

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 38

3806812

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 (IVAS)													
Petition#	200	14-03	319	County Lake	Ta	ax year 2024	Date received 9./2.24						
			eo (TRASICENERAL	SEKENNONER E								
PART 1.	Taxpayer	Information	Y alis e sel										
		rican Homes 4	Rent, LLC; AH4RF	One, LLC	Representative: R	yan, LLC c/o	Robert Peyton						
Mailing add for notices	dress	Ryan, LLC 16220 Nort Scottsdale	h Scottsdale Rd , AZ 85254	Ste 650	Parcel ID and physical address or TPP account #	20 22 26 1955 771 Skyridge							
Phone 95	4-740-624	10			Email	ResidentialAp	peals@ryan.com						
The standa	ard way to	receive info	ormation is by U	S mail. If possible	e, I prefer to receive	e information b	y ☑ email ☐ fax.						
	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.												
your every evidenter of Property of Proper	vidence to ce. The V/ roperty☑	the value ad AB or specia Res. 1-4 ur	justment board o al magistrate ruli	clerk. Florida law a ng will occur unde and miscellaneou	llows the property a	ppraiser to cros y guidelines as charge	t submit duplicate copies of se examine or object to your if you were present.) listoric, commercial or nonprofit usiness machinery, equipment						
PART 2.					one, file a separa								
✓ Real pr ☐ Denial ☐ Parenty ☐ Property ☐ Tangible return re	roperty va of classific /grandparcy was not e persona equired by	lue (check of cation entreduction substantiall	n y complete on J alue (You must (s.194.034, F.S	e	Denial of exen Denial for late (Include a date	filing of exempe-stamped copy vement (s. 193.1stontrol (s. 193.1st	otion or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or						
deter 5 Enter by the	rmination t r the time (e requeste p.	that they and (in minutes) ad time. For	e substantially s you think you ne single joint petition	imilar. (s. 194.01 eed to present you ons for multiple un), F.S.) ngs take 15 min ounts, provide th	utes. The VAB is not bound the time needed for the entire						
You have evidence of your proinformation	the right to directly to s evidence the right, operty recon redacted	o exchange the propert e. At the he regardless ord card col	evidence with to y appraiser at learing, you have of whether you intaining informate property appra	he property appra ast 15 days befor the right to have nitiate the eviden tion relevant to th	eiser. To initiate the re the hearing and witnesses sworn. ce exchange, to re e computation of y	e exchange, yo make a written eceive from the your current as	ou must submit your request for the property property appraiser a copy sessment, with confidential the property record card						

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 without attaching a completed power of attorney or authorizat Written authorization from the taxpayer is required for access collector.	tion for representation to this fo	orm.
☐ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sig	nature	
Complete part 4 if you are the taxpayer's or an affiliated entit representatives.	y's employee or you are one of	the following licensed
I am (check any box that applies): An employee of	(taxpayer or an a	ffiliated entity).
A Florida Bar licensed attorney (Florida Bar number		•
A Florida real estate appraiser licensed under Chapter 47		mber RD6182).
A Florida real estate broker licensed under Chapter 475,		
A Florida certified public accountant licensed under Chap	ter 473, Florida Statutes (licens	se number).
I understand that written authorization from the taxpayer is reappraiser or tax collector.		
Under penalties of perjury, I certify that I have authorization tam the owner's authorized representative for purposes of filir under s. 194.011(3)(h), Florida Statutes, and that I have read	ng this petition and of becoming	g an agent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not li	sted in part 4 above.	
☐ I am a compensated representative not acting as one of tAND (check one)	the licensed representatives or	employees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requtaxpayer's authorized signature OR ☐ the taxpayer's author	irements of Part II of Chapter 7 ized signature is in part 3 of thi	709, F.S., executed with the is form.
☐ I am an uncompensated representative filing this petition	AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpa	yer's authorized signature is in	part 3 of this form.
I understand that written authorization from the taxpayer is reappraiser or tax collector.	equired for access to confidenti	ial information from the property
Under penalties of perjury, I declare that I am the owner's au becoming an agent for service of process under s. 194.011(facts stated in it are true.	uthorized representative for pur 3)(h), Florida Statutes, and that	poses of filing this petition and of t I have read this petition and the
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

