



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3716906

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, Representative, Mailing address, Parcel ID, Phone, Email, and various checkboxes for property type and reason for petition.

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
  - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
  - the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

|  |   |   |
|--|---|---|
| <b>Petition #</b> 2024-0360  | Alternate Key: 3716906                            | Parcel ID: 22-24-26-0835-000-40700                        |
| <b>Petitioner Name</b> RYAN,LLC C/O ROBERT PEYTON<br>The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent<br><input type="checkbox"/> Other, Explain: | <b>Property Address</b> 1840 MARSH CT<br>CLERMONT | <input type="checkbox"/> Check if Multiple Parcels        |
| <b>Owner Name</b> AMERICAN HOMES 4 RENT LLC  | Value from TRIM Notice                            | Value before Board Action<br>Value presented by Prop Appr |
|  |   | Value after Board Action                                  |
| <b>1. Just Value, required</b>   | \$ 314,871  | \$ 341,871  |
| <b>2. Assessed or classified use value, *if applicable</b>   | \$ 270,830  | \$ 270,830  |
| <b>3. Exempt value, *enter "0" if none</b>   | \$ -  | \$ -  |
| <b>4. Taxable Value, *required</b>   | \$ 270,830  | \$ 270,830  |

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

**Last Sale Date** 6/26/2015      **Price:** \$131,000       Arm's Length  Distressed      Book 4655 Page 1394

| ITEM                 | Subject                   | Comparable #1  | Comparable #2  | Comparable #3  |
|----------------------|---------------------------|--|--|--|
| <b>AK#</b>           | 3716906                   | 3717074  | 3783925  | 3786630  |
| <b>Address</b>       | 1840 MARSH CT<br>CLERMONT | 1820 MARSH CT<br>CLERMONT  | 15806 SOUR ROOT CT<br>CLERMONT   | 15902 MERCOTT CT<br>CLERMONT   |
| <b>Proximity</b>     |                           | same sub   | same sub   | same sub   |
| <b>Sales Price</b>   |                           | \$475,000  | \$485,000  | \$437,000  |
| <b>Cost of Sale</b>  |                           | -15%   | -15%   | -15%   |
| <b>Time Adjust</b>   |                           | 3.20%  | 2.00%  | 2.40%  |
| <b>Adjusted Sale</b> |                           | \$418,950  | \$421,950  | \$381,938  |
| <b>\$/SF FLA</b>     | \$195.02 per SF           | \$207.09 per SF  | \$209.61 per SF  | \$192.51 per SF  |
| <b>Sale Date</b>     |                           | 4/7/2023   | 7/4/2023   | 6/2/2023   |
| <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>           | 1,753                         | 2,023            | -13500           | 2,013            | -13000           | 1,984            | -11550           |
| <b>Year Built</b>       | 1998                          | 1998             |                  | 1998             |                  | 2000             |                  |
| <b>Constr. Type</b>     | block/stucco                  | block/stucco     |                  | block/stucco     |                  | block/ stucco    |                  |
| <b>Condition</b>        | good                          | good             |                  | good             |                  | good             |                  |
| <b>Baths</b>            | 2.0                           | 3.0              | -10000           | 3.0              | -10000           | 3.0              | -10000           |
| <b>Garage/Carport</b>   | 2 car                         | 2 car            |                  | 2 car            |                  | 2 car            |                  |
| <b>Porches</b>          | 95 sf                         | 321 sf           |                  | 331 sf           |                  | 430              |                  |
| <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. 10.4%  | -43500           | -Net Adj. 10.2%  | -43000           | -Net Adj. 10.9%  | -41550           |
|                         |                               | Gross Adj. 10.4% | 43500            | Gross Adj. 10.2% | 43000            | Gross Adj. 10.9% | 41550            |
| <b>Adj. Sales Price</b> | Market Value <b>\$341,871</b> | Adj Market Value | <b>\$375,450</b> | Adj Market Value | <b>\$378,950</b> | Adj Market Value | <b>\$340,388</b> |
|                         | Value per SF 195.02           |                  |                  |                  |                  |                  |                  |

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 IS TAKING OFF 15 % AFTER ADJUSTMENT ALL THERE COMPS ALONG WITH OURS 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 11/14/2024**

