



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3751183

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition # (2024-0381), County (Lake), Tax year (2024), Date received (9.12.24), Taxpayer name (American Homes 4 Rent, LLC), Representative (Ryan, LLC), and various checkboxes for property type and reason for petition.

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> 2024-0381	Alternate Key: 3751183	Parcel ID: 26-24-26-2410-000-00200
<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> 16946 WOODCREST WAY CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> American Residential leasing company	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 332,197	\$ 332,197
<b>2. Assessed or classified use value, *if applicable</b>	\$ 250,740	\$ 250,740
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 250,740	\$ 250,740

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

**Last Sale Date** 6/25/2014      **Price:** \$130,200       Arm's Length  Distressed      Book 4500 Page 811

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3751183	3783227	3783199	3783213
<b>Address</b>	16946 WOODCREST WAY CLERMONT	17413 SILVER CREEK CT CLERMONT	17325 WOODCREST WAY CLERMONT	17416 SILVER CREEK CT CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$385,000	\$380,000	\$420,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.20%	2.40%	2.80%
<b>Adjusted Sale</b>		\$331,870	\$332,120	\$368,760
<b>\$/SF FLA</b>	\$164.94 per SF	\$198.72 per SF	\$238.08 per SF	\$191.66 per SF
<b>Sale Date</b>		9/22/2023	6/14/2023	5/3/2023
<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>	2,014	1,670	24080	1,395	43330	1,924	6300
<b>Year Built</b>	1998	2000		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	2.1	-5000	2.1	-5000	2.0	
<b>Garage/Carport</b>	detach 2 car	2 car		2 car		2 car	
<b>Porches</b>	96 sf	96 sf		169 sf		132 sf	
<b>Pool</b>	N	Y	-20000	Y	-20000	Y	-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. 0.3%	-920	Net Adj. 5.5%	18330	-Net Adj. 3.7%	-13700
		Gross Adj. 14.8%	49080	Gross Adj. 20.6%	68330	Gross Adj. 7.1%	26300
<b>Adj. Sales Price</b>	Market Value <b>\$332,197</b> Value per SF 164.94	Adj Market Value <b>\$330,950</b>		Adj Market Value <b>\$350,450</b>		Adj Market Value <b>\$355,060</b>	

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.

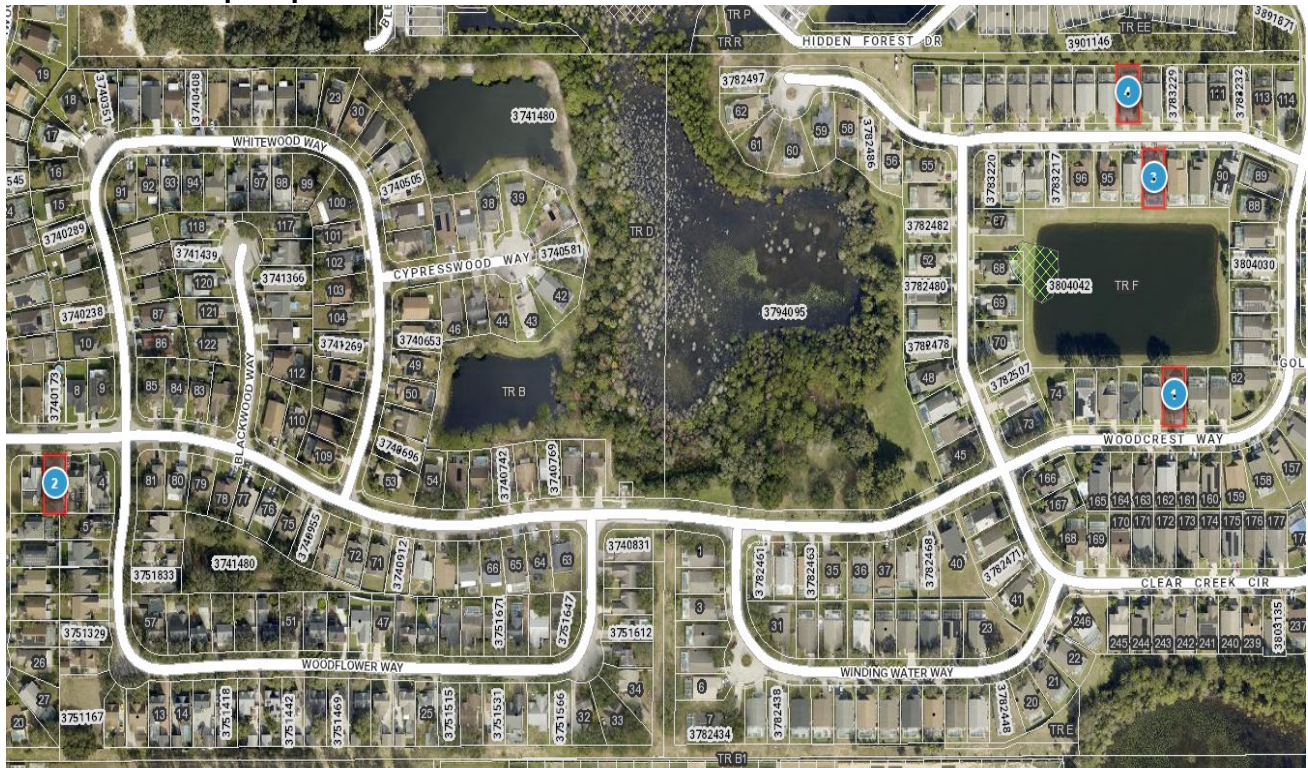
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps The petitioner comp 3 is 1573 sf not 1734 sf, petitioner is taking off 15% after adjustment was made.

