

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3782 498

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		OCOZ, TONGA AGITHIST POLIZIKO STHEVAL		NT BOARD (N	7(A(S))	1 co
Petition# a	1024-0374	County Lake		ax year 2024	Date received	9.12.24
		COMPLETED BY IT	HEPENIMONIER			
PART 1. Taxpa	ayer Information			sales and	21 28 1	
Taxpayer name:	: American Homes 4 Rent, LLC;	AH4RP Seven, LLC	Representative: F	Ryan, LLC c/o	Robert Peyton	-
Mailing address for notices	Ryan, LLC 16220 North Scottsda Scottsdale, AZ 85254		Parcel ID and physical address or TPP account #	25-24-26-030 17320 Silver	0-000-05800	
Phone 954-740	0-6240		Email	ResidentialAp	peals@ryan.co	om
	ay to receive information is		-		·	☐ fax.
	is petition after the petition that support my statemer		hed a statement o	f the reasons I	filed late and ar	ny
your evidend evidence. Th	and the hearing but would like to the value adjustment to the VAB or special magistrative.	poard clerk. Florida law a ate ruling will occur unde	llows the property a er the same statuto	appraiser to cros ry guidelines as	ss examine or ob if you were pres	ject to your sent.)
Commercial	ty☑ Res. 1-4 units☐ Indu ☐ Res. 5+ units ☐ Agri	cultural or classified use	is High-water red □ Vacant lots and	_	listoric, commercia Business machiner	•
PART 2. Reas	on for Petition Cl	heck one. If more than	one, file a separa	ate petition.		i jalius
Real propert	ty value (check one)⊡dec ssification	crease 🗌 increase	☐ Denial of exer	nption Select o	r enter type:	
☐Property was ☐Tangible pers return require	dparent reduction not substantially complet sonal property value (You ed by s.193.052. (s.194.03 xes for catastrophic event	must have timely filed a	(Include a date a∐Qualifying impro	e-stamped copy vement (s. 193.1 control (s. 193.1	otion or classific y of application. 1555(5), F.S.) or c 55(3), 193.1554(5) hange of
determinat 5 Enter the ti	e if this is a joint petition. A tion that they are substant ime (in minutes) you think y uested time. For single joint	tially similar. (s. 194.01 you need to present you	1(3)(e), (f), and (g ir case. Most hearir), F.S.) ngs take 15 min	utes. The VAB is	
My witness	ses or I will not be availab	•				
evidence directl appraiser's evid	ght to exchange evidence ly to the property appraise lence. At the hearing, you	r at least 15 days befor have the right to have	e the hearing and witnesses sworn.	make a written	request for the	property
of your property information reda	ght, regardless of whether record card containing in acted. When the property you how to obtain it online	formation relevant to th appraiser receives the	e computation of y	our 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.

