



**PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING**
Section 194.011, Florida Statutes

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

3789962

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>2024-0320</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>20 22 26 1975 000 07500 1526 Presidio Drive</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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.) <input type="checkbox"/> Parent/grandparent reduction <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"/> 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"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

PART 3. Taxpayer Signature

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

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

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

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

I am (check any box that applies):

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

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

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

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

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

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

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

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

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0320	Alternate Key: 3789962	Parcel ID: 20-22-26-1975-000-07500
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1526 PRESIDIO DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AMH 2015-1 BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 287,640	\$ 287,640
2. Assessed or classified use value, *if applicable	\$ 269,030	\$ 269,030
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 269,030	\$ 269,030

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

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3789962	3789979	3789984	3789985
Address	1526 PRESIDIO DR CLERMONT	1427 MUIR CIR CLERMONT	1467 MUIR CIR CLERMONT	1471 MUIR CIR CLERMONT
Proximity		0.08 Miles	0.14 Miles	0.14 Miles
Sales Price		\$320,000	\$326,500	\$287,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	4.40%	1.20%
Adjusted Sale		\$274,560	\$291,891	\$247,394
\$/SF FLA	\$194.22 per SF	\$193.49 per SF	\$230.93 per SF	\$161.06 per SF
Sale Date		10/23/2023	1/17/2023	9/8/2023
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	1,481	1,419	3100	1,264	10850	1,536	-2750
Year Built	2002	2001		2001		2001	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches		Yes		Yes		Yes	
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		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		Net Adj. 1.1%	3100	Net Adj. 3.7%	10850	-Net Adj. 1.1%	-2750
		Gross Adj. 1.1%	3100	Gross Adj. 3.7%	10850	Gross Adj. 1.1%	2750
Adj. Sales Price	Market Value \$287,640	Adj Market Value	\$277,660	Adj Market Value	\$302,741	Adj Market Value	\$244,644
	Value per SF 194.22						

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.

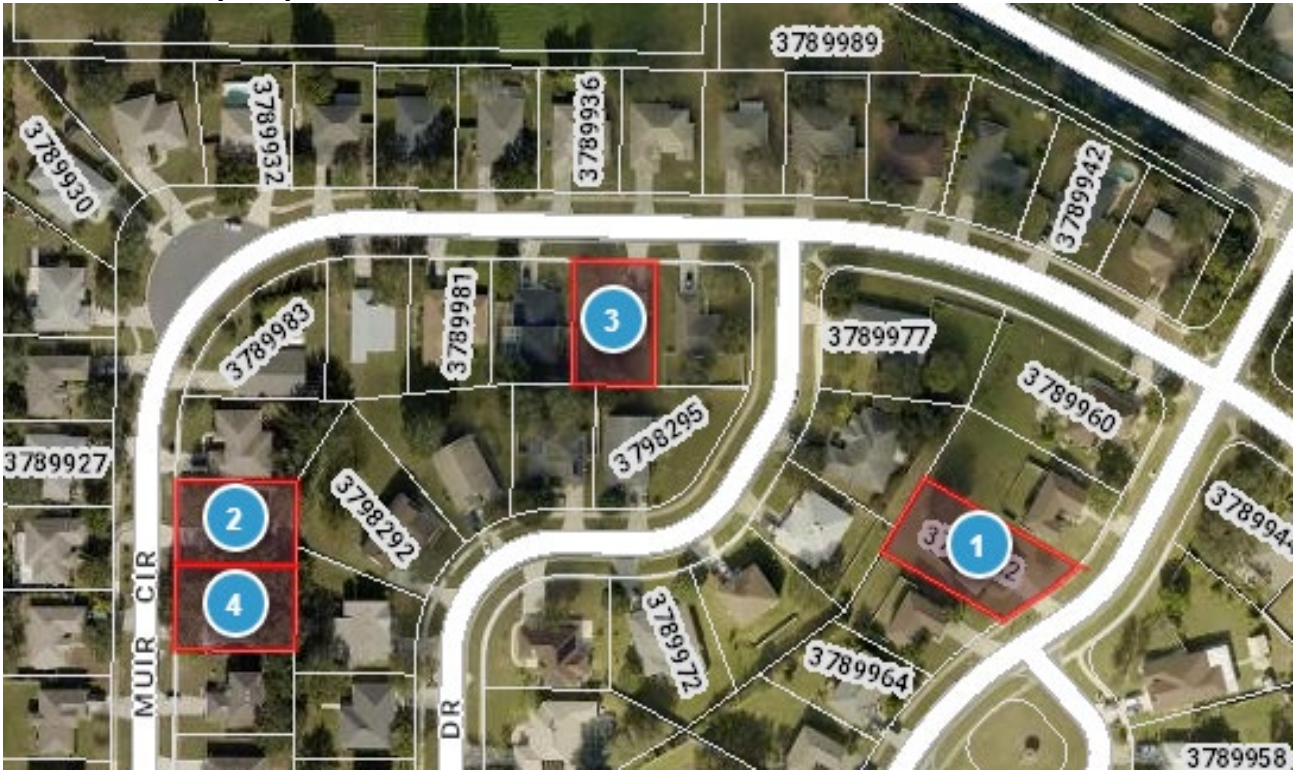
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: [REDACTED]

