

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3787738

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.

	COMPLI	DEVO	LERIX OF THE WA	LUIZADJUSTM	ENT BOARD (VAB))	
Petition#		367	County Lake	· · · · · · · · · · · · · · · · · · ·	ax year 2024	Date received	9.12.24
	145	©	TYS CENEURINO	HEPENMONE:	} • • • • • • • • • • • • • • • • • • •		
PART 1. Taxpaye	er Information		The state of the				I diag
Taxpayer name: Ar	nerican Homes 4	Rent, LLC; AH	4RP Seven, LLC	Representative:	Ryan, LLC c/o	Robert Peyton	
Mailing address	Ryan, LLC			Parcel ID and	22-24-26-230	2500005000	
for notices		Scottsdale	Rd, Ste 650	physical address or TPP account #	15801 Bay V		
	Scottsdale,	AZ 85254					
Phone 954-740-6				Email		ppeals@ryan.co	om
			y US mail. If possib				fax.
	petition after tl at support my		eadline. I have atta	ched a statement	of the reasons	I filed late and a	ny
I will not attend your evidence the evidence. The	the hearing but to the value adj	t would like r ustment boa magistrate	my evidence considerd clerk. Florida law ruling will occur und rial and miscellaneo	allows the property er the same statuto	appraiser to cro ory guidelines a	ss examine or ob	oject to your sent.)
Commercial			iai and miscellaneo ural or classified use	us High-water re ☐ Vacant lots and	•	Historic, commercia Business machiner	•
							y, equipitient
PART 2. Reason			k one. If more tha			(h)	A CONTRACT OF THE SECOND
Real property v	•	ne) ! decrea	ase 🗌 increase	Denial of exe	mption Select of	or enter type:	
Parent/grandpa	ot substantially nal property va by s.193.052.	complete o lue (You mu (s.194.034,	st have timely filed	(Include a da a∐Qualifying impr	te-stamped cor ovement (s. 193. control (s. 193.1	ption or classific by of application 1555(5), F.S.) or o 55(3), 193.1554(.) change of
determination 5 Enter the time	n that they are e (in minutes) y	substantiali ou think you	ach a list of units, pa ly similar. (s. 194.0 need to present yo titions for multiple u	11(3)(e), (f), and (o ur case. Most hear	g), F.S.) ings take 15 mi	nutes. The VAB i	
group. My witnesses	s or I will not b	e available t	o attend on specific	dates. I have atta	ched a list of da	ates.	
evidence directly tappraiser's eviden	o the property ice. At the hea	appraiser a ring, you ha	th the property appl t least 15 days befo ve the right to have	re the hearing and witnesses sworn.	d make a writte	n request for the	property
of your property re	ecord card con ed. When the	taining infor property ap	ou initiate the evider mation relevant to to praiser receives the	ne computation of	your current as	sessment, with	confidential

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.

Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not liste I am a compensated representative not acting as one of the AND (check one) Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR I the taxpayer's authorized I am an uncompensated representative filing this petition AN the taxpayer's authorization is attached OR I the taxpayer I understand that written authorization from the taxpayer is requappraiser or tax collector. Under penalties of perjury, I declare that I am the owner's authorized in it are true. Signature, representative	Print name d in part 4 above. licensed representatives or employed and the second representatives or employed as ignature is in part 3 of this form. ID (check one)	f this form. nation from the property f filing this petition and of
Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not liste I am a compensated representative not acting as one of the AND (check one) Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR I am an uncompensated representative filing this petition AND the taxpayer's authorization is attached OR the taxpayer is requappraiser or tax collector. Under penalties of perjury, I declare that I am the owner's authorized becoming an agent for service of process under s. 194.011(3)(I	Print name d in part 4 above. licensed representatives or employed and the second representatives or employed as ignature is in part 3 of this form. ID (check one)	ees listed in part 4 above , executed with the f this form. nation from the property f filing this petition and of
Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not liste I am a compensated representative not acting as one of the AND (check one) Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR I am an uncompensated representative filing this petition AN the taxpayer's authorization is attached OR the taxpayer is requappraiser or tax collector.	Print name d in part 4 above. licensed representatives or employed ments of Part II of Chapter 709, F.S. d signature is in part 3 of this form. ID (check one) 's authorized signature is in part 3 of this form.	ees listed in part 4 above , executed with the f this form. nation from the property
Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not liste I am a compensated representative not acting as one of the AND (check one) Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR I the taxpayer's authorized representative filing this petition AN the taxpayer's authorization is attached OR the taxpayer's	Print name d in part 4 above. licensed representatives or employements of Part II of Chapter 709, F.S. d signature is in part 3 of this form. ID (check one)	ees listed in part 4 above , executed with the f this form.
Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not liste I am a compensated representative not acting as one of the AND (check one) Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR I am an uncompensated representative filing this petition AND	Print name d in part 4 above. licensed representatives or employements of Part II of Chapter 709, F.S. d signature is in part 3 of this form. ID (check one)	ees listed in part 4 above
Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not liste I am a compensated representative not acting as one of the AND (check one) Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR the taxpayer's authorized	Print name d in part 4 above. licensed representatives or employements of Part II of Chapter 709, F.S. d signature is in part 3 of this form.	Date ees listed in part 4 above
Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not liste I am a compensated representative not acting as one of the AND (check one) Attached is a power of attorney that conforms to the require	Print name d in part 4 above. licensed representatives or employe ments of Part II of Chapter 709, F.S.	Date ees listed in part 4 above
Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not liste I am a compensated representative not acting as one of the	Print name d in part 4 above.	Date
Signature, representative PART 5. Unlicensed Representative Signature	Print name	
Signature, representative	Print name	
	Nobell Feylon	9/10/2024
Robert I. Payto	Robert Peyton	
Under penalties of perjury, I certify that I have authorization to f am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the	his petition and of becoming an age	ent for service of process
appraiser or tax collector.	ile this potition on the taypover's beh	aalf and I declare that I
I understand that written authorization from the taxpayer is requi	red for access to confidential informa	ation from the property
A Florida certified public accountant licensed under Chapter	473, Florida Statutes (license numb	er).
A Florida real estate broker licensed under Chapter 475, Flo	orida Statutes (license number).
A Florida real estate appraiser licensed under Chapter 475,	Florida Statutes (license number —	RD6182).
A Florida Bar licensed attorney (Florida Bar number).	
An employee of	(taxpayer or an affiliated e	entity).
I am (check any box that applies):		
Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.		owing licensed
PART 4. Employee, Attorney, or Licensed Professional Signa	ature	
Signature, taxpayer	Print name	Date
☐ I authorize the person I appoint in part 5 to have access to ar Under penalties of perjury, I declare that I am the owner of the p petition and the facts stated in it are true.		
collector.	ρ	sporty appraisor or tax
without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.		operty appraiser or tax

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	t .	2024-0367		Alternate Ke	ey: 3787738	Parcel I	D: 22-24-26-23	05-000-26800	
Petitioner Name	Ryan	,llc Robert P	eyton				Check if Mu	ıltiple Parcels	
The Petitioner is:	Taxpayer of Re		payer's agent	Property		AY VISTA DR		•	
Other, Explain:				Address	CLE	RMONT			
Owner Name	America	n Homes 4	Bont IIo	Value from	Value befor	- Daniel Anti-			
Owner Name	America	n nomes 4	Kent ,nc	TRIM Notice		e Board Action ted by Prop App	i value alieri	Board Action	
1. Just Value, red				\$ 317,28		317,28			
2. Assessed or c			cable	\$ 260,65	50 \$	260,65	50		
3. Exempt value,	*enter "0" if no	ne		\$	-				
4. Taxable Value,	*required			\$ 260,65	50 \$	260,65	50		
*All values entered	d should be coun	ty taxable va	lues, School an	d other taxing	authority values	may differ.			
	a should be sourity taxable vali				-	-			
Last Sale Date	11/4/2015	Pri	ce: \$13	3,100	Arm's Length	Distressed	Book <u>4715</u>	Page <u>2236</u>	
ITEM	Subje	oct	Compar	ahle #1	Compara	ahla #2	Compara	ahla #3	
AK#	Subject 3787738		3775		3775		3787		
			15755 AUTUM		2728 WILS		16017 BAY		
Address	CLERMONT		CLERN		CLERM		CLERM		
Proximity	<u> </u>		same		same		same		
Sales Price			\$374,	900	\$376,	500	\$400,0	000	
Cost of Sale			-15	%	-15	%	-15	%	
Time Adjust			2.00)%	2.00	1%	1.20%		
Adjusted Sale			\$326,	163	\$327,	555	\$344,800		
\$/SF FLA	\$183.83	oer SF	\$213.60	per SF	\$187.82	per SF	\$179.12	per SF	
Sale Date			7/25/2	2023	7/17/2	.023	9/29/2	.023	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,726		1,527	14925	1,744	-1350	1,925	-14925	
Year Built	2000		1999		1999		2001		
Constr. Type	block/stucco		block/stucco		block/stucco		block/stucco		
Condition	good		good		good		good		
Baths	2.0		2.0		2.0		2.0		
Garage/Carport	2 car		2 car		2 car		2 car		
Porches	232 sf		35 sf		201 sf		259 sf		
Pool	N		N	0	N	0	N	0	
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		
View	good		good		good		good		
			Net Adj. 4.6%	14925	-Net Adj. 0.4%	-1350	-Net Adj. 4.3%	-14925	
			Gross Adj. 4.6%	-	Gross Adj. 0.4%	1350	Gross Adj. 4.3%	14925	
	Market Value	\$317,286	Adj Market Value	\$341,088	Adj Market Value	\$326,205	Adj Market Value	\$329,875	
Adj. Sales Price	c=	400.00	aj markot valuo	Ψυ 1,000	. aj markot valdo	Ψ020,200	. aj market valde	Ψ020,010	

