

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3782996

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.

incorporated, by fer	COMPLETED BY G			NT EOARD (A	AB)
Petition#	024-0369	County Lake	ή	ax year <b>2024</b>	Date received 9./2.24
			KEREMMENER		
PART 1. Taxpaye	r Information				4 y
Taxpayer name: Am	erican Homes 4 Rent, LLC; AH	4R Properties, LLC	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	23-24-260510 16418 Coope	000015100 ers Hawk Avenue
Phone <b>954-740-62</b>	240		Email	ResidentialAp	peals@ryan.com
The standard way t	o receive information is by	US mail. If possible	e, I prefer to receiv	e information b	y 🗹 email 🗌 fax.
	petition after the petition do at support my statement.	eadline. I have attac	hed a statement c	f the reasons I	filed late and any
your evidence to evidence. The \	o the value adjustment boar /AB or special magistrate i	rd clerk. Florida law a ruling will occur unde	llows the property a er the same statuto	appraiser to cros ry guidelines as	• • •
Commercial	☑ Res. 1-4 units☐ Industr ☑ Res. 5+ units ☐ Agricultu	iai and miscellaneou ural or classified use	ıs Hign-water red Vacant lots and	•	distoric, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Petition Chec	k one. If more than	one, file a separa	ate petition.	<u> </u>
Denial of classif Parent/grandpa Property was not Tangible persona return required b		n January 1 st have timely filed	☐ Denial for late (Include a date a☐Qualifying impro	e-stamped cop vement (s. 193.1 control (s. 193.1	otion or classification y of application.)
determination  Enter the time by the request group.	ted time. For single joint pe	y similar. (s. 194.01 need to present you titions for multiple un	1(3)(e), (f), and (g ir case. Most hearii its, parcels, or acco	), F.S.) ngs take 15 min punts, provide th	outes. The VAB is not bound ne time needed for the entire
You have the right evidence directly to appraiser's evidence You have the right, of your property recinformation redacted.	cord card containing inform	th the property appra t least 15 days befor ve the right to have u initiate the eviden mation relevant to the	aiser. To initiate the re the hearing and witnesses sworn. ce exchange, to re le computation of y	e exchange, yo make a writter eceive from the your current as	ou must submit your

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.

		(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
Complete part 3 if you are representing yourself or if you a without attaching a completed power of attorney or authori Written authorization from the taxpayer is required for accecollector.	zation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional	Signature	B <sup>1</sup>
Complete part 4 if you are the taxpayer's or an affiliated er representatives.		llowing licensed
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 47		).
☐ A Florida certified public accountant licensed under Ch		iber ).
I understand that written authorization from the taxpayer is appraiser or tax collector.	·	·
Under penalties of perjury, I certify that I have authorizatio am the owner's authorized representative for purposes of funder s. 194.011(3)(h), Florida Statutes, and that I have re	filing this petition and of becoming an ag	ent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		The first section of the first
Complete part 5 if you are an authorized representative no	t listed in part 4 above.	
☐ I am a compensated representative not acting as one of AND (check one)	of the licensed representatives or emplo	yees listed in part 4 above
☐ Attached is a power of attorney that conforms to the re taxpayer's authorized signature OR ☐ the taxpayer's auth		
☐ I am an uncompensated representative filing this petition	on AND (check one)	
the taxpayer's authorization is attached OR  the tax	payer's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential info	rmation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.		
Signature, representative	Print name	Date
<u> </u>	·	· · · · · · · · · · · · · · · · · · ·

