



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3806736

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<b>2024-0353</b>	County	<b>Lake</b>
		Tax year	<b>2024</b>
		Date received	<b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>American Homes 4 Rent, LLC; AR Leasing Company</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>20-22-26-1955-000-14000 1888 Vale Drive</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <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  
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

<b>Petition #</b> 2024-0353	Alternate Key: 3806736	Parcel ID: 20-22-26-1955-000-14000
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 1888 VALE DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> I CAN RESIDENTIAL LEASING COMPANY	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 386,620	\$ 386,620
<b>2. Assessed or classified use value, *if applicable</b>	\$ 300,600	\$ 300,600
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 300,600	\$ 300,600

\*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
<b>AK#</b>	3806736	3781471	3820093	3820059
<b>Address</b>	1888 VALE DR CLERMONT	1582 CHANCELLOR CT CLERMONT	594 SKYRIDGE RD CLERMONT	320 SKY VALLEY ST CLERMONT
<b>Proximity</b>		0.58 Miles	0.41 Miles	0.35 Miles
<b>Sales Price</b>		\$453,000	\$445,000	\$399,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.80%	3.60%	3.60%
<b>Adjusted Sale</b>		\$388,674	\$394,270	\$353,514
<b>\$/SF FLA</b>	\$152.87 per SF	\$147.17 per SF	\$139.42 per SF	\$139.78 per SF
<b>Sale Date</b>		10/13/2023	3/2/2023	3/9/2023
<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>	2,529	2,641	-7280	2,828	-19435	2,529	0
<b>Year Built</b>	2003	2001		2005		2005	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.1	2.1		3.0	-2500	2.1	
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	N	N	0	N	0	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		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		-Net Adj. 1.9%	-7280	-Net Adj. 5.6%	-21935	Net Adj. 0.0%	0
		Gross Adj. 1.9%	7280	Gross Adj. 5.6%	21935	Gross Adj. 0.0%	0
<b>Adj. Sales Price</b>	Market Value <b>\$386,620</b>	Adj Market Value	<b>\$381,394</b>	Adj Market Value	<b>\$372,335</b>	Adj Market Value	<b>\$353,514</b>
	Value per SF 152.87						

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.

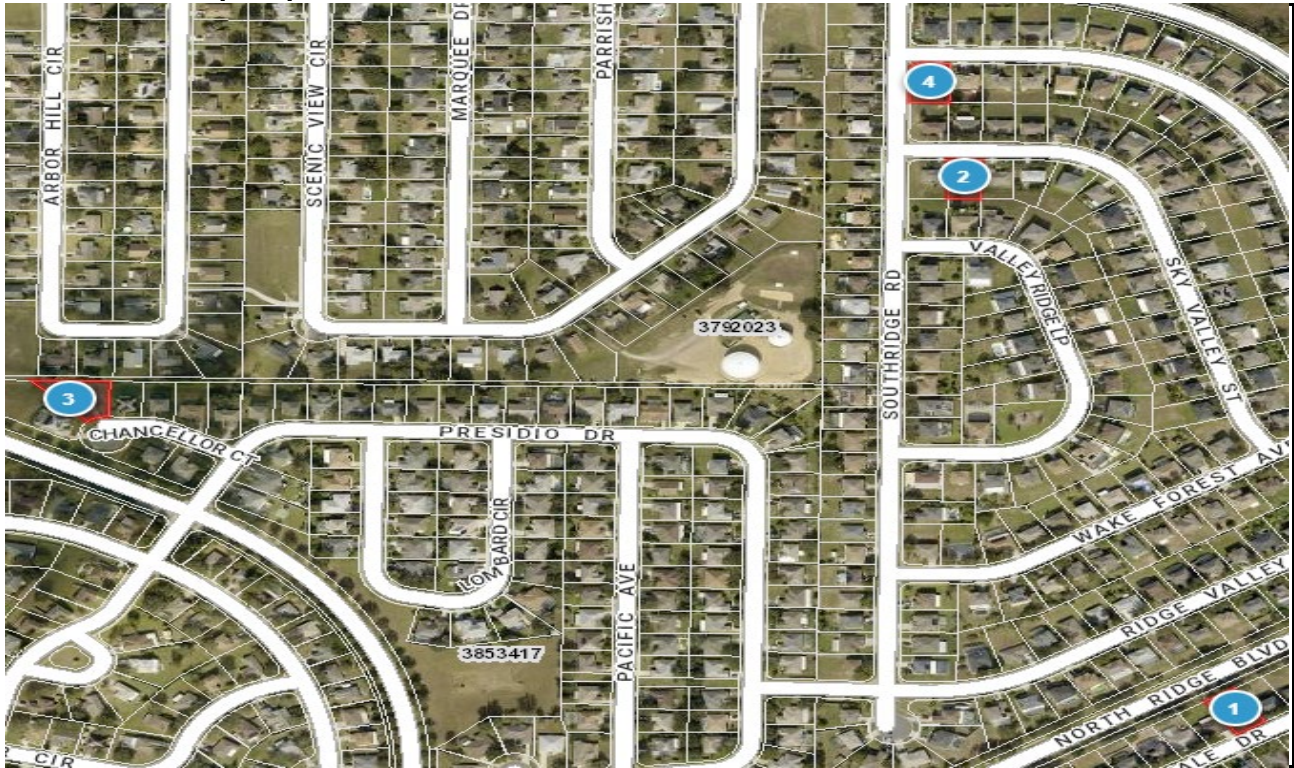
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0353 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3806736	1888 VALE DR CLERMONT	-
2	Comp 3	3820059	320 SKY VALLEY ST CLERMONT	0.35
3	Comp 1	3781471	1582 CHANCELLOR CT CLERMONT	0.58
4	Comp 2	3820093	594 SKYRIDGE RD CLERMONT	0.41
5				
6				
7				
8				

