



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3795673**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <b>2024-0474</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9-12-24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information: <i>FKH SFR PROPCO BUILD LP</i></b>			
Taxpayer name: <b>FirstKey Homes; Cerberus Sfr Holdings Lp</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>08-23-26-190500005300 13219 Lakewind Drive</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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. 193.1555(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"/> 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

<b>Petition #</b>	2024-0474	Alternate Key: 3795673	Parcel ID:	08-23-26-1905-000-05300
<b>Petitioner Name</b>	RYAN, LLC	<b>Property Address</b>		<input type="checkbox"/> Check if Multiple Parcels
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent	13219 LAKEWIND DR CLERMONT		
<input type="checkbox"/> Other, Explain:				
<b>Owner Name</b>	FKH SFR PROPCO B-HLD LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>		\$ 420,989	\$ 420,989	
<b>2. Assessed or classified use value, *if applicable</b>		\$ 336,840	\$ 336,840	
<b>3. Exempt value, *enter "0" if none</b>		\$ -		
<b>4. Taxable Value, *required</b>		\$ 336,840	\$ 336,840	

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

**Last Sale Date** 10/2/2024      **Price:** \$0       Arm's Length  Distressed      Book 5580 Page 61

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3795673	3789416	3789419	3789618
<b>Address</b>	13219 LAKEWIND DR CLERMONT	13753 VIA ROMA CIR CLERMONT	13817 VIA ROMA CIR CLERMONT	13203 VIA ROMA CIR CLERMONT
<b>Proximity</b>		.27 MILE	.27 MILE	.27 MILE
<b>Sales Price</b>		\$487,000	\$498,500	\$520,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	1.20%	3.60%
<b>Adjusted Sale</b>		\$413,950	\$429,707	\$460,720
<b>\$/SF FLA</b>	\$188.28 per SF	\$211.63 per SF	\$211.89 per SF	\$200.14 per SF
<b>Sale Date</b>		12/21/2023	9/1/2023	3/31/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,236	1,956	19600	2,028	14560	2,302	-4620
<b>Year Built</b>	2002	2003		1999		2000	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		3.0		2.0	
<b>Garage/Carport</b>	GARAGE	GARAGE		GARAGE		GARAGE	
<b>Porches</b>	OPF/OPF	OPF/OPF		OPF/OPF		OPF/OPF	
<b>Pool</b>	Y	Y	0	N	20000	Y	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		NONE		NONE	
<b>Site Size</b>	.25 AC	.25 AC		.37 AC		.41 AC	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 4.7%	19600	Net Adj. 8.0%	34560	-Net Adj. 1.0%	-4620
		Gross Adj. 4.7%	19600	Gross Adj. 8.0%	34560	Gross Adj. 1.0%	4620
<b>Adj. Sales Price</b>	Market Value <b>\$420,989</b>	Adj Market Value	<b>\$433,550</b>	Adj Market Value	<b>\$464,267</b>	Adj Market Value	<b>\$456,100</b>
	Value per SF 188.28						

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 writeup says subject does not have a pool, it actually does have a pool and no adjustments done to any comps for pools, comp 1 is a very low outlier sale and is being assessed at \$408,608, comp 2 is a 2024 sale and has a pool. subjects value is justified and fair.

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 11/19/2024**

2024-0474 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3789619	13203 VIA ROMA CIR CLERMONT	.27 MILE
2	3	3789618	13817 VIA ROMA CIR CLERMONT	.27 MILE
3	1	3789416	13753 VIA ROMA CIR CLERMONT	.27 MILE
4	SUBJECT	3795673	13219 LAKEWIND DR CLERMONT	-
5				
6				
7				
8				



Alternate Key 3795673  
 Parcel ID 08-23-26-1905-000-05300

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0474 Subject  
 PRC Run: 11/19/2024 By bboone  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<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	322.00	SF	35.00	2003	2003	11270.00	85.00	9,580
PLD2	POOL/COOL DECK	328.00	SF	5.38	2003	2003	1765.00	70.00	1,236
SEN2	SCREEN ENCLOSED STRUCTURE	1282.00	SF	3.50	2003	2003	4487.00	50.00	2,244

