



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3394135**

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

Florida has the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # 2024-0358	County Lake	Tax year 2024	Date received 9/12/24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AMH 2015-1		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	22-24-26-082500024800 15628 Greater Groves Boulevard
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input 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

Petition #	2024-0358	Alternate Key: 3394135	Parcel ID: 22-24-26-0825-000-24800
Petitioner Name	Ryan llc c/o Peyton	Property Address 15628 GREATER GROVES BLVD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	AMH 2015-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action	
1. Just Value, required	\$ 274,862	\$ 274,862	
2. Assessed or classified use value, *if applicable	\$ 221,160	\$ 221,160	
3. Exempt value, *enter "0" if none	\$ -	\$ -	
4. Taxable Value, *required	\$ 221,160	\$ 221,160	

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date 12/10/2013 **Price:** \$93,700 Arm's Length Distressed Book 4420 Page 1803

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3394135	3397908	3567579	3376579
Address	15628 GREATER GROVES BLVD	2151 PINK GRAPEFRUIT TRL	2221 KIWI TRL CLERMONT	15937 GREATER GROVES BLVD
Proximity		same sub	same sub	same sub
Sales Price		\$355,000	\$385,000	\$389,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	3.20%	0.00%
Adjusted Sale		\$311,690	\$339,570	\$330,650
\$/SF FLA	\$199.18 per SF	\$224.88 per SF	\$206.55 per SF	\$238.22 per SF
Sale Date		5/19/2023	4/7/2023	12/26/2023
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	1,380	1,386	-300	1,644	-13200	1,388	-400
Year Built	1994	1992		1994		1992	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 car	2 car		2 car		2car	
Porches	25 sf	160 sf		28 sf		160 sf	
Pool	N	Y	-20000	Y	-20000	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		-Net Adj. 6.5%	-20300	-Net Adj. 9.8%	-33200	-Net Adj. 6.2%	-20400
		Gross Adj. 6.5%	20300	Gross Adj. 9.8%	33200	Gross Adj. 6.2%	20400
Adj. Sales Price	Market Value \$274,862	Adj Market Value	\$291,390	Adj Market Value	\$306,370	Adj Market Value	\$310,250
	Value per SF 199.18						

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.

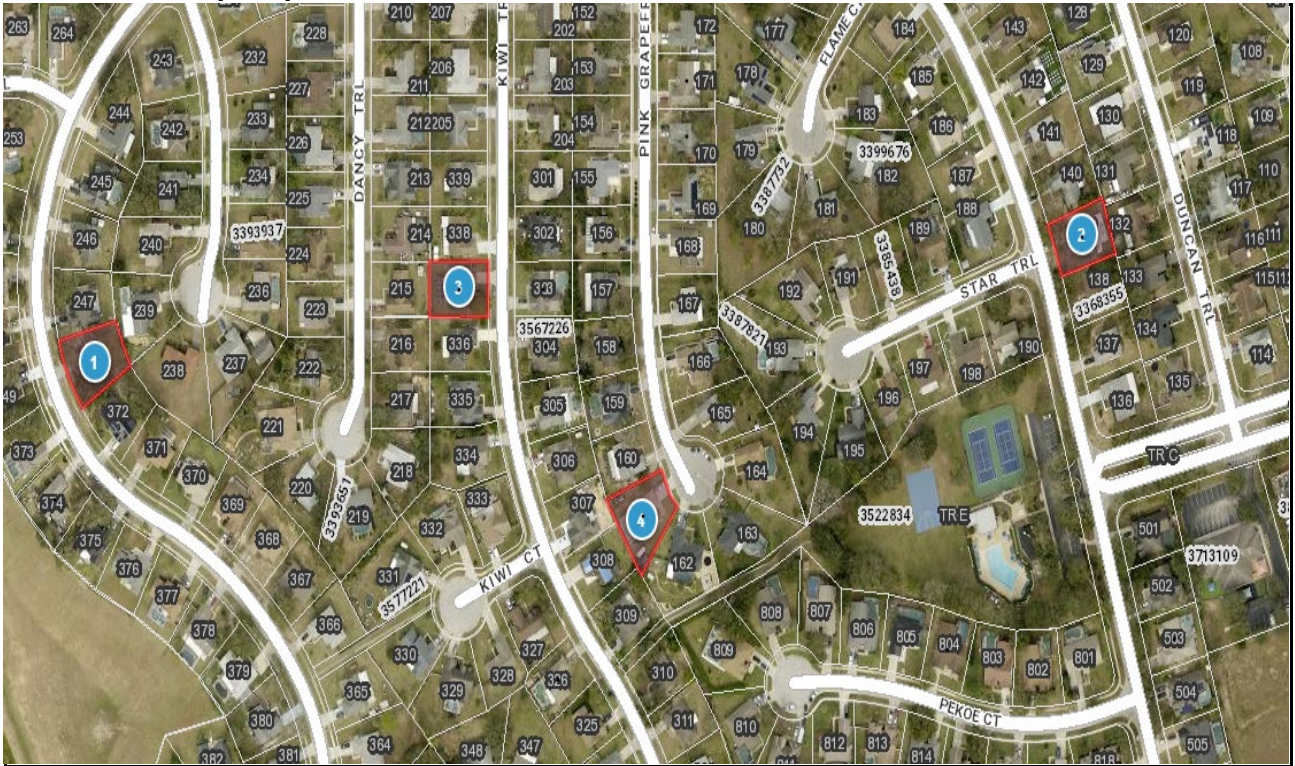
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps: THE SUBJECT THREE SALES JUSTIFIED OUR VALUE ALL IS IN THE SAME SUB.

