



**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

*3790004*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>2024-0350</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9/22/24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <i>American Homes 4 Rent, LLC; AR Leasing Company</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>20-22-26-1950-000-01400 1786 Vale 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			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

**PART 3. Taxpayer Signature**

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

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

\_\_\_\_\_ Signature, taxpayer \_\_\_\_\_ Print name \_\_\_\_\_ Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

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

I am (check any box that applies):

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

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

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

Robert L. Peyton \_\_\_\_\_ 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 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

<b>Petition #</b> 2024-0350	Alternate Key: 3790004	Parcel ID: 20-22-26-1950-000-01400
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 1786 VALE DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> AMERICAN RESIDENTIAL LEASING COMPANY LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 403,898	\$ 403,898
<b>2. Assessed or classified use value, *if applicable</b>	\$ 315,620	\$ 315,620
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 315,620	\$ 315,620

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

**Last Sale Date** 9/25/2014      **Price:** \$185,000       Arm's Length     Distressed    Book 4539 Page 1252

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3790004	3781471	3790091	3828894
<b>Address</b>	1786 VALE DR CLERMONT	1582 CHANCELLOR CT CLERMONT	2003 CRESTRIDGE DR CLERMONT	1119 AQUA LN CLERMONT
<b>Proximity</b>		0.41 Miles	0.35 Miles	0.64 Miles
<b>Sales Price</b>		\$453,000	\$468,000	\$455,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.80%	4.00%	0.80%
<b>Adjusted Sale</b>		\$388,674	\$416,520	\$390,390
<b>\$/SF FLA</b>	\$150.15 per SF	\$147.17 per SF	\$154.84 per SF	\$151.14 per SF
<b>Sale Date</b>		10/13/2023	2/2/2023	10/18/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,690	2,641	3185	2,690	0	2,583	6955
<b>Year Built</b>	2001	2001	0	2000	0	2006	0
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco	0	Blk/Stucco	0	Blk/Stucco	0
<b>Condition</b>	Excellent	Excellent	0	Excellent	0	Excellent	0
<b>Baths</b>	2.1	2.1	0	2.1	0	2.1	0
<b>Garage/Carport</b>	Yes	Yes	0	Yes	0	Yes	0
<b>Porches</b>	Yes	Yes	0	Yes	0	Yes	0
<b>Pool</b>	N	N	0	Y	-20000	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None	0	None	0	None	0
<b>Site Size</b>	Lot	Lot	0	Lot	0	Lot	0
<b>Location</b>	Sub	Sub	0	Sub	0	Sub	0
<b>View</b>	House	House	0	Commercial	0	House	0
		Net Adj. 0.8%	3185	-Net Adj. 4.8%	-20000	Net Adj. 1.8%	6955
		Gross Adj. 0.8%	3185	Gross Adj. 4.8%	20000	Gross Adj. 1.8%	6955
<b>Adj. Sales Price</b>	Market Value <b>\$403,898</b>	Adj Market Value	<b>\$391,859</b>	Adj Market Value	<b>\$396,520</b>	Adj Market Value	<b>\$397,345</b>
	Value per SF 150.15						

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.

