



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3783224

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 #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons 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

| | | |
|---|---|--|
| Petition # 2024-0444 | Alternate Key: 3783224 | Parcel ID: 25-24-26-0305-000-10400 |
| Petitioner Name 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: | Property Address 17401 SILVER CREEK CT CLERMONT | <input type="checkbox"/> Check if Multiple Parcels |
| Owner Name Cpi- Amherst sfr program owner llc | Value from TRIM Notice | Value before Board Action Value presented by Prop Appr |
| | | Value after Board Action |
| 1. Just Value, required | \$ 315,462 | \$ 315,462 |
| 2. Assessed or classified use value, *if applicable | \$ 272,410 | \$ 272,410 |
| 3. Exempt value, *enter "0" if none | \$ - | \$ - |
| 4. Taxable Value, *required | \$ 272,410 | \$ 272,410 |

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

Last Sale Date 10/24/2019 **Price:** \$227,000 Arm's Length Distressed Book 5366 Page 473

| ITEM | Subject | Comparable #1 | Comparable #2 | Comparable #3 |
|----------------------|-----------------------------------|--|--|--|
| AK# | 3783224 | 3783227 | 3783199 | 3783213 |
| Address | 17401 SILVER CREEK CT CLERMONT | 17413 SILVER CREEK CT CLERMONT | 17325 WOODCREST WAY CLERMONT | 17416 SILVER CREEK CT CLERMONT |
| Proximity | | same sub | same sub | same sub |
| Sales Price | | \$385,000 | \$380,000 | \$420,000 |
| Cost of Sale | | -15% | -15% | -15% |
| Time Adjust | | 1.20% | 2.40% | 2.80% |
| Adjusted Sale | | \$331,870 | \$332,120 | \$368,760 |
| \$/SF FLA | \$188.90 per SF | \$198.72 per SF | \$238.08 per SF | \$191.66 per SF |
| Sale Date | | 9/22/2023 | 6/14/2023 | 5/3/2023 |
| Terms of Sale | | <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 |
|-------------------------|-------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Fla SF | 1,670 | 1,670 | 0 | 1,395 | 19250 | 1,924 | -17780 |
| Year Built | 2000 | 2000 | | 2000 | | 1999 | |
| Constr. Type | block/stucco | block/stucco | | block/stucco | | block/stucco | |
| Condition | good | good | | good | | good | |
| Baths | 2.1 | 2.1 | | 2.1 | | 2.0 | 5000 |
| Garage/Carport | 2 car | 2 car | | 2 car | | 2 car | |
| Porches | 96 sf | 96 sf | | 169 sf | | 132 sf | |
| Pool | Y | Y | 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 | |
| | | Net Adj. 0.0% | 0 | Net Adj. 5.8% | 19250 | -Net Adj. 3.5% | -12780 |
| | | Gross Adj. 0.0% | 0 | Gross Adj. 5.8% | 19250 | Gross Adj. 6.2% | 22780 |
| Adj. Sales Price | Market Value \$315,462 | Adj Market Value | \$331,870 | Adj Market Value | \$351,370 | Adj Market Value | \$355,980 |
| | Value per SF 188.90 | | | | | | |

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.

