



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *Att Key 3815696*

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>2024-0299</i>	County	<i>Lake</i>
		Tax year	<i>2024</i>
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>American Homes 4 Rent, LLC; AMH 2015-1</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>15 22 25 1306 000 13200 15827 Switch Cane Street</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one): <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

PART 3. Taxpayer Signature

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

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

 Signature, taxpayer

 Print name

 Date

PART 4. Employee, Attorney, or Licensed Professional Signature

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

I am (check any box that applies):

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

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

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

Robert L. Peyton
 Signature, representative

Robert Peyton
 Print name

9/10/2024
 Date

PART 5. Unlicensed Representative Signature

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

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

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

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

 Signature, representative

 Print name

 Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0299	Alternate Key: 3815696	Parcel ID: 15-22-25-1306-000-13200
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 15827 SWITCH CANE ST CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name American Homes 4 Rent, LLC; AMH 2015-	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 327,390	\$ 327,390
2. Assessed or classified use value, *if applicable	\$ 261,410	\$ 261,410
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 261,410	\$ 261,410

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date 5/29/2014 **Price:** \$142,100 Arm's Length Distressed Book 4504 Page 1788

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3815696	3815690	3815716	3806194
Address	15827 SWITCH CANE ST CLERMONT	15745 SWITCH CANE ST CLERMONT	9537 WATER ORCHID AVE	9444 WATER ORCHID AVE
Proximity		.08 Miles	.04 Miles	.14 Miles
Sales Price		\$375,000	\$385,000	\$393,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	1.20%	0.00%
Adjusted Sale		\$323,250	\$331,870	\$334,050
\$/SF FLA	\$165.94 per SF	\$142.34 per SF	\$178.91 per SF	\$158.32 per SF
Sale Date		9/28/2023	9/8/2023	12/20/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,973	2,271	-14900	1,855	5900	2,110	-6850
Year Built	2003	2003	0	2003	0	2001	0
Constr. Type	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
Condition	Good	Good	0	Good	0	Good	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	2 Car	2 Car	0	2 Car	0	2 Car	0
Porches	Screened	Screen		Screen		Screened	0
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	none	none	0	none	0	none	0
Site Size			0		0		0
Location	Subbdivision	Subbdivision	0	Subbdivision	0	Subbdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 4.6%	-14900	Net Adj. 1.8%	5900	-Net Adj. 2.1%	-6850
		Gross Adj. 4.6%	14900	Gross Adj. 1.8%	5900	Gross Adj. 2.1%	6850
Adj. Sales Price	Market Value \$327,390	Adj Market Value	\$308,350	Adj Market Value	\$337,770	Adj Market Value	\$327,200
	Value per SF 165.94						

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

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

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: MTW

DATE 11/22/2024

2024-0299 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3815696	15827 SWITCH CANE ST CLERMONT	-
2	comp 2	3815716	9537 WATER ORCHID AVE CLERMONT	.04 Miles
3	comp 1	3815690	15745 SWITCH CANE ST CLERMONT	.08 Miles
4	comp 3	3806194	9444 WATER ORCHID AVE CLERMONT	.14 Miles
5				
6				
7				
8				

Alternate Key 3815696
 Parcel ID 15-22-25-1306-000-13200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0299 Subject
 PRC Run: 12/6/2024 By jbush
 Card # 1 of 1

Current Owner		
AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L		
AGOURA HILLS	CA	91301