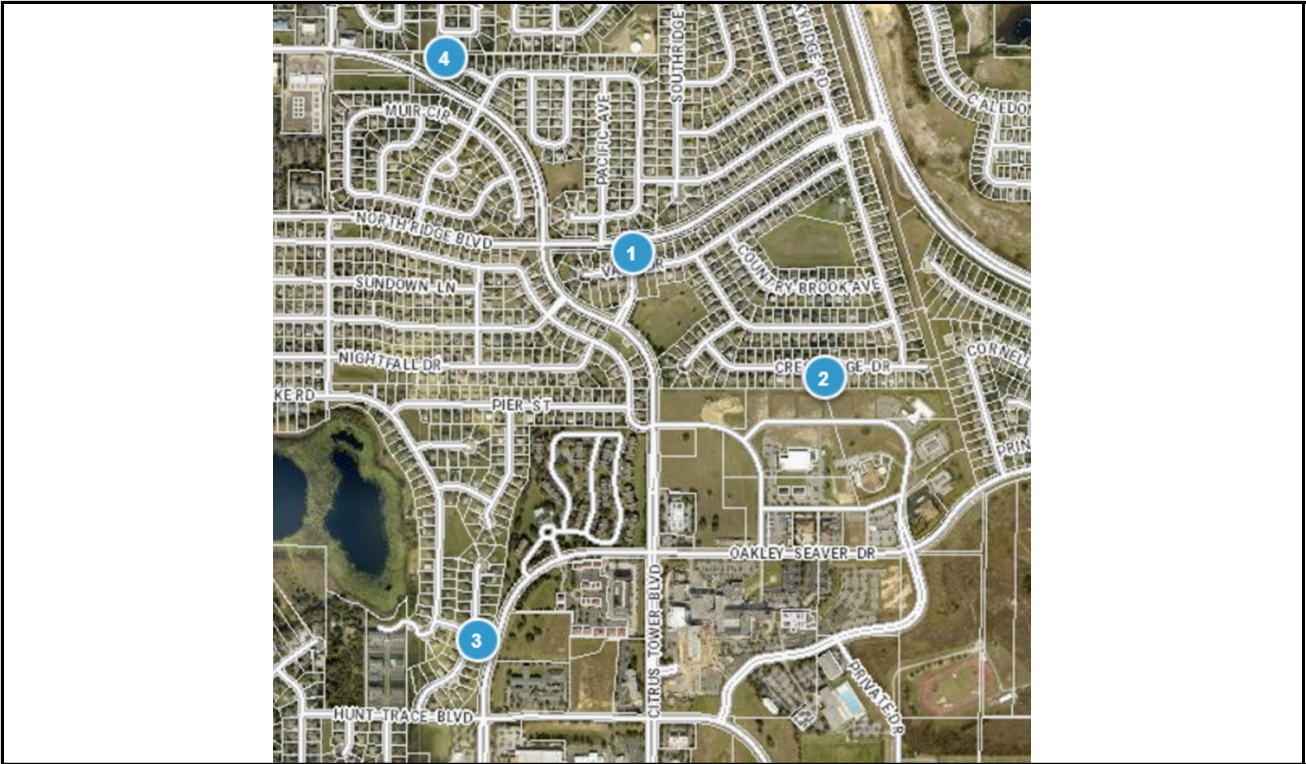
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:** 

**DATE** 

**2024-0350 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3790004	1786 VALE DR CLERMONT	-
2	Comp 2	3790091	2003 CRESTRIDGE DR CLERMONT	0.35
3	Comp 3	3828894	1119 AQUA LN CLERMONT	0.64
4	Comp 1	3781471	1582 CHANCELLOR CT CLERMONT	0.41
5				
6				
7				
8				