## 2024-0360 Comp Map



| Bubble # | Comp #  | Alternate Key | Parcel Address                 | Distance from Subject(mi.) |
|----------|---------|---------------|--------------------------------|----------------------------|
| 1        | subject | 3716906       | 1840 MARSH CT<br>CLERMONT      | -                          |
| 2        | comp 2  | 3783925       | 15806 SOUR ROOT CT<br>CLERMONT | same sub                   |
| 3        | comp 3  | 3786630       | 15902 MERCOTT CT<br>CLERMONT   | same sub                   |
| 4        | comp 1  | 3717074       | 1820 MARSH CT<br>CLERMONT      | same sub                   |
| 5        |         |               |                                |                            |
| 6        |         |               |                                |                            |
| 7        |         |               |                                |                            |
| 8        |         |               |                                |                            |
|          |         |               |                                |                            |

Alternate Key 3716906  
Parcel ID 22-24-26-0835-000-40700

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

2024-0360 Subject  
PRC Run: 11/25/2024 By

Card # 1 of 1

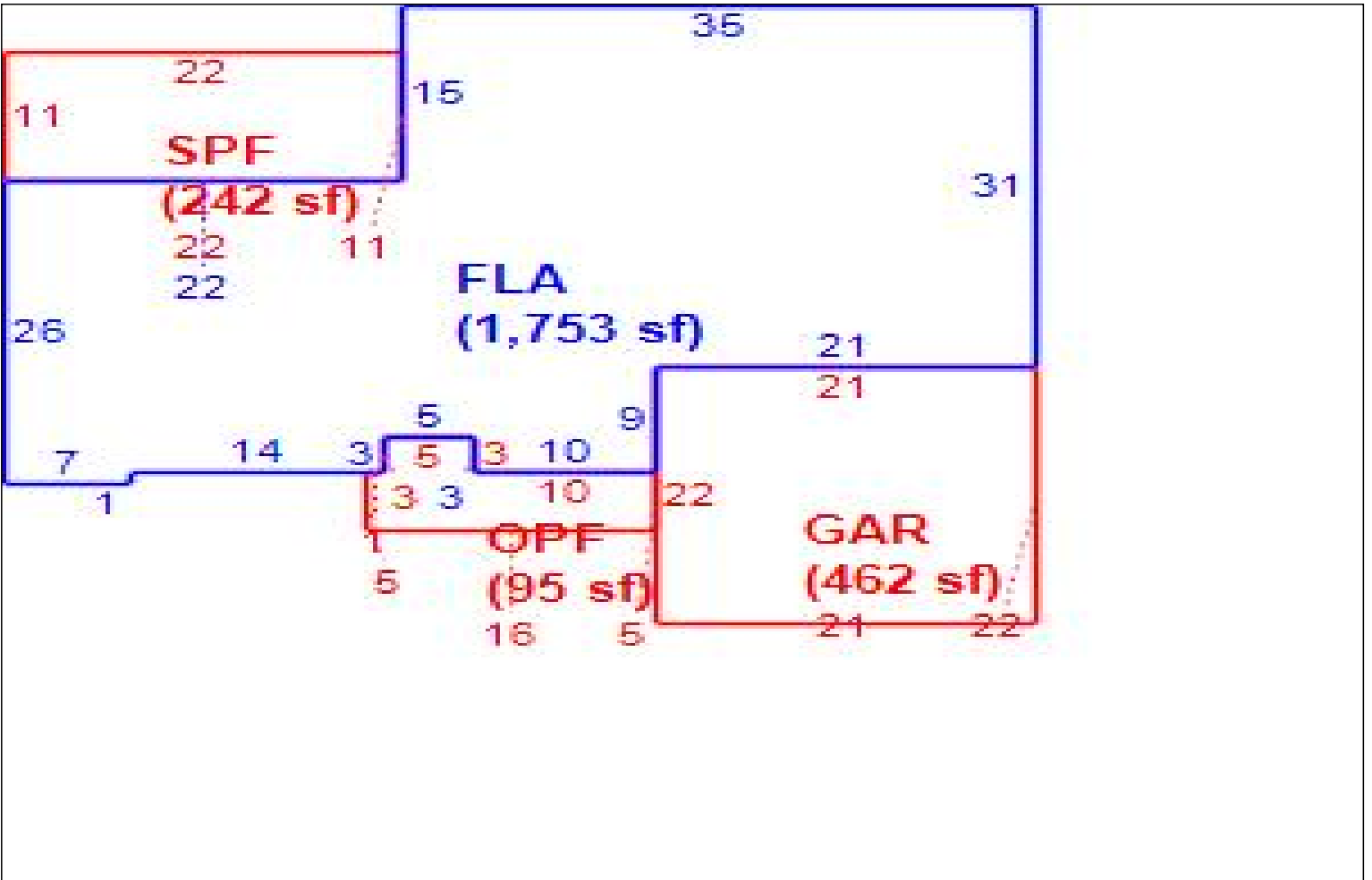
**Current Owner**  
AMERICAN HOMES 4 RENT PROPERTIES S  
ATTN PROPERTY TAX DEPT  
23975 PARK SORRENTO STE 300  
CALABASAS CA 91302-4012