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	2003041222	04-29-2003	02-09-2004	3,175	0000	40X20 POOL ENCL			
2004	2002100336	01-10-2003	02-09-2004	25,000	0000	20X26 POOL			
2003	2002100336	10-10-2002	01-10-2003	25,000	0000	20X26 POOL			
2003	2002040215	04-15-2002	01-10-2003	126,280	0000	SFR/13219 LAKEWIND DR			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020126500	5580	0061	10-02-2020	WD	U	11	I	0			
2018026332	5076	1243	03-05-2018	WD	Q	Q	I	275,500			
	2161	1756	08-09-2002	WD	Q	Q	I	172,800			
	1866	1662	09-25-2000	WD	U	M	V	1			
<b>Total</b>											0.00

<b>Value Summary</b>										
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	307,929	13,060	420,989	84149	336840	0.00	336840	420989	327,536	

\*\*\*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 3789416  
Parcel ID 08-23-26-1200-000-01900

**LCPA Property Record Card**  
Roll Year 2024 Status:  
A

2024-0474 Comp 1  
PRC Run: 11/19/2024 By  
Card # 1 of 1

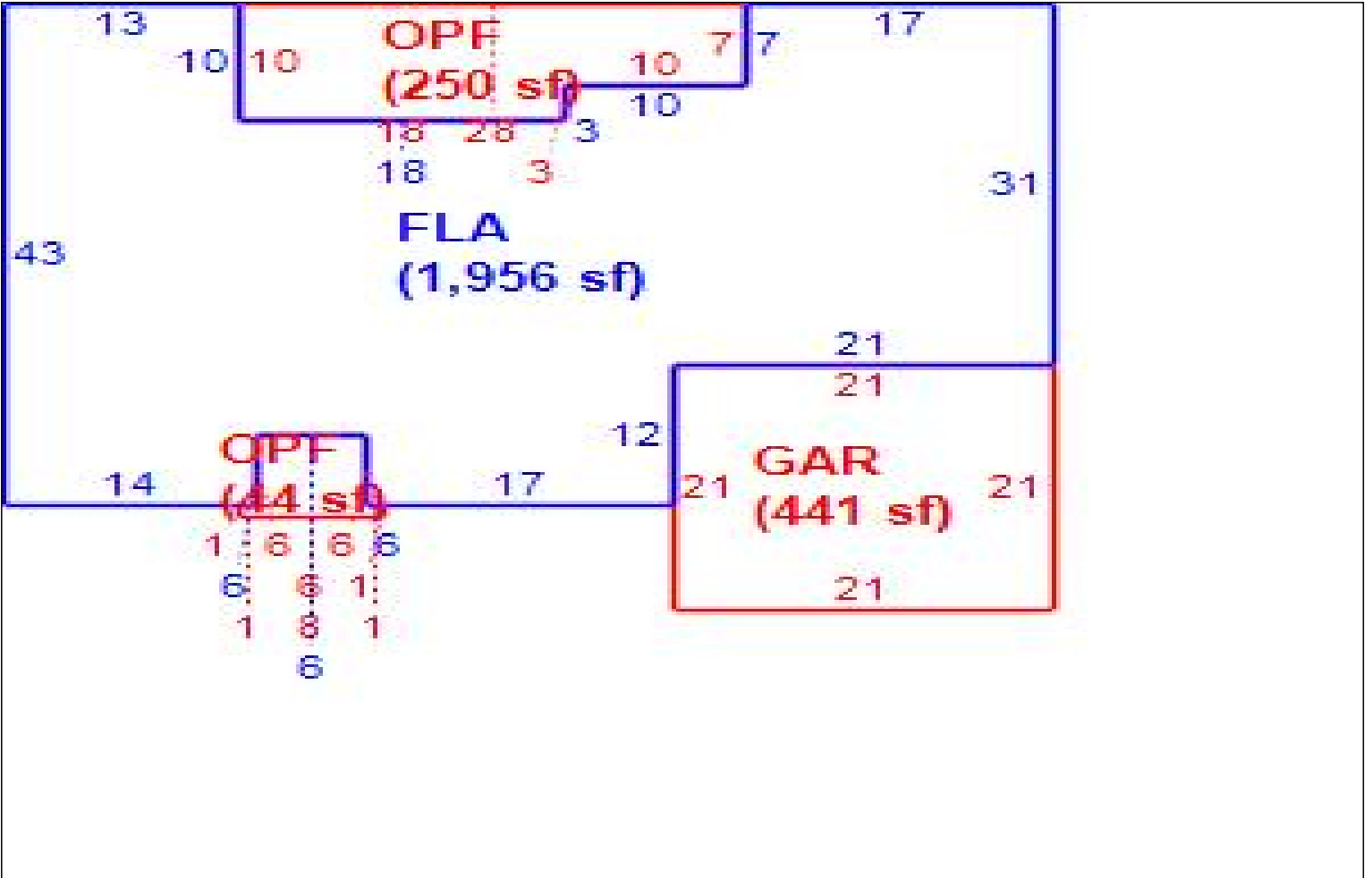
Current Owner		
CRABB HEATHER		
13753 VIA ROMA CIR		
CLERMONT	FL	34711

