



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3166 7565

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 #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons 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

<b>Petition #</b> 2024-0356	Alternate Key: 3667565	Parcel ID: 22-22-26-0525-000-64400
<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> 14438 INDIAN RIDGE TRL CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> CAN HOMES 4 RENT PROPERTIES SEVE	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 301,435	\$ 301,435
<b>2. Assessed or classified use value, *if applicable</b>	\$ 245,970	\$ 245,970
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 245,970	\$ 245,970

\*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>	3667565	3498402	3497635	3473060
<b>Address</b>	14438 INDIAN RIDGE TRL CLERMONT	15532 KENSINGTON TRL CLERMONT	15629 KENSINGTON TRL CLERMONT	15648 KENSINGTON TRL CLERMONT
<b>Proximity</b>		0.22 Miles	0.19 Miles	0.22 Miles
<b>Sales Price</b>		\$371,500	\$369,000	\$375,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	2.40%	2.00%
<b>Adjusted Sale</b>		\$324,691	\$322,506	\$326,250
<b>\$/SF FLA</b>	\$216.24 per SF	\$240.16 per SF	\$237.84 per SF	\$225.62 per SF
<b>Sale Date</b>		6/12/2023	6/20/2023	7/5/2023
<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>	1,394	1,352	2100	1,356	1900	1,446	-2600
<b>Year Built</b>	1996	1995		1993		1993	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<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. 0.6%	2100	Net Adj. 0.6%	1900	-Net Adj. 0.8%	-2600
		Gross Adj. 0.6%	2100	Gross Adj. 0.6%	1900	Gross Adj. 0.8%	2600
<b>Adj. Sales Price</b>	Market Value <b>\$301,435</b>	Adj Market Value	<b>\$326,791</b>	Adj Market Value	<b>\$324,406</b>	Adj Market Value	<b>\$323,650</b>
	Value per SF 216.24						

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.

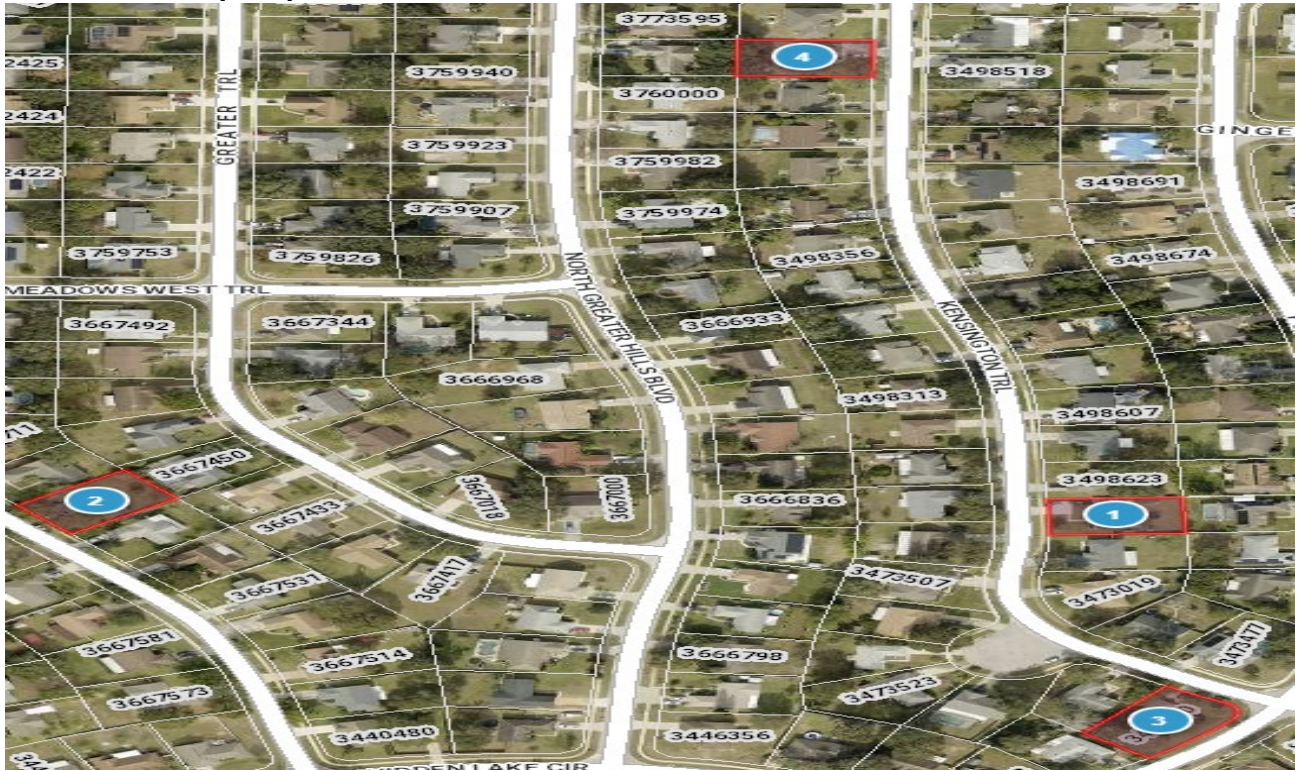
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

