



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3781806**

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # 8024-0448	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: AMH_Home; Btr Scattered Site Owner 2 LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	26-24-26-2320-000-02200 16207 Wilkinson Dr
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
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.)			
Type of Property <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			
PART 2. Reason for Petition 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. 193.155(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

Petition # 2024-0448	Alternate Key: 3781806	Parcel ID: 26-24-26-2320-000-02200
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 16207 WILKINSON DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name American Homes 4 Rent Properties	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 277,770	\$ 277,770
2. Assessed or classified use value, *if applicable	\$ 277,770	\$ 277,770
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 277,770	\$ 277,770

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

Last Sale Date 6/23/2022 **Price:** \$292,000 Arm's Length Distressed Book 5984 Page 188

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3781806	3720181	3789047	3789037
Address	16207 WILKINSON DR CLERMONT	1912 SHOAL CT CLERMONT	16036 WILKINSON DR CLERMONT	16129 WILKINSON DR CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$325,000	\$370,000	\$390,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	3.20%	3.20%
Adjusted Sale		\$287,950	\$326,340	\$343,980
\$/SF FLA	\$205.91 per SF	\$227.81 per SF	\$153.36 per SF	\$153.56 per SF
Sale Date		3/28/2023	4/14/2023	4/6/2023
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	1,349	1,264	5950	2,128	-58030	2,240	-62370
Year Built	1999	1997		2000		1999	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		2.1	-5000	2.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	228 sf	129 sf		224 sf		228 sf	
Pool	Y	N	20000	N	20000	N	20000
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. 9.0%	25950	-Net Adj. 13.2%	-43030	-Net Adj. 12.3%	-42370
		Gross Adj. 9.0%	25950	Gross Adj. 25.4%	83030	Gross Adj. 23.9%	82370
Adj. Sales Price	Market Value \$277,770	Adj Market Value	\$313,900	Adj Market Value	\$283,310	Adj Market Value	\$301,610
	Value per SF 205.91						

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.

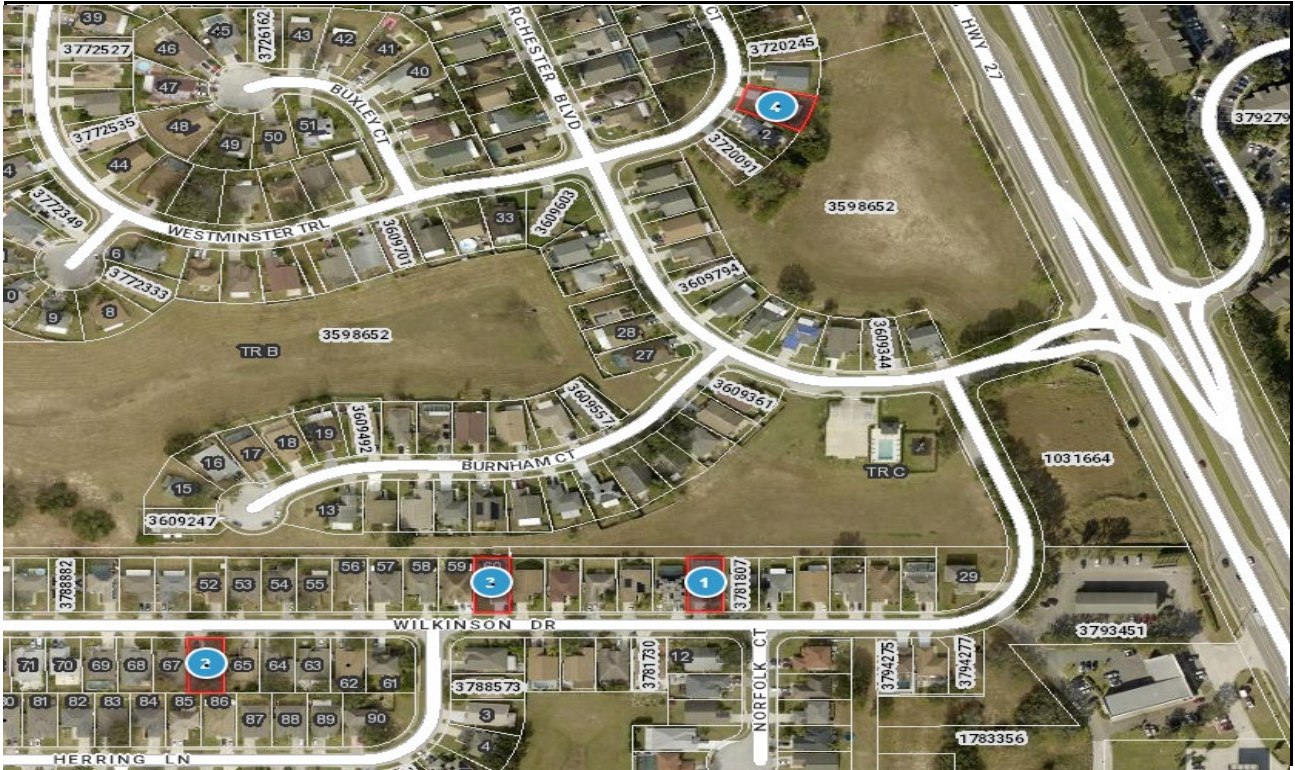
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps The petitioner comp 3 is our comp 3 the petitioner also making a 15 % after adjustment is made.