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.

Value per SF

183.83

- 1. Describe Subject
- 2. Describe Comps
- 3. Describe Range of Values
- 4. Describe Petitioner's Comps The petitioner used comp 1,2,3,and 6 all in a different sub also they are using an \$87,400 sale all three of our comps are 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

2024-0367 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3787738	15801 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 3787738

Parcel ID 22-24-26-2305-000-26800

Current Owner

AMERICAN HOMES 4 RENT PROPERTIES S ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300

CALABASAS 91302-4012 CA

LCPA Property Record Card Roll Year 2024 Status: A

2024-0367 Subject PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 15801 BAY VISTA DR

CLERMONT FL 34714

0005 NBHD 0581 Mill Group

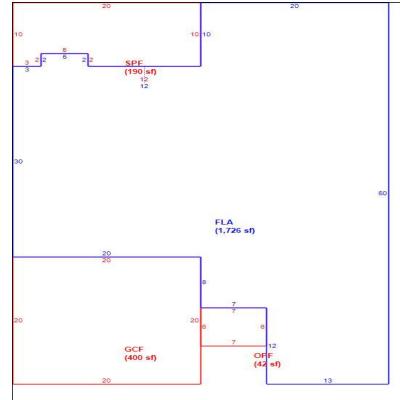
Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

WESTON HILLS SUBDIVISION PHASE II LOT 268 PB 42 PGS 78-80 ORB 4715 PG 2236

Lan	d 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						0		Tota	i Adj JV/MI	kt		79,500
Classified Acres 0 Classified JV/Mkt 79,50								Classifie	d Adj JV/MI	ct		0

Sketch Bldg 1 1 of 1 Replacement Cost 245,140 Deprec Bldg Value 237,786 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation Construction				n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,726	1,726	1726	Effective Area	1726			- " - "	
GAR	GARAGE FINISH	0	400	0	Base Rate	116.38	No Stories	1.00	Full Baths	2
OPF SPF	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	42 190	0	Building RCN	245,140	Quality Grade	680	Half Baths	0
011	CONCERT ONOTHING	· ·	100	J	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	, ,	00	,,	Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,726	2,358	1,726	Building RCNLD	237,786	Roof Cover	3	Type AC	03

Alternate Key 3787738

Parcel ID 22-24-26-2305-000-26800

79,500

237,786

317,286

56636

260650

0.00

260650

317286

309,809

LCPA Property Record Card

2024-0367 Subject PRC Run: 12/2/2024 By

Parcel II	D 22-24-	26-230)5-000-2	26800		Rol	II Yea	r 202	4 Sta	ıtus: A			Card #	1	of 1
						*Only			laneous F	eatures re reflected b	alow				
Code		Descrip	otion		Un		Туре		nit Price	Year Blt	Effect Yı	RCN	%Good	I Ar	r Value
					1		- 71								
Roll Year	Permit	ID I	Issue Da	ate	Comp D)ate	Δm	ount	Iding Peri	mits 	Descrip	ntion	Review [)ate	CO Date
2001	0062339	10			02-28-2		7 111	92,00		SFR/15801 E			TOVIOW	Jule	OO Balo
2001	0062339 06-29-2000					-20-2001									
				Sales	Inform	ation						Ex	cemptions		
Instrur	ment No	Book	k/Page		Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descript		Year	Amount
		4715	2236		4-2015	СТ	U	U	I	131,000					
		3489	1734		6-2007	WD	Q	Q	Į.	225,000					
		1888	1137	11-30	0-2000	WD	Q	Q	l	132,200					
													+		2.55
											<u> </u>		Total		0.00
								Val	lue Summ	ary					
Land Va	lue Bldg	Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value (Cnty Ex Aı	mt Co Tax Val	Sch Tax	Val Pre	vious Valu