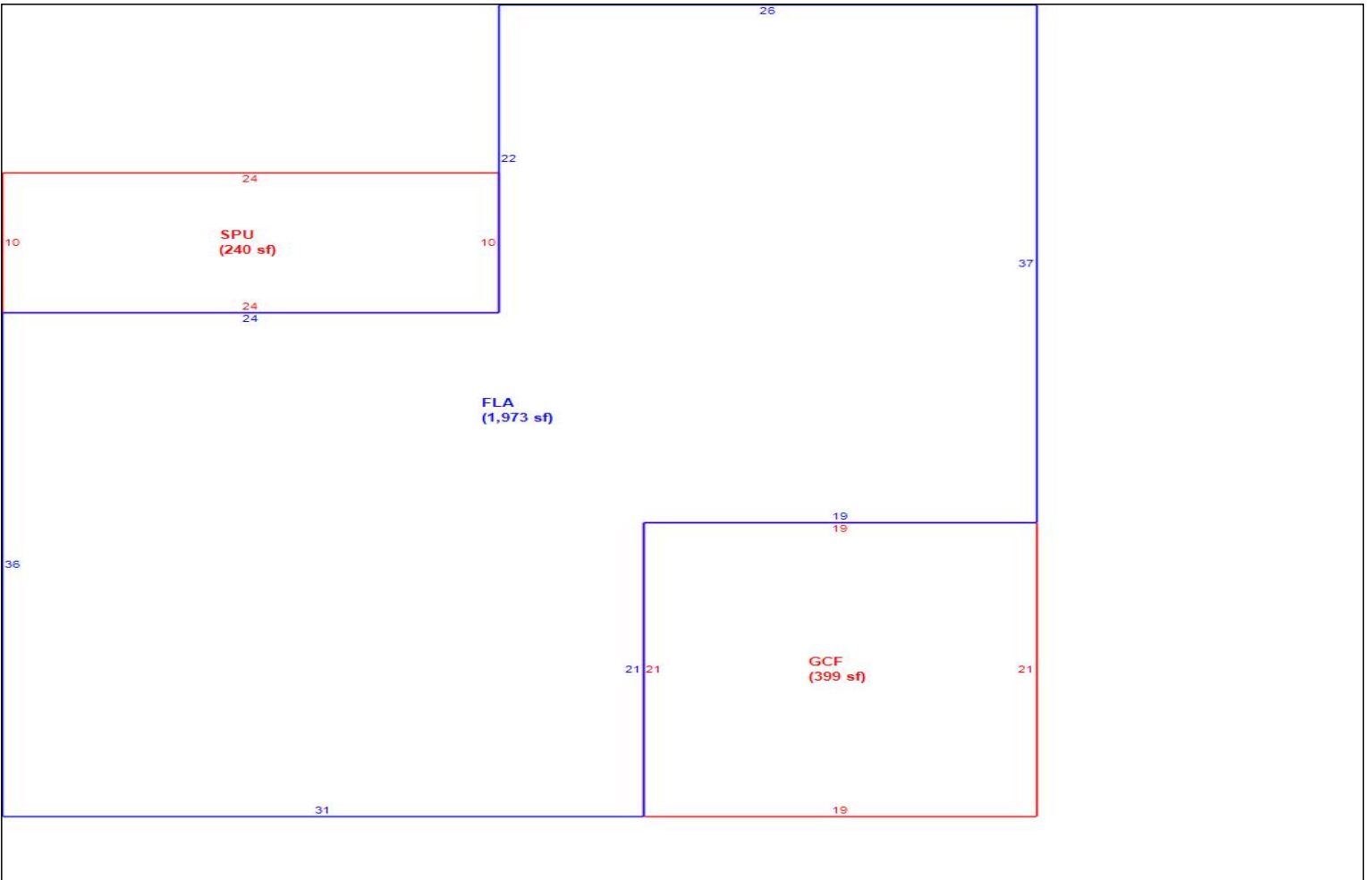
Subject

Property Location		
Site Address 15827 SWITCH CANE ST CLERMONT FL 34711		
Mill Group 00GR	NBHD 0532	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

Legal Description
MARSH HAMMOCK PHASE III PB 48 PG 57-58 LOT 132 ORB 4599 PG 2382

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	35,000.00	0.0000	2.50	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500			
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0			

Sketch						
Bldg 1	Sec 1	of 1	Replacement Cost	247,309	Deprec Bldg Value 239,890	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,973	1,973	1973	2003	1973	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0	105.30	247,309	Quality Grade	665	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	240	0	EX	97.00	Wall Type	03	Heat Type	6
TOTALS		1,973	2,612	1,973	% Good	0	Foundation	3	Fireplaces	0
					Functional Obsol	239,890	Roof Cover	3	Type AC	03
					Building RCNLD					