					_			
Petition #	ŧ	2024-0319		Alternate K	ey: 3806812	Parcel	ID: 20-22-26-195	5-000-21500
Petitioner Name	Robert	Peyton, Rya	an LLC				Check if Mu	Itiple Parcels
The Petitioner is: Other, Explain:	Taxpayer of Re		payer's agent	Property Address	_	RIDGE RD RMONT		
Owner Name	RICAN HOMES	4 RENT PRO	OPERTIES ONI	Value from		e Board Actio	··· I Vallie aπer F	Board Action
				TRIM Notice	·	ed by Prop App	or	
1. Just Value, red	quired			\$ 339,3	10 \$	339,3	10	
2. Assessed or c	lassified use va	lue, *if appli	cable	\$ 266,60	60 \$	266,66	60	
3. Exempt value,	*enter "0" if no	ne		\$	-			
4. Taxable Value,	, *required			\$ 266,60	60 \$	266,66	60	
*All values entered	d should be coun	ty taxable va	llues, School and	d other taxing	authority values	may differ.		
Last Sale Date	2/20/2013	Prid	ce: \$145	5,000	Arm's Length	Distressed	Book <u>4288</u> F	Page 125
ITEM	Subje	ect	Compara	able #1	Compara	ble #2	Compara	ble #3
AK#	38068	12	38224	179	37974		38224	60
Address	771 SKYRII	_	956 DARTMO		1518 SUND	-	1082 PRINCI	ETON DR
	CLERM	ONT	CLERM		CLERM		CLERM	
Proximity			0.48 M		0.74 M		0.55 M	
Sales Price			\$460,0		\$420,0		\$450,0	
Cost of Sale			-15		-15%		-15%	
Time Adjust			0.00		3.609		0.00	
Adjusted Sale	# 400.40	0.5	\$391,0		\$372,1		\$382,5	
\$/SF FLA	\$160.13	per SF	\$176.60		\$201.80		\$185.32	
Sale Date			12/11/2		3/7/20		12/28/2	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
V I A II	5			A 11	I 5			I A II
Value Adj. Fla SF	Description 2 110		Description 2,214	-4750	Description 1,844	Adjustment 13750	Description	Adjustment 2750
Year Built	2,119 2002		2004	0	2001	0	2,064 2004	0
Constr. Type	Blk/Stucco		Blk/Stucco	0	Blk/Stucco	0	Blk/Stucco	0
Condition	Excellent		Excellent	0	Excellent	0	Excellent	0
Baths	2.0		3.0	-10000	2.0	0	3.0	-10000
Garage/Carport	Yes		Yes	0	Yes	0	Yes	0
Porches	No		Yes	-10000	No	0	Yes	-15000
Pool	N		N	0	Υ	-20000	N	0
Fireplace	1		0	2500	0	2500	0	2500
AC	Central		Central	0	Central	0	Central	0
Other Adds	None		None	0	None	0	None	0
Site Size	Lot		Lot	0	Lot	0	Lot	0
Location	Sub		Sub	0	Sub	0	Sub	0
View	House		House	0	House	0	House	0
			-Net Adj. 5.7%	-22250	-Net Adj. 1.0%	-3750	-Net Adj. 5.2%	-19750
			Gross Adj. 7.0%	27250	Gross Adj. 9.7%	36250	Gross Adj. 7.9%	30250
	Market Value \$339 310		Adi Market Value	\$368 750	Adi Market Value	\$368 370	Adi Market Value	\$362.750

Adj. Sales Price

Value per SF

160.13

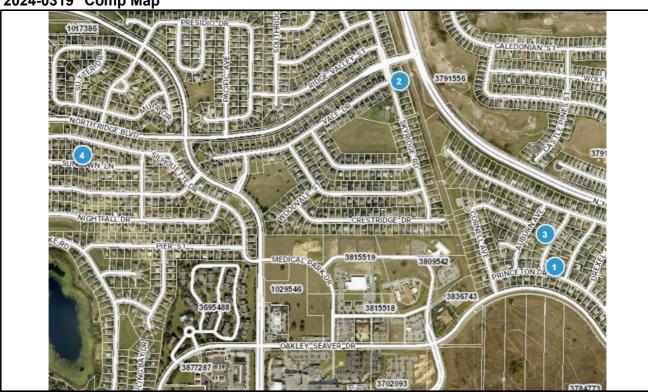
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