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you are authowithout attaching a completed power of attorney or authorization for Written authorization from the taxpayer is required for access to cocollector.	or representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to any of Under penalties of perjury, I declare that I am the owner of the propertition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signatur	re :	
Complete part 4 if you are the taxpayer's or an affiliated entity's en representatives.		lowing 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, Flo	orida Statutes (license number –	RD6182
A Florida real estate broker licensed under Chapter 475, Florid		
A Florida certified public accountant licensed under Chapter 47	3, Florida Statutes (license numb	oer).
I understand that written authorization from the taxpayer is required appraiser or tax collector.	d for access to confidential inform	nation from the property
Under penalties of perjury, I certify that I have authorization to file am the owner's authorized representative for purposes of filing this under s. 194.011(3)(h), Florida Statutes, and that I have read this	s petition and of becoming an age	ent for service of process
Robert I. Payton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not listed in	n part 4 above.	
I am a compensated representative not acting as one of the lic AND (check one)	ensed representatives or employ	vees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requirement taxpayer's authorized signature OR ☐ the taxpayer's authorized signature.		
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 c	of this form.
I understand that written authorization from the taxpayer is require appraiser or tax collector.	ed for access to confidential infor	mation from the property
Under penalties of perjury, I declare that I am the owner's authorize becoming an agent for service of process under s. 194.011(3)(h), facts stated in it are true.	ed representative for purposes of Florida Statutes, and that I have	of filing this petition and of read this petition and the
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	<u>IDENTIA</u>	L			
Petition #	ŧ	2024-0374		Alternate K	ey: 3782488	Parcel	ID: 25-24-26-030	0-000-05800
Petitioner Name The Petitioner is: Other, Explain:	Ryan,llo	c/o Robert F	Peyton payer's agent	Property Address		ER CREEK C	Check if Mul	tiple Parcels
Owner Name	American H	omes 4 Rent	Properties	Value from TRIM Notice	Value beloi	e Board Action Ited by Prop App	i value aller b	oard Action
1. Just Value, red	guired			\$ 317,29	98 \$	314,49	96	
2. Assessed or c		ue. *if appli	cable	\$ 317,29		284,6		
3. Exempt value,				\$	-	, , ,		
4. Taxable Value,				\$ 317,29	98 \$	284,6	10	
*All values entered		ty tavahla ya	lues School and	<u> </u>			10	
Last Sale Date	10/10/2017		ce: \$201		Arm's Length		Book <u>5013</u> P	age <u>1885</u>
ITEM	Subje	ct	Compara	hlo #1	Compara	able #2	Compara	hla #3
AK#	37824		37832		3783		37832	
	17320 SILVER		17413 SILVER		17325 WOOD		17416 SILVER	
Address	CLERMO		CLERM	ONT	CLERM		CLERMO	
Proximity			same	sub	same	sub	same s	sub
Sales Price			\$385,0		\$380,0		\$420,0	00
Cost of Sale			-159		-15		-15%	
Time Adjust			1.20		2.40		2.80%	
Adjusted Sale			\$331,8		\$332,		\$368,7	
\$/SF FLA	\$183.92 p	er SF	\$198.72		\$238.08	•	\$191.66 p	
Sale Date			9/22/2	_	6/14/2	_	5/3/20	-
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	1,710		1,670	2000	1,395	15750	1,924	-10700
Year Built	1998		2000		2000		1999	
Constr. Type	block/stucco		block/stucco		block/stucco		block/stucco	
Condition	good		good		good		good	5000
Baths	2.1		2.1		2.1		2.0	5000
Garage/Carport	2 car		2 car		2 car		2 car	
Porches Pool	96 sf Y		96 sf Y	0	169 sf Y	0	132 sf Y	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	1	lot		lot	
Location	good		good		good		good	
View	good		good		good		good	
	<u> </u>		Net Adj. 0.6%	2000	Net Adj. 4.7%	15750	-Net Adj. 1.5%	-5700
			Gross Adj. 0.6%	2000	Gross Adj. 4.7%	15750	Gross Adj. 4.3%	15700

\$333,870

Adj Market Value

\$347,870

Adj Market Value

\$363,060

Market Value

Value per SF

Adj. Sales Price

\$314,496

183.92

Adj Market Value

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 15 % adjustment from the total adjusted value base on our copms their value is ok.

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

2024-0374 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3782488	17320 SILVER CREEK CT	
•	Subject	3702400	CLERMONT	-
2	comp 2	3783199	17325 WOODCREST WAY	
	comp 2	3703133	CLERMONT	same sub
3	comp 1	3783227	17413 SILVER CREEK CT	
3	comp i	0100ZZ1	CLERMONT	same sub
4	comp 3	3783213	17416 SILVER CREEK CT	
4	comp 3	3703213	CLERMONT	same sub
5				
6				
7				
8				
_				

Parcel ID 25-24-26-0300-000-05800

Current Owner

AMERICAN HOMES 4 RENT PROPERTIES S

23975 PARK SORRENTO STE 300

CALABASAS CA 91302 **LCPA Property Record Card** Roll Year 2024 Status: A

subject

2024-0374 Subject PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 17320 SILVER CREEK CT

CLERMONT FL 34714 0005 NBHD 0581

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Legal Description

CLEAR CREEK PHASE ONE SUB LOT 58 PB 40 PG 57-58 ORB 5804 PG 697

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	T 26,500.00	0.0000	3.00	1.000	1.000	0	79,500
	Total Acres 0.00 JV/Mi					d 0	<u>' </u>	Tota	d Adj JV/MI	kt	1	79,500
Classified Acres 0 Classified.					Classified .IV/Mk	t 79 500		Classifie	IM/VI. ibA b	ct		0

Sketch Bldg 1 of 1 Replacement Cost 231,527 Deprec Bldg Value 224,581 Multi Story Sec 1 OPF (80 sf)

	FLA (1,710	sf)		42
			20 20	
19	OPF (16:sf) 2 18		GCF (360 sf)	18

	Building S	Sub Areas			Building Valuat	Cons	structio	n Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,710	, -	-	Effective Area	1710			E. II D. H.	_
-	GARAGE FINISH	0	360		Base Rate	109.19	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	96	0	Building RCN	231,527	Quality Grade	670	Half Baths	1
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Type	03	riodi Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,710	2,166	1,710	Building RCNLD	224 581	Roof Cover	3	Type AC	03

PRC Run: 2024-0374 Subject PRC Run: 12/2/2024 By

	Non real 2024 Otatus. A											
	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
PLD2	SWIMMING POOL - RESIDENTIAL POOL/COOL DECK	336.00 424.00	SF SF	35.00 5.38	1998 1998	1998 1998	11760.00 2281.00	85.00 70.00	9,996 1,597			
SEN2	SCREEN ENCLOSED STRUCTURE	1160.00	SF	3.50	1998	1998	4060.00	40.00	1,624			