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 11/18/2024**

## 2024-0381 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3751183	16946 WOODCREST WAY CLERMONT	-
2	comp 2	3783199	17325 WOODCREST WAY CLERMONT	same sub
3	comp 1	3783227	17413 SILVER CREEK CT CLERMONT	same sub
4	comp 3	3783213	17416 SILVER CREEK CT CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3751183  
Parcel ID 26-24-26-2410-000-00200

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

2024-0381 Subject  
PRC Run: 12/2/2024 By

Card # 1 of 1

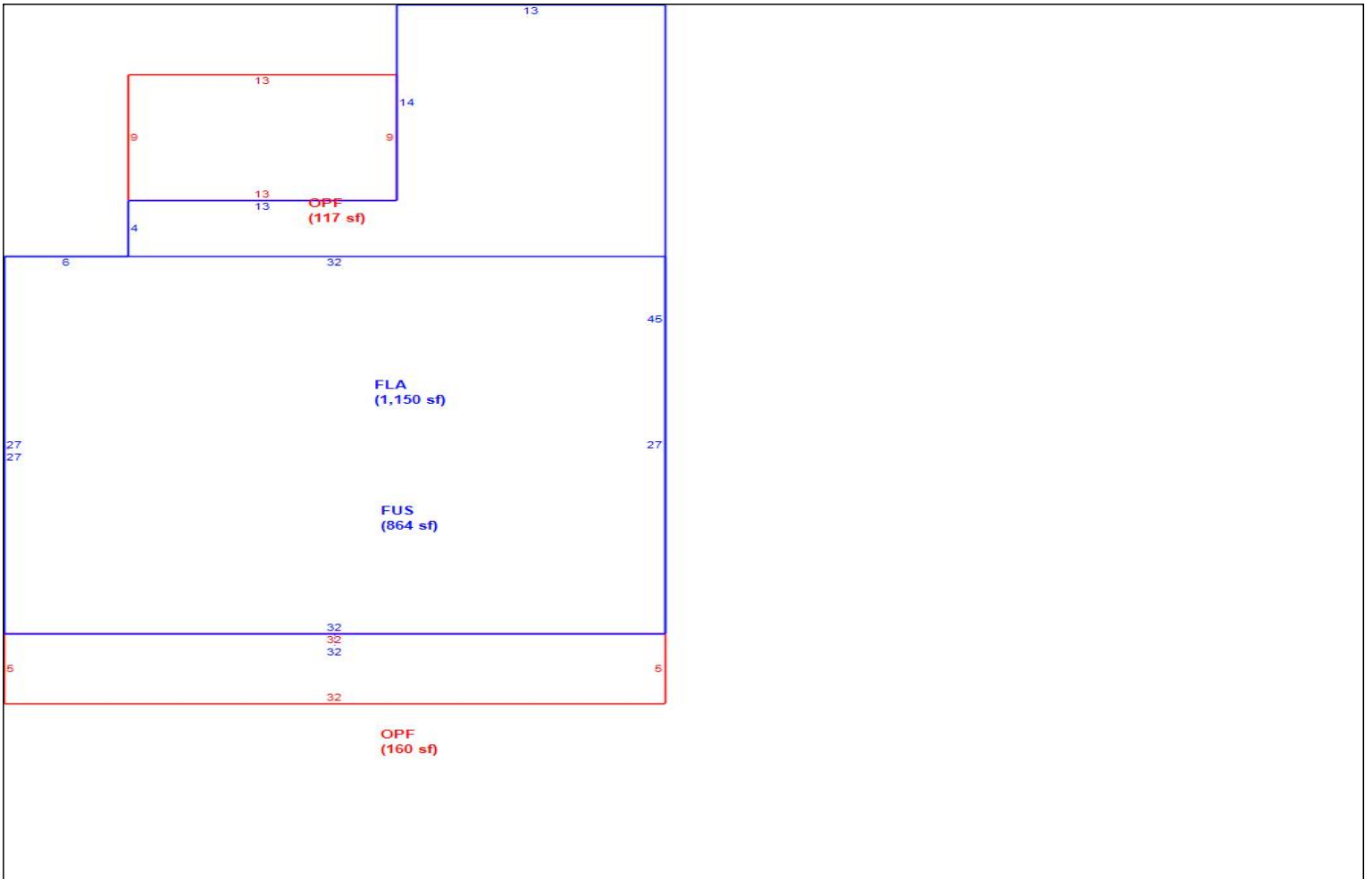
Current Owner		
AMERICAN RESIDENTIAL LEASING COMPA ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location		
Site Address 16946 WOODCREST WAY		
CLERMONT		FL 34714
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
WOODRIDGE PHASE IIA SUB LOT 2 PB 38 PGS 5-6 ORB 4500 PG 811 ORB 4516 PG 278 ORB 4537 PG 2449

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 256,801 Deprec Bldg Value 249,097 Multi Story 1



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	
FLA	FINISHED LIVING AREA	1,150	1,150	1150	1998	2014	111.44	No Stories	1.00	3	
FUS	FINISHED AREA UPPER	864	864	864				Quality Grade	675	2	