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	IDENTIA	L			
Petition #	!	2024-0369		Alternate K	ey: <b>3782996</b>	Parcel	ID: <b>23-24-26-051</b> 0	0-000-15100
Petitioner Name The Petitioner is:  Other, Explain:	Ryan,llo	c/o Robert I	Peyton payer's agent	Property Address		ERS HAWK A'	VE Check if Mult	tiple Parcels
Owner Name	American H	omes 4 Ren	t Properties	Value from TRIM Notice		e Board Action Ited by Prop App	i value allei b	oard Action
1. Just Value, red	quired			\$ 314,49	96 \$	314,49	96	
2. Assessed or cl	lassified use val	ue, *if appli	cable	\$ 284,6	10 \$	284,6	10	
3. Exempt value,	*enter "0" if nor	10		\$	-			
4. Taxable Value,				\$ 284,6	10 \$	284,6	10	
*All values entered	d should be count	ty taxable va	lues, School and	other taxing	authority values	may differ.	•	
Last Sale Date	10/10/2017		ce: \$201	_	✓ Arm's Length	Distressed	Book <u>5013</u> P	age 1885
ITEM	Subje	ct	Compara	ible #1	Compara	able #2	Comparal	ole #3
AK#	37829		37830		3611		36114	
Address	16418 COOPE AVE		2153 FISH E CLERM		2202 WHITE CLERM		2201 WHITE E CLERMO	_
Proximity			same		same		same s	
Sales Price			\$355,0		\$341,0		\$342,00	
Cost of Sale			-159		-15		-15%	
Time Adjust			3.60		2.00		2.00%	
Adjusted Sale \$/SF FLA	\$178.79 p	or CE	\$314,5 \$173.97		\$296,6 \$202.92		\$297,54 \$200.23 p	
Sale Date	φ1/0./9 μ	JEI OF	3/8/20	•	7/31/2	•	7/6/20	
Terms of Sale			√ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Terms of Gale							C rame langur C	1
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,759		1,808	-2450	1,462	14850	1,486	13650
Year Built	2000		2000		1997		1998	
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	146 SF		150 sf		190 sf		174 sf	
Pool	Y		N	20000	N	20000	N	20000
Fireplace	0		0	0	0	0	0	0
AC Other Adds	Central		Central	0	Central	0	Central	0
Other Adds Site Size	no lot		no lot		no lot		no lot	
Location	good		good		good		good	
View	good		good		good		good	
VIEW	3004		_	47550		04050	_	22650
			Net Adj. 5.6%	17550	Net Adj. 11.7%	34850	Net Adj. 11.3%	33650
			Gross Adj. 7.1%	22450	Gross Adj. 11.7%	34850	Gross Adj. 11.3%	33650

\$332,080

Adj Market Value

\$331,520

Adj Market Value

\$331,190

Adj Market Value

Market Value

Value per SF

Adj. Sales Price

\$314,496

178.79

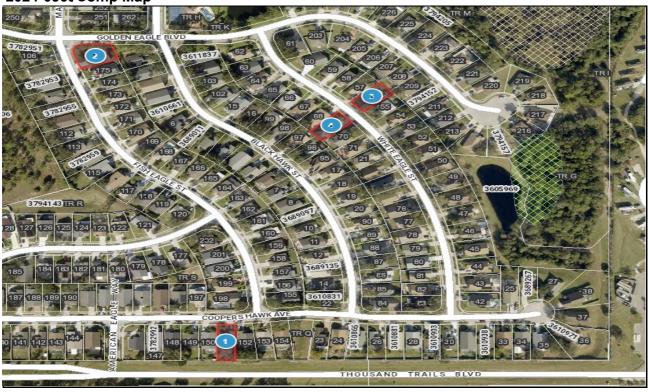
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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 making a \$10,000 for pool also their comp 2 is the lowest sale in the sub it does not look like an harm length sale because their market value is \$312,529, base on our comps the value is good.

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

2024-0369 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
_		270000	16418 COOPERS HAWK AVE	Cubject(IIII.)
1	subject	3782996	CLERMONT	-
2	comp 2	3611349	2202 WHITE EAGLE ST	
	Comp 2	3011343	CLERMONT	same sub
3	comp 1	3783021	2153 FISH EAGLE ST	
	comp i		CLERMONT	same sub
4	comp 3	3611471	2201 WHITE EAGLE ST	
	comp c		CLERMONT	same sub
5				
6				
7				
8				

### Alternate Key 3782996

Parcel ID 23-24-26-0510-000-15100

Current Owner

AH4R PROPERTIES LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300

CALABASAS 91302-4012 CA

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

2024-0369 Subject PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 16418 COOPERS HAWK AVE FL 34714

