



**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

3790085

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 #	2024-0351	County Lake	Tax year 2024
			Date received 9-12-24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AH4R Properties, LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	20-22-26-195000008900 2027 Crestridge Drive
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
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 checked="" type="checkbox"/> 5 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 # 2024-0351	Alternate Key: 3790085	Parcel ID: 20-22-26-1950-000-08900
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 2027 CRESTRIDGE DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AH4R PROPERTIES LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 421,150	\$ 421,150
2. Assessed or classified use value, *if applicable	\$ 345,270	\$ 345,270
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 345,270	\$ 345,270

*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#	3790085	3790091	3806894	3796787
Address	2027 CRESTRIDGE DR CLERMONT	2003 CRESTRIDGE DR CLERMONT	1873 RIDGE VALLEY ST CLERMONT	1768 PRESIDIO DR CLERMONT
Proximity		0.09 Miles	0.38 Miles	0.78 Miles
Sales Price		\$468,000	\$443,000	\$470,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	0.40%	2.80%
Adjusted Sale		\$416,520	\$378,322	\$412,660
\$/SF FLA	\$156.56 per SF	\$154.84 per SF	\$149.59 per SF	\$195.02 per SF
Sale Date		2/2/2023	11/17/2023	5/16/2023
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	2,690	2,690	0	2,529	12880	2,116	45920
Year Built	2000	2000		2003		2001	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.1	2.1		2.1		3.0	-2500
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	Y	Y	0	Y	0	Y	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	Commercial	Commercial		House		House	
		Net Adj. 0.0%	0	Net Adj. 3.4%	12880	Net Adj. 10.5%	43420
		Gross Adj. 0.0%	0	Gross Adj. 3.4%	12880	Gross Adj. 11.7%	48420
Adj. Sales Price	Market Value \$421,150 Value per SF 156.56	Adj Market Value \$416,520		Adj Market Value \$391,202		Adj Market Value \$456,080	

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.

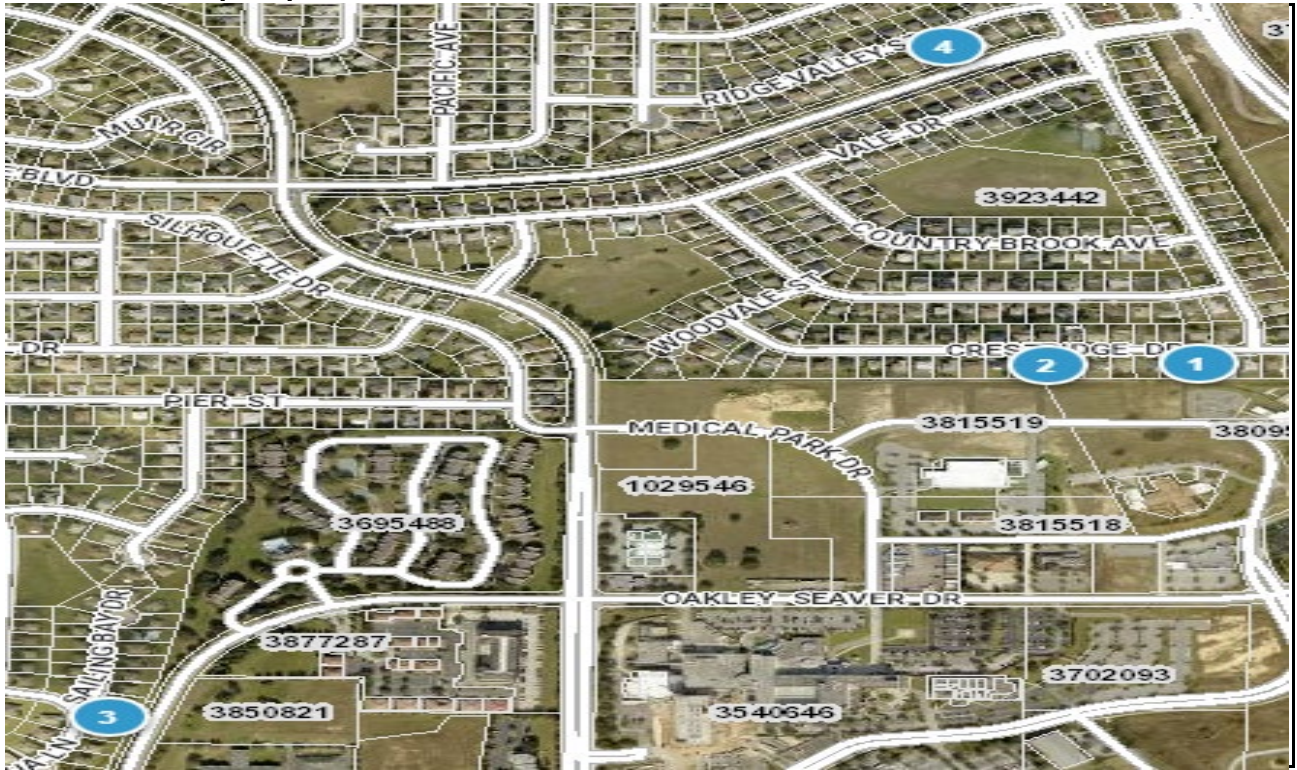
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 

