



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3786621

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.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0362	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; AH4R Properties, LLC		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 #	22-24-26-085000070800 15901 Mercott Court
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 # 2024-0362	Alternate Key: 3786621	Parcel ID: 22-24-26-0850-000-70800
Petitioner Name Ryan, llc 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:	Property Address 15901 MERCOTT CT CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name American Homes 4 Rent Properties	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 323,709	\$ 323,709
2. Assessed or classified use value, *if applicable	\$ 278,420	\$ 278,420
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 278,420	\$ 278,420

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

Last Sale Date 1/11/2018 **Price:** \$185,000 Arm's Length Distressed Book 5055 Page 166

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3786621	3786630	3783925	3717074
Address	15901 MERCOTT CT CLERMONT	15902 MERCOTT CT CLERMONT	15806 SOUR ROOT CT CLERMONT	1820 MARSH CT CLERMONT
Proximity				
Sales Price		\$437,000	\$485,000	\$475,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	2.00%	3.20%
Adjusted Sale		\$381,938	\$421,950	\$418,950
\$/SF FLA	\$179.04 per SF	\$192.51 per SF	\$209.61 per SF	\$207.09 per SF
Sale Date		6/2/2023	7/4/2023	4/7/2023
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	1,808	1,984	-8800	2,013	-10250	2,023	-10750
Year Built	2000	2000		1998		1998	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	3.0	3.0	-10000	3.0	-10000	3.0	-10000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	408 sf	430 sf		331 sf		321 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. 10.2%	-38800	-Net Adj. 9.5%	-40250	-Net Adj. 9.7%	-40750
		Gross Adj. 10.2%	38800	Gross Adj. 9.5%	40250	Gross Adj. 9.7%	40750
Adj. Sales Price	Market Value \$323,709	Adj Market Value	\$343,138	Adj Market Value	\$381,700	Adj Market Value	\$378,200
	Value per SF 179.04						

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 SEND 6 SALES IN THEIR SUB WHICH JUSTIFIED THEIR VALUE ALL OF OUR COMPS ARE IN THE SAME SUB AS THE SUBJECT.

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

2024-0362 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3786621	15901 MERCOTT CT CLERMONT	-
2	comp 2	3783925	15806 SOUR ROOT CT CLERMONT	0
3	comp 1	3786630	15902 MERCOTT CT CLERMONT	0
4	comp 3	3717074	1820 MARSH CT CLERMONT	0
5				
6				
7				
8				

Alternate Key 3786621
 Parcel ID 22-24-26-0850-000-70800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0362 Subject
 PRC Run: 11/25/2024 By

