



**PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING**
Section 194.011, Florida Statutes

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 # 9024-0471	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: FirstKey Homes; FK# SFRCLP		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 #	2622260205000 39900 3890194 16751 ABBEY HILL COURT
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 checked="" 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 #	2024-0471	Alternate Key: 3890194	Parcel ID: 26-22-26-0205-000-39900
Petitioner Name	Ryan, LLC c/o Robert Peyton	Property Address	16751 ABBEY HILL CT CLERMONT
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	FKH SFR C2 L P	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required		\$ 432,133	\$ 432,133
2. Assessed or classified use value, *if applicable		\$ 432,133	\$ 432,133
3. Exempt value, *enter "0" if none		\$ -	
4. Taxable Value, *required		\$ 432,133	\$ 432,133

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

Last Sale Date 1/19/2021 **Price:** \$356,000 Arm's Length Distressed **Book** 5759 **Page** 1363

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3890194	3890195	3890181	3890178
Address	16751 ABBEY HILL CT CLERMONT	16749 ABBEY HILL CT CLERMONT	16740 ABBEY HILL CT CLERMONT	16734 ABBEY HILL CT CLERMONT
Proximity				
Sales Price		\$502,000	\$470,000	\$539,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	4.40%	3.60%
Adjusted Sale		\$430,716	\$420,180	\$478,351
\$/SF FLA	\$209.77 per SF	\$218.86 per SF	\$213.51 per SF	\$232.21 per SF
Sale Date		10/27/2023	1/19/2023	3/13/2023
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	2,060	1,968	4600	1,968	4600	2,060	0
Year Built	2014	2014	0	2018	0	2016	0
Constr. Type	Blk/Stucco	Blk/Stucco	0	Blk/Stucco	0	Blk/Stucco	0
Condition	Very Good	Very Good	0	Very Good	0	Very Good	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	2 Car	2 Car	0	2 Car	0	2 Car	0
Porches	2 OPF	2 OPF	0	2 OPF	0	2 OPF+CAN	2500
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None	0	None	0	None	0
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	House	House	0	Edge of Sub	0	Edge of Sub	0
		Net Adj. 1.1%	4600	Net Adj. 1.1%	4600	Net Adj. 0.5%	2500
		Gross Adj. 1.1%	4600	Gross Adj. 1.1%	4600	Gross Adj. 0.5%	2500
Adj. Sales Price	Market Value \$432,133	Adj Market Value	\$435,316	Adj Market Value	\$424,780	Adj Market Value	\$480,851
	Value per SF 209.77						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

DEPUTY: [REDACTED]

DATE [REDACTED]

2024-0471 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3890194	16751 ABBEY HILL CT CLERMONT	-
2	Comp 1	3890195	16749 ABBEY HILL CT CLERMONT	0
3	Comp 2	3890181	16740 ABBEY HILL CT CLERMONT	0
4	Comp 3	3890178	16734 ABBEY HILL CT CLERMONT	0
5				
6				
7				
8				

Alternate Key 3890194
 Parcel ID 26-22-26-0205-000-39900

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0471 Subject
 12/10/2024 By
 Card # 1 of 1

