly to the property a dence. At the heari	ppraiser at lea ng, you have t	ast 15 days befor the right to have	e the hearing and witnesses sworn.	make a writte	en request for the	property
of your propert information rec	ight, regardless of way record card contact dacted. When the provided in the p	ining informat operty apprai	tion relevant to th	e computation of	your current a	assessment, with	confidential

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

PART 3. Taxpayer Signature		· · · · · · · · · · · · · · · · · · ·
Complete part 3 if you are representing yourself or if you are au without attaching a completed power of attorney or authorizatio Written authorization from the taxpayer is required for access to collector.	n for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.	ny confidential information related to property described in this petition and	this petition. d that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sign	ature ·	11.0
Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.		owing licensed
I am (check any box that applies):  An employee of	(taxpayer or an affiliated e	entity).
□ A Florida Bar licensed attorney (Florida Bar number      □ A Florida real estate appraiser licensed under Chapter 475.		RD6182
A Florida real estate broker licensed under Chapter 475, Fl		
☐ A Florida certified public accountant licensed under Chapte		
I understand that written authorization from the taxpayer is requappraiser or tax collector.	ired for access to confidential inform	ation from the property
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the	this petition and of becoming an age	ent for service of process
Robert I. Peyton	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 liste	ed in part 4 above.	
☐ I am a compensated representative not acting as one of the AND (check one)	e licensed representatives or employ	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR ☐ the taxpayer's authorized		., executed with the
☐ I am an uncompensated representative filing this petition Al	ND (check one)	
the taxpayer's authorization is attached OR  the taxpaye	r's authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpayer is requappraiser or tax collector.	uired for access to confidential inforr	mation from the property
Under penalties of perjury, I declare that I am the owner's auth becoming an agent for service of process under s. 194.011(3)(facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	<u> </u>	2024-0226		Alternate K	ey: <b>36319</b>	51	Parcel	ID: <b>08-23-26-04</b>	00-000-04500		
Petitioner Name	Ryan,ll	c c/o Robert	Peyton	D	13845	VIS.	TA DEL LAGO	Check if M	ultiple Parcels		
The Petitioner is:	Taxpayer of Re	cord 🗸 Tax	payer's agent	Property Address		E	BLVD				
Other, Explain:				Address		CLE	RMONT				
Owner Name	American res	idential leas	ing company	Value from	Value b	efor	e Board Actio	on Value effect	Deard Astion		
			•	TRIM Notice	e Value p	reser	ited by Prop App	value alter	Board Action		
1. Just Value, red	quired			\$ 344,08	30 \$		344,08	30			
2. Assessed or c	lassified use va	lue, *if appli	cable	\$ 301,70	00 \$	\$ 301,70		00			
3. Exempt value,				\$	- \$		-				
4. Taxable Value	, *required			\$ 301,70	00 \$		301,70	00			
*All values entered	d should be cour	ity taxable va	lues, School an	d other taxing	authority va	alues	may differ.				
Last Sale Date	8/6/2014	Pric	ce:\$14	1,500	Arm's Len	gth [	/ Distressed	Book <u>4516</u>	Book <u>4516</u> Page <u>352</u>		
ITEM	Subje	ect	Compar	able #1	Com	para	able #2	Comparable #3			
AK#	36319		3632		3462769			3604865			
Address	13845 VISTA I BLVI		13825 VISTA BL\			STA BLV	DEL LAGO D	10318 calle de flores dr clermont fl 34711			
Proximity	521		same			ame		same			
Sales Price			\$560,	\$410,000			\$399,900				
Cost of Sale			-15	-15%			-15	%			
Time Adjust			0.00			0.00	%	0.00	)%		
Adjusted Sale	\$400.70 mar OF		\$476,			348,		\$339,			
\$/SF FLA	\$189.78	\$189.78 per SF		\$222.33 per SF			per SF	\$187.90			
Sale Date			12/22/2023		10	/23/	2023	9/28/2	2023		
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Len	gth [	Distressed	✓ Arm's Length	Distressed		
				_							
Value Adj.	Description		Description	Adjustment	Descripti	on	Adjustment	Description	Adjustment		
Fla SF	1,813		2,141	-24600	1,754		4425	1,809	300		
Year Built Constr. Type	2000 block/stucco		2000 block/stucco		1992 block/stu	000		2004 block/stucco	+		
Condition	good		good		good	CCO		good			
Baths	2.0		2.0		2.0			2			
Garage/Carport	2 car		2 car		2 car			2 car			
Porches	295 SF		288 sf		70 sf			403			
Pool	N		Υ	-20000	N		0	n	0		
Fireplace	0		0	0	0		0	0	0		
AC	Central		Central	0	Centra	ıl	0	central	0		
Other Adds	n		n		n			n			
Site Size	lot		lot		lot			lot			
Location	good		good		good			good			
View	good		good		good			good			
			-Net Adj. 9.4%	-44600	Net Adj. 1.	3%	4425	Net Adj. 0.1%	300		
			Gross Adj. 9.4%	44600	Gross Adj.	1.3%	4425	Gross Adj. 0.1%	300		
Adi Coloo Drico	Market Value	\$344,080	Adj Market Value	\$431,400	Adj Market Va	alue	\$352,925	Adj Market Value	\$340,215		
Adj. Sales Price	Value per SF	189.78									

