

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes All Key 368/193

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.

	<u>COMPLETED EN GUE</u>	NAME IN THE WALL	TO SADDIOR MAIS	NUEGARDIN	
Petition# 808	4-0280	County Lake		ax year <b>2024</b>	Date received 9./2.24
	the second	APLEVED BY TU	RENGINIER		And
PART 1. Taxpayer		·	1	<u> </u>	
	erican Homes 4 Rent, LLC; AR Lea	sing Company	Representative: R	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Scottsdale, AZ 85254	Ste 650	Parcel ID and physical address or TPP account #	12-23-25-1200 11732 Cresce	0-000-08100 ent Pines Boulevard
Phone 954-740-624	40		Email	ResidentialAp	peals@ryan.com
The standard way to	receive information is by U	S mail. If possible	e, I prefer to receive	e information b	y 🗹 email 🔲 fax.
	etition after the petition deac support my statement.	lline. I have attac	hed a statement o	f the reasons I	filed late and any
your evidence to evidence. The V	he hearing but would like my the value adjustment board of AB or special magistrate rulin Res. 1-4 units Industrial	lerk. Florida law a ng will occur unde	llows the property a r the same statutor	appraiser to cros	s examine or object to your
	Res. 5+ units 🗌 Agricultural	or classified use	Vacant lots and	acreage 🗌 B	usiness machinery, equipment
PART 2. Reason f	or Petition Check c	one. If more than	one, file a separa	ate petition.	
Real property va	lue (check one) <mark></mark> ∕ decrease	increase	Denial of exen	nption Select of	r enter type:
Tangible persona return required by	ent reduction substantially complete on J l property value (You must l v s.193.052. (s.194.034, F.S for catastrophic event	have timely filed a	(Include a date a_Qualifying impro	e-stamped copy vement (s. 193.1 control (s. 193.15	otion or classification y of application.) 555(5), F.S.) or change of 55(3), 193.1554(5), or
determination	his is a joint petition. Attach that they are substantially s	imilar. (s. 194.01	1(3)(e), (f), and (g)	, F.S.)	
by the requeste group.	(in minutes) you think you ne ed time. For single joint petitio or I will not be available to a	ons for multiple uni	its, parcels, or acco	ounts, provide th	e time needed for the entire
You have the right to evidence directly to appraiser's evidence	o exchange evidence with the property appraiser at lease. At the hearing, you have	he property appra ast 15 days befor the right to have	aiser. To initiate the the hearing and witnesses sworn.	e exchange, yc make a written	ou must submit your request for the property
of your property rec information redacted	regardless of whether you in ord card containing informat d. When the property apprai how to obtain it online.	tion relevant to th	e computation of y	our current as	sessment, 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 authorization Written authorization from the taxpayer is required for access to collector.	on 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 th property described in this petition and t	is petition. hat I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sign Complete part 4 if you are the taxpayer's or an affiliated entity'	ature s employee or you are one of the follow	ving licensed
representatives.		
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated ent	tity).
A Florida Bar licensed attorney (Florida Bar number	).	
A Florida real estate appraiser licensed under Chapter 475	, Florida Statutes (license number <u>RI</u>	D6182).
A Florida real estate broker licensed under Chapter 475, Fl	lorida Statutes (license number	).
A Florida certified public accountant licensed under Chapte	er 473, Florida Statutes (license number	·).
I understand that written authorization from the taxpayer is requappraiser or tax collector.	uired for access to confidential informati	ion 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 t	this petition and of becoming an agent	for service of process
Robert I. Peyton	Robert Peyton	0/40/0004
Signature, representative	Print name	<u>9/10/2024</u> Date
PART 5. Unlicensed Representative Signature	ā	
Complete part 5 if you are an authorized representative not list		
AND (check one)	e licensed representatives or employee	es 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 A	ND (check one)	
the taxpayer's authorization is attached OR 📋 the taxpayer	er's authorized signature is in part 3 of t	his form.
I understand that written authorization from the taxpayer is requered appraiser or tax collector.	uired for access to confidential informa	ation 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

