

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

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

Section 194.011, Florida Statutes 38/8063

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.

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Petition # 202	4-0354	County Lake	,	ax year <b>2024</b>	Date received 9-12.2.4
		COMPLETEDBY T	HE PENNIONER		
PART 1. Taxpayer	Information				
	erican Homes 4 Rent, LLC;	AH4RPOne, LLC	Representative: R	lyan, LLC c/o	Robert Peyton
Mailing address	Ryan, LLC		Parcel ID and	21 22 26 030	2 000 08300
for notices	16220 North Scottsda		physical address or TPP account #	1075 Princet	
	Scottsdale, AZ 85254				
Phone 954-740-62	40	`	Email	ResidentialA	ppeals@ryan.com
		s by US mail. If possible			
	etition after the petitior t support my statemen	n deadline. I have attac it.	hed a statement o	f the reasons I	filed late and any
your evidence to	the value adjustment b		llows the property a	ppraiser to cro	st submit duplicate copies of ss examine or object to your s if you were present.)
Type of Property	Res. 1-4 units Indu	strial and miscellaneou	Is High-water rec	harge	listoric, commercial or nonprofit
		cultural or classified use	Vacant lots and a	-	Business machinery, equipment
PART 2. Reason f	or Petition	neck one. If more than	one, file a separa	ate petition.	
Real property va	alue (check one)		Denial of exen		or enter type:
Parent/grandpar	ent reduction		Denial for late	filing of exemp	ption or classification
Property was not	substantially complete	e on January 1	(Include a date	e-stamped cop	y of application.)
Tangible persona	I property value (You	must have timely filed a			1555(5), F.S.) or change of
return required by	y s.193.052. (s.194.03	4, F.S.))			55(3), 193.1554(5), or
Refund of taxes	for catastrophic event		193.1555(5), F.	.S.)	
		Attach a list of units, pa ially similar. (s. 194.01			rty appraiser's
					nutes. The VAB is not bound the time needed for the entire
	or I will not be availabl	e to attend on specific	dates. I have attac	hed a list of da	ates.
evidence directly to	the property appraise	with the property appra r at least 15 days befor have the right to have	e the hearing and		ou must submit your n request for the property
of your property rec information redacte	ord card containing inf	formation relevant to th appraiser receives the	e computation of y	our current as	e property appraiser a copy sessment, with confidential d the property record card
<b> </b>					

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 a		art 5 to represent you
without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to taxpayer is required for acce		operty appraiser or tax
collector.		sporty appraison of tax
☐ I authorize the person I appoint in part 5 to have access to a	any confidential information related to	this netition
Under penalties of perjury, I declare that I am the owner of the		
petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sigr		
Complete part 4 if you are the taxpayer's or an affiliated entity	s employee or you are one of the follo	owing licensed
representatives.		
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated e	entity).
A Florida Bar licensed attorney (Florida Bar number	).	
A Florida real estate appraiser licensed under Chapter 475	ة, Florida Statutes (license number —	<u>RD6182</u> ).
A Florida real estate broker licensed under Chapter 475, F	lorida Statutes (license number	).
A Florida certified public accountant licensed under Chapte	er 473, Florida Statutes (license numb	er).
I understand that written authorization from the taxpayer is req	uired for access to confidential informa	ation from the property
appraiser or tax collector.		
Under penalties of perjury, I certify that I have authorization to		
am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read		-
Robert Z. 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 list	ed in part 4 above.	
I am a compensated representative not acting as one of th AND (check one)	e licensed representatives or employe	ees listed in part 4 above
Attached is a power of attorney that conforms to the requir taxpayer's authorized signature OR  the taxpayer's authorized signature or  the taxpayer's authorized signature or  the taxpayer's authorized signature or taxpayer's authoriz		, executed with the
I am an uncompensated representative filing this petition A	ND (check one)	
the taxpayer's authorization is attached OR I the taxpayer	er's authorized signature is in part 3 of	f this form.
I understand that written authorization from the taxpayer is recappraiser or tax collector.	uired for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's autibecoming an agent for service of process under s. 194.011(3) facts stated in it are true.		
Signature, representative	Print name	Date
Signature, representative	Finithaffie	Dale

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# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET

