



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3375904

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 #	2024-0473	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: FirstKey Homes; Justice Rocky R II FKH SFR Prop LP		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 #	08-23-26-0410-000-00100 14022 VISTA DEL LAGO
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"/> Qualifying improvement (s. 193.1555(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"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, 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"/> 5 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 #	2024-0473	Alternate Key: 3375904	Parcel ID:	08-23-26-0410-000-00100
Petitioner Name	RYAN, LLC	Property Address		<input type="checkbox"/> Check if Multiple Parcels
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent	14022 VISTA DEL LAGO BLVD CLERMONT		
<input type="checkbox"/> Other, Explain:				
Owner Name	FKH SFR PROPCO I LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required		\$ 408,785	\$ 408,785	
2. Assessed or classified use value, *if applicable		\$ 403,290	\$ 403,290	
3. Exempt value, *enter "0" if none		\$ -		
4. Taxable Value, *required		\$ 403,290	\$ 403,290	

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

Last Sale Date 12/2/2021 Price: \$411,000 Arm's Length Distressed Book 5853 Page 127

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3375904	3462769	3789419	3806298
Address	14022 VISTA DEL LAGO BLVD	14041 VISTA DEL LAGO BLVD	13817 VIA ROMA CIR CLERMONT	10010 CRENSHAW CIR CLERMONT
Proximity		300 FEET	.83 MILE	.50 MILE
Sales Price		\$410,000	\$498,500	\$480,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	1.20%	2.80%
Adjusted Sale		\$351,780	\$429,707	\$421,440
\$/SF FLA	\$162.22 per SF	\$200.56 per SF	\$211.89 per SF	\$183.71 per SF
Sale Date		10/23/2023	9/1/2023	5/25/2023
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	2,520	1,754	53620	2,028	34440	2,294	15820
Year Built	1995	1992		1999		2001	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		3.0	-10000	2.1	-5000
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF	OPF/PAT	-1000	OPF/OPF	-7500	OPF/OPF	-5000
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		NONE		SPU/PAT	-6000
Site Size	.35 AC	.30 AC		.37 AC		.28 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 15.0%	52620	Net Adj. 3.9%	16940	Net Adj. 0.0%	-180
		Gross Adj. 15.5%	54620	Gross Adj. 12.1%	51940	Gross Adj. 7.6%	31820
Adj. Sales Price	Market Value \$408,785	Adj Market Value	\$404,400	Adj Market Value	\$446,647	Adj Market Value	\$421,260
	Value per SF 162.22						

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.