				RES	SIDENTIA	L			
The Petitioner Is:         □ apayer of Record         □ Tapayer's agent         Property Address         BLVD           Owner Name rican Homes 4 Rent, LLC; AH4RP Seven,         Value from TRIM Notice         Value from Value presented by Prop Appr         Value after Board Action Value presented by Prop Appr         Value after Board Action           1. Just Value, required         \$ 307,026         \$ 296,440         \$ 236,440         \$         236,440           3. Exempt value, "enguired         \$ 236,440         \$ 236,440         \$         236,440           4. Taxable Value, "required         \$ 236,440         \$         236,440         \$           */I values entered should be county taxable values, School and other taxing authority values may differ.         Last Sale Date         9/9/2014         Price:         \$ 10653 CRESCENDO LOO         Arm's Length         Comparable #2         Comparable #3           Atdress         11732 CRESCENT PINES         10653 CRESCENDO LOO         01612 REGANS RUN DR         CLERMONT         CLERMONT           Proximity         .13 Miles         .20 Miles         .19 Miles         .19 Miles           Sales Price         \$ 3305,000         \$ 335,000         \$ 335,000         \$ 236,400         \$ 200%           Address         \$ 11732 CRESCENT PINES         \$ 196,470 per SF         \$ 220,830 per SF         \$ 216,24 per SF	Petition #	1	2024-0280		Alternate K	ey: <b>3681193</b>	Parcel I	D: 12-23-25-12	00-000-08100
TRIM         Notice         Trail         Notice         Value presented by Prop Appr         Value after Board Action           1. Just Value, required         \$ 307.026         \$ 293.000         2.         Assessed or classified use value, "if applicable         \$ 236,440         \$ 236,440         \$         2.           2. Assessed or classified use value, "if applicable         \$ 236,440         \$ 236,440         \$         2.         Assessed or classified use value, "if applicable         \$ 236,440         \$         2.         4.         Texmby Value, "equired         \$ 236,440         \$         2.         4.         Texmby Value, "equired         \$ 236,440         \$         2.         Assessed or classified use value, "for one         \$         2.         Comparable #1         Comparable #1         Comparable #2         Comparable #3         AK#         3.775660         3.775600         3.746384         3.775663         3.000         Cottastaster         1.9 Miles         1.9 Miles         2.0 Miles         1.9 Miles         3.000         Cottastaster         1.9 Miles         2.0 Miles         1.9 Miles         2.0 Miles         1.9 Miles         2.0 Miles         1.10%         1.15%         1.15%         1.15%         1.15%         1.15%         1.15%         1.2 Miles         2.0 Miles 1.15%         2.0 Miles 1.15%         2.0 Mi	Petitioner Name The Petitioner is:					I	BLVD	Check if Mu	ultiple Parcels
2. Assessed or classified use value, 'if applicable         \$ 236,440         \$ 236,440           3. Exempt value, "enter "0" if none         \$ -         -           4. Taxable Value, "required         \$ 236,440         \$ 236,440           All values entered should be county taxable values, School and other taxing authority values may differ.           Last Sale Date         9/9/2014         Price:         \$ 106,000         Arm's Length ⊂         Detressed         Book         4529         Page _ 2195           ITEM         Subject         Comparable #1         Comparable #3         3775600         3746384         3775663           Address         11732 CRESCENT PINES         10653 CRESCENDO LOOP         10612 REGANS RUN DR         10832 ARIA CT           CLERMONT         CLERMONT         CLERMONT         CLERMONT         CLERMONT           Proximity         .13 Miles         .20 Miles         .19 Miles           Sales Price         \$ 335,000         \$ 3301,700         \$ 2291,450           Sale Strice         \$ 308,850         \$ 3301,700         \$ 229,450           Sale Date         7 126/2023         9720/2023         7 122/023           Terms of Sale         Arm's Length         Distressed         ✓ Arm's Length         Distressed           Value Adj.         <	Owner Name	rican Homes 4	Rent, LLC;	AH4RP Seven,		Value bolo		value atter	Board Action
3. Exempt value, *enter "0" if none         \$         -           4. Taxable Value, *required         \$ 236,440         \$ 236,440         \$ 236,440           *All values entered should be county taxable values, School and other taxing authority values may differ.         Last Sale Date         9/9/2014         Price:         \$ 106,000         Arm's length []         Diversed         Book         _4529         Page         _2195           ITEM         Subject         Comparable #1         Comparable #2         Comparable #3         3775663           Address         11732 CRESCENT PINES         10653 CRESCENDO LOOP         10612 REGANS RUN DR         10832 ARIA CT           Proximity         .13 Miles         .20 Miles         .19 Miles           Sales Price         \$ 335,000         \$ 335,000         \$ 335,000           Cost of sale         -15%         -15%         -15%           Time Adjust         2.00%         1.20%         2.00%           Adjusted Sale         \$ 308,850         \$ 301,700         \$ 291,450           Syl5F FLA         \$ 216.24 per SF         \$ 10860         1,440         -6250         1,2202           Yare Length         Description         Adjustment         Description         Adjustment         Description         Adjustment	1. Just Value, rec	quired			\$ 307,02	26 \$	293,00	0	
4. Taxable Value, 'required         \$ 236,440         \$ 236,440           'All values entered should be county taxable values, School and other taxing authority values may differ.           Last Sale Date         9(9/2014         Price:         \$106,000         Am's Length         Destressed         Book         4529         Page         2195           ITEM         Subject         Comparable #1         Comparable #2         Comparable #3         Affress         11732 CRESCENT PINES         10653 CRESCENDO LOOP         10612 REGANS RUN DR         10832 ARIA CT           Address         BLVD         .13 Miles         .20 Miles         .19 Miles           Sales Price         \$355,000         \$350,000         \$335,000           Cost of Sale         .15%         .15%         .15%           Time Adjust         .2.00%         1.20%         .2.00%           Adjusted Sale         \$308,850         \$301,700         \$221,930           SylSF FLA         \$216.24 per SF         \$1964.7 per SF         \$203.85 per SF         \$225.93 per SF           Sale Date         .7/26/2023         9/20/2023         .7/12/2023         .7/12/2023           Terms of Sale         .3 Miles         1.572         .10850         .440ustment         Description         Adjustment	2. Assessed or c	assified use va	lue, *if appli	cable	\$ 236,4	40 \$	236,44	0	
*All values entered should be county taxable values, School and other taxing authority values may differ.  Last Sale Date 9/9/2014 Price: \$106,000 Arris Length 9/9/2014 Price: \$106,000 Arris Length 9/9/2014 Price: \$106,000 Arris Length 9/9/2014 Arris Length 9/9/2023 Arris Length 9/12/2023 Arris Length 9/	3. Exempt value,	*enter "0" if no	ne		\$	-			
*All values entered should be county taxable values, School and other taxing authority values may differ.           Last Sale Date         9/9/2014         Price:         \$106,000         Arm's Length         Distressed         Book         4529         Page         2195           ITEM         Subject         Comparable #1         Comparable #2         Comparable #3         3775600         3746384         3775663           Address         11732 CRESCENT PINES         10653 CRESCENDO LOOP         10612 REGANS RUN DR         CLERMONT         S335.000         \$325.0170         \$2214.50         \$308.850	4. Taxable Value,	*required			\$ 236,4	40 \$	236,44	0	