2024-0351 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3790085	2027 CRESTRIDGE DR CLERMONT	-
2	Comp 1	3790091	2003 CRESTRIDGE DR CLERMONT	0.09
3	Comp 2	3806894	1873 RIDGE VALLEY ST CLERMONT	0.38
4	Comp 3	3796787	1768 PRESIDIO DR CLERMONT	0.78
5				
6				
7				
8				

Alternate Key 3790085
 Parcel ID 20-22-26-1950-000-08900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0351 Subject
 PRC Run: 12/10/2024 By
 Card # 1 of 1

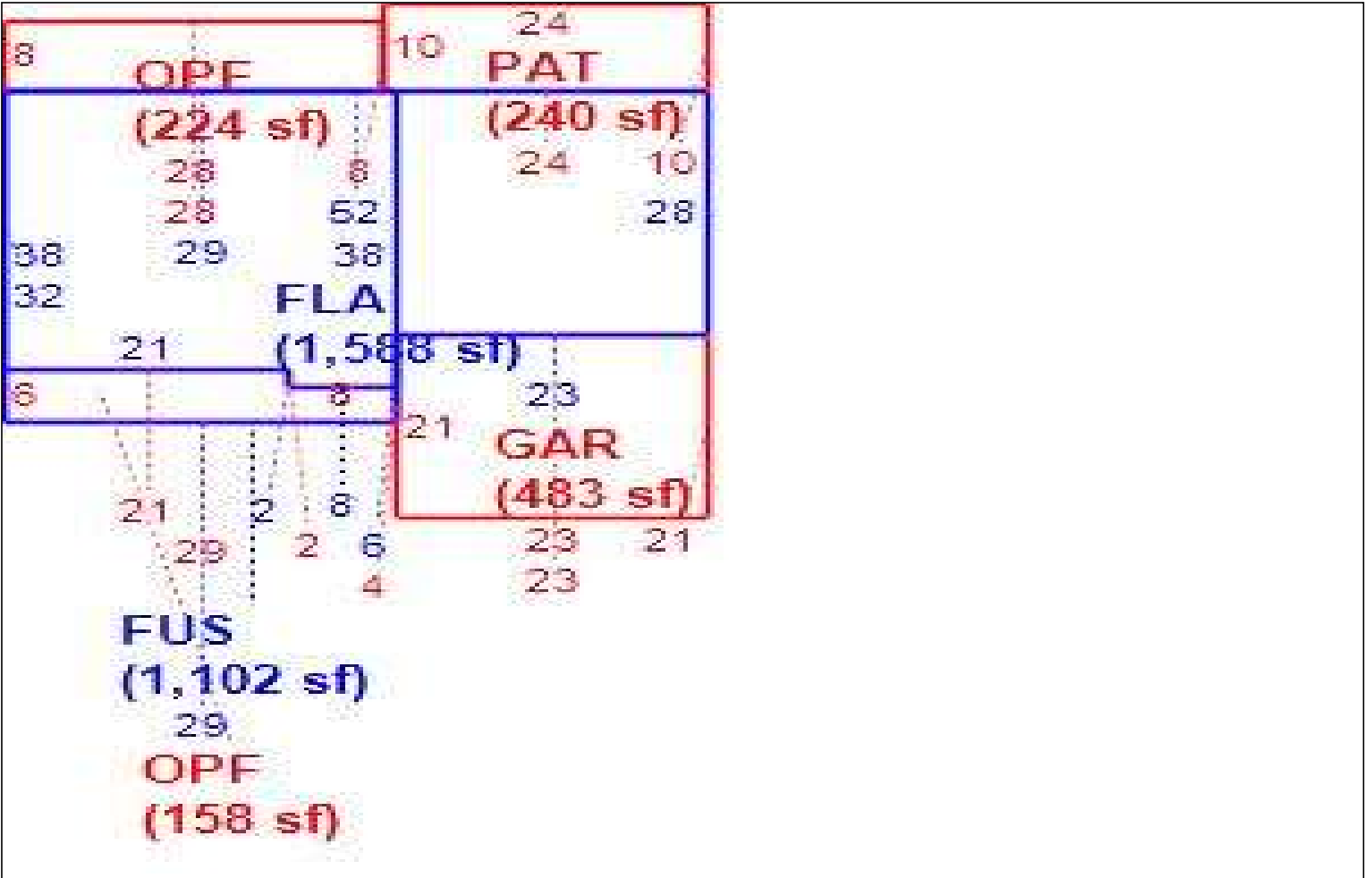
Current Owner		
AH4R PROPERTIES LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location		
Site Address 2027 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 89 PB 42 PGS 63-65 ORB 5058 PG 1457