- Describe Subject
 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:	DATE

2024-0319 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3822460	1082 PRINCETON DR	
ļ	Comp 3	3022460	CLERMONT	0.55
2	Subject	3806812	771 SKYRIDGE RD	
	Subject	3000012	CLERMONT	-
3	Comp 1	3822479	956 DARTMOUTH AVE	
3	Comp 1	3022473	CLERMONT	0.48
4	Comp 2	3797467	1518 SUNDOWN LN	
4	Comp 2	3/3/40/	CLERMONT	0.74
5				
6				
7				
8				

Parcel ID 20-22-26-1955-000-21500

Current Owner

AMERICAN HOMES 4 RENT PROPERTIES O ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300

CALABASAS 91302-4012 CA

LCPA Property Record Card Roll Year 2024 Status: A

2024-0319 Subject PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 771 SKYRIDGE RD

CLERMONT FL 34711 **NBHD** 0583 000C

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY

PJF 01-01-202

Legal Description

CLERMONT, SKYRIDGE VALLEY PHASE II SUB LOT 215 PB 45 PGS 46-48 ORB 4288 PG 125

Lan	Land Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	1 TOTAL	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Class vai	Value		
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000		
								L	<u> </u>					
		Total A		0.00	JV/Mkt 0				l Adj JV/Mk			88,000		
	Cla	assified A	cres	0 (Classified JV/Mkt 88	3,000		Classified	d Adj JV/Mk	ct		0		
						21 1 1								

Sketch Bldg 1 of 1 259,082 Deprec Bldg Value 251,310 Multi Story 0 Sec 1 Replacement Cost

FLA (2,119 sf) OPF (80 sf) GCF (462 sf)

	Building S	Sub Areas			Building Valua	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	, , , , , , , , , , , , , , , , , , , ,		2119	Effective Area	2119	No Stories	4.00	Full Baths	2
_	GAR GARAGE FINISH		462	0	Base Rate	102.03	INO Stories	1.00	ruii baliis	2
OPF	OPEN PORCH FINISHE	HE 0 80		Ü	Building RCN	259,082	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	01	Heat Type	6
					% Good	97.00	''	01	,,	0
					Functional Obsol	0	Foundation	3	Fireplaces	1
	TOTALS	2,119	2,661	2,119	Building RCNLD	251.310	Roof Cover	3	Type AC	03

Alternate Key 3806812 Parcel ID 20-22-26-1955-000-21500

88,000

251,310

0

339,310

72650

266660

0.00

266660

339310

313,230

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0319 Subject 12/10/2024 By

Card # 1 of 1

Parcel I	D 20-22-	26-195	55-000-2	21500		Ro	II Yea	r 202	24 Sta	atus: A				Card #	1	0	f 1
						*Only			laneous F	eatures are reflected b	elow						
Code		Descrip	otion		Un		Туре		nit Price	Year Blt	Effect Y	r R0	CN	%Good		Apr	Value
							,									•	
	Ruilding Permits																
Roll Yea	Roll Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO Date																
2003					02-12-2			115,4		SFR/771 SKYRIDGE RD							
					Inform									nptions			
Instru	ment No	1	k/Page		e Date	Instr	Q/U		Vac/Imp		Code	De	scription	1	Ye	ar	Amount
		4288 4225 2183	0125 1006 2090	09-2	0-2013 5-2012 7-2002	WD CT WD	U U Q	U U Q		145,000 0 150,800							
														Total			0.00
		•	•	•		•	•	Va	lue Sumn	nary							
Land Va	alue Bldg	y Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value (Cnty Ex A	mt Co Ta	ıx Val	Sch Tax	Val l	Previ	ous Valu

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

Parcel ID 21-22-26-0306-000-17700

Current Owner

GALVAN PABLO E & KAITLIN M

956 DARTMOUTH AVE

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

2024-0319 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 956 DARTMOUTH AVE