Last Sale Date         9/9/2014         Price:         \$106,000         Arm's Length         Distressed         Book         _4529         Page         _119           ITEM         Subject         Comparable #1         Comparable #2         Comparable #3         3775600         3746384         3775663           Address         11732 CRESCENT PINES         BGS3 CRESCENDO LOOP         10612 REGANS RUN DR         10832 ARIA CT           Proximity         .13 Miles         .20 Miles         .19 Miles           Sales Price         \$335,000         \$3350,000         \$3335,000           Cast of Sale         .15%         .15%         .15%         .15%           Time Adjust         2.00%         1.20%         2.00%           Adjusted Sale         \$203,855 per SF         \$229,1,450           \$/SF FLA         \$216.24 per SF         \$196.47 per SF         \$203,85 per SF         \$225.9 per SF           Sale Date         7/26/2023         9/20/2023         7/12/2023         7/12/2023           Terms of Sale         .1572         .10850         1.480         -6250         1.290         3250           Value Adj.         Description         Adjustment         Description         Adjustment         0         Am's Length         Dis		-	ty taxable va	lues, School an	d other taxing	authority values	s may differ.		
AK#         3681193         3775600         3746384         3775663           Address         11732 CRESCENT PINES BLVD         10653 CRESCENDO LOOP CLERMONT         10612 REGANS RUN DR         10832 ARIA CT CLERMONT           Proximity         .13 Miles         .20 Miles         .19 Miles           Sales Price         \$335,000         \$335,000         \$3335,000           Cost of Sale         .15%         .15%         .15%           Time Adjust         .200%         1.20%         .200%           Adjusted Sale         \$3308,850         \$331,700         \$221,450           \$216.24 per SF         \$196,47 per SF         \$203.85 per SF         \$225.93 per SF           Sale Date         ?/ Arm's Length         Distressed         ?/ Arm's Length         Distressed           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment           Fia SF         1,355         1,572         -10850         1,480         -6250         1,290         3250           Year Built         1996         1998         0         1999         0         1998         0           Condition         Good         Good         0         2.0         0         <	_							Book 4529	Page
AK#         3681193         3775600         3746384         3775663           Address         11732 CRESCENT PINES BLVD         10653 CRESCENDO LOOP CLERMONT         10612 REGANS RUN DR         10832 ARIA CT CLERMONT           Proximity         .13 Miles         .20 Miles         .19 Miles           Sales Price         \$335,000         \$335,000         \$3335,000           Cost of Sale         .15%         .15%         .15%           Time Adjust         .200%         1.20%         .200%           Adjusted Sale         \$3308,850         \$331,700         \$221,450           \$216.24 per SF         \$196,47 per SF         \$203.85 per SF         \$225.93 per SF           Sale Date         ?/ Arm's Length         Distressed         ?/ Arm's Length         Distressed           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment           Fia SF         1,355         1,572         -10850         1,480         -6250         1,290         3250           Year Built         1996         1998         0         1999         0         1998         0           Condition         Good         Good         0         2.0         0         <	ITEM	Subie	ect	Compar	able #1	Compar	able #2	Compara	able #3
Address         BLVD         CLERMONT         CLERMONT         CLERMONT         CLERMONT           Proximity         .13 Miles         .20 Miles         .19 Miles         .19 Miles           Sales Price         \$355,000         \$330,000         \$335,000         \$335,000           Cost of Sale        15%        15%         .15%         .15%           Time Adjust         2.00%         1.20%         2.00%         .20.0%           Adjusted Sale         \$308,850         \$301,700         \$291,450           S/SF FLA         \$216.24 per SF         \$196.47 per SF         \$203.85 per SF         \$225.93 per SF           Sale Date         7/26/2023         9/20/2023         7/12/2023           Time Adjust         Description         Adjustment         Description         Adjustment         Description         Adjustment         Description         Adjustment           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment         Description         Adjustment         O         1998         0           Constr. Type         Stucco/Brick         Stucco/Brick         0         Stucco/Brick         0         Stucco/Brick         0         Screen									
Sales Price         \$355,000         \$350,000         \$335,000           Cost of Sale         -15%         -15%         -15%           Time Adjust         2.00%         1.20%         2.00%           Adjusted Sale         \$308,850         \$301,700         \$291,450           \$/SF FLA         \$216.24 per SF         \$196.47 per SF         \$203.85 per SF         \$225.93 per SF           Sale Date         7/26/2023         9/20/2023         7/12/2023           Terms of Sale          Am*s Length         Distressed          Arm*s Length         Distressed          Arm*s Length         Distressed          Arm*s Length         Distressed          Adjustment         Description         Adjustment         De	Address								
Cost of Sale         -15%         -15%         -15%           Time Adjust         2.00%         1.20%         2.00%           Adjusted Sale         \$308,850         \$301,700         \$291,450           \$/SF FLA         \$216.24 per SF         \$196.47 per SF         \$203.85 per SF         \$225.39 per SF           Sale Date         7/26/2023         9/20/2023         7/12/2023           Terms of Sale         ✓ Am*s Length         Distressed         ✓ Am*s Length         Distressed           Value Adj.         Description         Adjustment         Description         Adjustment         Description           Year Built         1996         1998         0         1999         0         1998         0           Condition         Good         Good         0         Good         0         Good         0         Good         0           Porches         Patio         Patio         Patio         0         0         0         0           Pool         N         0         N         0         0         0         0         0           Condition         Good         0         0         0         0         0         0         0         0	Proximity			.13 N	liles	.20 N	liles	.19 M	iles
Time Adjust         2.00%         1.20%         2.00%           Adjusted Sale         \$308,850         \$301,700         \$291,450           \$/SF FLA         \$216,24 per SF         \$196.47 per SF         \$203,85 per SF         \$225,93 per SF           Sale Date         7/26/2023         9/20/2023         7/12/2023         7/12/2023           Terms of Sale         2         Am's Length         Distressed         2         Arm's Length         Distressed           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment           Value Adj.         Description         Nam's Length         Distressed         2         Arm's Length         Distressed           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment           Fia SF         1,355         1,572         -10850         1,480         -6250         1,290         3250           Constr. Type         Stucco/Brick         Stucco/Brick         0         Stucco/Brick         0         0         0         0         0         0         0         0         0         0         0         0         0         0	Sales Price					. ,			
Adjusted Sale         \$308,850         \$301,700         \$291,450           \$/SF FLA         \$216.24 per SF         \$196.47 per SF         \$203.85 per SF         \$225.93 per SF           Sale Date         7/26/2023         9/20/2023         7/12/2023           Terms of Sale         ✓ Arm's Length	Cost of Sale								