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: Mohamed Shariff

DATE 11/13/2024

2024-035E Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3394135	15628 GREATER GROVES BLVD CLERMONT	-
2	comp 3	3376579	15937 GREATER GROVES BLVD CLERMONT	same sub
3	comp 2	3567579	2221 KIWI TRL CLERMONT	same sub
4	comp 1	3397908	2151 PINK GRAPEFRUIT TRL CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3394135
 Parcel ID 22-24-26-0825-000-24800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0358 Subject
 PRC Run: 11/25/2024 By

Card # 1 of 1

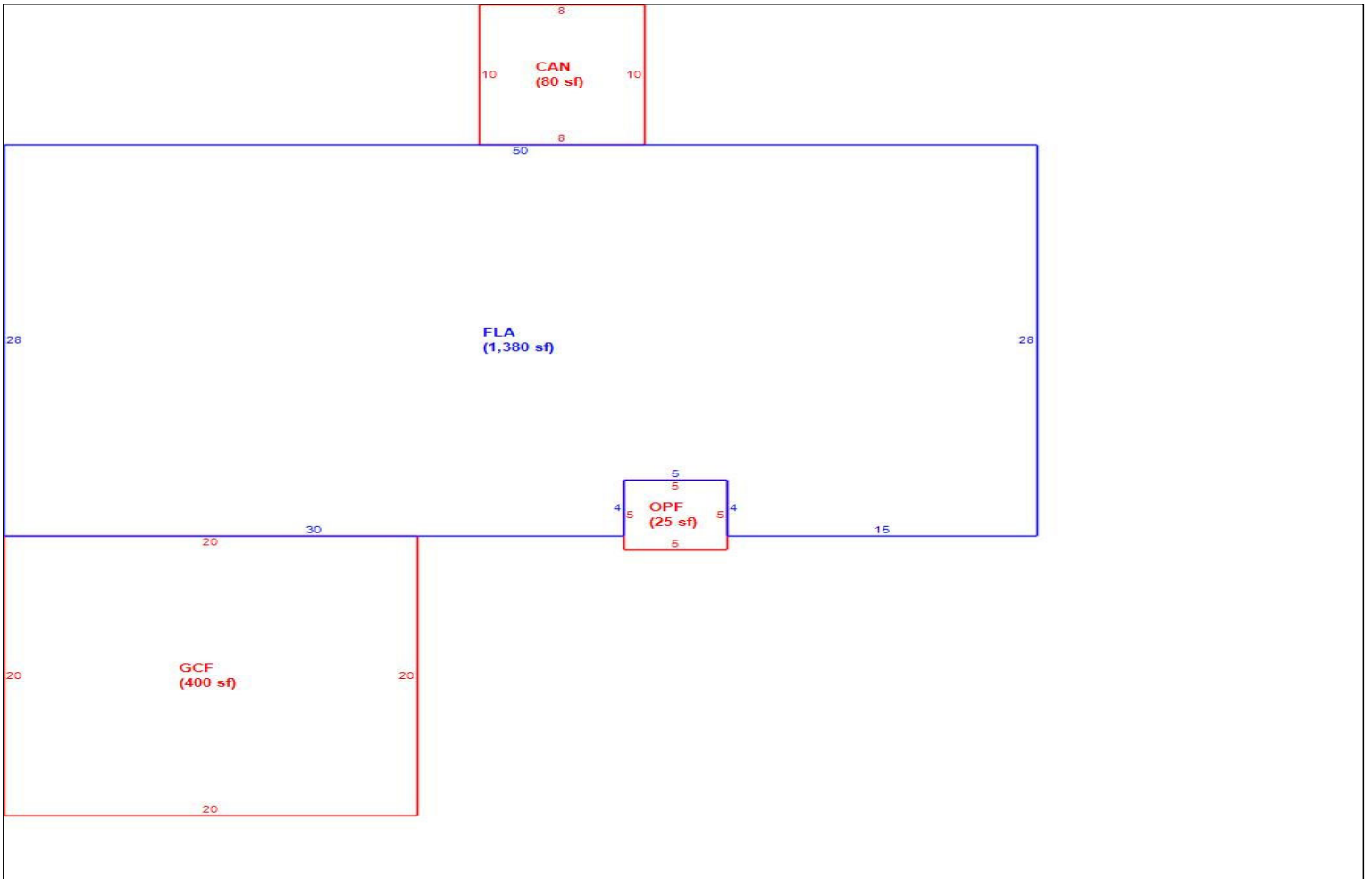
Current Owner		
AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L		
AGOURA HILLS	CA	91301

