



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3787633**

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 # <b>2024-0366</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
COMPLETED BY THE PETITIONER			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>American Homes 4 Rent, LLC; AH4R Properties Two, LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>22-24-26-2305-000-23100 16041 Bay Vista Drive</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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			
<b>PART 2. Reason for Petition</b> 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

<b>Petition #</b> 2024-0366	Alternate Key: 3787633	Parcel ID: 22-24-26-2305-000-23100
<b>Petitioner Name</b> Ryan, llc 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> 16041 BAY VISTA DR 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 Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 339,349	\$ 339,349
<b>2. Assessed or classified use value, *if applicable</b>	\$ 270,720	\$ 270,720
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 270,720	\$ 270,720

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

**Last Sale Date** 10/14/2020 **Price:** \$240,000  Arm's Length  Distressed Book 5579 Page 1876

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3787633	3775247	3775138	3787649
<b>Address</b>	16041 BAY VISTA DR CLERMONT	15755 AUTUMN GLEN AVE CLERMONT	2728 WILSHIRE RD CLERMONT	16017 BAY VISTA DR CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$374,900	\$376,500	\$400,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.00%	2.00%	1.20%
<b>Adjusted Sale</b>		\$326,163	\$327,555	\$344,800
<b>\$/SF FLA</b>	\$174.20 per SF	\$213.60 per SF	\$187.82 per SF	\$179.12 per SF
<b>Sale Date</b>		7/25/2023	7/17/2023	9/29/2023
<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>	1,948	1,527	31575	1,744	15300	1,925	1725
<b>Year Built</b>	2002	1999		1999		2001	
<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>	30 sf	35 sf		201 sf		259 sf	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	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. 9.7%	31575	Net Adj. 4.7%	15300	Net Adj. 0.5%	1725
		Gross Adj. 9.7%	31575	Gross Adj. 4.7%	15300	Gross Adj. 0.5%	1725
<b>Adj. Sales Price</b>	Market Value <b>\$339,349</b>	Adj Market Value	<b>\$357,738</b>	Adj Market Value	<b>\$342,855</b>	Adj Market Value	<b>\$346,525</b>
	Value per SF 174.20						

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 2,3,4,5,and 6 all in a different sub also they used an \$87,4000, all 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 11/14/2024**

**2024-0366 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3787633	16041 BAY VISTA DR CLERMONT	-
2	comp 1	3775247	15755 AUTUMN GLEN AVE CLERMONT	same sub
3	comp 3	3787649	16017 BAY VISTA DR CLERMONT	same sub
4	comp 2	3775138	2728 WILSHIRE RD CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3787633  
 Parcel ID 22-24-26-2305-000-23100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0366 Subject  
 PRC Run: 12/2/2024 By

