



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3818063

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition # (2024-0354), County (Lake), Tax year (2024), Date received (9-12-24), Taxpayer name (American Homes 4 Rent, LLC), Representative (Ryan, LLC c/o Robert Peyton), Mailing address (16220 North Scottsdale Rd, Ste 650), Parcel ID (21 22 26 0302 000 08300), and various checkboxes for property type and reason for petition.

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 # 2024-0354	Alternate Key: 3818063	Parcel ID: 21-22-26-0302-000-08300
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 1075 PRINCETON DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name CAN HOMES 4 RENT PROPERTIES THREE	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 336,622	\$ 336,622
2. Assessed or classified use value, *if applicable	\$ 335,650	\$ 335,650
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 335,650	\$ 335,650

*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#	3818063	3818094	3821888	3822479
Address	1075 PRINCETON DR CLERMONT	973 GEORGETOWN AVE CLERMONT	2527 SQUAW CREEK CLERMONT	956 DARTMOUTH AVE CLERMONT
Proximity		0.07 Miles	0.49 Miles	0.12 Miles
Sales Price		\$495,000	\$400,000	\$460,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.40%	0.00%
Adjusted Sale		\$434,610	\$349,600	\$391,000
\$/SF FLA	\$154.41 per SF	\$202.14 per SF	\$153.94 per SF	\$176.60 per SF
Sale Date		5/24/2023	6/9/2023	12/11/2023
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	2,180	2,150	1500	2,271	-4550	2,214	-1700
Year Built	2003	2004		2005		2004	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	3.0	2.0	5000	2.1	2500	3.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	Y	-20000	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. 3.1%	-13500	-Net Adj. 0.6%	-2050	-Net Adj. 0.4%	-1700
		Gross Adj. 6.1%	26500	Gross Adj. 2.0%	7050	Gross Adj. 0.4%	1700
Adj. Sales Price	Market Value \$336,622	Adj Market Value	\$421,110	Adj Market Value	\$347,550	Adj Market Value	\$389,300
	Value per SF 154.41						

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.

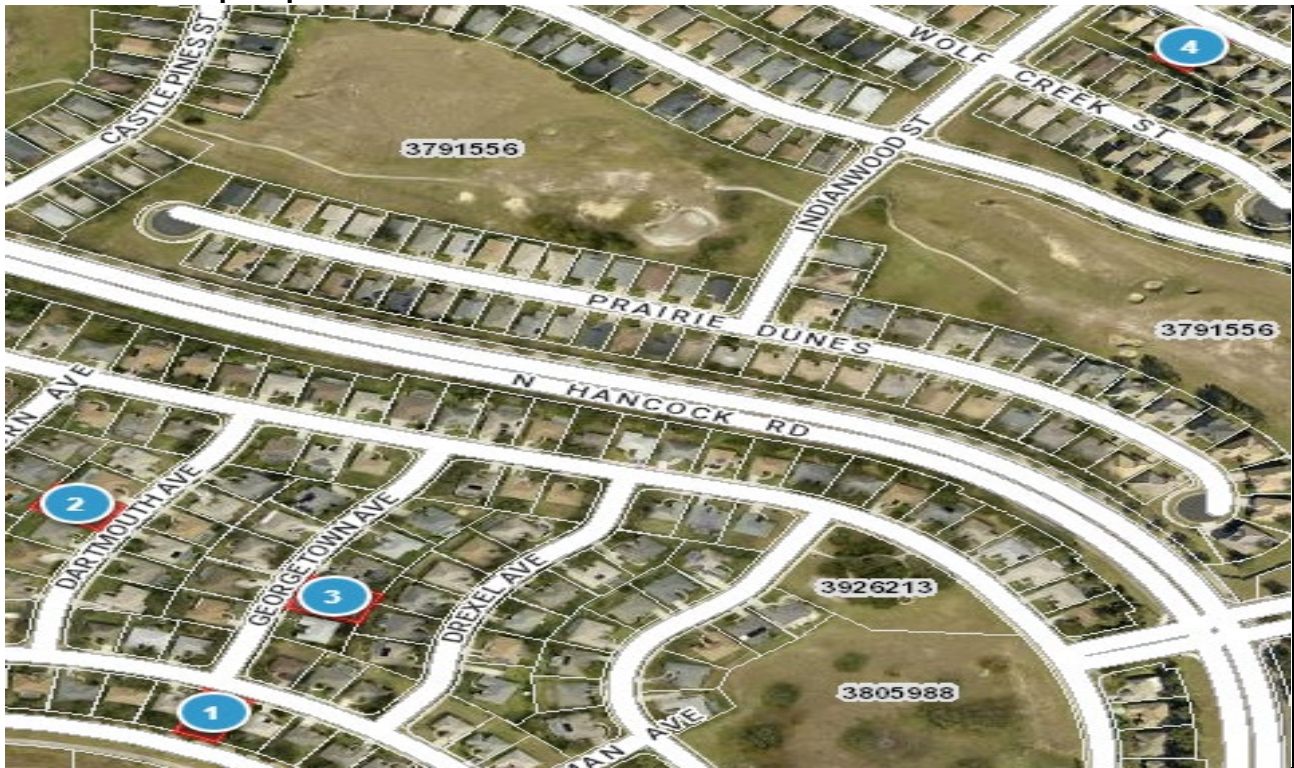
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0354 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3818063	1075 PRINCETON DR CLERMONT	-
2	Comp 3	3822479	956 DARTMOUTH AVE CLERMONT	0.12
3	Comp 1	3818094	973 GEORGETOWN AVE CLERMONT	0.07
4	Comp 2	3821888	2527 SQUAW CREEK CLERMONT	0.49
5				
6				
7				
8				