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

DEPUTY: Mohamed Shariff

DATE 11/14/2024

2024-0448 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3781806	16207 WILKINSON DR CLERMONT	-
2	comp 2	3789047	16036 WILKINSON DR CLERMONT	same sub
3	comp 1	3720181	1912 SHOAL CT CLERMONT	same sub
4	comp 3	3789037	16129 WILKINSON DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3781806
Parcel ID 26-24-26-2320-000-02200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0448 subject
PRC Run: 12/3/2024 By
Card # 1 of 1

Current Owner		
BTR SCATTERED SITE OWNER 2 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

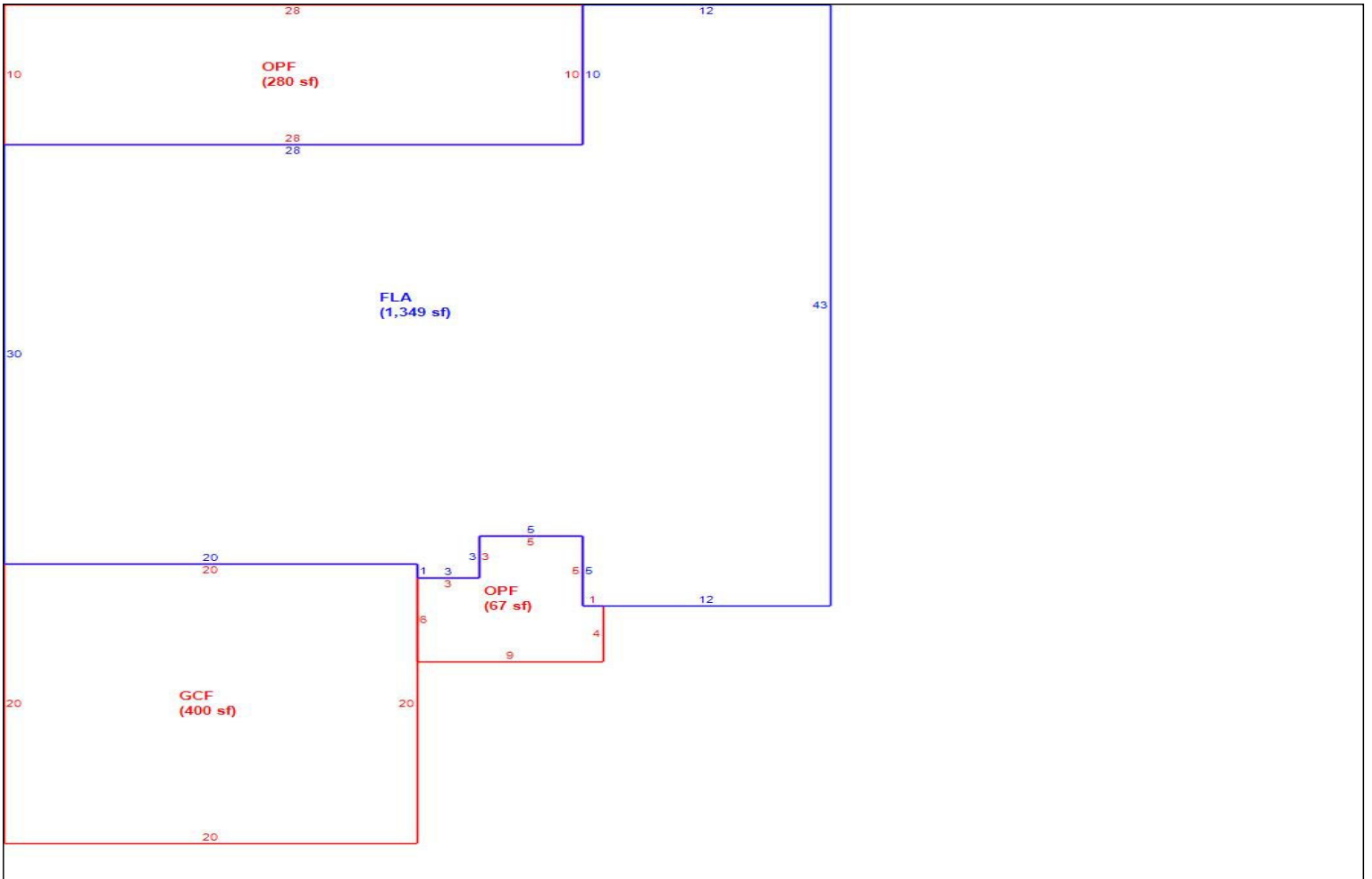
subject

Property Location		
Site Address 16207 WILKINSON DR		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
WESTCHESTER PHASE 5 SUB LOT 22 PB 40 PGS 88-89 ORB 6052 PG 2052

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 188,014
		Deprec Bldg Value 182,374	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	1,349	1,349	1349	1999				
GAR	GARAGE FINISH	0	400	0	Effective Area	1349	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	347	0	Base Rate	109.61	Quality Grade	665	Half Baths 0
					Building RCN	188,014	Wall Type	03	Heat Type 6
					Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
