



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3373529**

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.

|  |  |  |  |
|--|--|--|--|
| <b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>  |  |  |  |
| Petition # <b>2024-0439</b>  | County <b>Lake</b>   | Tax year <b>2024</b>                               | Date received <b>9-12-24</b>                             |
| <b>COMPLETED BY THE PETITIONER</b>   |  |  |  |
| <b>PART 1: Taxpayer Information</b>  |  |  |  |
| Taxpayer name: <b>AMH_Home; CPI Amherst SFR Program Owner, LLC</b>   |  | Representative: <b>Ryan, LLC c/o Robert Peyton</b> |  |
| Mailing address for notices  | <b>Ryan, LLC<br/>16220 North Scottsdale Rd, Ste 650<br/>Scottsdale, AZ 85254</b> | Parcel ID and physical address or TPP account #    | <b>2222260510-000-30300<br/>15634 Hidden Lake Circle</b> |
| Phone  | <b>954-740-6240</b>  | Email  | <b>ResidentialAppeals@ryan.com</b>                       |
| 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"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <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"/> 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 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> 2024-0439  | Alternate Key: 3373529                                    | Parcel ID: 22-22-26-0510-000-30300                        |
| <b>Petitioner Name</b> Robert Peyton, Ryan LLC<br>The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent<br><input type="checkbox"/> Other, Explain: | <b>Property Address</b> 15634 HIDDEN LAKE CIR<br>CLERMONT | <input type="checkbox"/> Check if Multiple Parcels        |
| <b>Owner Name</b> PI AMHERST SFR PROGRAM OWNER LL  | Value from TRIM Notice                                    | Value before Board Action<br>Value presented by Prop Appr |
|  |   | Value after Board Action                                  |
| <b>1. Just Value, required</b>   | \$ 307,644  | \$ 307,644  |
| <b>2. Assessed or classified use value, *if applicable</b>   | \$ 286,460  | \$ 286,460  |
| <b>3. Exempt value, *enter "0" if none</b>   | \$ -  |   |
| <b>4. Taxable Value, *required</b>   | \$ 286,460  | \$ 286,460  |

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

**Last Sale Date** \_\_\_\_\_ **Price:** \_\_\_\_\_  Arm's Length  Distressed Book \_\_\_\_\_ Page \_\_\_\_\_

| ITEM                 | Subject                           | Comparable #1  | Comparable #2  | Comparable #3  |
|----------------------|-----------------------------------|--|--|--|
| <b>AK#</b>           | 3373529                           | 3308611  | 3324366  | 3324471  |
| <b>Address</b>       | 15634 HIDDEN LAKE CIR<br>CLERMONT | 14216 S GREATER HILLS<br>BLVD  | 15719 SAUSALITO CIR<br>CLERMONT  | 14204 RIVER RUN CT<br>CLERMONT   |
| <b>Proximity</b>     |                                   | 0.23 Miles   | 0.15 Miles   | 0.13 Miles   |
| <b>Sales Price</b>   |                                   | \$379,900  | \$375,000  | \$395,000  |
| <b>Cost of Sale</b>  |                                   | -15%   | -15%   | -15%   |
| <b>Time Adjust</b>   |                                   | 2.00%  | 3.60%  | 1.60%  |
| <b>Adjusted Sale</b> |                                   | \$330,513  | \$332,250  | \$342,070  |
| <b>\$/SF FLA</b>     | \$179.18 per SF                   | \$195.45 per SF  | \$203.34 per SF  | \$201.10 per SF  |
| <b>Sale Date</b>     |                                   | 7/21/2023  | 3/13/2023  | 8/28/2023  |
| <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>           | 1,717                         | 1,691            | 1300             | 1,634            | 4150             | 1,701            | 800              |
| <b>Year Built</b>       | 1992                          | 1990             |                  | 1991             |                  | 1991             |                  |
| <b>Constr. Type</b>     | Blk/Stucco                    | Blk/Stucco       |                  | Blk/Stucco       |                  | Blk/Stucco       |                  |
| <b>Condition</b>        | Good                          | Good             |                  | Good             |                  | Good             |                  |
| <b>Baths</b>            | 2.0                           | 2.0              |                  | 2.0              |                  | 2.0              |                  |
| <b>Garage/Carport</b>   | Yes                           | Yes              |                  | Yes              |                  | Yes              |                  |
| <b>Porches</b>          | Yes                           | Yes              |                  | Yes              |                  | Yes              |                  |
| <b>Pool</b>             | N                             | N                | 0                | N                | 0                | N                | 0                |
| <b>Fireplace</b>        | 0                             | 0                | 0                | 0                | 0                | 0                | 0                |
| <b>AC</b>               | Central                       | Central          | 0                | Central          | 0                | Central          | 0                |
| <b>Other Adds</b>       | None                          | None             |                  | None             |                  | None             |                  |
| <b>Site Size</b>        | Lot                           | Lot              |                  | Lot              |                  | Lot              |                  |
| <b>Location</b>         | Sub                           | Sub              |                  | Sub              |                  | Sub              |                  |
| <b>View</b>             | House                         | House            |                  | House            |                  | House            |                  |
|                         |                               | Net Adj. 0.4%    | 1300             | Net Adj. 1.2%    | 4150             | Net Adj. 0.2%    | 800              |
|                         |                               | Gross Adj. 0.4%  | 1300             | Gross Adj. 1.2%  | 4150             | Gross Adj. 0.2%  | 800              |
| <b>Adj. Sales Price</b> | Market Value <b>\$307,644</b> | Adj Market Value | <b>\$331,813</b> | Adj Market Value | <b>\$336,400</b> | Adj Market Value | <b>\$342,870</b> |
|                         | Value per SF 179.18           |                  |                  |                  |                  |                  |                  |

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

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:** [REDACTED]