Alternate Key 3815696
 Parcel ID 15-22-25-1306-000-13200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0299 Subject By jbush
 PRC Run: 12/6/2024
 Card # 1 of 1

Miscellaneous Features
 *Only the first 10 records are reflected below

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2004	2003060461	06-11-2003	11-25-2003	1,500	0000	10X24 SCRNM RM		
2004	2003040635	04-30-2003	11-25-2003	111,232	0000	SFR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4599 2382	03-06-2015	WD	U	M	I	100				
	4504 1788	05-29-2014	WD	U	U	I	142,100				
	4432 1683	01-09-2014	CT	U	U	I	100				
	2403 0398	08-29-2003	WD	Q	Q	I	140,800				
	2328 1092	05-15-2003	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
87,500	239,890	0	327,390	65980	261410	0.00	261410	327390	319,635

Parcel Notes

2417/706 DEC OF DOM FOR JOVIE COTAMORA WILLIAMS
 06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND
 11X WAYNE & JOVIE WILLIAMS RENEWAL CARD RETURNED 5529 KREIDT DR ORLANDO 32818
 11X DENY
 11X WILLIAMS DENIAL RETURNED ATTEMPTED NOT KNOWN 070611 RESENT TO 6623 KRIEDT DR ORLANDO
 4432/1683 CT VS WAYNE D & JOVIE C WILLIAMS PROP SOLD TO PARTNERS FEDERAL CREDIT UNION
 4504/1788 PARTNERS FEDERAL CREDIT UNION TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
 4599/2382 AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC TO AMH 2015-1 BORROWER LLC
 4599/2382 M SALE INCL OVER 25 PARCELS MULTI SUBS
 22TR NOT DELIVERABLE AS ADDRESSED 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301
 23TR UNABLE TO FORWARD ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301

Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.

Alternate Key 3815690
 Parcel ID 15-22-25-1306-000-12600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0299 Comp 1
 PRC Run: 12/6/2024 By