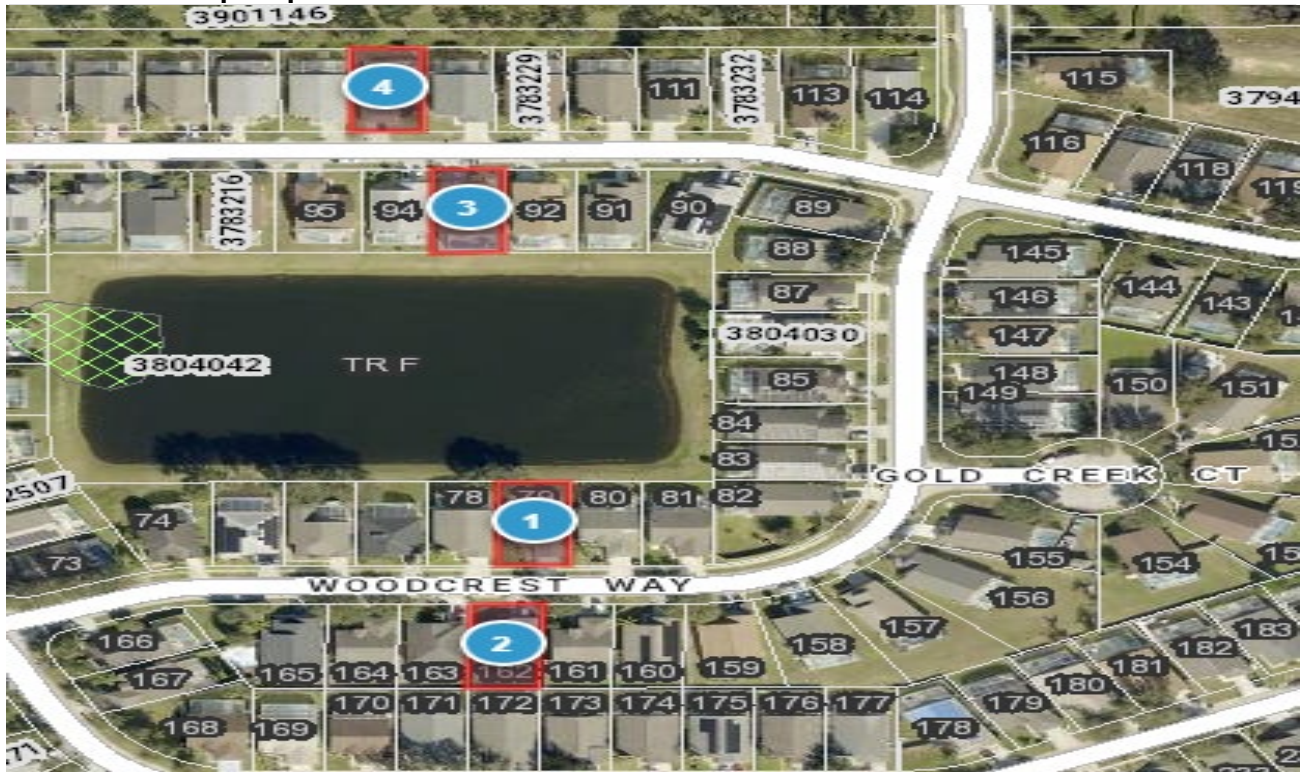
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps The petitioner made adjustment on bedrooms comp 1 has 4 bedrooms and \$5,381 to the subject 5 bedrooms comp 2 has 3 bedrooms and \$9,225 made comp 3 has 3 bedrooms and \$10,687 adjustment was made comp 2 is a 2024 sale all of our sales is 2023 base on our three sales the value is ok.

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: Mohamed Shariff

DATE 11/18/2024

2024-0444 Comp Map



| Bubble # | Comp # | Alternate Key | Parcel Address | Distance from Subject(mi.) |
|----------|---------|---------------|-----------------------------------|----------------------------|
| 1 | subject | 3783224 | 17401 SILVER CREEK CT 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 3783224
 Parcel ID 25-24-26-0305-000-10400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0444 subject
 PRC Run: 12/2/2024 By
 Card # 1 of 1