**2024-0356 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3667565	14438 INDIAN RIDGE TRL CLERMONT	-
2	Comp 1	3498402	15532 KENSINGTON TRL CLERMONT	0.22
3	Comp 2	3497635	15629 KENSINGTON TRL CLERMONT	0.19
4	Comp 3	3473060	15648 KENSINGTON TRL CLERMONT	0.22
5				
6				
7				
8				

Alternate Key 3667565  
 Parcel ID 22-22-26-0525-000-64400

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

2024-0356 Subject  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

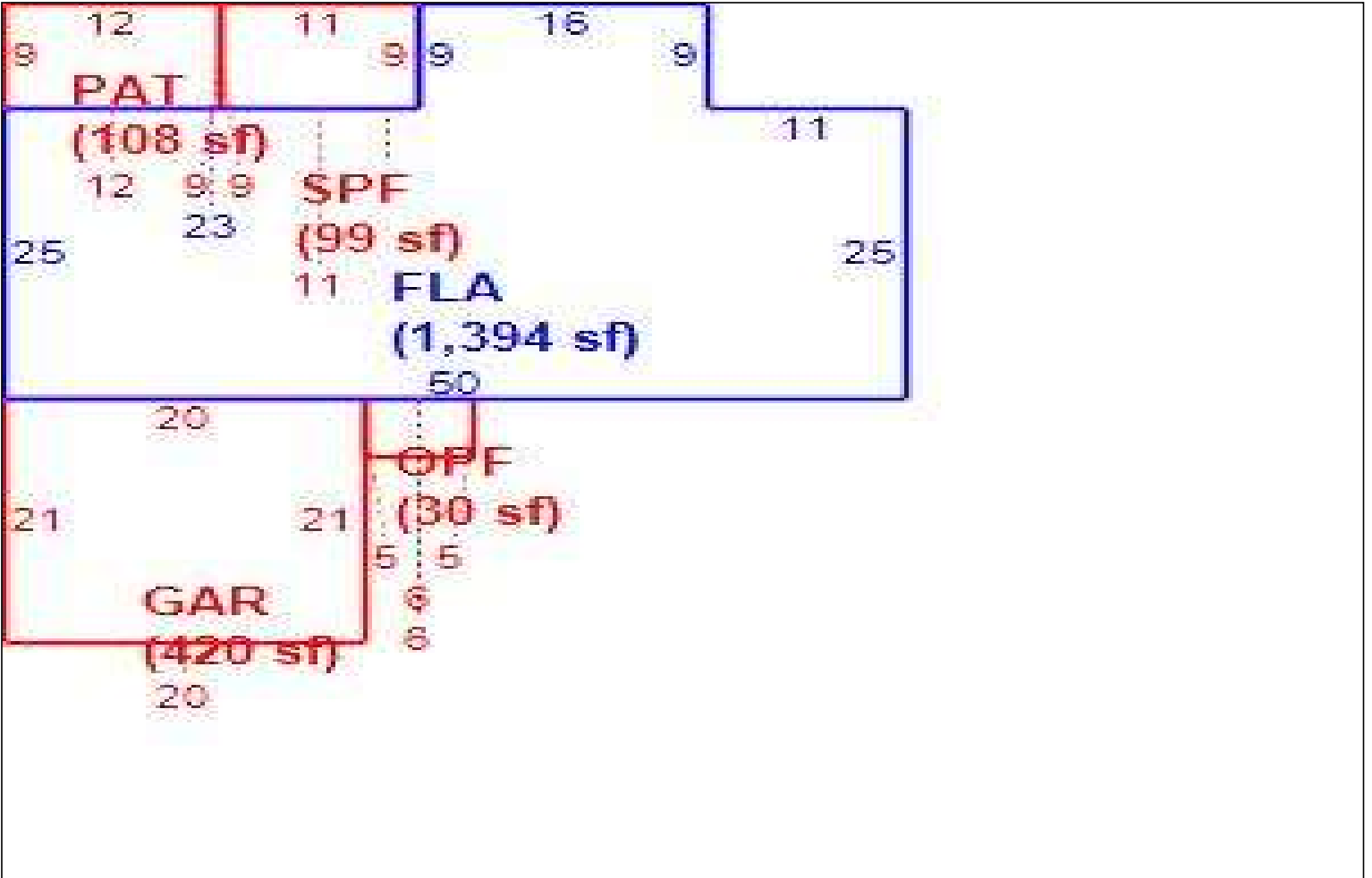
**Current Owner**  
 AMERICAN HOMES 4 RENT PROPERTIES S  
 ATTN PROPERTY TAX DEPT  
 23975 PARK SORRENTO STE 300  
 CALABASAS CA 91302-4012