Alternate Key 3806736  
Parcel ID 20-22-26-1955-000-14000

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0353 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

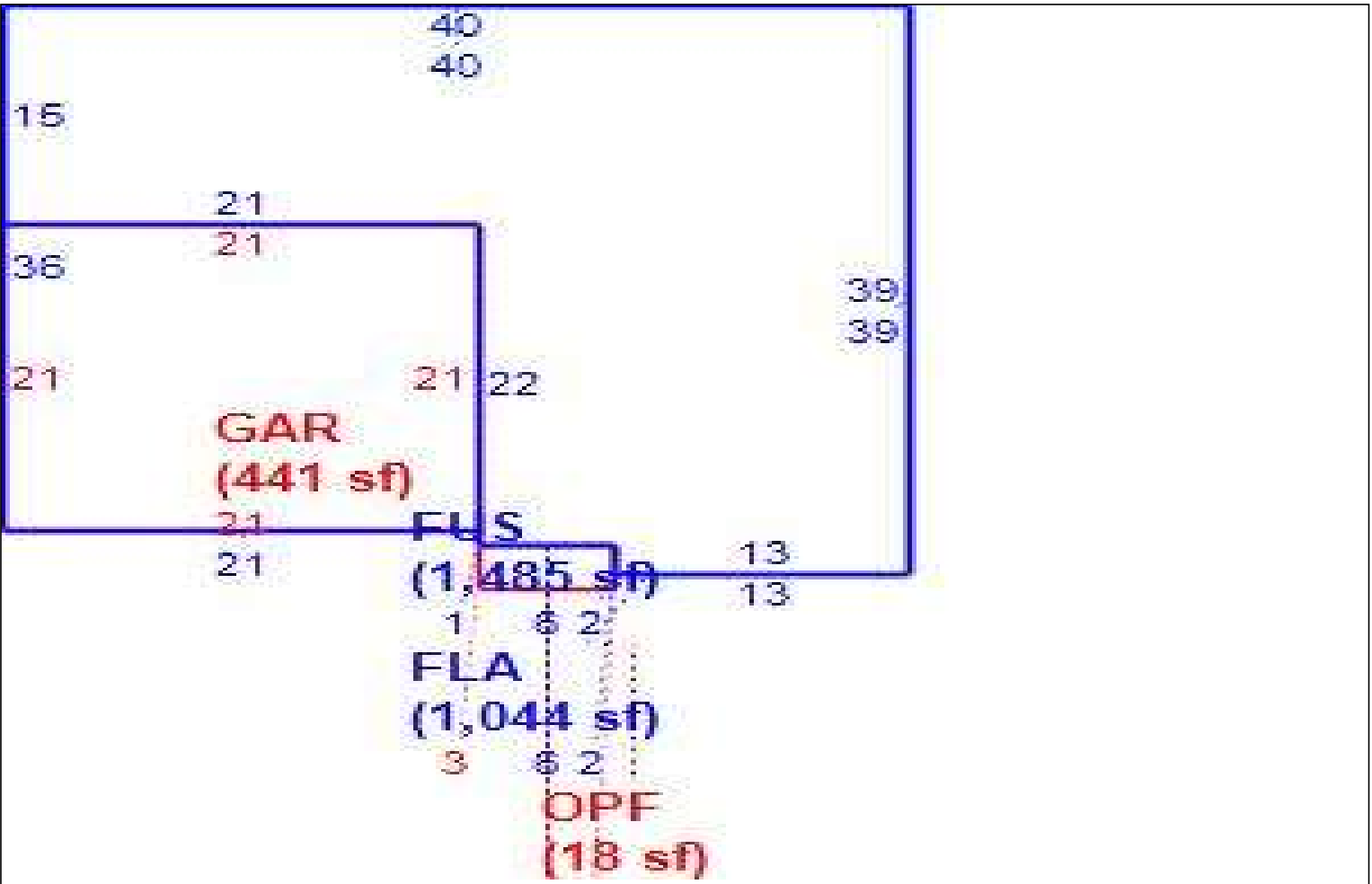
**Property Location**  
Site Address 1888 VALE DR  
CLERMONT FL 34711  
Mill Group 000C NBHD 0583  
**Property Use** **Last Inspection**  
00100 SINGLE FAMILY PJF 01-01-202

