

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3828798

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 GUERK OF THE VA	
Petition # 2024 - 0466 County Lake	Tax year 2024 Date received 9./2.24
COMPLETED BY	HEPENNONER
PART 1. Taxpayer Information	
Taxpayer name: AMH_Home; CPI Amherst SFR Program Owner, LLC	Representative: Ryan, LLC c/o Robert Peyton
Mailing address Ryan, LLC for notices 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account # 2624260701-000-18300 TPP account # 16651 Fresh Meadow Dr
Phone 954-740-6240	Email ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possib	le, I prefer to receive information by ✓ email fax.
I am filing this petition after the petition deadline. I have atta documents that support my statement.	ched a statement of the reasons I filed late and any
	, , ,
Commercial Res. 5+ units Agricultural or classified use	☐ Vacant lots and acreage ☐ Business machinery, equipment
	n one, file a separate petition.
 ✓ Real property value (check one) ✓ decrease ☐ increase ☐ Denial of classification ☐ Parent/grandparent reduction 	☐ Denial of exemption Select or enter type: ☐ Denial for late filing of exemption or classification
Property was not substantially complete on January 1 Tangible personal property value (You must have timely filed return required by s.193.052. (s.194.034, F.S.)) Refund of taxes for catastrophic event	(Include a date-stamped copy of application.)
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 app evidence directly to the property appraiser at least 15 days before appraiser's evidence. At the hearing, you have the right to have	ore the hearing and make a written request for the property e witnesses sworn.
You have the right, regardless of whether you initiate the evide of your property record card containing information relevant to tinformation redacted. When the property appraiser receives the to you or notify you how to obtain it online.	he computation of your current assessment, with confidential

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 yo without attaching a completed power of attorney or auth Written authorization from the taxpayer is required for a collector.	norization for representation to this form.	
☐ I authorize the person I appoint in part 5 to have accumder penalties of perjury, I declare that I am the owne petition and the facts stated in it are true.	ess to any confidential information related to thi r of the property described in this petition and th	s petition. nat I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Profession	nal Signature	
Complete part 4 if you are the taxpayer's or an affiliated representatives.	d entity's employee or you are one of the follow	ing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated enti	ty).
A Florida Bar licensed attorney (Florida Bar number	·).	
A Florida real estate appraiser licensed under Char	oter 475, Florida Statutes (license number RD).
A Florida real estate broker licensed under Chapter	r 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 taxpaye appraiser or tax collector.	er is required for access to confidential information	on from the property
Under penalties of perjury, I certify that I have authorized am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have	of filing this petition and of becoming an agent	for service of process
Robert I. Penton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		<u> </u>
Complete part 5 if you are an authorized representative	e not listed in part 4 above.	
☐ I am a compensated representative not acting as of AND (check one)		s listed in part 4 above
☐ Attached is a power of attorney that conforms to the taxpayer's authorized signature OR ☐ the taxpayer's a		executed with the
☐ I am an uncompensated representative filing this pe	etition AND (check one)	
the taxpayer's authorization is attached OR the	taxpayer's authorized signature is in part 3 of th	nis form.
I understand that written authorization from the taxpayappraiser or tax collector.	er is required for access to confidential informat	tion from the property
Under penalties of perjury, I declare that I am the owned becoming an agent for service of process under s. 194 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			KLS		L			
Petition #		2024-0466		Alternate Ke	ey: 3828798	Parcel I	D: 26-24-26-070	1-000-18300
Petitioner Name		RYAN, LLC		Property	46654 EDESI	H MEADOW D	Check if Mul	tiple Parcels
The Petitioner is:	Taxpayer of Red	cord 🗸 Tax	payer's agent	Address		RMONT	K	
Other, Explain:				7 (ddi Coo	011 .			
Owner Name	CPI/AMHER	ST PROGR	AM RS LLC	Value from	Value before	e Board Actio	n Value after B	oard Action
				TRIM Notice	e Value present	ted by Prop App	value altei b	oaiu Acion
1. Just Value, req	uired			\$ 323,36	69 \$	323,36	9	
2. Assessed or cl		ue, *if appli	cable	\$ 259,55		259,55		
3. Exempt value,				\$	-	·		
4. Taxable Value,				\$ 259,55	50 \$	259,55	60	
*All values entered		v taxable va	lues. School and	· · · · · ·		•	- 1	
		-				-		
Last Sale Date	2/23/2024	Prid	ce:\$1	00	Arm's Length	Distressed	Book <u>6296</u> P	age <u>894</u>
ITEM	Subje	ct	Compara	ble #1	Compara	ble #2	Compara	ble #3
AK#	382879		38056		38056		38288	
	16651 FRESH		16629 ROLLIN		16617 ROLLIN		16639 FRESH	
Address	DR		DR		DR		DR	
Proximity								
Sales Price			\$377,5		\$400,0		\$369,0	
Cost of Sale			-15%		-15%		-15%	
Time Adjust			2.400		2.40		2.809	
Adjusted Sale	40.10.10		\$329,9		\$349,6		\$323,9	
\$/SF FLA	\$216.16 p	\$216.16 per SF		oer SF	\$247.59		\$222.82	
Sale Date			6/13/20		6/1/20		5/30/20	_
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
		ı	I	I				
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,496		1,412	5880	1,412	5880	1,454	2940
Year Built	2005		2005		2005		2005	
Constr. Type	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition Baths	GOOD 2.0		GOOD 2.0		GOOD 2.0		GOOD 2.0	
	GARAGE		GARAGE		GARAGE		GARAGE	
Garage/Carport Porches	OPF		OPF		OPF		OPF/OPF	-4000
Pool	Y		Y	0	Y	0	Y	0
	•			0				_
Fireplace AC	0 Central		0 Central	0	0 Central	0	0 Central	0
Other Adds	NONE		NONE	U	NONE	0	NONE	0
Site Size	.12 AC		.12 AC		.15 AC	-7950	.12 AC	
	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	-7330	RESIDENTIAL	
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	NESIDENTIAL							
			Net Adj. 1.8%	5880	-Net Adj. 0.6%	-2070	-Net Adj. 0.3%	-1060
			Gross Adj. 1.8%	5880	Gross Adj. 4.0%	13830	Gross Adj. 2.1%	6940
	Market Value	\$323,369	Adj Market Value	\$335,815	Adj Market Value	\$347,530	Adj Market Value	\$322,922