^{***}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

Current Owner

GARNICA JESSICA M

15755 AUTUMN GLEN AVE

CLERMONT FL 34714 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0367 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 15755 AUTUMN GLEN AVE

CLERMONT FL 34714 0005 NBHD 0581

Mill Group Property Use Last Inspection MHS 12-09-202

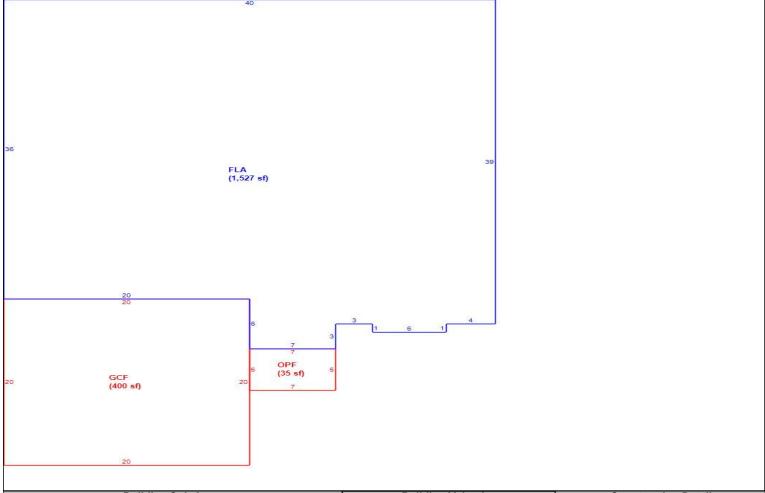
00100 SINGLE FAMILY

Legal Description

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

Lan	d 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		3.00	1.000	1.000	0	79,500		
		Total A	cres	0.00	JV/Mkt 0			 Tota	 ıl Adj JV/Mk	t		79,500		
	Classified Acres 0 Classified JV/Mkt 79,500 Classified Adj JV/Mkt 0													
						Sketch								

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



	Building S	Sub Areas			Building Valuation Construction L				n 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			- " D "	
GAR	GARAGE FINISH	0	400	0	Base Rate	118.02	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	35	0	Building RCN	220,638	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	riout Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS 1,527 1,962 1,527		Building RCNLD	214,019	Roof Cover	3	Type AC	03		

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

LCPA Property Record Card Roll Year 2024 Status: A

2024-0367 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

Parcern	D 22-24-	20-230	U-UUU- I	3000	Ro	II Yea	ır 202	24 Sta	itus: A			Card #	1 ()
Miscellaneous Features *Only the first 10 records are reflected below														
			•			4					BON	1 0/ 0		\
Code		Descrip	tion		Inits	Туре	Ui	nit Price	Year Blt	Effect Y	r RCN	%Good	Apr Apr	Value
Roll Year	r Permit	·ID	Issue Da	ate Comr	Date	An	nount	ilding Per Type	mits 	Descri	otion	Review [Date C	O Date
2021	20200808		08-21-20		-2020	7 111	6,70		REPL WINDOWS 10			12-10-2		O Buto
2021														
				Sales Infor	mation						Exer	nptions		
Instru	ment No	Book	/Page	Sale Date	Instr	_	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
	094989	6189	1601	07-25-2023		Q	01	!	374,900	003 039	DISABILITY VET HOMESTEA		2024 2024	5000 25000
2019	026622	5246 4359	2279 0657	02-26-2019 06-24-2013		Q U	Q U		210,000	059	ADDITIONAL HOM		2024	25000
	3618 1017 04-18-2008					Ü	Ü	i	100			_		
	1781 2397 12-22-1999						Q	- 1	105,600					
											ı	Total		55,000.00
		1		1				1	1					

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

WILSON VANESSA & WINSTON

Current Owner

 FL

34714

LCPA Property Record Card Roll Year 2024 Status: A

2024-0367 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

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

CLERMONT

2728 WILSHIRE RD

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

Lan	Land Lines Line Chr Chr Chr Lond Lond														
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			
	Cl	Total A		0.00	JV/Mkt Classified IV/Mkt				 Adj JV/MI Adj IV/MI			79,500			
	Classified Acres 0 Classified JV/Mkt 79,500 Classified Adj JV/Mkt 0 Sketch														

