

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3789054

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 GLE	RIX OF THE VAL	LUIE ADJUSTIME	NTEOARD(N	
Petition# 202		County Lake		ax year <b>2024</b>	Date received 9.12-24
		MPLETIED BY TO	REKOMWEREK		
PART 1. Taxpaye	r Information		JA. 1	у Г	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	erican Homes 4 Rent, LLC; AH4RF	Seven, LLC	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd Scottsdale, AZ 85254	, Ste 650	Parcel ID and physical address or TPP account #	26-24-26-232 16000 Wilkin	
Phone 954-740-62	240		Email	ResidentialA	ppeals@ryan.com
	o receive information is by U				
	petition after the petition dead at support my statement.	dline. I have attac	hed a statement o	of the reasons I	filed late and any
your evidence to evidence. The \	the hearing but would like my to the value adjustment board of AB or special magistrate ruli	clerk. Florida law a ng will occur unde	llows the property a r the same statuto	appraiser to cro ry guidelines as	ss examine or object to your s if you were present.)
	☑ Res. 1-4 units□ Industrial ☑ Res. 5+ units □ Agricultura		ıs Hign-water red Vacant lots and	-	Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason			one, file a separ		
Real property v	alue (check one). <b>⊠</b> decreas∈ fication	e 🗌 increase	☐ Denial of exer	mption Select o	or enter type:
Tangible personate return required b	rent reduction t substantially complete on J al property value (You must by s.193.052. (s.194.034, F.S for catastrophic event	have timely filed	(Include a date aQualifying impro	e-stamped cop ovement (s. 193. control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination 5 Enter the time	this is a joint petition. Attach that they are substantially se (in minutes) you think you ne ted time. For single joint petition	similar. (s. 194.01 eed to present you	1(3)(e), (f), and (g ir case. Most heari	), F.S.) ngs take 15 mir	nutes. The VAB is not bound
, ,	or I will not be available to a	attend on specific	dates. I have attac	ched a list of da	ates.
evidence directly to appraiser's evidence	to exchange evidence with to the property appraiser at le ce. At the hearing, you have	east 15 days befor the right to have	re the hearing and witnesses sworn.	make a writter	n request for the property
of your property red information redacte	, regardless of whether you i cord card containing informa ed. When the property appra u how to obtain it online.	ition relevant to th	e computation of	your current as	ssessment, 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 au without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	n for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sign	ature	
Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.	s employee or you are one of the follow	ing licensed
I am (check any box that applies):  An employee of	(taxpayer or an affiliated enti	ty).
A Florida Bar licensed attorney (Florida Bar number		
A Florida real estate appraiser licensed under Chapter 475		06182).
A Florida real estate broker licensed under Chapter 475, Fl		
☐ A Florida certified public accountant licensed under Chapte	,	_
I understand that written authorization from the taxpayer is requappraiser or tax collector.	·	
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read to	this petition and of becoming an agent	for service of process