DATE [REDACTED]

2024-0320 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3789962	1526 PRESIDIO DR CLERMONT	-
2	Comp 2	3789984	1467 MUIR CIR CLERMONT	0.14
3	Comp 1	3789979	1427 MUIR CIR CLERMONT	0.08
4	Comp 3	3789985	1471 MUIR CIR CLERMONT	0.14
5				
6				
7				
8				

Alternate Key 3789962
 Parcel ID 20-22-26-1975-000-07500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0320 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

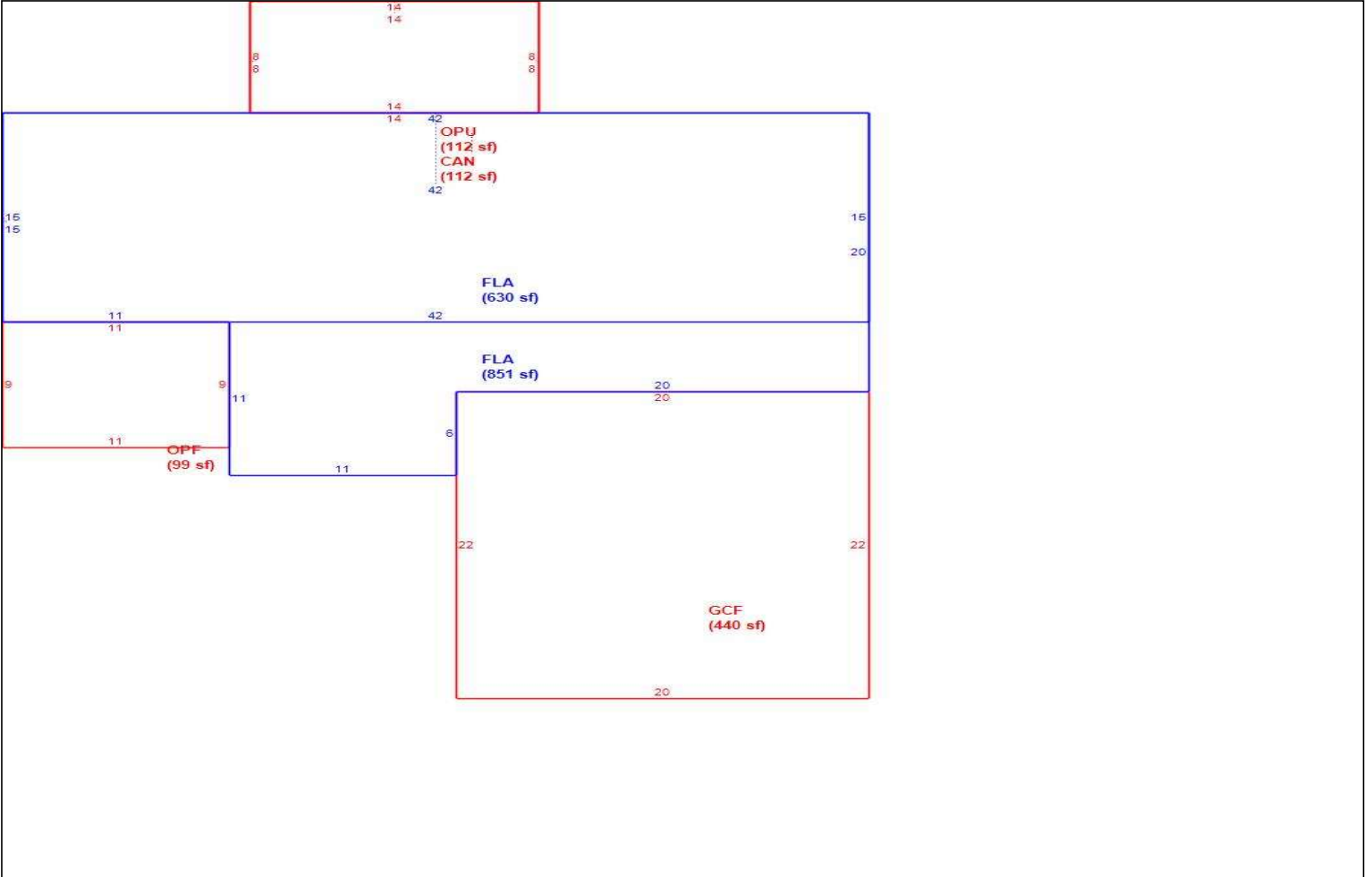
Current Owner		
AMH 2015-1 BORROWER LP ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location			
Site Address 1526 PRESIDIO DR CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SKYVIEW SUB LOT 75 PB 42 PGS 69-70 ORB 5127 PG 2135