TOTALS					Building RCNLD	182,374			

Alternate Key 3781806
 Parcel ID 26-24-26-2320-000-02200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0448 subject
 PRC Run: 12/3/2024 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	348.00	SF	35.00	2000	2000	12180.00	85.00	10,353
PLD2	POOL/COOL DECK	412.00	SF	5.38	2000	2000	2217.00	70.00	1,552
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	2000	2000	5390.00	42.50	2,291
PUG1	POOL UPGRADE	1.00	UT	2000.00	2001	2001	2000.00	85.00	1,700

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	2001100360	10-10-2001	04-23-2002	24,175	0000	RENEW 2000070075			
2001	0070075	07-05-2000	02-09-2001	25,000	0000	15X30 POOL W/19X40 ??			
2000	9971451	08-10-1999	12-01-1999	1	0000	SFR/16207 WILKINSON DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2022148591	6052	2052	10-31-2022	WD	Q	05	1	1,499,400			
2022090195	5984	0188	06-23-2022	WD	Q	01	1	292,000			
2022089060	5982	1842	06-24-2022	WD	Q	01	1	242,000			
	4564	1422	12-15-2014	WD	Q	Q	1	152,000			
	3849	0122	11-06-2009	WD	U	U	1	95,000			
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	182,374	15,896	277,770	0	277770	0.00	277770	277770	272,395	

Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0448 comp 1
PRC Run: 12/3/2024 By
Card # 1 of 1