Card # 1 of 1

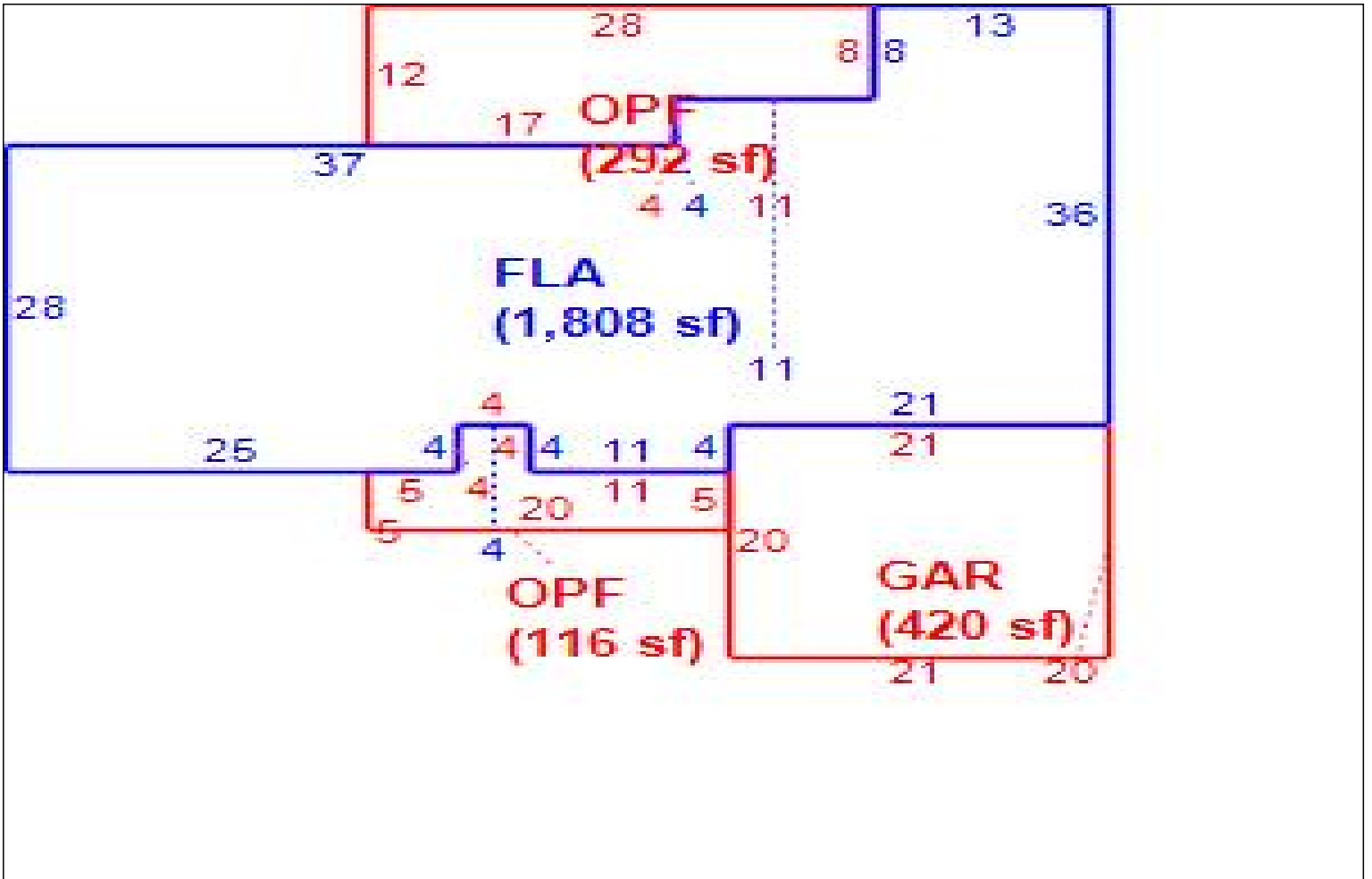
Current Owner	
AH4R PROPERTIES LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300	
CALABASAS CA 91302-4012	

Property Location	
Site Address 15901 MERCOTT 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 7 SUB LOT 708 PB 41 PGS 60-61 ORB 5055 PG 166

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 238,102 Deprec Bldg Value 230,959 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,808	1,808	1808	2000	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0	105.73	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	408	0	238,102	Wall Type	03	Heat Type	6
					Condition	Foundation	3	Fireplaces	0
					% Good	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					230,959				
	TOTALS	1,808	2,636	1,808					

Alternate Key 3786621
 Parcel ID 22-24-26-0850-000-70800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0362 Subject
 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2018006543	5055	0166	01-11-2018	WD	Q	Q	I	185,000				
2017130996	5037	2054	12-01-2017	PO	U	U	I	0				
	1809	0682	03-30-2000	WD	Q	Q	I	134,700				
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	230,959	0	323,709	17449	306260	0.00	306260	323709	323,709	

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0362 Comp 1
PRC Run: 11/25/2024 By