**DATE** [REDACTED]

**2024-0439 Comp Map**



| Bubble # | Comp #  | Alternate Key | Parcel Address                         | Distance from Subject(mi.) |
|----------|---------|---------------|--|----------------------------|
| 1        | Subject | 3373529       | 15634 HIDDEN LAKE CIR<br>CLERMONT      | -                          |
| 2        | Comp 1  | 3308611       | 14216 S GREATER HILLS BLVD<br>CLERMONT | 0.23                       |
| 3        | Comp 2  | 3324366       | 15719 SAUSALITO CIR<br>CLERMONT        | 0.15                       |
| 4        | Comp 3  | 3324471       | 14204 RIVER RUN CT<br>CLERMONT         | 0.13                       |
| 5        |         |               |  |                            |
| 6        |         |               |  |                            |
| 7        |         |               |  |                            |
| 8        |         |               |  |                            |
|          |         |               |  |                            |

Alternate Key 3373529  
 Parcel ID 22-22-26-0510-000-30300

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0439 subject  
 PRC Run: 12/10/2024 By

Card # 1 of 1

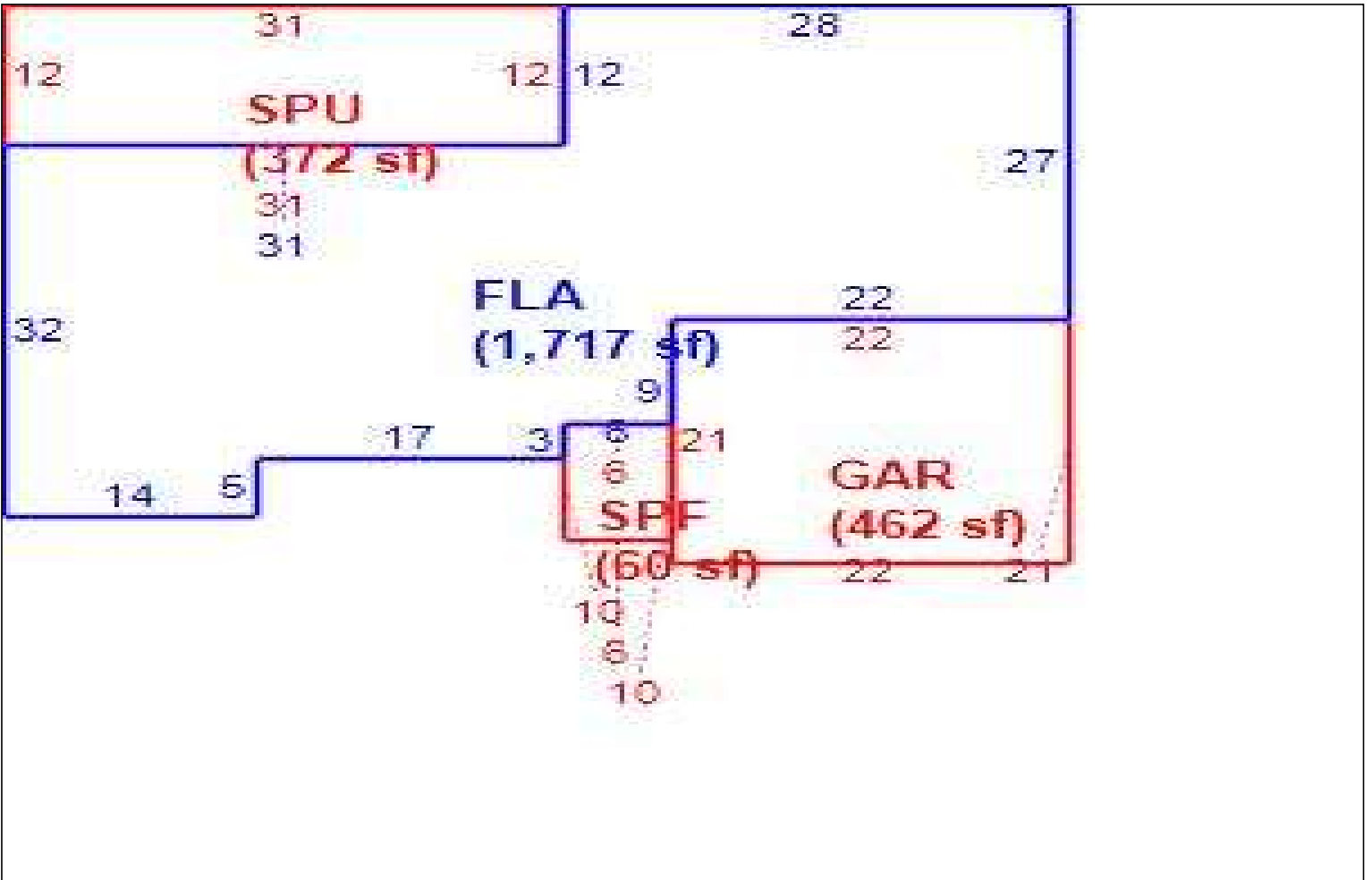
| Current Owner                     |    |       |
|-----------------------------------|----|-------|
| CPI AMHERST SFR PROGRAM OWNER LLC |    |       |
| 5001 PLAZA ON THE LAKE STE 200    |    |       |
| AUSTIN                            | TX | 78746 |

| Property Location                  |               |                 |
|------------------------------------|---------------|-----------------|
| Site Address 15634 HIDDEN LAKE CIR |               |                 |
| CLERMONT FL 34711                  |               |                 |
| Mill Group                         | GH03          | NBHD 0583       |
| Property Use                       |               | Last Inspection |
| 00100                              | SINGLE FAMILY | PJF 01-01-202   |

**Legal Description**  
 GREATER HILLS PHASE 3 SUB LOT 303 PB 32 PGS 88-90 ORB 5272 PG 2082

| 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 | 44,000.00  | 0.0000       | 2.00                  | 1.000      | 1.000       | 0         | 88,000     |  |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 88,000      |           |            |  |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 88,000     |              | Classified Adj JV/Mkt |            | 0           |           |            |  |