CLERMONT FL 34711

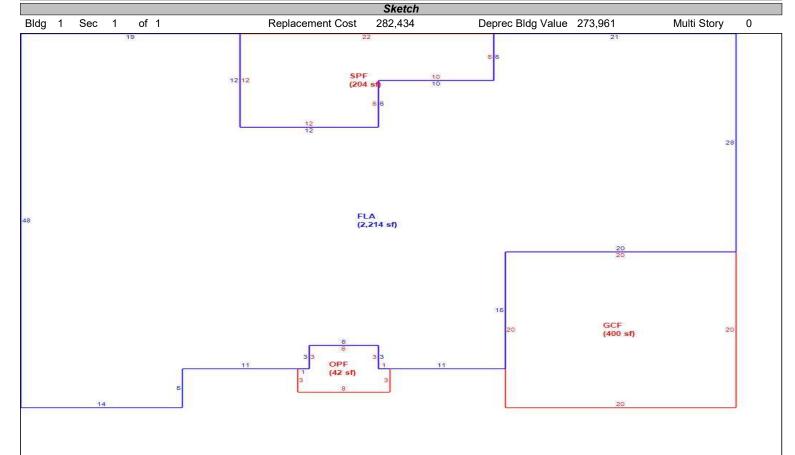
Mill Group NBHD 000C 0583 Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Legal Description

COLLEGE PARK PHASE IIA PB 50 PG 80-81 LOT 177 ORB 6259 PG 558

Lan	Land Lines													
LL	Use	Front	Depth	Not		Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	110111	Ворин	Ac	dj	Ormo		Price	Factor	Factor	Factor	Factor	Oldoo Val	Value
1	0100	0	0			1.00	LT	44,000.00	0.0000	1.50	1.000	1.000	0	66,000
Total Acres 0.00 JV/Mkt						1kt I O			Tota	l I Adj JV/MI	ct l		66,000	
														00,000
	Cla	assified A	cres	0	C	Classified JV/M	1kt 66	5,000		Classified	d Adj JV/Mk	ct		0



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
l					Effective Area	2214				
_	GARAGE FINISH	0	400	0	Base Rate	106.09	No Stories	1.00	Full Baths	3
-	OPEN PORCH FINISHE SCREEN PORCH FINIS	PORCH FINISHE 0 42 0		Building RCN	282,434	Quality Grade 670		Half Baths	0	
	SFF SCILLIN FORCITFINIS		204		Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	''	00	,,	Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS		2,860	2,214	Building RCNLD	273,961	Roof Cover	3	Type AC	03

Alternate Key 3822479 Parcel ID 21-22-26-0306-000-17700

LCPA Property Record Card Roll Year 2024 Status: A

2024-0319 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below Code Description Units Type Unit Price Year Bit Effect Yr RCN %Good Apr Value													
Code		Des	scription	Un	its	Туре	Un	it Price	Year Blt	Effect Y	r RCN	%Good	I /	pr Value
							Dui	lding Peri	nito.					
Roll Yea	r Peri	nit ID	Issue Da	ate Comp [)ate	Δm	ount	Type	liits	Descrip	ntion	Review I)ate	CO Date
	200401		02-11-20				125,57	6 0000	SFR	Descrip	Dilott	INCVIONI	Jaic	OO Date
2005	20040	1209	02-11-20	00-04-2	.004		123,37	0 0000	SIT					
				Sales Inform	ation				Fye	mptions				
Instru	ıment No	E	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio		Year	Amount
						_								0.5000

			Sales Inform	Exemptions									
Instrument No	Book	:/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023153558	6259	0558	12-11-2023	WD	Q	01		460,000		HOMESTEAD	2024	25000	
2018081136	5138	2188	07-06-2018	WD	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
	2594	2158	06-11-2004	WD	Q	Q	I	207,700					
									Total 50,000.				
						Val	lua Summ	arı/					

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
66,000	273,961	0	339,961	0	252461	50,000.00	202461	227461	317,699

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Parcel ID 20-22-26-2005-000-09900

