



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3609255

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0377	County	Lake
		Tax year	2024
		Date received	9/22/24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AR Leasing Company		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	26-24-26-2300-000-01500 1705 Burnham Court
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of return required by s.193.052. (s.194.034, F.S.) <input type="checkbox"/> 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 checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0377	Alternate Key: 3609255	Parcel ID: 26-24-26-2300-000-01500
Petitioner Name Ryan, llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1705 BURNHAM CT CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name American Homes 4 Rent Properties	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 270,478	\$ 270,478
2. Assessed or classified use value, *if applicable	\$ 233,990	\$ 233,990
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 233,990	\$ 233,990

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

Last Sale Date 4/29/2014 **Price:** \$84,700 Arm's Length Distressed **Book** 4476 **Page** 1020

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3609255	3789058	3789047	3789037
Address	1705 BURNHAM CT CLERMONT	15954 WILKINSON DR CLERMONT	16036 WILKINSON DR CLERMONT	16129 WILKINSON DR CLERMONT
Proximity				
Sales Price		\$350,000	\$370,000	\$390,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	3.20%	3.20%
Adjusted Sale		\$305,900	\$326,340	\$343,980
\$/SF FLA	\$188.09 per SF	\$186.98 per SF	\$153.36 per SF	\$153.56 per SF
Sale Date		6/22/2023	4/14/2023	4/6/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,438	1,636	-9900	2,128	-34500	2,240	-40100
Year Built	1995	1999		2000		1999	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		2.1	-5000	2.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	242 sf	129 sf		224 sf		228 sf	
Pool	N	Y	-20000	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		good	
View	good	good		good		good	
		-Net Adj. 9.8%	-29900	-Net Adj. 12.1%	-39500	-Net Adj. 11.7%	-40100
		Gross Adj. 9.8%	29900	Gross Adj. 12.1%	39500	Gross Adj. 11.7%	40100
Adj. Sales Price	Market Value \$270,478	Adj Market Value	\$276,000	Adj Market Value	\$286,840	Adj Market Value	\$303,880
	Value per SF 188.09						

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.

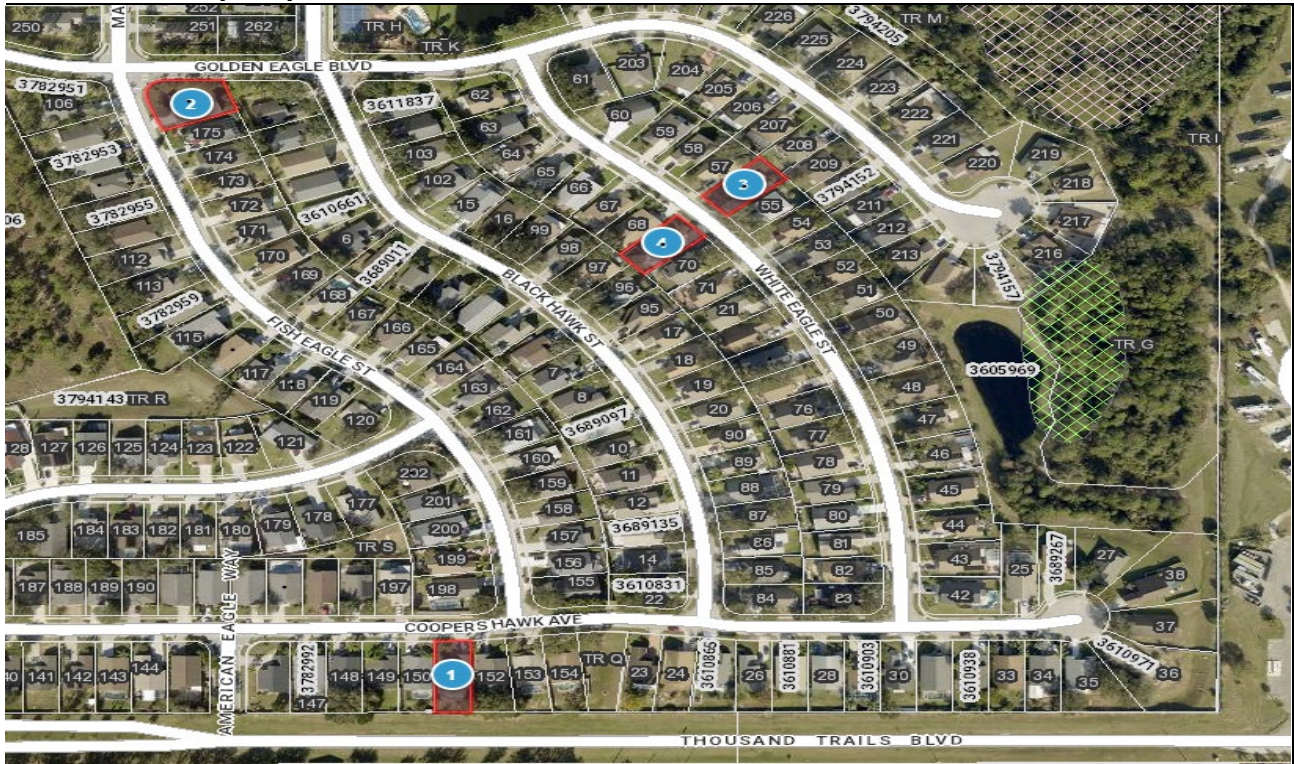
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps The petitioner is adjusting 15 % on the total adjusted value after adjustment is made base on our three comp we feel our value is ok.

