



**PETITION TO THE VALUE ADJUSTMENT BOARD  
REQUEST FOR HEARING**  
Section 194.011, Florida Statutes

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

*3609794*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>2024-0378</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <i>American Homes 4 Rent, LLC; AMH 2015-1</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>26-24-26-230000004500 16125 Dorchester Boulevard</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit <input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type: <input type="checkbox"/> Denial of classification <input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.) <input type="checkbox"/> Property was not substantially complete on January 1 <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.) <input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, 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

<b>Petition #</b> 2024-0378	Alternate Key: 3609794	Parcel ID: 26-24-26-2300-000-04500
<b>Petitioner Name</b> 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:	<b>Property Address</b> 16125 DORCHESTER BLVD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> American Homes 4 Rent Properties	<b>Value from TRIM Notice</b>	<b>Value before Board Action</b> Value presented by Prop Appr
		<b>Value after Board Action</b>
<b>1. Just Value, required</b>	\$ 275,396	\$ 275,396
<b>2. Assessed or classified use value, *if applicable</b>	\$ 225,400	\$ 225,400
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 225,400	\$ 225,400

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

**Last Sale Date** 1/23/2014      **Price:** \$133,100       Arm's Length  Distressed      **Book** 4437      **Page** 116

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3609794	3789058	3789047	3789037
<b>Address</b>	16125 DORCHESTER BLVD	15954 WILKINSON DR CLERMONT	16036 WILKINSON DR CLERMONT	16129 WILKINSON DR CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$350,000	\$370,000	\$390,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	3.20%	3.20%
<b>Adjusted Sale</b>		\$305,900	\$326,340	\$343,980
<b>\$/SF FLA</b>	\$203.24 per SF	\$186.98 per SF	\$153.36 per SF	\$153.56 per SF
<b>Sale Date</b>		6/22/2023	4/14/2023	4/6/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	1,355	1,636	-14050	2,128	-38650	2,240	-44250
<b>Year Built</b>	1996	1999		2000		1999	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.0	2.0		2.1	-5000	2.0	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	228 sf	129 sf		224 sf		228 sf	
<b>Pool</b>	Y	Y	0	N	20000	N	20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		-Net Adj. 4.6%	-14050	-Net Adj. 7.2%	-23650	-Net Adj. 7.0%	-24250
		Gross Adj. 4.6%	14050	Gross Adj. 19.5%	63650	Gross Adj. 18.7%	64250
<b>Adj. Sales Price</b>	Market Value <b>\$275,396</b>	Adj Market Value	<b>\$291,850</b>	Adj Market Value	<b>\$302,690</b>	Adj Market Value	<b>\$319,730</b>
	Value per SF 203.24						

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.