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 238,417 Deprec Bldg Value 219,344 Multi Story 0



| Building Sub Areas |                      |             |            |          | Building Valuation |               | Construction Detail |            |    |  |
|--------------------|----------------------|-------------|------------|----------|--------------------|---------------|---------------------|------------|----|--|
| Code               | Description          | Living Area | Gross Area | Eff Area | Year Built         | Imp Type      | R1                  | Bedrooms   | 3  |  |
| FLA                | FINISHED LIVING AREA | 1,717       | 1,717      | 1717     | 1992               | No Stories    | 1.00                | Full Baths | 2  |  |
| GAR                | GARAGE FINISH        | 0           | 462        | 0        | 112.39             | Quality Grade | 675                 | Half Baths | 0  |  |
| SPF                | SCREEN PORCH FINIS   | 0           | 60         | 0        | 238,417            | Wall Type     | 03                  | Heat Type  | 6  |  |
| SPU                | SCREEN PORCH UNFIN   | 0           | 372        | 0        | VG                 | Foundation    | 3                   | Fireplaces | 0  |  |
| TOTALS             |                      | 1,717       | 2,611      | 1,717    | 0                  | Roof Cover    | 3                   | Type AC    | 03 |  |

Alternate Key 3373529  
 Parcel ID 22-22-26-0510-000-30300

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0439 subject  
 PRC Run: 12/10/2024 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 |
| UBU2   | UTILITY BLDG UNFINISHED | 120.00 | SF   | 6.25       | 1999     | 1999      | 750.00 | 40.00 | 300       |

| Building Permits |           |            |            |        |      |                   |             |         |  |
|------------------|-----------|------------|------------|--------|------|-------------------|-------------|---------|--|
| Roll Year        | Permit ID | Issue Date | Comp Date  | Amount | Type | Description       | Review Date | CO Date |  |
| 2006             | SALE      | 01-01-2005 | 04-25-2006 | 1      | 0000 | CHECK VALUE       |             |         |  |
| 1998             | 9780897   | 08-01-1997 | 12-01-1997 | 4,176  | 0000 | SCRN RM           |             |         |  |
| 1993             | 1         | 07-01-1992 | 12-01-1992 | 1      | 0000 | RE: #76854 U/C 92 |             |         |  |
| 1992             | 76854     | 11-01-1991 | 12-01-1991 | 61,616 | 0000 | SFR 3 B/R         |             |         |  |

| Sales Information |           |           |            |     |      |         |            | Exemptions |             |      |        |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No     | Book/Page | Sale Date | Instr      | Q/U | Code | Vac/Imp | Sale Price | Code       | Description | Year | Amount |
| 2019048546        | 5272      | 2082      | 04-24-2019 | WD  | Q    | Q       | I          | 252,500    |             |      |        |
| 2019006493        | 5224      | 1522      | 01-09-2019 | WD  | Q    | Q       | I          | 195,000    |             |      |        |
|                   | 2861      | 0189      | 05-20-2005 | WD  | Q    | Q       | I          | 218,000    |             |      |        |
|                   | 2337      | 2161      | 05-16-2003 | QC  | U    | U       | I          | 0          |             |      |        |
|                   | 1836      | 0450      | 03-13-2000 | QC  | U    | U       | I          | 4,000      |             |      |        |
| Total             |           |           |            |     |      |         |            |            |             |      | 0.00   |

| Value Summary |            |            |              |              |            |             |            |             |               |  |
|---------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|--|
| Land Value    | Bldg Value | Misc Value | Market Value | Deferred Amt | Assd Value | Cnty Ex Amt | Co Tax Val | Sch Tax Val | Previous Valu |  |
| 88,000        | 219,344    | 300        | 307,644      | 0            | 307644     | 0.00        | 307644     | 307644      | 307,644       |  |

**Parcel Notes**

98X BELONGS TO RAUL VALLE NOT DENICE A VALLE HW  
 99FC ADD LOC TO EQUALIZE LAND RS 051299  
 00 LOC FROM 96 FER 020200  
 1836/450 RAUL VALLE QCS TO DENICE A VALLE  
 01 LOC FROM 10 FER 010501  
 02 QG FROM 450 EAG FROM 1 FER 042202  
 2337/2161 DENICE A VALLE ENGLISH FKA DENISE A VALLE TO DENISE A VALLE ENGLISH & RICHARD L ENGLISH WH  
 04 QG FROM 500 FER 030904  
 2861/189 RICHARD L & DENICE A VALLE ENGLISH TO HAIMWAITE J & JAGNARINE S ROY HW  
 05TR NOT DELIVERABLE AS ADDRESSED 15634 HIDDEN LAKE CIR CLERMONT 34711  
 06 EAG FROM 2 QG FROM 590 JSB 042506  
 18IT 091417 ADD UBU 10X12 NPA CRA 041818  
 5224/1522 HAIMWAITE J & JAGNARINE S ROY TO FIREBIRD SFE I LLC  
 5272/2082 FIREBIRD SFE I LLC TO CPI AMHERST SFR PROGRAM OWNER LLC  
 20IT OPF2 TO SPF MHS 082319

\*\*\*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 3308611  
 Parcel ID 22-22-26-0500-000-09500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0439 comp 1  
 PRC Run: 12/10/2024 By