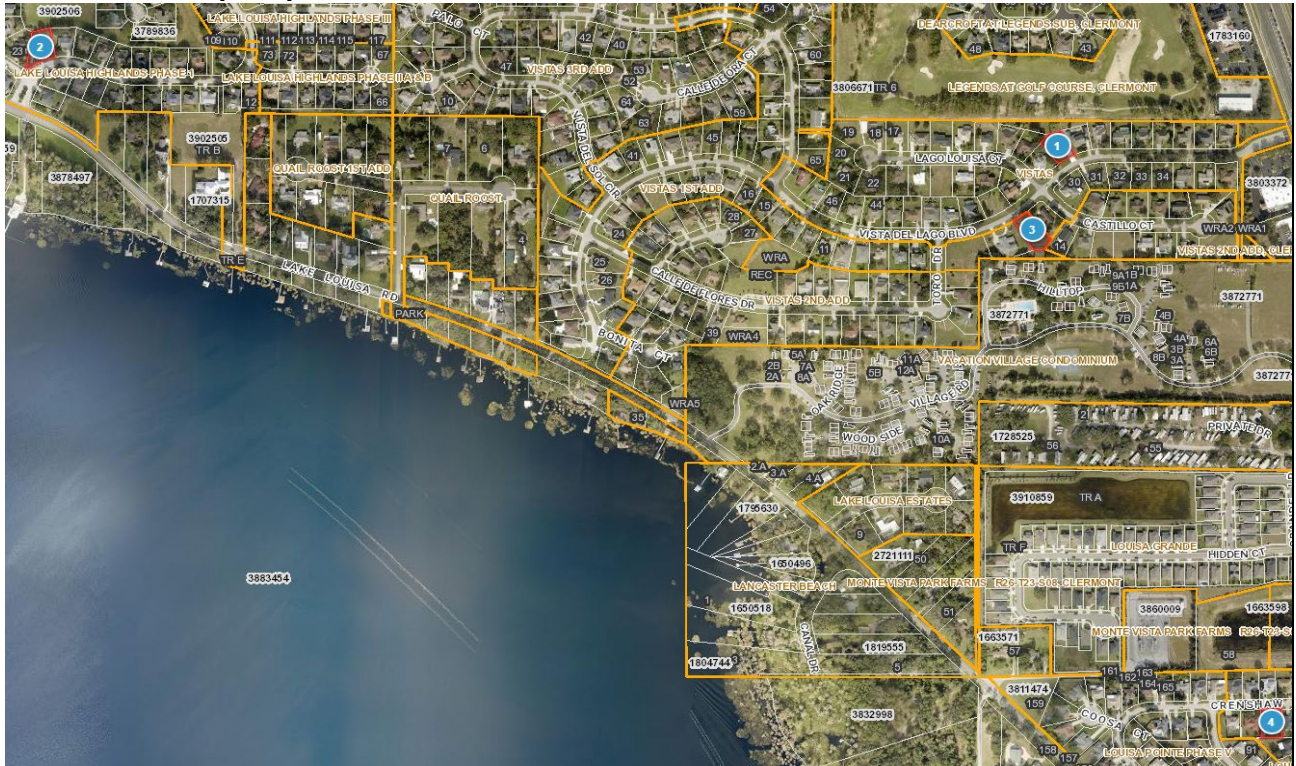
Petitioners comp 2 has a pool no adjustment made, comp 3 is an outlier very low sale being assessed at \$411,811, comp 6 is a low sale. Subjects value looks fair and just.

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

2024-0473 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	1	3462769	14041 VISTA DEL LAGO BLVD CLERMONT	300 FEET
2	2	3789419	13817 VIA ROMA CIR CLERMONT	.83 MILE
3	SUBJECT	3375904	14022 VISTA DEL LAGO BLVD CLERMONT	-
4	3	3806298	10010 CRENSHAW CIR CLERMONT	.50 MILE
5				
6				
7				
8				

Alternate Key 3375904
Parcel ID 08-23-26-0410-000-00100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0473 Subject
PRC Run: 11/20/2024 By bboone
Card # 1 of 1