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

2024-0377 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3609255	1705 BURNHAM CT CLERMONT	-
2	comp 2	3789047	16036 WILKINSON DR CLERMONT	0
3	comp 1	3789058	15954 WILKINSON DR CLERMONT	0
4	comp 3	3789037	16129 WILKINSON DR CLERMONT	0
5				
6				
7				
8				

Alternate Key 3609255
Parcel ID 26-24-26-2300-000-01500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0377 Subject
PRC Run: 12/2/2024 By
Card # 1 of 1

Current Owner
AMERICAN RESIDENTIAL LEASING COMPA
ATTN PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS CA 91302-4012

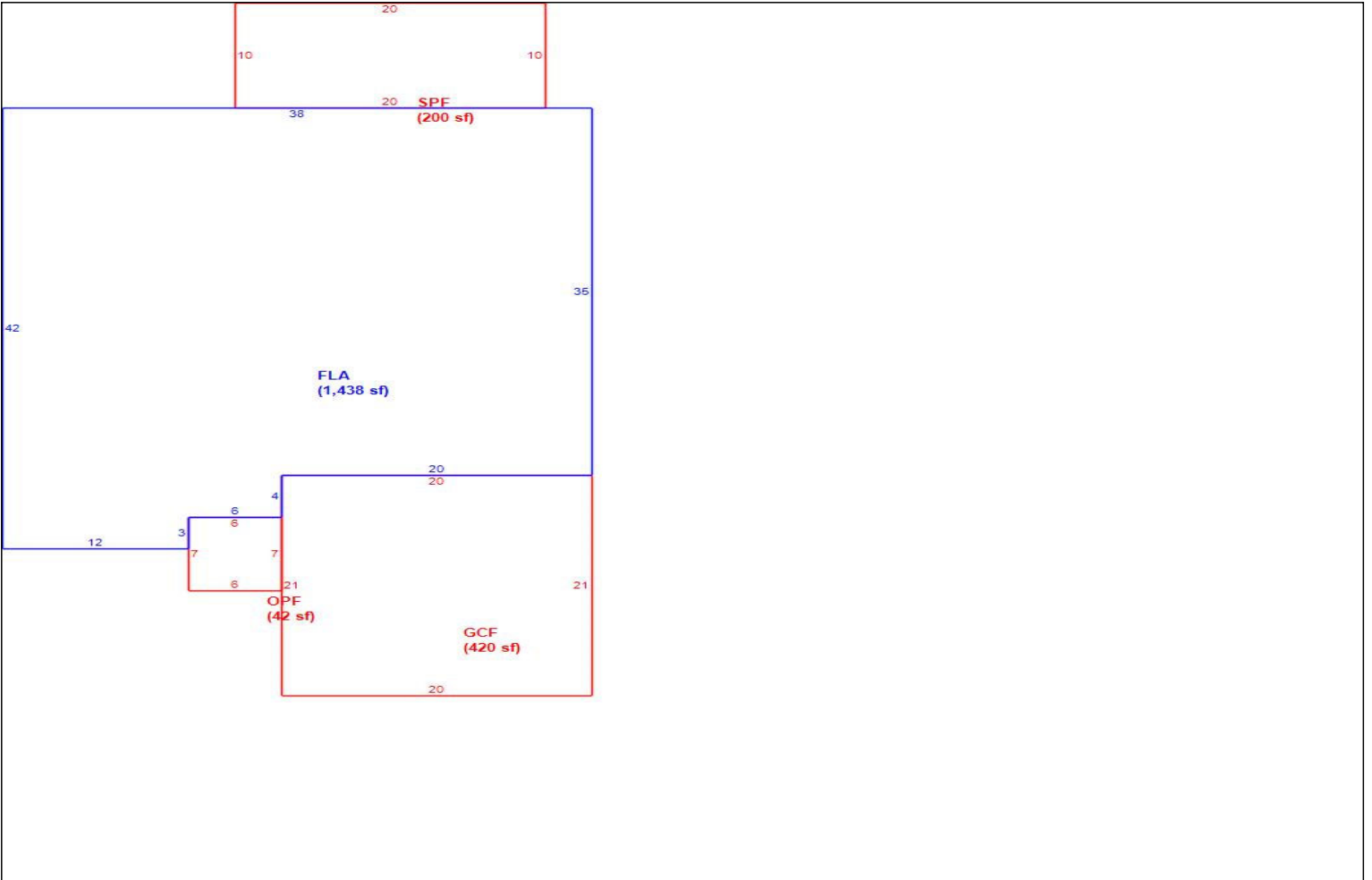
subject

Property Location
Site Address 1705 BURNHAM CT
CLERMONT FL 34714
Mill Group 0005 NBHD 0581
Property Use **Last Inspection**
00100 SINGLE FAMILY TRF 01-01-202

Legal Description
WESTCHESTER PHASE 1 SUB LOT 15 PB 35 PGS 57-58 ORB 4476 PG 1020

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 196,885 Deprec Bldg Value 190,978 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,438	1,438	1438	1995	1438	108.83	196,885	EX	97.00	0	190,978	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0									Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	42	0									Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	200	0									Foundation	3	Fireplaces	0
TOTALS		1,438	2,100	1,438									Roof Cover	3	Type AC	03

Alternate Key 3609255
 Parcel ID 26-24-26-2300-000-01500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0377 Subject
 PRC Run: 12/2/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	2014070377	07-23-2014	03-16-2015	8,100	0002	REROOF SHINGLES	03-16-2015		
1997	6020450	02-01-1996	12-01-1996	644	0000	OPF TO SPF			
1996	9500926	02-01-1995	12-01-1995	51,881	0000	SFR 1705 BURNHAM CT.			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
	4476	1020	04-29-2014	CT	U	U	I	84,700				
	1401	2249	11-01-1995	WD	Q	Q	I	86,500				
	1320	2377	08-01-1994	WD	U	M	V	1				
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	190,978	0	270,478	36488	233990	0.00	233990	270478	264,641	

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 3789058
Parcel ID 26-24-26-2325-000-07300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0377 Comp 1
PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
LEBRON EDWIN JR AND VIVIAN SANTIAGO		
3312 ROCHAMBEAU AVE		
THE BRONX	NY	10467