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.

Adj. Sales Price

Value per SF

216.16

Petitioners writeup does not show that subject and comps 1-4 have pools, comp 2 was a very low outlier sale assessed near sale price. Comps 5 & 6 are in a different sub from subject, neither one have pools comp 5 was a 2024 sale, comp 6 was a low sale MLS says priced below market. subjects value looks to be fair and just.

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: R. Bryan Boone DATE 11/20/2024

2024-0466 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3828798	16651 FRESH MEADOW DR CLERMONT	-
2	1	3805600	16629 ROLLING GREEN DR CLERMONT	300 FEET
3	2	3805603	16617 ROLLING GREEN DR CLERMONT	450 FEET
4	3	3828800	16639 FRESH MEADOW DR CLERMONT	100 FEET
5				
6				
7				
8				

Alternate Key 3828798

Parcel ID 26-24-26-0701-000-18300

Current Owner

CPI/AMHERST SFR PROGRAM RS LLC

5001 PLAZA ON THE LAKE STE 200

1

Sec

of 1

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

2024-0466 Subject PRC Run: 11/20/2024 By bboone

Card # 1 of 1

Property Location

Site Address 16651 FRESH MEADOW DR

CLERMONT 0005

FL 34714 NBHD 0581

Multi Story

0

Mill Group Property Use

Last Inspection

00100 SINGLE FAMILY TRF 01-01-202

Legal Description

GLENBROOK PHASE II PB 52 PG 67-68 LOT 183 ORB 6296 PG 894

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 10111	Берит	Adj	Office	Price	Factor	Factor	Factor	Factor	Olass vai	Value
1	0100	0	0		1.00 LT	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
		T-4-1 A		0.001	D //N 41-41-0			T.4-		41		70.500
	Total Acres 0.00 JV/Mkt (l Adj JV/Mk			79,500
	Classified Acres 0 Classified JV/Mkt 79,500								Classified Adj JV/Mkt			
	Sketch											

231,977

Replacement Cost

Bldg 1 Deprec Bldg Value 225,018 FLA (1,496 sf) GCF (380 sf) OPF (24 sf)