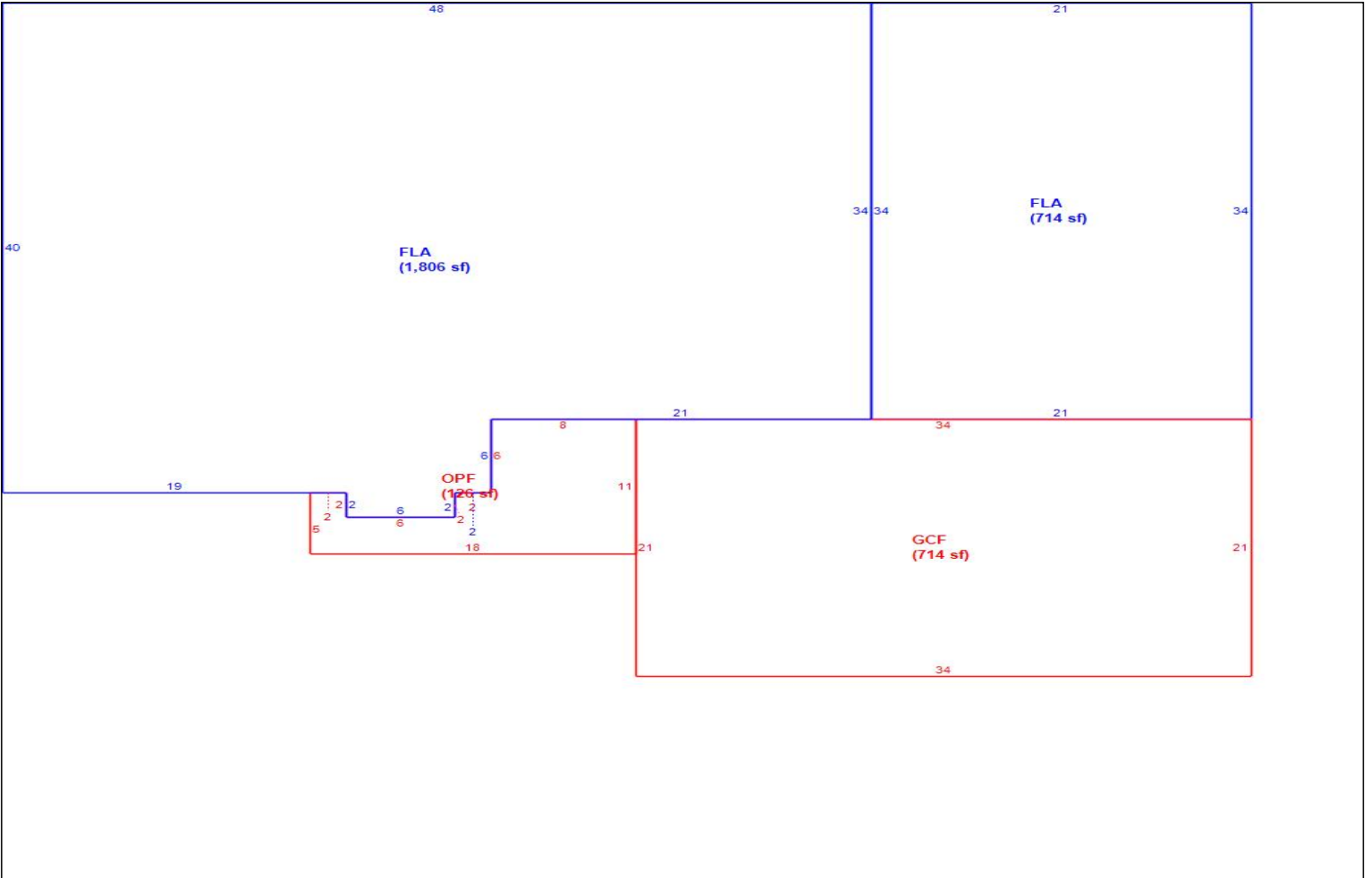
Current Owner		
FKH SFR PROPCO I LP		
1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location			
Site Address 14022 VISTA DEL LAGO BLVD			
CLERMONT FL 34711			
Mill Group	0003	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
VISTAS SUB, 1ST ADD LOT 1 PB 30 PGS 52-54 ORB 5853 PG 127

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 317,762 Deprec Bldg Value 308,229 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1995	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,520	2,520	2520	Effective Area	2520	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	714	0	Base Rate	105.94	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	126	0	Building RCN	317,762	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		2,520	3,360	2,520	Building RCNLD	308,229				

Alternate Key 3375904
 Parcel ID 08-23-26-0410-000-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0473 Subject
 PRC Run: 11/20/2024 By bboone
 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
DEC2	DECK - WOOD	240.00	SF	4.63	1995	1995	1111.00	50.00	556

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	IMPS	01-01-2015	03-30-2016	1	0008	CORRECT SKETCH SEE NOTES	03-29-2016		
2011	2010010259	01-19-2010	01-13-2011	9,000	0002	REROOF	01-13-2011		
1996	9500919	10-01-1995	12-01-1995	125,268	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2021169688	5853	0127	12-02-2021	WD	Q	01	I	411,000				
2021014452	5633	2017	01-27-2021	WD	Q	01	I	335,000				
2016024104	4750	0469	03-04-2016	WD	Q	Q	I	234,900				
	4542	0467	10-15-2014	WD	Q	Q	I	189,000				
	3169	2179	05-12-2006	WD	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
100,000	308,229	556	408,785	5495	403290	0.00	403290	408785	398,827

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 3462769
 Parcel ID 08-23-26-0400-000-00900

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0473 Comp 1
 11/20/2024 By
 Card # 1 of 1