Card # 1 of 1

Current Owner		
HUSBAND JOSHUA J & MADDISON C		
15745 SWITCH CANE ST		
CLERMONT	FL	34711

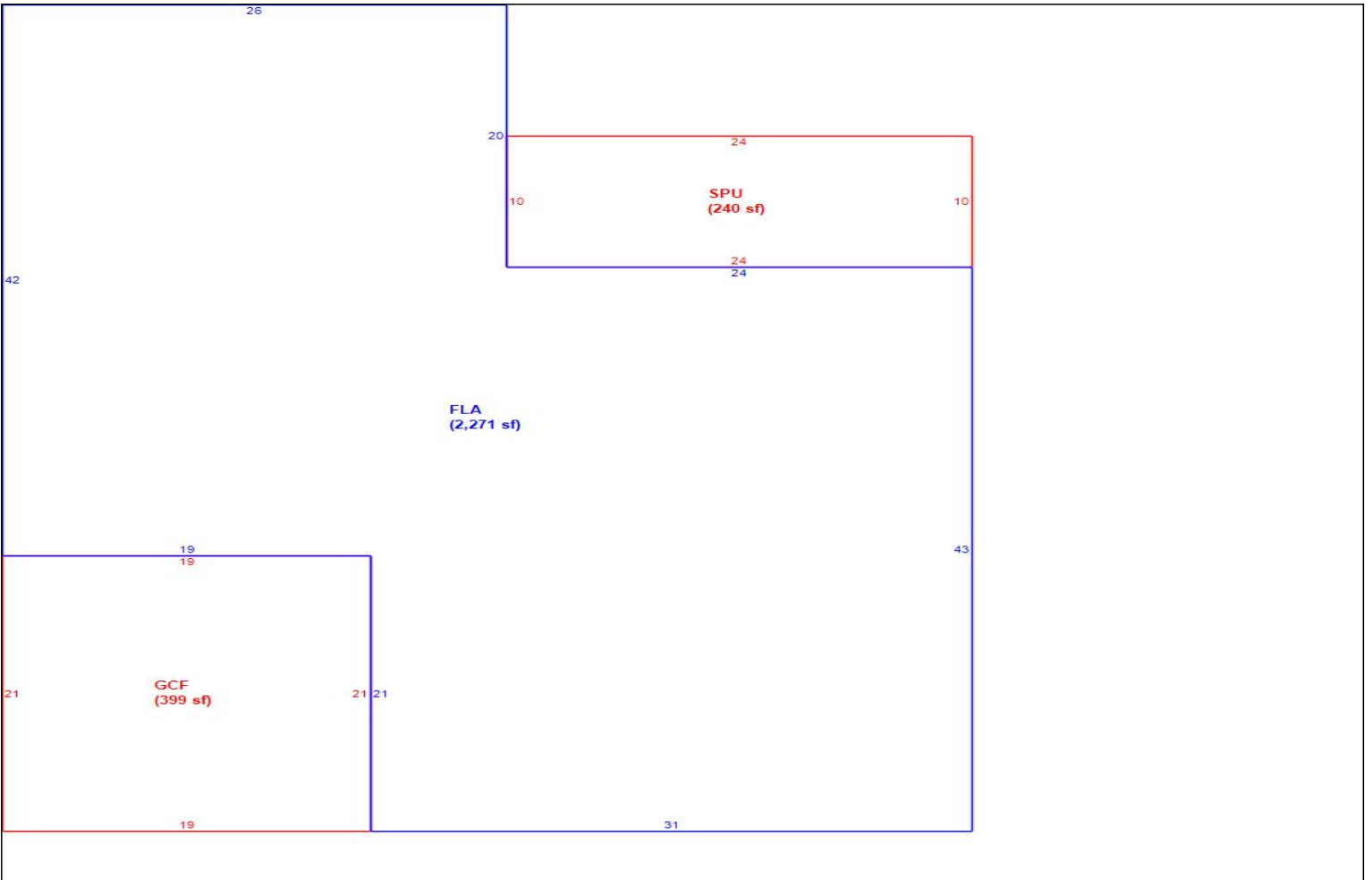
Comp 1

Property Location		
Site Address	15745 SWITCH CANE ST	
	CLERMONT	FL 34711
Mill Group	00GR	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
MARSH HAMMOCK PHASE III PB 48 PG 57-58 LOT 126 ORB 6219 PG 870

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	35,000.00	0.0000	2.50	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		87,500				
Classified Acres		0		Classified JV/Mkt 87,500		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 272,672 Deprec Bldg Value 264,492 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,271	2,271	2271	2003	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0	102.38	Quality Grade	665	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	240	0	272,672	Wall Type	03	Heat Type	6
TOTALS		2,271	2,910	2,271	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					264,492				

Alternate Key 3815690
 Parcel ID 15-22-25-1306-000-12600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0299 Comp 1
 PRC Run: 12/6/2024 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	
2015 2004	SALE 2003011070	01-01-2014 02-21-2003	04-06-2015 11-25-2003	1 111,232	0099 0000	CHECK VALUE SFR W/10X24 ?	04-06-2015		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023120351	6219	0870	09-28-2023	WD	Q	01	I	375,000	039	HOMESTEAD	2024	25000
2019023889	5243	2015	02-22-2019	WD	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2018145063	5212	0352	12-12-2018	WD	U	U	I	100				
	4628	0151	04-10-2015	WD	U	U	I	100				
	4475	1306	04-30-2014	WD	Q	Q	I	170,000				
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	
87,500	264,492	0	351,992	0	331542	50,000.00	281542	306542	343,298	

