



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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Representative, Mailing address, Phone, Email, and checkboxes for property type and reason for petition.

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.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0479	Alternate Key: 3746465	Parcel ID: 12-23-25-1800-000-04600	
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 11606 KIPLING CT CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name FirstKey Homes; Cawley Jarrad	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 385,305	\$ 385,305	
2. Assessed or classified use value, *if applicable	\$ 366,260	\$ 366,260	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 366,260	\$ 366,260	

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

Last Sale Date 11/24/2021 **Price:** \$322,300 Arm's Length Distressed Book 5853 Page 255

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3746465	3746457	1812721	2947977
Address	11606 KIPLING CT CLERMONT	11600 KIPLING CT CLERMONT	12718 COUNTY ROAD 561 CLERMONT	8722 COUNTY ROAD 561 CLERMONT
Proximity		0.03 Miles	2.53 Miles	2.67 Miles
Sales Price		\$355,000	\$525,000	\$390,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	2.00%	3.60%
Adjusted Sale		\$307,430	\$456,750	\$345,540
\$/SF FLA	\$280.02 per SF	\$251.99 per SF	\$332.42 per SF	\$219.81 per SF
Sale Date		8/7/2023	7/26/2023	3/14/2023
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	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	0	Open Finished	0	Open Finished	0
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
Adj. Sales Price	Market Value \$385,305 Value per SF 280.02	Adj Market Value \$315,230		Adj Market Value \$441,234		Adj Market Value \$335,740	

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.

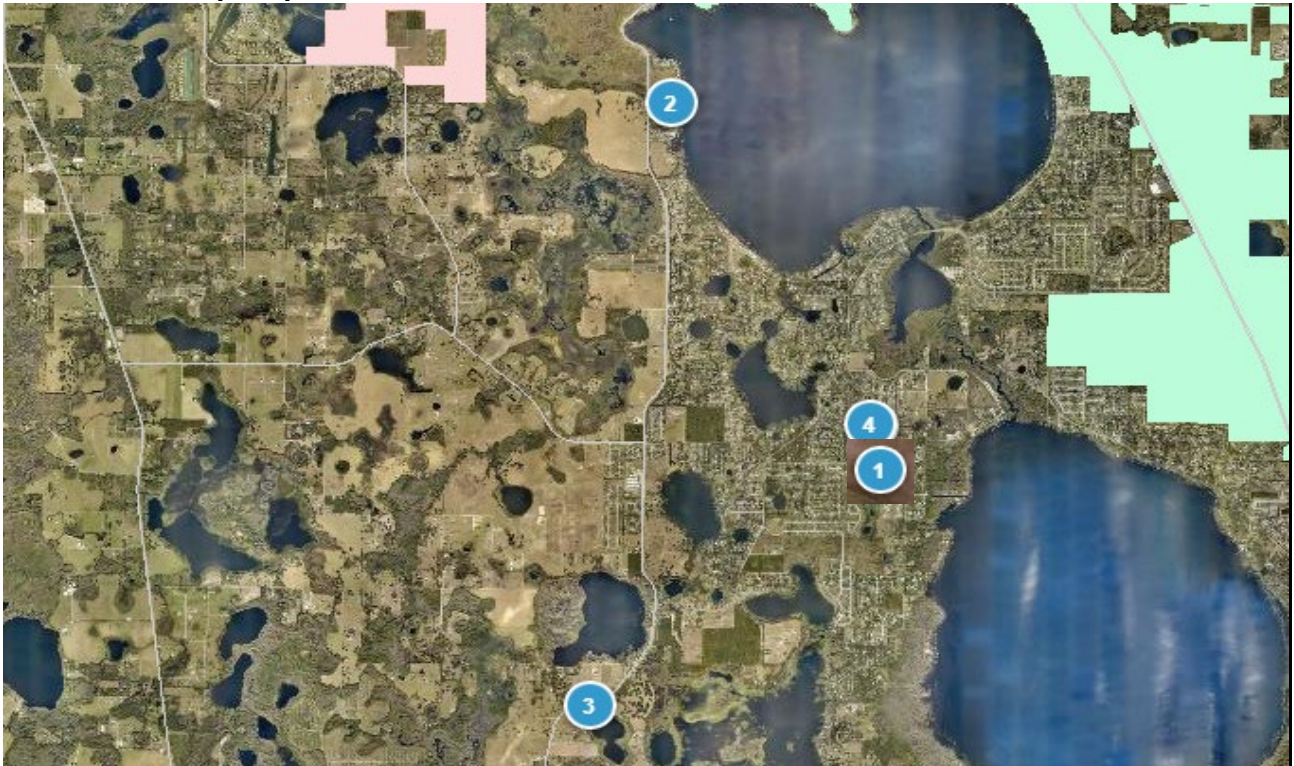
Petition comps are not lake front. However, lake front comps are low.