\$/SF FLA         \$216.24 per SF         \$196.47 per SF         \$203.85 per SF         \$225.93 per SF           Sale Date         7/26/2023         9/20/2023         7/12/2023           Terms of Sale         Arm's Length         Distressed         Arm's Length         Distressed         Arm's Length         Distressed           Value Adj.         Description         Adjustment           Year Built         1996         1998         0         1999         0         1998         0           Condition         Good         Good         0         Stucco/Brick         0         Stucco/Brick         0         Stucco/Brick         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         <	•								
Sale Date         7/26/2023         9/20/2023         7/12/2023           Terms of Sale         ✓ Arm's Length		<u> </u>							
Terms of Sale       ✓ Arm's Length       Distressed       ✓ Arm's Length       Distressed       ✓ Arm's Length       Distressed       ✓ Arm's Length       Distressed         Value Adj.       Description       Matrix Length       Distressed       ✓ Arm's Length       Distressed       ✓ Arm's Length       Distressed         Value Adj.       Description       Matrix Length       Description       Adjustment       Description       Adjustment         Fia SF       1,355       1,572       -10850       1,480       -6250       1,290       3250         Year Built       1996       1998       0       1999       0       1998       0         Condition       Good       Good       Good       0       Stucco/Brick       0       Stucco/Brick       0         Baths       2.0       2.0       0       2.0       0       2.0       0       2.0       0         Garage/Carport       2 Car       2 Car       2 Car       0       2 Car       0       2 Car       0       2 Car       0       0       N       0         Porches       Patio       N       0       N       0       N       0       0       0       0         Fireplac		\$216.24	per SF						
Value Adj.         Description         Description         Adjustment         Description <th< td=""><td></td><td></td><td></td><td></td><td>_</td><td></td><td>_</td><td></td><td>_</td></th<>					_		_		_
Fla SF         1,355         1,572         -10850         1,480         -6250         1,290         3250           Year Built         1996         1998         0         1999         0         1998         0           Constr. Type         Stucco/Brick         Stucco/Brick         0         Stucco/Brick         0         Stucco/Brick         0           Condition         Good         Good         0         Good         0         Good         0         Good         0         Stucco/Brick         0           Baths         2.0         2.0         0         2.0         0         2.0         0         2.0         0           Garage/Carport         2 Car         2 Car         2 Car         0         2 Car         0         2 Car         0           Porches         Patio         Patio         Patio         0         N         0         N         0         N         0         N         0         N         0         N         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0	Terms of Sale			Arm's Length	Distressed	Arm's Length	Distressed		Distressed
Year Built         1996         1998         0         1999         0         1998         0           Constr. Type         Stucco/Brick         Stucco/Brick         0		Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Constr. TypeStucco/BrickStucco/Brick0Stucco/Brick0Stucco/Brick0ConditionGoodGoodGood0Good0Good00Baths2.02.002.002.002.00Garage/Carport2 Car2 Car2 Car02 Car02 Car00PorchesPatioPatioPatioPatio0N0N0PoolN0N0N0N0N0Fireplace0Central0Central0Central0Central00Other Addsnonenonenone0none0none000Site Size		1,355		1,572	-10850	1,480	-6250	1,290	3250
Condition         Good         Good         Good         O         Good         0         Good         0         Good         0           Baths         2.0         2.0         0         2.0         0         2.0         0         2.0         0           Garage/Carport         2 Car         2 Car         0         2 Car         0         2 Car         0         2 Car         0           Porches         Patio         Patio         Patio         Patio         0         Screen         -10000           Pool         N         0         N         0         N         0         0         0         0           Fireplace         0         Central         Central         0         Central         0         Central         0<					÷		÷		÷
Baths         2.0         2.0         2.0         0         2.0         0         2.0         0           Garage/Carport         2 Car         2 Car         0         2 Car         0         2 Car         0         2 Car         0           Porches         Patio         Patio         Patio         Patio         0         N         0         N         0         Screen         -10000           Pool         N         0         N         0         N         0         N         0         N         0           Fireplace         0         N         0         N         0         N         0         N         0         N         0           AC         Central         O					÷		÷		÷
Garage/Carport2 Car2 Car2 Car02 Car02 Car0PorchesPatioPatioPatio0N0N0N0PoolN0N0N0N0N0PoolN0N0N0N0N0Fireplace000000000ACCentral0Central0Central0Central00Other Addsnone0none0none0none00Site Size00Subbdivision0Subbdivision0Subbdivision00ViewResidential0Subbdivision0Residential0Residential0Residential0ViewMarket Value\$293,000Adj Market Value\$298,000Adj Market Value\$295,450Adj Market Value\$284,700		-			÷		÷		-
PorchesPatioPatioPatio0Screen-10000PoolN0N0N0N0Fireplace00000000ACCentral0Central0Central0Central000Other Addsnone0none0none0none0000Site SizeImage: Central00Subbdivision0Subbdivision0Subbdivision0000LocationSubbdivisionImage: Central0Subbdivision0Subbdivision0Subbdivision0Subbdivision0ViewResidentialImage: CentralImage: CentralI									-
PoolNN0N0N0Fireplace00000000ACCentralCentral0Central0Central00Other Addsnone0none0none0000Site SizeImage: Contral stateContral state0None0None00LocationSubbdivisionSubbdivision0Subbdivision0Subbdivision0Subbdivision00ViewResidentialContral state0Residential0Residential0Residential0Residential0ViewMarket Value\$293,000Adj Market Value\$295,450Adj Market Value\$284,700					0				÷
Fireplace0000000ACCentralCentral0Central0Central0Central0Other Addsnone0none0none0none0none0Site Size					0		-		
AC       Central       Central       Central       0       Central       0       Central       0         Other Adds       none       none       0       none       0       none       0       none       0         Site Size       Image: Contral stress in the stres					-				-
Other Addsnonenonenone0none0none0Site SizeImage: Site Si		-		-		-		-	
Site Size       Image: Size Size Size Size Size Size Size Size									
Location       Subbdivision       Subbdivision       0       Subbdivision       0       Subbdivision       0         View       Residential       Residential       0       Residential       0       Residential       0       Residential       0         View       Residential       0       Residential       0       Residential       0       Residential       0									
View       Residential       Residential       0       Residential       0       Residential       0         -Net Adj. 3.5%       -Net Adj. 3.5%       -10850       -Net Adj. 2.1%       -6250       -Net Adj. 2.3%       -6750         Gross Adj. 3.5%       10850       Gross Adj. 2.1%       6250       Gross Adj. 4.5%       13250         Adj Sales Price       Market Value       \$293,000       Adj Market Value       \$298,000       Adj Market Value       \$295,450       Adj Market Value       \$284,700		Subbdivision		Subbdivision		Subbdivision		Subbdivision	0
Adi Sales Price         Market Value         \$293,000         Adj Market Value         \$298,000         Adj Market Value         \$298,700		Residential		Residential		Residential	_	Residential	0
Adi Sales Price Market Value \$293,000 Adj Market Value \$298,000 Adj Market Value \$295,450 Adj Market Value \$284,700				-Net Adj. 3.5%	-10850	-Net Adj. 2.1%	-6250	-Net Adj. 2.3%	-6750
Adi Sales Price				Gross Adj. 3.5%	10850	Gross Adj. 2.1%	6250	Gross Adj. 4.5%	13250
Value per SF 216.24	Adi Sales Price	Market Value	\$293,000	Adj Market Value	\$298,000	Adj Market Value	\$295,450	Adj Market Value	\$284,700
	Auj. Jaies FIICe	Value per SF	216.24						