Parcel Notes

2354/428 AMOZENE D LAMBERT MARRIED
 06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND
 10X FC OK SPOKE WITH OWNER LIVES HERE PERMANENT RESIDENCE JMK 041610
 4280/556 CT VS AMOZENE D & WILLIAM D LAMBERT SOLD TO SECRETARY OF VETERANS AFFAIRS
 4392/755 SEC OF VETERANS AFFAIRS TO ARMAN HEDAYAT MARRIED
 4475/1306 ARMAN HEDAYAT TO JESSE CALVIN JR & AUDREY E DICKERSON HW
 14X COURTESY HX CARD SENT 052214
 15X COURTESY HX CARD SENT 012315
 15FC LOC FROM 88 QG FROM 535 MHS 040615
 4628/151 JESSE CALVIN JR & AUDREY E DICKERSON ENHANCED LE REM THE JESSE C DICKERSON JR TRS DTD 060614 1/2 AND THE AUDREY E DICKERSON TRS DTD 060614 1/2 ONLY
 16 JESSE CALVIN DICKERSON JR 69 DECEASED 112215 STATE DEATH LIST FILE 2015170374 CB 120715
 17CC RECEIVED HX WX JJN 121516
 17X EMAILED OWNER TO REQUEST DC FOR WX 2017 RRB 021517
 5212/352 AUDREY E DICKERSON INDIV AND AS TTEE OF HER EST AND AS SUCC TTEE OF THE JESSE C DICKERSON JR TRS AGMT DTD 060614 TO AUDREY E DICKERSON
 5243/2015 AUDREY E DICKERSON ENHANCED LE REM THE JESSE C DICKERSON JR TRS DTD 060614 1/2 AND THE AUDREY E DICKERSON TRS DTD 060614 1/2 ONLY
 6219/870 AUDREY E DICKERSON TO JOSHUA JURGEN & MADDISON CHLOE HUSBAND HW
 24CC JOSHUA AND MADDISON HUSBAND SUBMITTED HX PORT APP NT 102023

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Alternate Key 3815716
 Parcel ID 15-22-25-1306-000-15200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0299 Comp 2
 PRC Run: 12/6/2024 By

