

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3796127

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.

	COM	PLETEDBYC	LERKOF THE VAL	DEADJUSTME	NT BOARD ((AB)
Petition#	24-1	7442	County Lake	Ta	ax year 2024	Date received 9.12.24
		· ©	OVIPLEMED BY TO	HE PENNIONER		
PART 1. Taxpaye	r Informa	ntion				
Taxpayer name: AM	H_Home; S	SAFARI TWO ASSET	COLLC	Representative: R	lyan, LLC c/o	Robert Peyton
Mailing address for notices		.LC Jorth Scottsdale I Iale, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	2224261500- 16212 Magno	
Phone 954-740-62	240			Email	ResidentialA	ppeals@ryan.com
The standard way t	o receive	information is by	US mail. If possible	e, I prefer to receive	e information b	y ☑ email ☐ fax.
		ter the petition de my statement.	eadline. I have attac	hed a statement o	f the reasons I	filed late and any
your evidence to evidence. The \ Type of Property	o the value /AB or sp Res. 1-	e adjustment boar ecial magistrate r 4 units Industri	d clerk. Florida law a	llows the property a r the same statutor	appraiser to crossy guidelines as charge	st submit duplicate copies of ss examine or object to your s if you were present.) distoric, commercial or nonprofit Business machinery, equipment
			k one. If more than			
✓ Real property v☐ Denial of classif☐ Parent/grandpa☐Property was no	alue (che fication rent redu t substan al proper y s.193.0	ction tially complete or y value (You mu 52. (s.194.034, I	ase	Denial of exen Denial for late (Include a date	filing of exempe-stamped copvernent (s. 193.1:control (s. 193.1:	A
determination 5 Enter the time by the request group. My witnesses You have the right	that they (in minut ted time. I or I will r to excha	y are substantially es) you think you For single joint per not be available to nge evidence wit	itions for multiple un attend on specific h the property appra	1(3)(e), (f), and (g) or case. Most hearing its, parcels, or acco dates. I have attactaiser. To initiate the	n, F.S.) Ings take 15 mire Ing	nutes. The VAB is not bound ne time needed for the entire stes.
appraiser's evidence You have the right, of your property re-	ce. At the regardle cord card ed. When	hearing, you haves of whether yo containing informathe property app	ve the right to have u initiate the eviden nation relevant to th	witnesses sworn. ce exchange, to re e computation of y	eceive from the your current as	e property appraiser a copy sessment, with confidential d the property record card