Alternate Key 3790004  
Parcel ID 20-22-26-1950-000-01400

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

2024-0350 Subject  
PRC Run: 12/10/2024 By  
Card # 1 of 1

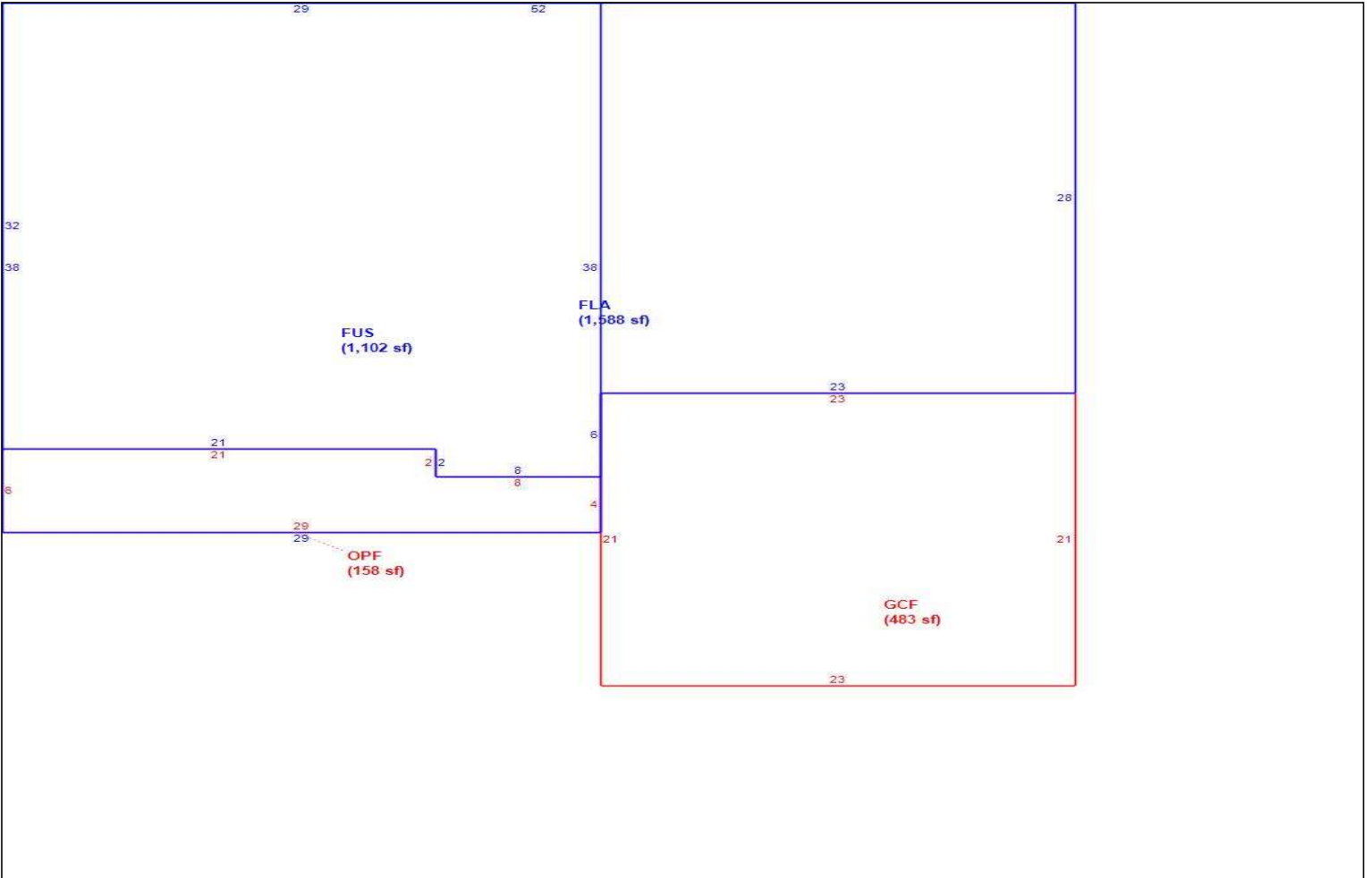
Current Owner		
AMERICAN RESIDENTIAL LEASING COMPA ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location			
Site Address 1786 VALE DR			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SKYRIDGE VALLEY PHASE I SUB LOT 14 PB 42 PGS 63-65 ORB 4539 PG 1252

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 325,668 Deprec Bldg Value 315,898 Multi Story 1



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,588	1,588	1588	2001	2690	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,102	1,102	1102	Base Rate	102.16	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	483	0	Building RCN	325,668	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	158	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		2,690	3,331	2,690	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	315,898	Type AC	03		

Alternate Key 3790004  
 Parcel ID 20-22-26-1950-000-01400

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

2024-0350 Subject By  
 PRC Run: 12/10/2024  
 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
2002	100944	01-01-2001	06-22-2001	145,992	0000	SFR/1786 VALE DR		
2001	100950	10-27-2000	12-31-2000	115,456	0000	SFR/2012 KNOLLCREST DR		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	<b>Exemptions</b>				
								Code	Description	Year	Amount	
	4539	1252	09-25-2014	WD	Q	Q	I	185,000				
	4131	2319	01-27-2012	WD	U	U	I	135,000				
	1929	0857	03-28-2001	WD	Q	Q	I	156,000				
								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	315,898	0	403,898	88278	315620	0.00	315620	403898	375,643

\*\*\*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 3781471  
Parcel ID 20-22-26-1900-000-00400