Card # 1 of 1

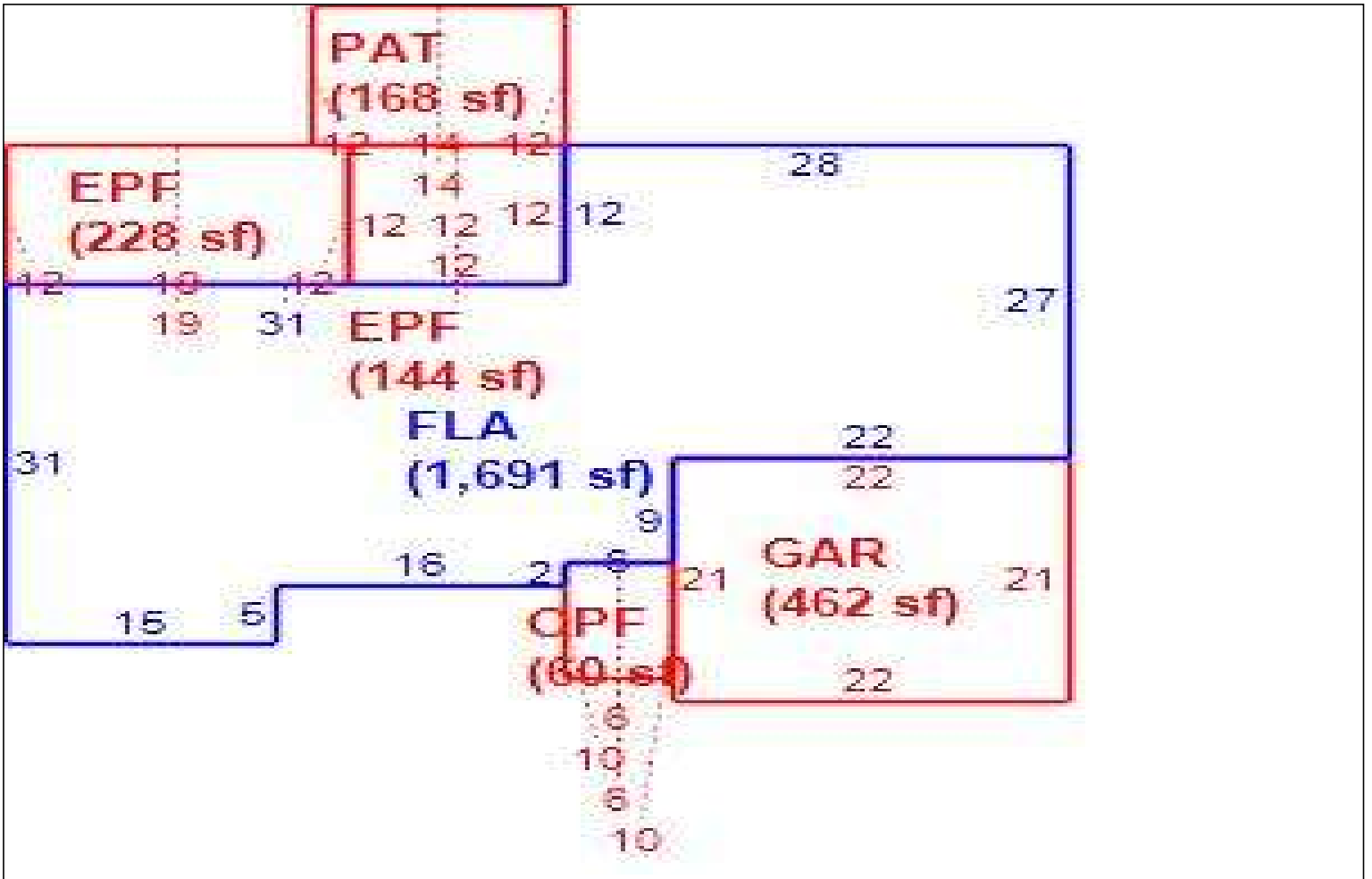
| Current Owner              |    |       |
|----------------------------|----|-------|
| SMITH NANCY ET AL          |    |       |
| 14216 S GREATER HILLS BLVD |    |       |
| CLERMONT                   | FL | 34711 |

| Property Location |                            |                 |           |
|-------------------|----------------------------|-----------------|-----------|
| Site Address      | 14216 S GREATER HILLS BLVD |                 |           |
|                   | CLERMONT                   | FL              | 34711     |
| Mill Group        | GH03                       | NBHD            | 0583      |
| Property Use      |                            | Last Inspection |           |
| 00100             | SINGLE FAMILY              | PJF             | 01-01-202 |

| Legal Description  |
|--|
| GREATER HILLS PHASE 1 SUB LOT 95 PB 30 PGS 41-44 ORB 6187 PG 326 |

| 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     | LOT 95            | 1.00 LT | 44,000.00  | 0.0000       | 2.00                  | 1.000      | 1.000       | 0         | 88,000     |  |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 88,000      |           |            |  |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 88,000     |              | Classified Adj JV/Mkt |            | 0           |           |            |  |

| Sketch                    |       |               |                          |
|---------------------------|-------|---------------|--------------------------|
| Bldg 1                    | Sec 1 | of 1          | Replacement Cost 241,428 |
| Deprec Bldg Value 222,114 |       | 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  |  |
| EPF                | ENCLOSED PORCH FIN   | 0          | 372       | 0        | 1990               | No Stories    | 1.00                | Full Baths | 2  |  |
| FLA                | FINISHED LIVING AREA | 1,691      | 1,691     | 1,691    | 112.46             | Quality Grade | 675                 | Half Baths | 0  |  |
| GAR                | GARAGE FINISH        | 0          | 462       | 0        | 241,428            | Wall Type     | 03                  | Heat Type  | 6  |  |
| OPF                | OPEN PORCH FINISHE   | 0          | 60        | 0        | VG                 | Foundation    | 3                   | Fireplaces | 0  |  |
| PAT                | PATIO UNCOVERED      | 0          | 168       | 0        | 92.00              | Roof Cover    | 3                   | Type AC    | 03 |  |
| TOTALS             |                      | 1,691      | 2,753     | 1,691    | 0                  |               |                     |            |    |  |
|                    |                      |            |           |          | Building RCNLD     | 222,114       |                     |            |    |  |



Alternate Key 3308611  
 Parcel ID 22-22-26-0500-000-09500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0439 comp 1  
 PRC Run: 12/10/2024 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 |
| UBF2   | UTILITY BLDG FINISHED | 160.00 | SF   | 7.50       | 1995     | 1995      | 1200.00 | 60.00 | 720       |

| Building Permits |            |            |            |        |      |                        |             |         |  |
|------------------|------------|------------|------------|--------|------|------------------------|-------------|---------|--|
| Roll Year        | Permit ID  | Issue Date | Comp Date  | Amount | Type | Description            | Review Date | CO Date |  |
| 2012             | IMPS       | 01-01-2011 | 01-31-2012 | 1      | 0008 | SPU TO EPU             | 01-31-2012  |         |  |
| 2008             | 2007070321 | 07-11-2007 | 03-20-2008 | 6,581  | 0000 | SCRN RM 12X18.9 W/CONC | 03-20-2008  |         |  |
| 2006             | SALE       | 01-01-2005 | 04-25-2006 | 1      | 0000 | CHECK VALUES           |             |         |  |
| 1996             | 9511443    | 11-01-1995 | 12-01-1995 | 1,900  | 0000 | UBF                    |             |         |  |