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 COMP 1,2,AND 3 IS IN THE SAME SUB WHICH JUSTIFIED OUR VALUE COMP
- 4,5,AND 6 IS IN A DIFFERENT SUB, ALL 3 OF OUR COMPS ISMIN THE SUBJECT SUB.

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 11/25/2024



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3632001	13825 VISTA DEL LAGO BLVD CLERMONT	same sub
2	subject	3631951	13845 VISTA DEL LAGO BLVD CLERMONT	-
3	comp 2	3462769	14041 VISTA DEL LAGO BLVD CLERMONT	same sub
4	comp 3	3604865	10318 calle de flores dr clermont fl 34711	same sub
5				
6				
7				
8				

Parcel ID 08-23-26-0400-000-04500

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** 

2024-0226 Subject PRC Run: 11/25/2024 By

Card # 1 of 1

Property Location

Site Address 13845 VISTA DEL LAGO BLVD CLERMONT FL 34711

0003 NBHD Mill Group 0582

Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

VISTAS SUB LOT 45 PB 29 PGS 76-77 ORB 4516 PG 352

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	
Total Acres 0.00 JV/Mkt				JV/Mkt 0			Tota	ıl Adj JV/Mk	t		100,000		
	Classified Acres 0 Cl			Classified JV/Mkt 10	Classified JV/Mkt 100,000			Classified Adj JV/Mkt			0		

Sketch

Bldg 1 of 1 Replacement Cost 251,629 Deprec Bldg Value 244,080 Multi Story 0 Sec 1 EPC (250 sf) FLA (1,813 sf) GCF (484 sf) OPF (45 sf)

	Building S				Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	250	0	Effective Area	1813	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA GARAGE FINISH	1,813	1,813	1813	Base Rate	112.13	INO Stolles	1.00	i uli Datiis	2
GAR OPF	OPEN PORCH FINISHE	0	484 45	0	Building RCN	251,629	Quality Grade	675	Half Baths	0
	0. 2 0	· ·			Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	,,	00	,,	Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS		2,592	1,813	Building RCNLD	244,080	Roof Cover	3	Type AC	03

Alternate Key 3631951 Parcel ID 08-23-26-0400-000-04500

#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0226 Subject PRC Run: 11/25/2024 By

			*On	Miscel 10 the first	laneous F records a		below			
Code	Desc	ription	Units	Type U	nit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Bu	ilding Per	mits				
Roll Yea	r Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio	n	Review Date	CO Date
2009 2005	2008050349 SALE	10-24-2008 01-01-2004	04-21-2009 01-05-2005	10,75	0000 1 0000	10X25 POF CHECK VA		3X25 SLAB (AT	04-21-2009	
2005	9921630	01-03-2000	03-06-2001		1 0000		VISTA DEL LA	AGO		