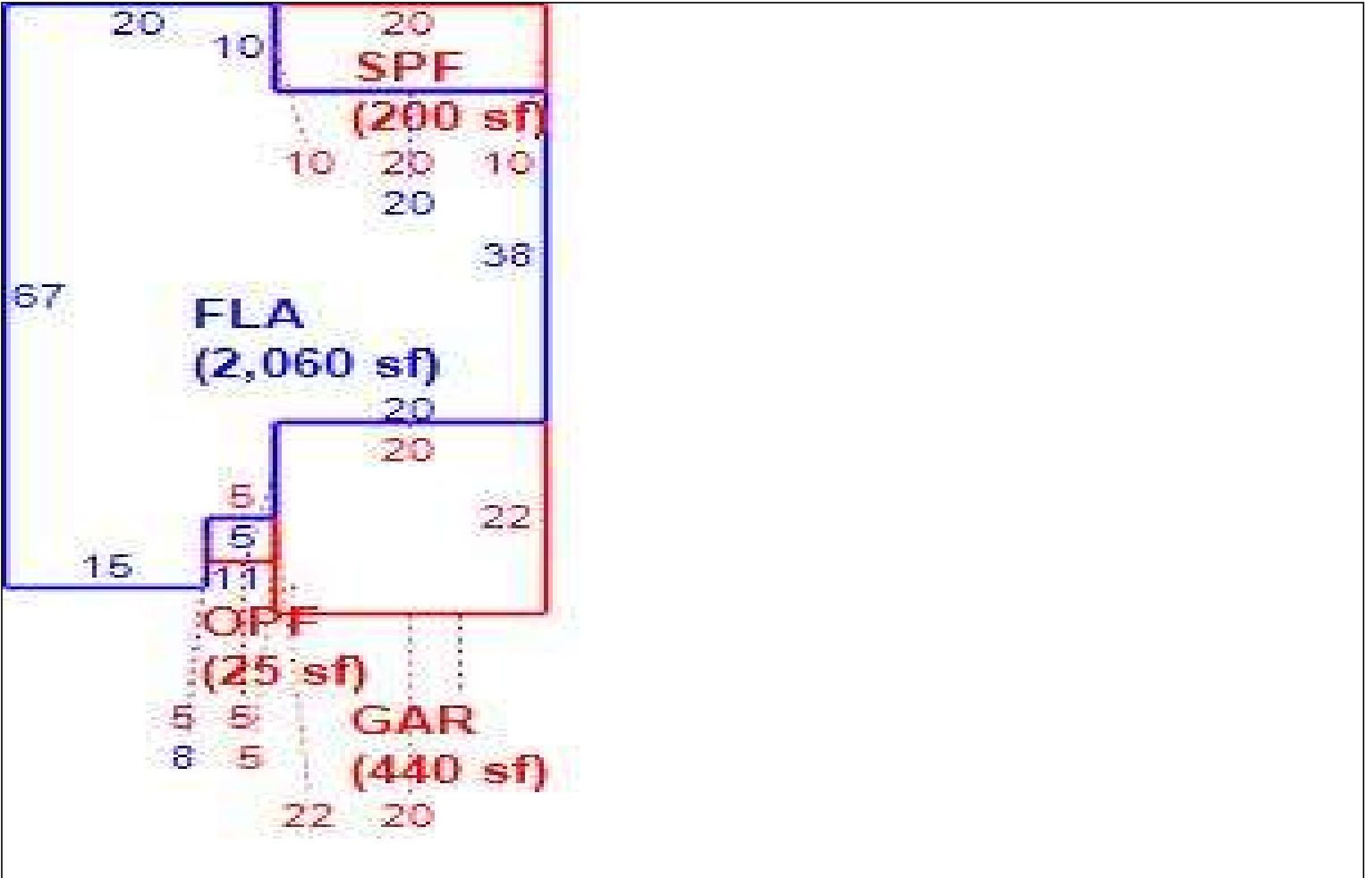
Current Owner		
FKH SFR C2 L P C/O FIRST KEY HOMES LLC 1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location		
Site Address 16751 ABBEY HILL CT CLERMONT FL 34711		
Mill Group 0003	NBHD 2272	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 05-02-202

Legal Description
 JOHN'S LAKE LANDING PHASE 2 PB 65 PG 59-61 LOT 399 ORB 5628 PG 1607 ORB 5759 PG 1363

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	60,000.00	0.0000	2.00	1.000	1.000	0	120,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000		
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 321,787 Deprec Bldg Value 312,133 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2014	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,060	2,060	2060	Effective Area	2060	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	Base Rate	130.75	Quality Grade	700	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	25	0	Building RCN	321,787	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	200	0	Condition	EX	Foundation	3	Fireplaces	0	
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		2,060	2,725	2,060	Building RCNLD	312,133					

Alternate Key 3890194
 Parcel ID 26-22-26-0205-000-39900

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0471 Subject
 12/10/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	2014040173	04-18-2014	01-21-2015	141,588	0001	SFR 2052SF 16751 ABBEY HILL RD	01-21-2015	08-20-2014	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021102654	5759 1363	06-17-2021	WD	U	11	I	0					
2021011050	5628 1607	01-19-2021	WD	Q	01	I	356,000					
	4558 1747	11-25-2014	WD	Q	Q	I	285,000					
	4452 0067	03-10-2014	WD	U	M	V	373,700					
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	
120,000	312,133	0	432,133	0	432133	0.00	432133	432133	432,133	