Card # 1 of 1

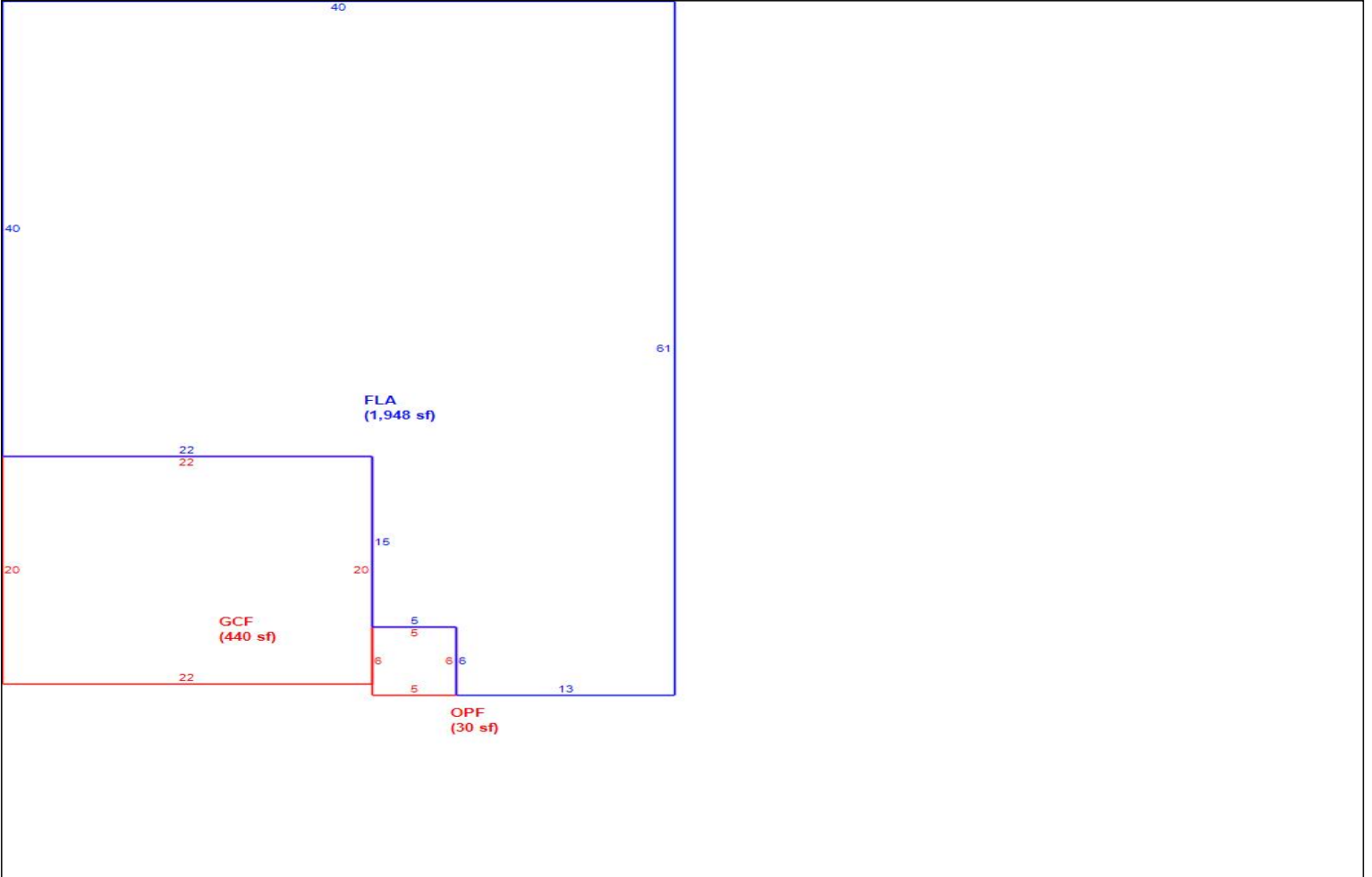
Current Owner		
AH4R PROPERTIES TWO LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location		
Site Address 16041 BAY VISTA DR CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
WESTON HILLS SUBDIVISION PHASE II LOT 231 PB 42 PGS 78-80 ORB 5579 PG 1876

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 267,886
Deprec Bldg Value 259,849		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,948	1,948	1948	Effective Area	1948	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	115.74	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	267,886	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,948	2,418	1,948	Building RCNLD	259,849				

Alternate Key 3787633  
 Parcel ID 22-24-26-2305-000-23100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0366 Subject  
 PRC Run: 12/2/2024 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	
2003	2001080269	04-18-2002	01-21-2003	104,984	0000	SFR U/C FOR '03			
2002	2001080269	08-17-2001	04-18-2002	104,984	0000	SFR/16041 BAY VISTA DR			

<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
2020126311	5579	1876	10-14-2020	WD	Q	01	I	240,000				
	2611	0562	06-04-2004	WD	Q	Q	I	166,000				
	2126	1601	05-31-2002	WD	Q	Q	I	150,500				
<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	
79,500	259,849	0	339,349	68629	270720	0.00	270720	339349	305,938	

\*\*\*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 3775247  
 Parcel ID 22-24-26-2300-000-13000

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0366 Comp 1  
 PRC Run: 12/2/2024 By