**Property Location**  
Site Address 1840 MARSH CT  
CLERMONT FL 34714  
Mill Group GG05 NBHD 0581  
**Property Use** 00100 SINGLE FAMILY  
**Last Inspection** PJF 01-01-202

**Legal Description**  
GREATER GROVES PHASE 4 SUB LOT 407 PB 37 PGS 69-70 ORB 4655 PG 1394

| 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 228,991 Deprec Bldg Value 222,121 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 | 1,753      | 1,753     | 1753     | 1998               | 1753    | No Stories          | 1.00    | Full Baths | 2  |
| GAR                | GARAGE FINISH        | 0          | 462       | 0        |                    | 105.88  | Quality Grade       | 665     | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 95        | 0        |                    | 228,991 | Wall Type           | 03      | Heat Type  | 6  |
| SPF                | SCREEN PORCH FINIS   | 0          | 242       | 0        |                    | EX      | Foundation          | 3       | Fireplaces | 0  |
|                    |                      |            |           |          |                    | 97.00   | Functional Obsol    | 0       |            |    |
| TOTALS             |                      | 1,753      | 2,552     | 1,753    |                    | 0       | Building RCNLD      | 222,121 | Roof Cover | 3  |
|                    |                      |            |           |          |                    |         |                     |         | Type AC    | 03 |

Alternate Key 3716906  
 Parcel ID 22-24-26-0835-000-40700

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

2024-0360 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 |
|-----------|-----------|------------|------------|--------|------|-------------|-------------|---------|
| 2002      | 0010329   | 02-05-2001 | 04-17-2002 | 18,851 | 0000 | CK FOR POL  |             |         |
| 2001      | 0010329   | 01-07-2000 | 02-05-2001 | 18,851 | 0000 | POOL        |             |         |

**Sales Information**

| Instrument No | Book/Page | Sale Date  | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
|---------------|-----------|------------|-------|-----|------|---------|------------|------|-------------|------|--------|
|               | 4655 1394 | 06-26-2015 | WD    | U   | U    | I       | 131,000    |      |             |      |        |
|               | 4595 0207 | 12-24-2014 | WD    | U   | U    | I       | 100        |      |             |      |        |
|               | 4568 1770 | 12-16-2014 | CT    | U   | U    | I       | 100        |      |             |      |        |
|               | 4400 2387 | 11-04-2013 | QC    | U   | U    | I       | 100        |      |             |      |        |
|               | 1658 0443 | 11-02-1998 | WD    | Q   | Q    | I       | 114,900    |      |             |      |        |
| <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 |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 92,750     | 222,121    | 0          | 314,871      | 16961        | 297910     | 0.00        | 297910     | 314871      | 314,871       |

\*\*\*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 3717074  
Parcel ID 22-24-26-0835-000-41000

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

2024-0360 Comp 1  
PRC Run: 11/25/2024 By  
Card # 1 of 1

| Current Owner       |    |       |
|---------------------|----|-------|
| SETIEN FAMILY TRUST |    |       |
| 23 CABLE ST         |    |       |
| BARRE               | VT | 05641 |