Current Owner MOORE CRISTIAN & LEONOR

1518 SUNDOWN LN

CLERMONT FL 34711

LCPA Property Record Card Roll Year 2024 Status: A

2024-0319 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 1518 SUNDOWN LN

CLERMONT FL 34711 **NBHD** 000C 0583

Mill Group Property Use Last Inspection

00100

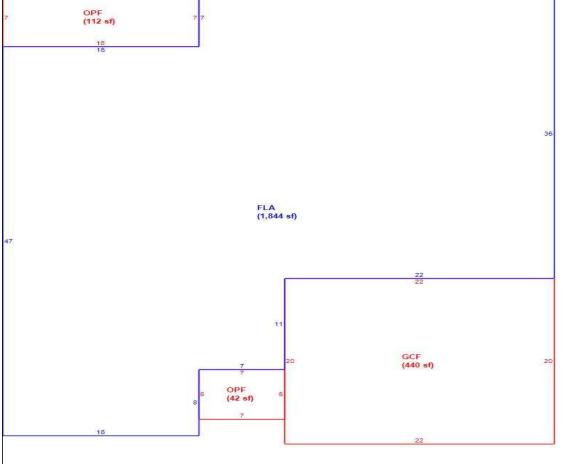
SINGLE FAMILY PJF 01-01-202

Legal Description

CLERMONT, SUNSET VILLAGE AT CLERMONT PHASE II SUB LOT 99 PB 44 PGS 54-55 ORB 6106 PG 86

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 1011	Берит	Adj	Office	Price	Factor	Factor	Factor	Factor	Olass vai	Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
		Total A		0.00	JV/Mkt 0				l Adj JV/Mk			88,000
Classified Acres 0 Classified JV/N						3,000		Classified	d Adj JV/Mk	t		0

Sketch Bldg 1 1 of 1 248,905 Deprec Bldg Value 241,438 Multi Story 0 Sec Replacement Cost OPF (112 sf)



	Building S	Sub Areas			Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,844	1,844	1844	Effective Area	1844			- " D "	_	
-	GARAGE FINISH	0	440	0	Base Rate	112.04	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	154	0	Building RCN	248,905	Quality Grade	675	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	Wall Type	03	riout Typo	١	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,844	2,438	1,844	Building RCNLD	241,438	Roof Cover	3	Type AC	03	

LCPA Property Record Card Roll Year 2024 Status: A

2024-0319 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

	The same and a same of the sam										
	Miscellaneous Features										
	*Only the first 10 records are reflected below										
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value		
POL2	SWIMMING POOL - RESIDENTIAL	324.00	SF	35.00	2006	2006	11340.00	85.00	9,639		
PLD3	POOL/COOL DECK	456.00	SF	7.33	2006	2006	3342.00	70.00	2,339		
SEN2	SCREEN ENCLOSED STRUCTURE	2150.00	SF	3.50	2006	2006	7525.00	57.50	4,327		
PUG1	POOL UPGRADE	1.00	UT	2000.00	2006	2006	2000.00	85.00	1,700		

	Building Permits										
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date			
2014	SALECVD	01-01-2013	03-13-2014	1	0098	ABOVE AVG N SHORT SALE	03-13-2014				
2007	2005111316	05-18-2006	03-26-2007	30,000	0000	POL FOR 07	03-26-2007				
2007	2006031510	04-05-2006	03-26-2007	6,431	0000	SEN	03-26-2007				
2006	2005111316	12-01-2005	05-18-2006	30,000	0000	POL 27X39 W/DECK					
2006	SALE	01-01-2005	05-18-2006	1	0000	CHECK VALUES					
2002	2001070390	07-13-2001	08-01-2001	400	0000	7X16 SCRN PORCH W/ROOF					
2002	0130968	04-03-2001	08-01-2001	106,260	0000	SFR/1518 SUNDOWN LN					

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023027818 2021114846	6106 5776 3733 2992 1992	0086 1941 0400 1329 2415	03-07-2023 07-28-2021 02-10-2009 10-14-2005 07-30-2001	WD WD WD WD	00000	01 01 U Q Q	 - - - -	420,000 351,000 159,900 305,000 149,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
Total Value Summany												50,000.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
88 000	241 438	18 005	347 443	0	347443	50 000 00	297443	322443	321 918

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Parcel ID 21-22-26-0306-000-16100