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

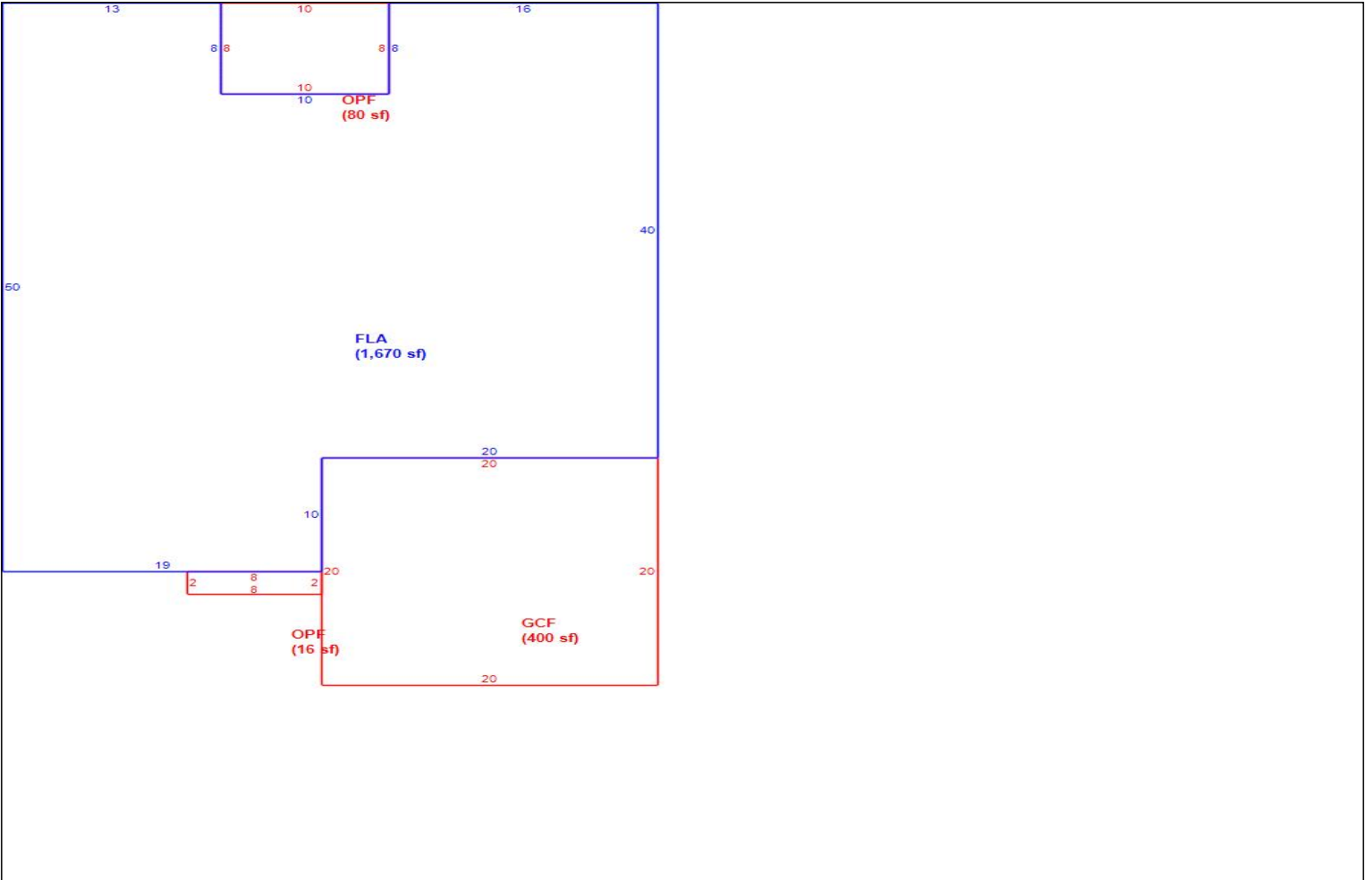
subject

| Property Location | | |
|-------------------|-----------------------|-----------------|
| Site Address | 17401 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 104 PB 41 PGS 9-10 ORB 5447 PG 572 |

| 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 | 2000 | Imp Type | R1 | Bedrooms | 5 |
| FLA | FINISHED LIVING AREA | 1,670 | 1,670 | 1670 | Effective Area | 1670 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 400 | 0 | Base Rate | 109.30 | Quality Grade | 670 | Half Baths | 1 |
| OPF | OPEN PORCH FINISHE | 0 | 96 | 0 | Building RCN | 228,304 | Wall Type | 03 | Heat Type | 6 |
| | | | | | Condition | EX | Foundation | 3 | Fireplaces | 0 |
| | | | | | % Good | 97.00 | Functional Obsol | 0 | | |
| | | | | | Building RCNLD | 221,455 | Roof Cover | 3 | Type AC | 03 |
| TOTALS | | 1,670 | 2,166 | 1,670 | | | | | | |

