

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3746465

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 GIE	RIX OF THE VAL	ME ADVISOME	NT BOARD	(MAE)
Petition# $208$	34-0479	County Lake	Т	ax year <b>2024</b>	Date received 9.12.24
			ie pennoner		
PART 1. Taxpayer	Information FKH SE	2 HEOPCOI	LP		
	tKey Homes; Cawley Jarrad			Ryan, LLC c	o Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Scottsdale, AZ 85254	, Ste 650	Parcel ID and physical address or TPP account #		800-000-04600 LING COURT
Phone 954-740-62	40		Email	Residential	Appeals@ryan.com
The standard way to	o receive information is by U	S mail. If possible	e, I prefer to receiv	e information	n by ☑ email ☐ fax.
	etition after the petition dead to support my statement.	dline. I have attac	hed a statement of	of the reason	s I filed late and any
your evidence to evidence. The V Type of Property		clerk. Florida law a ng will occur unde and miscellaneou	llows the property r the same statuto	appraiser to cory guidelines charge	nust submit duplicate copies of ross examine or object to your as if you were present.)  Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason f			one, file a separ		
✓ Real property va ☐ Denial of classifi ☐ Parent/grandpar ☐ Property was not ☐ Tangible persona return required by	alue (check one) <b>/</b> decrease ication	increase anuary 1 have timely filed a	Denial of exe  Denial for late (Include a dat	e filing of exe te-stamped covernent (s. 19 control (s. 193	mption or classification opy of application.)
determination  Enter the time by the requeste group.  My witnesses		imilar. (s. 194.01 ed to present you ons for multiple un ttend on specific	1(3)(e), (f), and (g r case. Most heari its, parcels, or acc dates. I have atta	n), F.S.) ings take 15 nounts, provide	ninutes. The VAB is not bound the time needed for the entire dates.
evidence directly to appraiser's evidence	the property appraiser at le e. At the hearing, you have	ast 15 days befor the right to have	e the hearing and witnesses sworn.	l make a writt	en request for the property
of your property rec information redacte	cord card containing informa	tion relevant to th	e computation of	your current	he property appraiser a copy assessment, with confidential end the property record card

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.

·	
are authorizing a representative listed in partication for representation to this form.  ess to confidential information from the pro-	
s to any confidential information related to f the property described in this petition and	
Print name	Date
Signature	
ntity's employee or you are one of the follo	owing licensed
(taxpayer or an affiliated e	entity).
).	
r 475, Florida Statutes (license number —	RD6182 ).
75, Florida Statutes (license number	).
napter 473, Florida Statutes (license numb	er).
required for access to confidential information	ation from the property
on to file this petition on the taxpayer's behiling this petition and of becoming an age ead this petition and the facts stated in it a	nt for service of process . are true9/10/2024
Print name	Date
ot listed in part 4 above.	
of the licensed representatives or employe	ees listed in part 4 above
equirements of Part II of Chapter 709, F.S. horized signature is in part 3 of this form.	, executed with the
on AND (check one)	
on AND (check one) cpayer's authorized signature is in part 3 of	f this form.
,	
xpayer's authorized signature is in part 3 of	nation from the property f filing this petition and of
	Print name  Signature  (taxpayer or an affiliated each of the Statutes (license number papers 473, Florida Stat