**Legal Description**  
CLERMONT, SKYRIDGE VALLEY PHASE II SUB LOT 140 PB 45 PGS 46-48 ORB 4529 PG 1932

**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 307,856 Deprec Bldg Value 298,620 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	1,044	1,044	1044	Effective Area	2529	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,485	1,485	1485	Base Rate	102.87	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	441	0	Building RCN	307,856	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	18	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	298,620	Roof Cover	3	Type AC	03
TOTALS		2,529	2,988	2,529						

Alternate Key 3806736  
 Parcel ID 20-22-26-1955-000-14000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0353 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
2004	2003010366	01-17-2003	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
	4529 1932	09-16-2014	WD	Q	Q	I	190,000				
	4143 1019	03-23-2012	WD	U	U	I	127,000				
	3658 0033	07-16-2008	QC	U	U	I	100				
	2367 1840	07-17-2003	WD	Q	Q	I	162,400				
<b>Total</b>											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	298,620	0	386,620	55960	330660	0.00	330660	386620	386,620

**Parcel Notes**

3658/33 CELENE ROBINSON TO BIXBY G ROBINSON PURSUANT TO A MARITAL AGMT  
 4143/1019 BIXBY G ROBINSON TO MARGARITA M ARCHILA SINGLE  
 12SALE ORB 4143/1019 U SALE MLS LISTING O5008948 STATES SHORT SALE SCANNED CRA 060612  
 4529/1932 MARGARITA M ARCHILA AND WILLIAM I GONZALEZ TO AMERICAN RESIDENTIAL LEASING CO LLC  
 15IT FLA2 WALL TYPE FROM 3 2FIX FROM 0 4FIX FROM 2 2FIX FROM 0 PER MLS O5311425 GOOD COND NEEDS NEW CARPET IN BEDS CRA 100614  
 16 DR430 FORM FILED 022916 INFO SCANNED TO AK3821471 DW 071516  
 17 MAILING ADDR CHG FROM PO BOX 95997 LAS VEGAS NV 89193 5997 INFO SCANNED TO AK3335767 CB 122216  
 19IT 091417 FLA1 FROM 1065SF GCF3 FROM 20X21 TO MAKE CONSISTENT WITH SUB CRA 071018  
 19VAB PETITION 2019-047 AND 2019-121 DUPLICATE FILE ADT 091219  
 19VAB PETITION 2019-047 AND 2019-121 WITHDRAWN NO CHANGE TJW 121319  
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