	Building S	Sub Areas			Building Valuation Construct			structio	ion Detail		
Code	Description	Living Are	Gross Are		Year Built	2005	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,496		1496	Effective Area	1496			- " - "		
GAR	GARAGE FINISH	0	380	0	Base Rate	126.73	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	231,977	Quality Grade	690	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	VVali Type	03	ricat Type	١	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,496	1,900	1,496	Building RCNLD	225,018	Roof Cover	3	Type AC	03	

Alternate Key 3828798 Parcel ID 26-24-26-0701-000-18300

LCPA Property Record Card Roll Year 2024 Status: A

2024-0466 Subject PRC Run: 11/20/2024 By bboone

Card # 1 of 1

	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	364.00	SF	35.00	2005	2005	12740.00	85.00	10,829				
PLD2	POOL/COOL DECK	436.00	SF	5.38	2005	2005	2346.00	70.00	1,642				
SEN2	SCREEN ENCLOSED STRUCTURE	1600.00	SF	3.50	2005	2005	5600.00	55.00	3,080				
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300				

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2006	2005080417	08-12-2005	10-20-2005	4,032	0000	SEN 20X40		
2006	2004111503	01-01-2005	10-20-2005	27,947	0000	POOL 13X26 DECK 39.4X20 W/SPA		
2006	2004101465	01-01-2005	10-20-2005	82,500	0000	SFR 16651 FRESH MEADOW DR		

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024027022 2020088715 2020006321	6296 5523 5406 2683	0894 2200 1805 1238	02-23-2024 08-10-2020 01-09-2020 10-15-2004	WD WD WD WD	UQQQ	11 01 01 Q	 - -	100 236,000 220,000 264,400				
										Total		0.00

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	225.018	18.851	323.369	63819	259550	0.00	259550	323369	316.574

^{***}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 3805600

Parcel ID 26-24-26-0700-000-15000

Current Owner

MARNIK LLC

16629 ROLLING GREEN DR

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

2024-0466 Comp 1 PRC Run: 11/20/2024 By

Card # 1 of 1

Property Location

Site Address 16629 ROLLING GREEN DR

CLERMONT FL 34714 0005 NBHD 0581

Mill Group Property Use Last Inspection

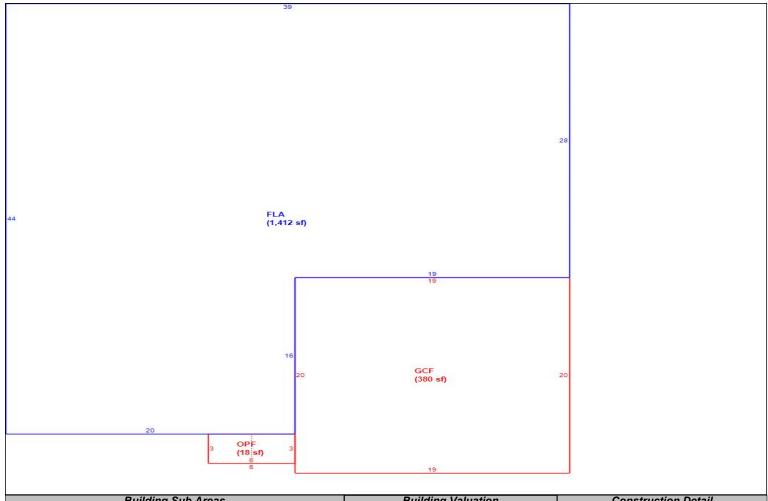
00100 SINGLE FAMILY TRF 01-01-202

Legal Description

GLENBROOK SUB LOT 150 PB 46 PGS 30-33 ORB 6165 PG 986

Lan	d Lines																
LL	Use	Front	Depth	Notes	Units		Unit Price	Depth	Loc	Shp	Phys	Class Val	Land				
#	Code	1 1011	Ворит	Adj	Office	Office		Office		Office		Factor	or Factor Factor		Factor	Oldoo vai	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/Mk			kt 0			Tota	l Adj JV/MI	ct		79,500						
	Classified Acres 0			0	Classified JV/Mkt 79,500				Classified Adj JV/Mkt				0				