Alternate Key 3783224
 Parcel ID 25-24-26-0305-000-10400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0444 subject
 PRC Run: 12/2/2024 By
 Card # 1 of 1

| Miscellaneous Features | | | | | | | | | |
|---|-----------------------------|---------|------|------------|----------|-----------|----------|-------|-----------|
| <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 | 360.00 | SF | 35.00 | 2000 | 2000 | 12600.00 | 85.00 | 10,710 |
| PLD2 | POOL/COOL DECK | 400.00 | SF | 5.38 | 2000 | 2000 | 2152.00 | 70.00 | 1,506 |
| SEN2 | SCREEN ENCLOSED STRUCTURE | 1540.00 | SF | 3.50 | 2000 | 2000 | 5390.00 | 42.50 | 2,291 |

| Building Permits | | | | | | | | | |
|-------------------------|-----------|------------|------------|--------|------|-------------------------|-------------|---------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 2001 | 0041397 | 04-19-2000 | 02-12-2001 | 2,300 | 0000 | 37X19 SCR RM ENCL | | | |
| 2001 | 0022049 | 02-28-2000 | 02-12-2001 | 1 | 0000 | 20X38 POOL | | | |
| 2001 | 0011232 | 01-26-2000 | 02-12-2001 | 1 | 0000 | SFR/17401 SILVER CRK CT | | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|--------------------------|-----------|-----------|------------|-----|------|---------|------------|---------|-------------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | | Code | Description | Year | Amount |
| 2020037829 | 5447 | 0572 | 03-20-2020 | WD | Q | 05 | I | 502,600 | | | | |
| 2019122999 | 5366 | 0473 | 10-24-2019 | TR | Q | Q | I | 227,000 | | | | |
| | 3390 | 1559 | 02-16-2007 | WD | Q | Q | I | 255,000 | | | | |
| | 1825 | 1539 | 05-15-2000 | WD | Q | Q | I | 158,900 | | | | |
| 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 | |
| 79,500 | 221,455 | 14,507 | 315,462 | 43052 | 272410 | 0.00 | 272410 | 315462 | 308,789 | |