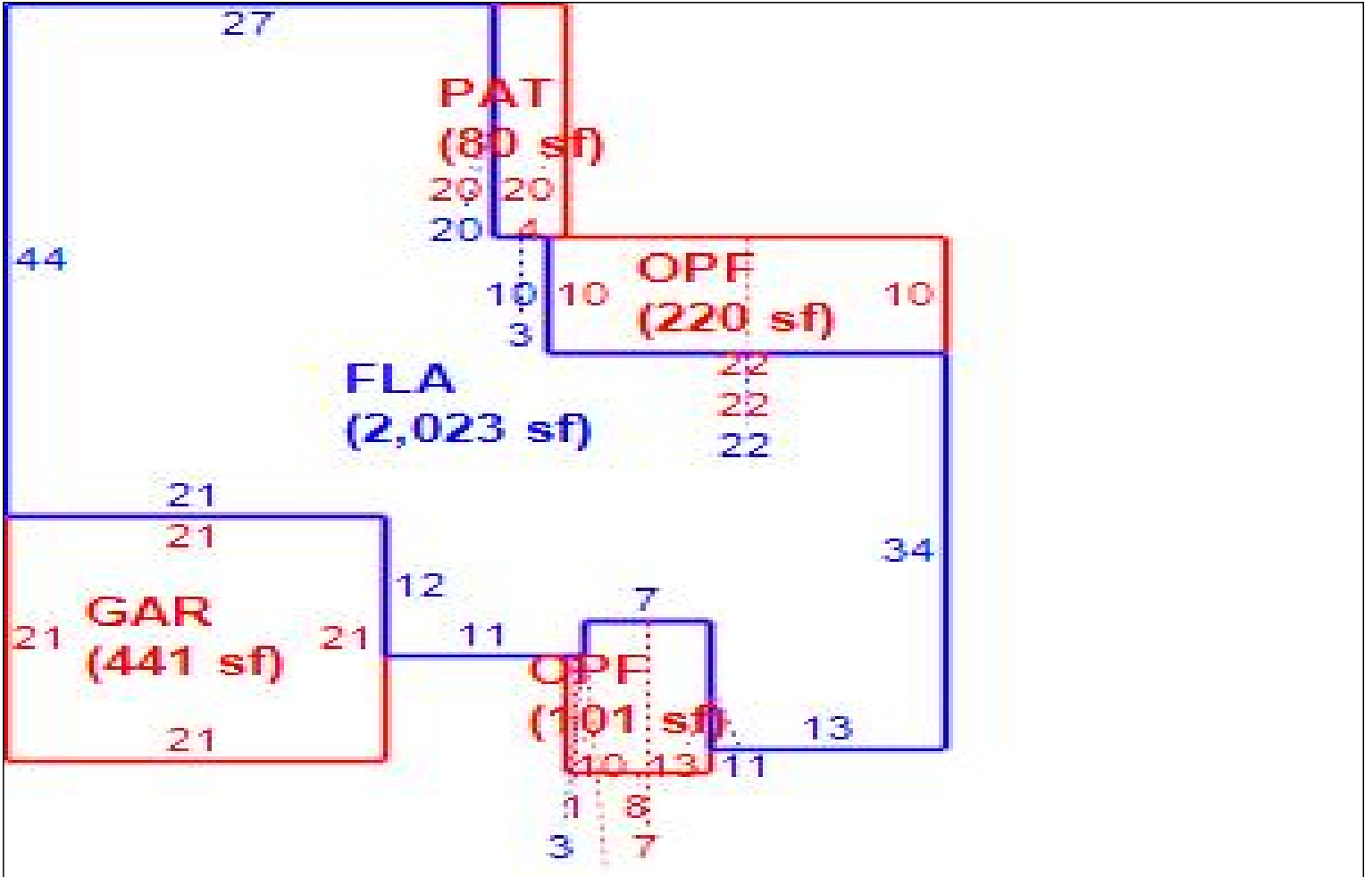
| Property Location |               |      |       |
|-------------------|---------------|------|-------|
| Site Address      | 1820 MARSH CT |      |       |
|                   | CLERMONT      | FL   | 34714 |
| Mill Group        | GG05          | NBHD | 0581  |

| Property Use        | Last Inspection |
|---------------------|-----------------|
| 00100 SINGLE FAMILY | MHS 02-01-201   |

**Legal Description**  
GREATER GROVES PHASE 4 SUB LOT 410 PB 37 PGS 69-70 ORB 6123 PG 2407

| 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                  | 1.250      | 1.000       | 0         | 115,938    |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 115,938     |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 115,938    |              | Classified Adj JV/Mkt |            | 0           |           |            |

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 259,492 Deprec Bldg Value 251,707 Multi Story 0



| Building Sub Areas |                      |            |           | Building Valuation |                | Construction Detail |                  |      |            |    |
|--------------------|----------------------|------------|-----------|--------------------|----------------|---------------------|------------------|------|------------|----|
| Code               | Description          | Living Are | Gross Are | Eff Area           | Year Built     | 1998                | Imp Type         | R1   | Bedrooms   | 4  |
| FLA                | FINISHED LIVING AREA | 2,023      | 2,023     | 2023               | Effective Area | 2023                | No Stories       | 1.00 | Full Baths | 3  |
| GAR                | GARAGE FINISH        | 0          | 441       | 0                  | Base Rate      | 104.98              | Quality Grade    | 665  | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 321       | 0                  | Building RCN   | 259,492             | Wall Type        | 03   | Heat Type  | 6  |
| PAT                | PATIO UNCOVERED      | 0          | 80        | 0                  | Condition      | EX                  | Foundation       | 3    | Fireplaces | 0  |
|                    |                      |            |           |                    | % Good         | 97.00               | Functional Obsol | 0    |            |    |
| TOTALS             |                      | 2,023      | 2,865     | 2,023              | Building RCNLD | 251,707             | Roof Cover       | 3    | Type AC    | 03 |