Sketch Bldg 1 1 of 1 Replacement Cost 223,235 Deprec Bldg Value 216,538 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuati	Con	Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,412	,	1412	Effective Area	1412			E. II D. H.	
GAR	GARAGE FINISH	0	380	0	Base Rate	128.28	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	18	0	Building RCN	223,235	Quality Grade	690	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,412	1,810	1,412	Building RCNLD	216 538	Roof Cover	3	Type AC	03

Alternate Key 3805600 Parcel ID 26-24-26-0700-000-15000

LCPA Property Record Card Roll Year 2024 Status: A

2024-0466 Comp 1 PRC Run: 11/20/2024 By

Card # 1 of 1

	Non-rout 22-7 Outstay												
	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	276.00	SF	35.00	2005	2005	9660.00	85.00	8,211				
PLD2	POOL/COOL DECK	621.00	SF	5.38	2005	2005	3341.00	70.00	2,339				
SEN2	SCREEN ENCLOSED STRUCTURE	1662.00	SF	3.50	2005	2005	5817.00	55.00	3,199				
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300				

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2006	2004121259	01-01-2005	08-09-2005	4,180	0000	23X39 POOL SEN		
2006	2004050011	01-01-2005	08-09-2005	108,675	0000	SFR POL TO 06		
2005	2004050011	07-19-2004	12-13-2004	80,960	0000	SFR 16629 ROLLING GREEN DR		
2005	2004061301	06-29-2004	12-13-2004	27,715	0000	POOL W/SPA		

			Sales Informa	ation			Exemptions					
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023075757	6165 4145 3809 3725 3702	0986 0549 1936 2344 1821	06-13-2023 11-04-2011 08-14-2009 01-30-2009 11-19-2008	WD WD WD CT CT	Q U U U U	01 U U U		377,500 121,600 132,500 100 100				
										Total		0.00

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	216.538	17.049	313.087	0	313087	0.00	313087	313087	306.632

^{***}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 3805603 Parcel ID 26-24-26-0700-000-15300

LCPA Property Record Card Roll Year 2024 Status: A

2024-0466 Comp 2 PRC Run: 11/20/2024 By

Card # 1 of 1

Property Location

Site Address 16617 ROLLING GREEN DR CLERMONT FL 34714

NBHD 0581 0005 Mill Group

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

Current Owner

NICKELS NANCY

37 DORY DR

CAPE MAY COURT

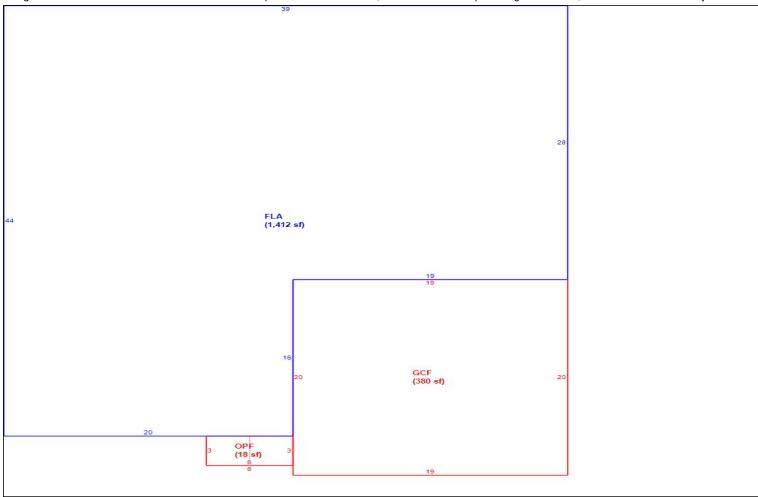
08210

Legal Description

GLENBROOK SUB LOT 153 PB 46 PGS 30-33 ORB 6159 PG 676

La	nd Lines											
LI #		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	1.100	1.000	0	87,450
		Total A		0.00	JV/Mkt 0 Classified JV/Mkt 87	450			l I Adj JV/MI			87,450
\vdash	Classified Acres 0 Classified JV/Mkt 87,450 Classified Adj JV/Mkt 0											

Sketch Multi Story Bldg 1 1 of 1 Replacement Cost 223,235 Deprec Bldg Value 216,538 0 Sec



	Building S	Sub Areas			Building Valuat	ion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2005	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,412	,	1412	Effective Area	1412			E. II D. H.	
GAR	GARAGE FINISH	0	380	0	Base Rate	128.28	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	18	0	Building RCN	223,235	Quality Grade	690	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		J
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,412	1,810	1,412	Building RCNLD	216 538	Roof Cover	3	Type AC	03