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 329,130 Deprec Bldg Value 319,256 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	5	
FLA	FINISHED LIVING AREA	1,588	1,588	1588	2000					
FUS	FINISHED AREA UPPER	1,102	1,102	1102	Effective Area	2690	No Stories	1.00	Full Baths 2	
GAR	GARAGE FINISH	0	483	0	Base Rate	102.16	Quality Grade	670	Half Baths 1	
OPF	OPEN PORCH FINISHE	0	382	0	Building RCN	329,130	Wall Type	03	Heat Type 6	
PAT	PATIO UNCOVERED	0	240	0	Condition	EX	Foundation	3	Fireplaces 0	
					% Good	97.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
TOTALS		2,690	3,795	2,690	Building RCNLD	319,256				

Alternate Key 3790085
 Parcel ID 20-22-26-1950-000-08900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0351 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
POL2	SWIMMING POOL - RESIDENTIAL	406.00	SF	35.00	2007	2007	14210.00	85.00	12,079
PLD2	POOL/COOL DECK	482.00	SF	5.38	2007	2007	2593.00	70.00	1,815

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	IMPS	01-01-2015	04-11-2016	1	0008	ROTATE SKETCH	04-11-2016		
2008	2007060389	07-02-2007	03-19-2008	6,720	0000	COVERED PORCH 28X7.5	03-19-2008		
2008	2007060632	06-20-2007	03-19-2008	25,000	0000	POL 33X35 W/DECK	03-19-2008		
2005	SALE	01-01-2004	04-04-2005	1	0000	CHECK VALUE			
2001	9910446	01-01-2000	08-16-2000	130,000	0000	SFR/2027 CRESTRIDGE DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018009800	5058 1457	01-22-2018	WD	U	U	I	194,000				
2017104040	5006 0777	09-27-2017	PO	U	U	I	0				
2016092789	4831 0188	08-17-2016	QC	U	U	I	100				
	3432 1575	05-11-2007	WD	Q	Q	I	269,000				
	2581 1635	05-21-2004	WD	U	U	I	205,000				
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	319,256	13,894	421,150	41360	379790	0.00	379790	421150	421,150

Parcel Notes

03 QG FROM 400 FER 111202
 2503/1141 BRIAN T & SHERYL J BLAKESLEE TO BRIAN T BLAKESLEE
 2581/1635 BRIAN T BLAKESLEE TO CENTEX HOMES
 08FC QG FROM 635 ADD MISC JSB 031908
 3990/976 AFFIDAVIT OF FL RESIDENT FOR STEVEN & ANITA COLOQUHOUN RESIDENT SINCE 100410
 16FC ROTATE SKETCH TOTAL SF FROM 2674SF ADD OPF5 8X28 NPA CRA 041116
 4831/188 STEVEN COLQUHOUN AND ANITA CHRISTINE COLQUHOUN TO STEVEN COLQUHOUN SINGLE PURSUANT TO MARITAL AGMT
 17 STEVEN COLQUHOUN 52 DECEASED 061817 STATE DEATH LIST FILE 2017098986 SHH 080817
 5006/777 ORDER DET HX FOR EST OF STEVEN COLQUHOUN PROP TO ET AL CHARLOTTE E COLQUHOUN 1/3 AND STACEY J COLLINS 1/3 AND TAMSIN S COLQUHOUN 1/3 ONLY
 5058/1457 ET AL ABOVE TO AH4R PROPERITES LLC
 19 MLS L4724308 CRA 062518
 19IT 091417 FUS2 FROM 30X38 TO MAKE CONSISTENT WITH SUB POL FROM 403SF PLD FROM 933SF ADD CAN6 10X24 PREVIOUSLY ASSESSED AS PART OF PLD CRA 062918
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0351 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