| Sales Information |           |            |       |     |      |         |            |      | Exemptions  |      |        |  |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------|-------------|------|--------|--|
| Instrument No     | Book/Page | Sale Date  | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |  |
| 2023093312        | 6187 0326 | 07-21-2023 | WD    | Q   | 01   | I       | 379,900    |      |             |      |        |  |
| 2019031781        | 5252 1871 | 03-08-2019 | WD    | Q   | Q    | I       | 235,500    |      |             |      |        |  |
|                   | 3269 1739 | 06-15-2006 | WD    | U   | U    | I       | 0          |      |             |      |        |  |
|                   | 3190 0195 | 06-15-2006 | WD    | Q   | Q    | I       | 245,000    |      |             |      |        |  |
|                   | 3052 0863 | 12-22-2005 | WD    | Q   | Q    | I       | 228,000    |      |             |      |        |  |
| <b>Total</b>      |           |            |       |     |      |         |            |      |             |      | 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 |  |
| 88,000        | 222,114    | 720        | 310,834      | 0            | 310834     | 0.00        | 310834     | 310834      | 310,834       |  |

**Parcel Notes**

91 CHG CAN TO SPU4 MB 042992  
 95 ADD UBF RS 041796  
 99FC EAG FROM 1 QG FROM 400 RS 051099  
 02 QG FROM 450 FER 040902  
 04 QG FROM 475 FER 030904  
 3052/863 GUY W & CARLA G RINDGE TO JESSE MAROTTA SINGLE  
 06 EAG FROM 2 QG FROM 590 JSB 042506  
 3269/1739 CORRECTIVE DEED FOR 3190/195 TO ADD NOTARY SEAL  
 07X CIVDX BELONGS TO GIUSEPPE & ANGELA BARRAVECCHIA  
 08FC ADD SPU5 JSB 032008  
 3353/1326 DEC OF DOM FOR GIUSEPPE BARRAVECCHIA  
 10 RECEIVED LETTER FROM PAUL L URICH ESQ THIS PROPERTY IN BANKRUPTCY COURT SK 102210  
 12FC SPU4 TO EPU SPU5 TO EPU ADD CAN6 12X14 OWNER CHGD HIS MIND ABOUT ME BEING ON PROP ASKED ME TO LEAVE  
 MEASUREMENTS COMPLETED PRIOR TO BEING ASKED TO LEAVE CRA 013112  
 13X GIUSEPPE BARRAVECCHIA 69 DECEASED 081913 STATE FILE NBR 2013113122  
 14X ANGELA BARRAVECCHIA FILED LIMITED INCOME SENIOR 031714  
 5252/1871 ANGELA BARRAVECCHIA TO ANDREW BARNES SINGLE  
 19X COURTESY HX CARD SENT 041919  
 20 MLS G5011042 ADT 101119  
 20X COURTESY HX CARD SENT 010320  
 6187/326 ANDREW BARNES TO ET AL NANCY & GARY SMITH HW AND SHANNA M SMITH SINGKE JTWROS

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Alternate Key 3324366  
Parcel ID 22-22-26-0505-000-26700

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0439 comp 2  
PRC Run: 12/10/2024 By

Card # 1 of 1

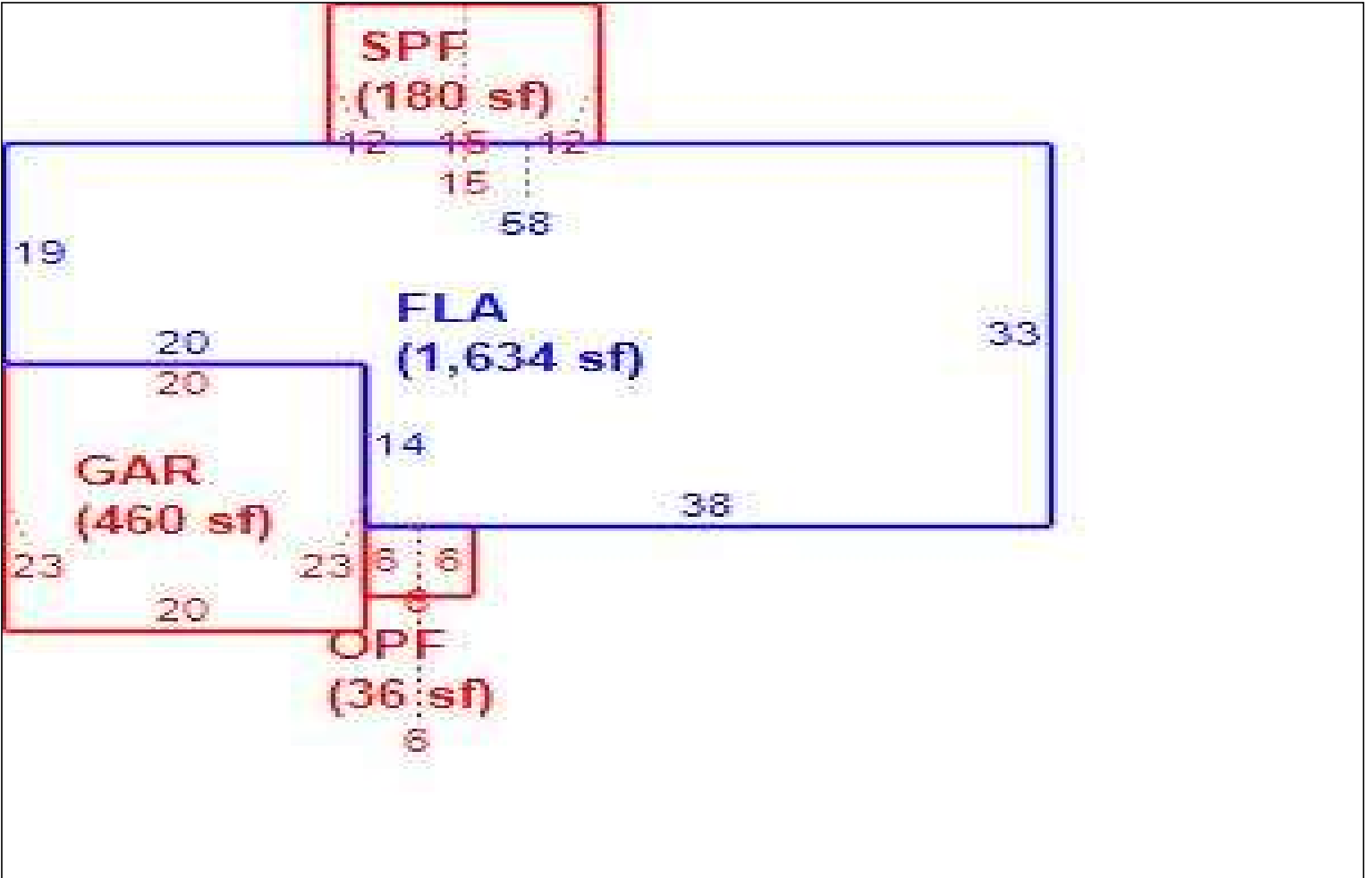
| Current Owner                      |    |       |
|------------------------------------|----|-------|
| GUTIERREZ ARIS & RODRIGO GUTIERREZ |    |       |
| 15719 SAUSALITO CIR                |    |       |
| CLERMONT                           | FL | 34711 |