CLERMONT 0005

NBHD 0581

Property Use 00100 SINGLE FAMILY

Mill Group

Last Inspection PJF 01-01-202

Legal Description

EAGLERIDGE PHASE II LOT 151 PB 40 PGS 13-14 ORB 5013 PG 1885

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	FIORE	Depui	Adj	Units	Price	Factor	Factor	Factor	Factor	Class val	Value	
1	0100	0	0		1.00 LT	26,500.00	0.0000	3.00	1.000	1.000	0	79,500	
											1		
		Total A	cres	0.00	JV/Mkt 0			Tota	il Adj JV/Mk	t	79,500		
Classified Acres 0 Classified JV/Mkt 79,5					9,500		Classifie	d Adj JV/Mk	ct		0		
	Sketch												

Bldg 1 1 of 1 Replacement Cost 225,864 Deprec Bldg Value 219,088 Multi Story 0 Sec FLA (1,759 sf) GCF (440 sf) OPF (29 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,759	1,759	1759	Effective Area	1759			- " - "	
-	GARAGE FINISH	0	440	0	Base Rate	105.86	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	149	0	Building RCN	225,864	Quality Grade	665	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,759	2,348	1,759	Building RCNLD	219,088	Roof Cover	3	Type AC	03

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

PRC Run: 2024-0369 Subject 12/2/2024 By

Card # 1 of 1

			Mis	scellaneous F	eatures							
*Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
POL2	SWIMMING POOL - RESIDENTIAL	324.00	SF	35.00	2000	2000	11340.00	85.00	9,639			
PLD2	POOL/COOL DECK	540.00	SF	5.38	2000	2000	2905.00	70.00	2,034			
SEN2	SCREEN ENCLOSED STRUCTURE	1704.00	SF	3.50	2000	2000	5964.00	42.50	2,535			
PUG1	POOL UPGRADE	1.00	UT	2000.00	2003	2003	2000.00	85.00	1,700			

				Build	ing Peri	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2005	SALE	01-01-2004	05-02-2005	1	0000	CHECK VALUE		
2004	SUBS	01-01-2003	05-11-2004	1	0000	CK SUB LAND VALUES		
2001	0080204	08-08-2000	11-29-2000	18,500	0000	24X36 POOL W/DECK		
2001	0051536	05-25-2000	11-29-2000	91,000	0000	SFR/16418 COOPERS HAWK		

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017110210	5013 2713 2301 1878 1813	1885 0728 0038 2227 1025	10-10-2017 08-27-2004 03-28-2003 10-20-2000 03-31-2000	WD WD WD WD	00000	00001	>	201,000 219,900 167,500 146,000				
										Total		0.00

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	219.088	15.908	314,496	29886	284610	0.00	284610	314496	307.686

<sup>\*\*\*</sup>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 3783021

Parcel ID 23-24-26-0510-000-17600

Current Owner

ALVAREZ EVANGELINA AND BRENDA ROBL

2153 FISH EAGLE ST

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

2024-0369 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

**Property Location** 

Site Address 2153 FISH EAGLE ST

CLERMONT FL 34714 0005 NBHD 0581

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

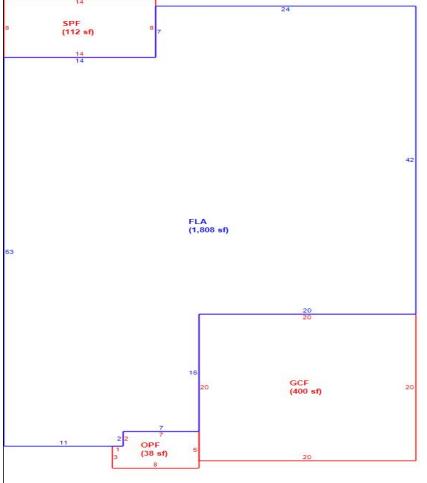
Legal Description

EAGLERIDGE PHASE II LOT 176 PB 40 PGS 13-14 ORB 6104 PG 1453

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	<u> </u>	Tota	d Adj JV/MI	kt	l l	79,500		
	Classified Acres 0 Classified JV/M				79,500	,500 Classified Adj JV/Mkt				0		

Bldg 1 1 of 1 Replacement Cost 230,352 Deprec Bldg Value 223,441 Multi Story 0 Sec