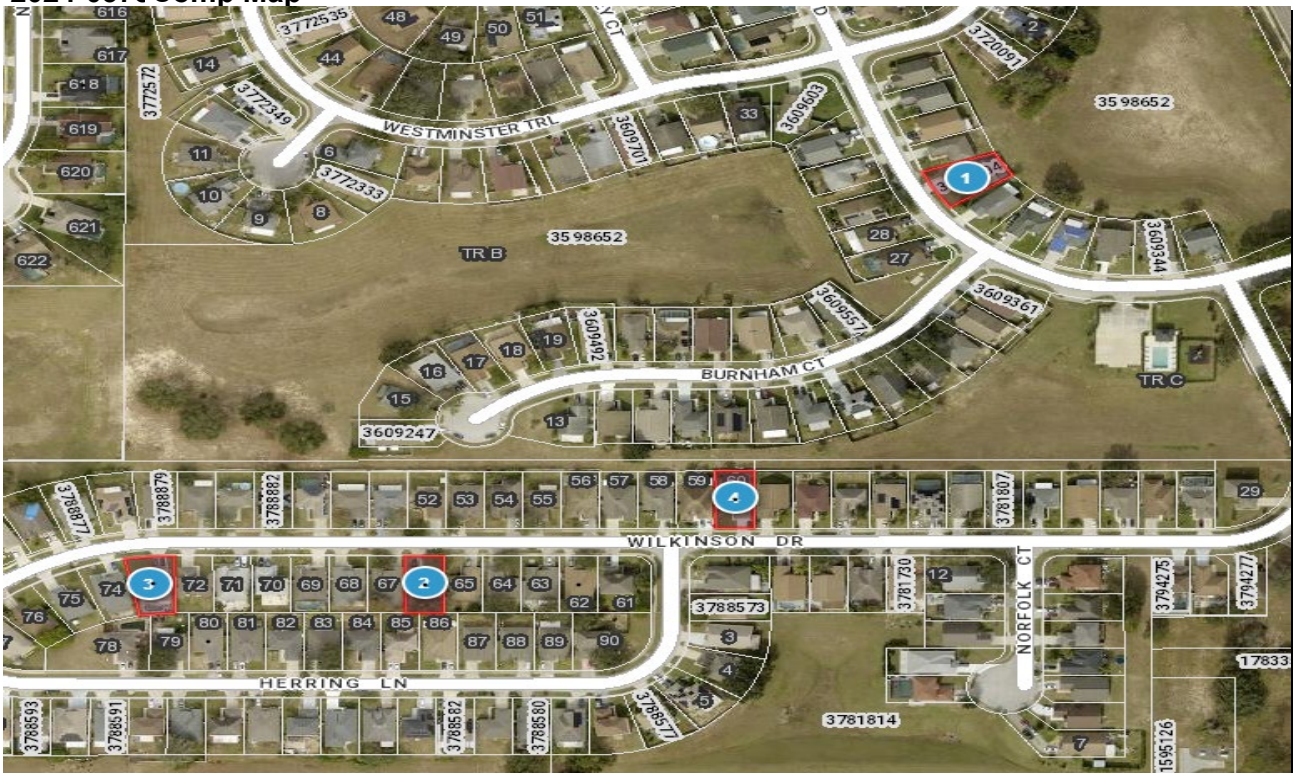
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps The petitioner is taking 15 % off the total adjusted value after adjustment is made base on our three sales we feel our value is ok.

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**

**2024-0378 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3609794	16125 DORCHESTER BLVD CLERMONT	-
2	comp 2	3789047	16036 WILKINSON DR CLERMONT	same sub
3	comp 1	3789058	15954 WILKINSON DR CLERMONT	same sub
4	comp 3	3789037	16129 WILKINSON DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3609794  
 Parcel ID 26-24-26-2300-000-04500

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

2024-0378 Subject  
 PRC Run: 12/2/2024 By

Card # 1 of 1

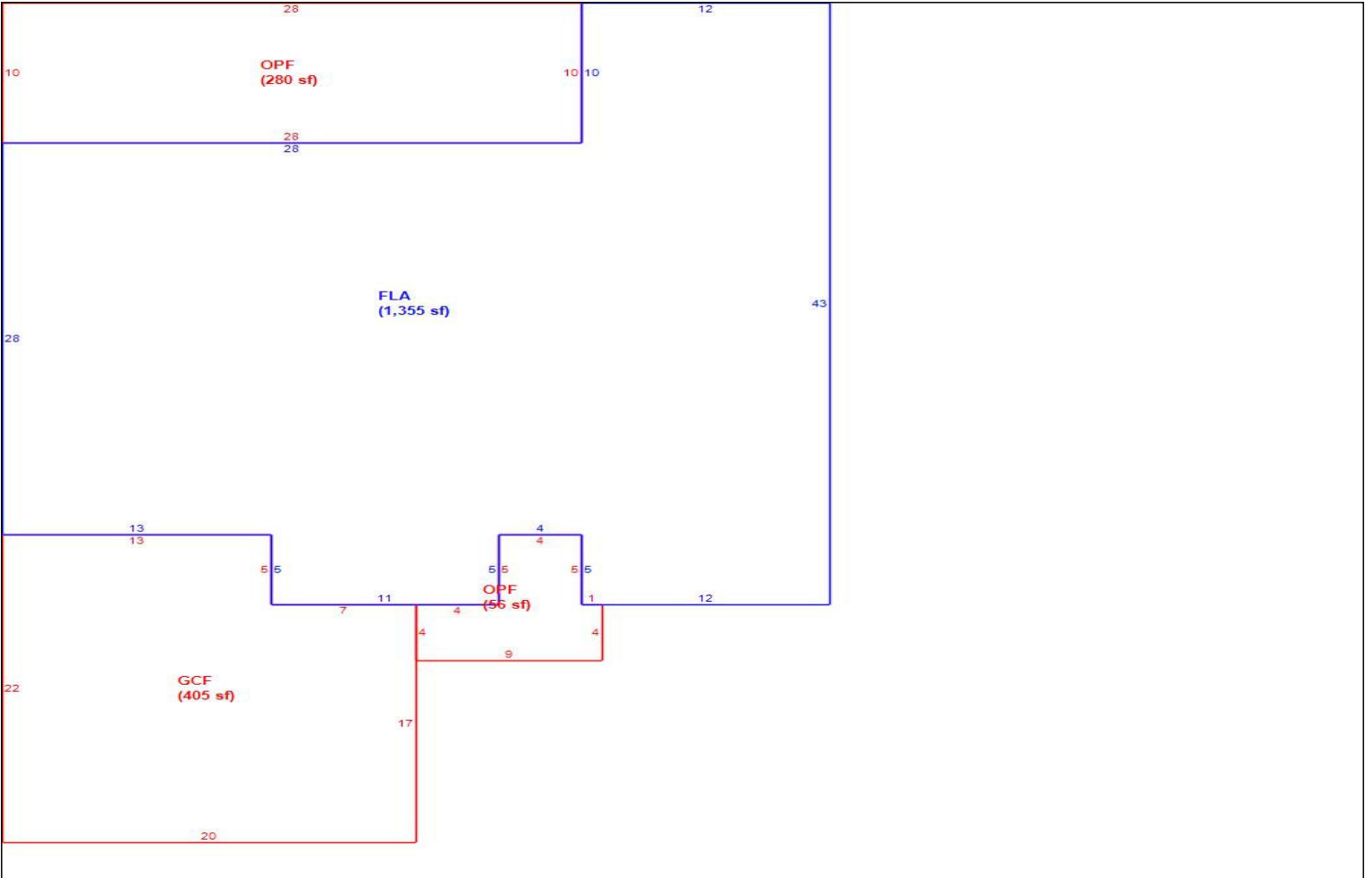
Current Owner		
AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L		
AGOURA HILLS	CA	91301