Property Location		
Site Address 13753 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 19 PB 41 PGS 27-28 ORB 6263 PG 427

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 291,022 Deprec Bldg Value 282,291 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,956	1,956	1956	Effective Area	1956	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	123.69	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	294	0	Building RCN	291,022	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		1,956	2,691	1,956	Building RCNLD	282,291				



Alternate Key 3789416  
 Parcel ID 08-23-26-1200-000-01900

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0474 Comp 1  
 PRC Run: 11/19/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<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	253.00	SF	35.00	2003	2003	8855.00	85.00	7,527
PLD2	POOL/COOL DECK	347.00	SF	5.38	2003	2003	1867.00	70.00	1,307
SEN2	SCREEN ENCLOSED STRUCTURE	1230.00	SF	3.50	2003	2003	4305.00	50.00	2,153
PUG1	POOL UPGRADE	1.00	UT	2000.00	2003	2003	2000.00	85.00	1,700

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	04-22-2006	1	0000	CHECK VALUES			
2004	2002080611	02-25-2003	02-04-2004	10	0000	SFR, POOL, SEN			
2003	2002120268	12-06-2002	02-25-2003	3,000	0000	28X17 SEN			
2003	2002100820	10-23-2002	02-25-2003	28,550	0000	13X24 POOL			
2003	2002080611	08-27-2002	02-25-2003	119,636	0000	SFR/13753 VIA ROMA CIR			

<b>Sales Information</b>								<b>Exemptions</b>				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023156642	6263	0427	12-21-2023	WD	Q	01	I	487,000	039	HOMESTEAD	2024	25000
2019068145	5296	1243	06-14-2019	WD	Q	Q	I	320,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2946	1268	08-29-2005	WD	Q	Q	I	325,000				
	2165	2424	08-15-2002	WD	Q	Q	V	26,000				
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
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	282,291	12,687	394,978	0	394978	50,000.00	344978	369978	321,427	

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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: 2024-0474 Comp 2  
11/19/2024 By  
Card # 1 of 1

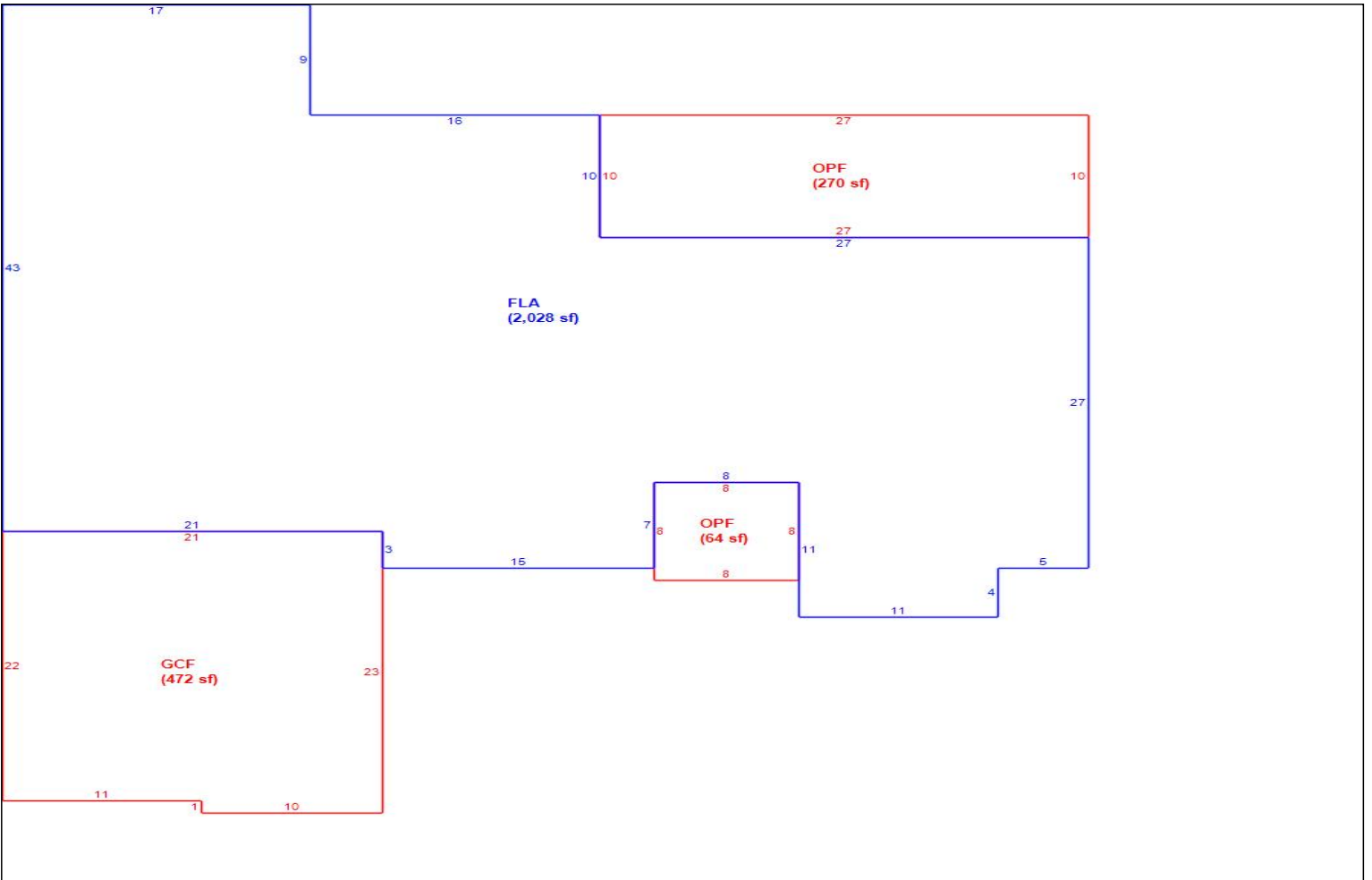
Current Owner		
BRENSTUHL KATELYN		
13817 VIA ROMA CIR		
CLERMONT	FL	34711