Alternate Key 3717074  
Parcel ID 22-24-26-0835-000-41000

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

2024-0360 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 | 432.00  | SF   | 35.00      | 2004     | 2004      | 15120.00 | 85.00 | 12,852    |
| PLD2  | POOL/COOL DECK              | 346.00  | SF   | 5.38       | 2004     | 2004      | 1861.00  | 70.00 | 1,303     |
| SEN2  | SCREEN ENCLOSED STRUCTURE   | 1426.00 | SF   | 3.50       | 2018     | 2018      | 4991.00  | 85.00 | 4,242     |
| HTB2  | HOT TUB/SPA                 | 1.00    | UT   | 6000.00    | 2004     | 2004      | 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 |  |
| 2019                    | 2018060968 | 07-13-2018 | 02-01-2019 | 11,310 | 0003 | SEN                              | 02-01-2019  |         |  |
| 2005                    | 2004060540 | 06-10-2004 | 03-10-2005 | 2,200  | 0000 | 25X33 POOL ENCL/1820 MARSH CT    |             |         |  |
| 2005                    | 2004050710 | 05-21-2004 | 03-10-2005 | 27,500 | 0000 | 15X30 POOL W/SPA & DECK-1820 MAR |             |         |  |
| 2005                    | SALE       | 01-01-2004 | 05-03-2005 | 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 |
| 2023042180               | 6123      | 2407      | 04-07-2023 | WD  | Q    | 01      | I          | 475,000 |                   |             |      |        |
| 2017010735               | 4895      | 2136      | 12-27-2016 | QC  | U    | U       | I          | 45,500  |                   |             |      |        |
|                          | 2573      | 2051      | 04-23-2004 | WD  | Q    | Q       | I          | 175,000 |                   |             |      |        |
|                          | 1653      | 2246      | 10-06-1998 | WD  | U    | U       | I          | 0       |                   |             |      |        |
|                          | 1623      | 0194      | 06-30-1998 | WD  | Q    | Q       | I          | 127,900 |                   |             |      |        |
| <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 |  |
| 115,938              | 251,707    | 21,397     | 389,042      | 0            | 389042     | 0.00        | 389042     | 389042      | 389,317       |  |

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Alternate Key 3783925  
Parcel ID 22-24-26-0845-000-63400

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

2024-0360 Comp 2  
PRC Run: 11/25/2024 By

Card # 1 of 1

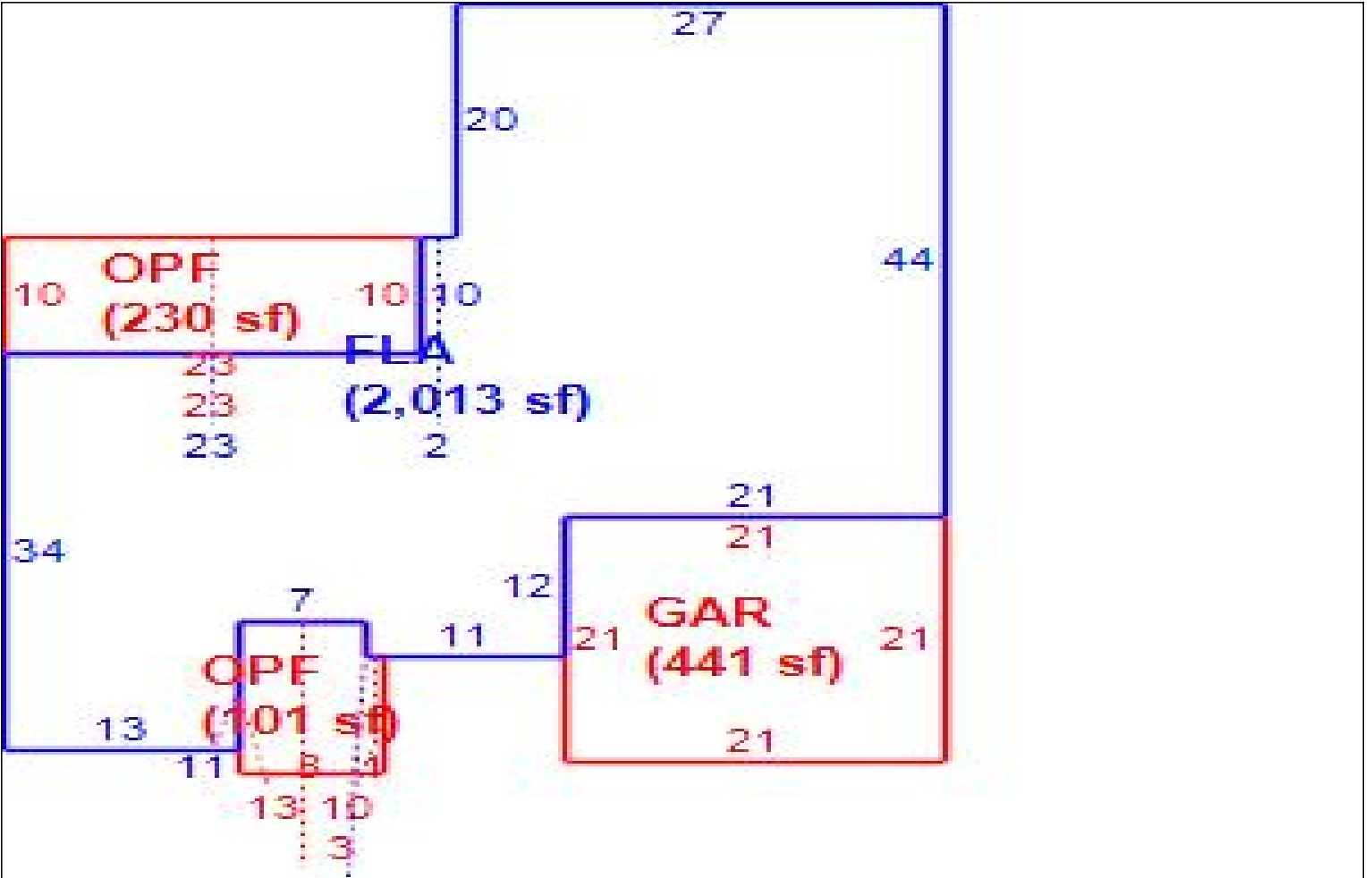
| Current Owner                     |    |       |
|-----------------------------------|----|-------|
| ANDERSON KRISTEN AND GLENN ANDERS |    |       |
| 15806 SOUR ROOT CT                |    |       |
| CLERMONT                          | FL | 34714 |