Alternate Key 3818063
 Parcel ID 21-22-26-0302-000-08300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0354 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

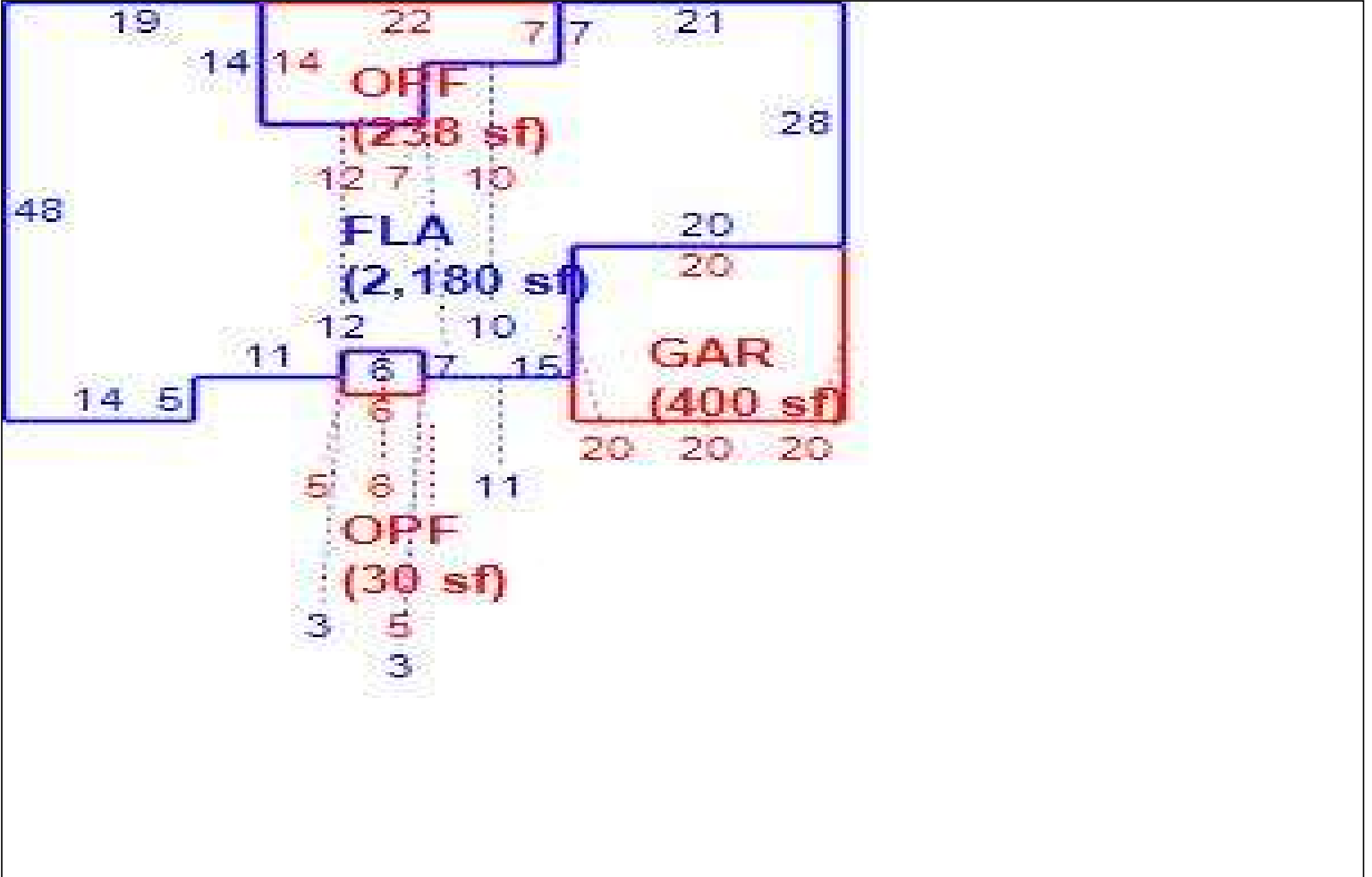
Current Owner
 AMERICAN HOMES 4 RENT PROPERTIES T
 ATTN PROPERTY TAX DEPT
 23975 PARK SORRENTO STE 300
 CALABASAS CA 91302-4012

Property Location
 Site Address 1075 PRINCETON DR
 CLERMONT FL 34711
 Mill Group 000C NBHD 0583
Property Use **Last Inspection**
 00100 SINGLE FAMILY PJF 01-01-202

Legal Description
 COLLEGE PARK PHASE 1B PB 49 PG 64-65 LOT 83 ORB 4336 PG 853

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	1.50	1.000	1.000	0	66,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,000			
Classified Acres		0		Classified JV/Mkt		66,000		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 278,992 Deprec Bldg Value 270,622 Multi Story 0



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	2,180	2,180	2180	2003	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	400	0	106.46	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	268	0	278,992	Wall Type	03	Heat Type	6	
TOTALS		2,180	2,848	2,180	EX	Foundation	3	Fireplaces	0	
					97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					270,622					

Alternate Key 3818063
 Parcel ID 21-22-26-0302-000-08300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0354 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	2003070768	07-29-2003	02-11-2004	125,576	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
	4336 0853	05-31-2013	WD	U	U	I	170,000					
	2481 0779	12-23-2003	WD	Q	Q	I	191,900					
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	
66,000	270,622	0	336,622	0	336622	0.00	336622	336622	336,622	

Parcel Notes

2481/779 CHARLENE & VA VANG WH
 05 QG FROM 620 FER 040505
 4336/853 CHARLENE C & VA VANG TO AMERICAN HOMES 4 RENT PROPERTIES THREE LLC
 13SALE ORB 4336/853 U SALE DEED STATES THIS IS A SHORT SALE DW 070913
 14 MAILING ADDR CHGD FROM 22917 PACIFIC COAST HIGHWAY MALIBU CA 90265 INFO SCANNED DW 111113
 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 3818094
 Parcel ID 21-22-26-0302-000-11400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0354 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