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

2024-0350 Comp 1  
PRC Run: 12/10/2024 By  
Card # 1 of 1

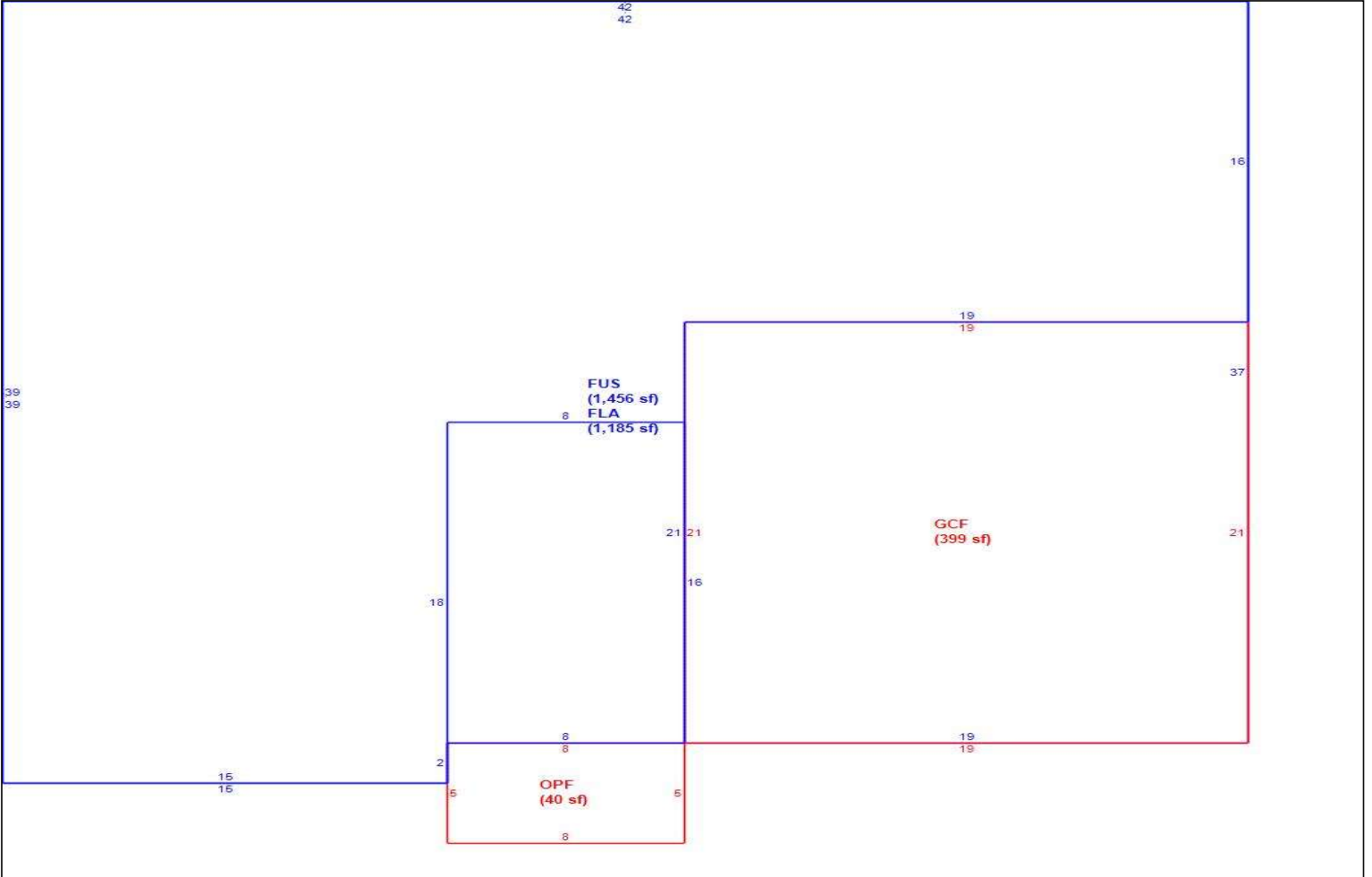
Current Owner		
REMONVIL JAMES W & ETIENNEISE UTIL		
1582 CHANCELLOR CT		
CLERMONT	FL	34711

Property Location		
Site Address 1582 CHANCELLOR CT		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CLERMONT, SIERRA VISTA PHASE 1 SUB LOT 4 PB 40 PGS 95-96 ORB 6239 PG 256

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 326,828 Deprec Bldg Value 317,023 Multi Story 1



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	1,185	1,185	1185	Effective Area	2641	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,456	1,456	1456	Base Rate	105.39	Quality Grade	675	Half Baths	1
GAR	GARAGE FINISH	0	399	0	Building RCN	326,828	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	40	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		2,641	3,080	2,641	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	317,023	Type AC	03		