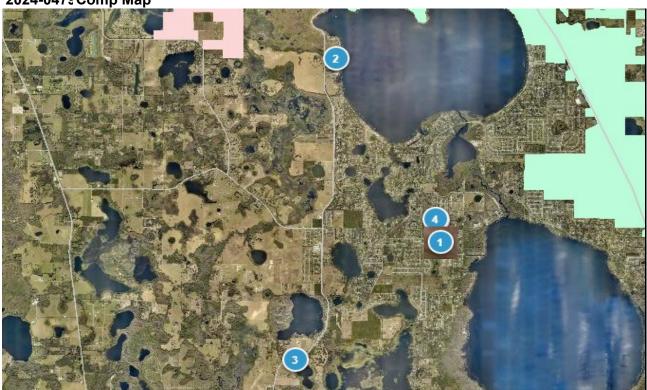
# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0479		Alternate Ke	ey: <b>3746465</b>	Parcel I	D: <b>12-23-25-18</b> 0	0-000-04600	
Petitioner Name	Ryan, LL	C c/o Rober	t Peyton				Check if Mu	Itiple Parcels	
The Petitioner is:	Taxpayer of Red	cord Tax	payer's agent	Property		KIPLING CT			
Other, Explain:		_		Address	CLE	RMONT			
Owner Name	ElretKov L	omes; Caw	lov Jarrad	Value from	Value befor	e Board Actio	<u></u>		
Owner Name	riistkeyn	onies, caw	iey Jarrau	TRIM Notice		ted by Prop App	i value atter i	Board Action	
					•				
1. Just Value, rec				\$ 385,30		385,30			
2. Assessed or cl			cable	\$ 366,26	60 \$	366,26	60		
3. Exempt value,	*enter "0" if nor	16		\$	-				
4. Taxable Value,	*required			\$ 366,26	<b>30</b> \$	366,26	0		
*All values entered	d should be count	ty taxable va	lues, School and	d other taxing	authority values	may differ.			
Last Sale Date	11/24/2021	Prid	ce: \$322	2,300	Arm's Length	Distressed	Book <u>5853</u> F	Page	
ITEM	Subje	ct	Compara	ble #1	Compara	able #2	Compara	ble #3	
AK#	3746465		37464		1812		29479		
	11606 KIPL		11600 KIPI		12718 COUNT		8722 COUNTY		
Address		CLERMONT		ONT	CLERM	10NT	CLERM		
Proximity	<u> </u>		0.03 N	liles	2.53 N	/liles	2.67 N	liles	
Sales Price			\$355,0	000	\$525,	000	\$390,000		
Cost of Sale			-159	%	-15	%	-15°	%	
Time Adjust			1.60		2.00		3.60		
Adjusted Sale			\$307,4		\$456,		\$345,5		
\$/SF FLA	\$280.02 p	er SF	\$251.99	per SF	\$332.42	per SF	\$219.81	per SF	
Sale Date			8/7/20	)23	7/26/2	2023	3/14/2	023	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,376		1,220	7800	1,374	100	1,572	-9800	
Year Built	1997		1997	0	1980	-10000	1990	0	
Constr. Type	Stucco/Brick		Stucco/Brick	0	Wood	0	Stucco/Brick	0	
Condition	Good		Good	0	Good	0	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	Open Finished		Open Finished		Open Finished		Open Finished		
Pool	N		N	0	N	0	N	0	
Fireplace	0		0	0	1	-2500	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds	none		none	0	BOAT DOCK	-3116	none	0	
	Site Size								
Location									
View	Lake Front		Lake Front	0	Lake Front	0	Lake Front	0	
			Net Adj. 2.5%	7800	-Net Adj. 3.4%	-15516	-Net Adj. 2.8%	-9800	
			Gross Adj. 2.5%	7800	Gross Adj. 3.4%	15716	Gross Adj. 2.8%	9800	
	Market Value	\$385,305	Adj Market Value	\$315,230	Adj Market Value	\$441,234	Adj Market Value	\$335,740	
Adj. Sales Price	\/aliva === 05	000,000	,	, , <b></b>	,	÷ · · · · • ·	,	,	

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.

Petition comps are not la	ake front. However, lal	ke front comps are low.	
Based upon the facts pr	esented herein, it is th	ne Property Appraiser's opinion that the Market Value placed u	pon this property is
considered to be fair and	d just as of January 1s erty and are an integra	st. The Income, Market, and Cost approaches to value have ball part of the Property Appraiser CAMA. All factors considered	een considered in the
DEPUTY:	MTW	DATE	11/27/2024

### 2024-0479 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3746465	11606 KIPLING CT CLERMONT	-
2	comp 2	1812721	12718 COUNTY ROAD 561 CLERMONT	2.53
3	comp 3	2947977	8722 COUNTY ROAD 561 CLERMONT	2.67
4	comp 1	3746457	11600 KIPLING CT CLERMONT	0.03
5				
6				
7				
8				

Alternate Key 3746465

Parcel ID 12-23-25-1800-000-04600

Current Owner

LCPA Property Record Card Roll Year 2025 Status: A 2024-0479 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 11606 KIPLING CT

