



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

Atkey 3816450

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>2024-0228</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; AH4R Properties, LLC		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 #	10-23-26-08000004600 4221 Bokeelia 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 checked="" 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 # 2024-0228	Alternate Key: 3816450	Parcel ID: 10-23-26-0800-000-04600	
Petitioner Name Ryan llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 4221 BOKEELIA LOOP CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name AH4R properties llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 299,938	\$ 299,938	
2. Assessed or classified use value, *if applicable	\$ 299,938	\$ 299,938	
3. Exempt value, *enter "0" if none	\$ -	\$ -	
4. Taxable Value, *required	\$ 299,938	\$ 299,938	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 8/17/2017 **Price:** \$217,000 Arm's Length Distressed Book 4990 Page 2463

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3816450	3816443	3816452	3816404
Address	4221 BOKEELIA LOOP CLERMONT	2645 HARTWOOD PINES WAY	4213 BOKEELIA LOOP CLERMONT	2606 HARTWOOD PINES WAY
Proximity		same sub	same sub	same sub
Sales Price		\$485,000	\$437,000	\$427,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.00%	0.00%
Adjusted Sale		\$412,250	\$371,450	\$362,950
\$/SF FLA	\$141.61 per SF	\$143.69 per SF	\$179.70 per SF	\$168.81 per SF
Sale Date		9/28/2023	7/14/2023	6/12/2024
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,118	2,869	-37550	2,067	2550	2,150	-1600
Year Built	2004	2004		2004		2004	
Constr. Type	block/stucco	block stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.1	-5000	2.0		2.0	
Garage/Carport	2 car	3 car	-10000	2 car		3 car	-10000
Porches	185 sf	54		408 sf		240 sf	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	pat 643 sf	n		n		805 sf	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		-Net Adj. 12.7%	-52550	Net Adj. 0.7%	2550	-Net Adj. 3.2%	-11600
		Gross Adj. 12.7%	52550	Gross Adj. 0.7%	2550	Gross Adj. 3.2%	11600
Adj. Sales Price	Market Value \$299,938	Adj Market Value	\$359,700	Adj Market Value	\$374,000	Adj Market Value	\$351,350
	Value per SF 141.61						

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 SUBMITTED 6 COMPS ALL IS IN A 55 AND OVER 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 11/8/2024

Alternate Key 3816450
Parcel ID 10-23-26-0800-000-04600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0228 Subject
PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
AH4R PROPERTIES LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