Card # 1 of 1

Current Owner		
DIEUDONNE MIRANDA		
9537 WATER ORCHID AVE		
CLERMONT	FL	34711

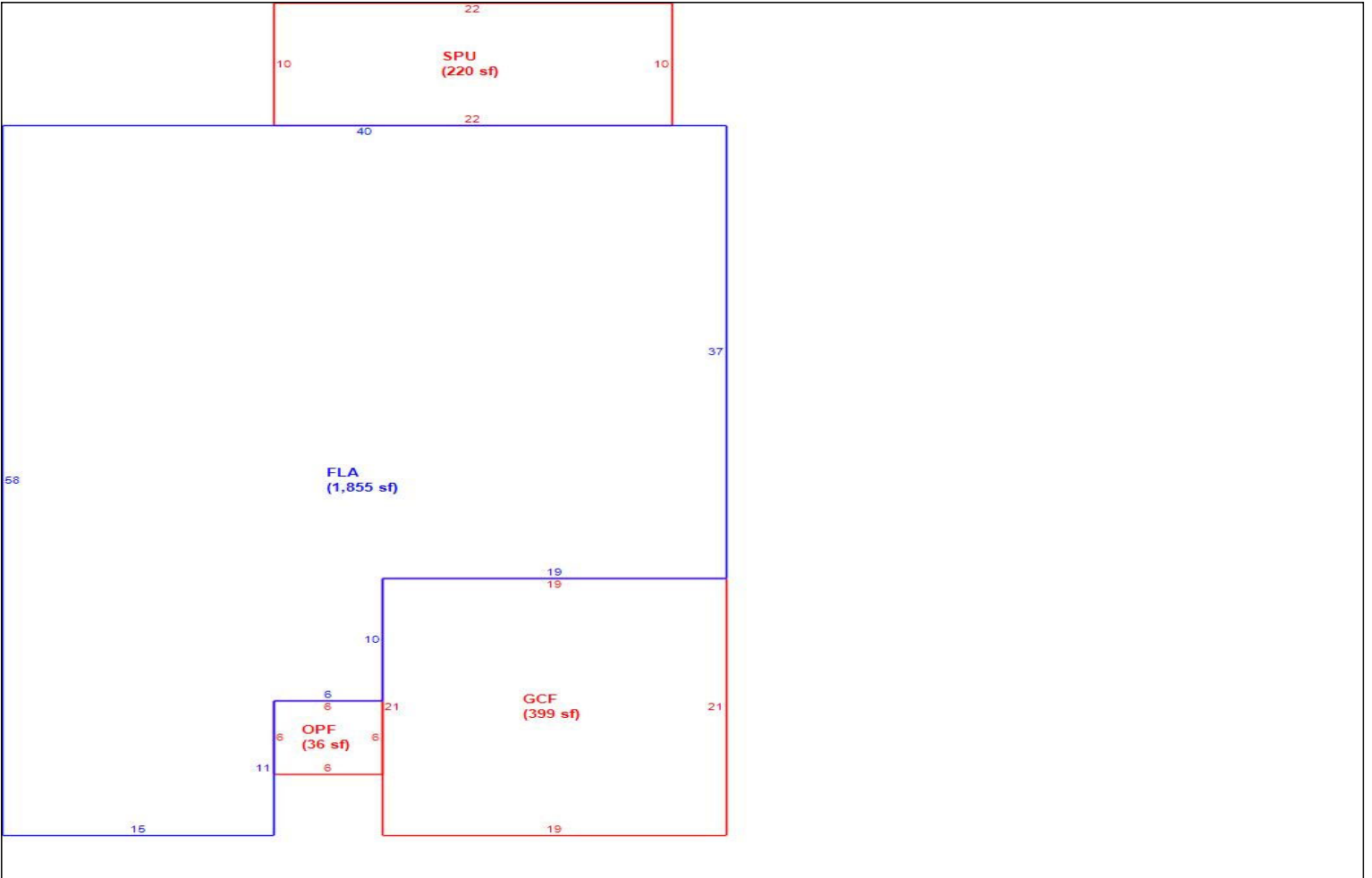
Comp 2

Property Location			
Site Address 9537 WATER ORCHID AVE			
CLERMONT		FL 34711	
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
MARSH HAMMOCK PHASE III PB 48 PG 57-58 LOT 152 ORB 6210 PG 150

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	35,000.00	0.0000	2.50	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500		
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 235,468
		Deprec Bldg Value	228,404
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,855	1,855	1855	2003	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0	105.61	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	EX	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	220	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,855	2,510	1,855	0	Roof Cover	3	Type AC	03

Alternate Key 3815716
 Parcel ID 15-22-25-1306-000-15200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0299 Comp 2
 PRC Run: 12/6/2024 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
2006 2004	SALE 2003021110	01-01-2005 03-19-2003	03-04-2006 11-25-2003	1 100,672	0000 0000	CHECK VALUES SFR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023112390	6210 0150	09-08-2023	WD	Q	01	I	385,000	039	HOMESTEAD	2024	25000
	3760 1546	04-06-2009	WD	U	U	I	110,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3735 2174	02-23-2009	CT	U	U	I	100				
	3027 0601	11-22-2005	WD	U	U	I	169,000				
	2413 1575	09-05-2003	WD	Q	Q	I	126,200				
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
87,500	228,404	0	315,904	0	315904	50,000.00	265904	290904	308,588

Parcel Notes

05TR NOT DELIVERABLE AS ADDRESSED 9537 WATER ORCHID AVE CLERMONT 34711
 3027/601 ALTON LAWRENCE SINGLE
 06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND
 06FC SEE SALES AK3815713 AK3815707 AK3807434 NO CHGS TO SFR IN VERY GOOD COND QG FROM 550 DN 020106
 07TR MOVED LEFT NO ADDR UNABLE TO FORWARD 9537 WATER ORCHID AVE CLERMONT 34711
 3735/2174 CT VS ALTON LAWRENCE PROP TO DEUTSCHE BANK NATIONAL TRUST CO TTEE
 3760/1546 DEUTSCHE BANK NATIONAL TRUST CO TTEE TO KYLE & BRITTANY BRIGGS HW
 6210/150 KYLE & BRITTANY BRIGGS TO MIRANDA DIEUDONNE UNMARRIED
 24CC MIRANDA DIEUDONNE SUBMITTED HX APP WITH EXEMPTION REQUEST FORM NT 122623