Property Location		
Site Address 16125 DORCHESTER BLVD		
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 45 PB 35 PGS 57-58 ORB 4599 PG 2382

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	188,645	Deprec Bldg Value	182,986	Multi Story	0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1996	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,355	1,355	1355	Effective Area	1355	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	405	0	Base Rate	109.59	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	336	0	Building RCN	188,645	Condition	EX	Wall Type	03
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,355	2,096	1,355	Building RCNLD	182,986				

Alternate Key 3609794  
Parcel ID 26-24-26-2300-000-04500

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

2024-0378 Subject By  
PRC Run: 12/2/2024  
Card # 1 of 1

<b>Miscellaneous Features</b> <i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2000	2000	6000.00	50.00	3,000
POL2	SWIMMING POOL - RESIDENTIAL	220.00	SF	35.00	2000	2000	7700.00	85.00	6,545
PLD2	POOL/COOL DECK	380.00	SF	5.38	2000	2000	2044.00	70.00	1,431
SEN2	SCREEN ENCLOSED STRUCTURE	1300.00	SF	3.50	2000	2000	4550.00	42.50	1,934

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	04-20-2006	1	0000	CHECK VALUES			
2001	100436	10-13-2000	01-09-2001	1	0000	40X15 SEN			
2001	0080116	08-03-2000	01-09-2001	19,212	0000	12X28 POOL W/15X39 DECK			
1997	5120647	03-01-1996	12-01-1996	81,549	0000	SFR			
1997	120647	01-01-1996	12-01-1996	81,549	0000	SFR CO 2/26/96			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4599	2382	03-06-2015	WD	U	M	I	100			
	4437	0116	01-23-2014	CT	U	U	I	133,100			
	3048	1071	12-22-2005	WD	Q	Q	I	235,000			
	2353	1610	06-27-2003	WD	Q	Q	I	134,900			
	1421	0050	02-01-1996	WD	Q	Q	I	83,500			
<b>Total</b>											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	182,986	12,910	275,396	49996	225400	0.00	225400	275396	269,975	