Current Owner			
RENIERIS GINA M			
1912 SHOAL CT			
CLERMONT	FL	34714	

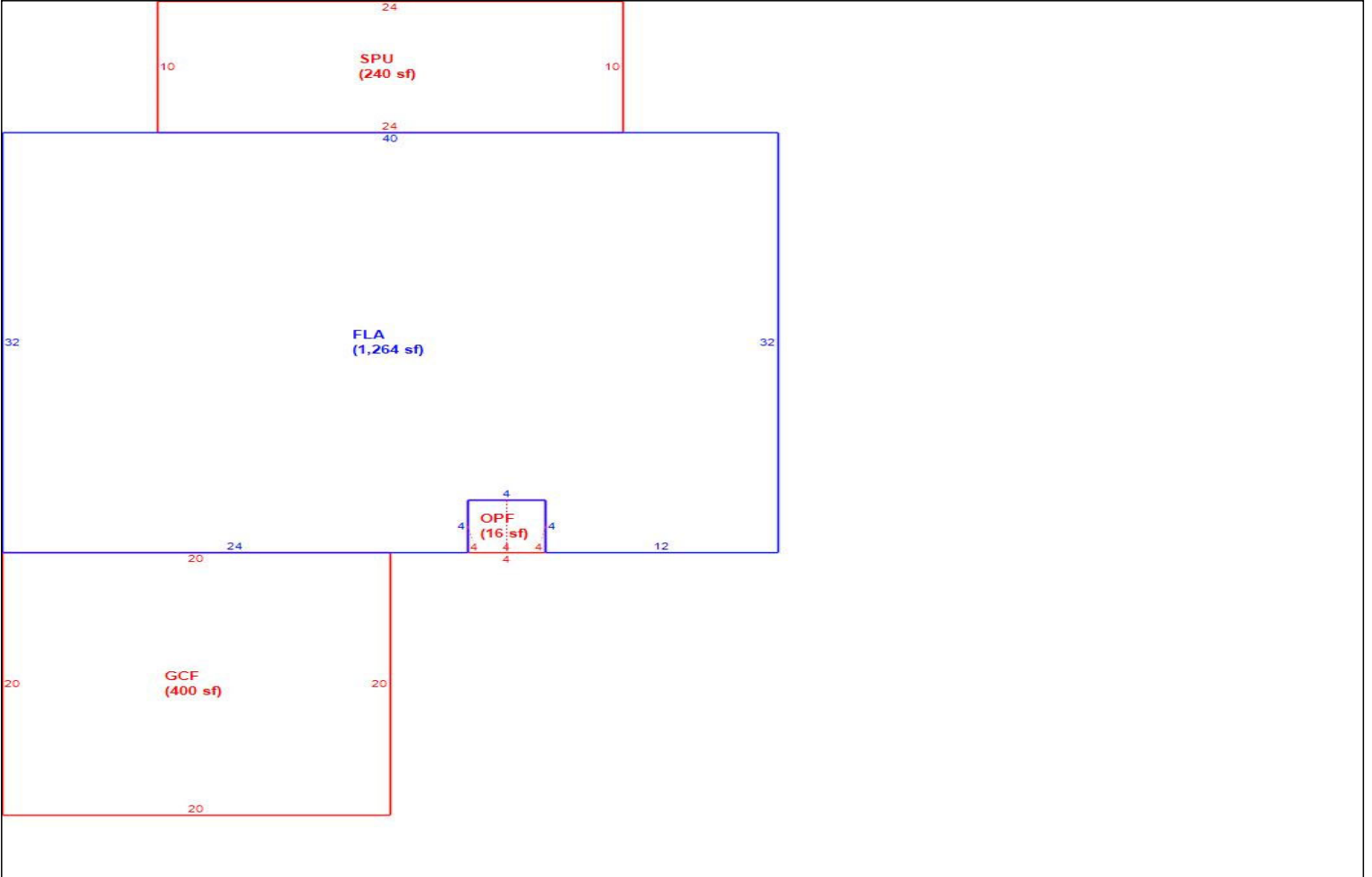
comp 1

Property Location			
Site Address 1912 SHOAL CT			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