Card # 1 of 1

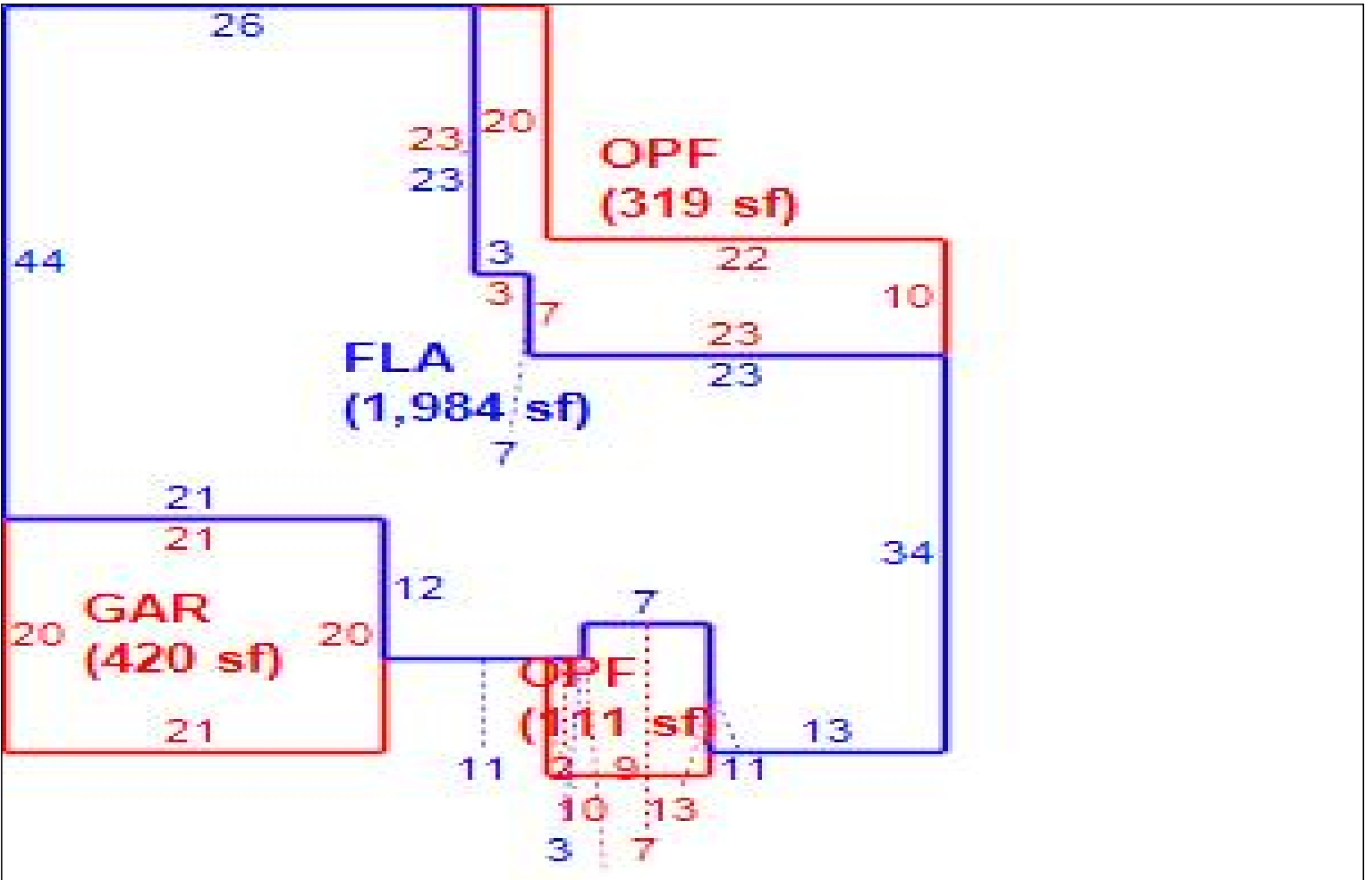
Current Owner		
PHELPS CASSIE M & JAMES W		
8205 NW 69TH ST		
OKLAHOMA CITY	OK	73132

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

2024-0362 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	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

Building Permits									
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			

Sales Information								Exemptions			
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			
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	248,724	16,616	358,090	0	358090	0.00	358090	358090	358,245	

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0362 Comp 2
 PRC Run: 11/25/2024 By