| Property Location                |               |                 |
|----------------------------------|---------------|-----------------|
| Site Address 15719 SAUSALITO CIR |               |                 |
| CLERMONT FL 34711                |               |                 |
| Mill Group                       | GH03          | NBHD 0583       |
| Property Use                     |               | Last Inspection |
| 00100                            | SINGLE FAMILY | PJF 01-01-202   |

| Legal Description  |
|--|
| GREATER HILLS PHASE 2 SUB LOT 267 PB 31 PGS 71-72 ORB 6112 PG 1162 |

| 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 | 44,000.00  | 0.0000       | 2.00                  | 1.000      | 1.000       | 0         | 88,000     |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 88,000      |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 88,000     |              | Classified Adj JV/Mkt |            | 0           |           |            |

| Sketch |       |      |  |
|--------|-------|------|--|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 227,958 Deprec Bldg Value 221,119 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 | 1,634      | 1,634     | 1634     | 1991               | No Stories    | 1.00                | Full Baths | 2  |  |
| GAR                | GARAGE FINISH        | 0          | 460       | 0        | 112.63             | Quality Grade | 675                 | Half Baths | 0  |  |
| OPF                | OPEN PORCH FINISHE   | 0          | 36        | 0        | 227,958            | Wall Type     | 03                  | Heat Type  | 6  |  |
| SPF                | SCREEN PORCH FINIS   | 0          | 180       | 0        | EX                 | Foundation    | 3                   | Fireplaces | 0  |  |
|                    |                      |            |           |          | 97.00              | Roof Cover    | 3                   | Type AC    | 03 |  |
|                    |                      |            |           |          | 0                  |               |                     |            |    |  |
| TOTALS             |                      | 1,634      | 2,310     | 1,634    | 221,119            |               |                     |            |    |  |

Alternate Key 3324366  
 Parcel ID 22-22-26-0505-000-26700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0439 comp 2  
 PRC Run: 12/10/2024 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 |
| UBU3   | UTILITY BLDG UNFINISHED | 120.00 | SF   | 7.50       | 2004     | 2004      | 900.00 | 40.00 | 360       |

| Building Permits |           |            |            |        |      |             |             |         |  |
|------------------|-----------|------------|------------|--------|------|-------------|-------------|---------|--|
| Roll Year        | Permit ID | Issue Date | Comp Date  | Amount | Type | Description | Review Date | CO Date |  |
| 2020             | SALE      | 01-01-2019 | 05-20-2020 | 1      | 0099 | CHECK VALUE | 05-20-2020  |         |  |
| 2005             | SALE      | 01-01-2004 | 05-19-2005 | 1      | 0000 | CHECK VALUE |             |         |  |
| 1993             | 82042     | 06-01-1992 | 12-01-1992 | 2,675  | 0000 | SPF 12X15   |             |         |  |
| 1991             | 72553     | 10-01-1990 | 11-01-1991 | 55,391 | 0000 | SFR         |             |         |  |

| Sales Information |           |            |       |     |      |         |            |      | Exemptions           |      |           |  |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------|----------------------|------|-----------|--|
| Instrument No     | Book/Page | Sale Date  | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description          | Year | Amount    |  |
| 2023032907        | 6112 1162 | 03-13-2023 | WD    | Q   | 01   | I       | 375,000    | 039  | HOMESTEAD            | 2024 | 25000     |  |
| 2019123031        | 5366 0755 | 10-28-2019 | WD    | Q   | Q    | I       | 246,000    | 059  | ADDITIONAL HOMESTEAD | 2024 | 25000     |  |
| 2016082835        | 4817 2223 | 08-04-2016 | JD    | U   | U    | I       | 0          |      |                      |      |           |  |
|                   | 4397 2291 | 10-30-2013 | QC    | U   | U    | I       | 100        |      |                      |      |           |  |
|                   | 4390 0617 | 10-07-2013 | QC    | U   | U    | I       | 100        |      |                      |      |           |  |
| <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 |  |
| 88,000        | 221,119    | 360        | 309,479      | 0            | 309479     | 50,000.00   | 259479     | 284479      | 309,479       |  |