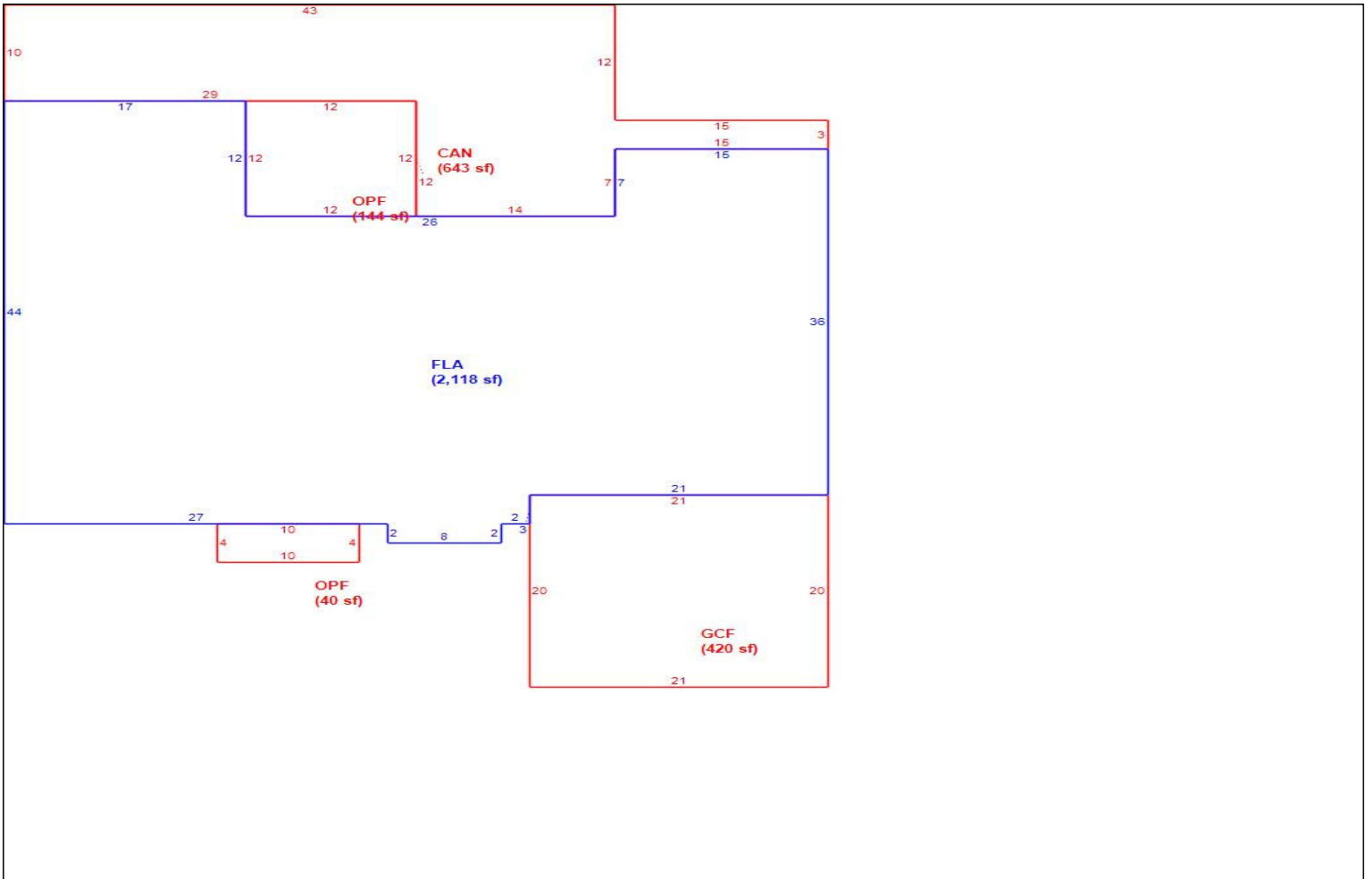
SUBJECT

Property Location		
Site Address 4221 BOKEELIA LOOP CLERMONT FL 34711		
Mill Group 000C	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
HARTWOOD PINES PB 48 PG 85-86 LOT 46 ORB 4990 PG 2463

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	26,500.00	0.0000	2.00	1.000	1.000	0	53,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		53,000			
Classified Acres		0		Classified JV/Mkt		53,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 254,575 Deprec Bldg Value 246,938 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,118	2,118	2118	Effective Area	2118	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	Base Rate	100.84	Quality Grade	660	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	184	0	Building RCN	254,575	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	643	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00	Functional Obsol	0	Building RCNLD	246,938	Roof Cover	3	Type AC	03
TOTALS		2,118	3,365	2,118							

Alternate Key 3816450
 Parcel ID 10-23-26-0800-000-04600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0228 Subject
 PRC Run: 11/25/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2006010189	01-09-2006	03-22-2007	1,500	0000	CONCRETE SLAB	03-22-2007		
2005	2004030034	03-12-2004	07-20-2004	118,624	0000	SFR 4221 BOKEELIA LP			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2017091267	4990 2463	08-17-2017	WD	Q	Q	I	217,000					
2017034493	4922 1874	03-27-2017	QC	U	U	I	100					
	2613 1564	06-15-2004	WD	Q	Q	I	180,500					
	2513 0209	02-19-2004	WD	U	M	V	1					
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	
53,000	246,938	0	299,938	0	299938	0.00	299938	299938	291,970	

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Alternate Key 3816443
Parcel ID 10-23-26-0800-000-04000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0228 Comp 1
PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
BELL LOUIS JR & SANDRA		
2645 HARTWOOD PINES WAY		
CLERMONT	FL	34711

