



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3394214

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), COMPLETED BY THE PETITIONER, 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> <b>2024-0359</b>	Alternate Key: <b>3394216</b>	Parcel ID: <b>22-24-26-0825-000-25400</b>
<b>Petitioner Name</b> Ryan c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> <b>2207 ROBEL TRL CLERMONT</b>	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> <b>American homes 4 rent properties</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 271,039	\$ 271,039
<b>2. Assessed or classified use value, *if applicable</b>	\$ 221,270	\$ 221,270
<b>3. Exempt value, *enter "0" if none</b>	\$ -	\$ -
<b>4. Taxable Value, *required</b>	\$ 221,270	\$ 221,270

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

**Last Sale Date** 9/24/2014 **Price:** \$113,000  Arm's Length  Distressed Book 4538 Page 1039

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	<b>3394216</b>	<b>3397908</b>	<b>3567579</b>	<b>3376579</b>
<b>Address</b>	2207 ROBEL TRL CLERMONT	2151 PINK GRAPEFRUIT TRL	2221 KIWI TRL CLERMONT	15937 GREATER GROVES BLVD
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$355,000	\$385,000	\$389,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.80%	3.20%	0.00%
<b>Adjusted Sale</b>		\$311,690	\$339,570	\$330,650
<b>\$/SF FLA</b>	\$203.48 per SF	\$224.88 per SF	\$206.55 per SF	\$238.22 per SF
<b>Sale Date</b>		5/19/2023	4/7/2023	12/26/2023
<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>	1,332	1,386	-2700	1,644	-15600	1,388	-2800
<b>Year Built</b>	1993	1992		1994		1992	
<b>Constr. Type</b>	block/stucco	block/stucco		block/ stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	20 sf	160 sf		28 sf		160 sf	
<b>Pool</b>	N	Y	-20000	Y	-20000	Y	-20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		-Net Adj. 7.3%	-22700	-Net Adj. 10.5%	-35600	-Net Adj. 6.9%	-22800
		Gross Adj. 7.3%	22700	Gross Adj. 10.5%	35600	Gross Adj. 6.9%	22800
<b>Adj. Sales Price</b>	Market Value <b>\$271,039</b>	Adj Market Value	<b>\$288,990</b>	Adj Market Value	<b>\$303,970</b>	Adj Market Value	<b>\$307,850</b>
	Value per SF 203.48						

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.