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date					
2003	SALE	01-01-2002	03-06-2003	1		CHECK VALUE							
2001	0030697	03-10-2000	01-30-2001	12,000	0000	14X30 POOL							
2000	9812086	01-01-1999	03-13-2000	2,340		SEN/17320 SILVER CRK							
1999	9811080	11-12-1998	12-01-1998	1	0000	14X30 POL/17320 SILVER C							

			Sales Informa	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021134377	5804 4471 2189 1639	0697 0657 0678 1423	09-16-2021 04-18-2014 09-30-2002 07-30-1998	WD WD WD WD	0000	01 Q Q Q		336,000 164,000 176,000 142,000					
										Total		0.00	
	•	•			•	Val	ue Summ	arv					

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	224 581	13 217	317 298	0	317298	0.00	317298	317298	310 350

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Parcel ID 25-24-26-0305-000-10700 Current Owner

LILIPE HOME MANAGEMENT LLC RUA DANIEL BARRETO DOS SANTONS VARGEM PEQUENA - RJ

1

Sec

of 1

LCPA Property Record Card Roll Year 2024 Status: A

comp #1

2024-0374 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

Multi Story

0

Property Location

Site Address 17413 SILVER CREEK CT

CLERMONT FL 34714 0005 NBHD 0581

Property Use Last Inspection

00100

Deprec Bldg Value 221,455

Mill Group

SINGLE FAMILY PJF 01-01-202

RIO DE JENEIRO Legal Description

CLEAR CREEK PHASE TWO LOT 107 PB 41 PGS 9-10 ORB 6217 PG 297

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 Classified					JV/Mkt 0				 Adj JV/MI Adj JV/MI			79,500 0

Sketch

228,304

Replacement Cost

Bldg 1 OPF (80 sf) FLA (1,670 sf) GCF (400 sf) (16 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,670	1,670	1670	Effective Area	1670			E !! D !!	
GAR	GARAGE FINISH	0	400	-	Base Rate	109.30	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	96	0	Building RCN	228,304	Quality Grade	670	Half Baths	1
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,670	2,166	1,670	Building RCNLD	221,455	Roof Cover	3	Type AC	03

2024-0374 Comp 1 PRC Run: 12/2/2024 By

									
				scellaneous F					
		*On	ly the firs	t 10 records a	are reflected	below			
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
HTB1	HOT TUB/SPA	1.00	UT	4000.00	2000	2000	4000.00	50.00	2,000
POL2	SWIMMING POOL - RESIDENTIAL	336.00	SF	35.00	2000	2000	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	424.00	SF	5.38	2000	2000	2281.00	70.00	1,597
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	2000	2000	5390.00	42.50	2,291

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2004 2001 2001 2001	SALE 0050292 0022040 0011227	01-01-2003 05-03-2000 02-28-2000 01-26-2000	01-12-2004 02-13-2001 02-13-2001 02-13-2001	1 2,250 17,000 1	0000 0000	CHECK VALUES 37X19 SEN 20X38 POOL SFR/17413 SILVER CRK CT		

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023118362 2023090156 2016048290	6217 6182 4777 2814 2337	0297 2177 2074 1866 2285	09-22-2023 07-24-2023 05-06-2016 03-31-2005 05-16-2003	WD WD WD WD	0000	01 37 Q Q Q		385,000 363,000 175,000 285,000 185,000				
	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	221 455	15 884	316 839	0	316839	0.00	316839	316839	310 166

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Parcel ID 25-24-26-0305-000-07900

Current Owner 173 25 WOODCREST LLC

1 COMP LN

GLEN COVE NY 11542

LCPA Property Record Card Roll Year 2024 Status: A

comp # 2

2024-0374 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 17325 WOODCREST WAY CLERMONT FL 34714

0005 NBHD 0581

Mill Group Property Use Last Inspection 00100 SINGLE FAMILY

PJF 01-01-202

Legal Description

CLEAR CREEK PHASE TWO LOT 79 PB 41 PGS 9-10 ORB 6266 PG 525

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	Adj JV/MI	ct	<u> </u>	79,500			
Classified Acres 0 Classified JV/Mk			79,500									

Sketch

Bldg 1 1 of 1 Replacement Cost 203,921 Deprec Bldg Value 197,803 Multi Story 0 Sec OPF (120 sf) FLA (1,395 sf) OPF (49 sf) GCF (420 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail		L
Code	Description	Living Are	Gross Are		Year Built	2000	Imp Type	R1	Bedrooms	3	Ī
FLA	FINISHED LIVING AREA	1,395	1,395	1395	Effective Area	1395			- " - "		
GAR	GARAGE FINISH	0	420	0	Base Rate	112.77	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	169	0	Building RCN	203,921	Quality Grade	670	Half Baths	1	
					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	1,395	1,984	1,395	Building RCNLD	197,803	Roof Cover	3	Type AC	03	