 CLERMONT
 FL 34711

 Mill Group
 0005
 NBHD 1797

Property Use Last Inspection

00100 SINGLE FAMILY LPD 03-16-201

FKH SFR PROPCO I LP

1850 PARKWAY PL STE 900

MARIETTA GA 30067

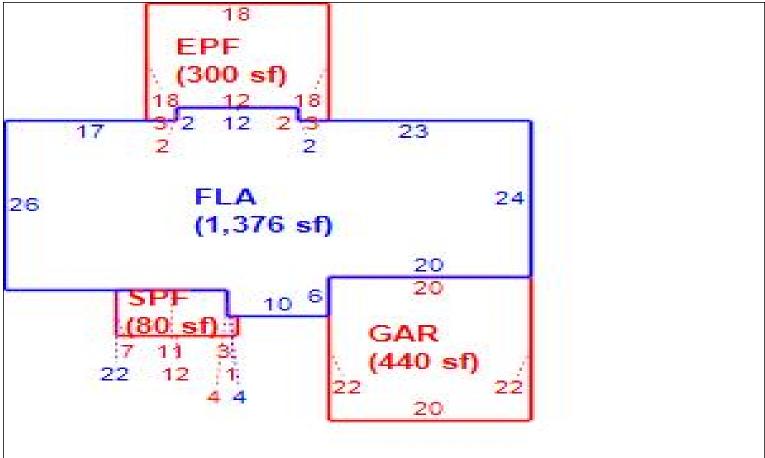
Legal Description

REAGAN'S RUN SUB LOT 46 PB 37 PGS 88-91 ORB 5853 PG 255

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	0103	0	0		1.00 LT	65,000.00	0.0000	3.00	1.000	1.000	0	195,000
	Total Acres 0.00 JV/Mkt			0		Tota	i Adj JV/Mk	ct		195,000		
Classified Acres 0 Classified JV/Mkt						195,000		Classified	d Adj JV/Mk	(t		0

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 196,191 Deprec Bldg Value 190,305 Multi Story 0



	Building S				Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3
	ENCLOSED PORCH FIN FINISHED LIVING AREA	0 1,376	300 1,376	-	Effective Area	1376	No Stories	1.00	Full Baths	2
-	GARAGE FINISH SCREEN PORCH FINIS	0	440 80	0 0	Base Rate Building RCN	109.52 196,191	Quality Grade	665	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,376	2,196	1,376	Building RCNLD	190,305	Roof Cover	3	Type AC	03

Alternate Key 3746465 Parcel ID 12-23-25-1800-000-04600

#### **LCPA Property Record Card** Roll Year 2025 Status: A

PRC Run: 12/9/2024

Card#

of 1

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

				Build	ing Peri	mits		·	
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date
1000	SALECVD SALE 8041247 9731628	01-01-2013 01-01-2013 04-01-1998 04-01-1997	04-09-2014 04-09-2014 12-01-1998 12-01-1997	1 1 3,888 73,983		AVG N STAN CHECK VALUI 18X18 SCRN I SFR	E RM	04-09-2014 04-09-2014	
		Sale	es Information				Exe	mptions	

Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021169711	5853 4378 4182 1547	0255 1741 2459 2469	11-24-2021 09-06-2013 06-15-2012 09-17-1997	WD WD WD WD	Q Q U Q	01 Q U Q	 	322,300 108,500 107,000 91,100				
										Total		0.00

				value St	ımmary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
195.000	190,305	0	385.305	0	385305	0.00	385305	385305	385.305

#### Parcel Notes

99X CARL WILLIAM LUND DECEASED 122698 DC

99FC CHG CAN TO SPU RDB 042299

03 QG FROM 475 FER 102102

04 QG FROM 525 FER 020604

05 LOC FROM 100 QG FROM 575 DN 011405

11X CAROL ANN LUND 77 DECEASED 050911 FL DEATH LIST

4109/1863 ORDER DET HX FOR EST OF CAROL A LUND PROP TO CARL W LUND 50% AND CATHY MANCHESTER 50% ONLY

4182/2459 CARL W LUND AND CATHY MANCHESTER TI KRISTIE LYNN NORMAN SINGLE

13FC OPF2 TO SPF NPA SFR IN GOOD EXT COND DN 101812

4378/1741 KRISTIE LYNN NORMAN TO JARRAD CAWLEY

14FC SPU4 TO EPU HAS VINYL WINDOWS SFR IN GOOD EXT COND SEE SALES NOT ON LAKE AK3747038 AK3825117 AK3681151 SALE IS A OUTLIER DN 040914