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 205,814 Deprec Bldg Value 199,640 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,481	1,481	1481	Effective Area	1481	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	111.44	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	99	0	Building RCN	205,814	Condition	EX	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	112	0	% Good	97.00	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	112	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,481	2,244	1,481	Building RCNLD	199,640				

Alternate Key 3789962
 Parcel ID 20-22-26-1975-000-07500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0320 Subject
 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 Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2004020446	03-05-2004	04-13-2005	2,500	0000	DECK WOOD 14X8			
2005	SALE	01-01-2004	05-20-2005	1	0000	CHECK VALUE			
2003	111	01-04-2002	02-26-2003	10	0000	*****			
2002	0130227	03-12-2001	01-04-2002	87,472	0000	SFR/1526 PRESIDIO DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018071807	5127	2135	06-19-2018	WD	U	M	I	100			
	4484	0623	05-21-2014	WD	U	M	I	100			
	4334	1109	06-03-2013	WD	Q	Q	I	140,000			
	2726	1281	12-10-2004	WD	Q	Q	I	170,000			
	2495	1012	01-09-2004	WD	Q	Q	I	150,000			
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	
88,000	199,640	0	287,640	18610	269030	0.00	269030	287640	263,466	

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 3789979
 Parcel ID 20-22-26-1975-000-09200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0320 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