OPF	OPEN PORCH FINISHE	0	277	0				Wall Type	03	0	
TOTALS					2,014	2,291	2,014	Building RCNLD	249,097	Roof Cover	3
								Foundation	3	0	
								Fireplaces		0	
								Heat Type		6	
								Type AC		03	

Alternate Key 3751183  
 Parcel ID 26-24-26-2410-000-00200

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

2024-0381 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
DGF1	DETACHED GARAGE	400.00	SF	15.00	1998	1998	6000.00	60.00	3,600

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	SALE	01-01-2004	04-29-2005	1	0000	CHECK VALUE			
1999	9741096	04-30-1998	12-01-1998	102,487	0000	SFR,POL,SEN U/C '98			
1998	7101493	10-01-1997	12-01-1997	15,000	0000	12X25 POOL			
1998	7101160	10-01-1997	12-01-1997	2,200	0000	16X37 SEN			
1998	9741096	04-01-1997	12-01-1997	102,487	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
	4537 2449	06-25-2014	CT	U	U	I	100				
	4516 0278	06-25-2014	CT	U	U	I	100				
	4500 0811	06-25-2014	CT	U	U	I	130,200				
	2648 1110	08-18-2004	WD	Q	Q	I	161,000				
	1500 1157	02-01-1997	WD	U	M	V	74,500				
<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	249,097	3,600	332,197	81457	250740	0.00	250740	332197	323,828	