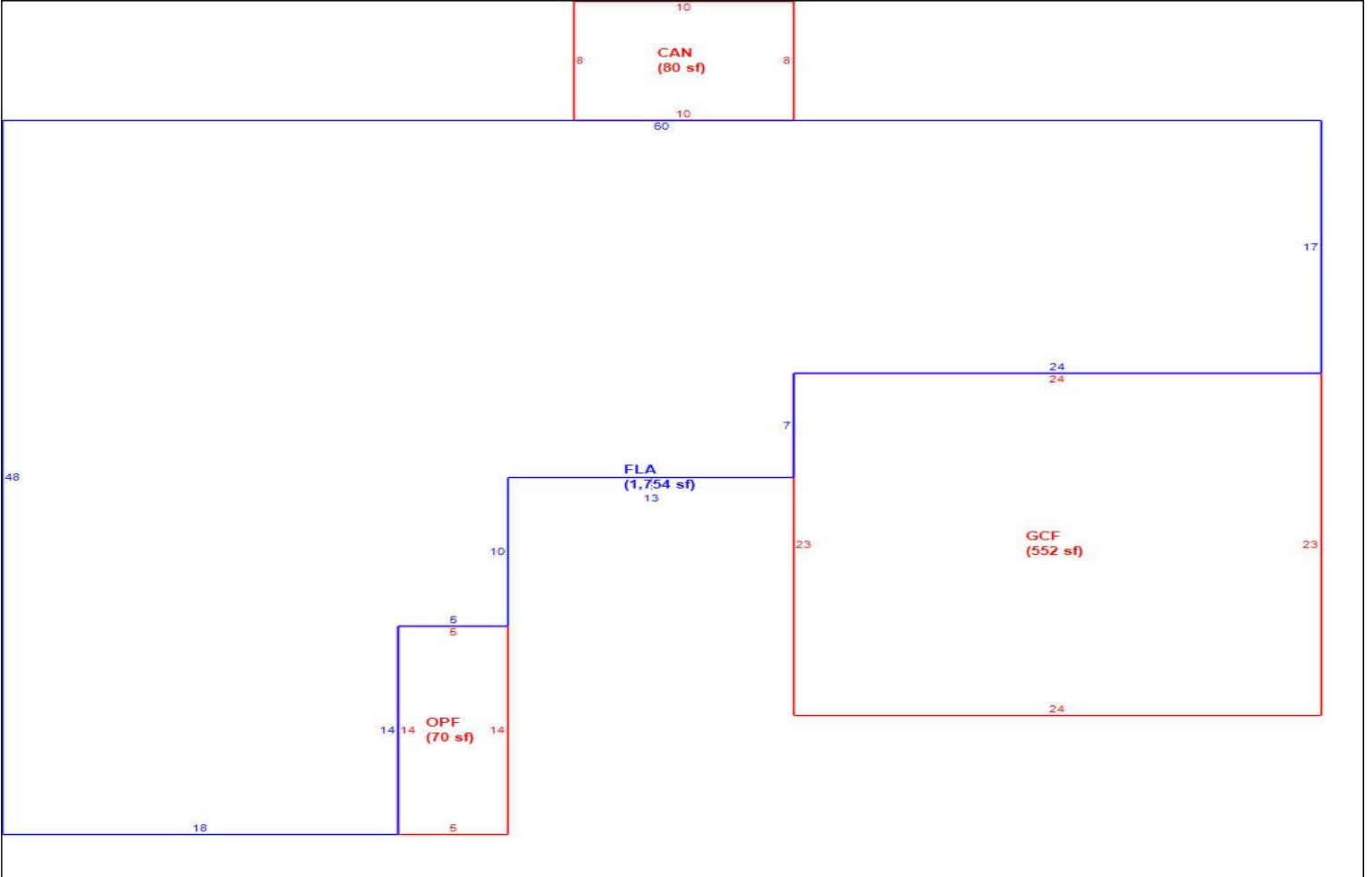
Current Owner		
AMORIM LETICIA		
14041 VISTA DEL LAGO BLVD		
CLERMONT	FL	34711

Property Location			
Site Address	14041 VISTA DEL LAGO BLVD		
	CLERMONT	FL	34711
Mill Group	0003	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-02-202

Legal Description
VISTA SUB LOT 9 PB 29 PGS 76-77 ORB 6233 PG 1331

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 241,268	Deprec Bldg Value 234,030	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,754	1,754	1754	1992	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	552	0	112.29	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	70	0	241,268	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	80	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,754	2,456	1,754	97.00	Roof Cover	3	Type AC	03