			Sales Inform		Exemptions							
Instrument No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4516	0352	08-06-2014	СТ	U	U	1	141,500				
	2547	0990	03-16-2004	WD	Q	Q	- 1	159,000				
	2547	0989	12-05-2003	WD	U	U	- 1	0				
	2430	0162	10-14-2003	CT	U	U	- 1	0				
	1780	0618	12-15-1999	WD	Q	Q	V	28,000				
										Takal		0.00
										Total		0.00
						Val	ue Summ	arv				

Value Summary
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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	244,080	0	344,080	42380	301700	0.00	301700	344080	336,498

<sup>\*\*\*</sup>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.\*\*\*

Parcel ID 08-23-26-0400-000-04700

**Current Owner** 

ALBERTSON TREY & JESSICA 13825 VISTA DEL LAGO BLVD

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

COMP # 1

2024-0226 Comp 1 PRC Run: 11/25/2024 By

Card # 1 of 1

Property Location

Site Address 13825 VISTA DEL LAGO BLVD FL 34711

CLERMONT 0003

NBHD 0582

Property Use 00100 SINGLE FAMILY

Mill Group

Last Inspection MHS 11-18-201

Legal Description

VISTAS SUB LOT 47 PB 29 PGS 76-77 ORB 6266 PG 846

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
				JV/Mkt 0 Classified JV/Mkt 10	0.000			l II Adj JV/Mk II Adi JV/Mk			100,000	

Sketch Deprec Bldg Value 272,367 Multi Story Bldg 1 1 of 1 280,791 Sec Replacement Cost OPF (200 sf) FLA (2,141 sf) GCF (462 sf) (88 sf)

	Building S	Sub Areas			Building Valua	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,141	2,141	2141	Effective Area	2141	l			
-	GARAGE FINISH	0	462	0	Base Rate	110.03	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	288	0	Building RCN	280,791	Quality Grade	675	Half Baths	0
					Dulluling INCIN	200,731	addity Grade	013	rian Banio	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	1	00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	I .					v				
	TOTALS	2,141	2,891	2,141	Building RCNLD	272 367	Roof Cover	3	Type AC	0.3

#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0226 Comp 1 PRC Run: 11/25/2024 By

	Total Total Total Control A												
		*0		cellaneous F		halaw							
	*Only the first 10 records are reflected below  Code Description Units Type Unit Price Year Bit Effect Yr PCN %Cood Apr Value												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
POL2	SWIMMING POOL - RESIDENTIAL	782.00	SF	35.00	2005	2005	27370.00	85.00	23,265				
PLD3	POOL/COOL DECK	588.00	SF	7.33	2005	2005	4310.00	70.00	3,017				
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2005	2005	7000.00	55.00	3,850				
PUG6	POOL UPGRADE	1.00	UT	30000.00	2005	2005	30000.00	85.00	25,500				
									1				

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2024 2020 2006 2005 2004 2001 2000 1999	DENY24 2019020778 2003110632 2003110632 2003110632 9811047 9811047 9811047	01-01-2023 03-03-2019 01-01-2005 03-18-2004 11-17-2003 05-02-2000 04-19-1999 11-09-1998	11-18-2019 01-27-2006 01-05-2005 03-18-2004 03-06-2001 05-02-2000 12-01-1998	1 1,540 100,000 100,000 100,000 115,000 115,000	0002 0000 0000 0000 0000 0000	V4 REPL WINDOWS 8 POL SPA TO 06 POL & SPA TO 05 POOL & SPA SFR FOR 201 SFR FOR Y2K SFR	11-18-2019	