LCPA Property Record Card Roll Year 2024 Status: A

2024-0466 Comp 2 PRC Run: 11/20/2024 By

Card # 1 of 1

	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	276.00	SF	35.00	2005	2005	9660.00	85.00	8,211					
PLD2	POOL/COOL DECK	621.00	SF	5.38	2005	2005	3341.00	70.00	2,339					
SEN2	SCREEN ENCLOSED STRUCTURE	1662.00	SF	3.50	2005	2005	5817.00	55.00	3,199					
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300					

				Build	ing Peri	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2006 2006 2005 2005 2005	2005011440 2004061460 2004070633 2004061460	03-14-2005 01-01-2005 09-13-2004 08-10-2004	08-09-2005 08-09-2005 12-13-2004 12-13-2004	3,744 109,159 26,659 82,500	0000 0000 0000	SEN 28X40 SFR POL TO 06 13X26 POOL W/SPA & DECK SFR 16617 ROLLING GREEN DR		

			Sales Informa			Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023070568 2022047582 2019047067 2019013506	2022047582 5931 0783 03-28-2022 WD Q 01 I 350,000 2019047067 5271 0108 04-12-2019 QC U U I 100												
	Total												
	•				<u>, </u>	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
87.450	216.538	17.049	321.037	0	321037	0.00	321037	321037	314.582

^{***}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 3828800 Parcel ID 26-24-26-0701-000-18600

LCPA Property Record Card Roll Year 2024 Status: A

2024-0466 Comp 3 PRC Run: 11/20/2024 By

Card # 1 of 1

Property Location

Site Address 16639 FRESH MEADOW DR

Mill Group

Deprec Bldg Value 224,151

CLERMONT FL 34714 NBHD 0581 0005

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

Multi Story

Current Owner

WAYSTAR INVESTMENT GROUP LLC

11455 BEAU REPOS DR

ORLANDO 32832

Legal Description

Bldg 1

Sec 1 of 1

GLENBROOK PHASE II PB 52 PG 67-68 LOT 186 ORB 6178 PG 1280

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	3.00	1.000	1.000	0	79,500
		Total A		0.00	JV/Mkt 0				l Adj JV/Mk			79,500
	Classified Acres 0 Classi				Classified .IV/Mkt 79	500		Classified	M/VI. ibA h	ct l		0

Sketch 231,084

Replacement Cost

OPF (238 sf) 14 14 FLA (1,454 sf) GCF (380 sf) OPF

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,454	1,454	1454	Effective Area	1454			E. II D. H.	
GAR	GARAGE FINISH	0	380	0	Base Rate	127.50	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	268	0	Building RCN	231,084	Quality Grade	690	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	1,454	2,102	1,454	Building RCNLD	224,151	Roof Cover	3	Type AC	03

LCPA Property Record Card Roll Year 2024 Status: A

2024-0466 Comp 3 PRC Run: 11/20/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below											
Code	de Description Units Type Unit Price Year Blt Effect Yr RCN %Good /										
POL2	SWIMMING POOL - RESIDENTIAL	299.00	SF	35.00	2005	2005	10465.00	85.00	8,895		
PLD2	POOL/COOL DECK	481.00	SF	5.38	2005	2005	2588.00	70.00	1,812		
SEN2	SCREEN ENCLOSED STRUCTURE	1491.00	SF	3.50	2005	2005	5219.00	55.00	2,870		
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300		

Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date				
2006 2006	2005110811 2005091051	11-21-2005 09-27-2005	01-11-2006 01-11-2006	2,200 42,000		SEN 39X20 13X26 POOL W/577 SF ?						
2006 2005061337 07-27-2005 01-11-2006 85,668						SFR 16639 FRESH MEADOW DR						

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023086746	6178 4166 4118 4032 3699	1280 1327 2412 2066 0818	05-30-2023 05-25-2012 12-31-2011 05-09-2011 10-27-2008	WD WD WD WD	00000	01 U Q Q U		369,000 100 140,000 145,000 165,000				
							ue Summ			Total		0.00

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	224.151	16.877	320.528	0	320528	0.00	320528	320528	313.902

^{***}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.***