| Property Location |                    |                 |           |
|-------------------|--------------------|-----------------|-----------|
| Site Address      | 15806 SOUR ROOT CT |                 |           |
|                   | CLERMONT           | FL              | 34714     |
| Mill Group        | GG05               | NBHD            | 0581      |
| Property Use      |                    | Last Inspection |           |
| 00100             | SINGLE FAMILY      | PJF             | 01-01-202 |

| Legal Description   |
|---|
| GREATER GROVES PHASE 6 LOT 634 PB 40 PGS 27-28 ORB 6175 PG 1160 |

| 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                  | 1.250      | 1.000       | 0         | 115,938    |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 115,938     |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 115,938    |              | Classified Adj JV/Mkt |            | 0           |           |            |

| Sketch |       |      |  |
|--------|-------|------|--|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 258,513 Deprec Bldg Value 250,758 Multi Story 0 |



| Building Sub Areas |                      |            |           | Building Valuation |                  |         | Construction Detail |      |            |    |
|--------------------|----------------------|------------|-----------|--------------------|------------------|---------|---------------------|------|------------|----|
| Code               | Description          | Living Are | Gross Are | Eff Area           | Year Built       | 1998    | Imp Type            | R1   | Bedrooms   | 5  |
| FLA                | FINISHED LIVING AREA | 2,013      | 2,013     | 2013               | Effective Area   | 2013    | No Stories          | 1.00 | Full Baths | 3  |
| GAR                | GARAGE FINISH        | 0          | 441       | 0                  | Base Rate        | 105.09  | Quality Grade       | 665  | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 331       | 0                  | Building RCN     | 258,513 | 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             |                      | 2,013      | 2,785     | 2,013              | Building RCNLD   | 250,758 |                     |      |            |    |

Alternate Key 3783925  
 Parcel ID 22-24-26-0845-000-63400

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

2024-0360 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 | 392.00  | SF   | 35.00      | 1998     | 1998      | 13720.00 | 85.00 | 11,662    |
| PLD2  | POOL/COOL DECK              | 508.00  | SF   | 5.38       | 1998     | 1998      | 2733.00  | 70.00 | 1,913     |
| SEN2  | SCREEN ENCLOSED STRUCTURE   | 1596.00 | SF   | 3.50       | 1998     | 1998      | 5586.00  | 40.00 | 2,234     |

| <b>Building Permits</b> |           |            |            |        |      |                           |             |         |  |
|-------------------------|-----------|------------|------------|--------|------|---------------------------|-------------|---------|--|
| Roll Year               | Permit ID | Issue Date | Comp Date  | Amount | Type | Description               | Review Date | CO Date |  |
| 1999                    | 9811082   | 11-12-1998 | 12-01-1998 | 2,400  | 0000 | 24X35 SEN/15806 SOUR ROOT |             |         |  |