			Sales Informa	ation						Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024001548 2022016201	6266 5890 4701 4617 1654	0846 0195 0687 1921 0439	12-22-2023 01-27-2022 09-21-2015 04-15-2015 10-08-1998	WD WD WD CT WD	QQUUQ	01 01 U U Q	 	560,000 485,000 219,900 51,000 22,000	003 039 059	DISABILITY VETERAN HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	25000	
	Total 55,000.00												
						Val	ue Summ	arv					

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	272.367	55.632	427.999	0	427999	55.000.00	372999	397999	419.394

<sup>\*\*\*</sup>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.\*\*\*

Parcel ID 08-23-26-0400-000-00900

Current Owner

AMORIM LETICIA

14041 VISTA DEL LAGO BLVD

CLERMONT  $\mathsf{FL}$ 34711

#### **LCPA Property Record Card** Roll Year 2024 Status: A

COMP # 2

2024-0226 Comp 2 PRC Run: 11/25/2024 By

Card # 1 of 1

Property Location

Site Address 14041 VISTA DEL LAGO BLVD FL 34711

CLERMONT 0003

NBHD 0582

Property Use 00100 SINGLE FAMILY

Mill Group

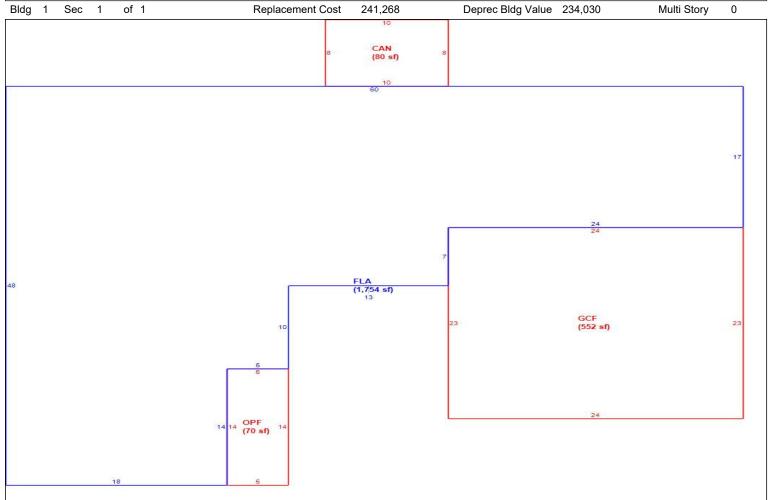
Last Inspection MHS 03-02-202

Legal Description

VISTA SUB LOT 9 PB 29 PGS 76-77 ORB 6233 PG 1331

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
		Total A	cres	0.00	JV/Mkt 0			Tota	i Adj JV/Mk	t		100,000
	CL	andified A		Δ .	Classified IV/MIdt 10	0.000		Classifia	4 A 4 . IV //N 414	4		0

Classified Acres 0 Classified JV/Mkt 100,000 Classified Adj JV/Mkt Sketch



	Building :	Sub Areas			Building Valuation	on	Con	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1992	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,754	, -	1754	Effective Area	1754			F. II D. H.	_
GAR	GARAGE FINISH	0	552	0	Base Rate	112.29	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	70	0	Building RCN	241,268	Quality Grade	675	Half Baths	0
PAT	PATIO UNCOVERED	١	80	U	Condition	EX	) A/- II T		U. at Toma	
					% Good	97.00	Wall Type	03	Heat Type	6
					Functional Obsol	07.00	Foundation	3	Fireplaces	0
						U		•	•	, i
	TOTALS	1,754	2,456	1,754	Building RCNLD	234 030	Roof Cover	3	Type AC	0.3

Alternate Key 3462769 Parcel ID 08-23-26-0400-000-00900

#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0226 Comp 2 PRC Run: 11/25/2024 By