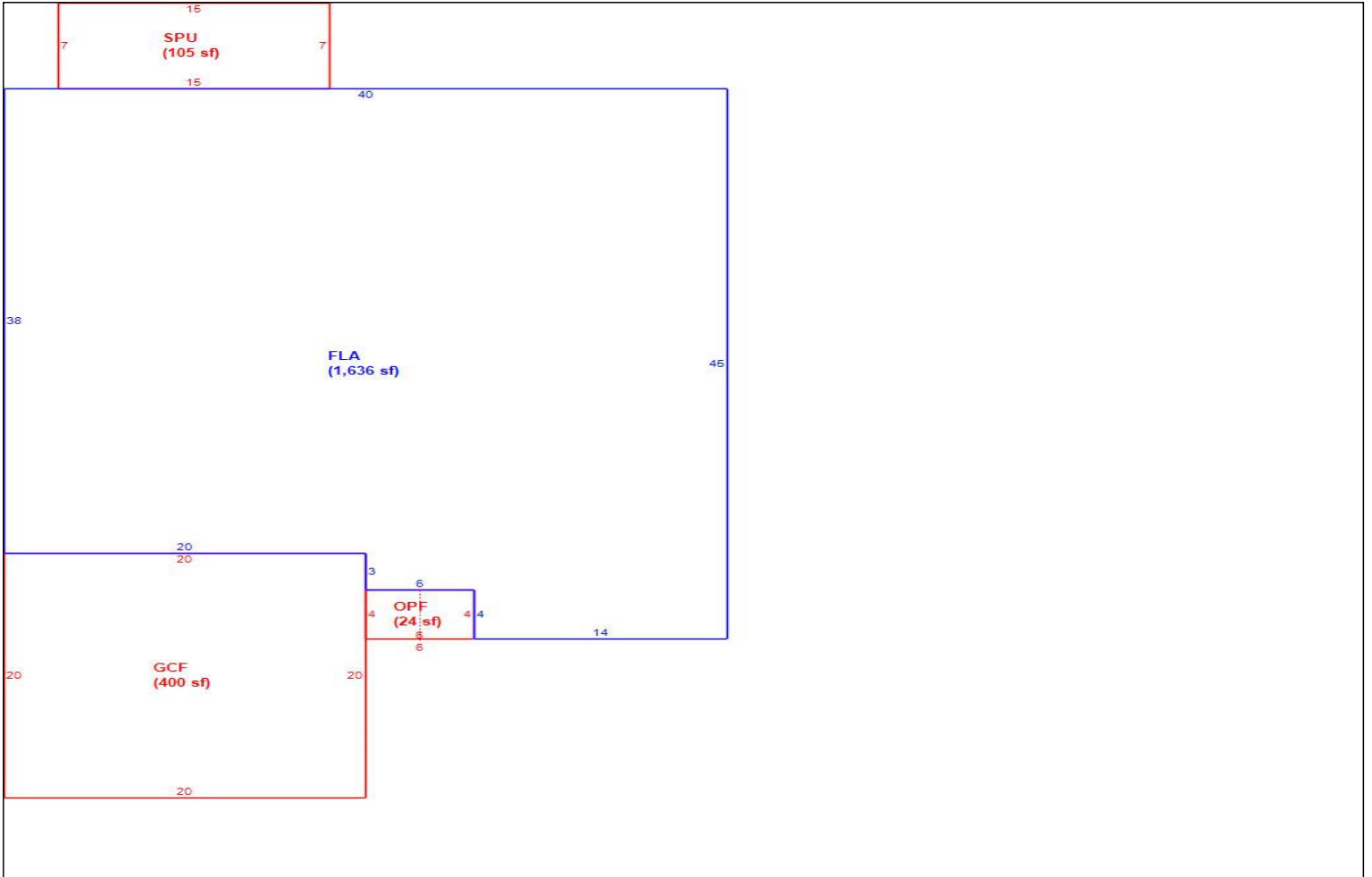
comp # 1

Property Location		
Site Address 15954 WILKINSON DR		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
WESTCHESTER PHASES 6 & 7 SUB LOT 73 PB 41 PGS 83-86 ORB 6170 PG 2406

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 211,607
Deprec Bldg Value 205,259		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	1,636	1,636	1636	Effective Area	1636	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	106.18	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	211,607	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	105	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		1,636	2,165	1,636	Building RCNLD	205,259	Roof Cover	3	Type AC	03