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	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		2,028	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: 2024-0474 Comp 2  
 11/19/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

<b>Sales Information</b>									<b>Exemptions</b>			
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				
<b>Total</b>											0.00	

<b>Value Summary</b>										
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 3789618  
Parcel ID 08-23-26-1200-000-02300

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0474 Comp 3  
PRC Run: 11/19/2024 By  
Card # 1 of 1

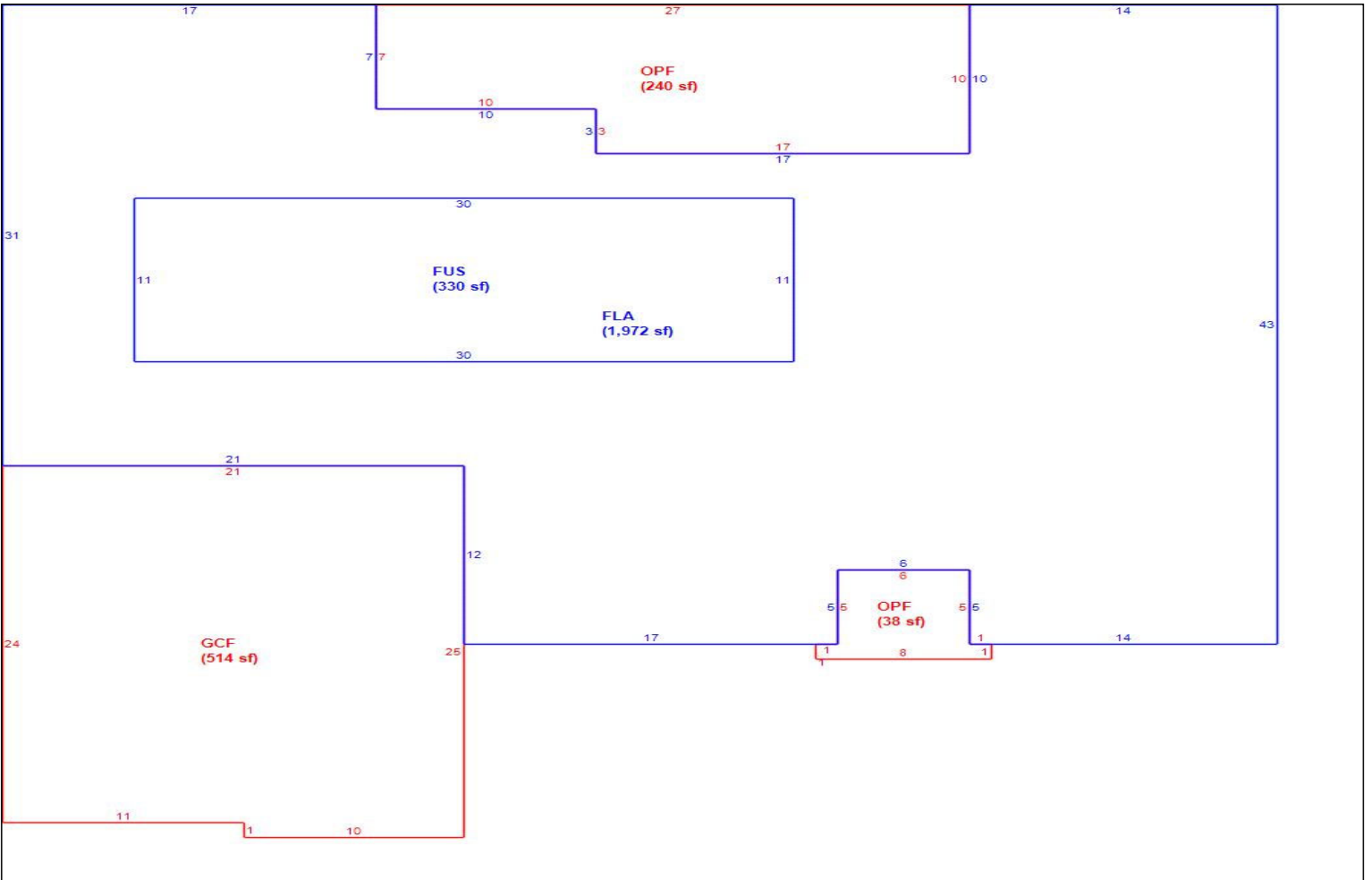
Current Owner		
COOK DARRICK & ERIN		
13203 VIA ROMA CIR		
CLERMONT	FL	34711