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.

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.

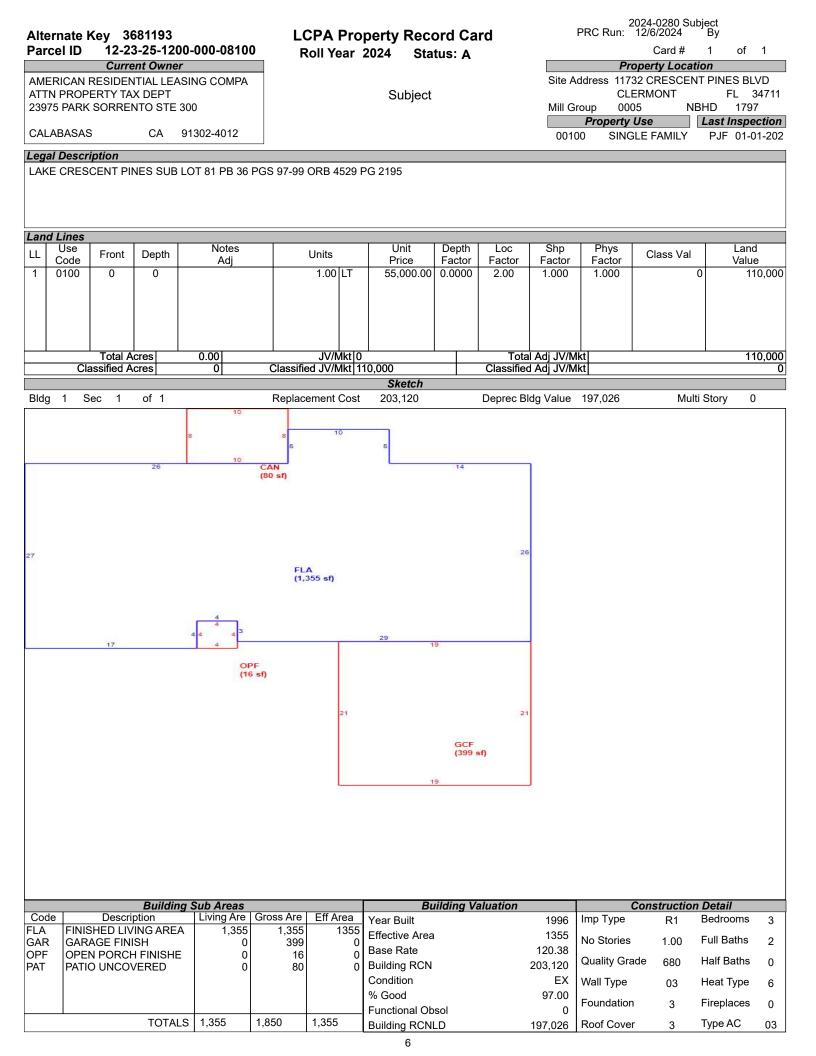
DEPUTY: MTW

DATE 11/26/2024

### 2024-0280 Comp Map

11617	TR.C 10841 3775667	3775664 10340 3744578
s 10749 10743 36811623 11626 10821	10830 10830 10833 10831 10876	1000
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		1405220 - 10829
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	10732 10709 T0708 <sub>09</sub> 1010711	10710 877.50 77.50
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Bubble #	Comp # Alternate Key		Parcel Address	Distance from Subject(mi.)
1	subject	3681193	11732 CRESCENT PINES BLVD	
-	Subject	5001195	CLERMONT	-
2	comp 1	3775600	10653 CRESCENDO LOOP	
	comp i	0110000	CLERMONT	.13 Miles
3	comp 2	3746384	10612 REGANS RUN DR	
		01 +000+	CLERMONT	.20 Miles
4	comp 3	3775663	10832 ARIA CT	
-	comp 5	0110000	CLERMONT	.19 Miles
5				
6				
7				
8				