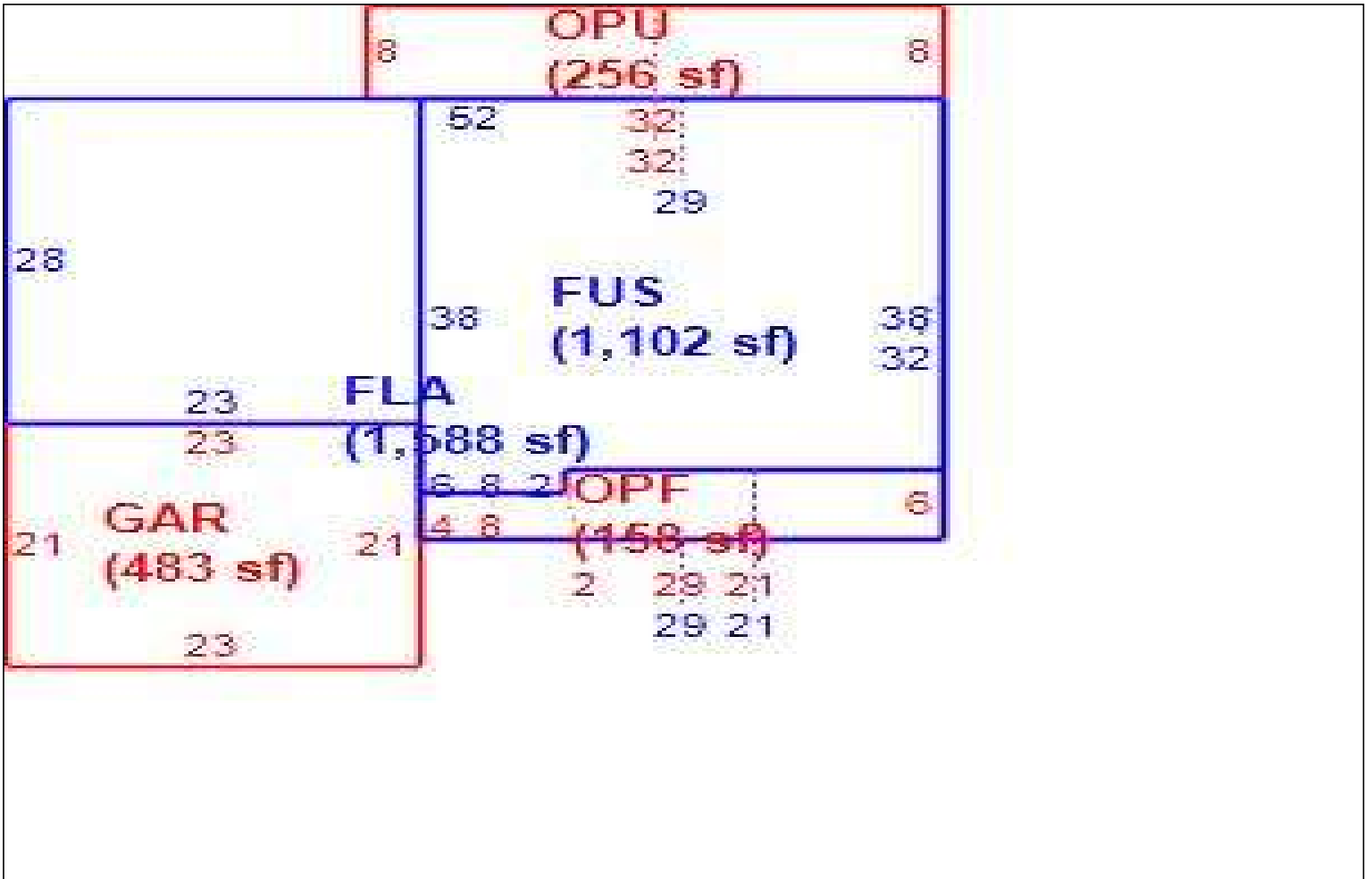
Current Owner		
BELISARIO FUENTES GUSTAVO A & CARM		
9408 AZALEA RIDGE WAY		
GOTHA	FL	34734

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	Effective Area	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,588	1,588	1588	2000	2690	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,102	1,102	1102	102.16	327,461	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	483	0	Condition	EX	Wall Type	03	Heat Type	6
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				

Miscellaneous Features									
*Only the first 10 records are reflected below									
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	52.50	3,954

Building Permits									
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			

Sales Information								Exemptions			
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			
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	317,637	17,540	423,177	0	423177	0.00	423177	423177	423,366	