**Property Location**  
 Site Address 14438 INDIAN RIDGE TRL  
 CLERMONT FL 34711  
 Mill Group GH03 NBHD 0583  
**Property Use** **Last Inspection**  
 00100 SINGLE FAMILY PJF 01-01-202

**Legal Description**  
 GREATER HILLS PHASE 6 SUB LOT 644 PB 36 PGS 91-92 ORB 4667 PG 1175

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 231,995 Deprec Bldg Value 213,435 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	1,394	1,394	1394	1996				
GAR	GARAGE FINISH	0	420	0	Effective Area	1394	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	30	0	Base Rate	132.67	Quality Grade	695	Half Baths 0
PAT	PATIO UNCOVERED	0	108	0	Building RCN	231,995	Wall Type	03	Heat Type 6
SPF	SCREEN PORCH FINIS	0	99	0	Condition	VG	Foundation	3	Fireplaces 0
					% Good	92.00	Functional Obsol	0	
					Building RCNLD	213,435	Roof Cover	3	Type AC 03
TOTALS		1,394	2,051	1,394					

Alternate Key 3667565  
 Parcel ID 22-22-26-0525-000-64400

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

2024-0356 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	
1997	6030686	03-01-1996	12-01-1996	75,153	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
	4667	1175	08-04-2015	WD	U	U	I	135,000				
	4546	0959	10-14-2014	CT	U	U	I	100				
	2018	1700	10-22-2001	WD	Q	Q	I	108,600				
	1447	1663	06-01-1996	WD	Q	Q	I	85,900				
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	
88,000	213,435	0	301,435	30875	270560	0.00	270560	301435	301,435	

**Parcel Notes**

1447/1663 GLEN A EDWARDS 1/2 AND MELISSA CHIMENTO 1/2 JTWROS  
 97X MELISSA CHIMENTO MARRIED GLEN EDWARDS 120796  
 99FC QG FROM 450 RS 051499  
 00 SHP FROM 106 FER 012500  
 2018/1700 GLEN A & MELISSA EDWARDS TO TERENCE GUSTAVE  
 02X TERENCE GUSTAVE BUSINESS ADDRESS IS PO BOX 580132 ORLANDO 32858  
 03 QG FROM 525 FER 111202  
 04 QG FROM 565 FER 030904  
 11X FI CLERMONT UTILITIES DENY NOH SPOKE WITH NEIGHBOR AK3759702 SAID DION BERGAN HAS RENTED THIS HOUSE SINCE 081108  
 JMK 110210  
 11X DENY  
 11FC OPF4 TO SPF PER JMK HX INVESTIGATION ON 110210 CRA 050311  
 11X GUSTAVE DENIAL RETURNED UNCLAIMED 071811  
 4546/959 CT VS GUSTAVE TERENCE ET AL PROP SOLD TO US BANK NA TTEE  
 4667/1175 US BANK NA TTEE TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC  
 16IT ADD CAN5 9X12 NPA MLS G4807242 CRA 122315  
 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 3498402  
Parcel ID 22-22-26-0520-000-51400