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

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 177,259
Deprec Bldg Value 171,941		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,264	1,264	1264	1997	1264	109.92	177,259	EX	97.00	0	171,941	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0									Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0									Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	240	0									Foundation	3	Fireplaces	0
TOTALS		1,264	1,920	1,264									Roof Cover	3	Type AC	03

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0448 comp 1
 PRC Run: 12/3/2024 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	
2016	SALE	01-01-2015	03-28-2016	1	0099	CHECK VALUE	03-28-2016		
2002	00001	01-01-2001	06-13-2002	1	0000	CHECK VALUE			
1998	9790357	09-01-1997	12-01-1997	2,880	0000	24X10 SCRNM RM			
1998	7020442	02-01-1997	12-01-1997	67,080	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023040345	6121 1914	03-28-2023	WD	Q	01	I	325,000	039	HOMESTEAD	2024	25000
2022021597	5897 0682	02-14-2022	CT	U	11	I	215,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4684 2166	09-11-2015	WD	Q	Q	I	139,000				
	3912 2024	05-26-2010	QC	U	U	I	26,428				
	3890 2202	02-25-2010	WD	U	U	I	71,300				
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	171,941	0	251,441	0	251441	50,000.00	201441	226441	246,246	

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0448 comp 2
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
CAPOTE FONSECA MIGUEL E & LACY R CA		
1036 WILKINSON DR		
CLERMONT	FL	34714