Robert I. Penton	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 list	ed in part 4 above.	
☐ I am a compensated representative not acting as one of the AND (check one)	e licensed representatives or employee	s listed in part 4 above
☐ Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR ☐ the taxpayer's authorized		executed with the
☐ I am an uncompensated representative filing this petition A	ND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpayer	er's authorized signature is in part 3 of the	nis form.
I understand that written authorization from the taxpayer is requappraiser or tax collector.	uired for access to confidential informa	tion from the property
Under penalties of perjury, I declare that I am the owner's authoecoming an agent for service of process under s. 194.011(3) facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	ŀ	2024-0380		Alternate K	ey: <b>3789056</b>	Parcel II	D: <b>26-24-26-232</b>	5-000-07200
Petitioner Name	Ryan,llo	c/o Robert I	Peyton	D	40000 1000	1411001100	Check if Mul	tiple Parcels
The Petitioner is:	Taxpayer of Re	cord 🗸 Tax	payer's agent	Property Address		LKINSON DR RMONT		
Other, Explain:				Address	CLE	RIVIONI		
Owner Name	American H	omes 4 Ren	Properties	Value from	Value before	e Board Action	n .	
OWIIOI ITAIIIO	7 111011041111	omoo i rom	11100011100	TRIM Notice		ted by Prop Appr	T Value aller B	oard Action
1. Just Value, red	wirod			\$ 339,17		339,17	1	
		*:f ann!:	aabla			-		
<ol> <li>Assessed or cl</li> <li>Exempt value,</li> </ol>			Cable	\$ 282,2	10 ф	282,21	0	
•		ie			10 6	202.24	0	
4. Taxable Value,	•			. ,		282,21	0 [	
*All values entered	d should be coun	ty taxable va	lues, School and	other taxing	authority values	may differ.		
Last Sale Date	6/2/2015	Pric	ce: \$130	,600	Arm's Length	Distressed	Book <u>4638</u> P	age <u>1793</u>
ITEM	Subje	ct	Compara	ble #1	Compara	ble #2	Compara	ble #3
AK#	37890		37201		37890		37890	
Address	16000 WILKIN	NSON DR	1912 SHC	AL CT	16036 WILKI	NSON DR	16129 WILKII	NSON DR
	CLERMO	TNC	CLERM	ONT	CLERM	ONT	CLERM	TNC
Proximity			same		same		same s	
Sales Price			\$325,0		\$370,0		\$390,0	
Cost of Sale			-15%		-15%		-15%	
Time Adjust			3.60		3.20		3.209	
Adjusted Sale	Ф4 <b>Г</b> О 20	CE	\$287,9		\$326,3		\$343,9	
\$/SF FLA	\$159.39 p	per SF	\$227.81		\$153.36		\$153.56	
Sale Date			3/28/20	Distressed	4/14/2	Distressed	4/6/20  Arm's Length	23 Distressed
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	Arm's Length	Distressed
Malor Adi	D	1	Danasistias	[ A altreature a set	December 1	Adimeter	D	A -1:
Value Adj. Fla SF	Description 2,128		Description 1,264	Adjustment 60480	Description 2,128	Adjustment	Description 2,240	Adjustment
Year Built	2001		1997	00460	2000	+ +	1999	<del> </del>
Constr. Type	block/stucco		block/stucco		block/stucco	+ +	block/stucco	
Condition	good		good		good	+	good	
Baths	2.1		2.0	5000	2.1	1	2.0	5000
Garage/Carport	2 car		2 car	0000	2 car	†	2 car	0000
Porches	228 sf		129 sf		224 sf	1	228 sf	
Pool	N		N	0	N	0	N	0
Fireplace	1		0	2500	0	2500	0	2500
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. 23.6%	67980	Net Adj. 0.8%	2500	Net Adj. 2.2%	7500
			Gross Adj. 23.6%	67980	Gross Adj. 0.8%	2500	Gross Adj. 2.2%	7500
	Market Value	\$330 17 <i>1</i>	Adi Market Value	\$355 930	Adi Market Value		Adi Market Value	\$351 <i>1</i> 80