Property Location			
Site Address	15628 GREATER GROVES BLVD		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	05-18-202

Legal Description
GREATER GROVES PHASE 2 LOT 248 PB 33 PGS 47-48 ORB 4599 PG 2382

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 187,744
		Deprec Bldg Value 182,112	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,380	1,380	1380	Effective Area	1380	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	109.51	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	25	0	Building RCN	187,744	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	80	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		1,380	1,885	1,380	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	182,112				

Alternate Key 3394135
 Parcel ID 22-24-26-0825-000-24800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0358 Subject By
 PRC Run: 11/25/2024
 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
1995	9304962	04-01-1994	11-01-1994	50,382	0000	SFR LT 248 PH 2		
1994	9304962	09-01-1993	12-01-1993	50,382	0000	SFR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
	4599	2382	03-06-2015	WD	U	M	I	100				
	4420	1803	12-10-2013	CT	U	U	I	93,700				
	3695	1059	10-22-2008	QC	U	U	I	61,000				
	1321	1426	09-01-1994	WD	Q	Q	I	85,000				
								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
92,750	182,112	0	274,862	53702	221160	0.00	221160	274862	269,226

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Alternate Key 3397908
Parcel ID 22-24-26-0800-000-16100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0358 Comp 1
PRC Run: 11/25/2024 By
Card # 1 of 1