Alternate Key 3789058
Parcel ID 26-24-26-2325-000-07300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0377 Comp 1
PRC Run: 12/2/2024 By
Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	350.00	SF	35.00	2002	2002	12250.00	85.00	10,413
PLD2	POOL/COOL DECK	490.00	SF	5.38	2002	2002	2636.00	70.00	1,845
SEN2	SCREEN ENCLOSED STRUCTURE	1660.00	SF	3.50	2002	2002	5810.00	47.50	2,760

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2002050925	05-29-2002	07-18-2002	4,133	0000	36X21 SEN			
2003	2002040926	04-30-2002	07-18-2002	18,500	0000	POOL			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023080348	6170	2406	06-22-2023	WD	Q	01	I	350,000				
	4110	0929	12-27-2011	WD	Q	Q	I	125,000				
	1782	2253	12-22-1999	WD	Q	Q	I	96,900				
	1731	1326	07-01-1999	WD	U	M	V	141,800				
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	205,259	15,018	299,777	0	299777	0.00	299777	299777	293,450	

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 3789047
 Parcel ID 26-24-26-2325-000-06600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0377 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
CAPOTE FONSECA MIGUEL E & LACY R CA		
1036 WILKINSON DR		
CLERMONT	FL	34714

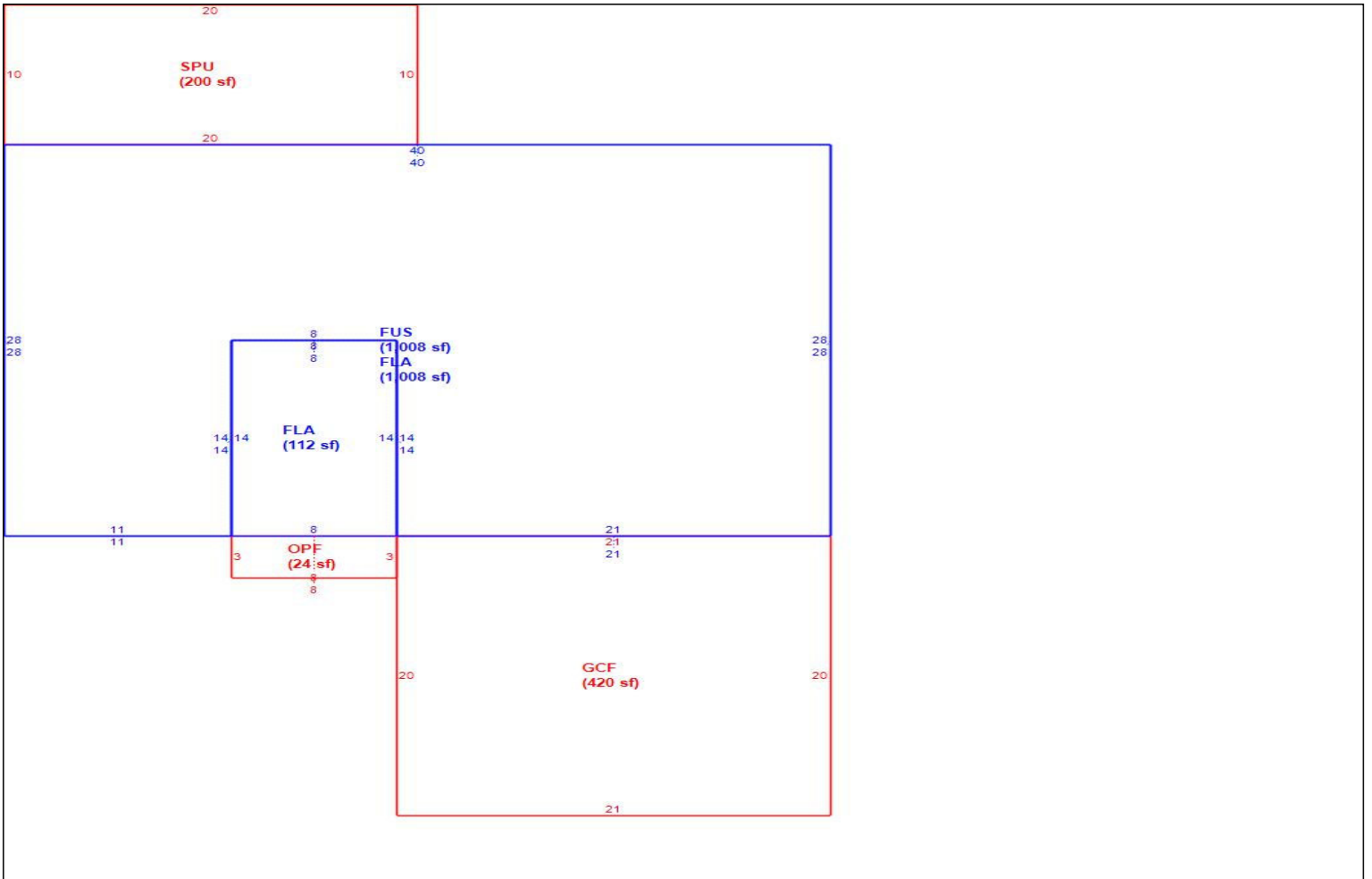
comp # 2

Property Location		
Site Address 16036 WILKINSON DR		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
WESTCHESTER PHASES 6 & 7 SUB LOT 66 PB 41 PGS 83-86 ORB 6126 PG 1664

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 267,980
		Deprec Bldg Value 259,941	Multi Story 1



Building 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	1,120	1,120	1120	Effective Area	2128	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,008	1,008	1008	Base Rate	103.88	Quality Grade	665	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	267,980	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	24	0	% Good	97.00	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	200	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,128	2,772	2,128	Building RCNLD	259,941				

Alternate Key 3789047
 Parcel ID 26-24-26-2325-000-06600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0377 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
2001	0020479	02-14-2000	12-14-2000	1	0000	SFR/16036 WILKINSON DR		

Sales Information									Exemptions			
Instrument No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023044377	6126	1664	04-14-2023	WD	Q	01	I	370,000	039	HOMESTEAD	2024	25000
	4513	0348	07-18-2014	WD	Q	Q	I	155,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1845	1655	07-27-2000	WD	Q	Q	I	119,600				
	1789	1941	12-30-1999	WD	U	M	V	1				
Total											50,000.00	

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
79,500	259,941	0	339,441	0	249581	50,000.00	199581	224581	331,185

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 3789037
 Parcel ID 26-24-26-2325-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0377 Comp 3
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
MUIRA SHAQUILLE A		
16129 WILKINSON DR		
CLERMONT	FL	34714