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.

Adj. Sales Price

Value per SF

159.39

- 1. Describe Subject
- 2. Describe Comps
- 3. Describe Range of Values
- 4. Describe Petitioner's Comps The petitioner comps 2 and 3 is our comp 2 and 3 the petitioner is making a 15 % adjustment on the total just value after adjustment was made base on our three comps we feel that uor 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

#### 2024-0380 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3789056	16000 WILKINSON DR CLERMONT	_
2	comp 2	3789047	16036 WILKINSON DR CLERMONT	same sub
3	comp 1	3720181	1912 SHOAL CT CLERMONT	same sub
4	comp 3	3789037	16129 WILKINSON DR CLERMONT	same sub
5				
6				
7				
8				

### Alternate Key 3789056

Parcel ID 26-24-26-2325-000-07200 Current Owner

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

**CALABASAS** 91302-4012 CA

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

subject

2024-0380 Subject PRC Run: 12/2/2024 By

Card # 1 of 1

**Property Location** 

Site Address 16000 WILKINSON DR

CLERMONT FL 34714 0005 NBHD 0581

Property Use Last Inspection

Mill Group

00100 SINGLE FAMILY

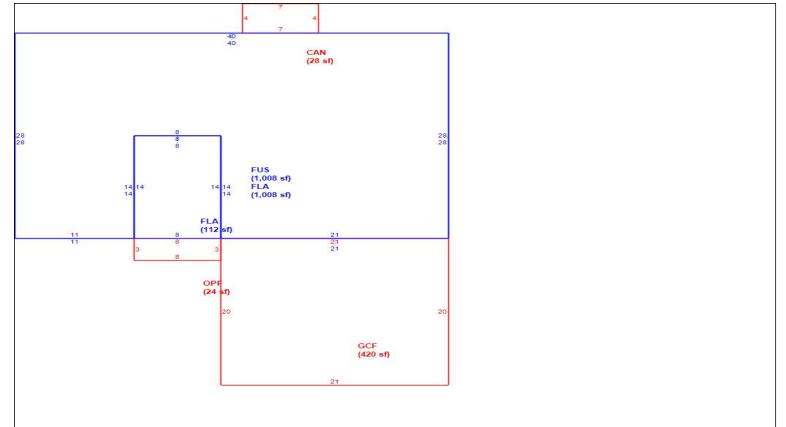
PJF 01-01-202

#### Legal Description

WESTCHESTER PHASES 6 & 7 SUB LOT 72 PB 41 PGS 83-86 ORB 4638 PG 1793

Lan	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 Classified Acres 0 Classified JV/Mkt 7									l il Adj JV/Mi d Adj JV/Mi			79,500 0		

Sketch Bldg 1 of 1 Replacement Cost 267,705 Deprec Bldg Value 259,674 1 1 Sec Multi Story



	Building S	Sub Areas			Building Valuation		Cons	Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,120	1,120	1120	Effective Area	2128			E !! D !!	
_	FINISHED AREA UPPER	1,008	,	1008	Base Rate	103.88	No Stories	1.00	Full Baths	2
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	420 24	0	Building RCN	267,705	Quality Grade	665	Half Baths	1
-	PATIO UNCOVERED	0	28	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	vvan Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	1
	TOTALS	2,128	2,600	2,128	Building RCNLD	259,674	Roof Cover	3	Type AC	03

Alternate Key 3789056 Parcel ID 26-24-26-2325-000-07200

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

2024-0380 Subject PRC Run: 12/2/2024 By

Card # 1 of

Parcel	ID 26-24	1-26-232	25-000-0	07200		Ro	II Yea	ır 202	24 Sta	atus: A			Card #	1	of	1
						*Onl			laneous F records a	eatures are reflected b	elow					
Code		Descrip	otion		Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	ı T	Apr V	alue
								Bui	Iding Per	mits						
Roll Yea	r Perm	nit ID	Issue Da	ate	Comp [	Date	An	nount	Туре		Descri	ption	Review [	Date	CO	Date
2002	HXNB		01-01-20	001	02-05-2	2002			1 0000	SFR OCCUP	IED 4/26/	01FILED HX				
				Sales	Inform	ation						Exe	mptions			
Instru	ıment No	Boo	k/Page	Sale	Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	n	Yea	r /	Amount
		4638 2085 1963 1924 1818	1793 0533 1287 2256 0784	03-07 06-14 03-26	2-2015 7-2002 1-2001 3-2001 1-2000	CT WD WD WD WD	U Q U Q U	U Q U Q M		130,600 136,000 0 120,000						
													Total			0.00

				value 30	illillai y				
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	259,674	0	339,174	56964	282210	0.00	282210	339174	330,918

<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 3720181 Parcel ID 26-24-26-2305-000-00300