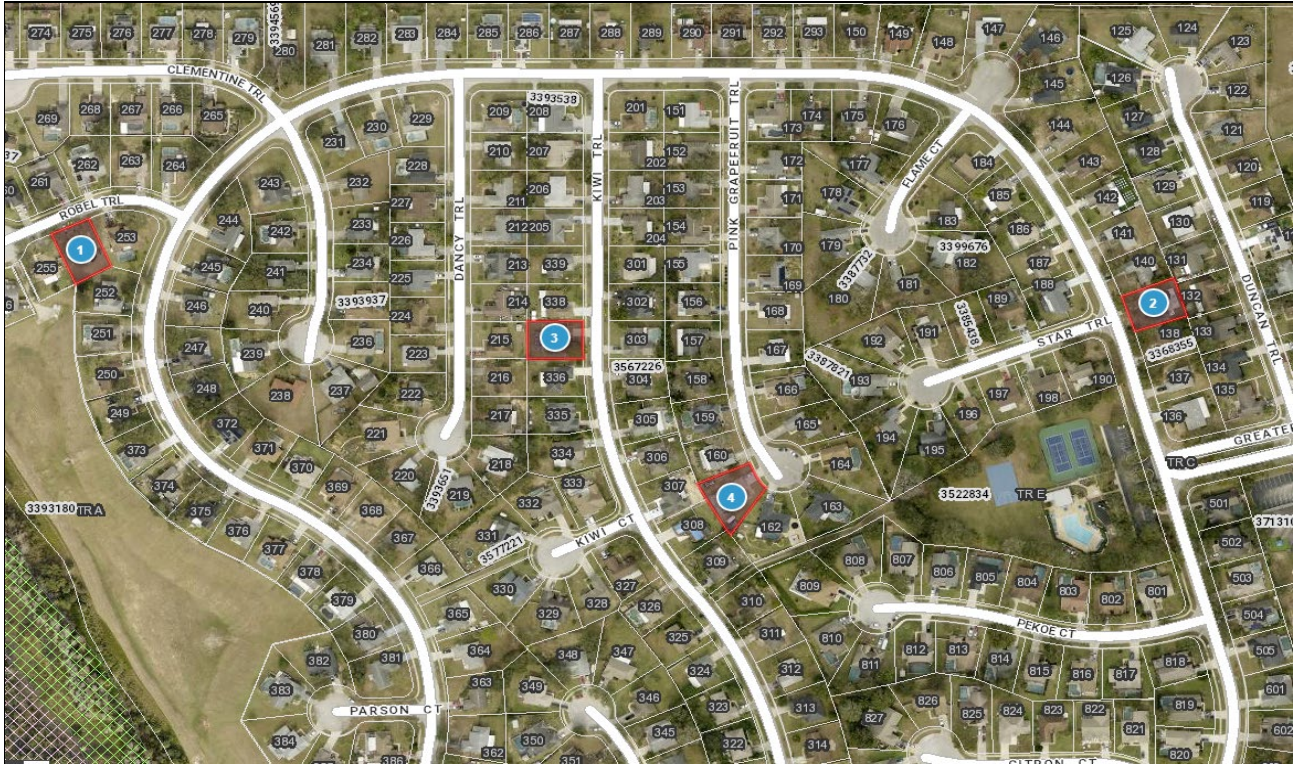
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps THE PETITIONER USED 6 COMPS ALL IN THE SAME SUB MADE ADJUSTMENT AND THEN TOOK OFF 15 % WITH OUT THE 15 % ADJUSTMENT THEIR COMPS JUSTIFIED OUR VALUE THEY ALSO USED A \$35,000 DOLLORS SALE ALL THREE OF OUR COMPS IS IN THE SUBJECT 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**

**2024-0359 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3394216	2207 ROBEL TRL CLERMONT	-
2	comp 1	3397908	2151 PINK GRAPEFRUIT TRL CLERMONT	same sub
3	comp 2	3567579	2221 KIWI TRL CLERMONT	same sub
4	comp 3	3376579	15937 GREATER GROVES BLVD CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3394216  
Parcel ID 22-24-26-0825-000-25400