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 authorizatio 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 an 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 Signa Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.		llowing licensed
I am (check any box that applies):	/townsian on official d	
	(taxpayer or an affiliated	entity).
A Florida Bar licensed attorney (Florida Bar number).	DDC400
A Florida real estate appraiser licensed under Chapter 475,		<u>RD6182</u>).
A Florida real estate broker licensed under Chapter 475, Florida	orida Statutes (license number).
A Florida certified public accountant licensed under Chapter	473, Florida Statutes (license num	ber).
I understand that written authorization from the taxpayer is requ appraiser or tax collector.	ired for access to confidential inform	nation from the property
Under penalties of perjury, I certify that I have authorization to f am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read the	this petition and of becoming an ag	ent 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 liste	d in part 4 above.	
☐ I am a compensated representative not acting as one of the AND (check one)	licensed representatives or employ	yees 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		
\square I am an uncompensated representative filing this petition AN	ND (check one)	
the taxpayer's authorization is attached OR the taxpaye	r's authorized signature is in part 3 o	of this form.
I understand that written authorization from the taxpayer is requappraiser or tax collector.	uired for access to confidential infor	mation from the property
Under penalties of perjury, I declare that I am the owner's authorized becoming 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 #	!	2024-0442		Alternate K	ey: 3796127	Parcel	ID: 22-24-26-15	00-000-06500	
Petitioner Name	Ryan,llc	c/o Robert F	Peyton	- ·			Check if M	ultiple Parcels	
The Petitioner is:	Taxpayer of Red		payer's agent	Property	-	NOLIA HILL S	т		
Other, Explain:				Address	CLE	RMONT			
Owner Name	Sofori	i Two Asset	no llo	Value from	Value befor	so Doord Actio			
Owner name	Salan	I IWO ASSEL	SO IIC	TRIM Notice		re Board Actic nted by Prop App	i Vallie aπer	Board Action	
					- '	, , , ,,			
1. Just Value, rec				\$ 384,22		384,22			
2. Assessed or cl	assified use val	ue, *if appli	cable	\$ 326,59	90 \$	326,59	90		
3. Exempt value,	*enter "0" if nor	1e		\$	-				
4. Taxable Value,	*required			\$ 326,59	90 \$	326,59	90		
*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	authority values	may differ.			
			,		-	-			
Last Sale Date	3/18/2015	Pric	e:\$^	100	Arm's Length	√ Distressed	Book 4612	Page 922	
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Comparable #3		
AK#	37961:		3825		3829		3826		
	16212 MAGNOL		3301 MALLAI		16033 BLOS		3410 SWALL		
Address	CLERMO		CLERN		LOC		CLERN		
Proximity	OLLININ	5111	same		same		same		
Sales Price			\$514,		\$470,		\$500,		
Cost of Sale			-15		-15		-15		
Time Adjust			3.20		1.60		3.60		
Adjusted Sale			\$453,		\$407.		\$443,		
\$/SF FLA	\$186.79 p	er SE	\$195.07		\$227.26		\$200.72		
Sale Date	Ψ100:70 β	701 01	4/3/2	•	8/18/2	•	3/28/2		
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Territo di Gale					i i i i i i i i i i i i i i i i i i i				
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	2,057		2,324	-18690	1,791	18620	2,207	-10500	
Year Built	2001		2005	10000	2005	10020	2004	10000	
Constr. Type	block/stucco		block/stucco	1	block/stucco	1	block/stucco		
Condition	good		good		good		good		
Baths	3.0		3.0		3.0		3.0		
Garage/Carport	2 car		2 car		2 car		2 car		
Porches	313 sf		410 sf		256 sf		233 sf		
Pool	Υ		Υ	0	Y	0	Y	0	
Fireplace	0		0	0	0	0	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds	no		no		no		no		
Site Size	lot		lot		lot		lot		
Location	good		good		good		good		
View	good		good		good		good		
VICW	3		_		-		·	40500	
			-Net Adj. 4.1%	-18690	Net Adj. 4.6%	18620	-Net Adj. 2.4%	-10500	
			Gross Adj. 4.1%		Gross Adj. 4.6%	18620	Gross Adj. 2.4%	10500	
Adi Colon Duine	Market Value	\$384,224	Adj Market Value	\$434,658	Adj Market Value	\$425,640	Adj Market Value	\$432,500	
Adj. Sales Price	Value per SF	186.79							

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 an \$87,400 sale and comps 4 to 6 is all in a different sub all three of our sales is in the same sub and justified our value.

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 11/19/2024



Parcel ID 22-24-26-1500-000-06500

Current Owner SAFARI TWO ASSET CO LLC

5001 PLAZA ON THE LAKE STE 200

AUSTIN TX 78746 **LCPA Property Record Card** Roll Year 2024 Status: A

subject

2024-0442 subject PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 16212 MAGNOLIA HILL ST