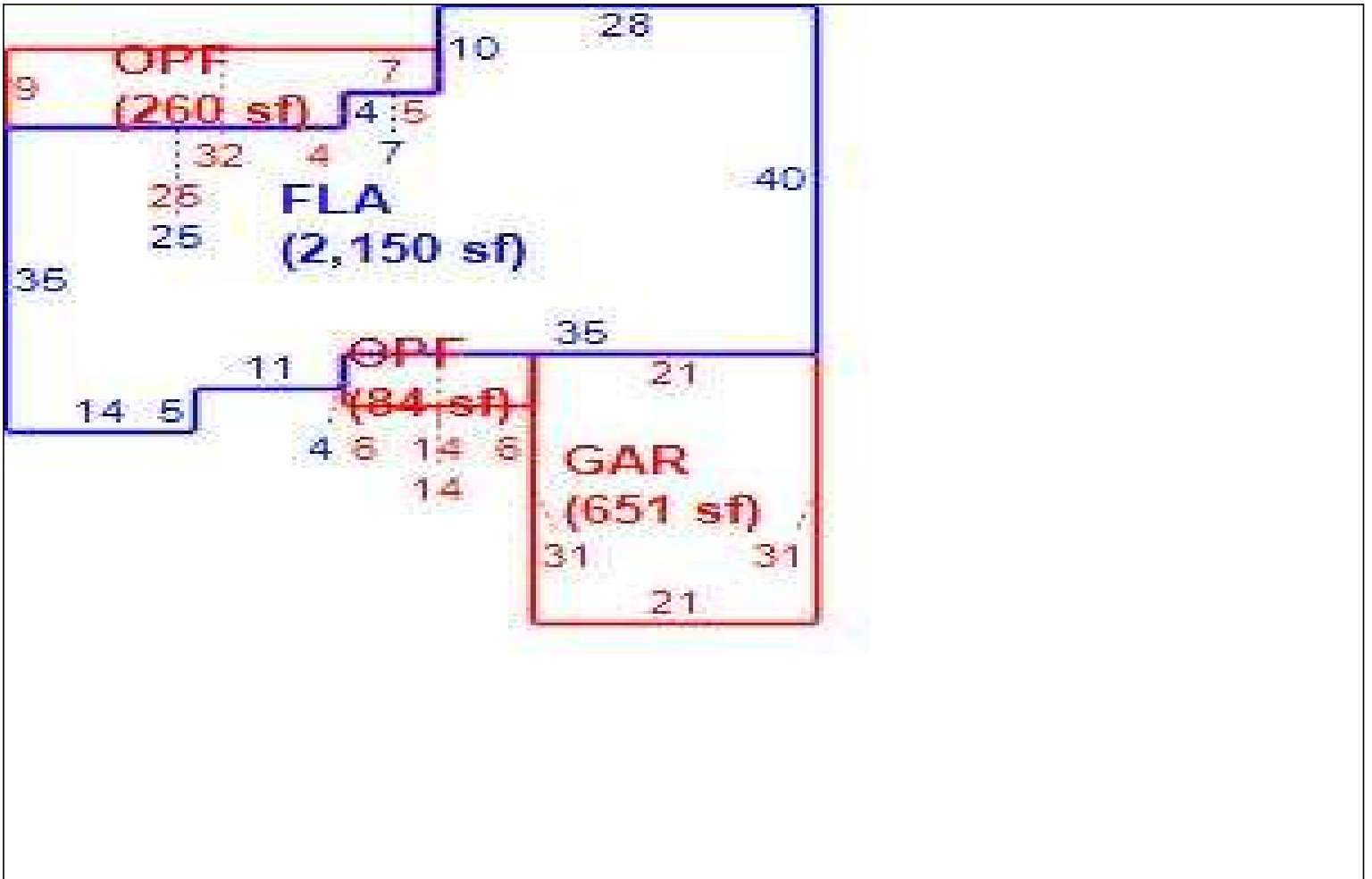
Current Owner		
HUFF BRETT		
973 GEORGETOWN AVE		
CLERMONT	FL	34711