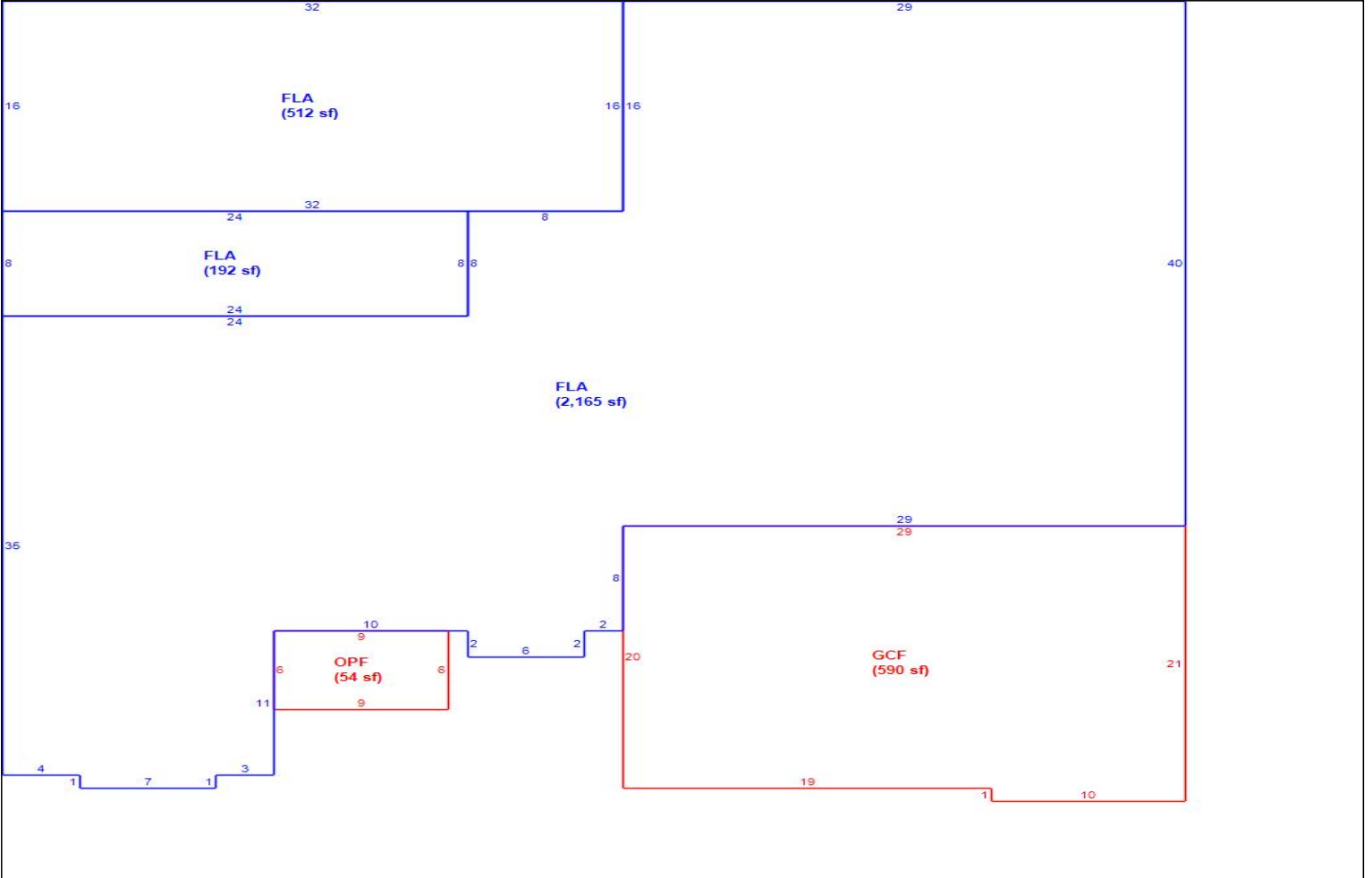
COMP # 1

Property Location			
Site Address 2645 HARTWOOD PINES WAY			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
HARTWOOD PINES PB 48 PG 85-86 LOT 40 ORB 6226 PG 20

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	26,500.00	0.0000	2.00	1.000	1.000	0	53,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		53,000		
Classified Acres		0		Classified JV/Mkt		53,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 323,423	Deprec Bldg Value 313,720	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,869	2,869	2869	Effective Area	2869	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	590	0	Base Rate	95.42	Quality Grade	660	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	54	0	Building RCN	323,423	Condition	EX	Heat Type	6	
						% Good	97.00	Foundation	3	Fireplaces	0
						Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,869	3,513	2,869	Building RCNLD	313,720					