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

2024-0444 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 | |

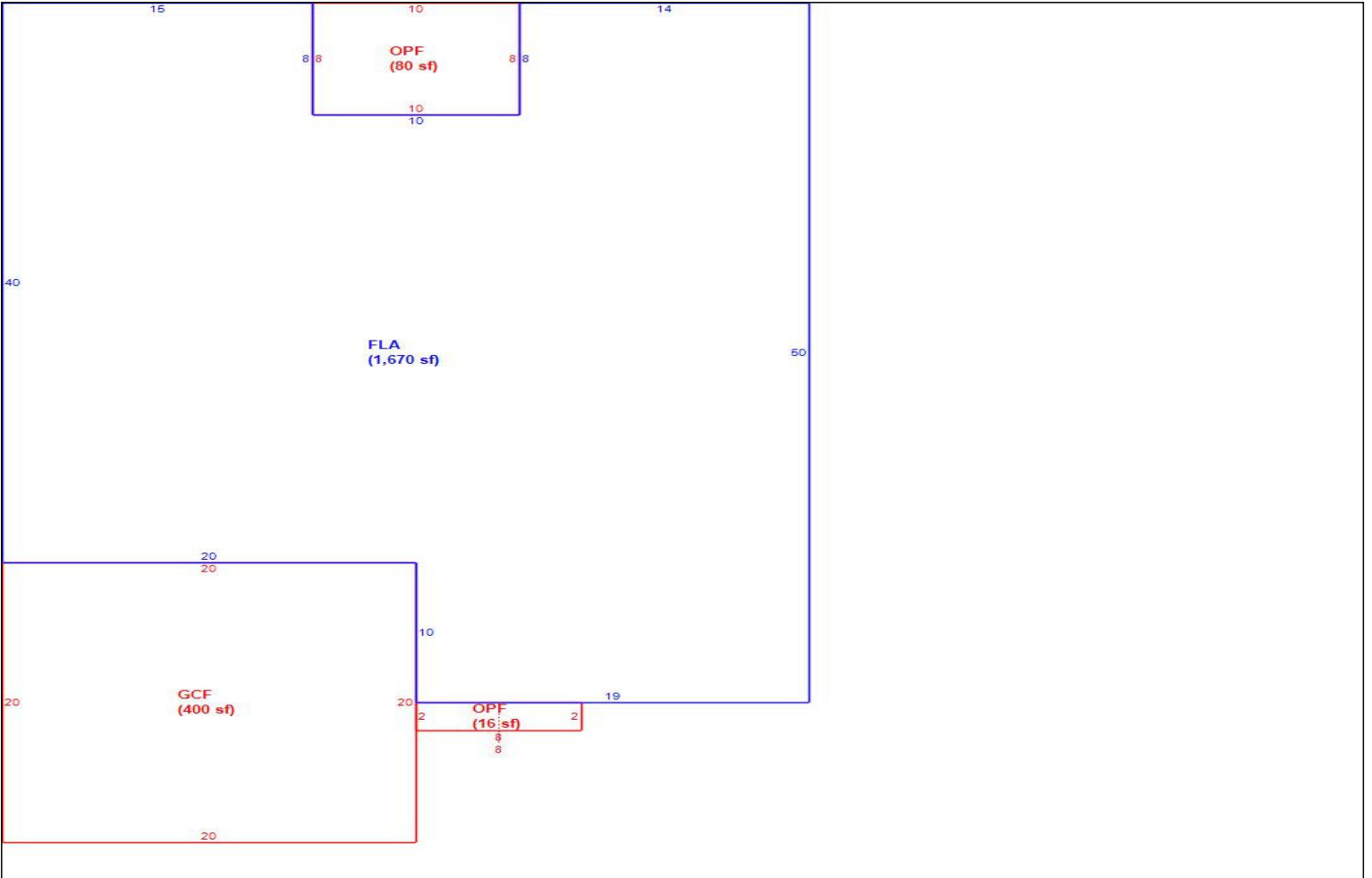
comp 1

| 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 | Building RCNLD | 221,455 | | | |

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0444 comp 1
 PRC Run: 12/2/2024 By
 Card # 1 of 1

| Miscellaneous Features | | | | | | | | | |
|--|-----------------------------|---------|------|------------|----------|-----------|----------|-------|-----------|
| *Only the first 10 records are reflected below | | | | | | | | | |
| Code | Description | Units | Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value |
| 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 |

| Building Permits | | | | | | | | | |
|------------------|-----------|------------|------------|--------|------|-------------------------|-------------|---------|--|
| 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 | | | |

| Sales Information | | | | | | | | Exemptions | | | |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|------------|-------------|------|--------|
| 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 | | | |
| 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 | |
| 79,500 | 221,455 | 15,884 | 316,839 | 0 | 316839 | 0.00 | 316839 | 316839 | 310,166 | |

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0444 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 |