Alternate Key 3781471  
Parcel ID 20-22-26-1900-000-00400

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

2024-0350 Comp 1  
PRC Run: 12/10/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b> <i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
DEC3	DECK - WOOD	250.00	SF	5.66	2004	2004	1415.00	50.00	708

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	DENY39	01-01-2021	05-24-2022	1	0030	R1			
2007	SALE	01-01-2006	03-26-2007	1	0000	CHECK VALUES	03-26-2007		
2005	SALE	01-01-2004	05-17-2005	1	0000	CHECK VALUE			
2002	0130345	03-16-2001	06-19-2001	134,376	0000	SFR/1582 CHANCELLOR CT			

<b>Sales Information</b>								<b>Exemptions</b>				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023136841	6239	0256	10-13-2023	WD	Q	01	I	453,000	039	HOMESTEAD	2024	25000
2021122926	5788	1126	08-31-2021	WD	Q	01	I	352,000	059	ADDITIONAL HOMESTEAD	2024	25000
2016020677	4746	0198	02-26-2016	WD	U	U	I	175,000				
	3169	1725	05-19-2006	WD	Q	Q	I	308,000				
	2676	0001	10-08-2004	WD	Q	Q	I	223,000				
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
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	317,023	708	405,731	0	405731	50,000.00	355731	380731	377,367	

\*\*\*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 3790091  
 Parcel ID 20-22-26-1950-000-09500

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

2024-0350 Comp 2  
 PRC Run: 12/10/2024 By

Card # 1 of 1

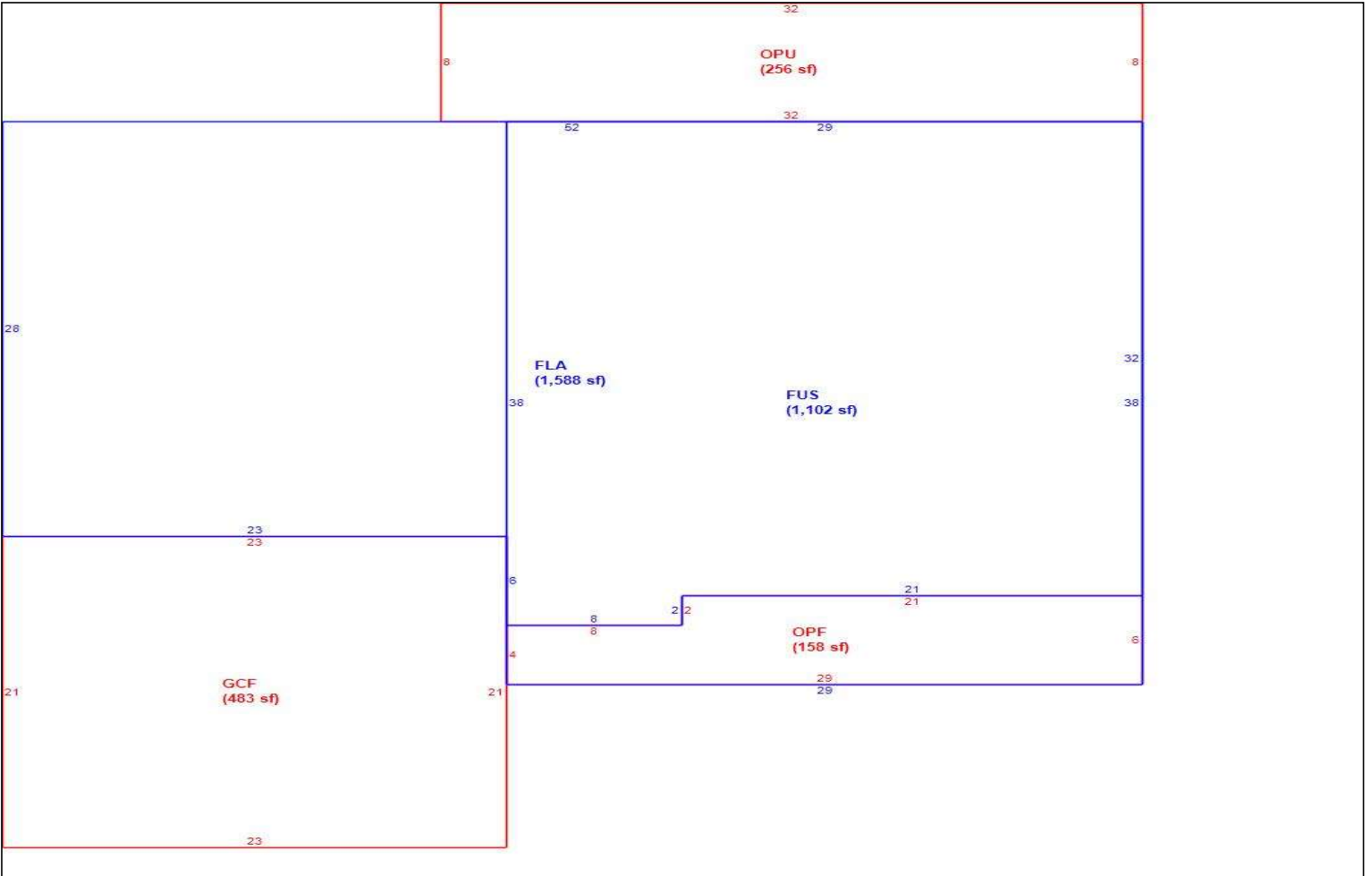
Current Owner		
BELISARIO FUENTES GUSTAVO A & CARM		
9408 AZALEA RIDGE WAY		
GOTHA	FL	34734