**Parcel Notes**

92 ADD SPF4 MB 051793  
 99FC ADD LOC TO EQUALIZE LAND EAG FROM 1 QG FROM 400 RS 051199  
 1781/501 SAMUEL & CARMEN N LUGO TO VICTOR G & UNA S MORRIS HW  
 00 LOC FROM 82 FER 020200  
 01 LOC FROM 100 FER 010501  
 01X DENY SOS OVER INCOME PER 1040 VICTOR & UNA MORRIS  
 02 LOC FROM 95 QG FROM 450 FER 040902  
 03X VICTOR G & UNA S MORRIS MOVED 122702  
 2249/1846 VICTOR G & UNA S MORRIS TO GARY R MULLINS SINGLE  
 04 QG FROM 500 FER 030904  
 05FC ADD UBU NPA EAG FROM 2 QG FROM 550 JWP 051905  
 09X LLOYD & LYNDIA BROWN FILED 09HX ON AK1786525  
 4390/617 LLOYD A & LYNDIA C BROWN TO JESSICA BROWN  
 4397/2291 JESSICA BROWN TO LLOYD A & LYNDIA C BROWN HW  
 14 MAIL ADDR CHGD PER NCOA CARD INFO SCANNED DML 090314  
 16CC PORT APP RECD DB 030216  
 16X RECD PORT REQ FOR BROWN TO LAKE (AK 1786525)  
 4817/2223 FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE BT LYNDIA C BROWN AND LLOYD A BROWN ORDER ACTS AS CONVEYANCE OF PROP TO LYNDIA C BROWN  
 5366/755 LYNDIA C BROWN TO CYNTHIA ANN SEIDENSTICKER SINGLE  
 20X COURTESY HX CARD SENT 010320  
 20 MLS G5020680 SFR IN GOOD COND HAS BEEN WELL MAINTAINED AND UPDATED WITH NEW KITCHEN NEWER BATHS FLOORING AND PAINT ADT 032620  
 20 BEDS FROM 3 ADT 032620

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Alternate Key 3324471  
 Parcel ID 22-22-26-0505-000-27800

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0439 comp 3  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

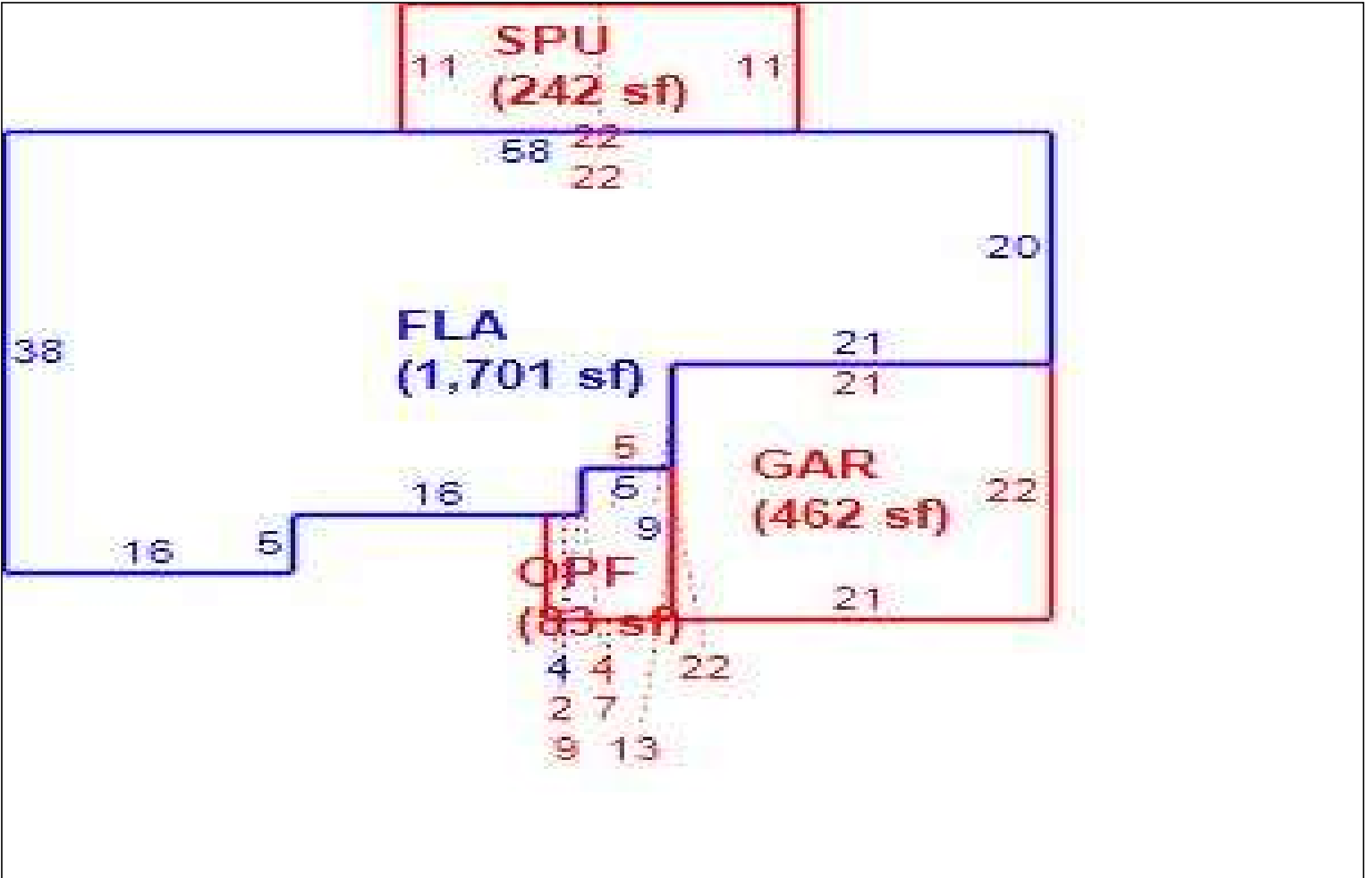
| Current Owner                      |    |       |
|------------------------------------|----|-------|
| CLARKE ANDREW B AND FAITH D BENNET |    |       |
| 14204 RIVER RUN CT                 |    |       |
| CLERMONT                           | FL | 34711 |

| Property Location               |               |                 |
|---------------------------------|---------------|-----------------|
| Site Address 14204 RIVER RUN CT |               |                 |
| CLERMONT FL 34711               |               |                 |
| Mill Group                      | GH03          | NBHD 0583       |
| Property Use                    |               | Last Inspection |
| 00100                           | SINGLE FAMILY | MHS 04-23-201   |