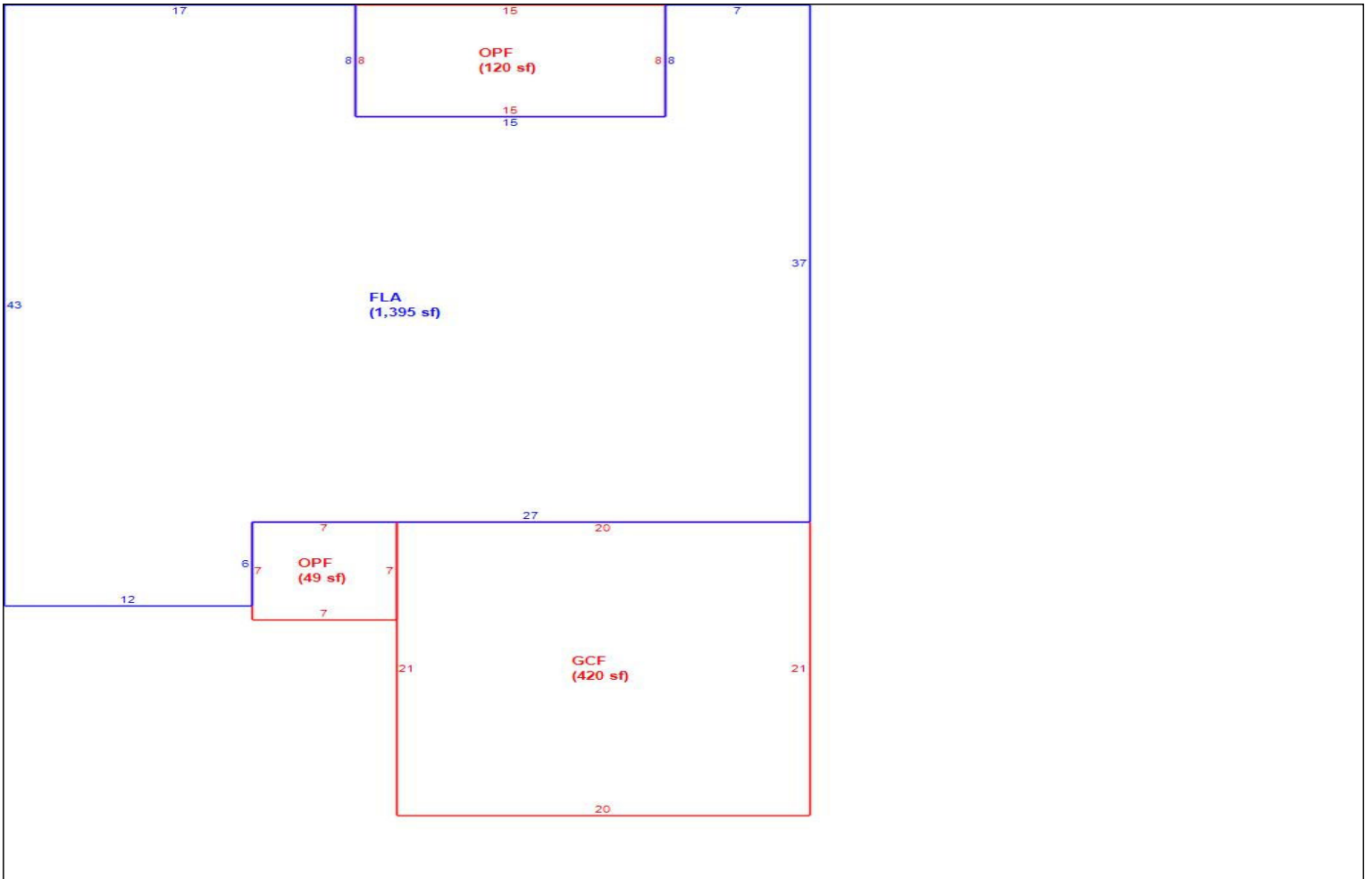
comp 2

| 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 | Imp Type | R1 | Bedrooms | 3 |
| FLA | FINISHED LIVING AREA | 1,395 | 1,395 | 1395 | 2000 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 420 | 0 | 112.77 | Quality Grade | 670 | Half Baths | 1 |
| OPF | OPEN PORCH FINISHE | 0 | 169 | 0 | 203,921 | Wall Type | 03 | Heat Type | 6 |
| | | | | | | Foundation | 3 | Fireplaces | 0 |
| | | | | | | Functional Obsol | 0 | Roof Cover | 3 |
| | | | | | | Building RCNLD | 197,803 | Type AC | 03 |
| TOTALS | | 1,395 | 1,984 | 1,395 | | | | | |

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0444 comp 2
 PRC Run: 12/2/2024 By
 Card # 1 of 1

| Miscellaneous Features | | | | | | | | | |
|---|-----------------------------|---------|------|------------|----------|-----------|----------|-------|-----------|
| <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 |

| Building Permits | | | | | | | | | |
|-------------------------|-----------|------------|------------|--------|------|-------------------------|-------------|---------|--|
| 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 | | | |

| Sales Information | | | | | | | | Exemptions | | | |
|--------------------------|-----------|-----------|------------|-----|------|---------|------------|-------------------|-------------|------|--------|
| 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 | | | |
| 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 | |
| 79,500 | 197,803 | 13,442 | 290,745 | 0 | 290745 | 0.00 | 290745 | 290745 | 285,010 | |

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0444 comp 3
 PRC Run: 12/2/2024 By