\*\*\*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 3783227  
 Parcel ID 25-24-26-0305-000-10700

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

2024-0381 Comp 1  
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner	
LILIPE HOME MANAGEMENT LLC	
RUA DANIEL BARRETO DOS SANTONS	
VARGEM PEQUENA - RJ	
RIO DE JENEIRO	

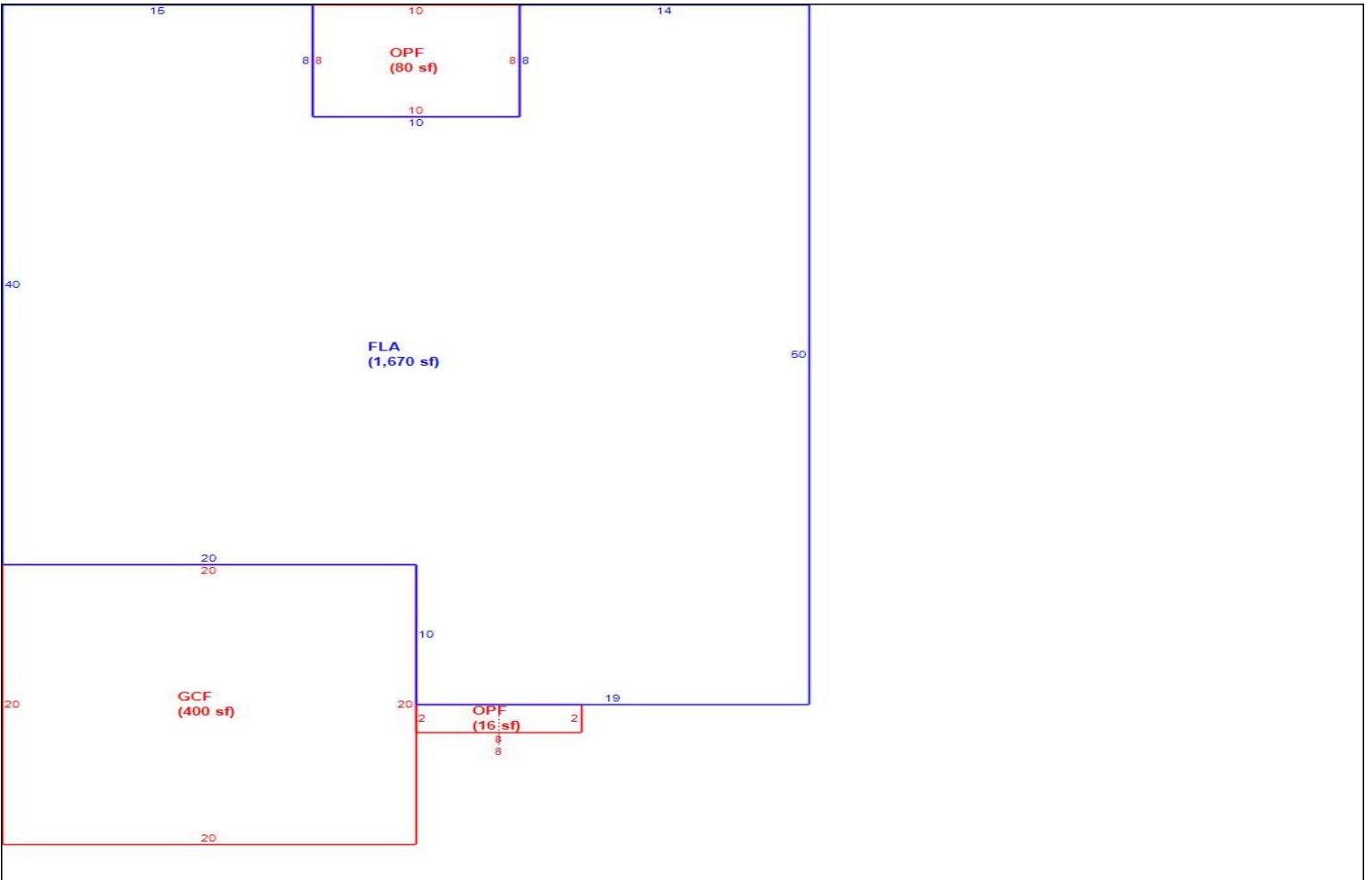
Property Location			
Site Address	17413 SILVER CREEK CT		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581