\*\*\*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

2024-0378 Comp 1  
PRC Run: 12/2/2024 By  
Card # 1 of 1

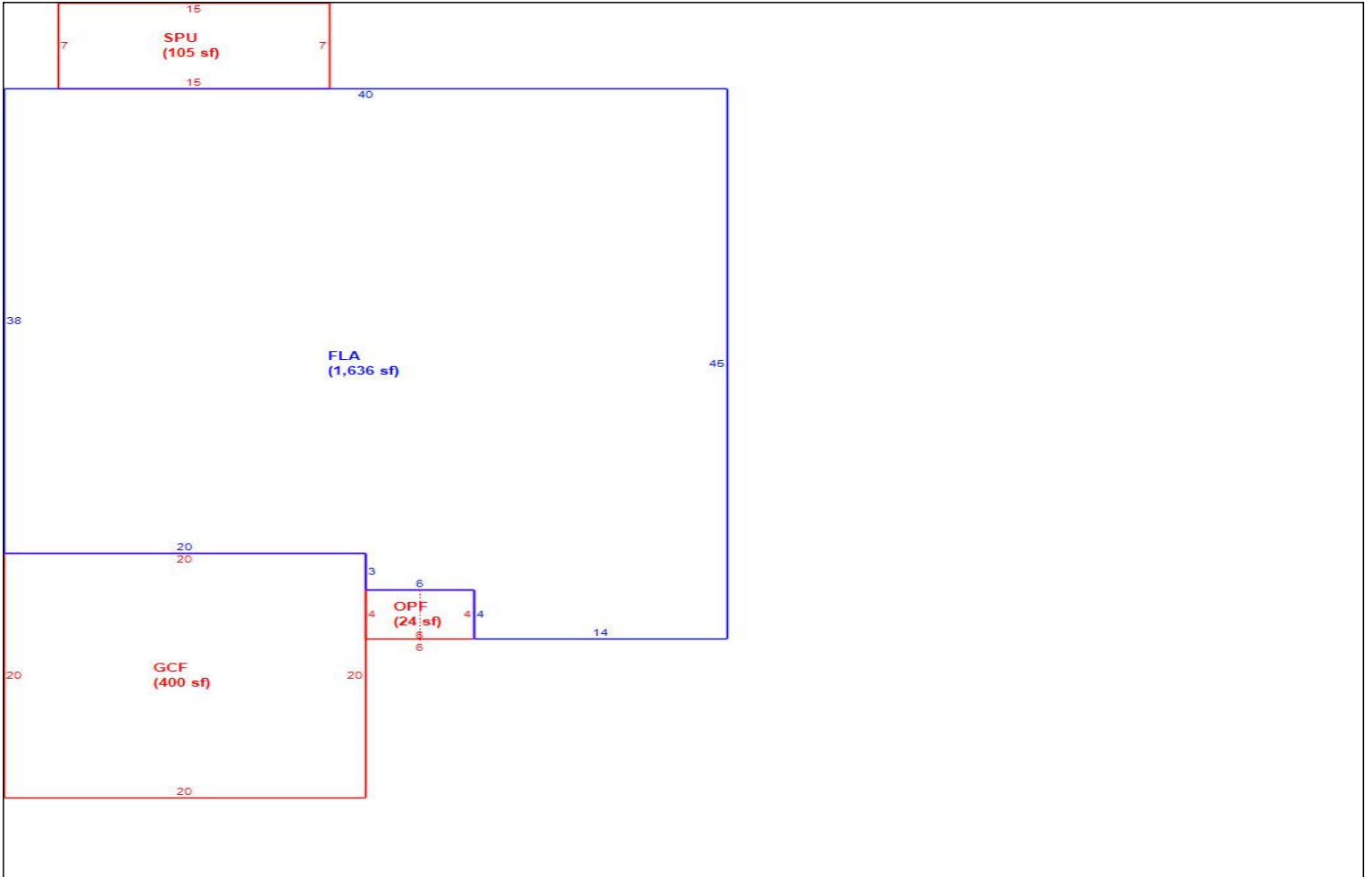
Current Owner		
LEBRON EDWIN JR AND VIVIAN SANTIAGO		
3312 ROCHAMBEAU AVE		
THE BRONX	NY	10467

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	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,636	1,636	1636	1999				
GAR	GARAGE FINISH	0	400	0	Effective Area	1636	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	24	0	Base Rate	106.18	Quality Grade	665	Half Baths 0
SPU	SCREEN PORCH UNFIN	0	105	0	Building RCN	211,607	Wall Type	03	Heat Type 6
TOTALS		1,636	2,165	1,636	Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	205,259			



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

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

2024-0378 Comp 1  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
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			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
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				
<b>Total</b>												0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	205,259	15,018	299,777	0	299777	0.00	299777	299777	293,450	