Card # 1 of 1

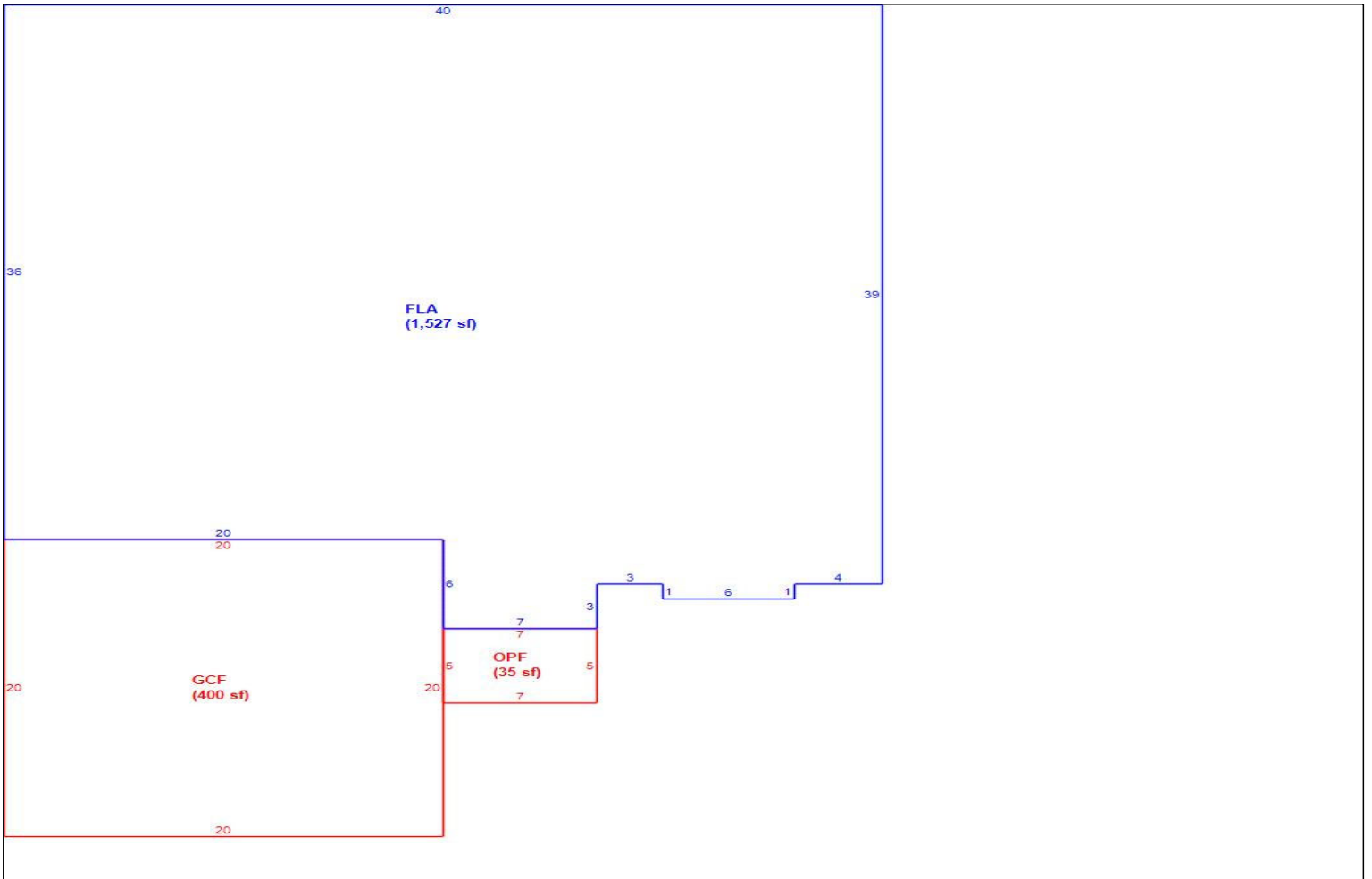
Current Owner		
GARNICA JESSICA M		
15755 AUTUMN GLEN AVE		
CLERMONT	FL	34714

Property Location			
Site Address 15755 AUTUMN GLEN AVE			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	12-09-202

Legal Description
WESTON HILLS SUBDIVISION PHASE 1 SUB LOT 130 PB 39 PGS 39-41 ORB 6189 PG 1601