\*\*\*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 2025 Status: A

2024-0353 Comp 1  
 PRC Run: 12/10/2024 By ahayes  
 Card # 1 of 1

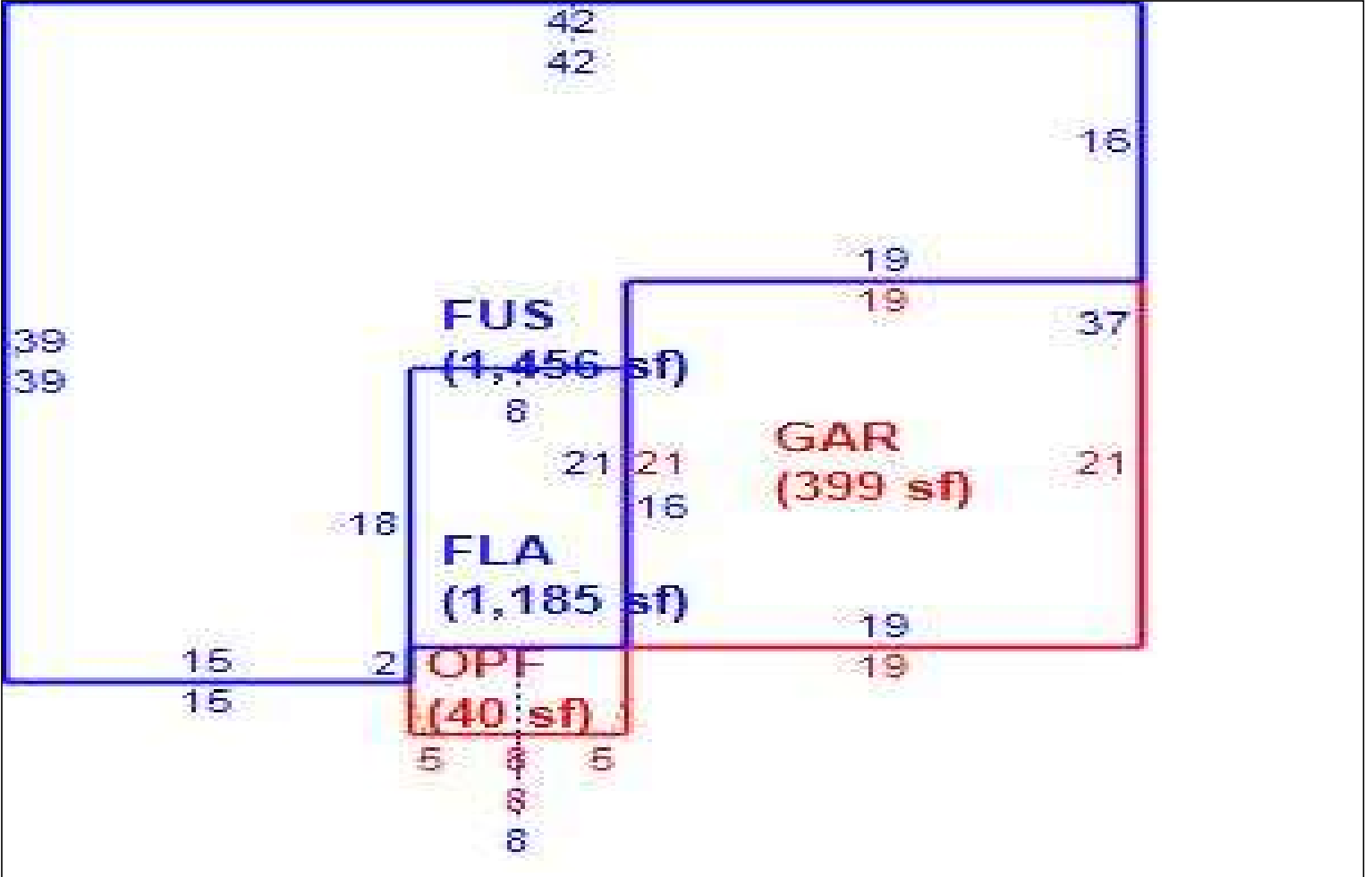
Current Owner		
REMONVIL JAMES W & ETIENNEISE UTIL		
1582 CHANCELLOR CT		
CLERMONT	FL	34711