Parcel Notes

1857/795 GRACE PICCIO MARRIED
03 QG FROM 400 FER 111202
05FC STUCCO REPAIRED QG FROM 435 ADD MISC JWP 032205
06FC ADD MISC QG FROM 590 JSB 011806
12X RENEWAL CARD RETURNED WITH ADDRESS OF 223 MALAYSIA ISLAND LN LEESBURG 34788 SENT LETTER 020712
12X DENY
12X PICCIO DENIAL RETURNED NOT DELIVERABLE AS ADDR UNABLE TO FWD 070112 CMD 071112
12TR NOT DELIVERABLE AS ADDRESSED 2003 CRESTRIDGE DR CLERMONT FL 34711 5121
4206/236 CT VS GRACE PICCIO PROP SOLD TO 488 LLC
15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
19IT 091417 FLA1 FROM 946SF NBR STORIES FROM 2 FLA2 TO FUS SIZE FROM 626SF GCF3 FROM 501SF DELETE FUS4 156SF TO MAKE CONSISTENT WITH SUB ADD OPU4 NPA POL FROM 450SF PLD FROM 902SF SEN FROM 2392SF CRA 070318
19TR NO MAIL RECEPTACLE PO BOX 696 APOPKA FL 32704 0696
20TR NOT DELIVERABLE AS ADDRESSED PO BOX 696 APOPKA FL 32704 0696
21 MAILING ADDR CHGD FROM PO BOX 696 APOPKA FL 32704 0696 INFO SCANNED KCH 122820
5982/1352 CT VS GRACE A PICCIO ET AL SOLD TO BLUE SPRING PLANTATION INC
6088/828 BLUE SPRING PLANTATION INC TO GUSTAVO ADOLFO BELISARIO FUENTES & CARMEN AMELIA GIL HW

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Alternate Key 3806894
Parcel ID 20-22-26-1955-000-29700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0351 Comp 2
PRC Run: 12/10/2024 By
Card # 1 of 1

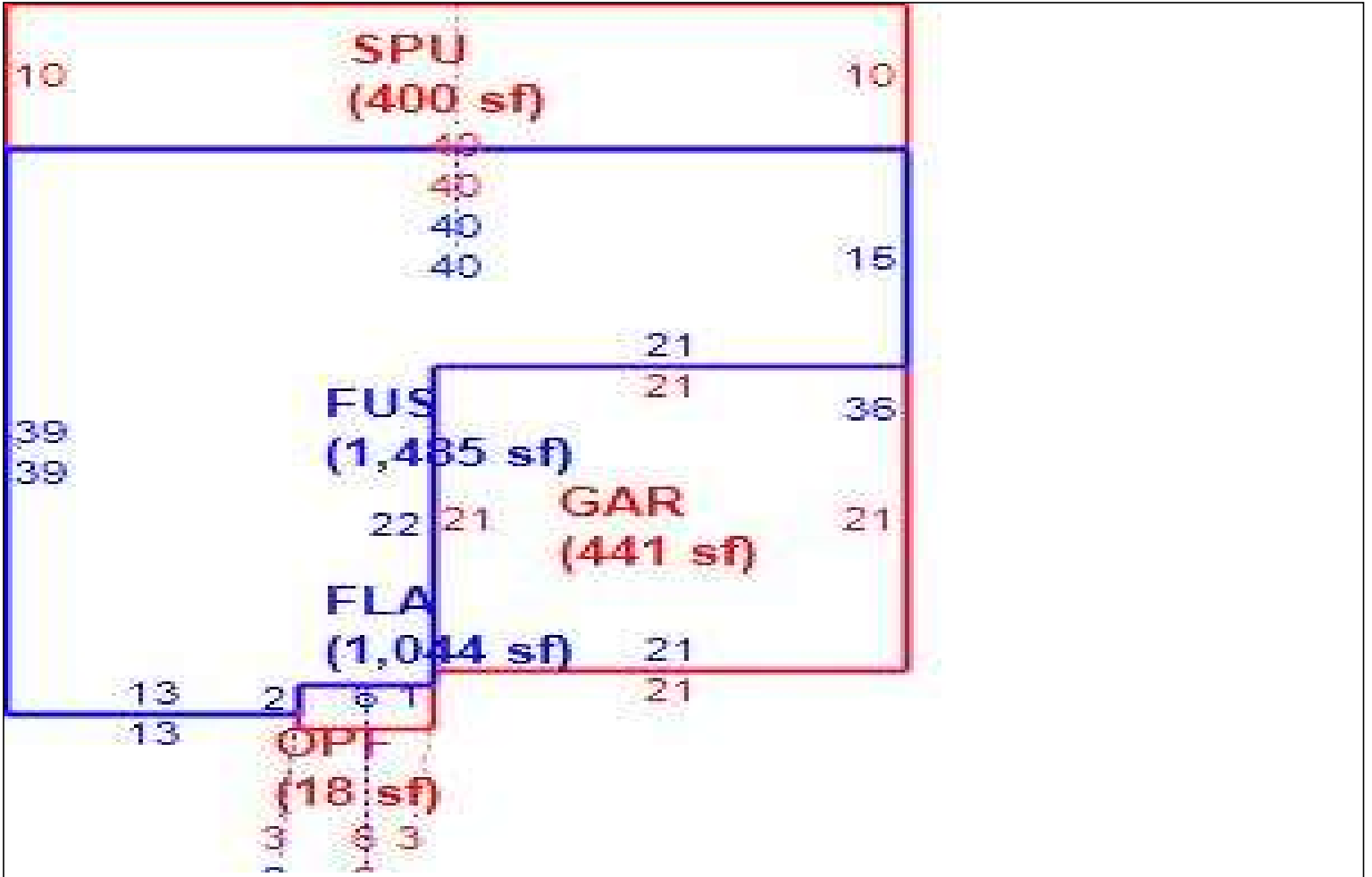
Current Owner		
RHODES DIANA D & ADAM		
1873 RIDGE VALLEY ST		
CLERMONT	FL	34711