Property Location		
Site Address 973 GEORGETOWN AVE		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 COLLEGE PARK PHASE 1B PB 49 PG 64-65 LOT 114 ORB 6151 PG 227

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	1.50	1.000	1.000	0	66,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,000		
Classified Acres		0		Classified JV/Mkt		66,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 279,178 Deprec Bldg Value 270,803 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	2,150	2,150	2150	2004	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	651	0	106.79	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	344	0	279,178	Wall Type	03	Heat Type	6	
TOTALS		2,150	3,145	2,150	EX	Foundation	3	Fireplaces	0	
					97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD					
					270,803					

Alternate Key 3818094
Parcel ID 21-22-26-0302-000-11400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0354 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
POL2	SWIMMING POOL - RESIDENTIAL	360.00	SF	35.00	2004	2004	12600.00	85.00	10,710
PLD2	POOL/COOL DECK	460.00	SF	5.38	2004	2004	2475.00	70.00	1,733
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	2004	2004	5390.00	50.00	2,695
PUG3	POOL UPGRADE	1.00	UT	6000.00	2004	2004	6000.00	85.00	5,100

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2004060175	06-04-2004	07-16-2004	4,137	0000	POOL ENCL/973 GEORGETOWN AVE			
2005	2004030077	03-02-2004	07-16-2004	25,000	0000	POOL			
2005	2003081245	02-04-2004	07-16-2004	136,796	0000	SFR FOR 2005			
2004	2003081245	09-11-2003	02-04-2004	136,796	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023064132	6151	0227	05-24-2023	WD	Q	01	I	495,000			
2017093329	4993	0871	08-22-2017	WD	Q	Q	I	310,000			
	2496	1337	01-19-2004	WD	Q	Q	I	203,000			
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	
66,000	270,803	20,238	357,041	0	357041	0.00	357041	357041	357,176	

Parcel Notes

05FC PUG IS UPGRADED PLD BRICK PAVERS RWT 071604
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 4993/871 FERNANDO & LUCILIA A ALVES TO CHRISTOPHER N & EMILY C DEAL HW
 17X COURTESY HX CARD SENT 092117
 18 MLS G4844164 CRA 110317
 18X COURTESY HX CARD SENT 122617
 6151/227 CHRISTOPHER N & EMILY C DEAL TO BRETT HUFF UNMARRIED

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Alternate Key 3821888
Parcel ID 16-22-26-1918-000-03400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0354 Comp 2
PRC Run: 12/10/2024 By
Card # 1 of 1