Alternate Key 3462769
 Parcel ID 08-23-26-0400-000-00900

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0473 Comp 1
 11/20/2024 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	
2022	2021090978	09-22-2021	03-02-2022	12,388	0002	REPL WINDOWS			
2021	20191210769	01-01-2020	10-26-2020	3,353	0002	REPL WINDOWS 4	10-27-2020		
2005	SALE	01-01-2004	01-05-2005	1	0000	CHECK VALUE			
2003	SALE	01-01-2002	02-25-2003	1	0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023132495	6233 1331	10-23-2023	WD	Q	01	I	410,000					
2016001236	4724 2134	12-21-2015	WD	Q	Q	I	182,500					
	4289 0471	02-27-2013	WD	U	U	I	147,000					
	4187 0442	06-27-2012	CT	U	U	I	0					
	2629 2437	07-29-2004	WD	Q	Q	I	165,000					
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	
100,000	234,030	0	334,030	0	334030	0.00	334030	334030	326,670	

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Alternate Key 3789419
 Parcel ID 08-23-26-1200-000-02200

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0473 Comp 2
 11/20/2024 By
 Card # 1 of 1

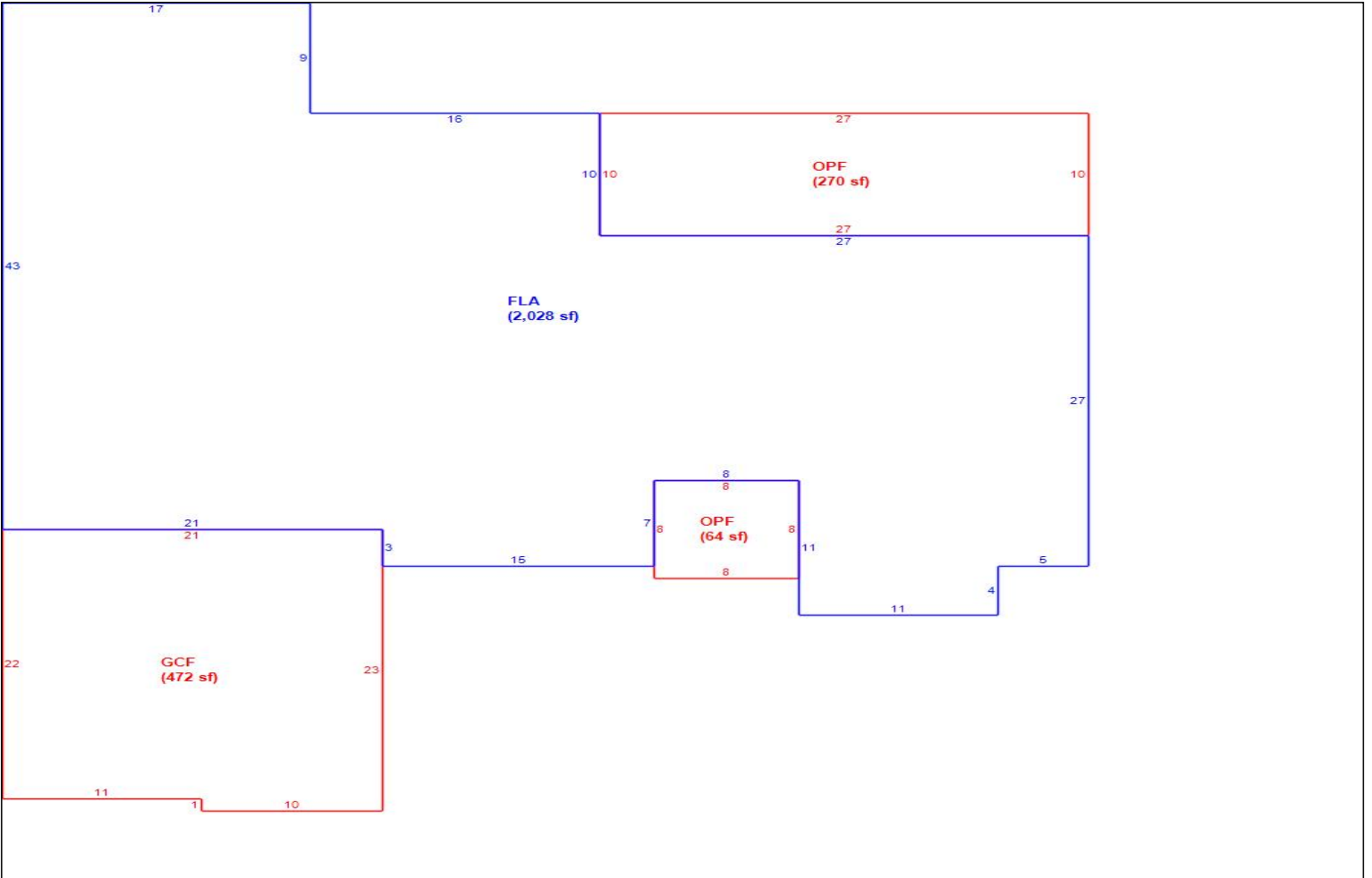
Current Owner		
BRENSTUHL KATELYN		
13817 VIA ROMA CIR		
CLERMONT	FL	34711