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: 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**

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

2024-0479 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

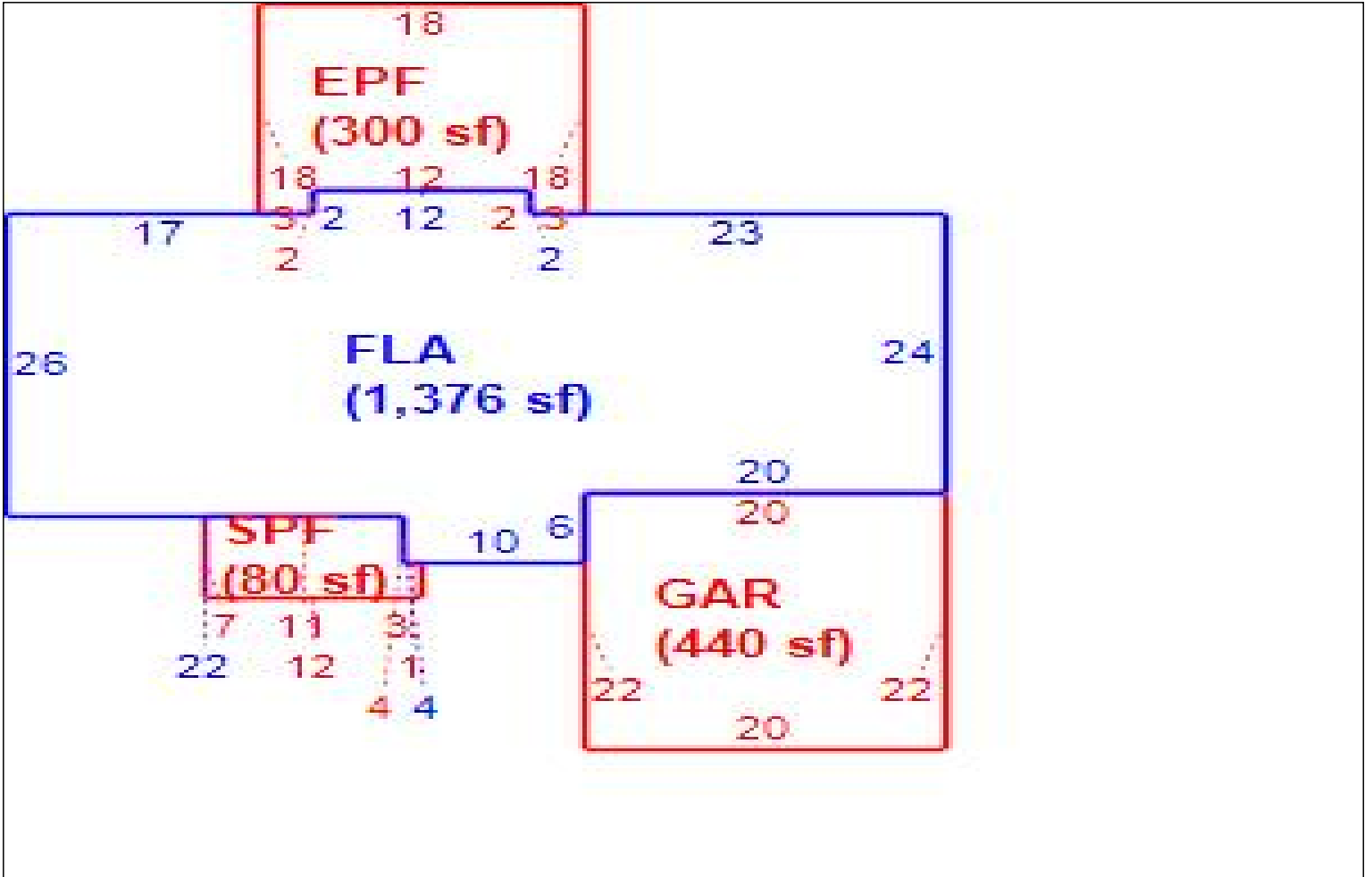
Current Owner		
FKH SFR PROPCO I LP		
1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