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Alternate Key 3806194
 Parcel ID 15-22-25-1300-000-02900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0299 Comp 3
 PRC Run: 12/6/2024 By

Card # 1 of 1

Current Owner		
RAMOS MATIAS LILIANA & NELSON VEGER		
12324 HAMMOCK HILL DR		
CLERMONT	FL	34711

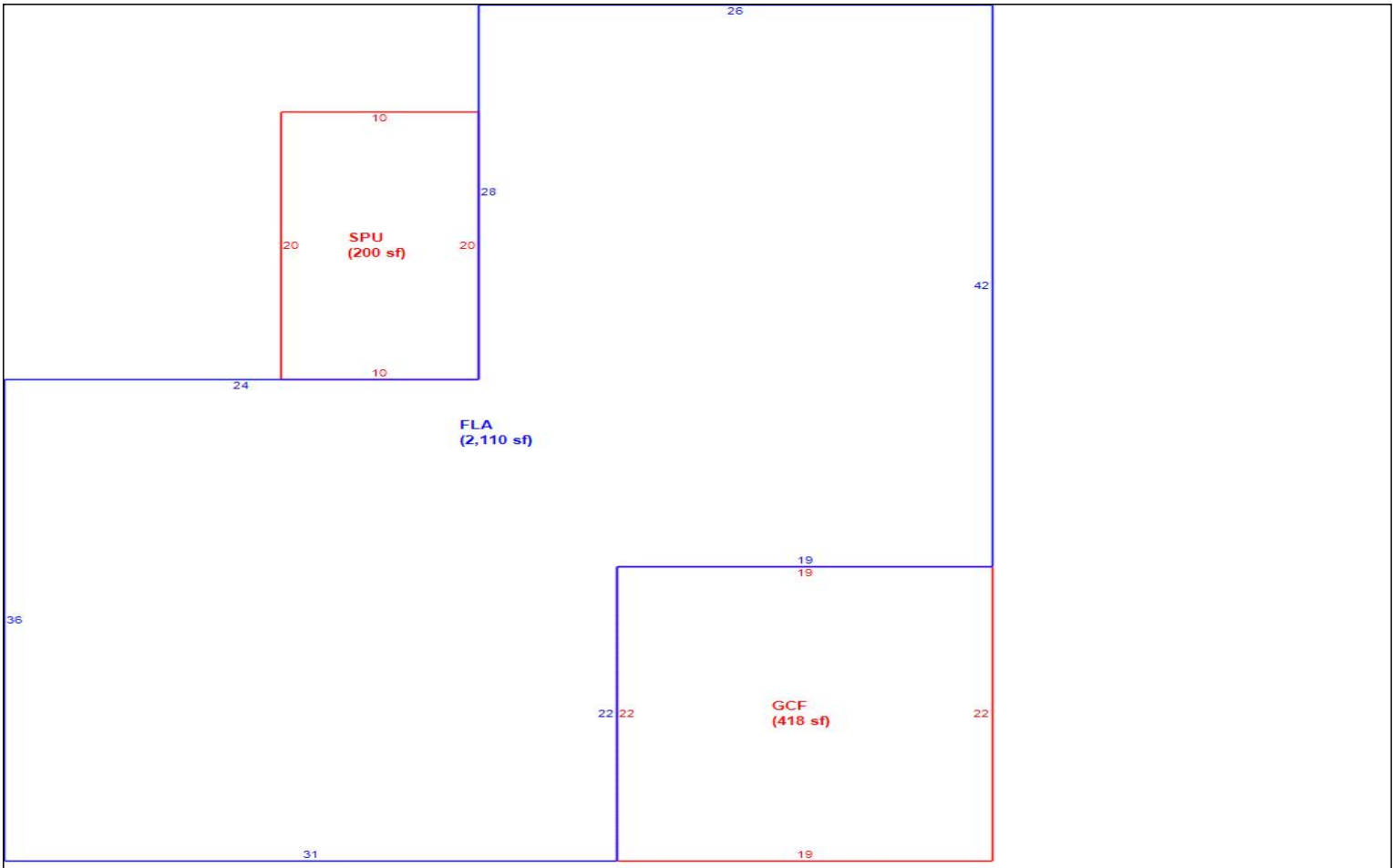
Comp 3

Property Location			
Site Address	9444 WATER ORCHID AVE		
	CLERMONT	FL	34711
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-12-202

Legal Description
GROVELAND, MARSH HAMMOCK PHASE I SUB LOT 29 PB 45 PGS 10-11 ORB 6263 PG 1614

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	35,000.00	0.0000	2.50	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500		
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 259,527	Deprec Bldg Value 251,741	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,110	2,110	2110	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	418	0	104.07	Quality Grade	665	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	200	0	259,527	Wall Type	03	Heat Type	6
TOTALS		2,110	2,728	2,110	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					251,741				

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	1904-0165	04-24-2019	02-12-2020	23,900	0002	REPL WINDOWS	02-13-2020		
2018	SALE	01-01-2017	01-12-2018	1	0099	CHECK VALUE	01-18-2018		
2015	SALE	01-01-2014	04-06-2015	1	0099	CHECK VALUE	04-06-2015		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023157047	6263 1614	12-20-2023	WD	Q	01	I	393,000				