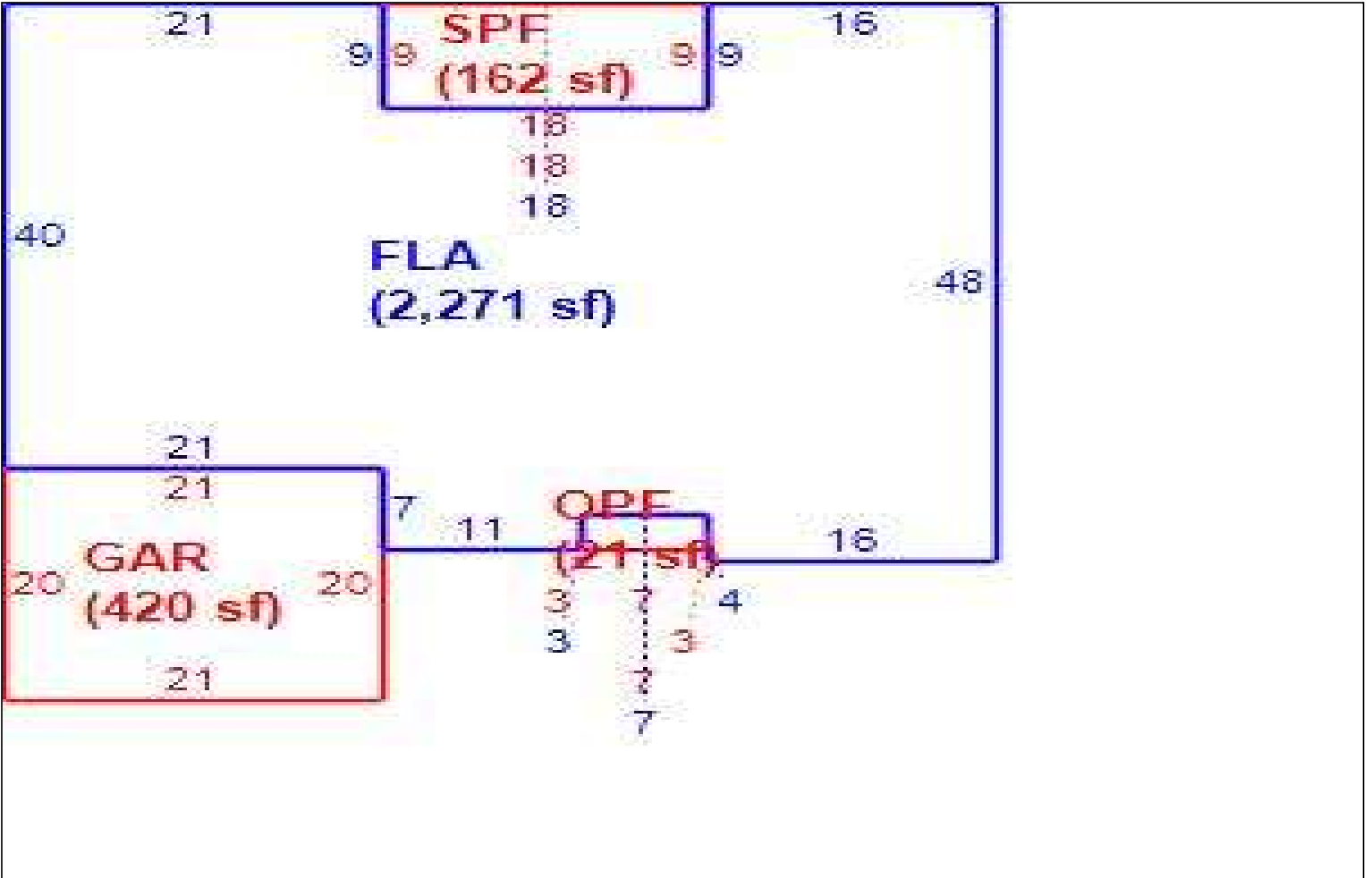
Current Owner		
UNDEM STEWART W & ANTONIA T SPAGNO		
2527 SQUAW CREEK		
CLERMONT	FL	34711

Property Location		
Site Address 2527 SQUAW CREEK		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
SUMMIT GREENS PHASE 2D PB 50 PG 70-76 LOT 34 ORB 6160 PG 1729

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	1.75	1.000	1.000	0	77,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,000			
Classified Acres		0		Classified JV/Mkt		77,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 297,328
Deprec Bldg Value 288,408		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	2,271	2,271	2271	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	108.58	Quality Grade	675	Half Baths	1
OPF	OPEN PORCH FINISHE	0	21	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	162	0	97.00	Foundation	3	Fireplaces	0
TOTALS		2,271	2,874	2,271	0	Roof Cover	6	Type AC	03

Alternate Key 3821888
 Parcel ID 16-22-26-1918-000-03400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0354 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	2004070991	01-01-2005	08-09-2005	127,248	0000	SFR FOR 2006			
2005	2004070991	08-24-2004	12-15-2004	127,248	0000	SFR W/SCREEN PORCH-2527 SQUAW			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023071886	6160 1729	06-09-2023	WD	Q	01	I	400,000	039	HOMESTEAD	2024	25000	
2021179679	5867 0713	06-23-2021	QC	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
	3509 1723	08-31-2007	WD	Q	Q	I	330,000					
	3036 0601	09-30-2005	TR	U	U	I	0					
	2966 1889	09-30-2005	TR	Q	Q	I	295,000					
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	
77,000	288,408	0	365,408	0	365408	50,000.00	315408	340408	365,408	