Alternate Key 3816443
 Parcel ID 10-23-26-0800-000-04000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0228 Comp 1
 PRC Run: 11/25/2024 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
2024	DENY39	01-01-2023		1	0030	R2		
2006	2005041905	07-12-2005	03-31-2006	33,840	0000	GLASS RM 32X15		
2005	2004010644	02-06-2004	07-26-2004	131,208	0000	SFR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023126062	6226	0020	09-28-2023	WD	Q	01	I	485,000			
2021101102	5757	0933	07-20-2021	WD	Q	01	I	425,500			
2016090801	4828	1230	08-09-2016	WD	Q	Q	I	247,500			
	4327	1495	04-01-2013	TR	U	U	I	100			
	2704	0416	11-11-2004	WD	U	U	I	0			
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
53,000	313,720	0	366,720	0	366720	0.00	366720	366720	356,532

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Alternate Key 3816452
Parcel ID 10-23-26-0800-000-04800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0228 Comp 2
PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
CARVIN SHAWN & XIAOLI TANG		
29880 CAMINO DEL SOL DR		
TEMECULA	CA	92592

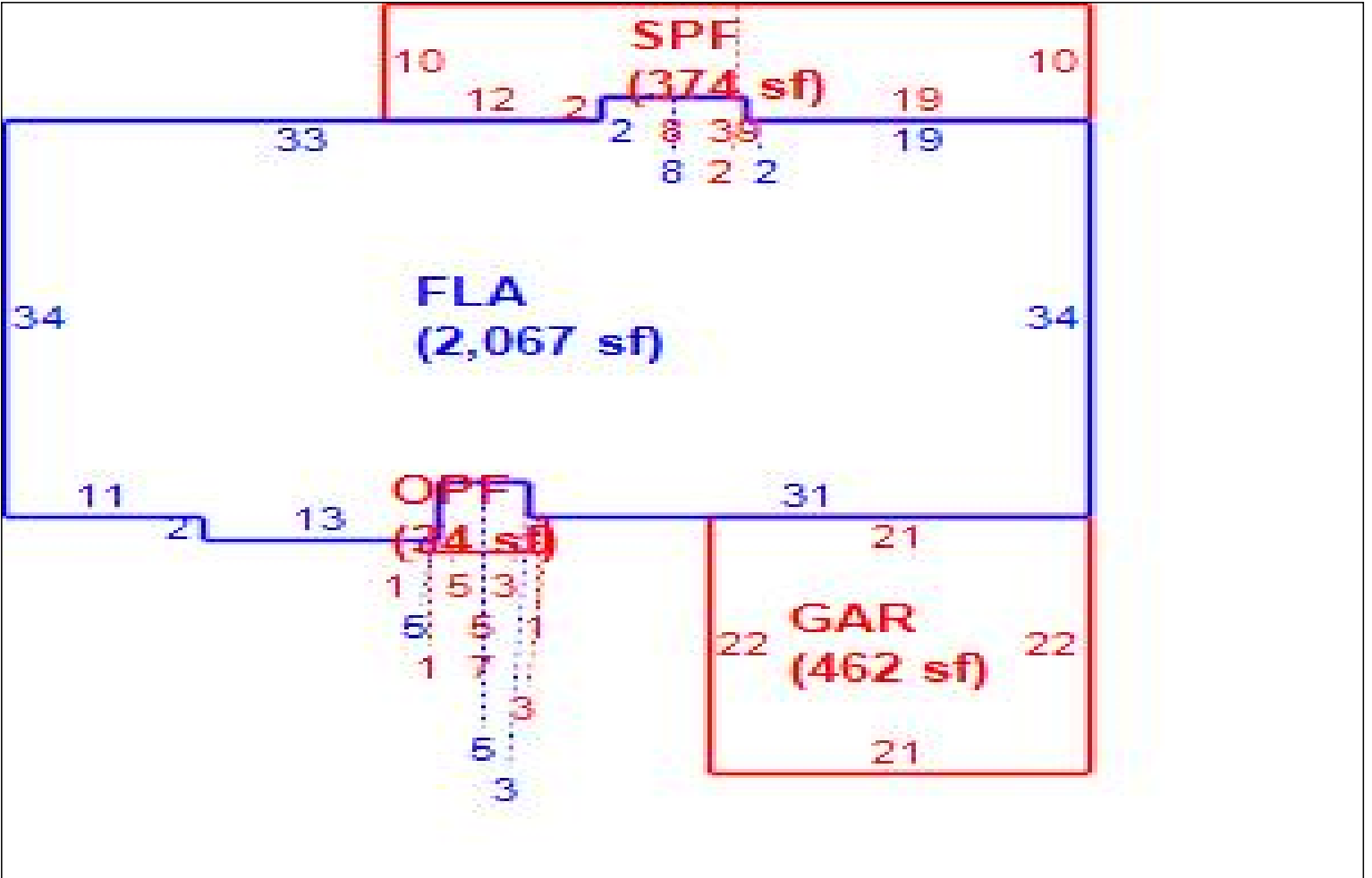
COMP # 2

Property Location		
Site Address 4213 BOKEELIA LOOP		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 07-11-202

Legal Description
HARTWOOD PINES PB 48 PG 85-86 LOT 48 ORB 6179 PG 229

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	26,500.00	0.0000	2.00	1.000	1.000	0	53,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		53,000		