5853/255 JARRAD BRYCE CAWLEY TO FKH SFR PROPCO I LP

22X RECEIVED ADDR CHG REQUEST FROM PREVIOUS OWNER NO CHANGES MADE INFO SCANNED LD 052422

<sup>\*\*\*</sup>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 3746457

Parcel ID 12-23-25-1800-000-04500 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0479 Comp 1 PRC Run: 12/9/2024 By

Card # of 1

**Property Location** 

Site Address 11600 KIPLING CT

**CLERMONT** FL 34711 0005 NBHD 1797

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Current Owner

SEIP CHELSEA AND NICHOLAS L BRACCO

11600 KIPLING CT

CLERMONT  $\mathsf{FL}$ 

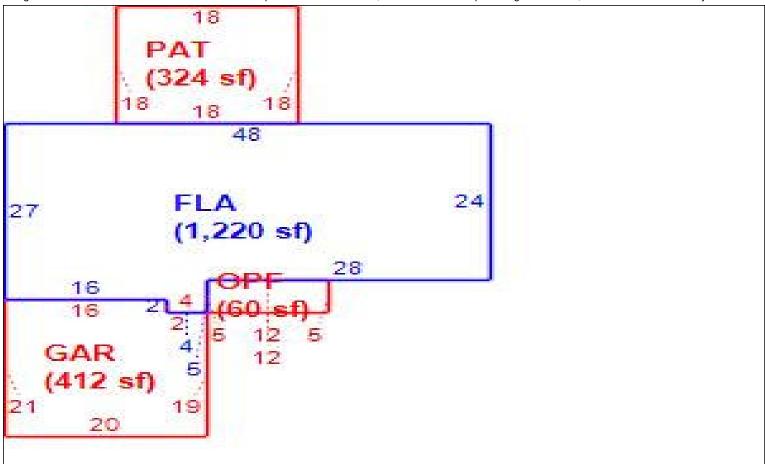
Legal Description

REAGAN'S RUN SUB LOT 45 PB 37 PGS 88-91 ORB 6192 PG 1210

34711

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	0103	0	0		1.00 LT	65,000.00	0.0000	3.00	1.000	1.000	0	195,000
	Total Acres 0.00 JV/Mkt			0		Tota	l Adj JV/Mk	ct	195,000			
Classified Acres 0 Classified JV/Mk						195,000		Classified	d Adj JV/Mk	ct		0

Sketch Bldg 1 1 of 1 Replacement Cost 172,025 Deprec Bldg Value 166,864 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,220 0	1,220 412	1220 0	Effective Area	1220	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE PATIO UNCOVERED	0	60 324	0	Base Rate Building RCN	110.06 172,025	Quality Grade	665	Half Baths	0
1 71	TATIO ONCOVERED	0	324	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS		2,016	1,220	Building RCNLD	166,864	Roof Cover	3	Type AC	03

Alternate Key 3746457
Parcel ID 12-23-25-1800-000-04500

## LCPA Property Record Card Roll Year 2025 Status: A

2024-0479 Comp 1 PRC Run: 12/9/2024 By

Card # 1 of 1

Parcel I	ID 12-2	23-25-1	800-00	0-04500	)	Rol	I Yea	r 202	25 Sta	itus: A			Card #	1	of 1
						*Onl			laneous F		alou				
Code		Descrip	tion	T	Uni		Type		nit Price	re reflected b	Effect Y	r RCN	%Good	ΙΔ	pr Value
Code		Descrip	illori		OIII	11.5	туре		III FIICE	Teal Bit	Ellect	I KON	///G00u		oi vaiue
	Building Permits														
Roll Yea	r Perm	it ID	Issue D	ate Co	omp D	Date	Am	ount	Туре		Descri	otion	Review D	ate	CO Date
											_				
Inotru	ıment No	Pool	k/Page	Sales In		ation Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Exe Description	mptions	Year	Amount
		_		+		WD	Q	01	vac/iiiip	355,000	_	HOMESTE		202	
2023						QC	Ü	U	i	333,000	050	ADDITIONAL HON		202	
		1469	0515	09-01-1		WD	Q	Q	- 1	80,900					
													T. ( )		50,000,00
													Total		50,000.00
								Va	lue Summ	ary					

				value St	лина у				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
195,000	166,864	0	361,864	0	361864	50,000.00	311864	336864	361,864