Property Location		
Site Address 2003 CRESTRIDGE DR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CLERMONT, SKYRIDGE VALLEY PHASE I SUB LOT 95 PB 42 PGS 63-65 ORB 6088 PG 828

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 327,461 Deprec Bldg Value 317,637 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,588	1,588	1588	Effective Area	2690	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,102	1,102	1102	Base Rate	102.16	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	483	0	Building RCN	327,461	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	158	0	% Good	97.00	Foundation	3	Fireplaces	0
OPU	OPEN PORCH UNFINIS	0	256	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,690	3,587	2,690	Building RCNLD	317,637				

Alternate Key 3790091  
Parcel ID 20-22-26-1950-000-09500

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

2024-0350 Comp 2  
PRC Run: 12/10/2024 By

Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	364.00	SF	35.00	2004	2004	12740.00	85.00	10,829
PLD2	POOL/COOL DECK	732.00	SF	5.38	2004	2004	3938.00	70.00	2,757
SEN2	SCREEN ENCLOSED STRUCTURE	2152.00	SF	3.50	2005	2005	7532.00	55.00	4,143

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005040450	04-08-2005	01-18-2006	7,436	0000	SEN 26X52			
2005	2004071001	07-22-2004	03-21-2005	29,000	0000	POOL			
2005	2004020252	02-06-2004	03-21-2005	2,200	0000	REPAIR FLASHING			
2001	0040105	04-03-2000	08-16-2000	1	0000	SFR/2003 CRESTRIDGE DR			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023012976	6088	0828	02-02-2023	WD	Q	01	I	468,000			
2022088862	5982	1352	06-27-2022	CT	U	11	I	372,000			
	4206	0236	08-14-2012	CT	U	U	I	5,400			
	1857	0795	08-31-2000	WD	Q	Q	I	142,400			
<b>Total</b>											0.00

<b>Value Summary</b>										
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	317,637	17,729	423,366	0	423366	0.00	423366	423366	395,299	

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Alternate Key 3828894  
Parcel ID 20-22-26-0160-000-00900