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 220,638	Deprec Bldg Value 214,019	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,527	1,527	1527	Effective Area	1527	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	118.02	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	35	0	Building RCN	220,638	Condition	EX	Heat Type	6
				% Good		97.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Building RCNLD	214,019	Roof Cover	3
TOTALS		1,527	1,962	1,527					Type AC	03



Alternate Key 3775247  
 Parcel ID 22-24-26-2300-000-13000

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0366 Comp 1  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

**Miscellaneous Features**  
*\*Only the first 10 records are reflected below*

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

**Building Permits**

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2021	2020080877	08-21-2020	12-09-2020	6,707	0002	REPL WINDOWS 10	12-10-2020	

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023094989	6189 1601	07-25-2023	WD	Q	01	I	374,900	003	DISABILITY VETERAN	2024	5000
2019026622	5246 2279	02-26-2019	WD	Q	Q	I	210,000	039	HOMESTEAD	2024	25000
	4359 0657	06-24-2013	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	3618 1017	04-18-2008	QC	U	U	I	100				
	1781 2397	12-22-1999	WD	Q	Q	I	105,600				
<b>Total</b>											55,000.00

**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
79,500	214,019	0	293,519	0	293519	55,000.00	238519	263519	286,797

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Alternate Key 3775138  
 Parcel ID 22-24-26-2300-000-06900

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0366 Comp 2  
 PRC Run: 12/2/2024 By

Card # 1 of 1

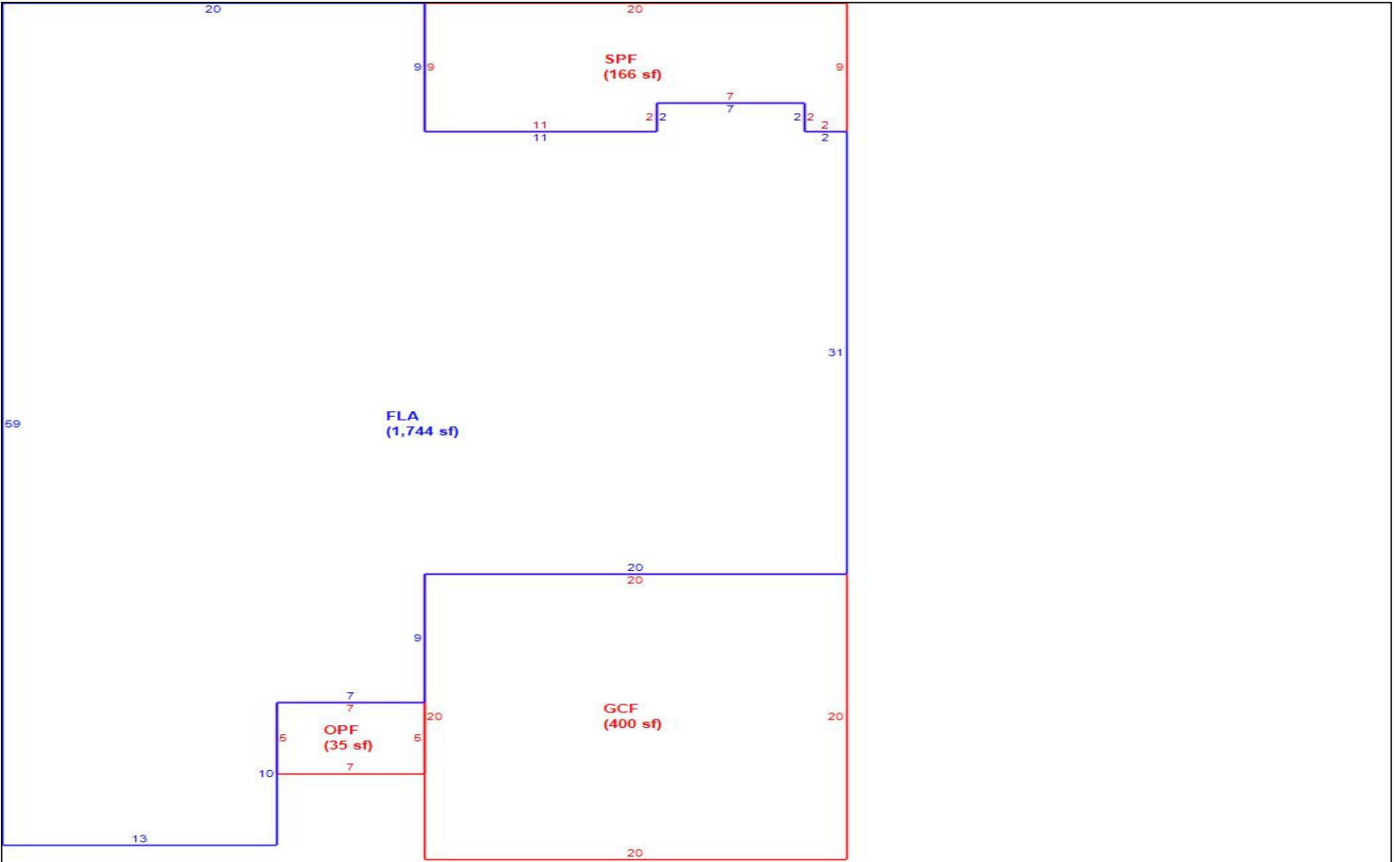
Current Owner		
WILSON VANESSA & WINSTON		
2728 WILSHIRE RD		
CLERMONT	FL	34714