PRC Run: 2024-0374 Comp 2 12/2/2024 By

			o ou.		atuo. A				
		*Or		scellaneous F t 10 records a		helow			
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	319.00	SF	35.00		2000	11165.00		9,490
PLD2	POOL/COOL DECK	441.00	SF	5.38	2000	2000	2373.00		1,661
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50		2000	5390.00	42.50	2,291

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2005 2001 2001	SALE 0070539 0022121	01-01-2004 07-19-2000 04-14-2000	01-26-2005 02-09-2001 02-09-2001	1 2,250 1	0000	CHECK VALUE ALTER/ADDN SFR/17325 WOODCREST WAY		

Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Am				Sales Informa	ation						Exemptions		
2023074860 6164 0882 06-14-2023 WD Q 01 I 380,000 4211 1339 08-31-2012 WD Q Q I 135,000 2667 1179 06-16-2004 WD Q Q I 185,000	Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
		6164 4211 2667	0882 1339 1179	06-14-2023 08-31-2012 06-16-2004	WD WD WD	Q Q Q	01 Q Q	 - - -	380,000 135,000 185,000				
Total											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	197.803	13.442	290.745	0	290745	0.00	290745	290745	285.010

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Parcel ID 25-24-26-0305-000-09300

Current Owner

KADAR YZAN & JUCILENE 17416 SILVER CREEK CT

CLERMONT 34714

LCPA Property Record Card Roll Year 2024 Status: A

comp #3

2024-0374 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 17416 SILVER CREEK CT

CLERMONT FL 34714 0005 NBHD 0581

Mill Group Property Use Last Inspection

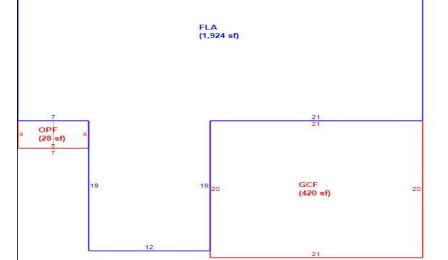
00100 SINGLE FAMILY PJF 01-01-202

Legal Description

CLEAR CREEK PHASE TWO LOT 93 PB 41 PGS 9-10 ORB 6137 PG 1989

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Бериі	Adj	Offics	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
\vdash		Takal A		0.001	1) // MI-410			Taka		. A I		70 500
		Total A	cres	0.00	JV/Mkt 0			lota	ıl Adj JV/MI	αμ		79,500
	Cla	assified A	cres	0	Classified JV/Mkt 79	9.500		Classified	M/VL ibA b	ct		0

Sketch Bldg 1 of 1 Replacement Cost 249,458 Deprec Bldg Value 241,974 Multi Story 0 1 Sec



	Building S	Sub Areas			Building Valua	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,924	1,924	1924	Effective Area	1924	No Otorio		Cull Datha	
GAR	GARAGE FINISH	0	420		Base Rate	108.62	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	132	0	Building RCN	249,458	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,924	2,476	1,924	Building RCNLD	241.974	Roof Cover	3	Type AC	03

2024-0374 Comp 3 PRC Run: 12/2/2024 By

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Miscellaneous Features											
*Only the first 10 records are reflected below											
Code	Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good										
HTB1	HOT TUB/SPA	1.00	UT	4000.00	2000	2000	4000.00	50.00	2,000		
POL2	SWIMMING POOL - RESIDENTIAL	308.00	SF	35.00	2000	2000	10780.00	85.00	9,163		
PLD2	POOL/COOL DECK	472.00	SF	5.38	2000	2000	2539.00	70.00	1,777		
SEN2	SCREEN ENCLOSED STRUCTURE	1570.00	SF	3.50	2000	2000	5495.00	42.50	2,335		

Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date			
2001	0010137	01-28-2000	02-09-2001	3,000	0000	19X37 SEN					
2000	9900821	10-15-1999	12-01-1999	1	0000	POOL					
2000	9981382	08-20-1999	12-01-1999	1	0000	SFR/17416 SILVER CREEK CT					

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023053510	6137 4225 1780	1989 0818 1297	05-03-2023 05-01-2012 12-20-1999	WD WD WD	000	01 Q Q	 - 	420,000 153,000 171,400	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
									Total 50,000.0			
						Val	ua Summ	arı/				

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	241.974	15.275	336.749	0	336749	50.000.00	286749	311749	329.095

^{***}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.***