| <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    |       |
| 2023084089               | 6175      | 1160      | 07-04-2023 | WD  | Q    | 01      | I          | 485,000           | 039         | HOMESTEAD            | 2024      | 25000 |
|                          | 1664      | 0896      | 11-11-1998 | WD  | Q    | Q       | I          | 166,400           | 059         | ADDITIONAL HOMESTEAD | 2024      | 25000 |
|                          | 1589      | 0182      | 02-27-1998 | WD  | U    | M       | V          | 1                 |             |                      |           |       |
| <b>Total</b>             |           |           |            |     |      |         |            |                   |             |                      | 50,000.00 |       |

| <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 |  |
| 115,938              | 250,758    | 15,809     | 382,505      | 0            | 382505     | 50,000.00   | 332505     | 357505      | 382,505       |  |

\*\*\*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 3786630  
Parcel ID 22-24-26-0850-000-71700

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

2024-0360 Comp 3  
PRC Run: 11/25/2024 By

Card # 1 of 1

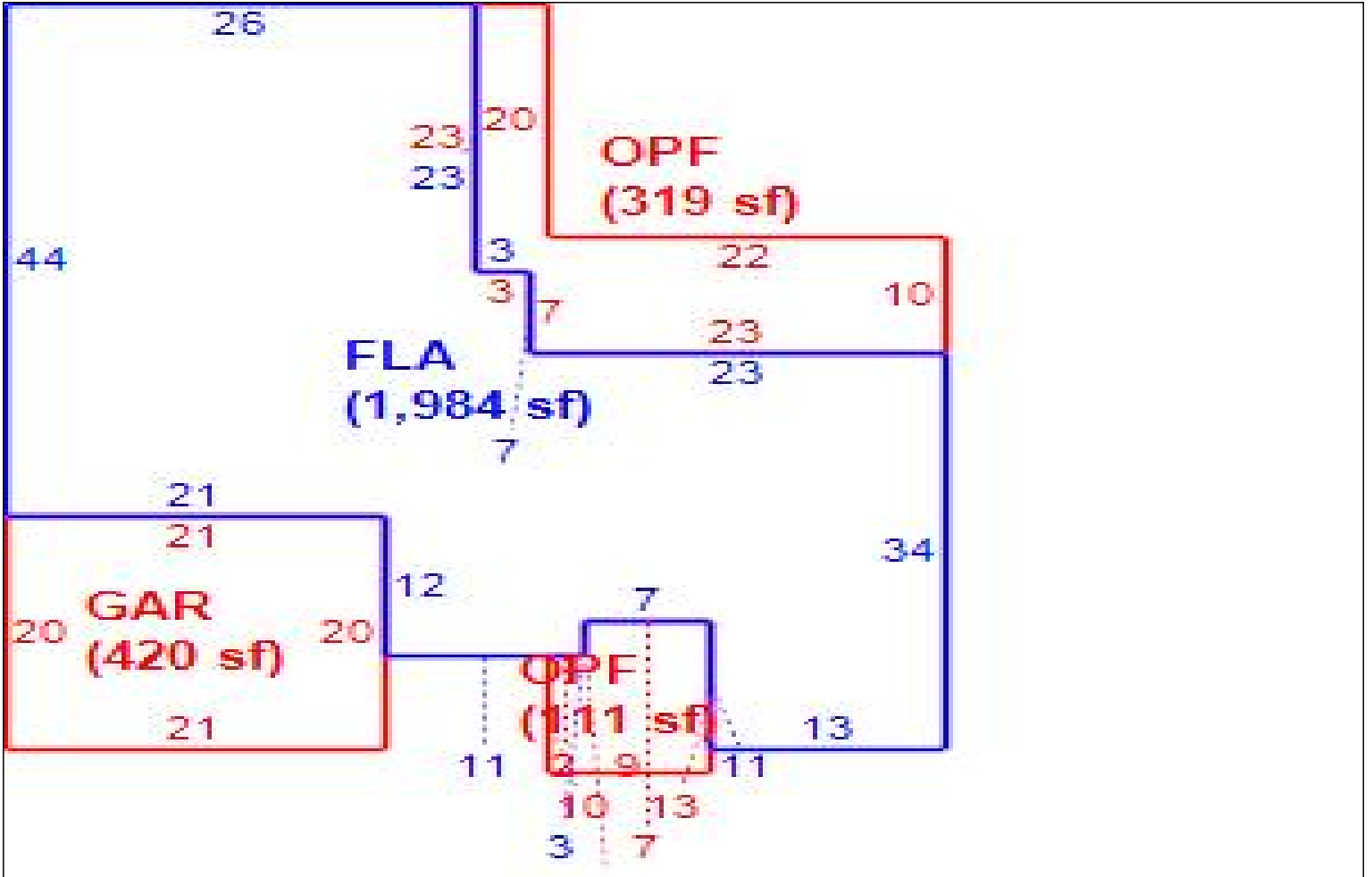
| Current Owner             |    |       |
|---------------------------|----|-------|
| PHELPS CASSIE M & JAMES W |    |       |
| 8205 NW 69TH ST           |    |       |
| OKLAHOMA CITY             | OK | 73132 |