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

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

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	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		Total Adj JV/Mkt		195,000		
Classified Acres		0		Classified JV/Mkt		195,000		Classified Adj JV/Mkt		0		

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



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

2024-0479 Subject
 PRC Run: 12/9/2024 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	
2014	SALECV	01-01-2013	04-09-2014	1	0098	AVG N STANDARD	04-09-2014		
2014	SALE	01-01-2013	04-09-2014	1	0099	CHECK VALUE	04-09-2014		
1999	8041247	04-01-1998	12-01-1998	3,888	0000	18X18 SCR N RM			
1998	9731628	04-01-1997	12-01-1997	73,983	0000	SFR			

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

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 # 1 of 1

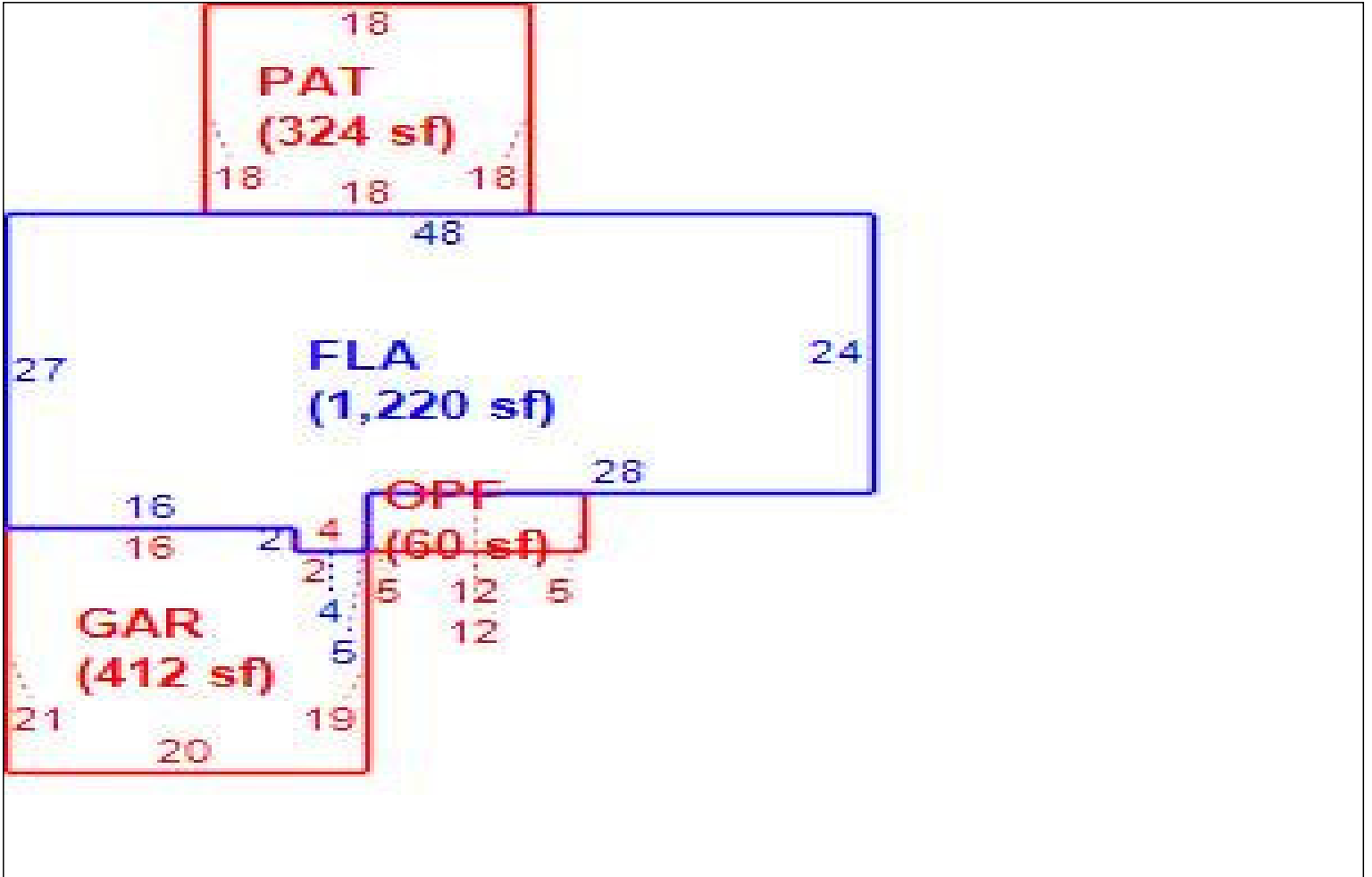
Current Owner		
SEIP CHELSEA AND NICHOLAS L BRACCO		
11600 KIPLING CT		
CLERMONT	FL	34711