Parcel Notes

4452/67 JOHNS LAKE LLC TO WEEKLEY HOMES LLC
 4452/67 M SALE INCL AK3890180 AK3890183 AK3890194 AK3890195 AK3890197 AK3890232
 4558/1747 WEEKLEY HOMES LLC TO KEITH & MARY E FORREST HW
 15X COURTESY HX CARD SENT 012315
 15X KEITH & MARY FOREST FILED PORTABILITY FROM 3837392 012915
 5628/1607 KEITH & MARY E FORREST TO CERBERUS SFR HOLDINGS V LP
 21X HX REMOVED KEITH & MARY FORREST MOVED APPLIED FOR HX & PORT ON AK3903266 DB 040121
 5759/1363 FKH SFR C2 L P FKA CERBERUS SFR HOLDINGS V L P TO FKH SFR C2 L P
 5759/1363 M SALE INCL AK3828466 AK3828400 AK3827636 AK3790525 AK3806547 AK3775225 AK3890194 AK3852879

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 3890195
Parcel ID 26-22-26-0205-000-40000

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 2024-0471 Comp 1
12/10/2024 By
Card # 1 of 1

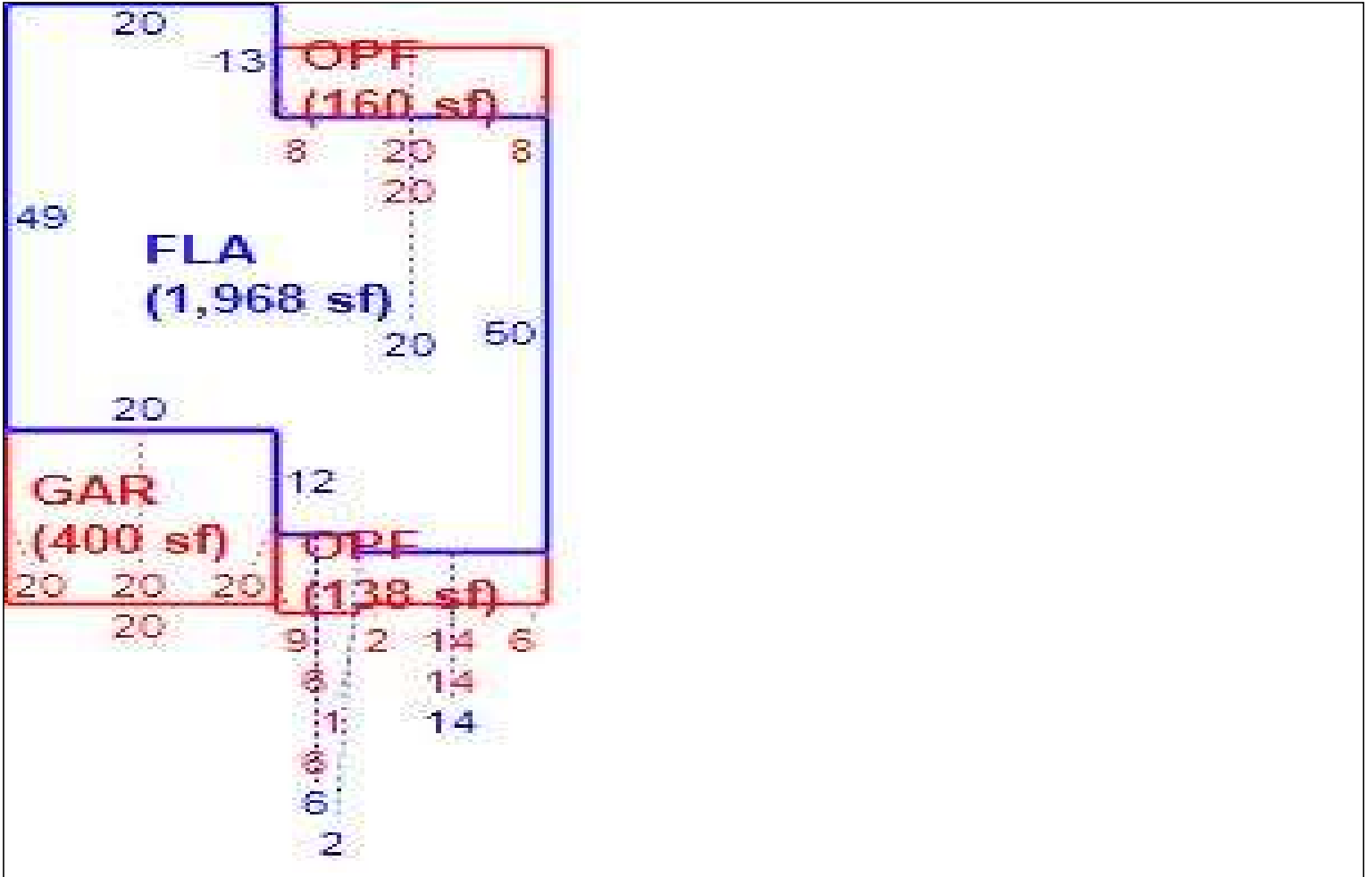
Current Owner		
MARSHALL DOWEN L & EDA E		
2912 HONE AVE		
BRONX	NY	10469