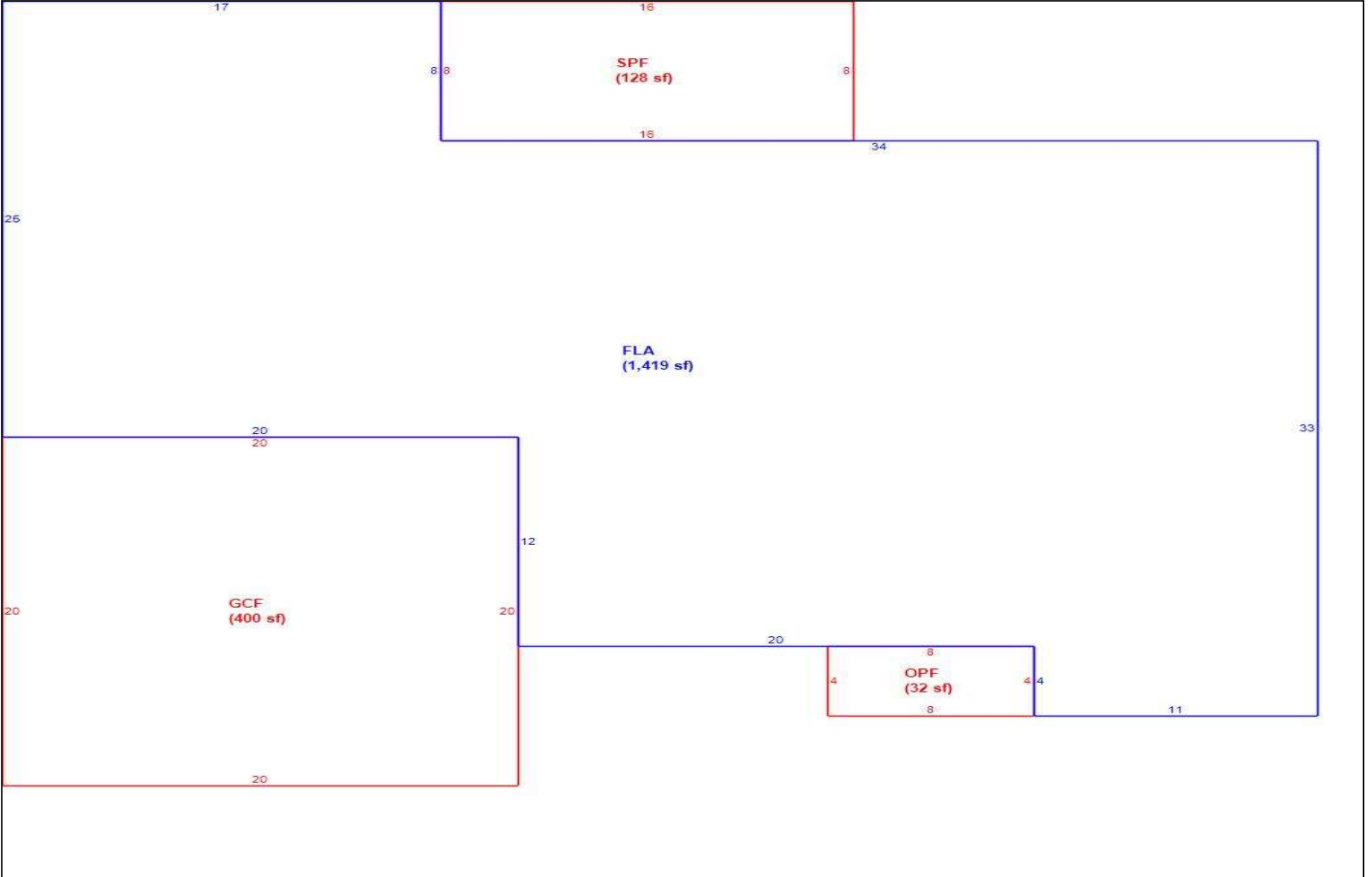
Current Owner			
RAZACK ABDOOL H			
1427 MUIR CIR			
CLERMONT	FL	34711	

Property Location			
Site Address 1427 MUIR CIR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 CLERMONT, SKYVIEW SUB LOT 92 PB 42 PGS 69-70 ORB 6233 PG 1093 ORB 6239 PG 864

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 199,303 Deprec Bldg Value 193,324 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	1,419	1,419	1419	2001					
GAR	GARAGE FINISH	0	400	0		1419	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	32	0		112.44	Quality Grade	670	Half Baths	0
SPF	SCREEN PORCH FINIS	0	128	0		199,303	Wall Type	03	Heat Type	6
TOTALS		1,419	1,979	1,419		0	Foundation	3	Fireplaces	0
						0	Roof Cover	3	Type AC	03