CLERMONT FL 34714 0005 NBHD 0581

Mill Group Property Use Last Inspection

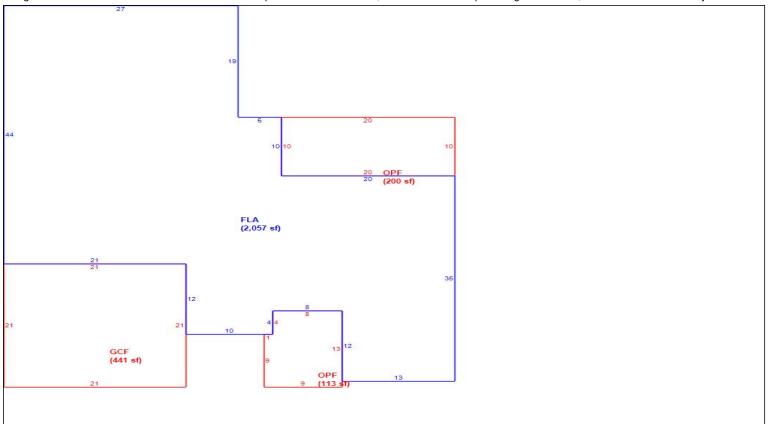
00100 SINGLE FAMILY PJF 01-01-202

Legal Description

ORANGE TREE PHASE I SUB LOT 65 PB 43 PGS 72-75 ORB 5246 PG 1659

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	3.50	1.000	1.000	0	92,750
		Total A	cres	0.00	JV/Mkt 0			Tota	l Adj JV/Mk	kt		92,750
	Cli	assified A	cres	0	Classified JV/Mkt 92	750		Classifie	M/VI. ibA b	ct	•	0

Sketch Multi Story Bldg 1 of 1 287,872 Sec 1 Replacement Cost Deprec Bldg Value 279,236



	Building S	Sub Areas			Building Valuation	on	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,057	2,057	2057	Effective Area	2057			E " B "	_
_	GARAGE FINISH	0	441	0	Base Rate	114.93	No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	313	0	Building RCN	287,872	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Waii Typo	03	riodi Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,057	2,811	2,057	Building RCNLD	279 236	Roof Cover	3	Type AC	03

PRC Run: 2024-0442 subject 12/2/2024 By

	Non real 2024 Clatas. A													
	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
POL2	SWIMMING POOL - RESIDENTIAL	294.00	SF	35.00	2001	2001	10290.00	85.00	8,747					
SEN2	SCREEN ENCLOSED STRUCTURE	1305.00	SF	3.50	2001	2001	4568.00	45.00	2,056					
PLD2	POOL/COOL DECK	381.00	SF	5.38	2001	2001	2050.00	70.00	1,435					

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2016	SALE 2001080837 1060588	01-01-2015 08-22-2001 06-27-2001	03-18-2016 01-17-2002 01-17-2002	1 13,000 89,628	0099 0000	CHECK VALUE 13X26 POOL W/DECK SFR/16212 MAGNOLIA HILL	03-18-2016	

			Sales Informa	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2019026416 2017138288 2017114254 2016104535	5246 5046 5018 4845 4612	1659 1785 0799 2290 0922	02-19-2019 12-18-2017 10-20-2017 10-02-2016 03-18-2015	WD WD WD CT	UUUU	M M M U		100 837,000 584,700 344,100 100					
										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
92,750	279,236	12,238	384,224	57634	326590	0.00	326590	384224	375,514

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Parcel ID 22-24-26-1507-000-44400

Current Owner

HAMPTON RONALD W JR & LEAH R

3301 MALLARD HILL ST

CLERMONT 34714

LCPA Property Record Card Roll Year 2024 Status: A

comp 1

2024-0442 comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 3301 MALLARD HILL ST

CLERMONT FL 34714 0005 NBHD 0581

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Legal Description

ORANGE TREE PHASE 4 PB 51 PG 70-72 LOT 444 ORB 6120 PG 1890

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIOIIL	Debiii	Adj	Ullis	Price	Factor	Factor	Factor	Factor	Class val	Value
1	0100	0	0		1.00 LT	26,500.00	0.0000	3.50	1.100	1.000	0	102,025
				0.00	0.7041.10			L				400.005
		Total A	cres	0.00	JV/Mkt 0				l Adj JV/MI			102,025
	Cla	assified A	cres	0	Classified JV/Mkt 10	2.025		Classified	M/VL ibA	d		0