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

2024-0359 Subject  
PRC Run: 11/25/2024 By  
Card # 1 of 1

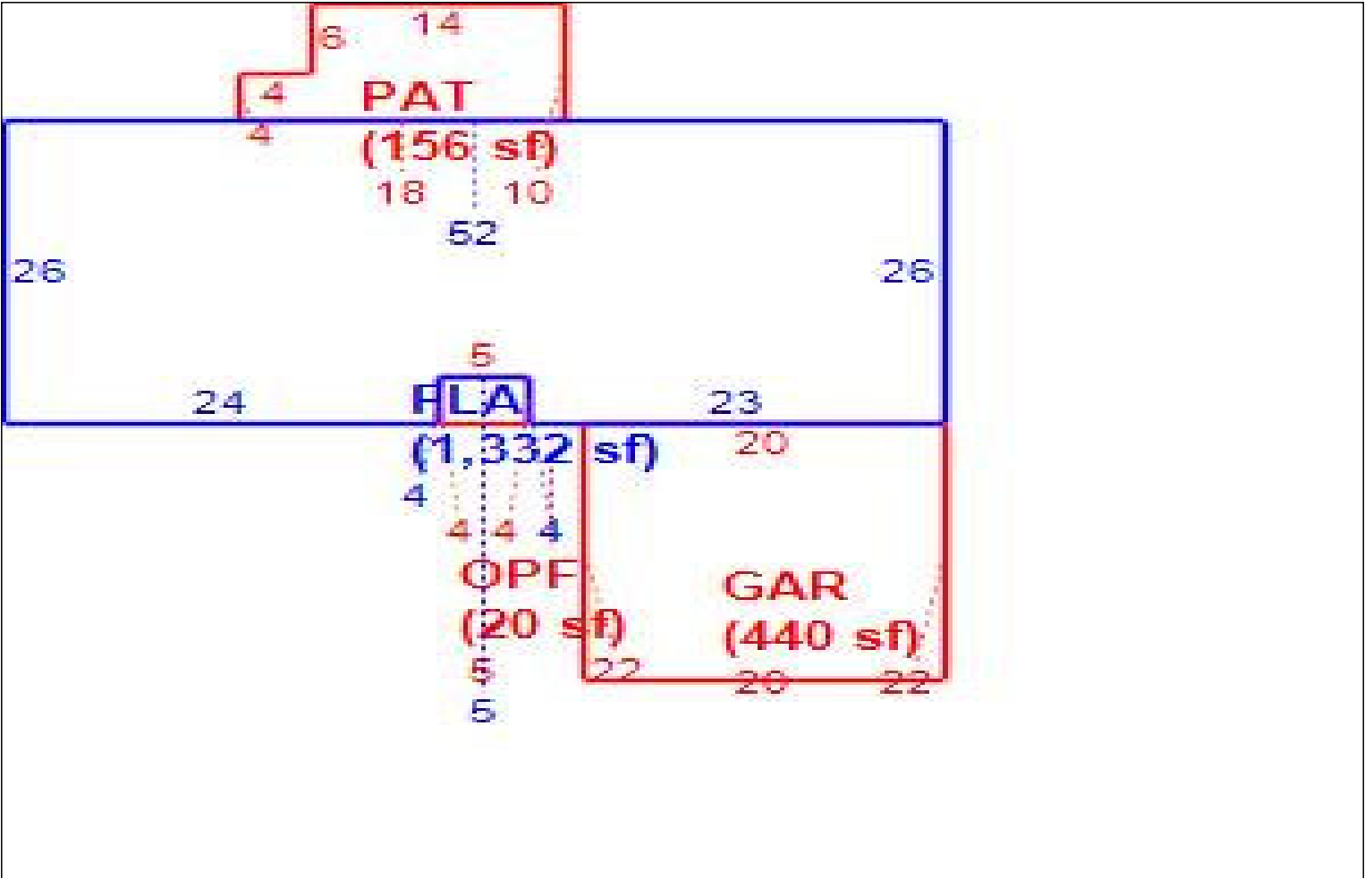
**Current Owner**  
AMERICAN HOMES 4 RENT PROPERTIES S  
ATTN PROPERTY TAX DEPT  
23975 PARK SORRENTO STE 300  
CALABASAS CA 91302-4012

**Property Location**  
Site Address 2207 ROBEL TRL  
CLERMONT FL 34714  
Mill Group GG05 NBHD 0581  
**Property Use** 00100 SINGLE FAMILY  
**Last Inspection** PJF 01-01-202

**Legal Description**  
GREATER GROVES PHASE 2 LOT 254 PB 33 PGS 47-48 ORB 4538 PG 1039

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 183,803 Deprec Bldg Value 178,289 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	1,332	1,332	1332	1993	1332	No Stories	1.00	Full Baths
GAR	GARAGE FINISH	0	440	0	109.68	109.68	Quality Grade	665	Half Baths
OPF	OPEN PORCH FINISHE	0	20	0	183,803	183,803	Wall Type	03	Heat Type
PAT	PATIO UNCOVERED	0	156	0	EX	EX	Foundation	3	Fireplaces
					97.00	97.00	Roof Cover	3	Type AC
					0	0			
					Functional Obsol	0			
					Building RCNLD	178,289			
TOTALS		1,332	1,948	1,332					