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

2024-0356 Comp 1  
PRC Run: 12/10/2024 By

Card # 1 of 1

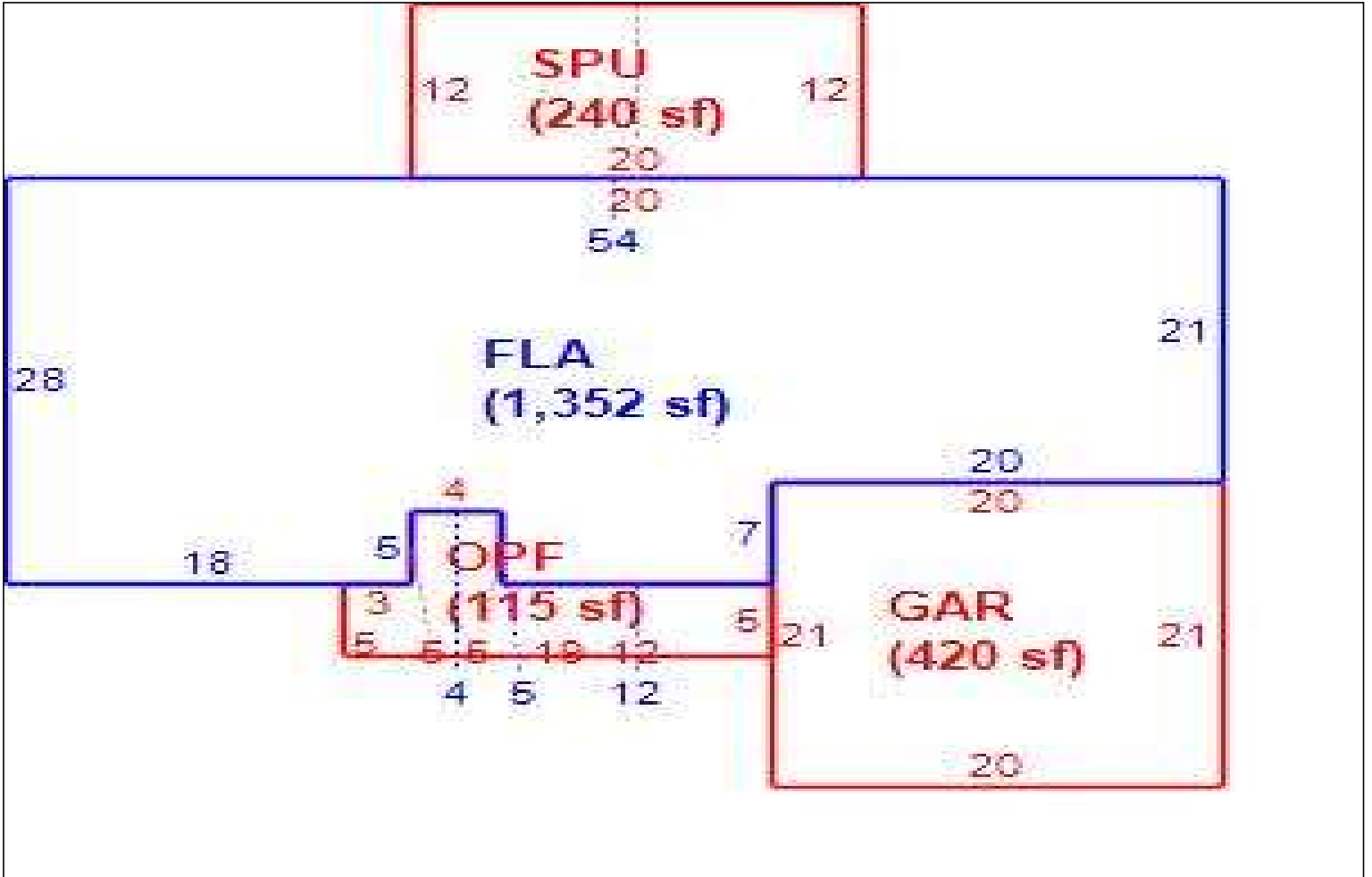
Current Owner		
RODRIGUEZ BENJAMIN		
15532 KENSINGTON TRL		
CLERMONT	FL	34711

Property Location			
Site Address 15532 KENSINGTON TRL			
CLERMONT FL 34711			
Mill Group	GH03	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
GREATER HILLS PHASE 5 SUB LOT 514 PB 34 PGS 76-77 ORB 6159 PG 1472

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 228,324 Deprec Bldg Value 221,474 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	1,352	1,352	1352	1995	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	132.85	Quality Grade	695	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	115	0	228,324	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	240	0	EX	Foundation	3	Fireplaces	0	
TOTALS		1,352	2,127	1,352	97.00	Roof Cover	3	Type AC	03	



Alternate Key 3498402  
 Parcel ID 22-22-26-0520-000-51400

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

2024-0356 Comp 1  
 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	
2001	1	01-01-2000	03-27-2001	1	0000	CHECK VALUES			
1997	6111087	11-01-1996	12-01-1996	2,880	0000	12X20 SCR RM			
1996	9503525	07-01-1995	12-01-1995	47,096	0000	SFR 15532 KENSINGTON TR.			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023070914	6159 1472	06-12-2023	WD	Q	01	I	371,500				
2019078760	5309 2182	06-14-2019	WD	Q	Q	I	213,000				
2018100384	5160 1779	08-14-2018	NT	U	U	I	100				
	3788 0159	06-22-2009	QC	U	U	I	100				
	2161 0432	08-08-2002	TR	U	U	I	0				
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	221,474	0	309,474	0	309474	0.00	309474	309474	309,474	