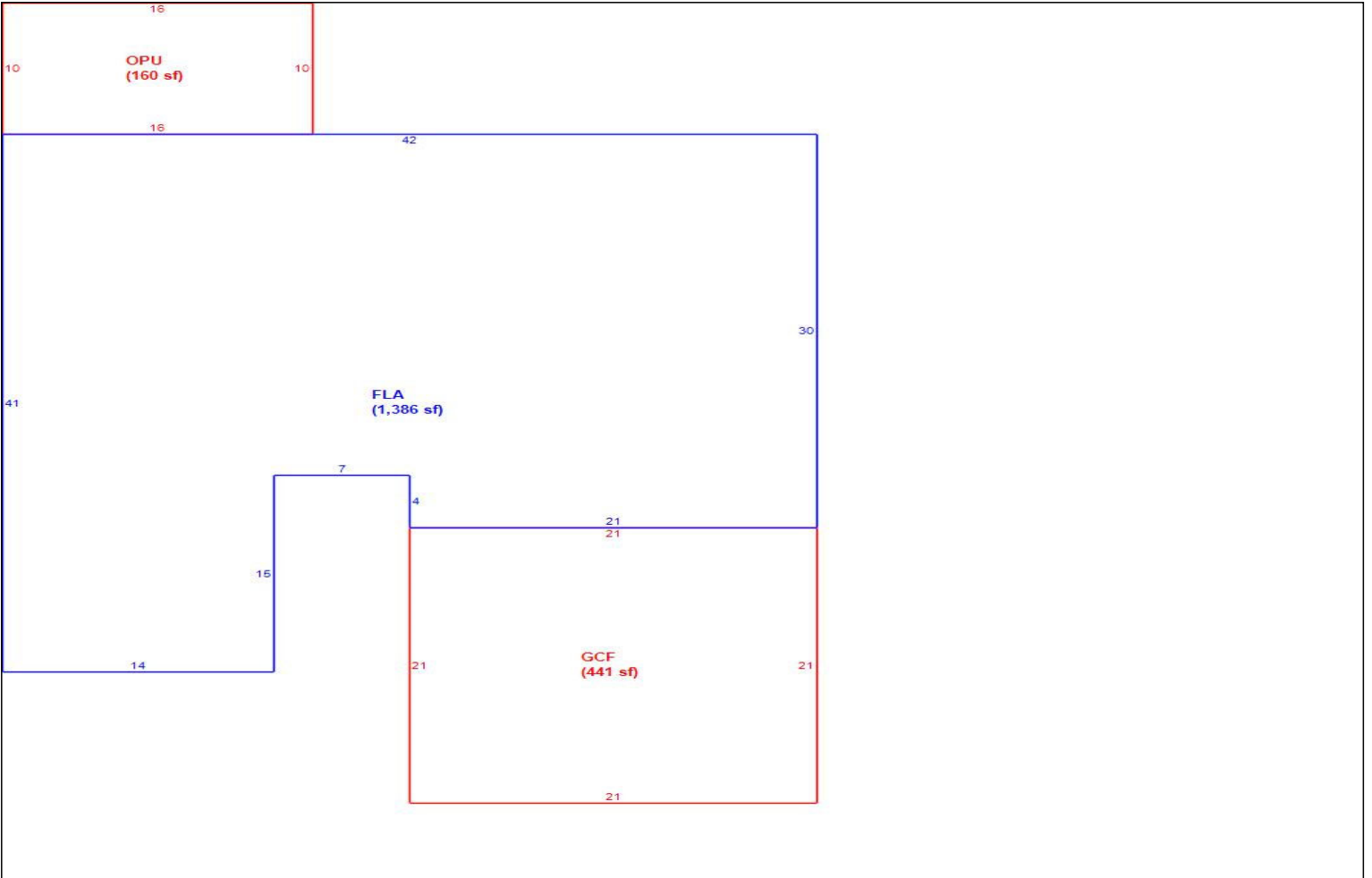
Current Owner		
ZENO AMANDA AND RICHARD FELIZ		
2151 PINK GRAPEFRUIT TRL		
CLERMONT	FL	34714

Property Location			
Site Address 2151 PINK GRAPEFRUIT TRL			
CLERMONT		FL 34714	
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-04-202

Legal Description
GREATER GROVES PHASE 1 LOT 161 PB 32 PGS 79-80 ORB 6157 PG 1551

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 189,970 Deprec Bldg Value 184,271 Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1992	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,386	1,386	1386	Effective Area	1386	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	109.48	Quality Grade	665	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	160	0	Building RCN	189,970	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,386	1,987	1,386	Building RCNLD	184,271				

Alternate Key 3397908
Parcel ID 22-24-26-0800-000-16100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0358 Comp 1
PRC Run: 11/25/2024 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	450.00	SF	35.00	1993	1993	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	600.00	SF	5.38	1993	1993	3228.00	70.00	2,260
SEN2	SCREEN ENCLOSED STRUCTURE	1336.00	SF	3.50	1993	1993	4676.00	40.00	1,870
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1993	1993	6000.00	50.00	3,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	2019030982	03-25-2019	02-04-2020	7,797	0002	REPL WINDOWS 10	02-05-2020		
1995	9401560	04-01-1994	11-01-1994	15,000	0000	POL			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023069149	6157	1551	05-19-2023	WD	Q	01	I	355,000	039	HOMESTEAD	2024	25000
2021049981	5685	1226	04-03-2021	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017135470	5042	2453	04-07-2017	WD	Q	Q	I	160,000				
	3919	1915	06-09-2010	WD	U	U	I	100				
	1468	0080	09-01-1996	WD	Q	Q	I	116,000				
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
92,750	184,271	20,518	297,539	0	297539	50,000.00	247539	272539	291,877