Parcel Notes

2866/1267 FRANCES E LISELLA TTEE OF THE LISELLA REVC TR DTD 051703
 2966/1889 SANDRA K RODHOLM UNMARRIED
 06FC SFR IS HANDICAP DESIGNED
 3036/601 CORRECTIVE DEED FOR 2966/1889 TO CORRECT GRANTEE STATUS
 3509/1723 SANDRA K RODHOLM TO PATRICK & CAUDIA MOORE HW
 19 PATRICK MOORE 85 DECEASED 102718 STATE DEATH LIST FILE 2018171681 SHH 021419
 5867/713 CLAUDIA MOORE ENHANCED LE REM PATRICIA MARSHALL MARRIED AND GINA JOSEPH MARRIED ONLY
 23X SUBMITTED HX APP KCH 062823
 6160/1729 CLAUDIA AKA CAUDIA MOORE TO STEWART W UNDEM & ANTONIA T SPAGNOLA HW

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0354 Comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

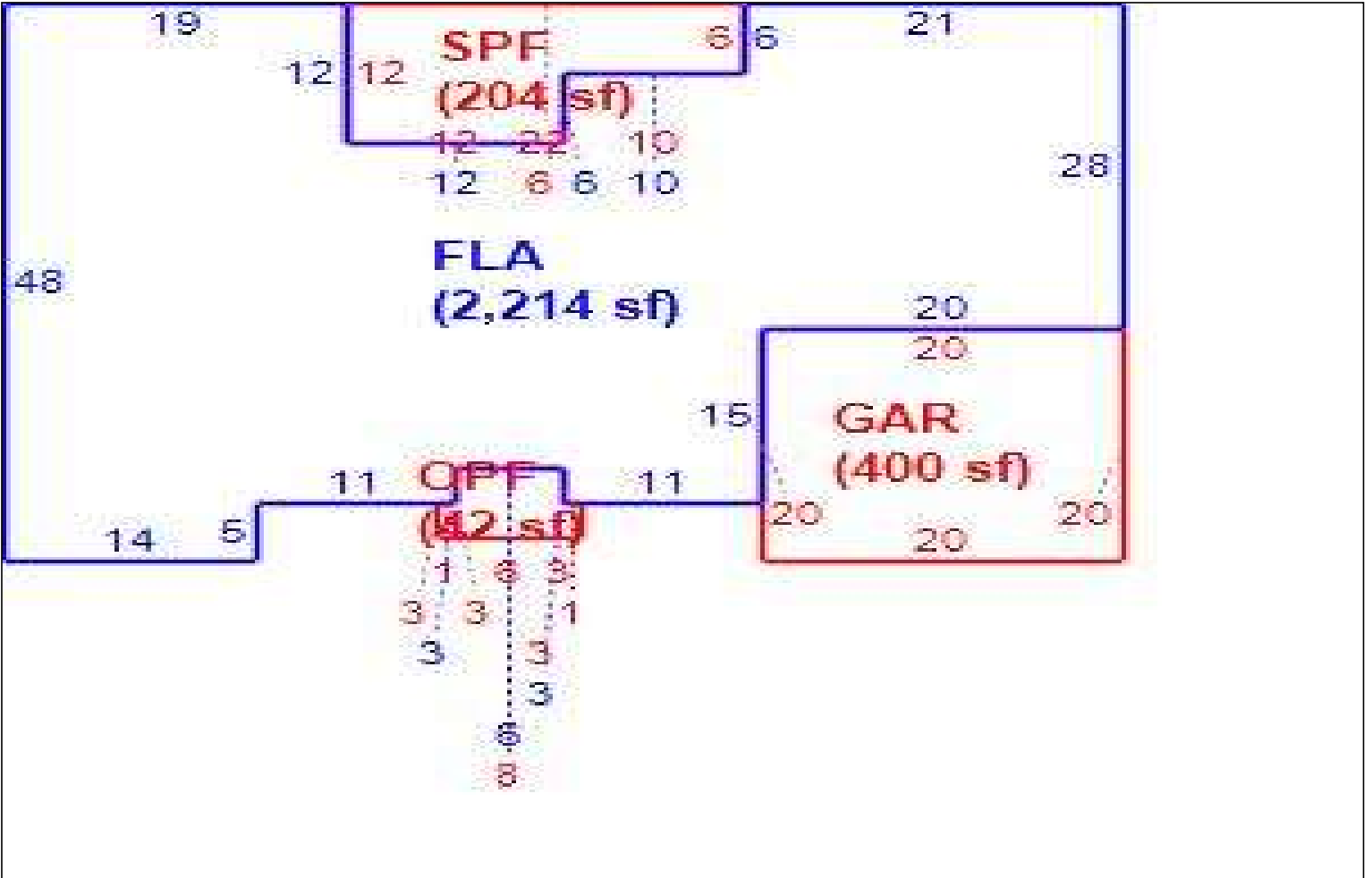
Current Owner		
GALVAN PABLO E & KAITLIN M		
956 DARTMOUTH AVE		
CLERMONT	FL	34711