Current Owner

 $\mathsf{FL}$ 

Roll Year 2024

**LCPA Property Record Card** Status: A

2024-0380 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

**Property Location** 

Site Address 1912 SHOAL CT

CLERMONT FL 34714

0005 NBHD Mill Group 0581 Property Use Last Inspection

00100 SINGLE FAMILY TRF 01-01-202

Legal Description

RENIERIS GINA M

1912 SHOAL CT

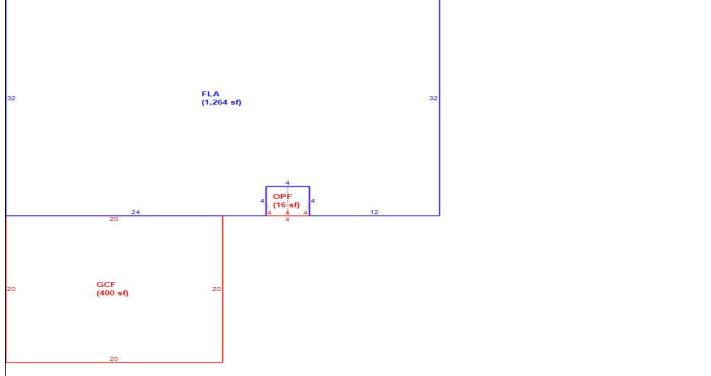
CLERMONT

WESTCHESTER PHASE 2 SUB LOT 3 PB 37 PGS 27-28 ORB 6121 PG 1914

34714

Lan	Land Lines														
LL #	Use Code	Front	Depth	<b>I</b>	tes di	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
#	Code		_	_ A	uj	<u> </u>		FIICE	racioi	Factor	Factor	Factor		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/MI					1kt 0			Tota	i Adj JV/MI	kt		79,500			
						Classified JV/M	1kt   79	,500		Classifie	d Adj JV/MI	ct		0	

Sketch Sec Bldg 1 1 of 1 Replacement Cost 177,259 Deprec Bldg Value 171,941 Multi Story 0 SPU 10 (240 sf)



	Building S				Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	1,264	1,264	1264	Effective Area	1264	l			
GAR	GARAGE FINISH	0	400	0	Base Rate	109.92	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	16	0	Building RCN	177,259	Quality Grade	665	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	240	0	•	•	Quality Crade	003	riaii batilo	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	''	00	71	•
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,264	1,920	1,264	Building RCNLD	171,941	Roof Cover	3	Type AC	03

Alternate Key 3720181 Parcel ID 26-24-26-2305-000-00300

# LCPA Property Record Card Roll Year 2024 Status: A

2024-0380 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

	Non real 2024 Status. A													
	Miscellaneous Features *Only the first 10 records are reflected below													
Code	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	Туре	Description	Review Date	CO Date						
2016 2002 1998 1998	SALE 00001 9790357 7020442	01-01-2015 01-01-2001 09-01-1997 02-01-1997	03-28-2016 06-13-2002 12-01-1997 12-01-1997	1 1 2,880 67,080	0000 0000	CHECK VALUE CHECK VALUE 24X10 SCRN RM SFR	03-28-2016							

			Sales Informa	Exemptions									
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023040345 2022021597	6121 5897 4684 3912 3890	1914 0682 2166 2024 2202	03-28-2023 02-14-2022 09-11-2015 05-26-2010 02-25-2010	WD CT WD QC WD	QUQUU	01 11 Q U	 	325,000 215,000 139,000 26,428 71,300	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024		
	Total 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	171.941	0	251.441	0	251441	50.000.00	201441	226441	246.246