Sketch



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,808	1,808	1808	Effective Area	1808	l			
-	GARAGE FINISH	0	400	0	Base Rate	105.73	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	38 112	0	Building RCN	230,352	Quality Grade	665	Half Baths	0
SPF	SCREEN PORCH FINIS	U	112	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,808	2,358	1,808	Building RCNLD	223,441	Roof Cover	3	Type AC	03

Alternate Key 3783021 Parcel ID 23-24-26-0510-000-17600

#### **LCPA Property Record Card** Roll Year 2024

2024-0369 Comp 1 PRC Run: 12/2/2024 By

Card # of 1

Parcei ID	23-24-	26-051	<b>U-UUU-</b> 1	7600	Ro	II Yea	r 202	4 Sta	ıtus: A			Card #	ı	OI I
								aneous F						
					•				re reflected b					
Code		Descrip	tion	Ur	nits	Type	Ur	nit Price	Year Blt	Effect Y	r RCN	%Good	d Ap	or Value
Roll Year	Permit	ID I	Issue Da	ate Comp I	Date	Δm	ount	Iding Peri	mits 	Descri	ntion	Review	Date	CO Date
2007	SALE		01-01-20			<u> </u>		1 0000	CHECK VALU		Juon	03-09-2		CO Date
2007	0040547		04-12-20					1 0000	SFR/2153 FIS		E ST	00 00 2		
200.														
										-				
			Sales Inform		T = // .		I				emptions	1	1	
	Instrument No Book/Page S			Sale Date	Instr	Q/U		Vac/Imp	Sale Price	Code	Descripti	on	Year	Amount
202302	26643	6104	1453	03-08-2023	WD	Q	01	!	355,000					
		3115 1892	1673 1931	03-16-2006 12-11-2000	WD WD	Q Q	Q Q		245,000 117,500	I				
		1813	1025	03-31-2000	WD	Ü	M	v	117,500	I				

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023026643	6104 3115 1892 1813 1709	1453 1673 1931 1025 0793	03-08-2023 03-16-2006 12-11-2000 03-31-2000 04-16-1999	WD WD WD WD	00000	>>	355,000 245,000 117,500 1 1					
						Total		0.00				
					arv							

Value Summary
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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	223,441	0	302,941	0	302941	0.00	302941	302941	295,812

<sup>\*\*\*</sup>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 3611349 Parcel ID 23-24-26-0500-000-05600

COLINA LISSETH & JOSE RANDIREZ

Current Owner

Roll Year 2024

**LCPA Property Record Card** Status: A

2024-0369 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

**Property Location** 

Site Address 2202 WHITE EAGLE ST

CLERMONT FL 34714 NBHD 0581 0005

Mill Group

Property Use Last Inspection 00100 SINGLE FAMILY MHS 02-17-202

CLERMONT

2202 WHITE EAGLE ST

34714

Legal Description

EAGLERIDGE PHASE 1 SUB LOT 56 PB 35 PGS 84-87 ORB 6193 PG 2303

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	00 0 0		1.00 LT 26,500.00 0.				3.00	1.000	1.000	0	79,500		
	Total Acres 0.00					JV/Mkt 0				d Adj JV/Mk	ct	79,500		
Classified Acres 0 Classified						/lkt 79	,500		Classifie	d Adj JV/Mk	ct		0	

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 196,276 Deprec Bldg Value 190,388 Multi Story 0 SPU (120 sf) FLA (1,462 sf) OPF (70 sf) GCF (380 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,462	1,462	1462	Effective Area	1462	l			
GAR	GARAGE FINISH	0	380	0	Base Rate	108.45	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	70	0	Building RCN	196.276	Quality Grade	665	Half Baths	Λ
SPU	SCREEN PORCH UNFIN	0	120	0	, and the second	,	Guanty Grado	003	rian Banio	U
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	''		,,	•
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,462	2,032	1,462	Building RCNLD	190,388	Roof Cover	3	Type AC	03