Property Location			
Site Address 2728 WILSHIRE RD			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
WESTON HILLS SUBDIVISION PHASE 1 SUB LOT 69 PB 39 PGS 39-41 ORB 6185 PG 1372

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 246,690
		Deprec Bldg Value	239,289
		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	3
FLA	FINISHED LIVING AREA	1,744	1,744	1744	1999	1744	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		116.33	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	35	0		246,690	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	166	0		0	Foundation	3	Fireplaces	0
TOTALS		1,744	2,345	1,744		239,289	Roof Cover	3	Type AC	03

Alternate Key 3775138  
 Parcel ID 22-24-26-2300-000-06900

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0366 Comp 2  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

**Miscellaneous Features**  
*\*Only the first 10 records are reflected below*

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

**Building Permits**

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2007	SALE	01-01-2006	03-12-2007	1	0000	CHECK VALUES	03-12-2007	
2000	9809024	04-15-1999	12-01-1999	92,000	0000	SFR FOR Y2K		
1999	9809024	09-10-1998	12-01-1998	92,000	0000	SFR/2728 WILSHIRE RD		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023092266	6185 1372	07-17-2023	WD	Q	01	I	376,500				
2021168378	5851 0770	11-18-2021	WD	Q	01	I	358,900				
2019056947	5282 2343	05-06-2019	WD	Q	Q	I	235,000				
2017092979	4992 2304	08-23-2017	WD	Q	Q	I	215,000				
	4551 1224	11-10-2014	WD	Q	Q	I	150,500				
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
79,500	239,289	0	318,789	0	318789	0.00	318789	318789	311,210

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Alternate Key 3787649  
 Parcel ID 22-24-26-2305-000-23700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0366 Comp 3  
 PRC Run: 12/2/2024 By