2017083510	4981 1894	06-22-2017	WD	Q	Q	I	205,000				
	4475 2220	05-07-2014	WD	Q	Q	I	155,000				
	4212 0944	08-29-2012	WD	U	U	I	110,500				
	3227 1297	08-01-2006	WD	U	U	I	270,000				
Total											0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
87,500	251,741	0	339,241	0	339241	0.00	339241	339241	331,055	

Parcel Notes

2031/428 CYNTHIA S GARY UNMARRIED
 03 QG FROM 500 FER 012403
 03X CYNTHIA ALDEN SIMMONS GARY MARRIED JAMES JOSEPH JENNINGS 042702 ML FROM EL DORADO COUNTY CA
 04X GARY-JENNINGS MOVED TO AK3551443 15029 GREEN VALLEY BLVD CLERMONT
 2883/123 CYNTHIA GARY JENNINGS MARRIED
 06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND
 3227/1297 CYNTHIA GARY JENNINGS TO JASON ROY GARY UNMARRIED
 4212/944 JASON ROY GARY TO JONATHAN DIAZ SINGLE
 12SALE ORB 4212/944 U SALE LP FILED IN 4080/1918 270000 MTG FER 091712
 13TR NOT DELIVERABLE AS ADDRESSED 9444 WATER ORCHID AVE CLERMONT FL 34711 6636
 4475/2220 JONATHAN DIAZ TO MICHAEL & BRANDI LONG HW
 14X COURTESY HX CARD SENT 052214
 15X COURTESY HX CARD SENT 012315
 15FC LOC FROM 88 QG FROM 535 MHS 040615
 4981/1894 MICHAEL & BRANDI LONG TO VALERIE O CORNELIUS MARRIED AND KEISHA L CORNELIUS SINGLE JTWROS
 17X COURTESY HX CARD SENT 092117
 18X COURTESY HX CARD SENT 122617
 18FC SFR IS IN GOOD EXT COND NO CHGS SOME SMALL SHINGLE DAMAGE POSS FROM IRMA DN 011217
 20FC SFR HAS NEW WINDOWS MHS 021220
 6263/1614 VALERIE O CORNELIUS AND KEISHA L CORNELIUS TO LILIANA RAMOS MATIAS & NELSON VEGERANO HW

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