Property Location			
Site Address 11600 KIPLING CT			
CLERMONT FL 34711			
Mill Group	0005	NBHD	1797
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

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

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	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		Total Adj JV/Mkt		195,000		
Classified Acres		0		Classified JV/Mkt		195,000		Classified Adj JV/Mkt		0		

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



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,220	1,220	1220	1997	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	412	0	110.06	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	60	0	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	324	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,220	2,016	1,220	0	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

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	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023097430	6192	1210	08-07-2023	WD	Q	01	I	355,000	039	HOMESTEAD	2024	25000
	1677	1378	11-20-1998	QC	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	1469	0515	09-01-1996	WD	Q	Q	I	80,900				
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	
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

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

Current Owner
MDP REAL ESTATE OF FLORIDA LLC
38 AVE DU GENERAL MICHEL BIZOT
PARIS 75012

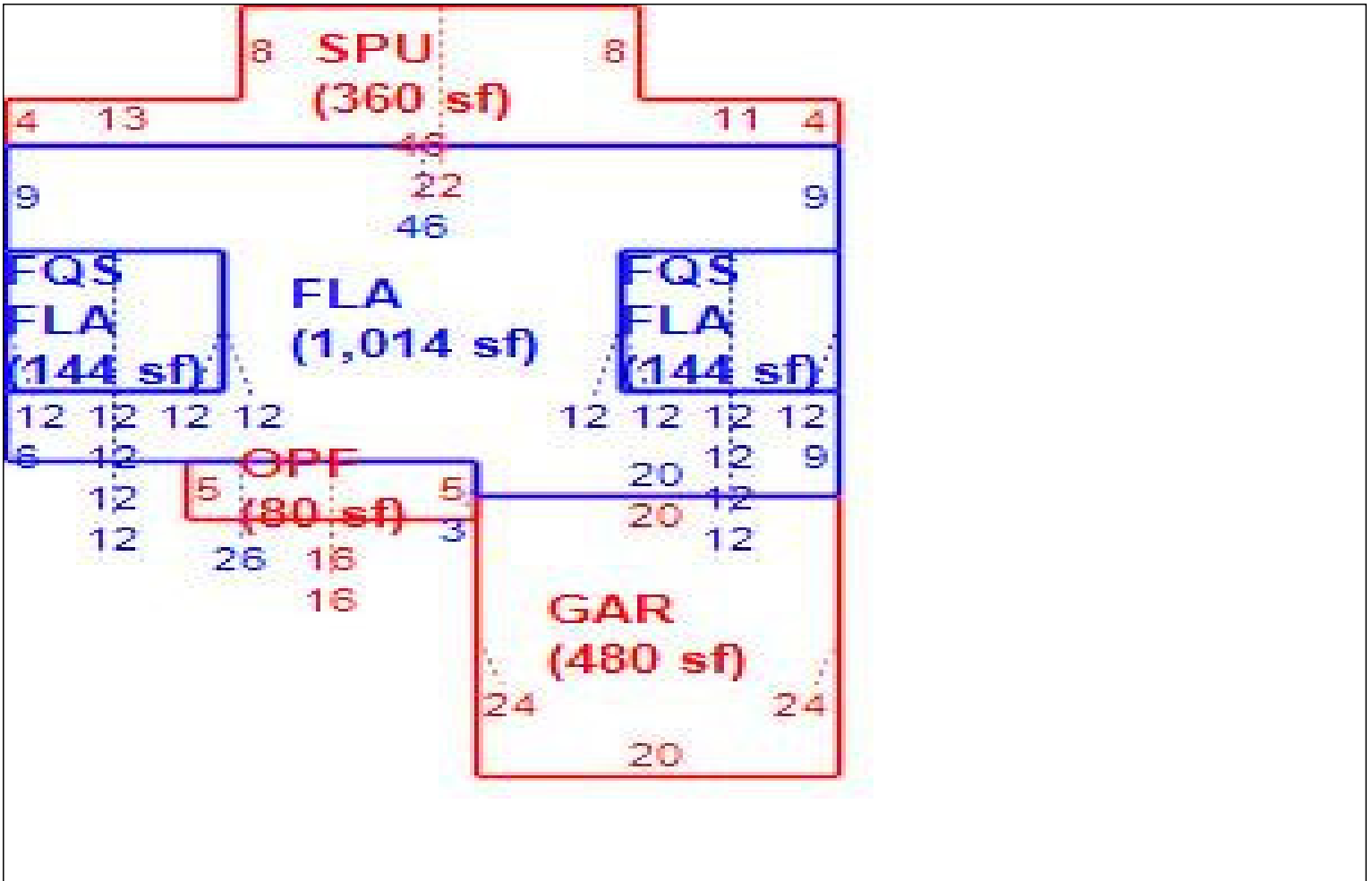
Property Location
Site Address 12718 COUNTY ROAD 561
CLERMONT FL 34711
Mill Group 0003 NBHD 0580