Bldg 1 1 of 1 Replacement Cost 246,690 Deprec Bldg Value 239,289 Multi Story 0 Sec SPF (166 sf) FLA (1,744 sf) GCF (400 sf) OPF (35 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,744	1,744	1744	Effective Area	1744			- " - "	
-	GARAGE FINISH	0	400	0	Base Rate	116.33	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	35	0	Building RCN	246,690	Quality Grade	680	Half Baths	0
SPF	SCREEN FORCH FINIS U 100 U		Condition	EX	Wall Type	03	Heat Type	6		
					% Good	97.00	Wall Type	03	riout Typo	١
			Functional Obsol	0	Foundation	3	Fireplaces	0		
	TOTALS	1,744	2,345	1,744	Building RCNLD	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

2024-0367 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Desc	ription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
				Ruilo	ling Per	mits								
Roll Yea	r Permit ID	Issue Date	Comp Date	Amount	Туре	T	Description		Review Date	e CO Date				
2007 2000 1999	SALE 9809024 9809024	01-01-2006 04-15-1999 09-10-1998	03-12-2007 12-01-1999 12-01-1998	1 92,000 92,000	0000	CHECK VAI SFR FOR Y SFR/2728 V	LUES		03-12-2007					

			Sales Informa	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023092266 2021168378 2019056947 2017092979	6185 5851 5282 4992 4551	1372 0770 2343 2304 1224	07-17-2023 11-18-2021 05-06-2019 08-23-2017 11-10-2014	WD WD WD WD	00000	01 01 Q Q Q		376,500 358,900 235,000 215,000 150,500					
Total										0.00			
						V/o/	uo Summ	20/					

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

^{***}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 3787649 Parcel ID 22-24-26-2305-000-23700

Current Owner

LCPA Property Record Card Roll Year 2024 Status: A

2024-0367 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 16017 BAY VISTA DR

CLERMONT FL 34714 0005 NBHD

Mill Group 0581 Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

16017 BAY VISTA DR

CLERMONT FL 34714

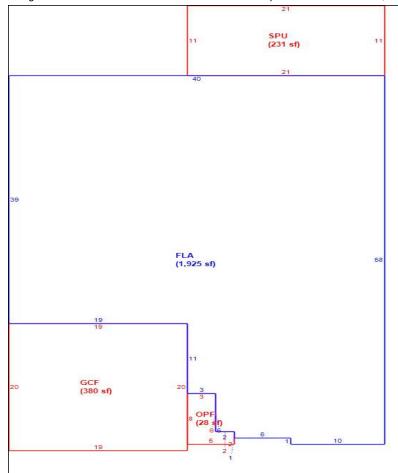
KHAN ANNEIL & ELIZABETH COCCO

Legal Description

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

Lar	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			
	Cla	Total A assified A		0.00	UV/Mkt 0 JV/Mkt 0 Classified JV/Mkt 79	9,500			 Adj JV/M Adj JV/M			79,500 0			

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



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,925	,	1925	Effective Area	1925			E. II D. H.	
_	GARAGE FINISH	0	380	0	Base Rate	115.81	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	28	0	Building RCN	266,026	Quality Grade	680	Half Baths	0
350	SCILLIN FORCITONIIN	PORCH UNFIN 0 231 0		Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	Trail Type	03	riodi Typo	U
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,925	2,564	1,925	Building RCNLD	258,045	Roof Cover	3	Type AC	03

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

79,500

258.045

LCPA Property Record Card Roll Year 2024 Status: A

2024-0367 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

				*On	Miscella No the first 10 re			helow							
	Codo	*Only the first 10 records are reflected below ode Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value													
	Code	Desci	приоп	Units	Type Office	FIICE	Teal Dit	Ellect 11	RCN	76G000	Api value				
					Build	ling Peri	mits								
ĺ	Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio	n	Review Date	CO Date				
	2004	2003040286	04-07-2003	01-15-2004	3,655		11X21 SCR	N RM							
	2002	0090385	01-01-2001	01-28-2002	90,909	0000	SFR/16017	BAY VISTA DI	R						
				1		1					1				

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023130134 2021130594	6230 5799 1934	2154 0723 2056	09-29-2023 09-15-2021 03-29-2001	WD PO WD	Q U Q	01 11 Q	 	400,000 0 135,500	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
Total Total												50,000.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu

337545

50,000.00

287545

312545

329.206

337,545

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