Alternate Key 3611349 Parcel ID 23-24-26-0500-000-05600

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

2024-0369 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

Total

0.00

Parcer IL	23-24-	20-030	0-000-0	3000		Roi	ı yea	r 202	<b>4 Sta</b>	atus: A			Caru #	' '	01 1
						*Only			aneous F records a	eatures are reflected b	pelow				
Code		Descrip	tion		Un	its	Type	Ur	nit Price	Year Blt	Effect Y	r RCN	%Good	Apr	r Value
						Di	Iding Per	mita				<u> </u>			
Roll Year	Permit	· ID	Issue Da	ate C	omp D	)ate	Δm	nount	Type		Descri	ntion	Review Da	te C	CO Date
	20220807		2-17-2		7 (11	14,37		REPL WIND		ption	02-21-202		JO Buto		
2023 2011 1998	20100101 9740243	198	08-23-20 01-15-20 04-01-19	010 0	2-17-2 2-09-2 2-01-1	011		14,37 3,84 74,72	0002	SCRN RM O		NC	02-09-201		
		Sales Ir	nform	ation						Exe	mptions				
Instrun	Sales Inform rument No Book/Page Sale Date						Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio	n	Year	Amount
20230	1553 2057 09-		07-31-2 09-30-1 03-01-2	1997	WD WD WD	0 0 0	01 Q Q	I I V	341,000 93,500 18,000	)					
1			1	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	190,388	0	269,888	0	269888	0.00	269888	269888	263,973

Value Summary

<sup>\*\*\*</sup>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 3611471 Parcel ID 23-24-26-0500-000-06900

Current Owner

ROUFFA JOANNE T & PAUL D LIFE ESTATE

1980 FARMINGTON CT

CLERMONT FL 34711 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0369 Comp 3 12/2/2024 By PRC Run:

> Card # 1 of 1

**Property Location** 

Site Address 2201 WHITE EAGLE ST

CLERMONT FL 34714 0005 NBHD 0581

Mill Group Property Use Last Inspection PJF 01-01-202

00100 SINGLE FAMILY

#### Legal Description

EAGLERIDGE PHASE 1 SUB LOT 69 PB 35 PGS 84-87 ORB 6173 PG 761 ORB 6329 PG 1002

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  Classified Acres 0 Cla					0 79,500			l II Adj JV/MI II Adj JV/MI		79,500			

Sketch

Bldg 1 1 of 1 Replacement Cost 198,189 Deprec Bldg Value 192,243 Multi Story 0 Sec SPU (120 sf) FLA (1,486 sf) GCF (380 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	1998	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,486	1,486	1486	Effective Area	1486	l			
GAR	GARAGE FINISH	0	380	0	Base Rate	108.08	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	54	0	Building RCN	198.189	Quality Grade	665	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	120	0		,		000		١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00				
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,486	2,040	1,486	Building RCNLD	192,243	Roof Cover	3	Type AC	03

Alternate Key 3611471

79,500

192.243

## **LCPA Property Record Card**

2024-0369 Comp 3 PRC Run: 12/2/2024 By

Parcel II	D 23-24-	-26-050	00-000-0	06900		Ro	II Yea	r 202	24 Sta	atus: A				Card #	1	of	f 1
						*Only			laneous F records a	eatures re reflected l	below						
Code		Descrip	otion		Un		Туре		nit Price	Year Blt	Effect Yr	r	RCN	%Good	П	Apr \	Value
					<u> </u>				,,,, <u> </u>	**							
Roll Year	r Permi	t ID	Issue Da	ate	Comp [	)ate	Δη	nount	ilding Per Type					Review [	)ate	CC	O Date
2014	20130400		04-04-20		04-28-2		<u> </u>	5,03						04-28-2			Date
					Inform	ation Instr	Q/U	I	T					emptions			
	Instrument No Book/Page Sale Date								Vac/Imp		Code		Description	on	Yea	ar	Amount
20230	2023082271 6173 0761 07-06-2023 \\ 2023054036 6138 1418 05-05-2023 \\ 4207 2139 08-27-2012 \\					LE WD WD WD WD	UQUQQ	11 01 37 Q Q		100 342,000 297,000 99,500 92,200							
														Total			0.00
				•				Va	lue Sumn	nary							
Land Va	lue Bld	Misc	Value	Mark	et Valu	e D	eferred	Amt A	ssd Value	Cnty Ex Ar	mt Co	Tax Val	Sch Tax	Val F	Previo	ous Valu	

271743

0.00

271743

265,750

271743

271,743

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