<b>_</b>				SIDENTIA					
Petition #	ł	2024-0354		Alternate K	ey: <b>3818063</b>	Parcel I	D: 21-22-26-03	02-000-08300	
Petitioner Name The Petitioner is:		Peyton, Rya		Property Address	1075 PRI	NCETON DR RMONT		Itiple Parcels	
Owner Name	CAN HOMES 4	RENT PRO	PERTIES THRE	Value from TRIM Notice		re Board Action nted by Prop Appr	· Value atter i	Board Action	
1. Just Value, rec	quired			\$ 336,62	22 \$	336,62	2		
2. Assessed or c	assified use va	lue, *if appli	cable	\$ 335,6	50 \$	335,65	0		
3. Exempt value,				\$	-				
4. Taxable Value,				\$ 335,6	50 \$	335,65	0		
*All values entered		tv taxable va	lues. School an				-		
Last Sale Date			ce:		Arm's Length		BookI	Page	
ITEM	Subje		Compar		Compara	able #2	Compara	ble #3	
AK#	38180		3818		3821		38224		
Address	1075 PRINCI	ETON DR	973 GEORGE	TOWN AVE	2527 SQUA	W CREEK	956 DARTMO	DUTH AVE	
Audress	CLERM	ONT	CLERN	IONT	CLERM	10NT	CLERM	IONT	
Proximity			0.07 N		0.49 N		0.12 N		
Sales Price			\$495,		\$400,		\$460,000		
Cost of Sale			-15		-15		-159		
Time Adjust			2.80		2.40		0.00		
Adjusted Sale			\$434,		\$349,		\$391,0		
\$/SF FLA	\$154.41	ber SF	\$202.14	•	\$153.94		\$176.60	•	
Sale Date			5/24/2		6/9/2	_	12/11/2	_	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	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	5000	Good	0.500	Good		
Baths	3.0		2.0	5000	2.1	2500	3.0	1	
Garage/Carport			Yes		Yes		Yes		
Porches	Yes		Yes	20000	Yes		Yes		
Pool Fireplace	<u>N</u>		Y 0	-20000 0	N 0	0	<u>N</u>	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds	None		None	0	None	0	None	0	
Site Size	Lot		Lot	1	Lot	1 1	Lot	1	
Location	Sub		Sub	1	Sub	1	Sub		
View	House		House		House		House	1	
			-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	
	Market Value	\$336,622	Adj Market Value	\$421,110	Adj Market Value	\$347,550	Adj Market Value	\$389,300	
Adj. Sales Price	Value per SF	154.41							
			1						

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

# 2024-0354 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3818063	1075 PRINCETON DR	
•	Subject	5010000	CLERMONT	-
2	Comp 3	3822479	956 DARTMOUTH AVE	
-	oomp o	OULLAND	CLERMONT	0.12
3	Comp 1	3818094	973 GEORGETOWN AVE	
5	oomp i	0010001	CLERMONT	0.07
4	Comp 2	3821888	2527 SQUAW CREEK	
-		0021000	CLERMONT	0.49
5				
6				
7				
8				

Alternate Key 3818063 Parcel ID 21-22-26-0302-000-08300 Current Owner AMERICAN HOMES 4 RENT PROPERTIES T ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300 CALABASAS CA 91302-4012 Legal Description COLLEGE PARK PHASE 1B PB 49 PG 64-65	0 Roll Year 2			PRC Run: 12/ Prope Address 1075 Pl CLERM roup 000C Property Use	Card # 1 arty Location RINCETON DR MONT NBHD Card # 1 NBHD	of 1 FL 34711 0583 f <b>Inspection</b> F 01-01-202
Land Lines	I	Init   Danth		Dhua		land
LL Use Front Depth Adj	Units	Unit Depth Price Factor	Loc Shp Factor 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/M	1kt		66,000
Classified Acres 0	Classified JV/Mkt 66	S,000 Sketch	Classified Adj JV/M	1kt		C
Bldg 1 Sec 1 of 1	Replacement Cost	278,992	Deprec Bldg Value	270,622	Multi Stor	y 0
48 12 7 12 7 13 7 14 5 5 6 OF 3 5 3	) sf)	20 20 GAR (400 s 0 20 20				
Building Sub Areas		Building Va	aluation	Cor	nstruction Deta	il
Code Description Living Are	0.400	Year Built	2003	Imp Type		ooms 4
FLAFINISHED LIVING AREA2,180GARGARAGE FINISH0	400 0	Effective Area	2180	No Stories	1.00 Full I	Baths 3
OPF OPEN PORCH FINISHE 0	268 0	Base Rate Building RCN	106.46 278,992	Quality Grade	670 Half	Baths 0
		Condition	EX	Wall Type		Type 6
		% Good	97.00	Foundation		places 0
TOTALS 2,180	a a 4 a a	Functional Obsol	0	Roof Cover	_ `	
101760 2,100	2,010 2,100	Building RCNLD	270,622	TOOL COVEL	з Туре	AC 03