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

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

2024-0378 Comp 2  
 PRC Run: 12/2/2024 By

Card # 1 of 1

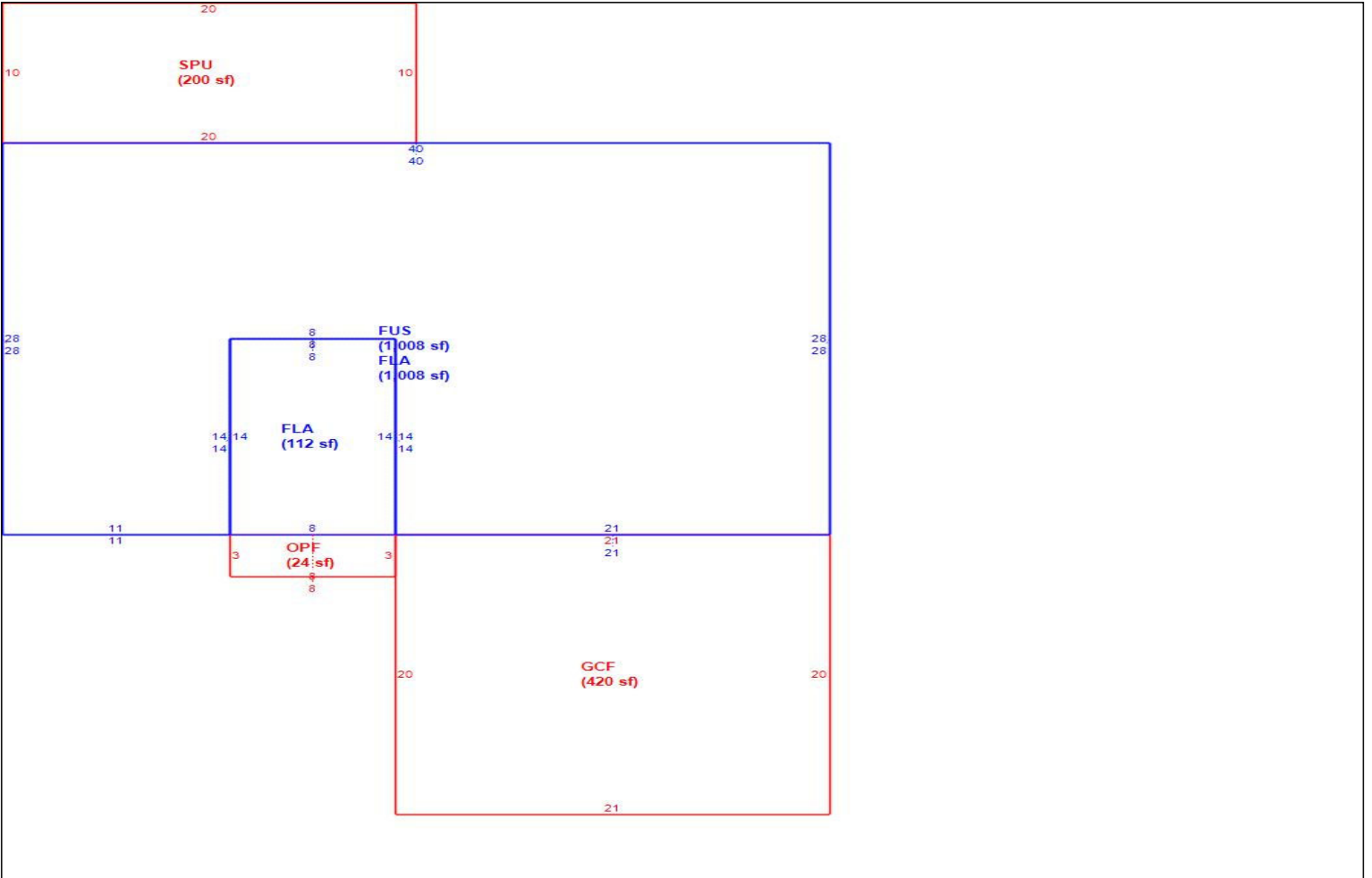
Current Owner		
CAPOTE FONSECA MIGUEL E & LACY R CA		
1036 WILKINSON DR		
CLERMONT	FL	34714

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 Area	Gross Area	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

2024-0378 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**

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				
<b>Total</b>											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