Property Location		
Site Address 13203 VIA ROMA CIR		
CLERMONT FL 34711		
Mill Group	0003	NBHD 2267
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 07-05-202

Legal Description
LAKE LOUISA HIGHLANDS PHASE 1 SUB LOT 23 PB 41 PGS 27-28 ORB 6120 PG 1917

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	338,292	Deprec Bldg Value	328,143	Multi Story	1



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,972	1,972	1972	2000	2302	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	330	330	330	123.70	123.70	Quality Grade	695	Half Baths	0
GAR	GARAGE FINISH	0	514	0	338,292	338,292	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	278	0	EX	97.00	Foundation	3	Fireplaces	0
TOTALS					0	0	Functional Obsol	0	Roof Cover	3
					328,143	328,143	Building RCNLD	3	Type AC	03

Alternate Key 3789618  
 Parcel ID 08-23-26-1200-000-02300

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0474 Comp 3  
 PRC Run: 11/19/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<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	336.00	SF	35.00	2000	2000	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	492.00	SF	5.38	2000	2000	2647.00	70.00	1,853
SEN2	SCREEN ENCLOSED STRUCTURE	1648.00	SF	3.50	2000	2000	5768.00	42.50	2,451
PUG2	POOL UPGRADE	1.00	UT	4000.00	2000	2000	4000.00	85.00	3,400

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	SALE	01-01-2017	04-12-2018	1	0099	CHECK VALUE	04-13-2018		
2013	SALE	01-01-2012	02-07-2013	1	0099	CHECK VALUE	02-07-2013		
2006	SALE	01-01-2005	05-04-2006	1	0000	CHECK VALUE			
2001	0063137	06-29-2000	03-08-2001	3,000	0000	22X34 SEN			
2001	9991423	05-02-2000	03-08-2001	128,000	0000	SFR FOR 2001			
2000	9991423	09-30-1999	05-02-2000	128,000	0000	SFR/13203 VIA ROMA CIR			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023039484	6120	1917	03-31-2023	WD	Q	01	520,000	039	HOMESTEAD	2024	25000
2018031135	5081	1651	02-12-2018	WD	U	U	100	059	ADDITIONAL HOMESTEAD	2024	25000
2018001471	5049	0551	12-27-2017	WD	Q	Q	318,000				
	4156	2115	04-30-2012	WD	Q	Q	239,000				
	2907	1734	07-09-2005	WD	Q	Q	299,900				
<b>Total</b>											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	328,143	17,700	445,843	0	445843	50,000.00	395843	420843	308,994

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