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	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,185	1,185	1185	2001	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	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	317,023				



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

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0353 Comp 1  
PRC Run: 12/10/2024 By ahayes  
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
DEC3	DECK - WOOD	250.00	SF	5.66	2004	2004	1415.00	50.00	708

Building Permits									
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			

Sales Information									Exemptions			
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	

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	317,023	708	405,731	0	405731	50,000.00	355731	380731	405,731	

**Parcel Notes**

01FC NBHD FROM 4580 ADD LOC RS 090500  
 00 LOC FROM 140 FER 122800  
 02FC ADD SFR FLA3 IS OVER GCF2 RS 061901  
 2018/38 MARIA M RIVERA SINGLE  
 2676/1 MARIA RIVIERA TO BEN & MIMA MC LAREN HW  
 05FC QG FROM 590 ADD OPU5 NPA JWP 051705  
 3169/1725 BEN & MIMA MC LAREN TO ALAN J & JUNE M CARLSON HW  
 07FC LOC FROM 205 QG FROM 630 JSB 032607  
 4746/198 ALAN J & JUNE M CARLSON TO JOSEPH S SLUDER UNMARRIED  
 16X COURTESY HX CARD SENT 032216  
 16SALE ORB 4746/198 U SALE LP FILED ORB 4586/1750 MLS LISTING O5185040 ALSO STATES SHORT SALE SCANNED CRA 062816  
 17X COURTESY HX CARD SENT 122216  
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818  
 19IT 091417 FLA1 FROM 1170SF STY FROM 1.75 FUS3 FROM 19X21 TO MAKE CONSISTENT WITH SUB DELETE OPU5 10X25 ADD AS DEC CRA 080218  
 5788/1126 JOSEPH S SLUDER TO AARON & SARAH MC LEOD HW  
 22CC EFILE HX APP NT 010722  
 22X DENY HX PENDING PROOF OF FL VEH TAG OR FL VOTERS INFO INFO SCANNED AS 032422  
 22X RECEIVED FL RES FOR BOTH OWNERS HX OK LD 042122  
 6239/256 AARON & SARAH MC LEOD TO JAMES W REMONVIL & ETIENNEISE UTIL HW  
 24CC EFILE HX APP CP 013024

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Alternate Key 3820093  
 Parcel ID 20-22-26-1956-000-41700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0353 Comp 2  
 PRC Run: 12/10/2024 By