Alternate Key 3394216  
 Parcel ID 22-24-26-0825-000-25400

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

2024-0359 Subject  
 PRC Run: 11/25/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	2014120449	01-01-2015	03-18-2016	6,900	0002	REROOF SHINGLES	03-18-2016		
2007	SALE	01-01-2006	03-09-2007	1	0000	CHECK VALUES	03-09-2007		
1994	9303887	07-01-1993	12-01-1993	50,382	0000	SFR LT254 ROBEL TR			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4538 1039	09-24-2014	WD	U	U	I	113,000				
	4491 1411	05-23-2014	WD	U	U	I	100				
	4476 2047	05-01-2014	CT	U	U	I	100				
	3161 0886	05-10-2006	WD	Q	Q	I	210,000				
	2155 0554	07-26-2002	WD	Q	Q	I	107,500				
<b>Total</b>											0.00

<b>Value Summary</b>										
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	178,289	0	271,039	27649	243390	0.00	243390	271039	271,039	

\*\*\*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 3397908  
Parcel ID 22-24-26-0800-000-16100

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

2024-0359 Comp 1  
PRC Run: 11/25/2024 By

Card # 1 of 1

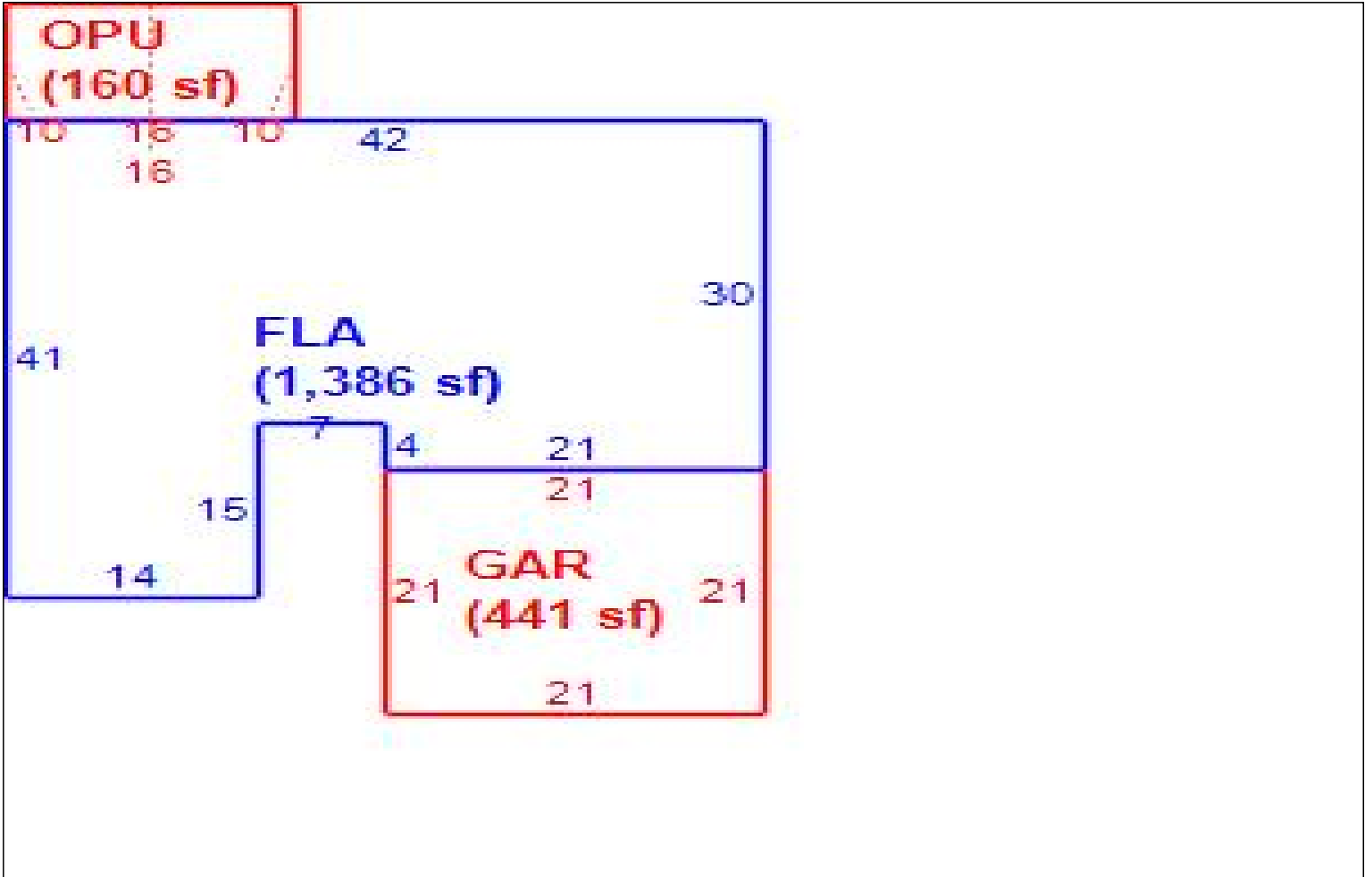
Current Owner		
ZENO AMANDA AND RICHARD FELIZ		
2151 PINK GRAPEFRUIT TRL		
CLERMONT	FL	34714