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### Alternate Key 3789047

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

Current Owner

CAPOTE FONSECA MIGUEL E & LACY R CA

1036 WILKINSON DR

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

2024-0380 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

**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

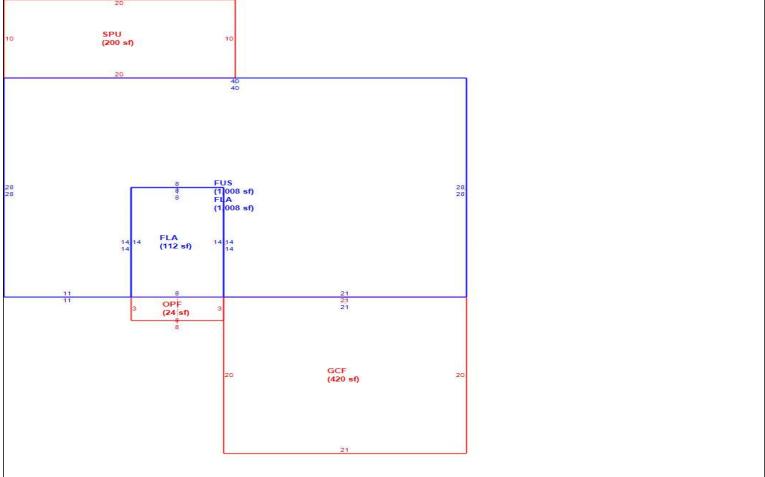
Legal Description

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

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 Classified Acres 0 Classified JV/Mkt								   Adj JV/M    Adj JV/M			79,500 0

Sketch

Bldg 1 1 of 1 Replacement Cost 267,980 Deprec Bldg Value 259,941 Multi Story 1 Sec



	Building S	Sub Areas			Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2000	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,120	1,120	1120	Effective Area	2128					
FUS	FINISHED AREA UPPER	1,008	1,008	1008	Base Rate	103.88	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0		267.980	Quality Grade	665	Half Baths	4	
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	. ,	Quality Grade	600	Hall Datils	'	
SPU	SCREEN PORCH UNFIN	0	200	0	Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00		00		١ ٠	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	2,128	2,772	2,128	Building RCNLD	259,941	Roof Cover	3	Type AC	03	

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

Land Value

79,500

Bldg Value

259.941

Misc Value

0

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

2024-0380 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

Roll Teal 2024 Status. A															
						*Onl			laneous F records a	eatures are reflected b	elow				
Code	Ι	Descrip	otion		Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	Apı	r Value
0000		2000				-	. )   0	<del></del>		. 54. 2.1			1 /30000	7 45	
								Pui	Idina Dor	mito					
Roll Yea	ar Pern	ate C	omp D	)ate	Building Permits  Type Amount Type				Descri	ntion	Review D	)ate (	CO Date		
	002047		Issue Da 02-14-20		2-14-2			iount	1 0000	SFR/16036 V			INCVICW L	Jaic C	DO Date
2001	002047	·	02-14-20	1	2-14-2	.000			1 0000	31 10 10030 V	VILITINGC	DIV DIV			
		-							-						
				Sales II		ation							mptions		
Instru	ument No	Bool	k/Page	Sale [	Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	n	Year	Amount
202				WD	Q	01		370,000	039	HOMESTEA	<b>√</b> D	2024	25000		
				WD	Q	Q	l i	155,000		ADDITIONAL HOM	IESTEAD	2024	25000		
		1845	1655	07-27-		WD	Q	Q	l i	119,600					
		1789	1941	12-30-		l wd	Ü	M	V	1					
										I		Total		50,000.00	

Value Summary

Assd Value

249581

Cnty Ex Amt

50,000.00

Co Tax Val

199581

Sch Tax Val Previous Valu

331,185

224581

Deferred Amt

0

Market Value

339,441

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### Alternate Key 3789037

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

Current Owner MUIRA SHAQUILLE A 16129 WILKINSON DR CLERMONT FL 34714

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

2024-0380 Comp 3 12/2/2024 By PRC Run:

> Card # 1 of 1

**Property Location** 

Site Address 16129 WILKINSON DR

CLERMONT FL 34714 Mill Group 0005 NBHD 0581

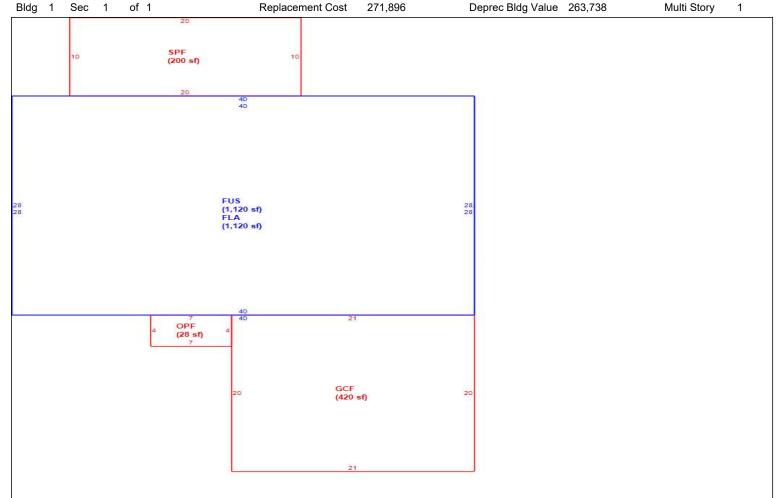
Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

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

Lan	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 A	cres	0.00	JV/Mkt 0			Tota	ıl Adj JV/Mk	t		79,500		
	Cla	assified A	cres	0	Classified JV/Mkt 79	,500		Classifie	d Adj JV/Mk	t		0		

Sketch 1 of 1 Replacement Cost 271,896 Deprec Bldg Value 263,738 Multi Story 1 Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,120	1,120	1120	Effective Area	2240				
_	FINISHED AREA UPPER	1,120	1,120	1120	Base Rate	102.70	No Stories	1.00	Full Baths	2
-	GARAGE FINISH	0	420	0	Building RCN	271,896	Quality Grade	665	Half Baths	0
-	OPEN PORCH FINISHE	0	28	0	Condition	EX	,	000		ı ı
SPF	SCREEN PORCH FINIS	0	200	0	-		Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	0	Eiroplooo	
					Functional Obsol	0	Foundation	3	Fireplaces	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

2024-0380 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

i aicei il	Roll fear 2024											Ouru II	•	0, ,
					*Onl			laneous F records a	eatures are reflected b	pelow				
Code		Descrip	otion	Т	Units	Туре	: Ui	nit Price	Year Blt	Effect Y	r RCN	%Good	d Ar	or Value
		**1				7,								
Roll Year	Permit	ID T	Issue Da	ata Can	np Date	Λ n	nount	ilding Per	mits	Descrip	otion	Review I	Data	CO Date
					06-2014	An	nount	1 0098	AVG N STA		DUON	05-06-2		CO Date
2014 2014 2005 2000	4 SALECVD 01-01-2013 0 4 SALECVD 01-01-2013 0 5 SALE 01-01-2004 0			013 05-0 004 04-2	00-2014 19-2005 12-2000			1 0098 1 0000 1 0000	AVG N STA CHECK VAL SFR	NDARD		05-06-2		
				Sales Info	rmation						Exe	mptions		
Instrum	Instrument No Book/Page Sale Date				e Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio		Year	Amount
20230	040384	6121	2086	04-06-202	23 WD	Q	01	I	390,000	)				
20161	16106777   4848   2087   10-03			10-03-20°		Q Q	Q		200,000 177.000					

instrument No	BOOK	Page	Sale Date	Instr	Q/U	Code	vac/imp	Sale Price	Code	Description	Year	Amount
2023040384 2016106777	6121 4848 4424 3573 3418	2086 2087 0415 0646 2010	04-06-2023 10-03-2016 12-12-2013 12-31-2007 04-12-2007	WD WD WD WD CT	00000	01 Q Q U U	       	390,000 200,000 177,000 176,000 0		·		
										Total		0.00
						Val	ue Summ	arı/				
	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

<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.\*\*\*