Property Location		
Site Address 13817 VIA ROMA CIR		
CLERMONT FL 34711		
Mill Group	0003	NBHD 2267
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
LAKE LOUISA HIGHLANDS PHASE I SUB LOT 22 PB 41 PGS 27-28 ORB 6207 PG 489

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 315,906
		Deprec Bldg Value 306,429	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	4
FLA	FINISHED LIVING AREA	2,028	2,028	2028	Effective Area	2028	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	472	0	Base Rate	127.18	Quality Grade	695	Half Baths	0
OPF	OPEN PORCH FINISHE	0	334	0	Building RCN	315,906	Condition	EX	Wall Type	03
				% Good		97.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		2,028	2,834	2,028	Building RCNLD	306,429				

Alternate Key 3789419
 Parcel ID 08-23-26-1200-000-02200

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 2024-0473 Comp 2
 11/20/2024 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	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023109950	6207	0489	09-01-2023	WD	Q	01	I	498,500				
2020073995	5502	0419	07-10-2020	WD	Q	01	I	334,900				
2017066854	4961	0953	06-19-2017	WD	Q	Q	I	242,000				
	3615	1334	04-11-2008	WD	Q	Q	I	245,900				
	3226	1472	07-31-2006	WD	Q	Q	I	251,400				
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	
100,000	306,429	0	406,429	0	406429	0.00	406429	406429	322,001	

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Alternate Key 3806298
Parcel ID 16-23-26-1210-000-09300