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

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

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 228,304	Deprec Bldg Value 221,455	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	1,670	1,670	1670	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	109.30	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	96	0	228,304	Wall Type	03	Heat Type	6
					Condition	Foundation	3	Fireplaces	0
					% Good	Roof Cover	3	Type AC	03
					Functional Obsol				
TOTALS		1,670	2,166	1,670	0				
					Building RCNLD	221,455			



Alternate Key 3783227  
 Parcel ID 25-24-26-0305-000-10700

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

2024-0381 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
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

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

<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
2023118362	6217	0297	09-22-2023	WD	Q	01	I	385,000			
2023090156	6182	2177	07-24-2023	WD	U	37	I	363,000			
2016048290	4777	2074	05-06-2016	WD	Q	Q	I	175,000			
	2814	1866	03-31-2005	WD	Q	Q	I	285,000			
	2337	2285	05-16-2003	WD	Q	Q	I	185,000			
<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	221,455	15,884	316,839	0	316839	0.00	316839	316839	310,166	

\*\*\*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 3783199  
Parcel ID 25-24-26-0305-000-07900

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

2024-0381 Comp 2  
PRC Run: 12/2/2024 By

Card # 1 of 1

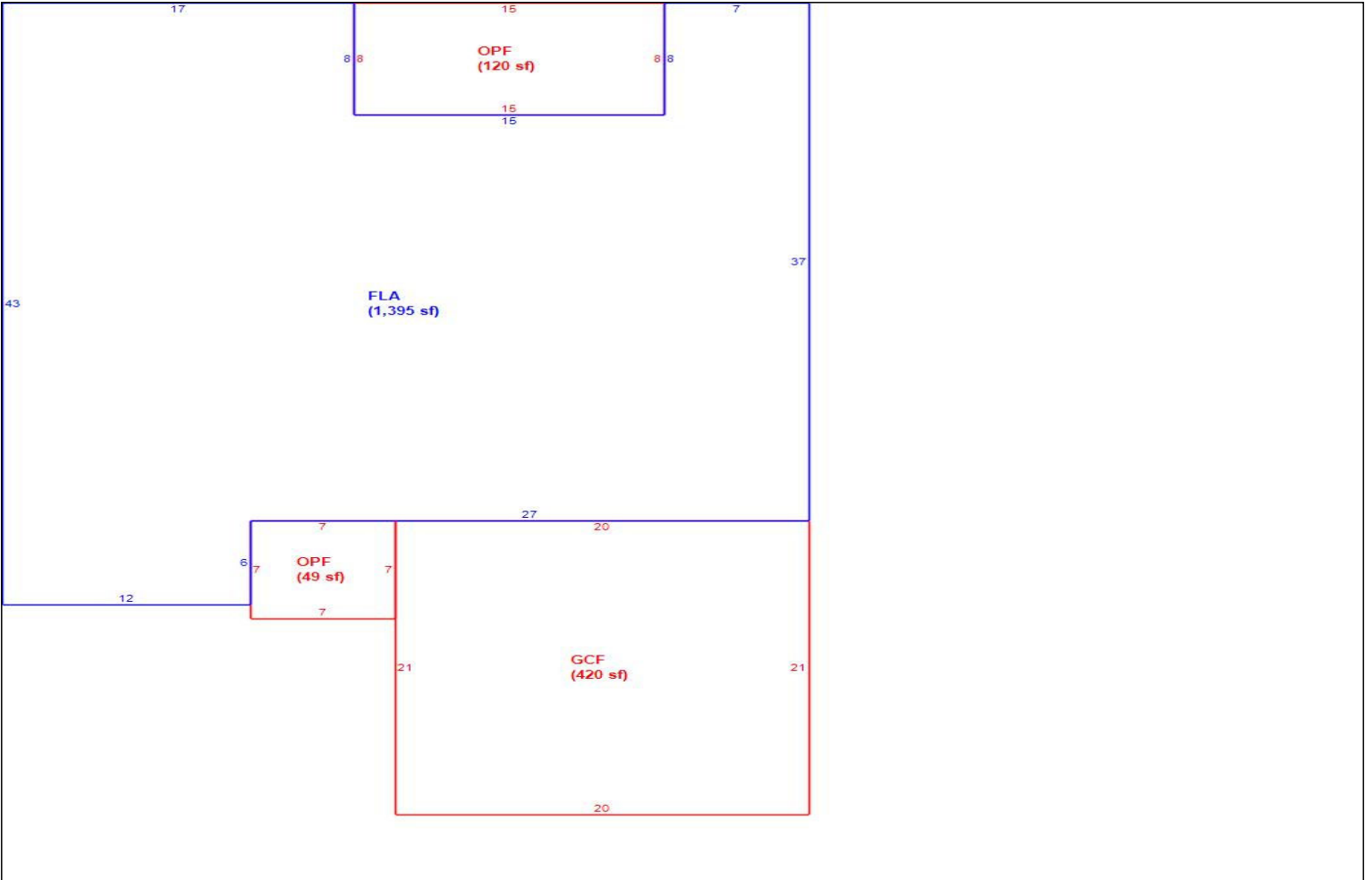
Current Owner		
173 25 WOODCREST LLC		
1 COMP LN		
GLEN COVE	NY	11542