### LCPA Property Record Card Roll Year 2024

Status: A

Card # 1 of 1

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

	Building Permits													
Roll Year	Permit	ID	Issue Da	ate 🛛 Comp 🛛	Date	Am	nount	Туре		Descrip	otion	Review I	Date	CO Date
2008 2005	SALE		01-01-20	007 06-05-2	008			1 0000	CHECK VALUES CHECK VALUE			01-10-2		
				Sales Inform	ation						Exer	nptions		
Instrum	ent No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior		Year	Amount
		4529 3427 2604 1416	2195 1588 0452 2109	09-09-2014 04-25-2007 06-24-2004 02-01-1996	CT WD WD WD	U Q Q Q	U Q Q Q		106,000 216,000 130,000 81,900			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
110,000	197,026	0	307,026	70586	236440	0.00	236440	307026	300,946

Parcel Notes

02 QG FROM 475 TO 500 FER 061402

03 QG FROM 500 FER 052303

04 QG FROM 535 FER 020604

2604/452 DENNIS L & STEPHANIE M MARTIN TO ADAM G & AMANDA K AKERS HW

05FC NO CHGS TO SFR IN EXCELLENT COND LOC FROM 200 QG FROM 590 DN 011005

3427/1588 ADAM G & AMANDA K AKERS TO GEORGE J COX AND KRYSTYNA DORABIALSKA ONLY

4529/2195 CT VS KRYSTYNA DORABIALSKA ET AL PROP SOLD TO AMIERCAN RESIDENTIAL LEASING CO LLC

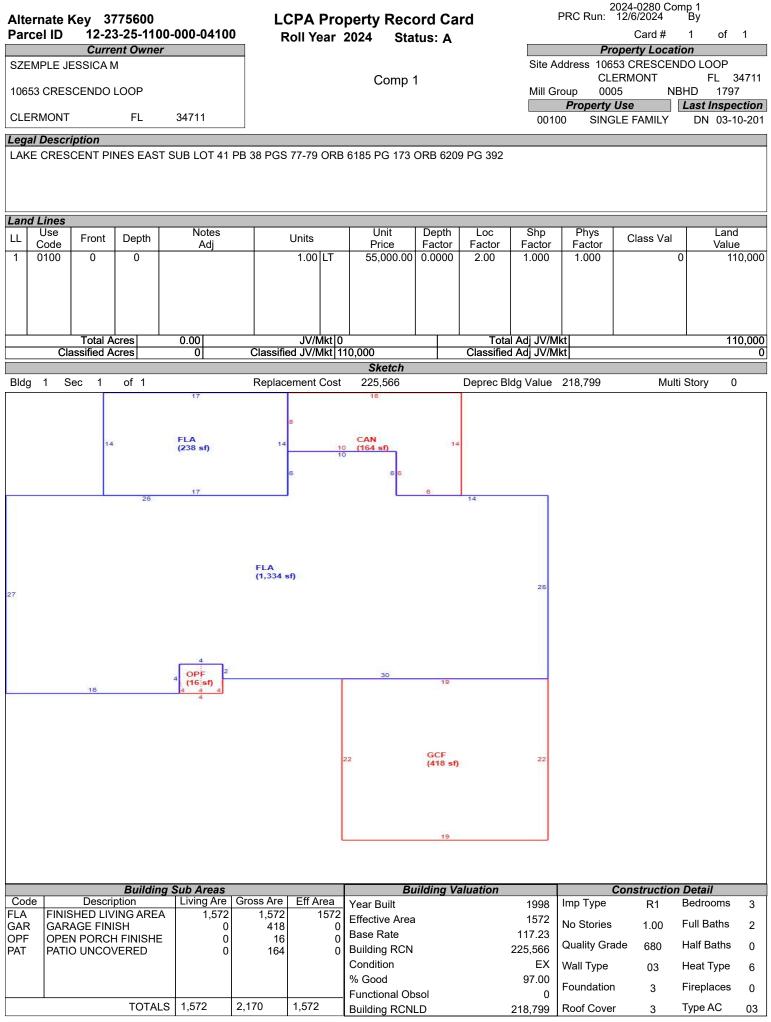
16 DR430 FORM FILED 022916 INFO SCANNED TO AK3821471 DW 071516