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

2024-0350 Comp 3  
PRC Run: 12/10/2024 By cjensen  
Card # 1 of 1

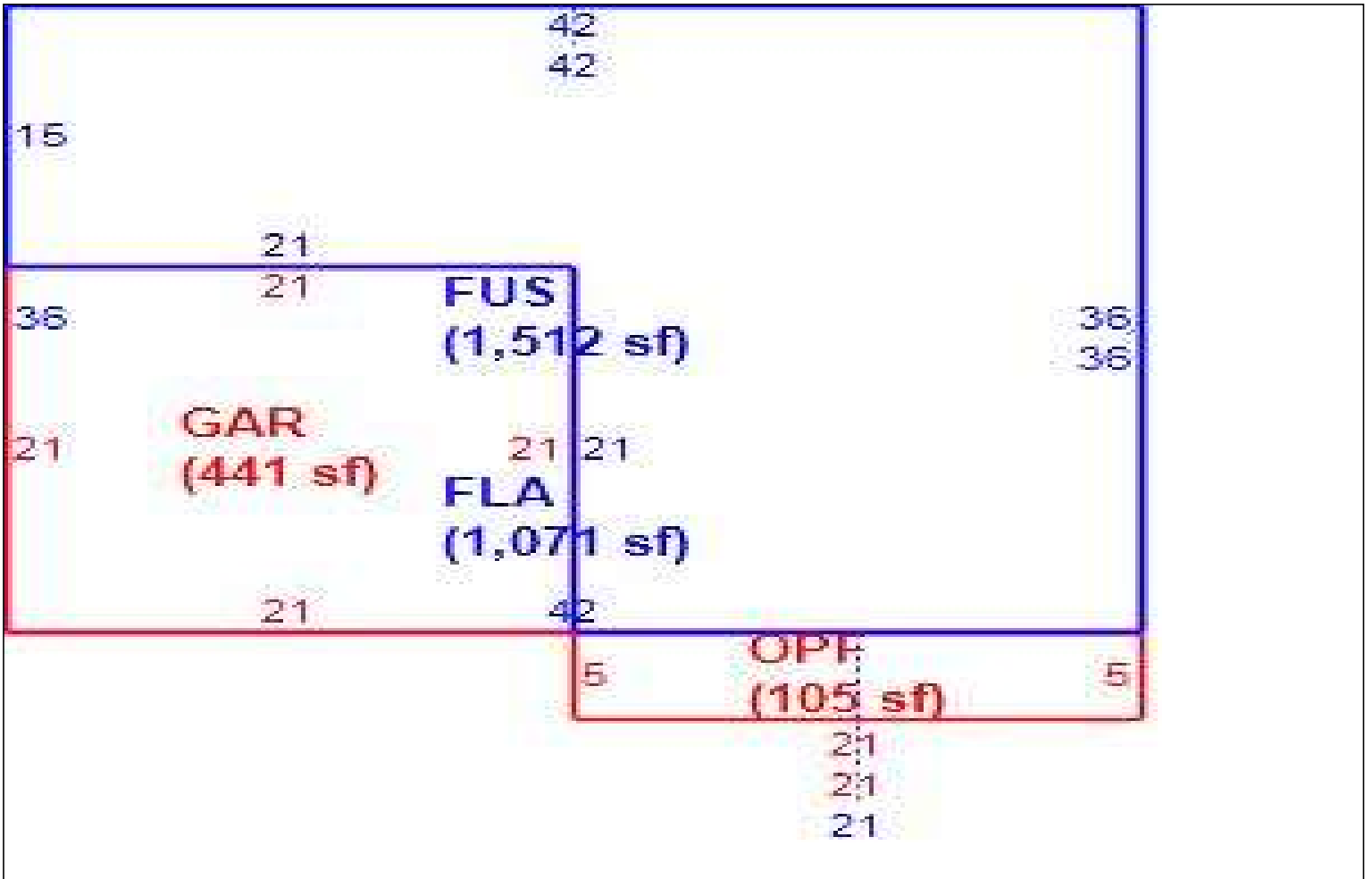
Current Owner			
JEFFERSON MELISSA			
1119 AQUA LN			
CLERMONT	FL	34711	

Property Location			
Site Address 1119 AQUA LN			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
LAKEVIEW POINTE PB 52 PG 52-56 LOT 9 ORB 6229 PG 1793

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 313,993
Deprec Bldg Value 304,573		Multi Story 1	



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,071	1,071	1071	2006	2583	102.64	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,512	1,512	1512				Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	441	0				Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	105	0				% Good	97.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		2,583	3,129	2,583				Building RCNLD	304,573	Roof Cover	3
										Type AC	03

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2006020309	02-23-2006	03-15-2007	261,010	0000	SFR 1119 AQUA LN	03-21-2007		
2006	2005110245	11-22-2005	06-12-2006	12,000	0000	RTNS CONSTRUCT 2			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023129105	6229	1793	10-18-2023	WD	Q	01	I	455,000				
2023080962	6171	1807	07-03-2023	WD	U	37	I	408,300				
2020020424	5423	1904	02-06-2020	WD	Q	01	I	274,900				
2017001136	4885	0165	12-29-2016	WD	Q	Q	I	248,000				
2016091640	4829	1529	07-29-2016	WD	U	U	I	210,000				
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	304,573	0	392,573	0	392573	0.00	392573	392573	364,657	

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