| Property Location |                  |                 |           |
|-------------------|------------------|-----------------|-----------|
| Site Address      | 15902 MERCOTT CT |                 |           |
|                   | CLERMONT         | FL              | 34714     |
| Mill Group        | GG05             | NBHD            | 0581      |
| Property Use      |                  | Last Inspection |           |
| 00100             | SINGLE FAMILY    | TRF             | 01-01-202 |

**Legal Description**  
GREATER GROVES PHASE 7 SUB LOT 717 PB 41 PGS 60-61 ORB 6156 PG 1273

| 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 256,416 Deprec Bldg Value 248,724 Multi Story 0



| Building Sub Areas |                      |            |           | Building Valuation |                  |         | Construction Detail |      |            |    |
|--------------------|----------------------|------------|-----------|--------------------|------------------|---------|---------------------|------|------------|----|
| Code               | Description          | Living Are | Gross Are | Eff Area           | Year Built       | 2000    | Imp Type            | R1   | Bedrooms   | 4  |
| FLA                | FINISHED LIVING AREA | 1,984      | 1,984     | 1984               | Effective Area   | 1984    | No Stories          | 1.00 | Full Baths | 3  |
| GAR                | GARAGE FINISH        | 0          | 420       | 0                  | Base Rate        | 105.27  | Quality Grade       | 665  | Half Baths | 0  |
| OPF                | OPEN PORCH FINISHE   | 0          | 430       | 0                  | Building RCN     | 256,416 | Condition           | EX   | Wall Type  | 03 |
|                    |                      |            |           |                    | % Good           | 97.00   | Foundation          | 3    | Fireplaces | 0  |
|                    |                      |            |           |                    | Functional Obsol | 0       | Roof Cover          | 3    | Type AC    | 03 |
| TOTALS             |                      | 1,984      | 2,834     | 1,984              | Building RCNLD   | 248,724 |                     |      |            |    |

Alternate Key 3786630  
 Parcel ID 22-24-26-0850-000-71700

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

2024-0360 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 | 420.00  | SF   | 35.00      | 2000     | 2000      | 14700.00 | 85.00 | 12,495    |
| PLD2  | POOL/COOL DECK              | 438.00  | SF   | 5.38       | 2000     | 2000      | 2356.00  | 70.00 | 1,649     |
| SEN2  | SCREEN ENCLOSED STRUCTURE   | 1766.00 | SF   | 3.50       | 2000     | 2000      | 6181.00  | 40.00 | 2,472     |

| <b>Building Permits</b> |            |            |            |        |      |                      |             |         |  |
|-------------------------|------------|------------|------------|--------|------|----------------------|-------------|---------|--|
| Roll Year               | Permit ID  | Issue Date | Comp Date  | Amount | Type | Description          | Review Date | CO Date |  |
| 2015                    | 2014090540 | 09-23-2014 | 03-20-2015 | 8,250  | 0002 | REROOF               | 03-20-2015  |         |  |
| 2004                    | SALE       | 01-01-2003 | 01-20-2004 | 1      | 0000 | CK VALUES            |             |         |  |
| 2001                    | 9920626    | 01-01-2000 | 12-05-2000 | 2,855  | 0000 | SEN/15902 MERCOTT CT |             |         |  |

| <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 |
| 2023068377               | 6156      | 1273      | 06-02-2023 | WD  | Q    | 01      | I          | 437,000           |             |      |        |
|                          | 2287      | 0847      | 01-24-2003 | WD  | U    | U       | I          | 0                 |             |      |        |
|                          | 2253      | 0802      | 01-24-2003 | WD  | Q    | Q       | I          | 200,000           |             |      |        |
|                          | 1787      | 1235      | 01-11-2000 | WD  | Q    | Q       | I          | 176,300           |             |      |        |
| <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               | 248,724    | 16,616     | 358,090      | 0            | 358090     | 0.00        | 358090     | 358090      | 358,245       |  |

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