Current Owner ALMENDAREZ MARIA C 1082 PRINCETON DR CLERMONT FL 34711-8063

LCPA Property Record Card Roll Year 2024 Status: A

2024-0319 Comp 3 12/10/2024 By cjensen PRC Run:

Card # 1 of 1

Property Location

Site Address 1082 PRINCETON DR CLERMONT

Mill Group

FL 34711 0583 **NBHD** 000C

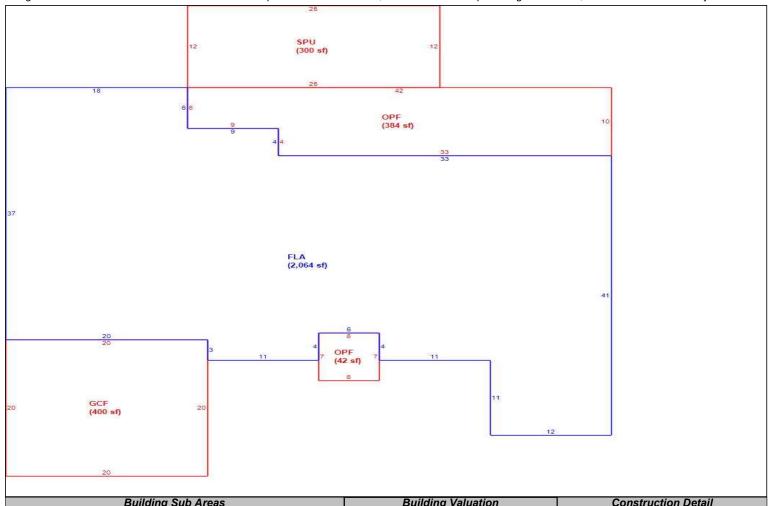
Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

COLLEGE PARK PHASE IIA PB 50 PG 80-81 LOT 161 ORB 3743 PG 933 ORB 6268 PG 950

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Бериі	Adj	Office	Price	Factor	Factor	Factor Factor		Class vai	Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	1.50	1.000	1.000	0	66,000
					JV/Mkt				il Adj JV/MI			66,000
	Cla	assified A	cres	0	Classified JV/Mkt	66,000		Classified	Adj JV/Mł	ct		0

Sketch Bldg 1 1 of 1 Replacement Cost 273,884 Deprec Bldg Value 265,667 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,064	2,064	2064	Effective Area	2064			- " B "	_
GAR	GARAGE FINISH	0	400	0	Base Rate	107.73	No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	426	0	Building RCN	273,884	Quality Grade	670	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	300	0	Condition	EX		0.0		Ĭ
					-		Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	2	Fireplaces	
					Functional Obsol	0	l oundation	3	i ilepiaces	0
	TOTALS	2,064	3,190	2,064	Building RCNLD	265,667	Roof Cover	3	Type AC	03

Alternate Key 3822460 Parcel ID 21-22-26-0306-000-16100

LCPA Property Record Card Roll Year 2024 Status: A

2024-0319 Comp 3 PRC Run: 12/10/2024 By cjensen

Card# 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										
Dall Ma	- Demoit ID Leave Date 1		Δ			D		I Davis Data	00 D-t-		

Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date			
2006	2005100588	10-14-2005	01-27-2006	1,000	0000	SPA					
	2005080126	09-13-2005 01-01-2004	01-27-2006 08-03-2004	3,120 128,700		SEN 10X26					
2005	2003101373					SFR 1082 PRINCETON DR					

Sales Information									Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024003310	6268	0950	12-28-2023	WD	Q	01	1	450,000	035	DISABILITY CIVILIAN	2024	5000
2021162644	5843	0091	08-19-2021	QC	U	11	1	100	039	HOMESTEAD	2024	
2021031703	5659	0418	04-27-2020	QC	U	11	1	100	059	ADDITIONAL HOMESTEAD	2024	25000
	3743	0933	01-14-2009	WD	U	U	- 1	175,000				
	3692	0699	10-20-2008	CT	U	U	I	100				
									Total			55,000.00
Value Summery												

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
66.000	265.667	0	331.667	0	310617	55.000.00	255617	280617	309.863

^{***}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.***