Property Location		
Site Address 16749 ABBEY HILL CT		
CLERMONT FL 34711		
Mill Group 0003	NBHD 2272	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 05-02-202

Legal Description
JOHN'S LAKE LANDING PHASE 2 PB 65 PG 59-61 LOT 400 ORB 6234 PG 1789

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	60,000.00	0.0000	2.00	1.000	1.000	0	120,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000		
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 310,100 Deprec Bldg Value 300,797 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,968	1,968	1968	2014	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	131.64	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	298	0	310,100	Wall Type	03	Heat Type	6
TOTALS		1,968	2,666	1,968	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					300,797				

Alternate Key 3890195
 Parcel ID 26-22-26-0205-000-40000

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0471 Comp 1
 12/10/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	2014040171	04-18-2014	01-21-2015	1	0001	SFR 1953SF 16749 ABBEY HILL CT	01-21-2015	08-01-2014	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023133425	6234 1789	10-27-2023	WD	Q	01	I	502,000					
2018082902	5140 1902	07-16-2018	WD	Q	Q	I	305,000					
	4593 1717	02-25-2015	WD	Q	Q	I	286,100					
	4452 0067	03-10-2014	WD	U	M	V	373,700					
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	
120,000	300,797	0	420,797	0	420797	0.00	420797	420797	420,797	

Parcel Notes

4452/67 JOHNS LAKE LLC TO WEEKLEY HOMES LLC
 4452/67 M SALE INCL AK3890180 AK3890183 AK3890194 AK3890195 AK3890197 AK3890232
 4593/1717 WEEKLEY HOMES LLC TO CHRISTOPHER W BERRY UNMARRIED
 15X COURTESY HX CARD SENT 032315
 16X NO EX FOR BERRY CHRISTOPHER AT 533 PINE ST HERMOSA BEACH CA 90254 JMK 020416
 18X CHRISTOPHER W BERRY APPLIED FOR HX IN ORANGE CO INFO SCANNED DB 103017
 18 MAILING ADDR CHGD PER NCOA INFO DW 112117
 5140/1902 CHRISTOPHER W BERRY & PETRA OESTROVSKY TO ROBERT J & KIMBERLY L KLIMEK HW
 19 MLS G5000527 CRA 091218
 6234/1789 ROBERT J & KIMBERLY L KLIMEK TO DOWEN L & EDA E MARSHALL HW

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Alternate Key 3890181
Parcel ID 26-22-26-0205-000-38600