Card # 1 of 1

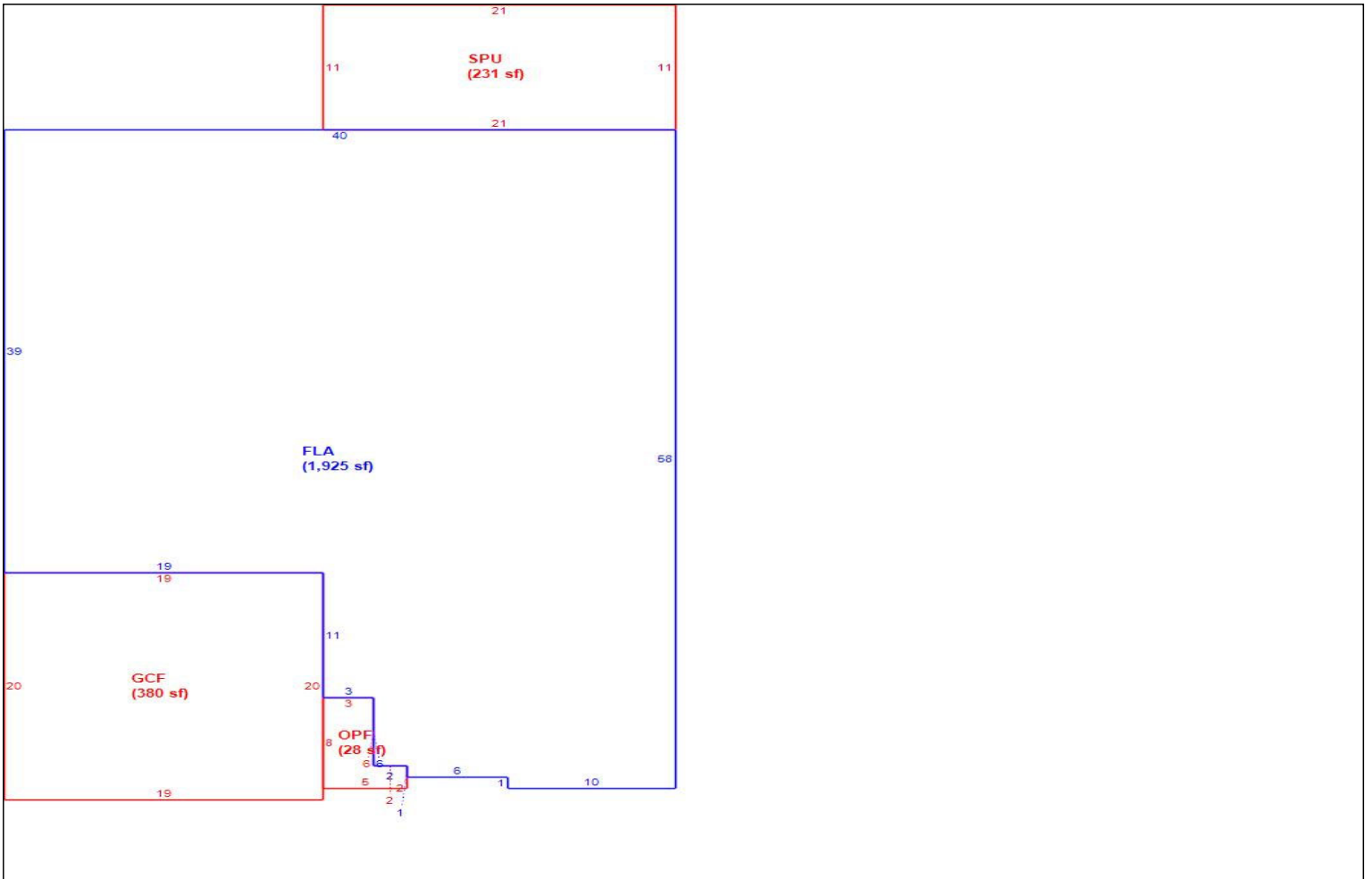
Current Owner		
KHAN ANNEIL & ELIZABETH COCCO		
16017 BAY VISTA DR		
CLERMONT	FL	34714

Property Location		
Site Address 16017 BAY VISTA DR		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
 WESTON HILLS SUBDIVISION PHASE II LOT 237 PB 42 PGS 78-80 ORB 6230 PG 2154

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 266,026 Deprec Bldg Value 258,045 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,925	1,925	1925	Effective Area	1925	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	380	0	Base Rate	115.81	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	28	0	Building RCN	266,026	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	231	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,925	2,564	1,925	Building RCNLD	258,045					

Alternate Key 3787649  
 Parcel ID 22-24-26-2305-000-23700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0366 Comp 3  
 PRC Run: 12/2/2024 By  
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<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	
2004 2002	2003040286 0090385	04-07-2003 01-01-2001	01-15-2004 01-28-2002	3,655 90,909	0000 0000	11X21 SCRNM RM SFR/16017 BAY VISTA DR			

<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
2023130134	6230	2154	09-29-2023	WD	Q	01	I	400,000	039	HOMESTEAD	2024	25000
2021130594	5799	0723	09-15-2021	PO	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	1934	2056	03-29-2001	WD	Q	Q	I	135,500				
<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	
79,500	258,045	0	337,545	0	337545	50,000.00	287545	312545	329,206	

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