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Alternate Key 3567579
 Parcel ID 22-24-26-0830-000-33700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0358 Comp 2
 PRC Run: 11/25/2024 By

Card # 1 of 1

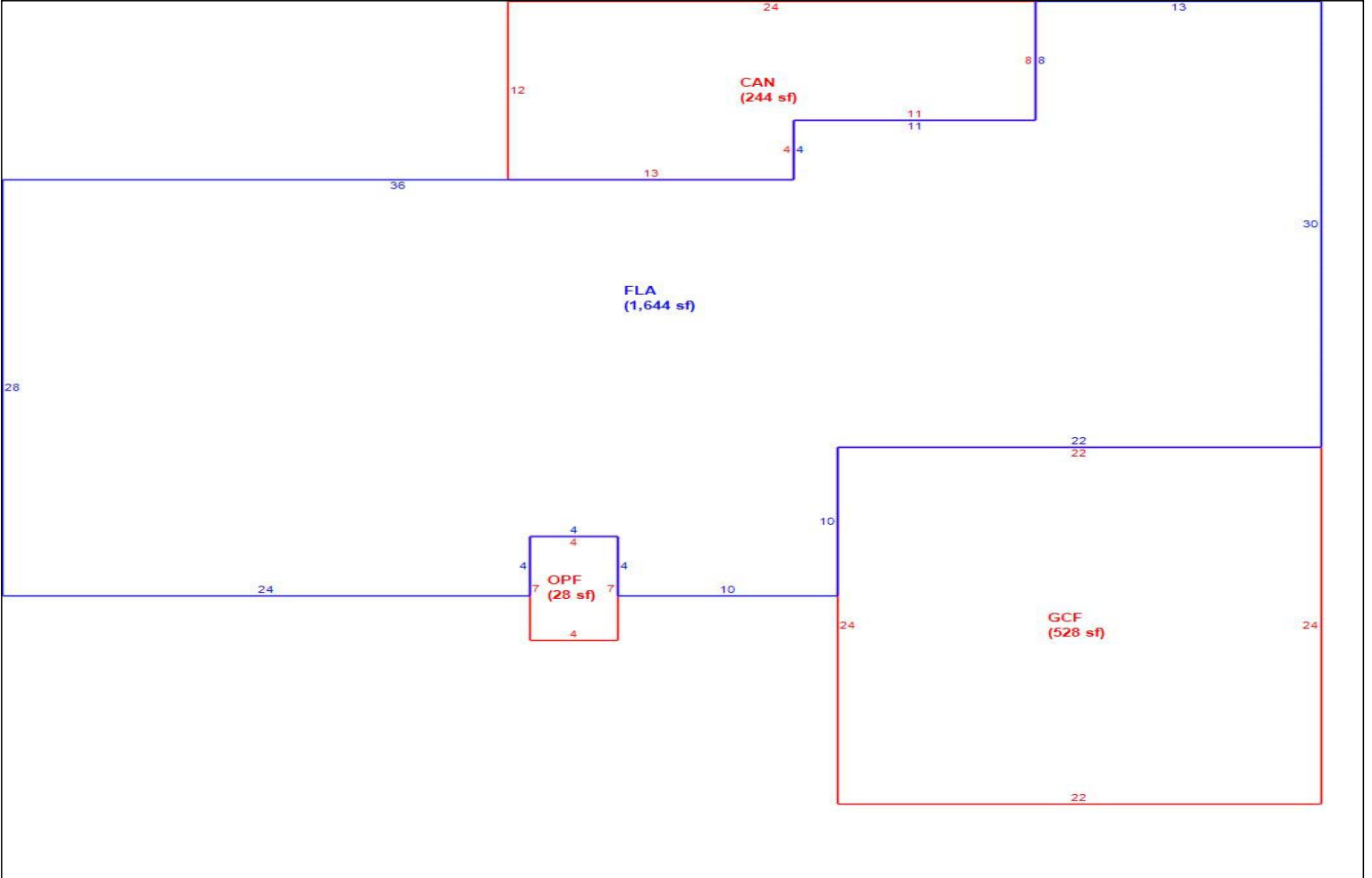
Current Owner			
NENAMI LLC			
2221 KIWI TRL			
CLERMONT	FL	34714	