Card # 1 of 1

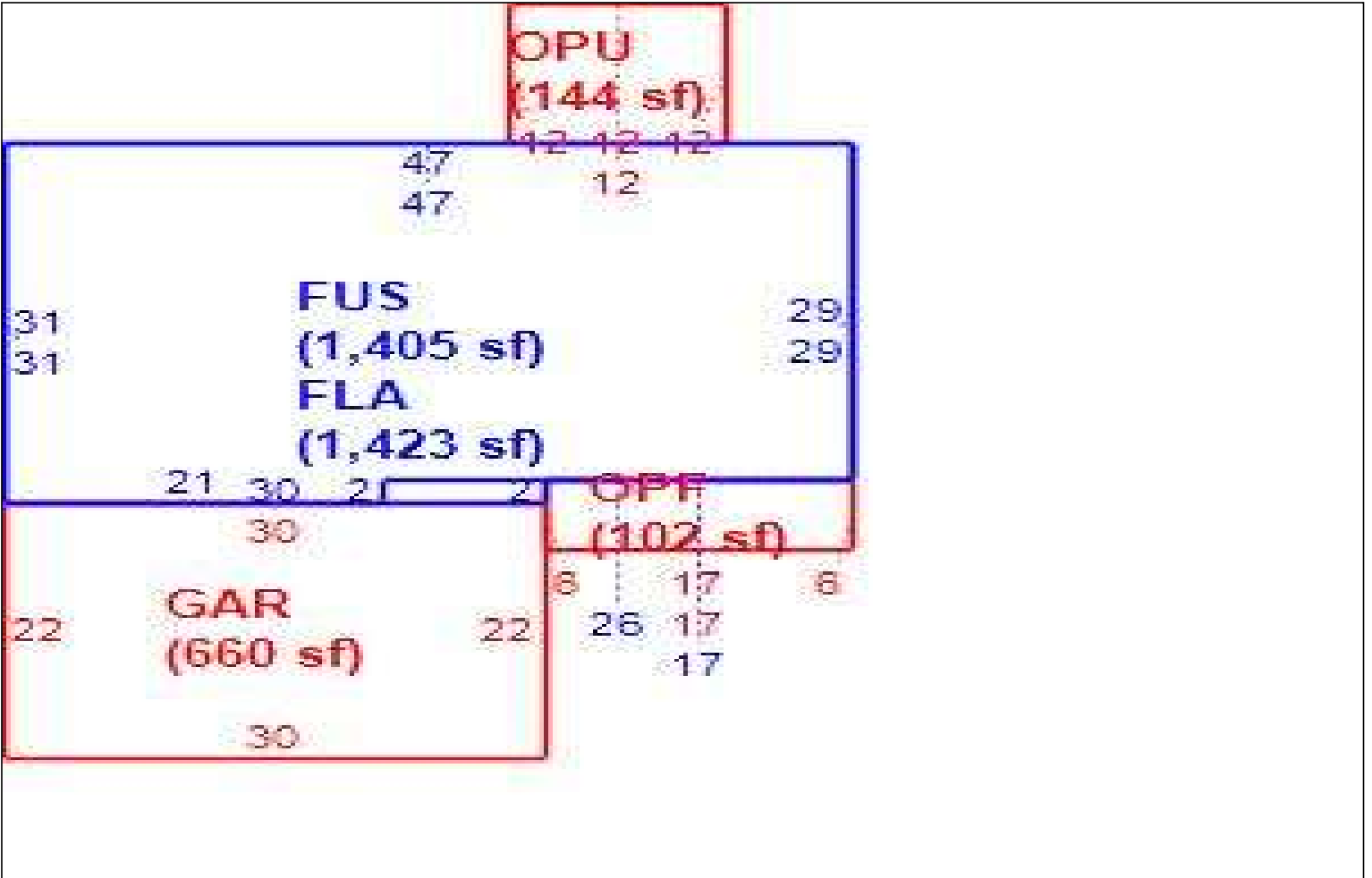
Current Owner			
WILLIAMS ELIZABETH			
1064 BIG TORCH ST			
WEST PALM BEAC	FL	33407	

Property Location			
Site Address 594 SKYRIDGE RD			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
SKYRIDGE VALLEY PHASE III PB 50 PG 39-41 LOT 417 ORB 6104 PG 1125

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 341,283
Deprec Bldg Value 331,045		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	1,423	1,423	1423	2005	2828	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,405	1,405	1405		101.56	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	660	0		341,283	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	102	0		EX	Foundation	3	Fireplaces	0
OPU	OPEN PORCH UNFINIS	0	144	0		97.00	Roof Cover	3	Type AC	03
TOTALS		2,828	3,734	2,828		0				
					Building RCNLD	331,045				

Alternate Key 3820093  
 Parcel ID 20-22-26-1956-000-41700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0353 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
2006	2005010138	01-12-2005	01-17-2006	154,572	0000	SFR 594 SKYRIDGE RD		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023026566	6104 1125	03-02-2023	WD	Q	01	I	445,000				
	4240 0320	11-11-2012	WD	U	U	I	100				
	4102 0617	12-02-2011	WD	U	U	I	143,000				
	4102 0616	09-14-2011	WD	U	U	I	100				
	4075 1387	09-08-2011	CT	U	U	I	100				
<b>Total</b>											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	331,045	0	419,045	0	419045	0.00	419045	419045	419,045