Classified Acres		0		Classified JV/Mkt		53,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 253,512 Deprec Bldg Value 245,907 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,067	2,067	2067	Effective Area	2067	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	462	0	Base Rate	101.35	Quality Grade	660	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	34	0	Building RCN	253,512	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	374	0	Condition	EX	Foundation	3	Fireplaces	0	
						% Good	97.00				
						Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,067	2,937	2,067	Building RCNLD	245,907					

Alternate Key 3816452
Parcel ID 10-23-26-0800-000-04800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0228 Comp 2
PRC Run: 11/25/2024 By
Card # 1 of 1

Miscellaneous Features <i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2004071229	08-25-2004	01-10-2005	127,820	0000	SFR 4213 BOKEELIA LOOP			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023087140	6179	0229	07-14-2023	WD	Q	01	I	437,000	039	HOMESTEAD	2024	25000
2021069075	5712	0343	05-17-2021	TR	U	30	I	182,000	059	ADDITIONAL HOMESTEAD	2024	25000
2021049699	5685	0089	04-08-2021	TR	U	11	I	100				
2017103356	5005	1381	09-20-2017	WD	Q	Q	I	230,000				
	2726	0865	12-14-2004	WD	Q	Q	I	206,000				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
53,000	245,907	0	298,907	0	298907	50,000.00	248907	273907	291,105	

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Alternate Key 3816404
Parcel ID 10-23-26-0800-000-00100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0228 Comp 3
PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
DRAKE RONDEL L & PATRICIA L		
2606 HARTWOOD PINES WAY		
CLERMONT	FL	34711

COMP # 3

Property Location			
Site Address 2606 HARTWOOD PINES WAY			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description