**Parcel Notes**

97FC SPU4 FROM 100SF CAN QG FROM 450 RS 050797  
 99FC NO CHG RS 051399  
 01 LOC FROM 100 FER 010501  
 01 REMOVED HX PER HX CARD  
 1895/707 DOMINIC NICOLO SINGLE  
 01FC QG FROM 475 RS 031401  
 2122/0372 DOMINIC NICOLO TTEE OF THE DOMINIC NICOLO INTER VIVOS TRUST DTD 0897  
 02 NICOLO TRUST NEEDS TO BE AMENDED FOR FL LAW SEE 1ST PARA ARTICLE 16 PAGE 12 GC TRUST AS AMENDED APPROVED PER EEH  
 2161/0432 DOMINIC NICOLO TTEE TO DOMINIC NICOLO SINGLE  
 03 QG FROM 525 FER 102102  
 04 QG FROM 550 FER 030904  
 3788/159 DOMINIC NICOLO LE REM DOMINIC NICOLO TTEE OF THE DOMINIC NICOLO INTER VIVOS TRUST CREATED 0897  
 13X DOMINIC NICOLO RENEWAL CARD RETURNED TEMP AWAY LETTER SENT JMK 032713  
 13X DOMINIC NICOLO DID NOT MOVE PER INTENT TO DENY LETTER KM 041213  
 17X HX OUT 2018 PER EMAIL RRB 033117  
 17X SENT TO INV FOR REVIEW FOR PAST YEARS RRB 062717  
 18X SPOKE WITH MARY ANN FROM TOWN OF SALEM NH ASSESSING OFFICE DOMINIC NICOLO FILLED OUT CERTIFICATION OF RESIDENCY WITH THE TOWN OF SALEM NH DATED 102317 HAS A NH DL AND VEH REG REMOVED HX HERE FOR 2018 INDICATED HE HAD BEEN A RESIDENT SINCE 2015 NO EXEMPTION ON 43 BALL AVE APT 1 SALEM NH 03079-1223 JMK 102317  
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818  
 18 MAILING ADDR CHGD FROM 15532 KENSINGTON TRL CLERMONT FL 34711 INFO SCANNED JRF 060418  
 5160/1779 DOMINIC NICOLO SR TO KERI MARSHALL AS TTEE OF THE DOMINIC NICOLO SR IRREVC LIV TRS NO DATE GIVEN TRUST GRANTS DOMINIC NICOLO SR LE

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Alternate Key 3497635  
 Parcel ID 22-22-26-0520-000-53700