**Parcel Notes**

4075/1387 CT VS KEVIN M & SARAH A KELLY PROP SOLD TO WELLS FARGO BANK NA  
 4102/616 WELLS FARGO BANK NA TO FEDERAL HOME LOAN MORTGAGE CORP  
 4102/617 FEDERAL HOME LOAN MORTGAGE CORP TO GLENN ANDREW MOHAN UNMARRIED  
 4119/590 AFFIDAVIT OF FLORIDA RESIDENT FOR GLENN MOHAN RESIDENT SINCE 120511  
 4240/320 GLENN ANDREW MOHAN TO ET AL DESMOND MOHAN MARRIED AND URMILLA J MOHAN MARRIED AND CHRISTINE Z MOHAN UNMARRIED ONLY  
 13X URMILLA DOES HAS A FLORIDA ID GC 012413  
 4268/360 AFFIDAVIT OF FLORIDA RESIDENT FOR DESMOND & URMILLA AND CHRISTINE RESIDENTS SINCE OCT 2011  
 16CC SOS APP RECEIVED DB 012716  
 19IT 091417 FLA1 FROM 29X47 GUF2 FROM 24X30 FUS3 FROM 1407SF TO MAKE CONSISTENT WITH SUB CAN5 TO OPU SIZE FROM 10X12 4FIX FROM 1 PER CD PLUS CRA 062918  
 6104/1125 ET AL DESMOND & URMILLA J MOHAN AND CHRISTINE Z MOHAN TO ELIZABETH WILLIAMS MARRIED

\*\*\*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 3820059  
Parcel ID 20-22-26-1956-000-38300

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0353 Comp 3  
PRC Run: 12/10/2024 By

Card # 1 of 1

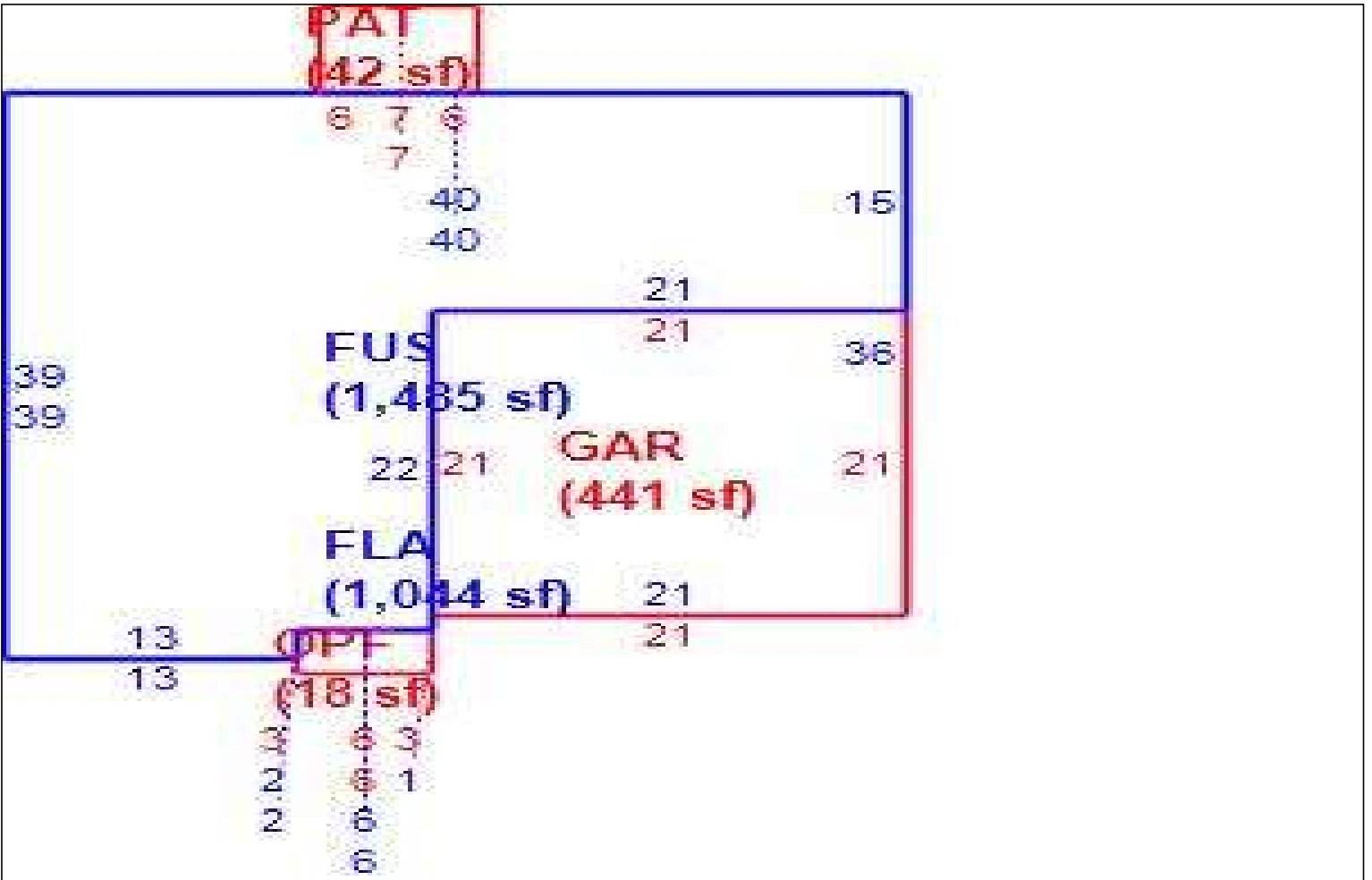
Current Owner		
LUX JACOB A		
320 SKY VALLEY ST		
CLERMONT	FL	34711