Alternate Key 3789979
 Parcel ID 20-22-26-1975-000-09200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0320 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	0131006	04-11-2001	09-04-2001	88,352	0000	SFR/1427 MUIR CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023137024	6239	0864	10-23-2023	WD	U	11	I	0				
2023132443	6233	1093	10-23-2023	WD	Q	01	I	320,000				
2016039041	4767	0782	04-12-2016	WD	Q	Q	I	170,000				
	1969	0739	06-26-2001	WD	Q	Q	I	114,000				
	1982	1942	06-05-2001	WD	U	M	I	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	
88,000	193,324	0	281,324	0	281324	0.00	281324	281324	257,371	

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 3789984
 Parcel ID 20-22-26-1975-000-09800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0320 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

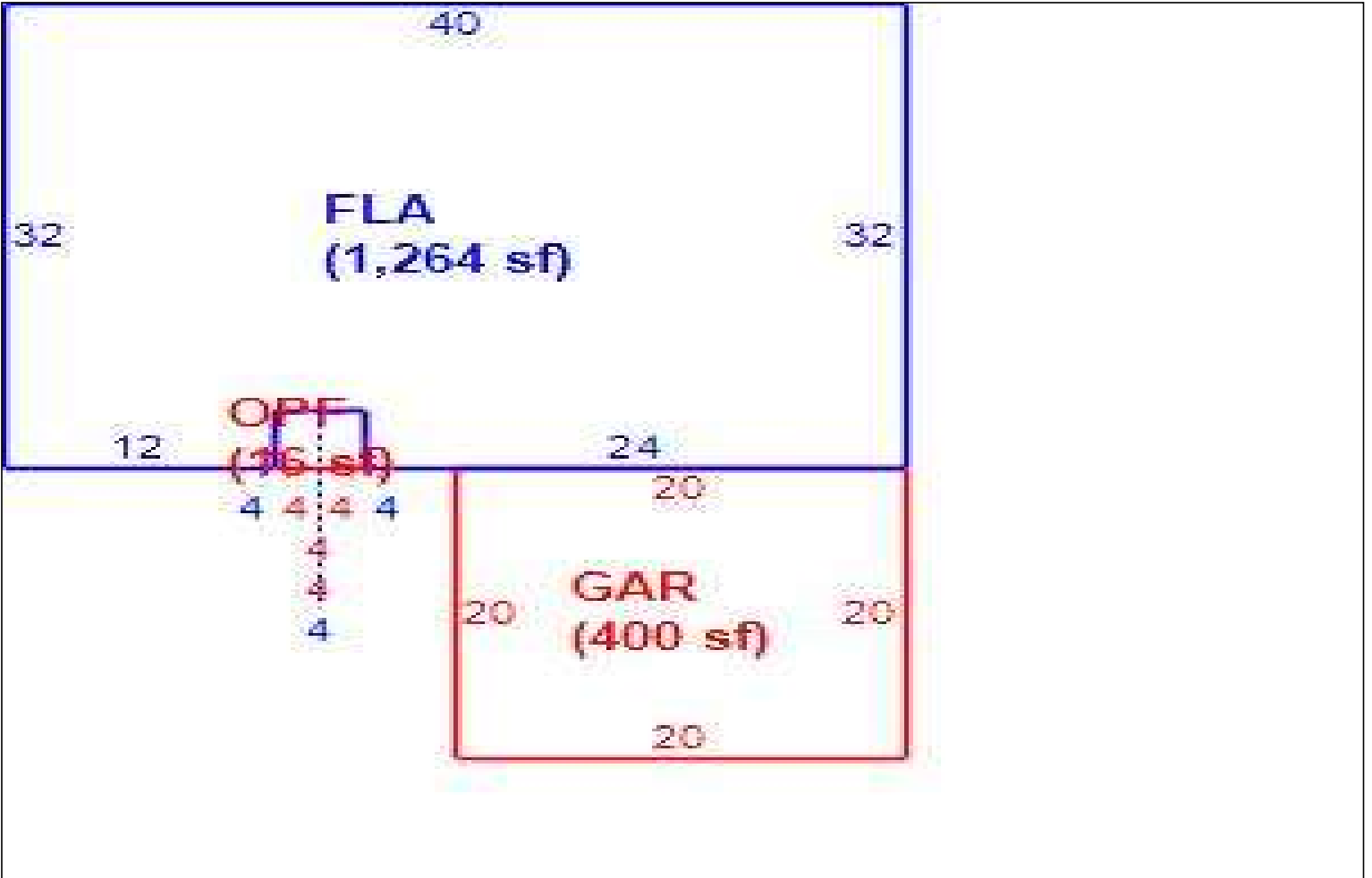
Current Owner			
CALVOPINA WASHINGTON			
1467 MUIR CIR			
CLERMONT	FL	34711	