Property Location			
Site Address 2221 KIWI TRL			
CLERMONT		FL 34714	
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	08-12-202

Legal Description
GREATER GROVES PHASE 3 SUB LOT 337 PB 34 PGS 79-80 ORB 6123 PG 1374

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 215,484
		Deprec Bldg Value	209,019
		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	1,644	1,644	1644	1994		No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	528	0		106.17	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0		215,484	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	244	0			% Good	97.00	Foundation	3
							Functional Obsol	0	Fireplaces	0
TOTALS		1,644	2,444	1,644		209,019	Building RCNLD	209,019	Roof Cover	3
									Type AC	03

Alternate Key 3567579
Parcel ID 22-24-26-0830-000-33700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0358 Comp 2
PRC Run: 11/25/2024 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	390.00	SF	35.00	1995	1995	13650.00	85.00	11,603
PLD2	POOL/COOL DECK	370.00	SF	5.38	1995	1995	1991.00	70.00	1,394
SEN2	SCREEN ENCLOSED STRUCTURE	1580.00	SF	3.50	1995	1995	5530.00	40.00	2,212
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1995	1995	6000.00	50.00	3,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	2013060620	06-28-2013	05-07-2014	7,840	0002	REROOF	05-07-2014		
1996	120161	12-01-1995	12-01-1995	4,593	0000	SEN			
1996	110330	11-01-1995	12-01-1995	1	0000	ADD POOL & SPA			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023041793	6123 1374	04-07-2023	WD	Q	01	I	385,000				
2023009377	6084 0668	01-22-2023	QC	U	11	I	100				
	4350 0779	06-25-2013	WD	U	U	I	125,000				
	2236 1470	12-05-2002	WD	U	U	I	132,500				
	2181 1755	02-27-2002	WD	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	
92,750	209,019	18,209	319,978	0	319978	0.00	319978	319978	313,453	

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Alternate Key 3376579
 Parcel ID 22-24-26-0800-000-13900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0358 Comp 3
 PRC Run: 11/25/2024 By