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

2024-0356 Comp 2  
 PRC Run: 12/10/2024 By

Card # 1 of 1

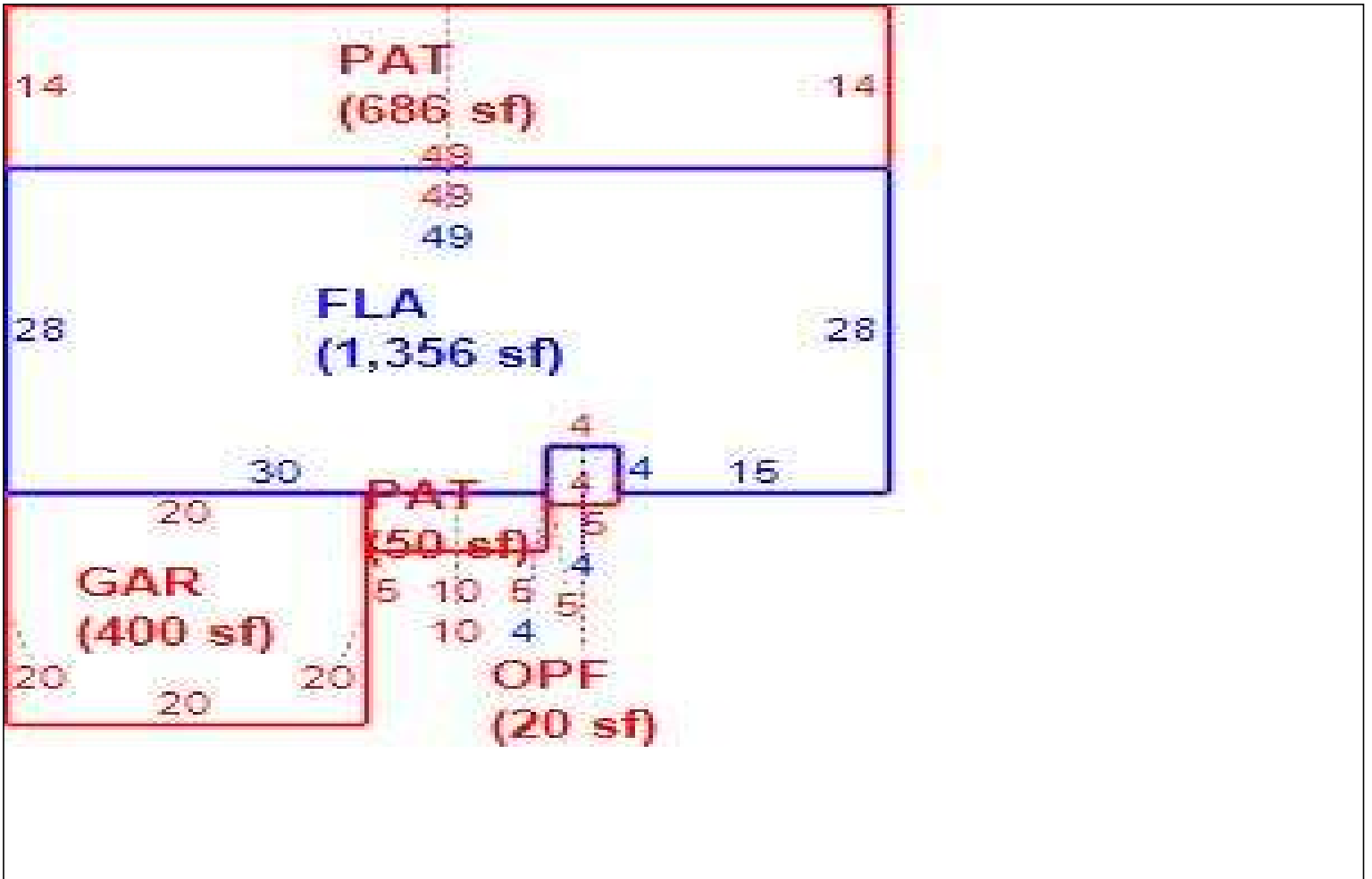
Current Owner		
ALENCAR FREDSON A AND MARINA MAURI		
15629 KENSINGTON TRL		
CLERMONT	FL	34711

Property Location		
Site Address 15629 KENSINGTON TRL		
CLERMONT FL 34711		
Mill Group	GH03	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 04-25-202

**Legal Description**  
 GREATER HILLS PHASE 5 SUB LOT 537 PB 34 PGS 76-77 ORB 6170 PG 2285

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 226,299
Deprec Bldg Value 208,195		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	1,356	1,356	1356	1993				
GAR	GARAGE FINISH	0	400	0	Effective Area	1356	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	20	0	Base Rate	132.83	Quality Grade	695	Half Baths 0
PAT	PATIO UNCOVERED	0	736	0	Building RCN	226,299	Wall Type	03	Heat Type 6
					Condition	VG	Foundation	3	Fireplaces 0
					% Good	92.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
TOTALS		1,356	2,512	1,356	Building RCNLD	208,195			

Alternate Key 3497635  
 Parcel ID 22-22-26-0520-000-53700

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

2024-0356 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
UBF3	UTILITY BLDG FINISHED	140.00	SF	10.50	1998	1998	1470.00	60.00	882

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	2021071115	07-26-2021	04-25-2022	7,328	0002	REPL WINDOWS 6			
2005	SALE	01-01-2004	05-20-2005	1	0000	CHECK VALUES			
2004	SALE	01-01-2003	03-09-2004	1	0000	CHECK VALUE			
2000	9921149	12-16-1999	04-03-2000	1	0000	10X12 SHED			
1999	9809065	09-14-1998	12-31-1998	2,680	0000	10X14 SHED			
1999	9860943	06-01-1998	12-31-1998	25	0000	10X15 SLAB			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023080310	6170	2285	06-20-2023	WD	Q	01	I	369,000				
	2699	0312	11-02-2004	WD	Q	Q	I	149,000				
	2460	1523	11-12-2003	WD	Q	Q	I	123,000				
	1265	2214	12-01-1993	WD	Q	Q	I	84,900				
<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	208,195	882	297,077	0	297077	0.00	297077	297077	297,077	