LCPA Property Record Card
Roll Year 2024 Status:
A

PRC Run: 2024-0473 Comp 3
11/20/2024 By
Card # 1 of 1

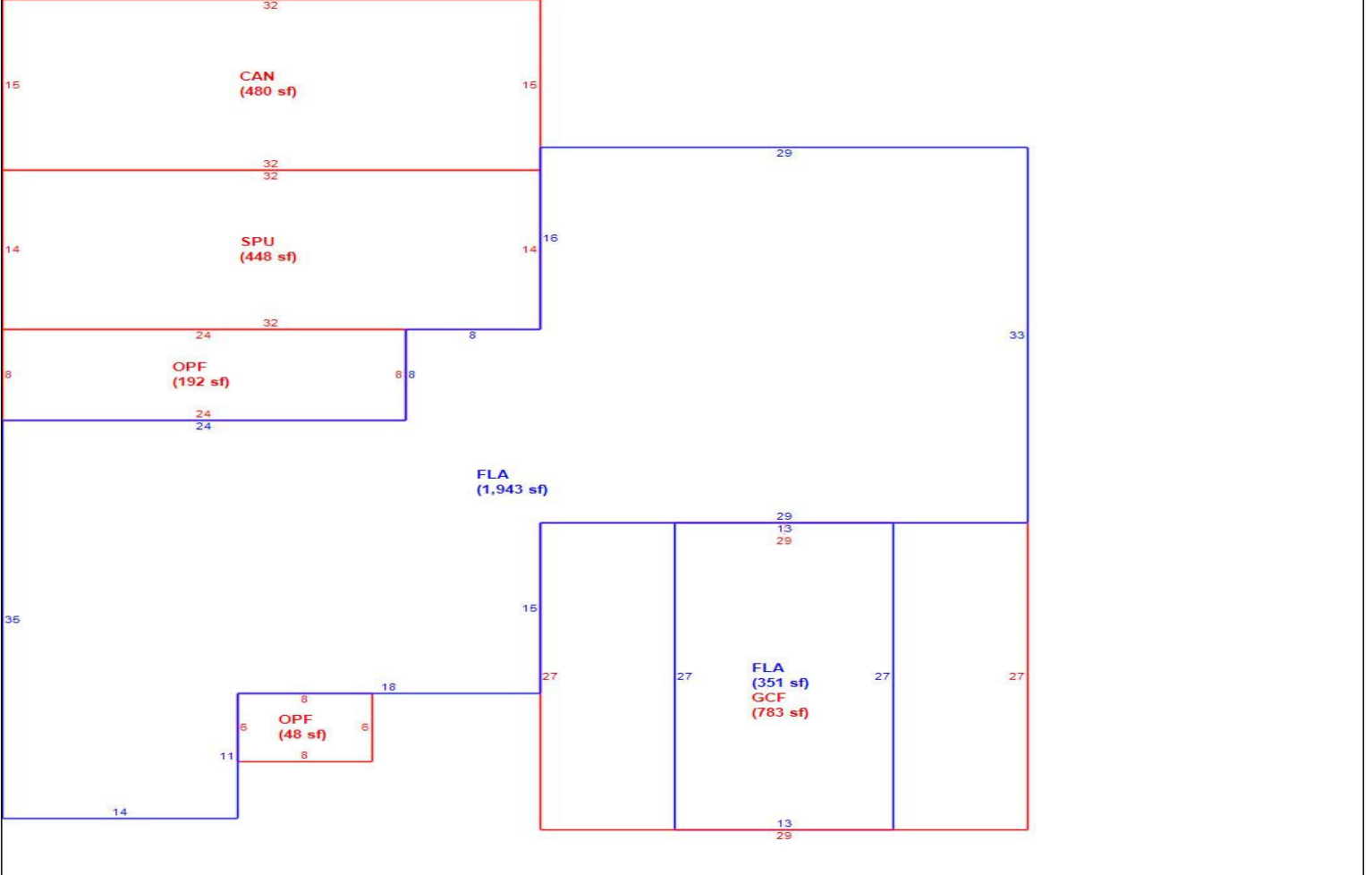
Current Owner		
FOX JAMES R & BIRGIT M		
10010 CRENSHAW CIR		
CLERMONT	FL	34711

Property Location		
Site Address 10010 CRENSHAW CIR		
CLERMONT FL 34711		
Mill Group	0003	NBHD 0582
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
LOUISA POINTE PHASE III SUB LOT 93 PB 45 PGS 12-13 ORB 6151 PG 1688

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 297,127 Deprec Bldg Value 288,213 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,294	2,294	2294	Effective Area	2294	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	783	0	Base Rate	102.13	Quality Grade	665	Half Baths	1
OPF	OPEN PORCH FINISHE	0	240	0	Building RCN	297,127	Condition	EX	Wall Type	03
PAT	PATIO UNCOVERED	0	480	0	% Good	97.00	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	448	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,294	4,245	2,294	Building RCNLD	288,213				

Alternate Key 3806298
Parcel ID 16-23-26-1210-000-09300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0473 Comp 3
PRC Run: 11/20/2024 By
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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
UBF5	UTILITY BLDG FINISHED	154.00	SF	20.00	2006	2006	3080.00	60.00	1,848

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2003100061	10-01-2004	01-26-2004	4,411	0000	14X32 SCRNM RM			
2004	2003080178	08-06-2003	01-26-2004	1,735	0000	CONC SLABS/EXTEND DRIVEWAY			
2002	0130896	04-02-2001	03-07-2002	142,428	0000	SFR/10010 CRENSHAW			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023064657	6151 1688	05-25-2023	WD	Q	01	I	480,000	039	HOMESTEAD	2024	25000
2019135451	5381 1750	11-21-2019	WD	Q	Q	I	300,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1969 2462	06-29-2001	WD	Q	Q	I	140,800				
	1919 1101	03-14-2001	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
100,000	288,213	1,848	390,061	0	390061	50,000.00	340061	365061	381,338

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