Property Location			
Site Address 1873 RIDGE VALLEY ST			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	04-19-201

Legal Description
CLERMONT, SKYRIDGE VALLEY PHASE II SUB LOT 297 PB 45 PGS 46-48 ORB 6245 PG 145 ORB 6270 PG 974

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 311,778 Deprec Bldg Value 302,425 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	4
FLA	FINISHED LIVING AREA	1,044	1,044	1044	2003	2529	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,485	1,485	1485	102.87	311,778	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	441	0	Condition	EX	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	18	0	% Good	97.00	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	400	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,529	3,388	2,529	Building RCNLD	302,425				

Alternate Key 3806894
 Parcel ID 20-22-26-1955-000-29700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0351 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
POL4	SWIMMING POOL - RESIDENTIAL	390.00	SF	52.50	2018	2018	20475.00	85.00	17,404
PLD3	POOL/COOL DECK	330.00	SF	7.33	2018	2018	2419.00	85.00	2,056
SEN2	SCREEN ENCLOSED STRUCTURE	1632.00	SF	3.50	2018	2018	5712.00	85.00	4,855

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	18-2322	07-11-2018	04-19-2019	7,420	0002	SEN	04-23-2019		
2019	18-1637	05-10-2018	04-19-2019	30,000	0003	POL	04-23-2019		
2004	2003021094	03-06-2003	11-21-2003	129,844	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024005044	6270	0974	01-12-2024	QC	U	11	I	100	039	HOMESTEAD	2024	25000
2023142017	6245	0145	11-17-2023	WD	Q	01	I	443,000	059	ADDITIONAL HOMESTEAD	2024	25000
2022011052	5882	1876	12-23-2021	QC	U	11	I	100				
2019143750	5392	1155	12-16-2019	WD	Q	Q	I	305,000				
2018031728	5082	0778	03-15-2018	WD	Q	Q	I	265,000				
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	
88,000	302,425	24,315	414,740	0	414740	50,000.00	364740	389740	415,456	

Parcel Notes

2426/1206 EDDIE J WHITE SINGLE
 04FC FLA OVER GCF MB 112203
 3365/1946 EDDIE J II & DEVITA WHITE TO EJAS & BHANMATIE ALI HW
 16TR NOT DELIVERABLE AS ADDRESSED 1873 RIDGE VALLEY ST CLERMONT FL 34711 6490 NO NEW ADR FOUND RRB 101816
 4964/312 CT VS EJAS & BHANMATIE ALI SOLD TO DEUTSCHE BANK NATL TRS CO TTEE
 5006/1097 DEUTSCHE BANK NATL TRS CO TTEE TO MAHMOUD SADI M HAMDAN & AMANI ALI HW
 18 SFR CURRENTLY LISTED FOR 275K HAS BEEN RENO FRESH PAINT NEW FLOORING 2FIX FROM 0 4FIX FROM 2 PER MLS O5547106 CRA 111
 5082/778 MAHMOUD SADI M HAMDAN & AMANI ALI TO SHARON L & DAVID CAMPBELL HW
 18X COURTESY HX CARD SENT 042018
 19 MLS O5547106 CRA 082418
 19X COURTESY HX CARD SENT 010219
 19FC ADD SPU5 AND MISC MHS 041919
 5392/1155 DAVID & SHARON L CAMPBELL TO ERIC MATTHEW & KRISTIN MICHELLE KELMARTIN HW
 5882/1876 ERIC KELMARTIN AND KRISTIN ROHE FKA KELMARTIN TO ERIC KELMARTIN SINGLE PURSUANT TO MARITAL AGMT
 22X ERROR ON TRIM SOH NOT CALCULATING HAS BEEN CORRECTED AS 082422
 6245/145 ERIC M KELMARTIN TO DIANA DHANPAT RHODES SINGLE
 6270/974 DIANA DHANPAT RHODES TO DIANA DHANPAT & ADAM RHODES HW
 24CC EFILE HX APP CP 030124
 24X HX APPROVED FOR DIANA ONLY NO FL INFO GIVEN FOR ADAM DB 031324