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	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,386	1,386	1386	1992	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	109.48	Quality Grade	665	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	160	0	189,970	Wall Type	03	Heat Type	6
TOTALS		1,386	1,987	1,386	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0	Building RCNLD	184,271		



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

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

2024-0359 Comp 1  
PRC Run: 11/25/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b>									
<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

<b>Building Permits</b>									
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			

<b>Sales Information</b>								<b>Exemptions</b>				
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				
<b>Total</b>											50,000.00	

**Value Summary**

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
92,750	184,271	20,518	297,539	0	297539	50,000.00	247539	272539	297,539

\*\*\*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 3567579  
Parcel ID 22-24-26-0830-000-33700

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

2024-0359 Comp 2  
PRC Run: 11/25/2024 By

Card # 1 of 1

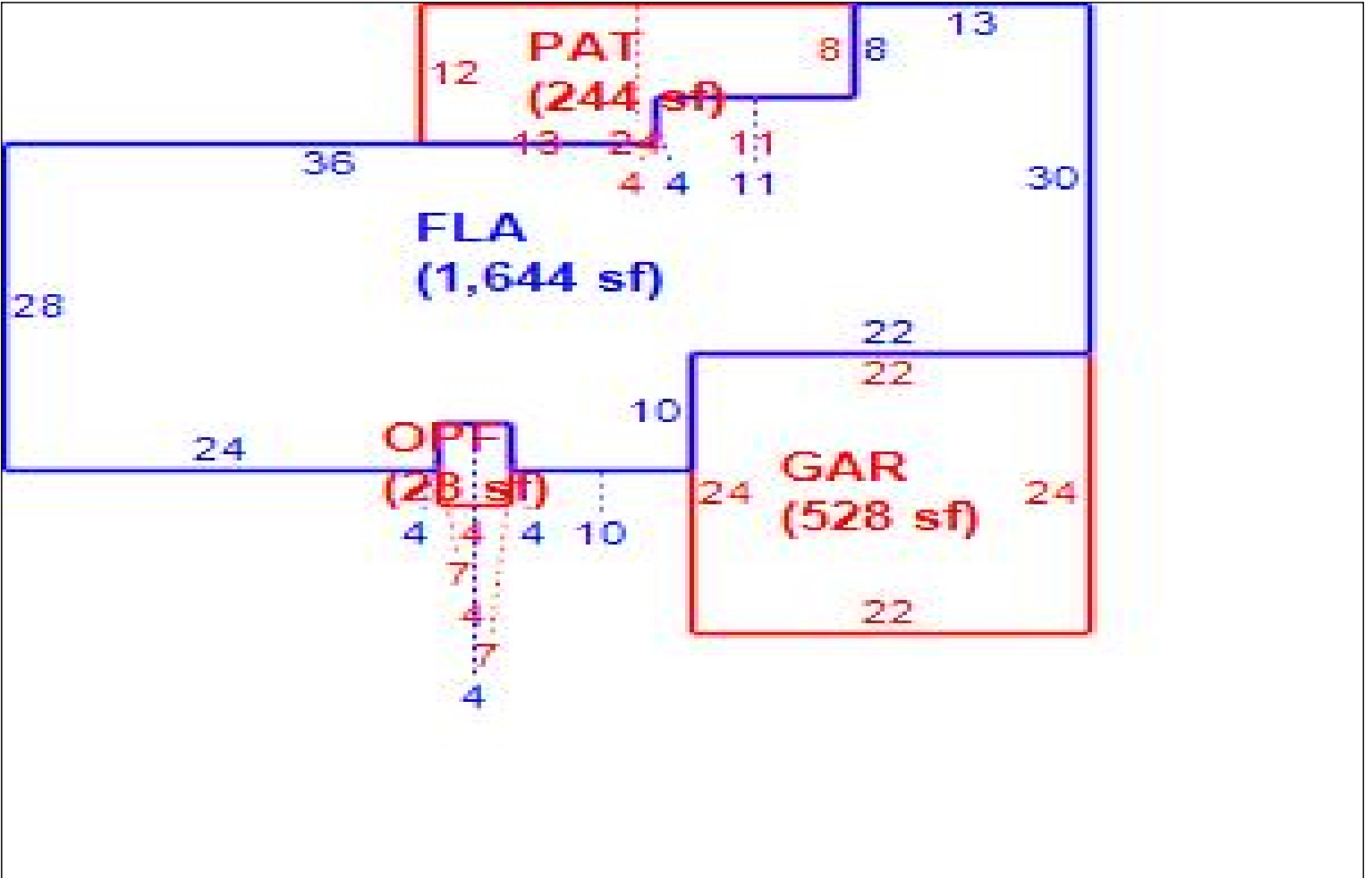
Current Owner			
NENAMI LLC			
2221 KIWI TRL			
CLERMONT	FL	34714	

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	1644	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	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	244	0		EX	Foundation	3	Fireplaces	0
						97.00	Functional Obsol			
						0	Building RCNLD	209,019	Roof Cover	3
TOTALS		1,644	2,444	1,644			Type AC	03		

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

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

2024-0359 Comp 2  
 PRC Run: 11/25/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<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

<b>Building Permits</b>									
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			

<b>Sales Information</b>								<b>Exemptions</b>			
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				
<b>Total</b>											0.00

<b>Value Summary</b>										
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	319,978	

\*\*\*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 3376579  
Parcel ID 22-24-26-0800-000-13900