LCPA Property Record Card
Roll Year 2025 Status: A

PRC Run: 2024-0471 Comp 2
12/10/2024 By
Card # 1 of 1

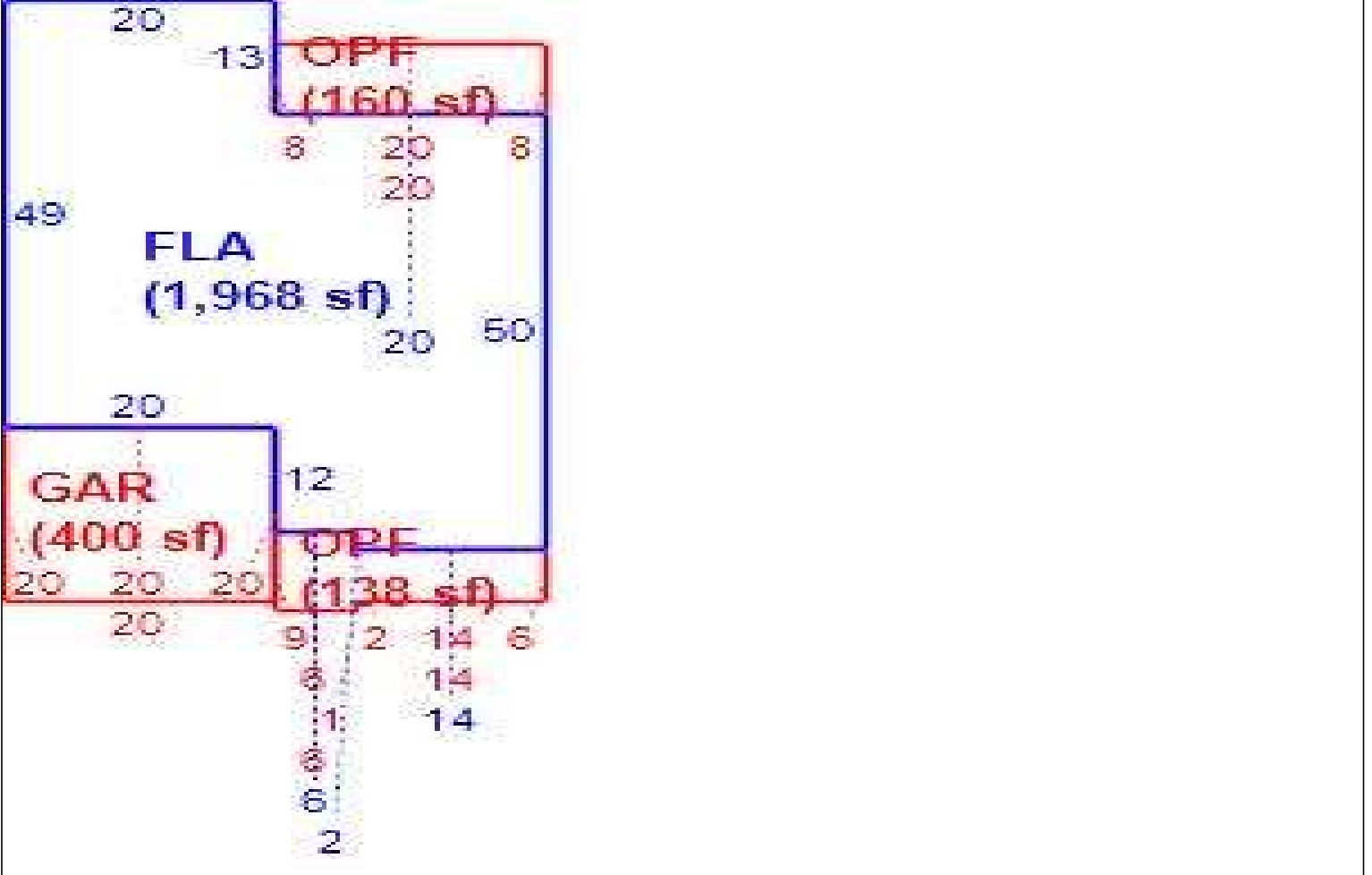
Current Owner		
NADAL MAGALI		
16740 ABBEY HILL CT		
CLERMONT	FL	34711

Property Location		
Site Address 16740 ABBEY HILL CT		
CLERMONT FL 34711		
Mill Group 0003	NBHD 2272	
Property Use		Last Inspection
00100	SINGLE FAMILY	ADT 01-07-201

Legal Description
JOHN'S LAKE LANDING PHASE 2 PB 65 PG 59-61 LOT 386 ORB 6087 PG 1749