Property Location			
Site Address 1467 MUIR CIR			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	TDS	02-28-202

Legal Description
CLERMONT, SKYVIEW SUB LOT 98 PB 42 PGS 69-70 ORB 6086 PG 707

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000			
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	180,277	Deprec Bldg Value	174,869	Multi Story	0



Building Sub Areas				Building Valuation			Construction Detail									
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,264	1,264	1264	2001	1264	113.25	180,277	EX	97.00	0	174,869	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0									Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0									Wall Type	03	Heat Type	6
TOTALS		1,264	1,680	1,264									Foundation	3	Fireplaces	0
													Roof Cover	3	Type AC	03

Alternate Key 3789984
 Parcel ID 20-22-26-1975-000-09800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0320 Comp 2
 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 Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-2806	07-10-2023	02-28-2024	13,604	0002	REPL WINDOWS 5	02-28-2024		
2024	DENY06	01-01-2023		1	0030	S4			
2008	SALE	01-01-2007	06-05-2008	1	0000	CHECK VALUES	01-31-2008		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023011277	6086	0707	01-17-2023	WD	Q	01	I	326,500	002	WIDOW	2024	5000
2022129691	6030	2260	09-27-2022	WD	Q	01	I	260,000	006	SENIOR EXEMPTION - CO	2024	50000
	3471	0863	06-22-2007	WD	Q	Q	I	206,500	039	HOMESTEAD	2024	25000
	1914	2088	02-28-2001	WD	Q	Q	I	95,800	059	ADDITIONAL HOMESTEAD	2024	25000
	1835	1764	06-23-2000	WD	U	M	V	1	066	SENIOR EXEMPTION - MU	2024	0
Total											105,000.00	

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	
88,000	174,869	0	262,869	0	129189	105,000.00	24189	99189	239,516	

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Alternate Key 3789985
Parcel ID 20-22-26-1975-000-09900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0320 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