	Miscellaneous Features													
	*Only the first 10 records are reflected below													
			*On	ly the first 10 re	cords a	re reflected								
Code	Descr	ription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
				Duile	lina Dau									
Dall Vaar	Dames it ID	Lanua Data	Come Data		ing Per	mits	Desembeties	_	Davieus Data	L CO Data				
Roll Year		Issue Date	Comp Date	Amount	Туре	<u> </u>	Description	<u>n</u>	Review Date	CO Date				
2022	2021090978	09-22-2021	03-02-2022	12,388		REPL WIND								
2021	20191210769	01-01-2020	10-26-2020	3,353		REPL WIND			10-27-2020					
2005	SALE	01-01-2004	01-05-2005	] 1	0000	CHECK VAI								
2003	SALE	01-01-2002	02-25-2003	1	0000	CHECK VAI	_UE							

								•				
			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023132495	6233	1331	10-23-2023	WD	Q	01	1	410,000				
2016001236	4724	2134	12-21-2015	WD	Q	Q	- 1	182,500				
	4289	0471	02-27-2013	WD	U	U	- 1	147,000				
	4187	0442	06-27-2012	CT	U	U	- 1	0				
	2629	2437	07-29-2004	WD	Q	Q	- 1	165,000				
											<b></b>	
										Total		0.00
						Val	uo Summ	211/				

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	234.030	0	334.030	0	334030	0.00	334030	334030	326.670

<sup>\*\*\*</sup>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.\*\*\*

Parcel ID 08-23-26-0415-000-03700

**Current Owner** 

PRESTON COREY & GRINDEL 10318 CALLE DE FLORES DR

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

COMP#3

2024-0226 Comp 3 PRC Run: 11/25/2024 By

Card # 1 of 1

Property Location

Site Address 10318 CALLE DE FLORES DR

CLERMONT FL 34711 0003 NBHD 0582

Mill Group Property Use Last Inspection

00100

SINGLE FAMILY PJF 01-01-202

Legal Description

2ND ADD TO VISTAS SUB LOT 37 PB 35 PGS 88-89 ORB 6220 PG 28

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code			Adj			Price	Factor	Factor	Factor	Factor	0.000 70.	Value
1	0100	0	0		1.00	LT	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
	•	Total A		0.00	JV/M					l Adj JV/MI			100,000
Classified Acres 0 Classified JV/Mkt 100,000 Classified Adj JV/Mkt 0													

Sketch

Bldg 1 1 of 1 248,387 Deprec Bldg Value 240,935 Multi Story 0 Sec Replacement Cost SPU (336 sf) FLA (1,809 sf) OPF GCF (420 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,809	1,809	1809	Effective Area	1809	l		- " - "	
GAR	GARAGE FINISH	0	420	0	Base Rate	112.14	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	67	0	Building RCN	248.387	Quality Grade	675	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	336	0		-,		010	240	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		_	Einen Leinen	.
					Functional Obsol	0	Foundation	3	Fireplaces	1
	TOTALS	1,809	2,632	1,809	Building RCNLD	240,935	Roof Cover	3	Type AC	03

Alternate Key 3604865 Parcel ID 08-23-26-0415-000-03700

## LCPA Property Record Card Roll Year 2024 Status: A

2024-0226 Comp 3 PRC Run: 11/25/2024 By

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		*0.		scellaneous F		h - l			
		*OI	ny tne tirs	t 10 records a	are remected	below			
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
	•								
1 1									
									J

Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date				
2007 2005	2006090097 2003101061	09-08-2006 01-01-2004	03-16-2007 07-15-2004	10,898 96,404		ELITE ROOM 14X24 SFR 10318 CALLE DE FLORES DR	03-15-2007					

Sales Information										Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023121020 2022143864	6220 6048 2570 2226 2039	0028 0042 1659 0217 2125	09-28-2023 10-31-2022 04-27-2004 12-06-2002 12-10-2001	WD PO WD WD	UUQQQ	19 11 Q Q	> >	399,900 0 165,100 37,500 31,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024			
	2033	2123	12-10-2001	VVD	Q		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	240.935	0	340.935	0	340935	50.000.00	290935	315935	333.368

<sup>\*\*\*</sup>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.\*\*\*