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

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

Card # 1 of 1

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

								Bui	lding Peri	mits					
Roll Year	Permit	ID	Issue Da	ate	Comp E	Date	Am	nount	Туре		Descri	otion	Review I	Date	CO Date
2004	20030707	68	07-29-20	)03	02-11-2	004		125,57	6 0000	SFR					
				Sale	es Inform	ation						Exer	nptions		
Instrume	ent No	Boo	k/Page		ale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
		4336			31-2013	WD	U	U	1	170,000			-		
		2481	0779		-23-2003	WD	Q	Q		191,900					
		2401	0113	12-	20-2000					131,300					
													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.\*\*\*

Alterna Parcel		2-26-0302	2-000-1140		CPA Prop Coll Year 2	oerty Rec 2025 Sta	ord Ca itus: A	rd		PRC Run: 1	Card #	Ъу 1 of	1
HUFF E		ent Owner							Site A	Prop Address 973 G	erty Loca		
										CLEF	RMONT	FL	
	EORGETOWN	AVE							Mill G	iroup 000C Property U		IBHD 058 Last Inspe	
CLERM	MONT	FL	34711						001	00 SINGLI	E FAMILY	PJF 01-0	01-202
	<b>Description</b> EGE PARK PH/		40 DC 64 65			007							
LL Co	ines Jse code Front 100 0	Depth 0	Notes Adj		Units 1.00 LT	Unit Price 44,000.00	Depth Factor 0.0000	Loc Factor 1.50	Shp Factor 1.000	Phys Factor 1.000	Class Val	Valu	
	Total A Classified A		0.00	Classifie	JV/Mkt 0 ed JV/Mkt 66	-		Tota Classified	i Adj JV/M I Adj JV/M				66,000 C
Bldg 1	1 Sec 1	of 1		Replace	ement Cost	<b>Sketch</b> 279,178		Deprec Bl	dg Value	270,803	Mul	Iti Story (	0
35	25 25		4 7 =LA 2,15 4 6	0 sf	35	21 AR 51 s 21	40 31						
		Building	Sub Areas	Gross Aro	Eff Area	<b>B</b> Year Built	uilding Va	aluation	2004	Co Imp Type	nstruction R1	n Detail Bedrooms	
	Descri	ption	Living Are								1.1		3
-LA	Descri FINISHED LIV GARAGE FIN	ption /ING AREA	Living Are 2,150 0	2,150	2150	Effective Are	а		2150	No Stories	1.00	Full Baths	3 2
FLA GAR	FINISHED LIV	ption /ING AREA ISH	2,150	2,150 651	2150 0 0	Effective Are Base Rate			106.79		1.00		2
FLA GAR	FINISHED LIN GARAGE FIN	ption /ING AREA ISH	2,150 0	2,150 651	2150 0 0	Effective Area Base Rate Building RCN Condition			106.79 279,178 EX	No Stories	1.00	Full Baths	2
GAR	FINISHED LIN GARAGE FIN	ption /ING AREA ISH	2,150 0	2,150 651	2150 0 0	Effective Area Base Rate Building RCN			106.79 279,178	No Stories Quality Grad	1.00 e 670	Full Baths Half Baths	2 0 6