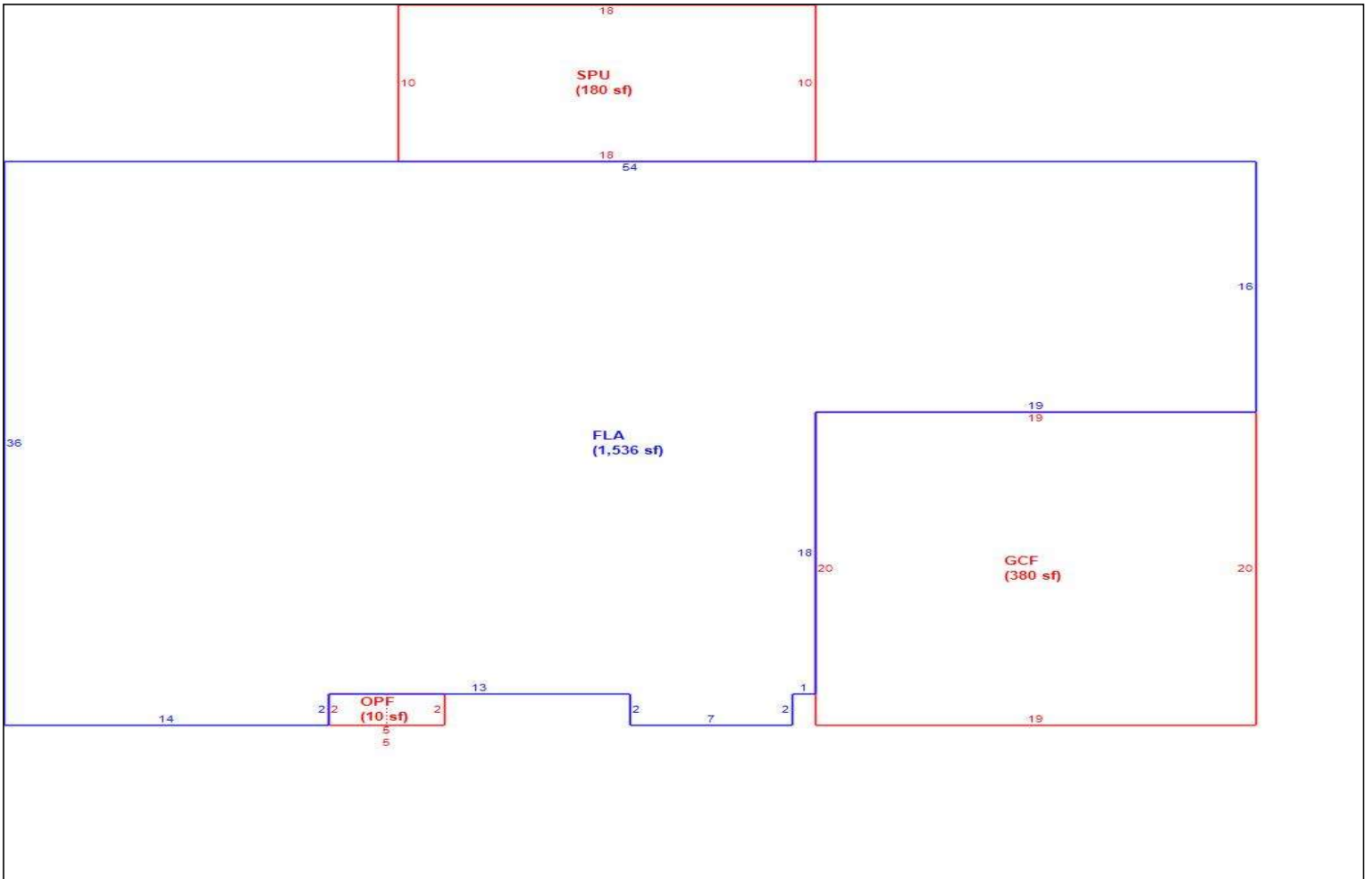
Current Owner		
SUBSAR R E LLC		
2558 HOLLY BERRY CIR		
CLERMONT	FL	34711

Property Location			
Site Address 1471 MUIR CIR			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SKYVIEW SUB LOT 99 PB 42 PGS 69-70 ORB 6211 PG 1409

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 208,664
Deprec Bldg Value 202,404		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	1,536	1,536	1536	2001	1536	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	380	0		110.54	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	10	0		208,664	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	180	0		EX	Foundation	3	Fireplaces	0	
TOTALS		1,536	2,106	1,536		97.00	Roof Cover	3	Type AC	03	
						0	Building RCNLD	202,404			

Alternate Key 3789985
 Parcel ID 20-22-26-1975-000-09900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0320 Comp 3
 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 Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	VALU	09-08-2015	05-20-2016	1	0008	CHECK VALUE PER OWNER	04-11-2016		
2002	00001	01-01-2001	09-04-2001	10	0000	*****			
2001	0090399	10-03-2000	12-31-2000	74,997	0000	SFR/1471 MUIR CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023113635	6211	1409	09-08-2023	WD	Q	01	I	287,000				
2020065654	5489	0048	01-29-2020	QC	U	11	I	100				
2016051329	4781	0502	05-12-2016	QC	U	U	I	100				
2019014249	5232	2099	10-23-2015	TR	U	U	I	100				
	4580	1765	06-23-2014	QC	U	U	I	100				
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	
88,000	202,404	0	290,404	0	290404	0.00	290404	290404	266,062	

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