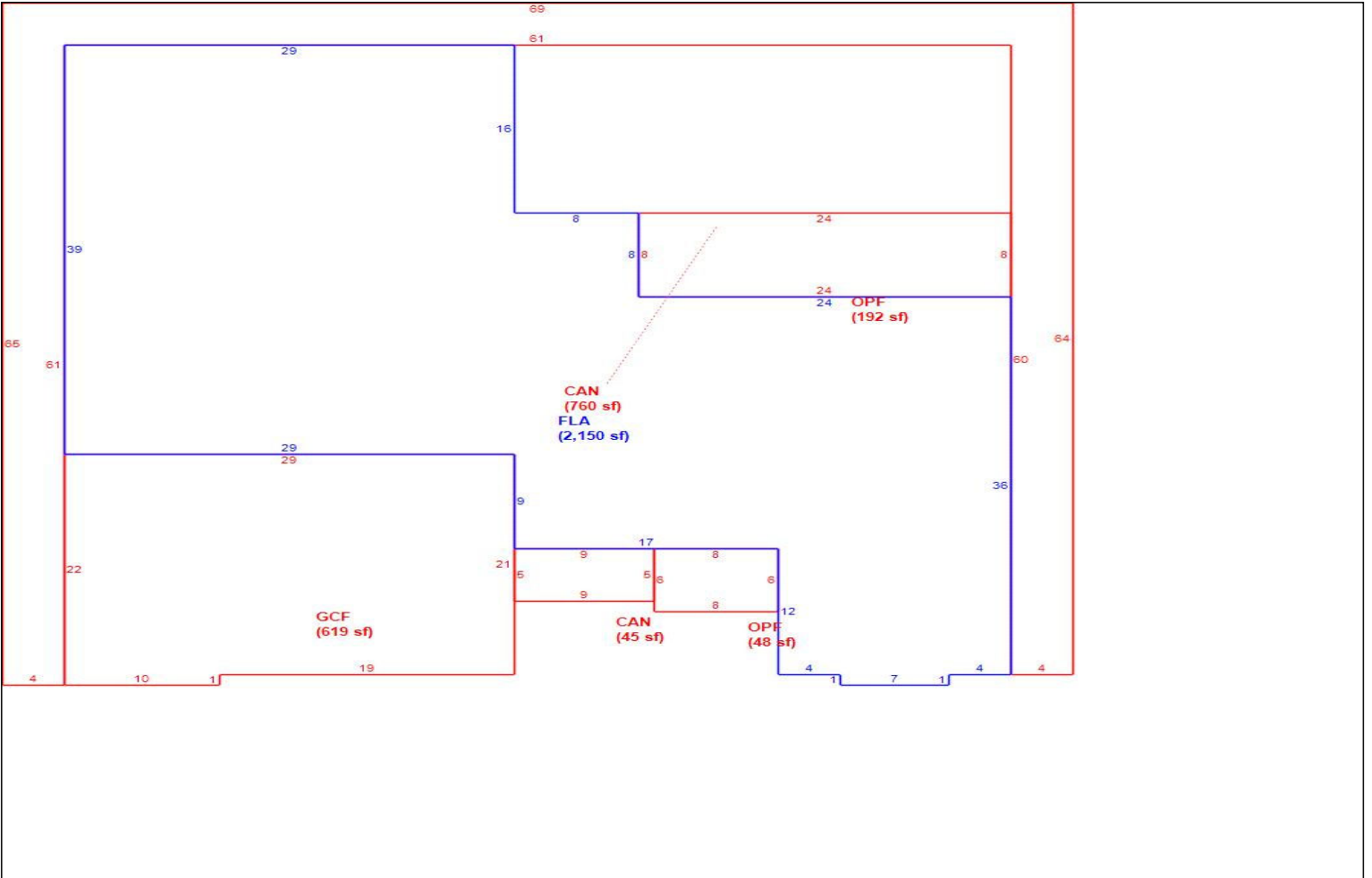
HARTWOOD PINES PB 48 PG 85-86 LOT 1 ORB 6352 PG 2469

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	26,500.00	0.0000	2.00	1.000	1.000	0	53,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		53,000				
Classified Acres		0		Classified JV/Mkt 53,000		Classified Adj JV/Mkt		0				

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 263,185 Deprec Bldg Value 255,289 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,150	2,150	2150	Effective Area	2150	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	619	0	Base Rate	100.51	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	240	0	Building RCN	263,185	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	805	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		2,150	3,814	2,150	Building RCNLD	255,289	Roof Cover	3	Type AC	03

Alternate Key 3816404
Parcel ID 10-23-26-0800-000-00100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0228 Comp 3
PRC Run: 11/25/2024 By
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Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
SEN2	SCREEN ENCLOSED STRUCTURE	944.00	SF	3.50	2004	2004	3304.00	52.50	1,735
PLD2	POOL/COOL DECK	512.00	SF	5.38	2004	2004	2755.00	70.00	1,929

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	LAND	01-01-2006	03-22-2007	1	0000	CK LAND QGS FOR 07	03-22-2007		
2006	LAND	01-01-2005	04-22-2006	1	0000	CK SUB LAND FOR 06			
2005	2004031471	03-29-2004	07-07-2004	3,000	0000	POOL ENCL 23X27			
2005	200309087	03-12-2004	07-07-2004	131,208	0000	SFR TO 05			
2005	SALE	01-01-2004	05-13-2005	1	0000	CHECK SALES			
2004	2003090870	10-03-2003	03-12-2004	131,208	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024072686	6352	2469	06-12-2024	WD	Q	01	I	427,000	039	HOMESTEAD	2011	25000
	3941	1731	08-18-2010	QC	U	U	I	100	059	ADDITIONAL HOMESTEAD	2011	25000
	2511	0708	02-23-2004	WD	Q	Q	I	190,600				
	2431	1633	10-13-2003	WD	U	M	V	200,000				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
53,000	255,289	3,664	311,953	143133	168820	50,000.00	118820	143820	303,974	

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