17 MAILING ADDR CHG FROM PO BOX 95997 LAS VEGAS NV 89193 5997 INFO SCANNED TO AK3335767 CB 122216

18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818

21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

\*\*\*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.\*\*

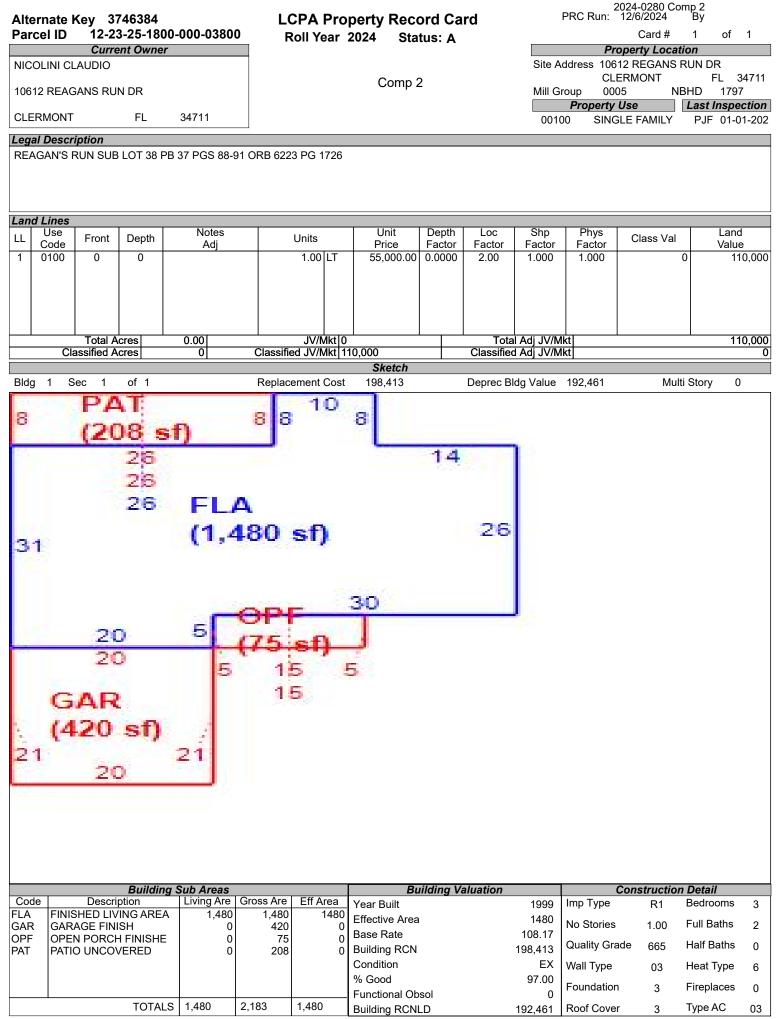


## LCPA Property Record Card

2024-0280 Comp 1 PRC Run: 12/6/2024 By

arcel ID 12	-23-25-1	100-000	)-04100	Ro	II Year	r 2024	4 Sta	atus: A			Card #	1	of 1
				*Onh			neous F	eatures are reflected	below				
Code	Descrip	otion	Ur	nits	Type		t Price	Year Blt	Effect Y	RCN	%Good	Ар	r Value
						Build	ding Per	mits					
2017 SALE 2016 201506 2016 SALE	mit ID 60756	Issue Da 01-01-20 11-23-20 01-01-20 01-01-20	016 03-10-2 015 12-11-2 015 12-11-2	2017 2015 2015	Amo	ount 1 200 1	Type 0099	CHECK VA	O RESIDE	otion	Review E 03-10-20 12-11-20 12-11-20	)17 )15	CO Date
2005 SALE		01-01-20	01-10-2	2005			0000		LUE				
lu atu una a ut Nia	Deal	/Deere	Sales Inform	1		Cada		L Cala Drian	Cada		emptions	Veer	<b>A</b> 1999 <b>A</b> 1999 <b>A</b>
Instrument No 2023111670 2023091900 2016123276	6209 6185 4868 4605 3431	k/Page 0392 0173 2421 1376 1957	Sale Date 09-01-2023 07-26-2023 11-16-2016 03-24-2015 04-24-2007	Instr QC WD WD WD WD	Q/U U Q Q Q U	Code 11 01 Q Q U	Vac/Imp I I I I I	Sale Price 10 355,00 160,00 148,00	0 039 0 059 0	Descriptio HOMESTE ADDITIONAL HOI	AD	Year 2024 2024	
											Total		50,000.0
		1				Valu	ıe Sumn	narv	-				
Land Value B	ldg Value	Misc '	Value Mark	ket Valu	e De	ferred A		ssd Value	Cnty Ex A	nt Co Tax Val	Sch Tax	Val Prev	/ious Valu
	218,799	(		28,799		0		328799	50,000.0		303799		321,923
7TR NOT DELIVE 605/1376 EGS SE 5X COURTESY H 5CC HX APP SUE 5CC CHANGE OF 5 MAILING ADDR 6FCL SFR IN GO	FER 1017( FER 02060 M & DEAN ELLENT C IN GUERI RVICES I RVICES I KVICES L MAILING CHGD FF DD EXT C	12 04 NA FURT, OND DEL RERO SIN LC TTEE S ADDRE LC TTEE ENT 0420 .H 052115 ADDR SL ROM 6000 OND ADE	ADO TO CAR ETE CAN4 A IGLE OF THE CAF SSED 10653 ( TO LYDIE & F J JBMITTED DE OAKBEND S OCAN PER AF UE TO JOSUE	ROLYN CRESC RODRIG 081311 T APT ERIAL N ET ACO	ADD FI GUERF ENDO BUE DJ 5 7108 O IPA UN STA SI	COURT LA4 LO RERO T LOOP ( AHUE H RLAND ABLE T NGLE 4	C FROM TRUST D CLERMO HW 10 FL 328	ELINA SALC 200 QG FRC TD 042407 C NT 34711 789 335 INFO SC SS BACK YA R A TORRES	DM 615 DN CAROLYN ( 96 ANNED LH RD DN 121	OUERRERO IS MA 081415 1115	RRIED TO I	ISMAEL C	сотто

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## LCPA Property Record Card