# LCPA Property Record Card

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

Parcel	ID 2	21-22	2-26-0	302-000	)-11400	F	Roll Ye	ar 20	25 St	atus: A			Card #	1	of	1
									llaneous		_					
Cada	T		Decemin	4:	T					are reflected		DCN	0/ Caad		<u> </u>	
Code POL2 PLD2 SEN2 PUG3	POOL/C	IING F COOL N EN	DECK	RESIDEN		Units 360.00 460.00 1540.00 1.00	)	SF SF SF UT	Init Price 35.00 5.38 3.50 6000.00	Year Blt 2004 2004 2004 2004 2004	Effect Yr 2004 2004 2004 2004 2004	RCN 12600.00 2475.00 5390.00 6000.00	0 70.00 0 50.00		Apr Va	10,710 1,733 2,699 5,100
	1				I		1	Bı	uilding Pe	mits			1	-		
Roll Ye		ermit		Issue Da	ate Co	omp Date	A	mount	Type		Descrip		Review Da	ate	CO	Date
2005 2005 2005 2004	2004 2003	0601 0300 0812 0812	77 45	06-04-20 03-02-20 02-04-20 09-11-20	04 07 04 07	7-16-2004 7-16-2004 7-16-2004 2-04-2004		4,1 25,0 136,7 136,7	000 0000 96 0000	POOL ENCL POOL SFR FOR 20 SFR		RGETOWN AVE				
					Sales In	formatio	n					Exer	nptions		_	
Instr	ument No	c	Book	/Page	Sale D	ate In	str Q/	U Code	e Vac/Imp	Sale Price	Code	Descriptior		Yea	ar /	Amount
	3064132 7093329		6151 4993 2496	0227 0871 1337	05-24-2 08-22-2 01-19-2	2017   W		Q		495,000 310,000 203,000	C					
													Total			0.00
								V	alue Sumi	nary						
Lond	/oluo	Pida	Value	Mino	Value	Market V	alua				Coty Ex An	at Co Tox Val	Sch Tax \	/ol [		
Land V		-	Value	Misc		Market V			AML A		Cnty Ex An					
66,0	00	270	,803	20,	238	357,04	1	0		357041	0.00	357041	357041		357	,176
15 DELE 4993/87 17X CO 18 MLS 18X CO	ETE PLH 1 FERNA URTESY G484416 URTESY	PRO ANDO HX C 64 CR HX C	PERTY & LUC ARD S A 1103 ARD S	APPRAIS ILIA A AL ENT 092 17 ENT 1226	SER WIL VES TO ( 117 617		IGER A PHER I	SSESS N & EMI	Parcel No DW 0120 <sup>7</sup> LY C DEAI RRIED	5						
***In	formatio	n on t	his Prop	perty Rec	ord Card	is compi	ed and	used by	/ the Lake	County Prope	rty Appraise	er for the sole purpo	ose of ad va	lorer	n prop	erty

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Alternate Parcel ID	Key 3821888 16-22-26-19 Current Owne	18-000-03400	LCPA Prop Roll Year 2	Derty Record C 2025 Status: A	PRC Run: 12/	2024-0354 Comp 2           PRC Run:         12/10/2024         By           Card #         1         of         1           Property Location				
JNDEM STI	EWART W & ANTC		-		Site	Address 2527 S	QUAW CREEK		_	
2527 SQUA	W CREEK				Mill	CLERN Group 000C	NONT NBHD	FL 34 0583	71	
						Property Use	e Las	st Inspect		
CLERMONT	FL FL	34711			00	100 SINGLE	FAMILY P.	JF 01-01-	-20	
egal Desci			_OT 34 ORB 6160 PG	4700						
and Lines									_	
L Use Code	Front Depth	Notes	Units	Unit Depth		Phys (	Class Val	Land	Τ	
1 0100	0 0	Adj	1.00 LT	Price Factor 44,000.00 0.0000		r Factor	0	Value 77,	.0(	
								,		
CI	Total Acres assified Acres	0.00	JV/Mkt 0 Classified JV/Mkt 77	2000	Total Adj JV Classified Adj JV	/Mkt	•	77,	,0	
		<b>v</b>		Sketch	•	•				
Bldg 1 S	Sec 1 of 1		Replacement Cost	297,328	Deprec Bldg Valu	e 288,408	Multi Sto	ory 0		
40		FL (2,	18 18 .A .271 sf)		48	3				
20 <mark>(</mark> 4	21 21 5AR 120 sf) 21	20	11 Q 3 3		16					
GAR GAR	Buildin Description SHED LIVING ARE AGE FINISH N PORCH FINISH EEN PORCH FINIS	A 2,271 0 E 0	2,271 2271 420 0 21 0 162 0	<i>Building</i> Year Built Effective Area Base Rate Building RCN Condition	Valuation 2005 2271 108.58 297,328 E≻	i Imp Type No Stories Quality Grade	1.00 Full 675 Half	tail Irooms Baths f Baths at Type	22	
				% Good	97.00	Foundation			(	
	ΤΟΤΑ	LS 2,271 2	0.74	Functional Obsol	)	)				
	IUIA		, , , , , , , , , , , , , , , , , , , ,	Building RCNLD	288,408	Roof Cover	6 Тур	e AC	0	

## LCPA Property Record Card Roll Year 2025

Status: A

2024-0354 Comp 2 12/10/2024 By PRC Run:

> Card # 1 of 1

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

Building Permits														
Roll Year	Permit	ID	Issue Da	ate   Comp [	Date	An	nount	Туре		Descri	ption	Review I	Date C	O Date
2006 2005	20040709 20040709		01-01-20 08-24-20		I		127,24 127,24		SFR FOR 200 SFR W/SCRE	OR 2006 V/SCREEN PORCH-2527 SQUAW				
				Sales Inform	1							nptions		
Instrume	ent No	Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior		Year	Amount
202307 202117		6160 5867 3509 3036 2966	1729 0713 1723 0601 1889	06-09-2023 06-23-2021 08-31-2007 09-30-2005 09-30-2005	WD QC WD TR TR	Q U Q U Q	01 11 Q U Q		400,000 100 330,000 0 295,000	039 059	HOMESTEA ADDITIONAL HOM		2024 2024	
												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