**Parcel Notes**

99FC QG FROM 450 ADD UBF RS 030199  
 01 LOC FROM 100 FER 010501  
 02 QG FROM 475 FER 040202  
 03 QG FROM 525 FER 102102  
 2460/1523 ERIC D & MELISSA G HAZZARD TO DUSTIN L & TAMMI C HEISE HW  
 04X DUSTIN IS IN THE ACTIVE USAF  
 04 QG FROM 550 FER 030904  
 2699/312 DUSTIN L & TAMMI C HEISE TO JAIME B BRIONES & VIRGEN M PACHECO HW  
 05FC ADD CAN5 NPA CAN4 FROM 120SF QG FROM 575 JWP 052005  
 22FCL SFR HAS NEW WINDOWS MHS 042522  
 6170/2285 JAIME B & VIRGEN M PACHECO BRIONES TO FREDSON ABREU ALENCAR UNMARRIED AND MARINA MAURILIO DE MACEDO UNMARRIED JTWROS  
 24TR NOT DELIVERABLE AS ADDR 15629 KENSINGTON TRL CLERMONT FL 34711 ACS 110123

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Alternate Key 3473060  
 Parcel ID 22-22-26-0515-000-45700

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

2024-0356 Comp 3  
 PRC Run: 12/10/2024 By

Card # 1 of 1

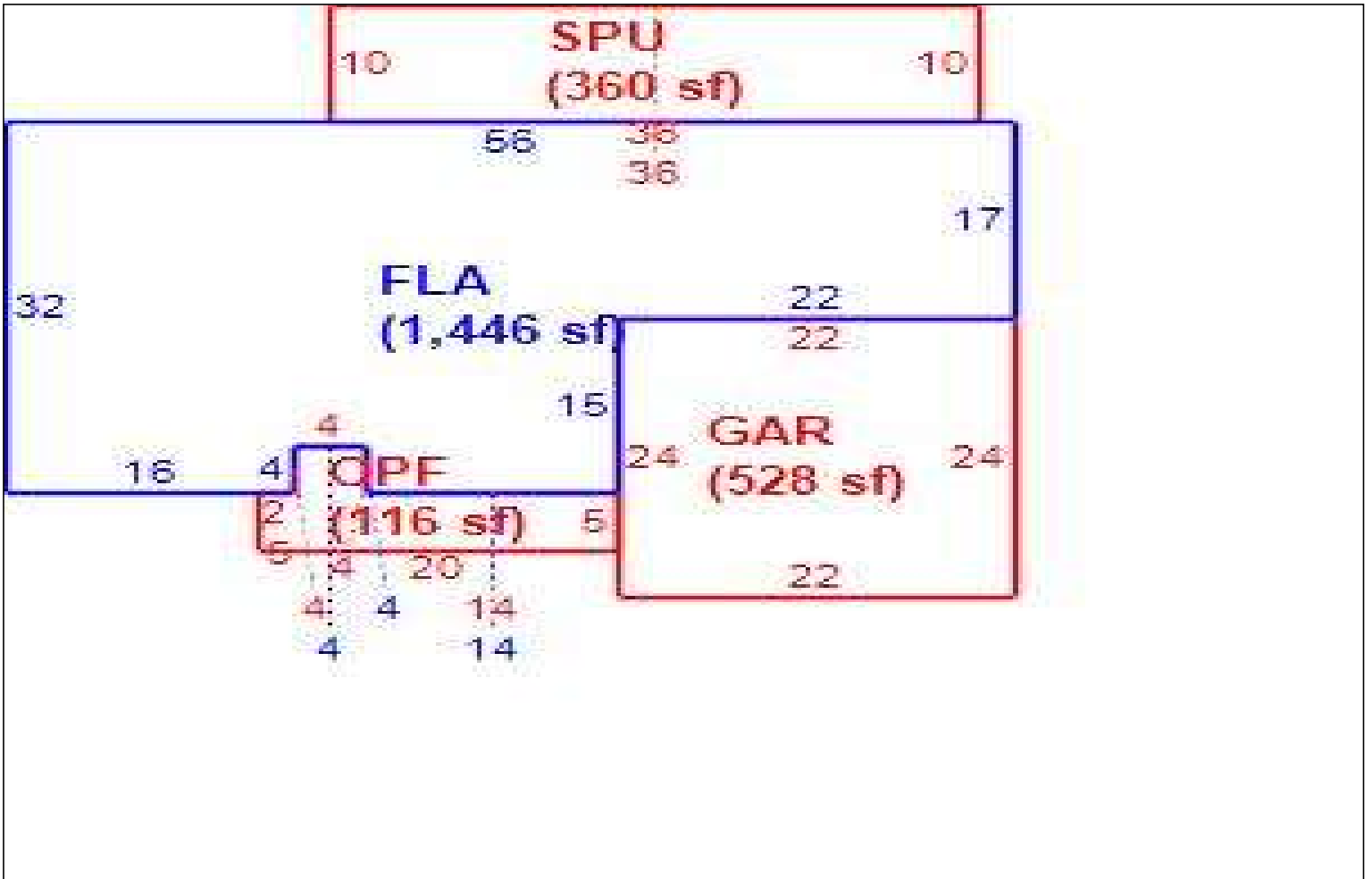
Current Owner		
FERREIRA DENISE ET AL		
15648 KENSINGTON TRL		
CLERMONT	FL	34711