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 3796787
Parcel ID 20-22-26-1905-000-08700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0351 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
BLEAKNEY SAGE J & ALYSSA B		
400 ATKINSON LN		
AMBLER	PA	19002-2811

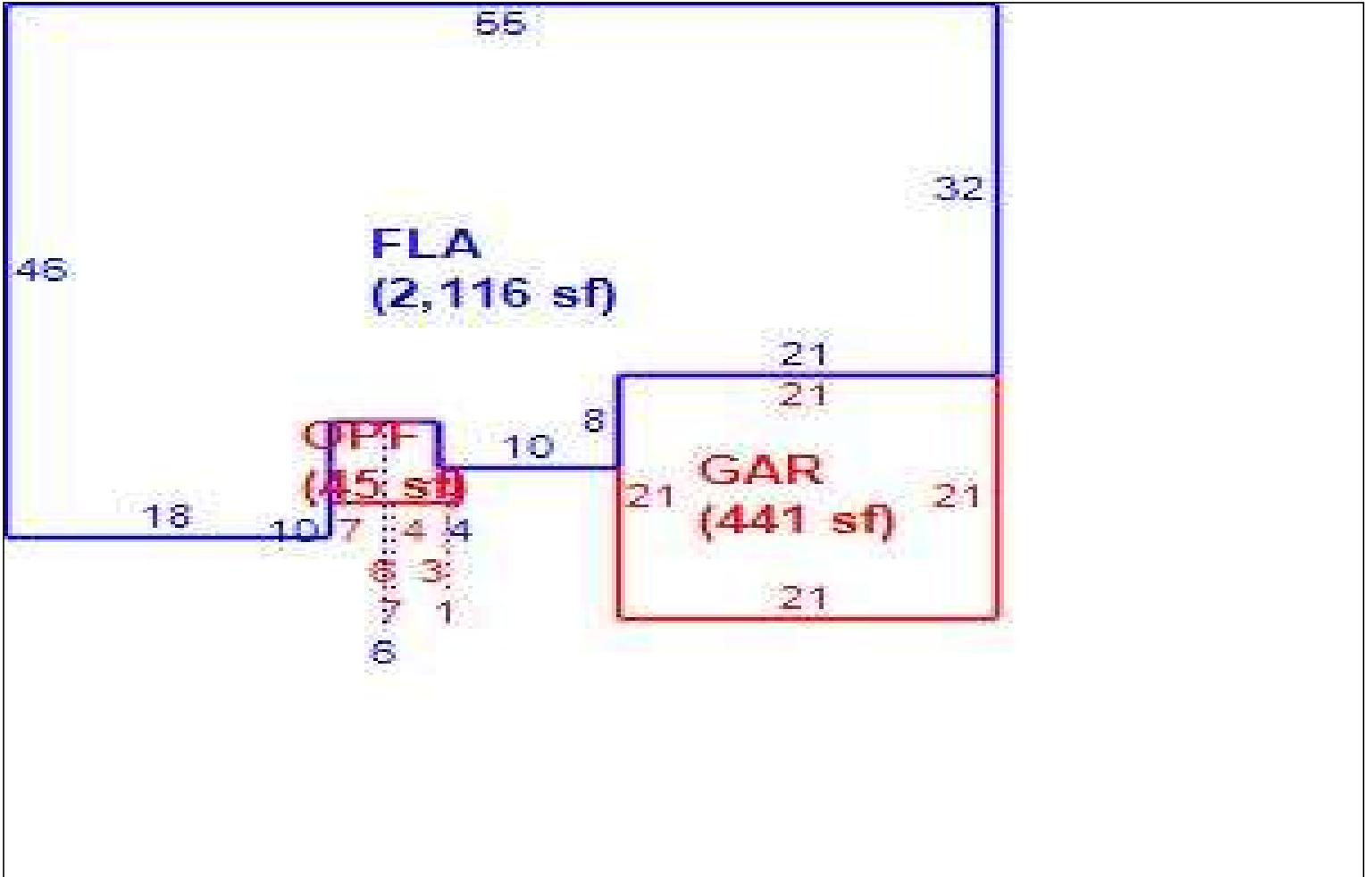
Property Location			
Site Address 1768 PRESIDIO DR			
CLERMONT		FL 34711	
Mill Group 000C	NBHD 0583		