Property Location			
Site Address 320 SKY VALLEY ST			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-12-202

**Legal Description**  
SKYRIDGE VALLEY PHASE III PB 50 PG 39-41 LOT 383 ORB 6107 PG 356

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 307,982 Deprec Bldg Value 298,743 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	2005	2529	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,485	1,485	1485		102.87	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	441	0		307,982	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	18	0		EX	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	42	0		97.00	Roof Cover	3	Type AC	03
TOTALS		2,529	3,030	2,529		298,743				

Alternate Key 3820059  
Parcel ID 20-22-26-1956-000-38300

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0353 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	
2020	SALE	01-01-2019	03-12-2020	1	0099	CHECK VALUE	03-16-2020		
2006	2004061092	01-01-2005	07-19-2005	129,844	0000	SFR FOR 2006			
2005	2004061092	08-16-2004	12-15-2004	129,844	0000	SFR 320 SKY VALLEY ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023028847	6107 0356	03-09-2023	WD	Q	01	I	399,000					
2021113171	5774 0831	08-13-2021	WD	Q	01	I	335,000					
2019060369	5287 0183	05-25-2019	WD	Q	I	I	260,000					
	2782 1267	03-09-2005	WD	Q	Q	I	222,100					
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	298,743	0	386,743	0	386743	0.00	386743	386743	386,743	

**Parcel Notes**

19IT 091917 FLA1 FROM 1042SF NBR STORIES FROM 2 FUS3 FROM 21X21 TO MAKE CONSISTENT WITH SUB CRA 071018  
 5287/183 DARRELL A & LISA M FRYER TO MIKAYLA R OMLIE UNMARRIED AND NICHOLAS J EVERETT UNMARRIED ONLY  
 19X COURTESY HX CARD SENT 062119  
 20X COURTESY HX CARD SENT 010320  
 20 MLS O5773481 ADT 021220  
 20 3FIX FROM 1 4FIX FROM 1 ADT 021220  
 20FC VALUE IS OK MHS 031220  
 5774/831 MIKAYLA R OMLIE AND NICHOLAS J EVERETT TO ANDREW R BEACHUM MARRIED  
 21X COURTESY HX CARD SENT 092021  
 6107/356 ANDREW R & MOLLIE BEACHUM TO JACOB ANTHONY LUX UNMARRIED

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