Card # 1 of 1

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

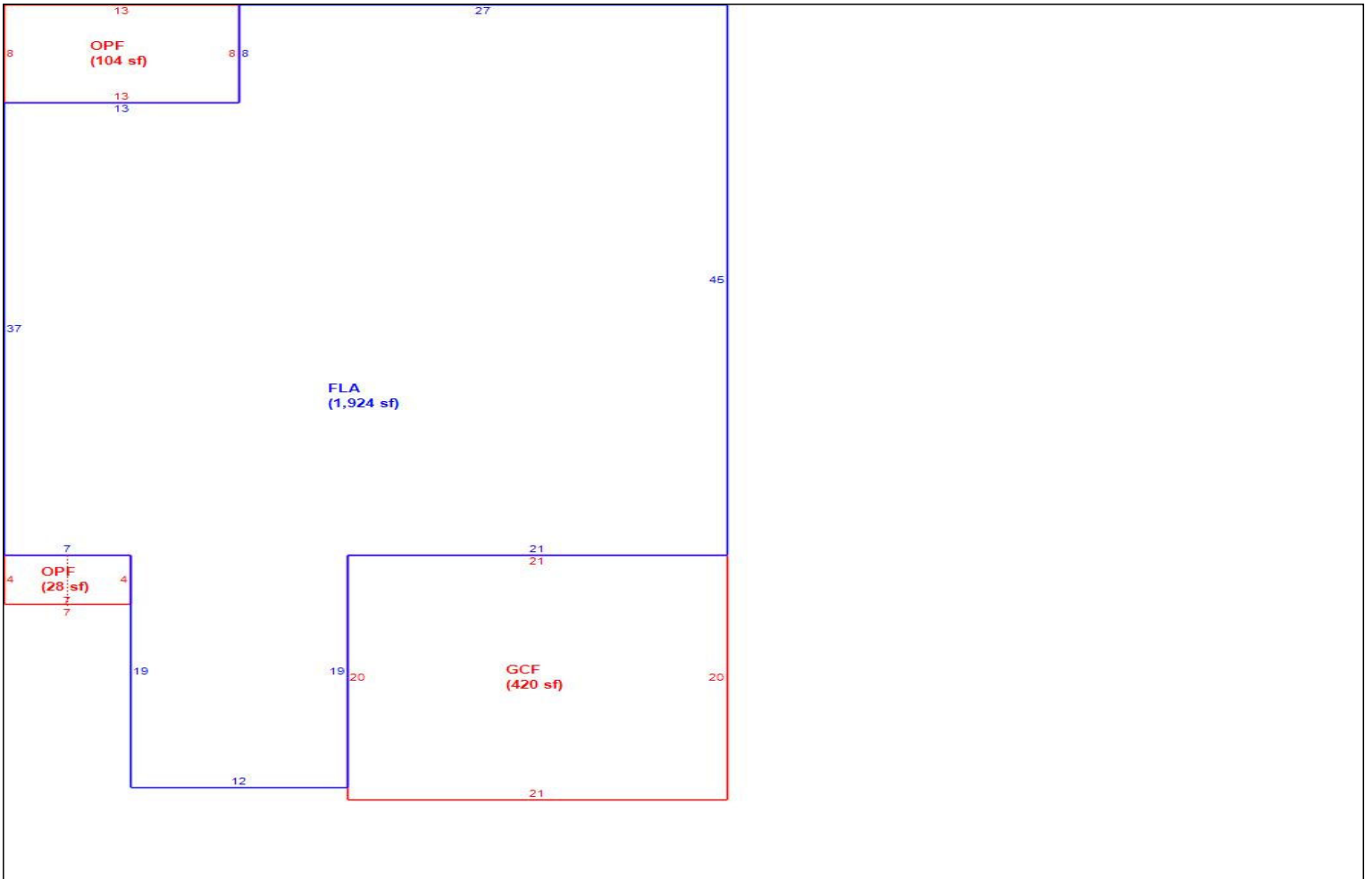
comp 3

| 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 | Wall Type | 03 |
| | | | | % Good | | 97.00 | Foundation | 3 | Fireplaces | 0 |
| | | | | Functional Obsol | | 0 | Roof Cover | 3 | Type AC | 03 |
| TOTALS | | 1,924 | 2,476 | 1,924 | Building RCNLD | 241,974 | | | | |

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0444 comp 3
 PRC Run: 12/2/2024 By
 Card # 1 of 1

| Miscellaneous Features | | | | | | | | | |
|---|-----------------------------|---------|------|------------|----------|-----------|----------|-------|-----------|
| <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 |

| Building Permits | | | | | | | | | |
|-------------------------|-----------|------------|------------|--------|------|---------------------------|-------------|---------|--|
| 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 | | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|--------------------------|-----------|-----------|------------|-----|------|---------|------------|---------|-------------------|----------------------|------|-----------|
| 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 | | | | |
| 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 | |
| 79,500 | 241,974 | 15,275 | 336,749 | 0 | 336749 | 50,000.00 | 286749 | 311749 | 329,095 | |

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