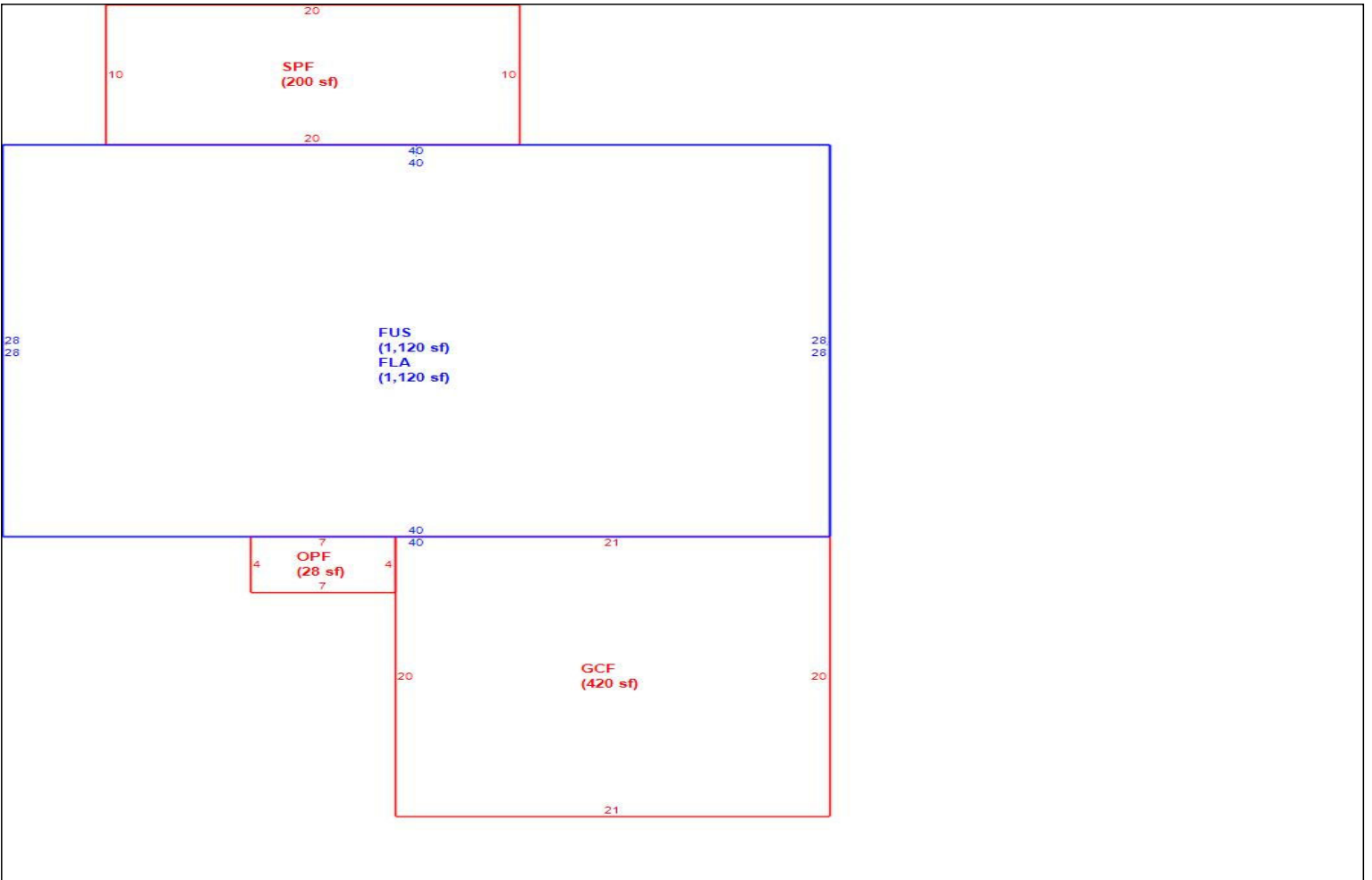
comp # 3

Property Location		
Site Address	16129 WILKINSON DR	
	CLERMONT	FL 34714
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
WESTCHESTER PHASES 6 & 7 SUB LOT 60 PB 41 PGS 83-86 ORB 6121 PG 2086

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 271,896
		Deprec Bldg Value 263,738	Multi Story 1



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	1,120	1,120	1120	Effective Area	2240	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,120	1,120	1120	Base Rate	102.70	Quality Grade	665	Half Baths	0
GAR	GARAGE FINISH	0	420	0	Building RCN	271,896	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	28	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	200	0	% Good	97.00	Functional Obsol	0		
TOTALS		2,240	2,888	2,240	Building RCNLD	263,738	Roof Cover	3	Type AC	03

Alternate Key 3789037
 Parcel ID 26-24-26-2325-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0377 Comp 3
 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
2014	SALECVD	01-01-2013	05-06-2014	1	0098	AVG N STANDARD	05-06-2014	
2014	SALECVD	01-01-2013	05-06-2014	1	0098	AVG N STANDARD	05-06-2014	
2005	SALE	01-01-2004	04-29-2005	1	0000	CHECK VALUE		
2000	1	01-01-1999	05-12-2000	1	0000	SFR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023040384	6121	2086	04-06-2023	WD	Q	01	I	390,000			
2016106777	4848	2087	10-03-2016	WD	Q	Q	I	200,000			
	4424	0415	12-12-2013	WD	Q	Q	I	177,000			
	3573	0646	12-31-2007	WD	U	U	I	176,000			
	3418	2010	04-12-2007	CT	U	U	I	0			
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	263,738	0	343,238	0	343238	0.00	343238	343238	334,662

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.