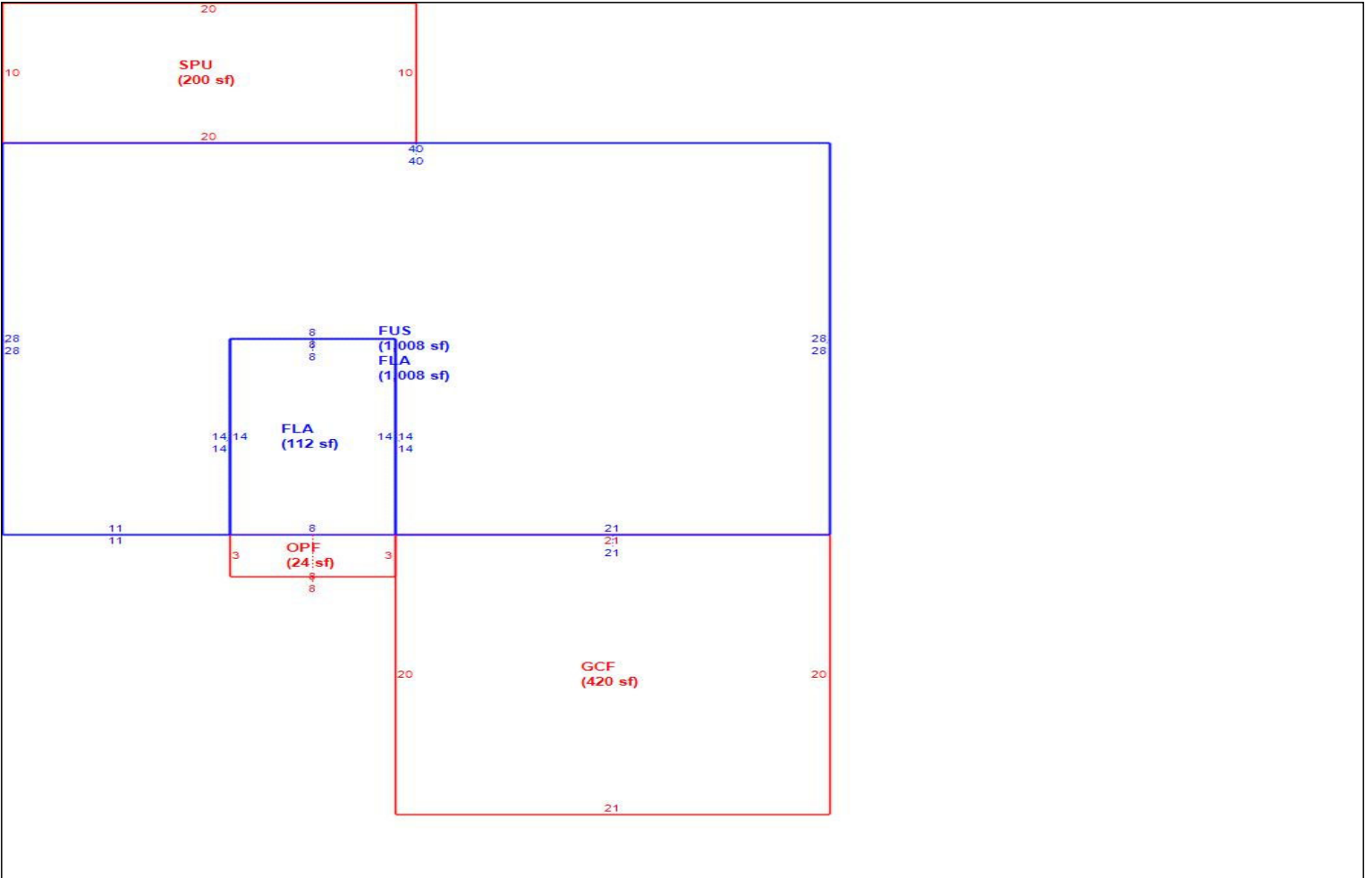
comp 2

Property Location		
Site Address 16036 WILKINSON DR		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

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

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 267,980 Deprec Bldg Value 259,941 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,120	1,120	1120	Effective Area	2128	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,008	1,008	1008	Base Rate	103.88	Quality Grade	665	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	267,980	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	24	0	% Good	97.00	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	200	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,128	2,772	2,128	Building RCNLD	259,941				

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0448 comp 2
 PRC Run: 12/3/2024 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2001	0020479	02-14-2000	12-14-2000	1	0000	SFR/16036 WILKINSON DR			

Sales Information									Exemptions			
Instrument No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023044377	6126	1664	04-14-2023	WD	Q	01	I	370,000	039	HOMESTEAD	2024	25000
	4513	0348	07-18-2014	WD	Q	Q	I	155,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1845	1655	07-27-2000	WD	Q	Q	I	119,600				
	1789	1941	12-30-1999	WD	U	M	V	1				
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	259,941	0	339,441	0	249581	50,000.00	199581	224581	331,185	

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Alternate Key 3789037
 Parcel ID 26-24-26-2325-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0448 comp 3
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
MUIRA SHAQUILLE A		
16129 WILKINSON DR		
CLERMONT	FL	34714