Property Location		
Site Address 17325 WOODCREST WAY		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
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

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 203,921 Deprec Bldg Value 197,803 Multi Story 0



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	1,395	1,395	1395	Effective Area	1395	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	112.77	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	169	0	Building RCN	203,921	Condition	EX	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,395	1,984	1,395	Building RCNLD	197,803				

Alternate Key 3783199  
 Parcel ID 25-24-26-0305-000-07900

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

2024-0381 Comp 2  
 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	319.00	SF	35.00	2000	2000	11165.00	85.00	9,490
PLD2	POOL/COOL DECK	441.00	SF	5.38	2000	2000	2373.00	70.00	1,661
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	2000	2000	5390.00	42.50	2,291

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

<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
2024001425	6266	0525	08-31-2023	WD	U	11	1	100			
2023074860	6164	0882	06-14-2023	WD	Q	01	1	380,000			
	4211	1339	08-31-2012	WD	Q	Q	1	135,000			
	2667	1179	06-16-2004	WD	Q	Q	1	185,000			
	1855	2366	08-25-2000	WD	Q	Q	1	144,900			
<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	197,803	13,442	290,745	0	290745	0.00	290745	290745	285,010	

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Alternate Key 3783213  
Parcel ID 25-24-26-0305-000-09300

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

2024-0381 Comp 3  
PRC Run: 12/2/2024 By

Card # 1 of 1

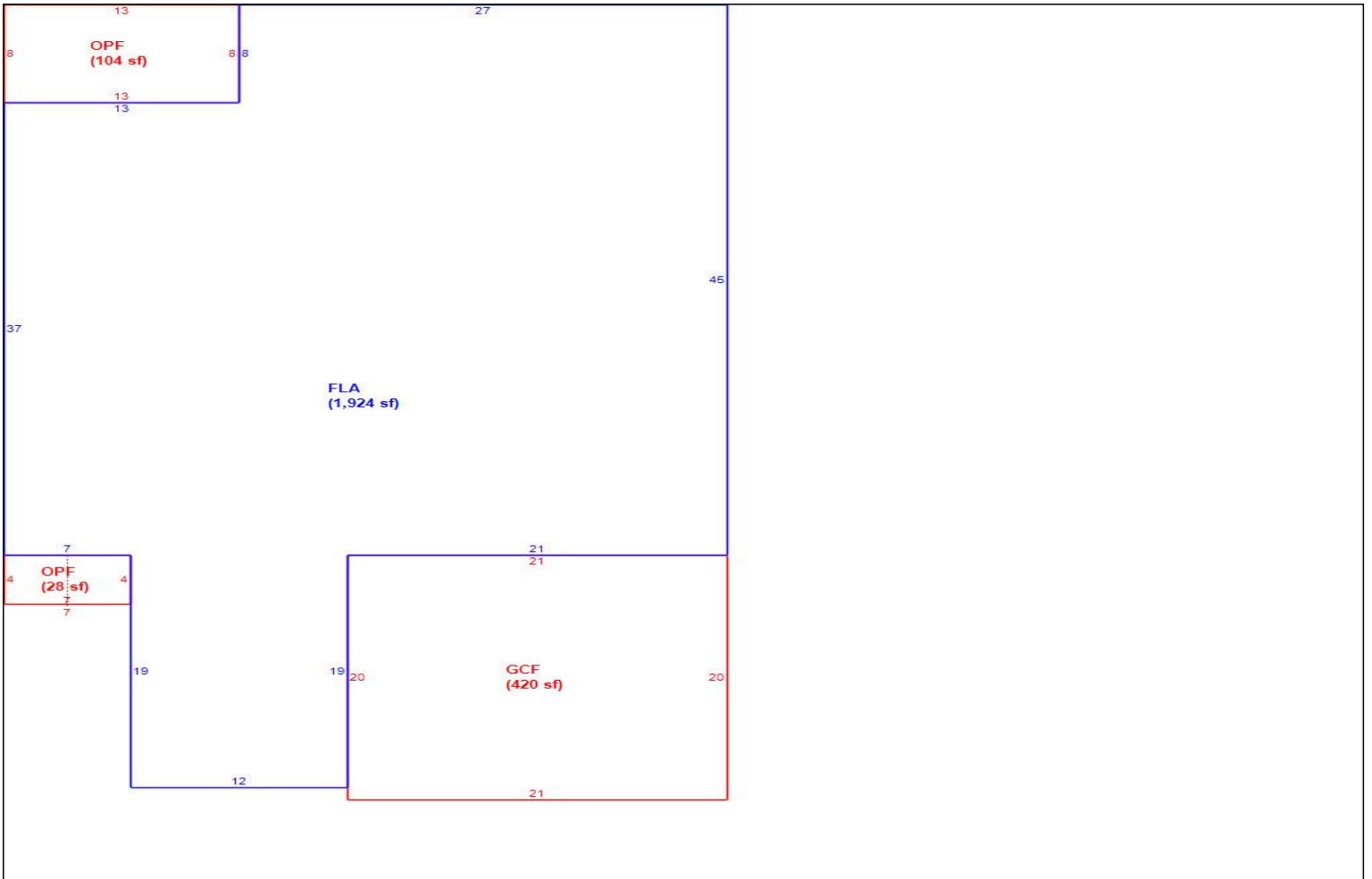
Current Owner		
KADAR YZAN & JUCILENE		
17416 SILVER CREEK CT		
CLERMONT	FL	34714

Property Location			
Site Address 17416 SILVER CREEK CT			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
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

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 249,458	Deprec Bldg Value 241,974	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	1,924	1,924	1924	Effective Area	1924	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	108.62	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	132	0	Building RCN	249,458	Condition	EX	Heat Type	6
				% Good		97.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Building RCNLD	241,974	Roof Cover	3
TOTALS		1,924	2,476	1,924					Type AC	03

Alternate Key 3783213  
Parcel ID 25-24-26-0305-000-09300

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

2024-0381 Comp 3  
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
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

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

<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	
2023053510	6137	1989	05-03-2023	WD	Q	01	I	420,000	039	HOMESTEAD	2024	25000
	4225	0818	05-01-2012	WD	Q	Q	I	153,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1780	1297	12-20-1999	WD	Q	Q	I	171,400				
<b>Total</b>											<b>50,000.00</b>	

<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	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.\*\*\*