Property Location		
Site Address 956 DARTMOUTH AVE		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

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

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	1.50	1.000	1.000	0	66,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,000			
Classified Acres		0		Classified JV/Mkt		66,000		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 282,434 Deprec Bldg Value 273,961 Multi Story 0



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	2,214	2,214	2214	2004	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	106.09	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	42	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	204	0	97.00	Foundation	3	Fireplaces	0
TOTALS		2,214	2,860	2,214	0	Roof Cover	3	Type AC	03

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0354 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	
2005	2004011289	02-11-2004	08-04-2004	125,576	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023153558	6259	0558	12-11-2023	WD	Q	01	I	460,000	039	HOMESTEAD	2024	25000
2018081136	5138	2188	07-06-2018	WD	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	2594	2158	06-11-2004	WD	Q	Q	I	207,700				
Total											50,000.00	

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	
66,000	273,961	0	339,961	79931	260030	50,000.00	210030	235030	339,961	

Parcel Notes

2594/2158 BANYAN CONSTRUCTION AND DEVELOPMENT INC TO MICHAEL G DUHATSCHKEK SINGLE AND GABRIELLA LYNNE SHAW SINGLE WROS
 2852/683 MICHAEL GEORGE DUHATSCHKEK MARRIED GABRIELLA LYNNE SHAW 060605
 07X MICHAEL DUHATSCHKEK IS A RES OF STEVENSON RANCH LOS ANGELES CALIFORNIA
 07X REMOVED UNTIL WE HAVE MORE INFO
 07X NO INFO RECEIVED 061507
 07X DENY
 11TR VACANT 956 DARTMOUTH AVE CLERMONT FL 34711 8082
 12TR NOT DELIVERABLE AS ADDRESSED 956 DARTMOUTH AVE CLERMONT FL 34711 8082
 5138/2188 MICHAEL GEORGE & GABRIELLA LYNNE DUHATSCHKEK ENHANCED LE REM THE MICHAEL GEORGE & GABRIELLA LYNNE DUHATSCHKEK REVC TRS DTD 070618 THE GRANTOR HAS NOT LESS THAN A BENEFICIAL INTEREST FOR LIFE
 5138/2188 SEE DEED FOR SUCC TTEE DETAILS
 6259/558 MICHAEL GEORGE DUHATSCHKEK & GABRIELLA LYNNE DUHATSCHKEK FKA SHAW TO PABLO E & KAITLIN M GALVAN HW
 24CC EFILE HX PORT APP CP 020724

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