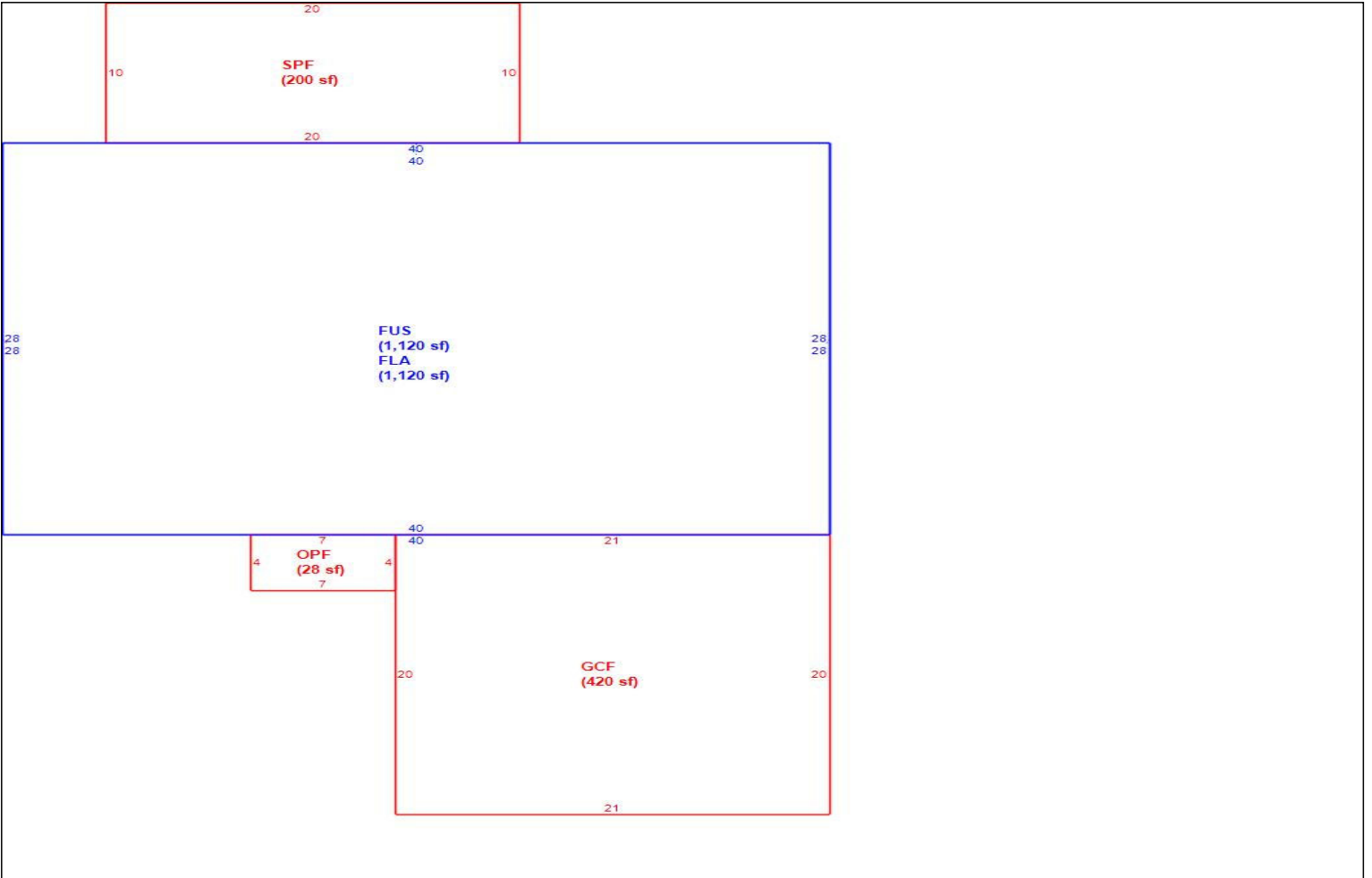
comp 3

Property Location		
Site Address	16129 WILKINSON DR	
	CLERMONT	FL 34714
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

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

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 271,896
		Deprec Bldg Value 263,738	Multi Story 1



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	1,120	1,120	1120	Effective Area	2240	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,120	1,120	1120	Base Rate	102.70	Quality Grade	665	Half Baths	0
GAR	GARAGE FINISH	0	420	0	Building RCN	271,896	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	28	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	200	0	% Good	97.00	Functional Obsol	0		
TOTALS		2,240	2,888	2,240	Building RCNLD	263,738	Roof Cover	3	Type AC	03

Alternate Key 3789037
 Parcel ID 26-24-26-2325-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0448 comp 3
 PRC Run: 12/3/2024 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
2014	SALECVD	01-01-2013	05-06-2014	1	0098	AVG N STANDARD	05-06-2014	
2014	SALECVD	01-01-2013	05-06-2014	1	0098	AVG N STANDARD	05-06-2014	
2005	SALE	01-01-2004	04-29-2005	1	0000	CHECK VALUE		
2000	1	01-01-1999	05-12-2000	1	0000	SFR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2023040384	6121	2086	04-06-2023	WD	Q	01	I	390,000				
2016106777	4848	2087	10-03-2016	WD	Q	Q	I	200,000				
	4424	0415	12-12-2013	WD	Q	Q	I	177,000				
	3573	0646	12-31-2007	WD	U	U	I	176,000				
	3418	2010	04-12-2007	CT	U	U	I	0				
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	263,738	0	343,238	0	343238	0.00	343238	343238	334,662

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