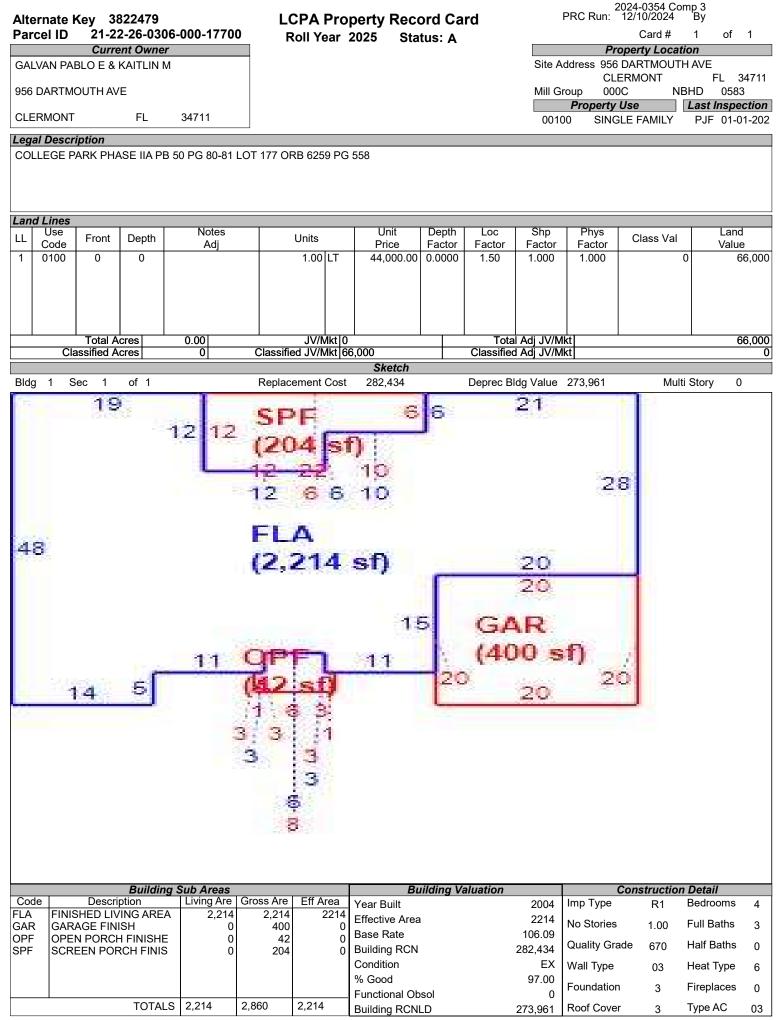
19 PATRICK MOORE 85 DECEASED 102718 STATE DEATH LIST FILE 2018171681 SHH 021419

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

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below												
Code	Descripti	ion	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value		
			. I		Building Per	mits	1		а. I.			
Roll Year	Permit ID	Issue Date	Comp Date	Amou			Descriptio	n	Review Date	CO Date		

Roll Year	Permit	ID	Issue Da	ate Corr	p Date 🛛	An	nount	Туре		Descri	ption	Review [	Date C	CO Date
2005	2004011289 02-11-2004		04 08-0	4-2004	2004 125,576		6 0000	SFR						
				Sales Info	rmation						Exer	nptions	÷	
Instrum	ent No	Bool	k/Page	Sale Dat	e Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
202315		6259	0558	12-11-202		Q	01	1	460,000	039	HOMESTEA		2024	
201808	31136	5138	2188	07-06-201		U	U	1	100	059	ADDITIONAL HOM	ESTEAD	2024	25000
		2594	2158	06-11-200	4   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	
Parcal Notas										

2594/2158 BANYAN CONSTUCTION AND DEVELOPMENT INC TO MICHAEL G DUHATSCHEK SINGLE AND GABRIELLA LYNNE SHAW SINGLE WROS

2852/683 MICHAEL GEORGE DUHATSCHEK MARRIED GABRIELLA LYNNE SHAW 060605

07X MICHAEL DUHATSCHEK 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 DUHATSCHEK ENHANCED LE REM THE MICHAEL GEORGE & GABRIELLA LYNNE

DUHATSCHEK 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 DUHATSCHEK & GABRIELLA LYNNE DUHATSCHEK FKA SHAW TO PABLO E & KAITLIN M GALVAN HW 24CC EFILE HX PORT APP CP 020724

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