Property Location			
Site Address 15648 KENSINGTON TRL			
CLERMONT FL 34711			
Mill Group	GH03	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER HILLS PHASE 4 SUB LOT 457 PB 33 PGS 89-90 ORB 6182 PG 1459

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 236,566
Deprec Bldg Value 217,641		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	1,446	1,446	1446	1993	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	528	0	Base Rate	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	116	0	Building RCN	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	360	0	Condition	Foundation	3	Fireplaces	0
TOTALS		1,446	2,450	1,446	% Good	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD				

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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	
2012	2011040500	04-25-2011	07-29-2011	6,995	0002	REROOF	07-29-2011		
2007	SALE	01-01-2006	03-29-2007	1	0000	CHECK VALUES	03-28-2007		
1996	9503356	06-01-1995	12-01-1995	2,446	0000	10X36 SCR N ENCLOSURE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023089966	6182 1459	07-05-2023	WD	Q	01	I	375,000	039	HOMESTEAD	2024	25000
2021096739	5751 0289	07-07-2021	WD	Q	01	I	310,000	059	ADDITIONAL HOMESTEAD	2024	25000
2016072054	4806 0502	07-01-2016	QC	U	U	I	71,000				
	4634 0841	05-28-2015	WD	U	U	I	147,000				
	4282 2487	02-19-2013	QC	U	U	I	100				
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	217,641	0	305,641	98611	207030	50,000.00	157030	182030	305,641	

**Parcel Notes**

95 CAN04 05 TO SPU ADD SPU06 TLG 071495  
 1535/1854 DONALD BURNETT TO JILL ANN BURNETT  
 99FC ADD LOC QG FROM 400 RS 051399  
 00 LOC FROM 93 FER 012500  
 01 LOC FROM 100 FER 010501  
 02 QG FROM 450 FER 041902  
 03 QG FROM 500 FER 102102  
 2499/492 LYNN F FRANCO SINGLE  
 3063/826 LYNN F FRANCO TO JEFFREY RUSSELL & DIMITRA SNYDER HW  
 07FC LAND FROM FF QG FROM 630 JSB 032907  
 12FC REROOFED SHINGLES NO OTHER CHGS SFR WELL MAINTAINED CRA 072911  
 12X JEFFREY SNYDER ADDR 15648 KENSINGTON TRL PER ADDR CARD KM 122712  
 4282/2487 JEFFREY RUSSELL SNYDER AND DIMITRA SNYDER TO JEFFREY RUSSELL SNYDER SINGLE PURSUANT TO A MARITAL AGMT  
 14X JEFFREY SNYDER ADDR CARD RETUREND WITH ADDR 12113 STILL MEADOW DR CLERMONT FL ADDR 072914  
 15X JEFFREY SNYDER FILED 15HX ON AK3823994  
 4634/841 JEFFREY RUSSELL SNYDER TO ET AL ROBERT A & HEATHER L TOSI HW AND RONALD E SR & JOANNE R TOSI HW JTWROS  
 15X COURTESY HX CARD SENT 072115  
 16IT DELETE SPU4 4X16 SPU5 4X16 SPU6 224SF ADD SPU4 10X36 3FIX FROM 2 4FIX FROM 0 SFR WELL MAINTAINED PER MLS G4678053 CRA 090115  
 16X COURTESY HX CARD SENT 012716  
 16SALE ORB 4634/841 U SALE MLS LISTING G4678053 STATES SHORT SALE SCANNED CRA 090115  
 16X HX APP INC - MISSING RESIDENCY INFO FOR HEATHER  
 4806/502 ROBERT A & HEATHER L TOSI AND RONALD E SR & JOANNE R TOSI TO ROBERT A & HEATHER L TOSI HW  
 16X 2016 HX ONLY FOR ROBERT HEATHER DID NOT EST FL RESIDENCY 072816 KSF

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