Sketch

Bldg 1 1 of 1 313,246 Deprec Bldg Value 303,849 Multi Story Sec Replacement Cost OPF (337 sf) GCF (441 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2005	Imp Type	R1	Bedrooms	6
FLA	FINISHED LIVING AREA	2,324	2,324	2324	Effective Area	2324	No Stories	4.00	Full Baths	
GAR	GARAGE FINISH	0	441	-	Base Rate	111.84	No Stories	1.00	ruii Daliis	3
OPF	OPEN PORCH FINISHE	0	410	0	Building RCN	313,246	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	''	00	,,	_
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,324	3,175	2,324	Building RCNLD	303,849	Roof Cover	3	Type AC	03

PRC Run: 2024-0442 comp 1 12/2/2024 By

	Non rour 2024 Otatus. A													
	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
POL2	SWIMMING POOL - RESIDENTIAL	285.00	SF	35.00	2005	2005	9975.00	85.00	8,479					
PLD2	POOL/COOL DECK	315.00	SF	5.38	2005	2005	1695.00	70.00	1,187					
SEN2	SCREEN ENCLOSED STRUCTURE	1150.00	SF	3.50	2005	2005	4025.00	55.00	2,214					

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date					
2024 2006 2005 2005 2005	DENY03 2004060674 2004111341 2004100876 2004060674	01-01-2023 01-01-2005 11-22-2004 10-25-2004 06-21-2004	10-14-2005 12-13-2004 12-13-2004 12-13-2004	1 157,144 2,000 22,000 133,144	0030 0000 0000 0000	V1 SFR POL TO 06 SCRN ENCL 25X27 POOL 13X26 W/DECK SFR 3301 MALLARD HILL ST	Trong Base						

Sales Information	Exemptions					
Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price	Code Description Year Amount					
2023039481 6120 1890 04-03-2023 WD Q 01 I 514,000 2021115903 5778 0336 08-17-2021 WD Q 01 I 420,000 2019137890 5384 2248 11-22-2019 WD Q Q I 330,000 2768 1956 02-24-2005 WD Q Q I 299,000	059 ADDITIONAL HOMESTEAD 2024 25000					
Value Summary	Total 50,000.00					

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
102.025	303.849	11.880	417.754	0	417754	50.000.00	367754	392754	408.178

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Parcel ID 22-24-26-1508-000-52000

Current Owner

16855 BEASLY BAY ALY

CARRANO SANDRA L & THOMAS

WINTER GARDEN 34787

LCPA Property Record Card Roll Year 2024 Status: A

comp 2

2024-0442 comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 16033 BLOSSOM HILL LOOP

Mill Group

CLERMONT FL 34714 0005 NBHD 0581

Property Use Last Inspection 00100 SINGLE FAMILY MHS 02-09-202

Legal Description ORANGE TREE PHASE 5 PB 52 PG 91-92 LOT 520 ORB 6212 PG 1881

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	3.50	1.100	1.000	0	102,025
		Total A	cres	0.00	 JV/Mkt 0			 Tota	 I Adj JV/MI	(t		102,025

Classified JV/Mkt 102,025 Classified Adj JV/Mkt Classified Acres 0 Sketch

Bldg 1 1 of 1 Replacement Cost 256,516 Deprec Bldg Value 248,821 Multi Story 0 Sec OPF (196 sf) FLA (1,791 sf) OPF (60 sf) GCF (380 sf)

	Building S	Sub Areas			Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,791	1,791	1791	Effective Area	1791			E. II D. H.	_	
GAR	GARAGE FINISH	0	380	0	i base kale	116.19	No Stories	1.00	Full Baths	3	
OPF	OPEN PORCH FINISHE	0	256	0	Building RCN	256,516	Quality Grade	680	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	Trail Type	03	riodi Typo	١	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,791	2,427	1,791	Building RCNLD	248,821	Roof Cover	3	Type AC	03	

PRC Run: 2024-0442 comp 2 12/2/2024 By

	Non Teal 2024 Status. A												
	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
POL2	SWIMMING POOL - RESIDENTIAL	240.00	SF	35.00	2005	2005	8400.00	85.00	7,140				
PLD2	POOL/COOL DECK	450.00	SF	5.38	2005	2005	2421.00	70.00	1,695				
SEN2	SCREEN ENCLOSED STRUCTURE	1374.00	SF	3.50	2005	2005	4809.00	55.00	2,645				
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300				
									1				