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

Legal Description
CLERMONT, SIERRA VISTA PHASE II SUB LOT 87 PB 43 PGS 85-86 ORB 6145 PG 490

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 279,851
		Deprec Bldg Value	271,455
		Multi Story	0



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	2,116	2,116	2116	2001	2116	110.31	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0			279,851	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	45	0				Wall Type	03	Heat Type	6
TOTALS		2,116	2,602	2,116				Foundation	3	Fireplaces	0
							271,455	Roof Cover	3	Type AC	03

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	378.00	SF	35.00	2003	2003	13230.00	85.00	11,246
PLD2	POOL/COOL DECK	611.00	SF	5.38	2003	2003	3287.00	70.00	2,301
SEN2	SCREEN ENCLOSED STRUCTURE	1790.00	SF	3.50	2003	2003	6265.00	47.50	2,976
PUG2	POOL UPGRADE	1.00	UT	4000.00	2003	2003	4000.00	85.00	3,400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	03-26-2007	1	0000	CHECK VALUES	03-26-2007		
2004	2003101309	10-29-2003	02-19-2004	5,000	0000	24X43 SEN			
2004	2003080183	08-06-2003	02-19-2004	400	0000	RTN			
2004	2003050729	05-19-2003	02-19-2004	20,000	0000	15X30 POOL			
2004	2003040087	04-02-2003	02-19-2004	500	0000	15X27 CONC SLAB			
2002	2001090217	09-14-2001	01-09-2002	114,092	0000	SFR/1768 PRESIDIO DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020359476	6145	0490	05-16-2023	WD	Q	01	I	470,000			
2019037786	5260	0555	04-03-2019	WD	Q	Q	I	285,000			
	3146	1556	04-17-2006	WD	Q	Q	I	320,000			
	2124	2411	05-31-2002	WD	Q	Q	I	153,400			
	1867	0590	09-28-2000	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	
88,000	271,455	19,923	379,378	0	379378	0.00	379378	379378	379,535	

Parcel Notes

02FC LOTS 59-119--NBHD FROM 4580 ADD LOC TO EQUAL PHS I 082301 RS
2124/2411 TO DAVANIA L BRANCH UNMARRIED
04FC DELETE 140SF CAN4 ADD POL PLD SEN PUG PUG IS FOR PLANTER WATERSPRAYERS AND RTN LG 021904
3146/1556 DAVANIA L BRANCH AKA BURNS & DARRIEN BURNS TO LESLIE D MC KINZIE SINGLE
07FC LOC FROM 205 QG FROM 630 JSB 032607
18X HUSBAND IS A RESIDENT OF OKLAHOMA VERIFIED ONLINE THERE IS NO EX ON HOME LOCATED AT 11912 WIND FLOWER PL OKLAHOMA CITY OK 73120 DB 081418
18 LESLIE DELAHAY MC KINZIE MARRIED ROBERT ALAN ROBISON 051515 ML RECD IN MONROE CO INFO SCANNED CB 081618
5260/555 LESLIE D ROBINSON FKA MC KINZIE TO HARRY A CASTIBLANCO CANTOR MARRIED
19X COURTESY HX CARD SENT 052119
19 SUBMITTED HX APP WITH COPY OF PERM RES CARD CS 081619
20 MLS R4901087 ADT 112519
20 3FIX FROM 1 BEDS FROM 3 ADT 112519
18DS RESEARCH TO FIND SPOUSES INFO AFTER ML SUBMITTED DB 081418
6145/490 HARRY A CASTIBLANCO CANTOR & ANDREA CATALINA PARRA LOPEZ TO SAGE JUSTIN & ALYSSA BETH BLEAKNEY HW
23TR NOT DELIVERABLE AS ADDR 2925 THUNDERHEAD RD ABINGTON PA 19001 ACS 092023
24TR KEYED FORWARDING ADDR OF 400 ATKINSON LN AMBLER PA 19002 2811

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