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

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

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
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		264,000		
Classified Acres		0		Classified JV/Mkt		264,000		Classified Adj JV/Mkt		0		

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



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

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

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1999	00001	05-01-1998	12-01-1998	10	0000	CK COND FOR '99			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023098675	6194	0242	07-26-2023	WD	Q	01	I	525,000				
2019139393	5387	0022	11-22-2019	TR	U	U	I	100				
2016043030	4771	1822	09-11-2015	TR	U	U	I	100				
	0744	2386	03-01-1982	WD	Q	Q	I	130,000				
	0711	0131	01-01-1981	WD	U	U	I	1				
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	
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

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 22-23-25-0001-000-03600

LCPA Property Record Card
Roll Year 2025 Status: A

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

Card # 1 of 1

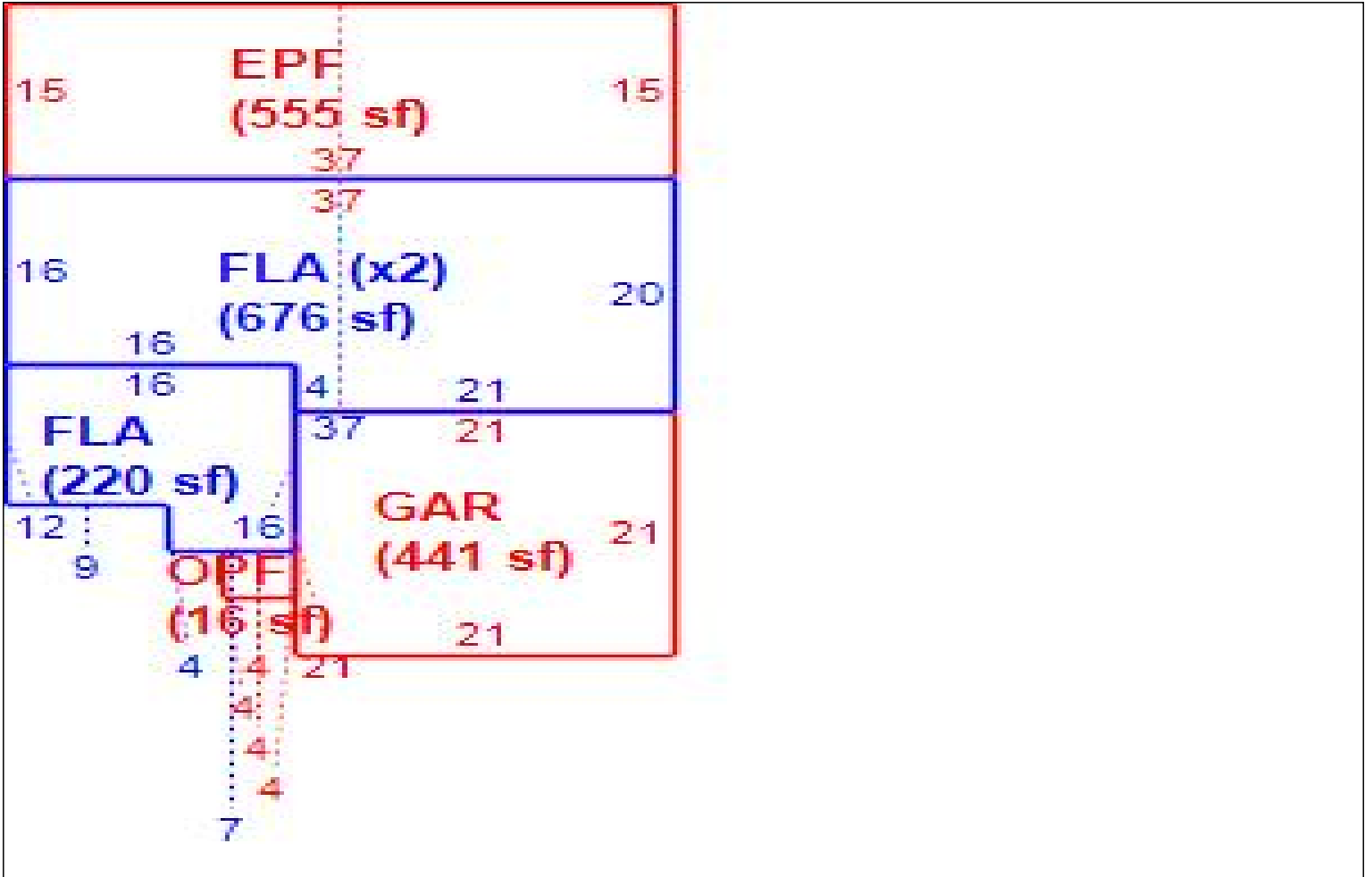
Current Owner		
NAVARRO MOTTA CRISTINA		
8722 COUNTY ROAD 561		
CLERMONT	FL	34711

Property Location		
Site Address 8722 COUNTY ROAD 561		
CLERMONT FL 34711		
Mill Group	0005	NBHD 4491