Card # 1 of 1

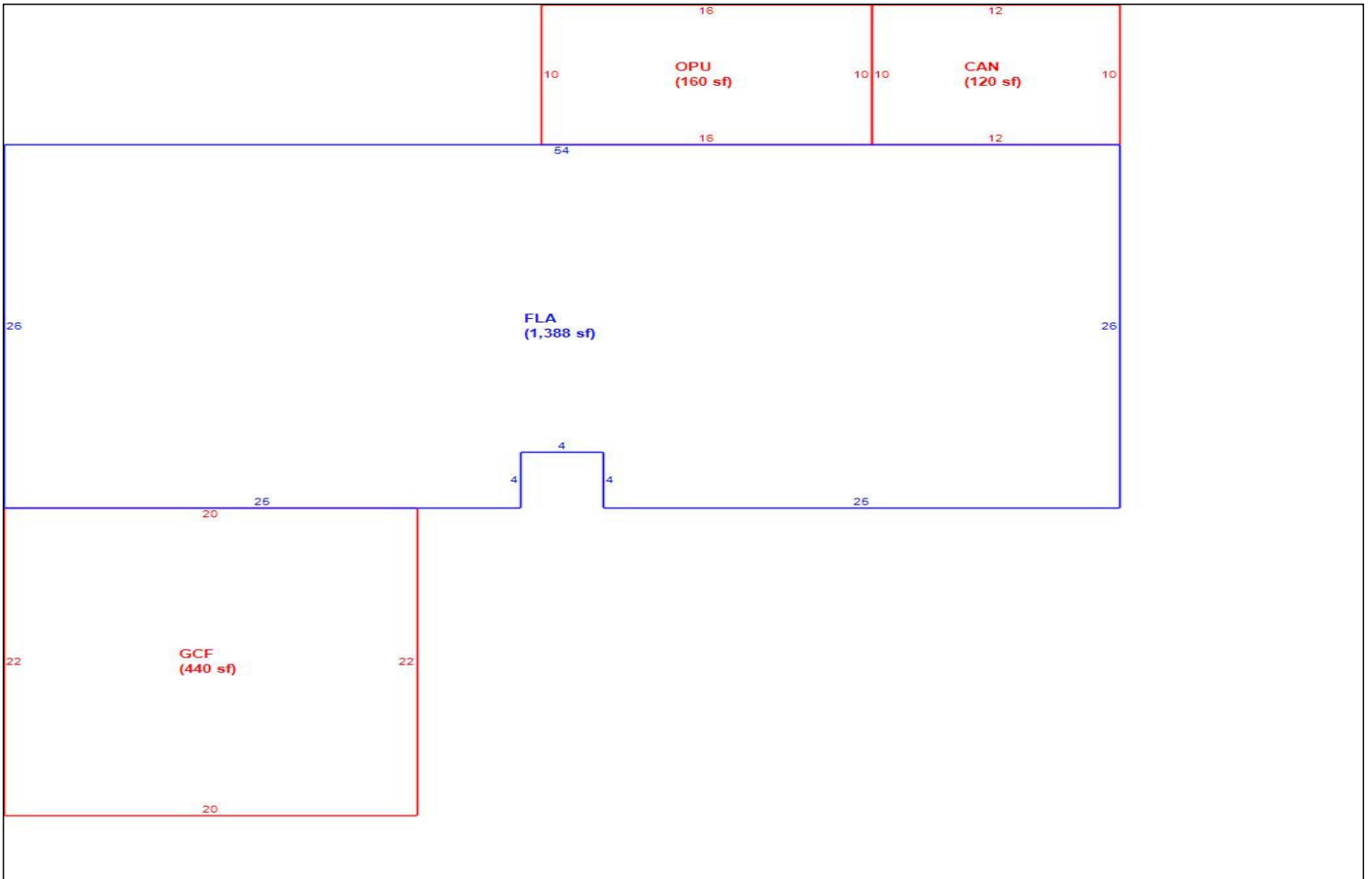
Current Owner		
LYONS MIRIAM J		
15937 GREATER GROVES BLVD		
CLERMONT	FL	34714

Property Location			
Site Address	15937 GREATER GROVES BLVD		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER GROVES PHASE 1 LOT 139 PB 32 PGS 79-80 ORB 6268 PG 1935

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 190,527 Deprec Bldg Value 184,811 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,388	1,388	1388	1992	1388	No Stories	1.00	Full Baths
GAR	GARAGE FINISH	0	440	0		109.48	Quality Grade	665	Half Baths
OPU	OPEN PORCH UNFINIS	0	160	0		190,527	Wall Type	03	Heat Type
PAT	PATIO UNCOVERED	0	120	0			Foundation	3	Fireplaces
TOTALS		1,388	2,108	1,388		184,811	Roof Cover	3	Type AC

Alternate Key 3376579
Parcel ID 22-24-26-0800-000-13900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0358 Comp 3
PRC Run: 11/25/2024 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	200.00	SF	35.00	1991	1991	7000.00	85.00	5,950
PLD2	POOL/COOL DECK	892.00	SF	5.38	1991	1991	4799.00	70.00	3,359
SEN2	SCREEN ENCLOSED STRUCTURE	2032.00	SF	3.50	1991	1991	7112.00	40.00	2,845

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	SALE	01-01-2003	01-20-2004	1	0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024003675	6268	1935	12-26-2023	WD	Q	01	I	389,000				
2022140664	6043	1742	10-19-2022	WD	Q	01	I	300,000				
	2317	1449	04-30-2003	WD	Q	Q	I	132,000				
	1163	0551	04-01-1992	WD	Q	Q	I	78,900				
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	
92,750	184,811	12,154	289,715	0	289715	0.00	289715	289715	284,047	

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