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	60,000.00	0.0000	2.00	1.000	1.000	0	120,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000		
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 310,100 Deprec Bldg Value 300,797 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,968	1,968	1968	2018	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	131.64	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	298	0	310,100	Wall Type	03	Heat Type	6
TOTALS		1,968	2,666	1,968	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					300,797				

Alternate Key 3890181
 Parcel ID 26-22-26-0205-000-38600

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0471 Comp 2
 12/10/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2018010407	01-23-2018	01-07-2019	269,790	0001	SFR 1953SF 16740 ABBEY HILL CT	01-08-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023012455	6087 1749	01-19-2023	WD	Q	01	I	470,000	039	HOMESTEAD	2024	25000	
2018086473	5144 2197	07-24-2018	WD	Q	Q	I	300,200	059	ADDITIONAL HOMESTEAD	2024	25000	
2016004559	4728 1723	01-13-2016	WD	U	M	V	1,215,200					
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	
120,000	300,797	0	420,797	35967	384830	50,000.00	334830	359830	420,797	

Parcel Notes

15TR ATTEMPTED NOT KNOWN 757 DR PHILLIPS BLVD STE 310 ORLANDO FL 32819 7221
 4728/1723 JOHNS LAKE LLC TO WEEKLEY HOMES LLC
 4728/1723 M SALE INCL AK3890181 AK3890235 AK3890236 AK3890237 AK3890238 AK3890242 AK3890243 AK3890246
 17 MAILING ADDR CHGD FROM 1111 N POST OAK RD HOUSTON TX 77055 INFO SCANNED AK2856254 LP 050917
 5144/2197 WEEKLEY HOMES LLC TO BRENDA KAY BARNES UNREMARIED WIDOW
 18X COURTESY HX CARD SENT 092018
 19CC MAILED OUT HX AND ADDR CHG APP CS 121318
 19 MAILING ADDR CHGD FROM 16740 ABBEY HILL COURT CLERMONT FL 34711 INFO SCANNED CS 122118
 19CC REC HX WX VADX APP WITH DC AND VA LTR CS 122118
 19X TVADX APPROVED FOR BRENDA BARNES AS SS OF VETERAN DB 010219
 6087/1749 BRENDA KAY BARNES TO MAGALI NADAL SINGLE
 23CC EFILE HX PORT APP CP 042623

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Alternate Key 3890178
 Parcel ID 26-22-26-0205-000-38300