Card # 1 of 1

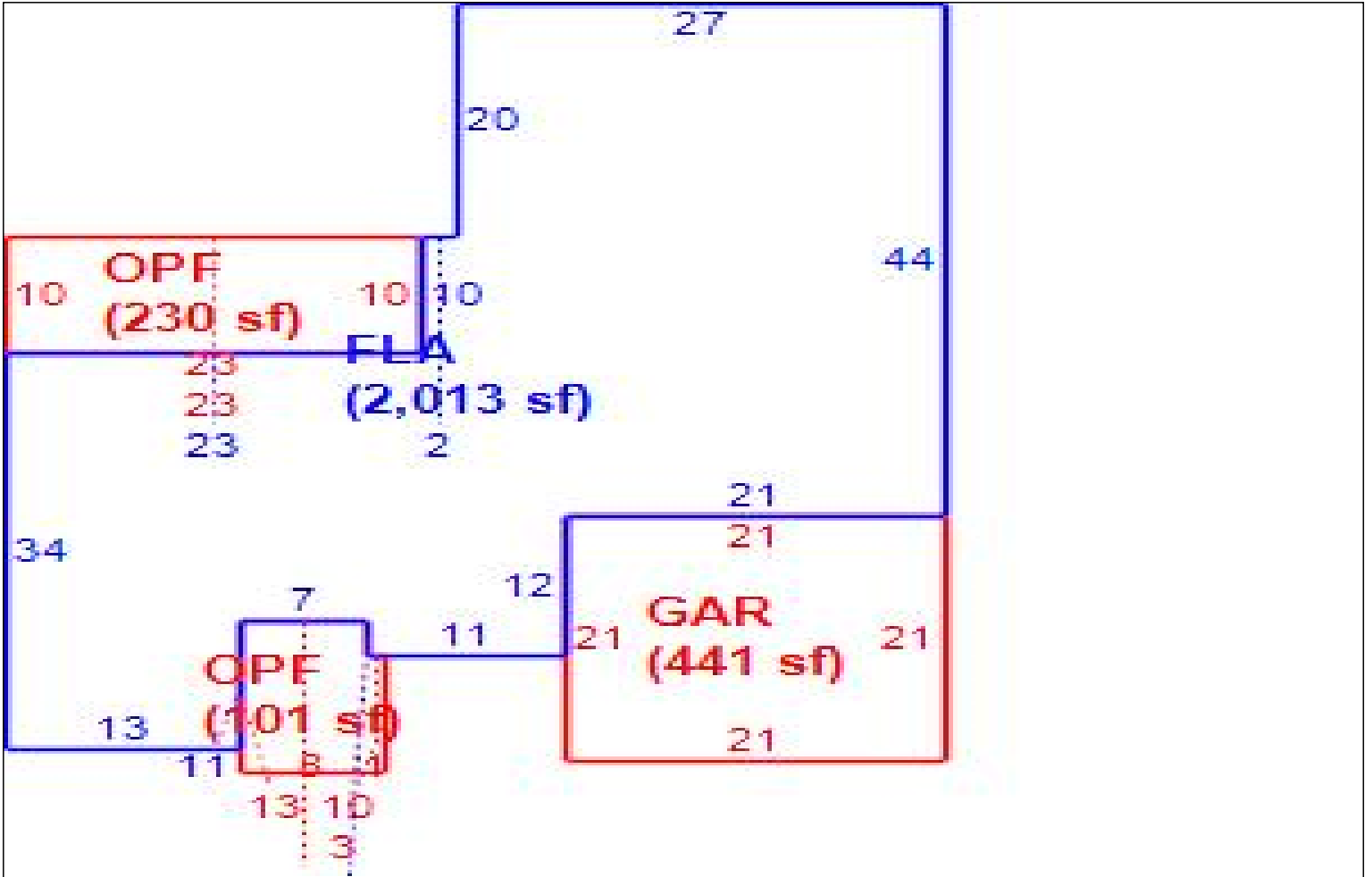
Current Owner		
ANDERSON KRISTEN AND GLENN ANDERS		
15806 SOUR ROOT CT		
CLERMONT	FL	34714

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	Effective Area	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,013	2,013	2013	1998	2013	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	105.09	105.09	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	331	0	258,513	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

2024-0362 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	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

Building Permits									
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			

Sales Information									Exemptions			
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				
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	
115,938	250,758	15,809	382,505	0	382505	50,000.00	332505	357505	382,505	

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0362 Comp 3
PRC Run: 11/25/2024 By
Card # 1 of 1