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

2024-0359 Comp 3  
PRC Run: 11/25/2024 By

Card # 1 of 1

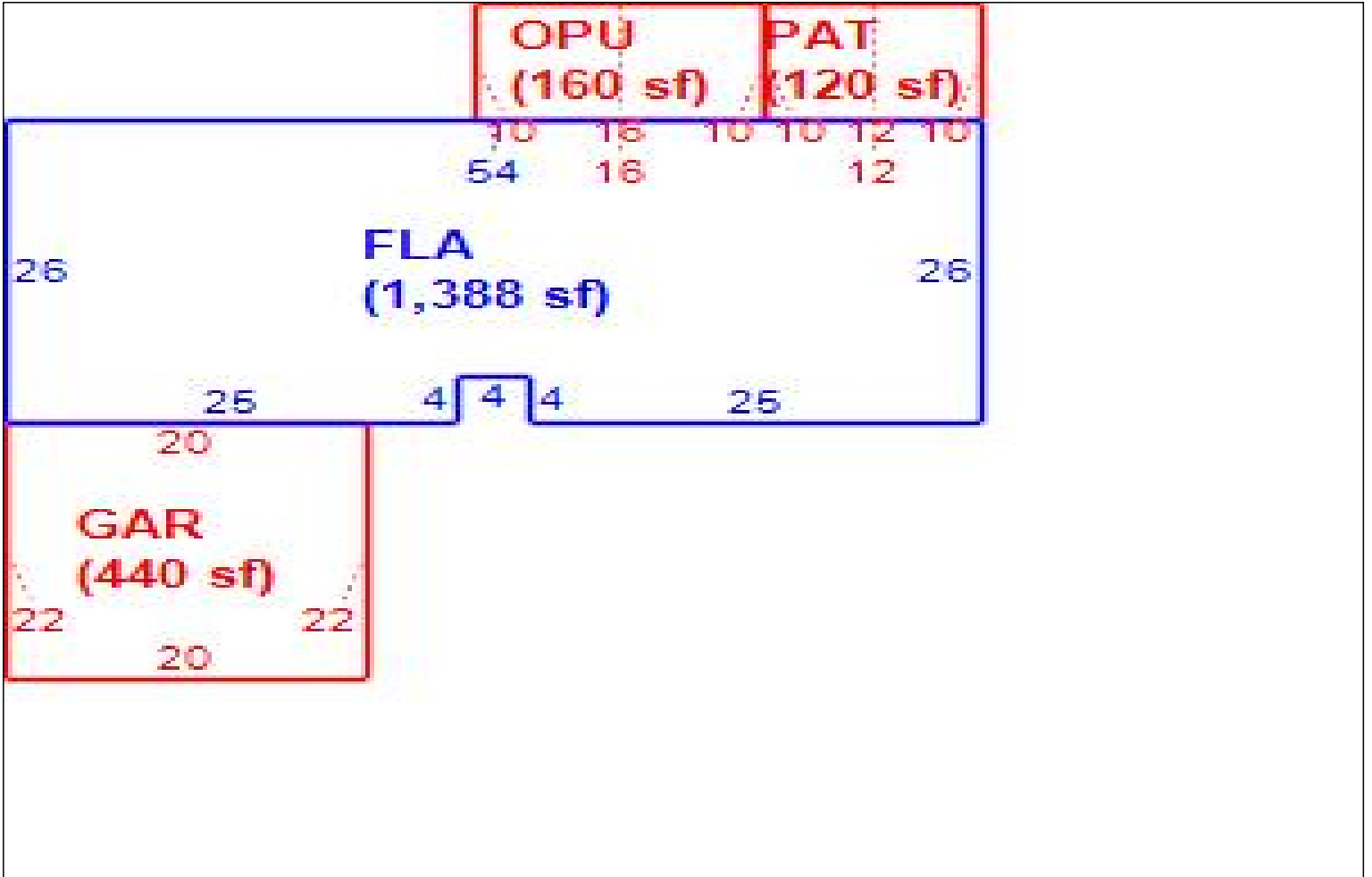
Current Owner		
LYONS MIRIAM J		
15937 GREATER GROVES BLVD		
CLERMONT	FL	34714

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	1992	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,388	1,388	1388	Effective Area	1388	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	109.48	Quality Grade	665	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	160	0	Building RCN	190,527	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	120	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,388	2,108	1,388	Building RCNLD	184,811				

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

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

2024-0359 Comp 3  
 PRC Run: 11/25/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<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

<b>Building Permits</b>									
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			

<b>Sales Information</b>									<b>Exemptions</b>			
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				
<b>Total</b>												0.00

<b>Value Summary</b>										
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	289,715	

\*\*\*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.\*\*\*