#### Parcel Notes

1677/1378 DALE R MANCHESTER & JOHN T MANCHESTER TO DALE R & CATHY A MANCHESTER HW

03 QG FROM 475 FER 102102

04 QG FROM 525 FER 020604

05 LOC FROM 85 QG FROM 575 DN 011405

6192/1210 DALE R & CATHY A MANCHESTER TO CHELSEA SEIP SINGLE AND NICHOLAS LAWRENCE BRACCO SINGLE JTWROS 24CC EFILE HX APP CP 112223

<sup>\*\*\*</sup>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 1812721

Parcel ID 35-22-25-0002-000-00500 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0479 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

**Property Location** 

Site Address 12718 COUNTY ROAD 561

CLERMONT FL 34711 0003 NBHD 0580

Mill Group

Property Use Last Inspection LPD 03-16-201 00100 SINGLE FAMILY

Current Owner

MDP REAL ESTATE OF FLORIDA LLC

38 AVE DU GENERAL MICHEL BIZOT

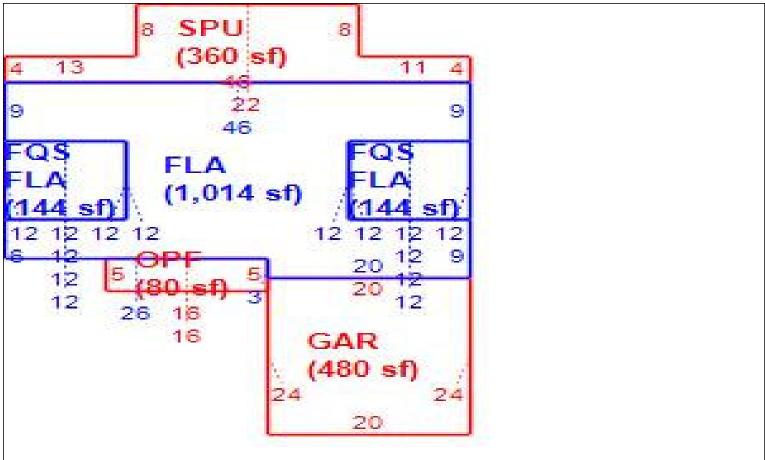
PARIS 75012

Legal Description

S 100 FT OF E 200 FT OF S 1100 FT OF N 1450 FT OF GOV LOT 1 ORB 6194 PG 242

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	0103	0	0		1.00 LT	110,000.00	0.0000	2.40	1.000	1.000	0	264,000
	Cla	Total A		0.00	JV/Mkt (Classified JV/Mkt 2				l I Adj JV/MI I Adj JV/MI			264,000 0

Sketch Bldg 1 1 of 1 Replacement Cost 131,043 Deprec Bldg Value 119,249 Multi Story 1 Sec



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1980	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA FINISHED AREA QUART	1,302 72	1,302 288	1302 72	Effective Area	1374	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	480	0	Base Rate	72.70	Quality Grade	600	Half Baths	0
	OPEN PORCH FINISHE SCREEN PORCH UNFIN	0	80 360	0	Building RCN Condition	131,043 VG	Wall Type	01	Heat Type	6
					% Good	91.00	Foundation	•	,,	1
					Functional Obsol	0	Foundation	3	Fireplaces	1
	TOTALS	1,374	2,510	1,374	Building RCNLD	119,249	Roof Cover	3	Type AC	03

Alternate Key 1812721 Parcel ID 35-22-25-0002-000-00500

#### **LCPA Property Record Card** Roll Year 2025 Status: A

Card# of 1

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Desci	ription	Units	Type Uni	t Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
DOC2	BOAT DOCK		421.00	SF	14.80	1979	1979	6231.00	50.00	3,116			
				Build	ding Peri	mits							
Roll Ye	ar Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio	n	Review Date	CO Date			
1999	00001	05-01-1998	12-01-1998	10		CK COND F	FOR '99						