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

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

2024-0378 Comp 3  
 PRC Run: 12/2/2024 By

Card # 1 of 1

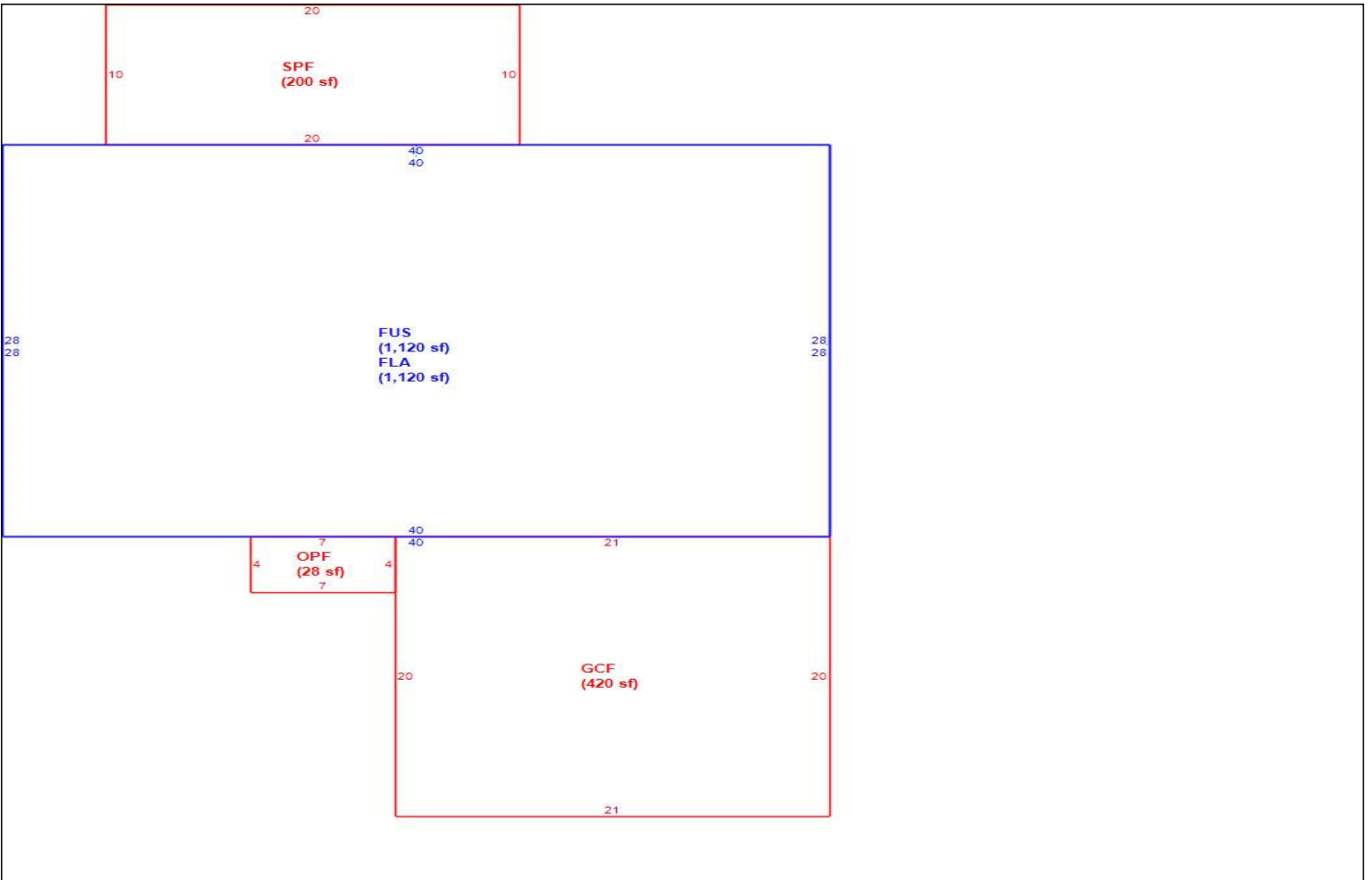
Current Owner		
MUIRA SHAQUILLE A		
16129 WILKINSON DR		
CLERMONT	FL	34714

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

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

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 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
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			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
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				
<b>Total</b>											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	263,738	0	343,238	0	343238	0.00	343238	343238	334,662	

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