LCPA Property Record Card
 Roll Year 2025 Status: A

PRC Run: 2024-0471 Comp 3
 12/10/2024 By
 Card # 1 of 1

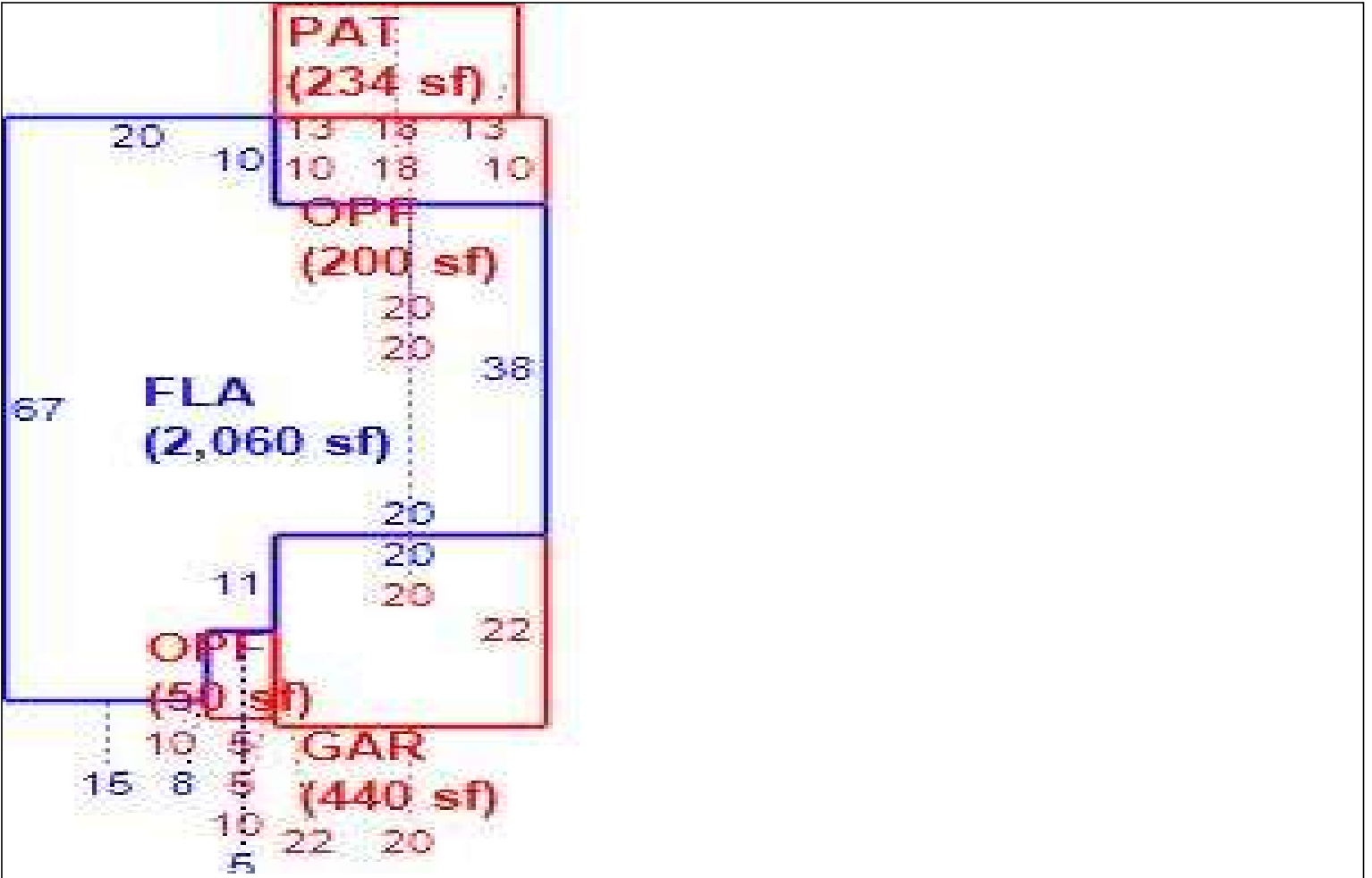
Current Owner		
RANGLE RYAN A		
16734 ABBEY HILL CT		
CLERMONT	FL	34711

Property Location		
Site Address 16734 ABBEY HILL CT		
CLERMONT FL 34711		
Mill Group	0003	NBHD 2272
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 JOHN'S LAKE LANDING PHASE 2 PB 65 PG 59-61 LOT 383 ORB 6109 PG 2181

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	60,000.00	0.0000	2.00	1.000	1.000	0	120,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000			
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	321,870		Deprec Bldg Value 312,214
Multi Story	0		



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,060	2,060	2060	2016	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	130.75	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	250	0	321,870	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	234	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,060	2,984	2,060	97.00	Roof Cover	3	Type AC	03
					0				
					312,214				

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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	
2017	2015110163	01-01-2016	10-25-2016	206,025	0001	SFR 16734 ABBEY HILL CT	10-25-2016	05-04-2016	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023031034	6109	2181	03-13-2023	WD	Q	01	I	539,900				
2016048340	4777	2211	05-10-2016	WD	Q		I	286,100				
	4693	1592	10-15-2015	WD	U	M	V	1,518,900				
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	
120,000	312,214	0	432,214	0	432214	0.00	432214	432214	432,214	

Parcel Notes

15TR ATTEMPTED NOT KNOWN 757 DR PHILLIPS BLVD STE 310 ORLANDO FL 32819 7221
 4693/1592 JOHN'S LAKE LLC TO WEEKLEY HOMES LLC
 4693/1592 M SALE INCL 15 PARCELS IN JOHNS LAKE LANDING PH 2 SUB
 4777/2211 WEEKLEY HOMES LLC TO RICKY CRUZ SANCHEZ & ELVIA CRUZ HW
 16X COURTESY HX CARD SENT 062016
 17X COURTESY HX CARD SENT 122216
 6109/2181 RICKY CRUZ SANCHEZ & ELVIE CRUZ TO RYAN AARON RANGLE SINGLE

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