			Sales Infor	mation						Exem	ptions		
Instrument N	No Bo	ok/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
202309867	75 619	4 0242	07-26-2023	B WD	Q	01	I	525,000					
201913939	93 538	7 0022	11-22-2019	TR	U	U	I	100					
201604303	30 477	1   1822	09-11-201	i   TR	U	U	I	100					
	074	4   2386	03-01-1982	2   WD	Q	Q	I	130,000					
	071	1   0131	01-01-198	WD	U	U	I	1					
											Total		0.00

				Value St	ummary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
264,000	119,249	3,116	386,365	0	386365	0.00	386365	386365	386.365

#### Parcel Notes

744/2386 GERRY & IRENE MUSTAPICK TO DAVIS E JR & SHIRLEY T FISHBACK HW

89 NBHD CHANGED FROM 3333

98FC EAG FROM 1 COND FROM AVER VERY NEGLECTED CK IN JAN 98 RS 061697

98FC LL FROM 0100 LOC FROM 500 RS 060998

99FC COND FROM POOR RS 021699

06 LOC FROM 175 FD 050106

15IT LOC FROM 200 QG FROM 400 SEE SALE AK2587482 DN 022815

4740/433 LETTERS OF ADMIN FOR EST OF DAVIS E FISHBACK JR DECEASED 020904

4771/1822 SHIRLEY T FISHBACK TTEE OF THE SHIRLEY T FISHBACK TRS DTD 112904

18IT NCI LPD 031918

5387/22 KAREN FISHBACK TTEE OF THE SHIRLEY T FISHBACK TRS DTD 112904 AS AMENDED TO KAREN FISHBACK TTEE OF THE KAREN

FISHBACK TRS DTD 091115 AS AMENDED

6194/242 KAREN FISHBACK INDIV AND AS TTEE TO MDP REAL ESTATE OF FLORIDA LLC

<sup>\*\*\*</sup>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 2947977 Parcel ID

NAVARRO MOTTA CRISTINA

8722 COUNTY ROAD 561

22-23-25-0001-000-03600

Current Owner

FL

**LCPA Property Record Card** Roll Year 2025 Status: A

2024-0479 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

**Property Location** 

Site Address 8722 COUNTY ROAD 561

Mill Group

CLERMONT 34711 NBHD 0005 4491

Property Use Last Inspection LPD 03-16-201 00100 SINGLE FAMILY

CLERMONT

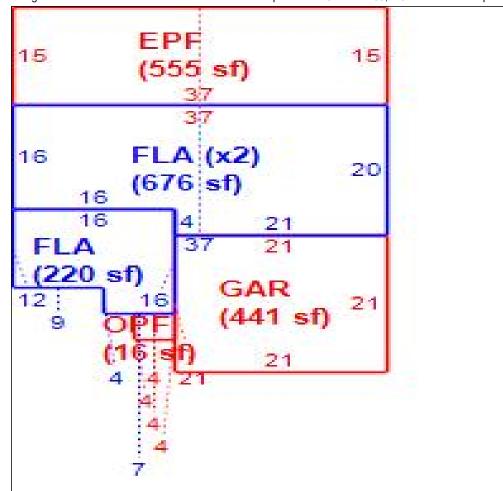
34711

Legal Description

W 130 FT OF E 390 FT OF NE 1/4 OF SE 1/4 OF NE 1/4 S OF SR 561 ORB 6108 PG 18

Lan	Land Lines    Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value		
1	0103	0	0		1.00 LT	33,500.00	0.0000	3.00	2.000	1.000	0	201,000		
	Total Acres   0.00   JV/Mkt   0   Total Adj JV/Mkt   201,000													
	Cla	assified A	cres	0	Classified JV/Mkt 20	1,000		Classifie	d Adj JV/Mk	t		0		
	Sketch													

Bldg 1 of 1 Replacement Cost 185,715 Deprec Bldg Value 169,001 1 Sec 1 Multi Story