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-16-201

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

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	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		
Classified Acres		0		Classified JV/Mkt		201,000		Classified Adj JV/Mkt		0		

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



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

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0479 Comp 3
PRC Run: 12/9/2024 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	
2014	IMPS	04-01-2013	04-28-2014	1	0008	SEE 13 NOTE	04-28-2014		
2014	FUNC	01-01-2013	04-28-2014	1	0008	CK COND	04-28-2014		
2010	2007110707	05-26-2009	04-13-2010	15,488	0003	WALKWAY 4X96 W/10X10 OPEN DECK	04-13-2010		
2009	2007110707	12-13-2008	05-26-2009	15,488	0000	WALKWAY 4X96 W/10X10 OPEN DECK	05-26-2009		
2007	2006080788	10-06-2006	02-22-2007	35,000	0000	ELITE SCRNM RM W/GLASS 10X38	02-22-2007		
1991	72652	09-01-1990	12-01-1990	55,022	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023029517	6108	0018	03-14-2023	WD	Q	01	I	390,000	039	HOMESTEAD	2024	25000
	4501	2449	06-27-2014	WD	Q	Q	I	180,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4347	0765	05-16-2013	WD	U	U	I	92,000				
	4311	1371	03-12-2013	QC	U	U	I	100				
	4276	2143	01-24-2013	CT	U	U	I	100				
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

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.