| Legal Description  |
|--|
| GREATER HILLS PHASE 2 SUB LOT 278 PB 31 PGS 71-72 ORB 6206 PG 2156 |

| 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 | 44,000.00  | 0.0000       | 2.00                  | 1.000      | 1.000       | 0         | 88,000     |  |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 88,000      |           |            |  |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 88,000     |              | Classified Adj JV/Mkt |            | 0           |           |            |  |

| Sketch |       |      |  |
|--------|-------|------|--|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 235,381 Deprec Bldg Value 216,551 Multi Story 0 |



| Building Sub Areas |                      |            |           |          | Building Valuation |               | Construction Detail |            |    |  |
|--------------------|----------------------|------------|-----------|----------|--------------------|---------------|---------------------|------------|----|--|
| Code               | Description          | Living Are | Gross Are | Eff Area | Year Built         | Imp Type      | R1                  | Bedrooms   | 4  |  |
| FLA                | FINISHED LIVING AREA | 1,701      | 1,701     | 1701     | 1991               | No Stories    | 1.00                | Full Baths | 2  |  |
| GAR                | GARAGE FINISH        | 0          | 462       | 0        | 112.43             | Quality Grade | 675                 | Half Baths | 0  |  |
| OPF                | OPEN PORCH FINISHE   | 0          | 83        | 0        | VG                 | Wall Type     | 03                  | Heat Type  | 6  |  |
| SPU                | SCREEN PORCH UNFIN   | 0          | 242       | 0        | 92.00              | Foundation    | 3                   | Fireplaces | 0  |  |
| TOTALS             |                      | 1,701      | 2,488     | 1,701    | 0                  | Roof Cover    | 3                   | Type AC    | 03 |  |

Alternate Key 3324471  
 Parcel ID 22-22-26-0505-000-27800

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0439 comp 3  
 PRC Run: 12/10/2024 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    |  |
| 2019             | SALE       | 01-01-2018 | 04-23-2019 | 1      | 0099 | CHECK VALUE | 04-24-2019  |            |  |
| 2016             | 2015010413 | 01-21-2015 | 03-23-2016 | 9,000  | 0002 | SCRN RM     | 03-23-2016  | 02-17-2015 |  |
| 2003             | SALE       | 01-01-2002 | 11-12-2001 | 1      | 0000 | CHECK VALUE |             |            |  |
| 1991             | 72556      | 10-01-1990 | 11-01-1991 | 57,172 | 0000 | SFR         |             |            |  |

| Sales Information |           |            |       |     |      |         |            |      | Exemptions           |      |           |  |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------|----------------------|------|-----------|--|
| Instrument No     | Book/Page | Sale Date  | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description          | Year | Amount    |  |
| 2023109710        | 6206 2156 | 08-28-2023 | WD    | Q   | 01   | I       | 395,000    | 039  | HOMESTEAD            | 2024 | 25000     |  |
| 2023085761        | 6177 0989 | 07-14-2023 | WD    | Q   | 01   | I       | 353,000    | 059  | ADDITIONAL HOMESTEAD | 2024 | 25000     |  |
| 2019119003        | 5361 0433 | 10-11-2019 | QC    | U   | U    | I       | 71,000     |      |                      |      |           |  |
| 2018083700        | 5141 1625 | 07-16-2018 | WD    | Q   | Q    | I       | 242,000    |      |                      |      |           |  |
|                   | 4528 1926 | 09-15-2014 | WD    | Q   | Q    | I       | 165,000    |      |                      |      |           |  |
| 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 |  |
| 88,000        | 216,551    | 0          | 304,551      | 0            | 304551     | 50,000.00   | 254551     | 279551      | 304,551       |  |

**Parcel Notes**

1661/1812 CT OF TITLE DOES NOT HAVE LEGAL 1496/2345 FINAL JUDGEMENT CA 96-1898 & COS 1657/2406 HAS LOT 278 GREATER HILLS PH 2  
 1686/1430 CORRECTIVE DEED FOR 1661/1812  
 99FC ADD LOC TO EQUALIZE LAND EAG FROM 1 QG FROM 400 RS 051199  
 00 LOC FROM .88 FER 121699  
 00 LOC FROM 1.00 FER 020200  
 01 LOC FROM 1.05 FER 010501  
 02 QG FROM 475 FER 040902  
 2111/1197 DUANE A & RUTH A CLYMER TO HAROLD L SHEPHERD SINGLE AND VERA A BROWN SINGLE ONLY  
 03 QG FROM 500, EAG FROM 2 FER 111202  
 04 QG FROM 525 FER 030904  
 4528/1926 HAROLD L SHEPHERD AND VERA SHEPHERD FKA VERA A BROWN TO DON & LINDA ALBRIGHT HW  
 15X COURTESY HX CARD SENT 102114  
 15 MAILING ADDR CHGD FROM 14204 RIVER RUN CT CLERMONT FL 34711 INFO SCANNED CS 112414  
 15IT ADD CAN4 8X16 NPA BEDS FROM 3 MLS G4802377 CRA 100714  
 15X COURTESY HX CARD SENT 012315  
 16FC DELETE CAN4 8X16 ADD SPU4 11X22 NEW CONSTRUCT SIZE PER PERMIT DUE TO FENCE WITH DOGS CRA 032316  
 18 MAILING ADDR CHGD FROM PO BOX 120424 CLERMONT 34712 INFO SCANNED JRF 112917  
 5141/1625 DON & LINDA ALBRIGHT TO ET AL JOAN SPAIN PINCOMB SINGLE AND DAVID GUARD & TRACY MAY HW JTWROS  
 18X COURTESY HX CARD SENT 092018  
 19X COURTESY HX CARD SENT 010219  
 19CC MAILED HX APP KCH 011519  
 19CC RECEIVED HX PORT AND WX APP WITH DC KCH 013119  
 19X RECEIVED DC APPROVED JOAN FOR WX LD 020719  
 19FCL LOC FROM 112 PHYS FROM 90 QG FROM 650 MHS 042319

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