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date						
2023	2022020812	02-17-2022	02-09-2023	9,643	0002	REPL WINDOWS 13	02-10-2023							
2009	SALE	01-01-2008	03-17-2009	1	0000	CHECK VALUES	03-17-2009							
2006	2005050065	05-05-2005	01-18-2006	2,375	0000	45X15 POOL SEN								
2006	2005021344	02-22-2005	01-18-2006	13,600	0000	POOL 11.6X29 DECK 15X45.10 W/SPA								
2006	2004101615	01-01-2005	01-18-2006	106,920	0000	SFR 16033 BLOSSOM HILL LP								

			Sales Informa	ation					Exemptions					
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023114705	6212 4684 3667 2897	1881 0276 2161 1304	08-18-2023 09-22-2015 08-08-2008 07-13-2005	WD WD WD WD	0000	01 Q Q Q		470,000 210,000 239,000 397,300						
										Total		0.00		
	•	•				Val	ue Summ	arv						

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
102,025	248,821	14,780	365,626	0	365626	0.00	365626	365626	358,137

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Parcel ID 22-24-26-1507-000-49100

Current Owner RITA WHERRY FAMILY TRUST

3410 SWALLOW HILL ST

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

comp 3

2024-0442 comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 3410 SWALLOW HILL ST

CLERMONT FL 34714 Mill Group 0005 NBHD 0581

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

Legal Description

ORANGE TREE PHASE 4 PB 51 PG 70-72 LOT 491 ORB 6119 PG 866

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	3.50	1.000	1.000	0	92,750
	Cl	Total A		0.00	JV/Mkt 0	2 750			l I Adj JV/MI I Adi .IV/MI			92,750

Sketch Bldg 1 1 of 1 300,010 Multi Story Sec Replacement Cost Deprec Bldg Value 291,010

FLA (2,207 sf) GCF (420 sf)

	Building S	Sub Areas			Building Valuat	ion	Cons	structio	n Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,207	2,207		Effective Area	2207	No Otorio		Full Daths		
GAR	GARAGE FINISH	0	420	0	Base Rate	113.20	No Stories	1.00	Full Baths	3	
OPF	OPEN PORCH FINISHE	0	233	0	Building RCN	300,010	Quality Grade	680	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00		00	,,	ŭ	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	2,207	2,860	2,207	Building RCNLD	291.010	Roof Cover	3	Type AC	03	

PRC Run: 2024-0442 comp 3 12/2/2024 By

	Miscellaneous Features												
	*Only the first 10 records are reflected below												
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
POL2	SWIMMING POOL - RESIDENTIAL	435.00	SF	35.00	2004	2004	15225.00	85.00	12,941				
PLD2	POOL/COOL DECK	416.00	SF	5.38	2004	2004	2238.00	70.00	1,567				
SEN2	SCREEN ENCLOSED STRUCTURE	1598.00	SF	3.50	2004	2004	5593.00	52.50	2,936				
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2004	2004	6000.00	52.50	3,150				

Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date			
2005	2004070215	07-20-2004	11-24-2004	2,300	0000	POOL ENCLOSURE 37X23					
2005	2004061378	06-24-2004	11-24-2004	19,500	0000	POOL W/DECK					
2005	2004031680 04-21-2004 11-24-2004 127,732 0000 SFR 3410 SWALLOW HILL ST					SFR 3410 SWALLOW HILL ST					

Sales Information									Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023038311 2016052797	6119 4783 2674	0866 0608 1857	03-28-2023 05-12-2016 10-07-2004	WD WD WD	QQQ	01 Q Q		500,000 195,400 303,800				
										Total		0.00
Value Summery												

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
92.750	291.010	20.594	404.354	0	404354	0.00	404354	404354	395.300

^{***}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.***