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1990	Imp Type	R1	Bedrooms	3
EPF FLA	ENCLOSED PORCH FIN FINISHED LIVING AREA	0 1,572	555 1,572	0 1572	Effective Area	1572	No Stories	2.00	Full Baths	2
-	GARAGE FINISH OPEN PORCH FINISHE	0 0	441 16	0 0	Base Rate Building RCN	88.70 185,715	Quality Grade	650	Half Baths	0
					Condition	G	Wall Type	03	Heat Type	6
					% Good Functional Obsol	91.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,572	2,584	1,572	Building RCNLD	169,001	Roof Cover	6	Type AC	03

Alternate Key 2947977 Parcel ID 22-23-25-0001-000-03600

#### **LCPA Property Record Card** Roll Year 2025 Status: A

PRC Run: 12/9/2024

1

of 1

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

	Building Permits														
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date							
2014 2014 2010 2009 2007 1991	IMPS FUNC 2007110707 2007110707 2006080788 72652	04-01-2013 01-01-2013 05-26-2009 12-13-2008 10-06-2006 09-01-1990	04-28-2014 04-28-2014 04-13-2010 05-26-2009 02-22-2007 12-01-1990	1 1 15,488 15,488 35,000 55,022	0000	SEE 13 NOTE CK COND WALKWAY 4X96 W/10X10 OPEN DECK WALKWAY 4X96 W/10X10 OPEN DECK ELITE SCRN RM W/GLASS 10X38 SFR	04-28-2014 04-28-2014 04-13-2010 05-26-2009 02-22-2007								

·			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023029517	6108 4501 4347 4311 4276	0018 2449 0765 1371 2143	03-14-2023 06-27-2014 05-16-2013 03-12-2013 01-24-2013	WD WD WD QC CT	Q Q U U U	01 Q U U		390,000 180,000 92,000 100 100	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
									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					
201.000	169.001	0	370.001	91801	278200	50.000.00	228200	253200	370.001					

#### Parcel Notes

90 ADD IMPRS MB 060491

1527/1254 OBED FERNANDEZ AND CARIDAD FERNANDEZ TO ROSANNE BISHOP AND MARY SCHWAB JTWROS

98X FOR ROSANNE BISHOP

98FC CHGD QG FROM 350 TO 500 LOC 185 TO 225 RDB 052798

1702/918 MARY SCHWAB DEEDS HER INT TO ROSANNE BISHOP

00FC NBHD FROM 1829 LAND USE FROM 0100 CHANGE LAND TYPE FROM AC (1.65) TO LT W/LOC EAG FROM 1 FD 040100

03 QG FRMO 500 DN 092402

04 LOC FROM 125 EAG FROM 2 QG FROM 535 DN 051504

07FC DELETE CAN5 AT 100 SF ADD EPU LOC FROM 135 QG FROM 575 DN 022207

08 UPDATE LOC FROM 360 DN 012808

09FC NO WORK STARTED YET DN 052609

10FC NO WORK STARTED ON DOC DN 041310

10 UPDATE LOC FROM 390 QG FROM 600 DN 041510

11XTR ROSANNE BISHOP MOVED LEFT NO ADDR RETURN TO SENDER 083111

11X FI JMK 101111

12 UPDATE LOC FROM 196 QG FROM 635 DN 111411

4276/2143 CT VS ROSANNE BISHOP SOLD TO JPMORGAN CHASE BANK NA

13 PER MLS G4692993 SFR IS A FIXER UPPER NEEDS WORK QG FROM 625 EAG FROM 1 DN 040113

13STORM 032413 VERY MINIMAL DAMAGE A COUPLE PIECES OF VINYL SIDING FALLEN OFF NO OTHER DAMAGE SEEN CRA 032813 13FC SFR VACANT AT TIME OF FC INTERIOR IN BAD COND ALL FLOORING NEEDS REPLACED SOME WALLS APPEAR TO HAVE MOLD ON THEM

OLD APPLIANCES EXT IN GOOD COND JUST NEEDS SOME CLEANING UP OPF4 FROM 4X7 EAG FROM 1 COND FROM 3 QG FROM 625 ADD FUNC OB CK FOR 2014

CRA 032813

4311/1371 JP MORGAN CHASE BANK NA TO FEDERAL HOME LOAN MTG CORP

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