Current Owner		
SETIEN FAMILY TRUST		
23 CABLE ST		
BARRE	VT	05641

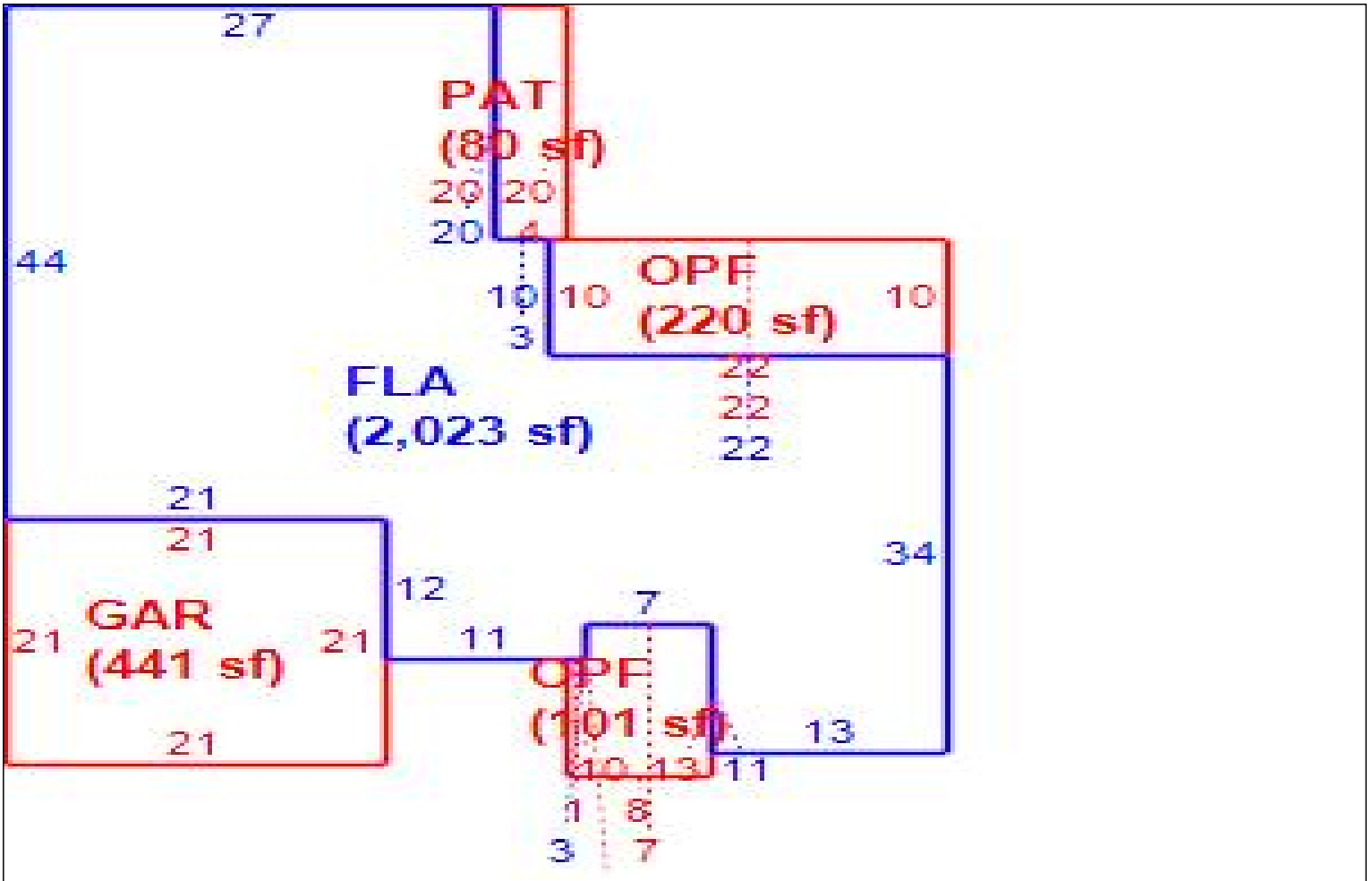
Property Location			
Site Address	1820 MARSH CT		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581

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

2024-0362 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	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

Building Permits									
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			

Sales Information									Exemptions			
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				
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	
115,938	251,707	21,397	389,042	0	389042	0.00	389042	389042	389,317	

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