	12-2			-03800		I Year			itus: A			Card #	1 c	f 1
					*Only			neous F ecords a	eatures re reflected be	low				
Code		Descrip	otion	U	nits	Туре		t Price		Effect Y	r RCN	%Good	Apr	Value
1				ł			Build	ding Peri	nits		ł		1	
Roll Year	Permit		Issue Da			Amo		Туре		Descrip	otion	Review Da	te C	O Date
2004	2004         SALE         01-01-2003         02-06-2004         1         0000         CHECK VALUES           2000         9808151         04-15-1999         12-01-1999         78,000         0000         SFR FOR Y2K													
2000	9808151		04-15-19					SFR FOR Y2K						
1999	99 9808151 09-14-1998 12-01-1998 78,000 0000 SFR/10612 REAGANS RUN DR													
	1			Sales Inforn	nation			1			Exer	nptions	<b>I</b>	
Instrume	ent No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	ו ו	Year	Amou
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		4667	1547	08-04-2015	СТ	U	U	I	113,500	059	ADDITIONAL HOM	ESTEAD	2024	250
		2943	1738	07-26-2005	QC	U	U	1	0					
				12-29-2003 11-28-2000	WD WD	QQ	Q Q	1	132,900 106,000					
		1000	2031	11-20-2000			Q	1	100,000					
		L										Total		50,000.0
							Valu	io Summ	071					
							vaiu	ie Summ	ary					
Land Valu	ie Bldg	Value	Misc \	/alue Mar	ket Valu	e Def	erred A	lmt As	ssd Value C	nty Ex A	mt Co Tax Val	Sch Tax Va	al Previ	ous Valı
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888/2091 2 QG FRC 3 QG FRC 2495/362 J	DM 475 FEF DM 500 FEF OHN A & J	R 12200 R 10210 EAN D (	)1 )2 CHRISTM		HN P & J	IOY L C	CHRIS	STMAS H	W AND JOHN F		TMAS SINGLE JTW BLANCA M SORIA H			
888/2091 02 QG FRC 03 QG FRC 2495/362 J 04X BLANC	OM 475 FEF OM 500 FEF OHN A & J CA SORIA I	R 12200 R 10210 EAN D S NOT /	)1 )2 CHRISTM A PERMA	IAS AND JOH	HN P & J DENT ALI	IOY L C	CHRIS	STMAS H	W AND JOHN F					
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888/2091 2 QG FRC 3 QG FRC 495/362 Ju 4X BLANC 943/1738 943/1738 4X PILLO 4X INTEN	OM 475 FEF OM 500 FEF OHN A & J CA SORIA I BLANCA S ASSUMED W RENEW IT TO DEN	R 12200 R 10210 EAN D S NOT A ORIA TO ROBEF AL CAR Y RETU	01 CHRISTM A PERMA O ROBER RT E PILL RD RETUF IRNED FR	IAS AND JOH NENT RESID IT PILLOW JF OW AND RO RNED WITH / ROM PO NOT	HN P & J DENT ALI R DBERT P ADDR O T DELIVE	ioy L C Ien Fn Illow F 12020 Frable	CHRIST 022094 JR SAN O WINE	MAS TO MAS TO 4 ME PERS DY RIDGE DDRESSE	W AND JOHN F ROBERT E PIL SON E LN CLERMON ED 032014	LOW &	BLANCA M SORIA H			
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888/2091 2 QG FRC 3 QG FRC 495/362 J 44 8LANC 943/1738 943/1738 42 PILLO 42 NDEL 42 ROBEL 47 ROS 667/1547 8ANK AND 9VAB PET 9VAB PET	DM 475 FEF DM 500 FEF OHN A & J CA SORIA I BLANCA S ASSUMED W RENEW W RENEW IT TO DEN' RT PILLOV SUCH NUM CT VS RO CENTRAL FITION 201	R 12200 R 10210 EAN D 6 S NOT / ORIA TO ROBEF AL CAR Y RETU Y RETU Y DENIA BER 12 BERT E FL ED 9-106 D 9-106 W	01 CHRISTM A PERMA O ROBER RT E PILL RD RETUR IRNED FR AL RETUR 1020 WINE MERY PII UCATORS DLS 09121 VITHDRAV	IAS AND JOH NENT RESID IT PILLOW JF OW AND RO RNED WITH / ROM PO NOT RNED TO SEI DY RIDGE LN LLOW JR AN S FEDERAL ( 9 WN NO CHAN	HN P & J DENT ALI R BBERT P ADDR O DELIVE NDER V ID BLAN CREDIT NGE TJW	ioy L C Ien Fn Illow F 1202( Erable Nable Iont Fi Ica Mai Union V 12131	CHRIS HRIST 022094 JR SAI O WINE AS AE TO FC L 34711 RIA SC PROP 9	MAS TO ME PERS DY RIDGE DR RIDGE DR WARD 1 9640 SOLD TO SOLD TO	W AND JOHN F ROBERT E PIL CON E LN CLERMON ED 032014 KM 070814 LENDERS CO O AMERICAN F	LOW & IT FL 34 RP AND HOMES	BLANCA M SORIA H 711 CMD 021014 9 REAGANS RUN H 4 RENT PROPERTI	IW OA INC AND ES SEVEN I		L ONE
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11

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.\*\*\*

Par PAC 108 CLE LAK	CHECO F CHECO F 32 ARIA CRMONT AI Descr E CRES Use Code	Curre RICARDO CT	3-25-1100- ant Owner AND ALICIA FL NES EAST S	HERNAND	) F	Roll Year 77-79 ORB Units	Comp 3 6179 PG 1762 Unit Price	Site A Mill G 0010 Shp Factor	ddress 10832 CLEF roup 0005 Property U 00 SINGLI 00 SINGLI	Card # perty Locat ARIA CT RMONT NE Se E FAMILY Class Val	1 of ion FL 3HD 179 Last Inspe PJF 01-( Ualue Lan- Value	34711 7 ection 01-202 d d		
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			TOTALS	1,290	1,826	1,290	Functional Ob Building RCNL			0 190,294	Roof Cover	3	Type AC	03

12

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

Card # 1 of 1

Parcell		5-25-1	100-000	-09100	R	oll Yea			atus: A			Card #	1	of 1
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tax a make	assessment a	auminist	or warra	accordanc nties rega	e with the ding the i	complet	eness	and accura	nutes, and Ad acy of the data	mmstrati\ a herein i	ve Code. The Lake ( ts use or interpretation	ounty Pro	or equite	ble title
01	wnership of t	he prope	erty, and	assumes r	o liability	associa	ted wit	n the use of	or misuse. Se	e the post	ed Site Notice on ou	ur website l	for details	s.***
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