



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3862314**

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 # 2024-0482	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information FKH SFIR PROPCO I LP.			
Taxpayer name: FirstKey Homes; Allender Justin G		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 #	14-24-26-0101-000-03200 3643 RYEGRASS STREET
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a <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

Petition # 2024-0482	Alternate Key: 3862314	Parcel ID: 14-24-26-0101-000-03200
Petitioner Name Ryan, llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 3643 RYEGRASS ST CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name FKH sfr propco 1 pl	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 401,616	\$ 401,616
2. Assessed or classified use value, *if applicable	\$ 401,616	\$ 401,616
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 401,616	\$ 401,616

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

Last Sale Date 12/31/2021 **Price:** \$371,000 Arm's Length Distressed Book 5872 Page 2106

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3862314	3905920	3862155	3862128
Address	3643 RYEGRASS ST CLERMONT	16460 CENTIPEDE ST CLERMONT	16350 SAINT AUGUSTINE ST	16322 SAINT AUGUSTINE ST
Proximity		same sub	same sub	same sub
Sales Price		\$398,000	\$380,000	\$370,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	0.40%	4.40%
Adjusted Sale		\$351,036	\$324,520	\$330,780
\$/SF FLA	\$232.42 per SF	\$188.93 per SF	\$186.94 per SF	\$190.54 per SF
Sale Date		4/17/2023	11/20/2023	1/31/2023
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	1,728	1,858	-6500	1,736	-400	1,736	-400
Year Built	2012	2018		2013		2013	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	yes	yes		yes		yes	
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	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		-Net Adj. 1.9%	-6500	-Net Adj. 0.1%	-400	-Net Adj. 0.1%	-400
		Gross Adj. 1.9%	6500	Gross Adj. 0.1%	400	Gross Adj. 0.1%	400
Adj. Sales Price	Market Value \$401,616	Adj Market Value	\$344,536	Adj Market Value	\$324,120	Adj Market Value	\$330,380
	Value per SF 232.42						

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

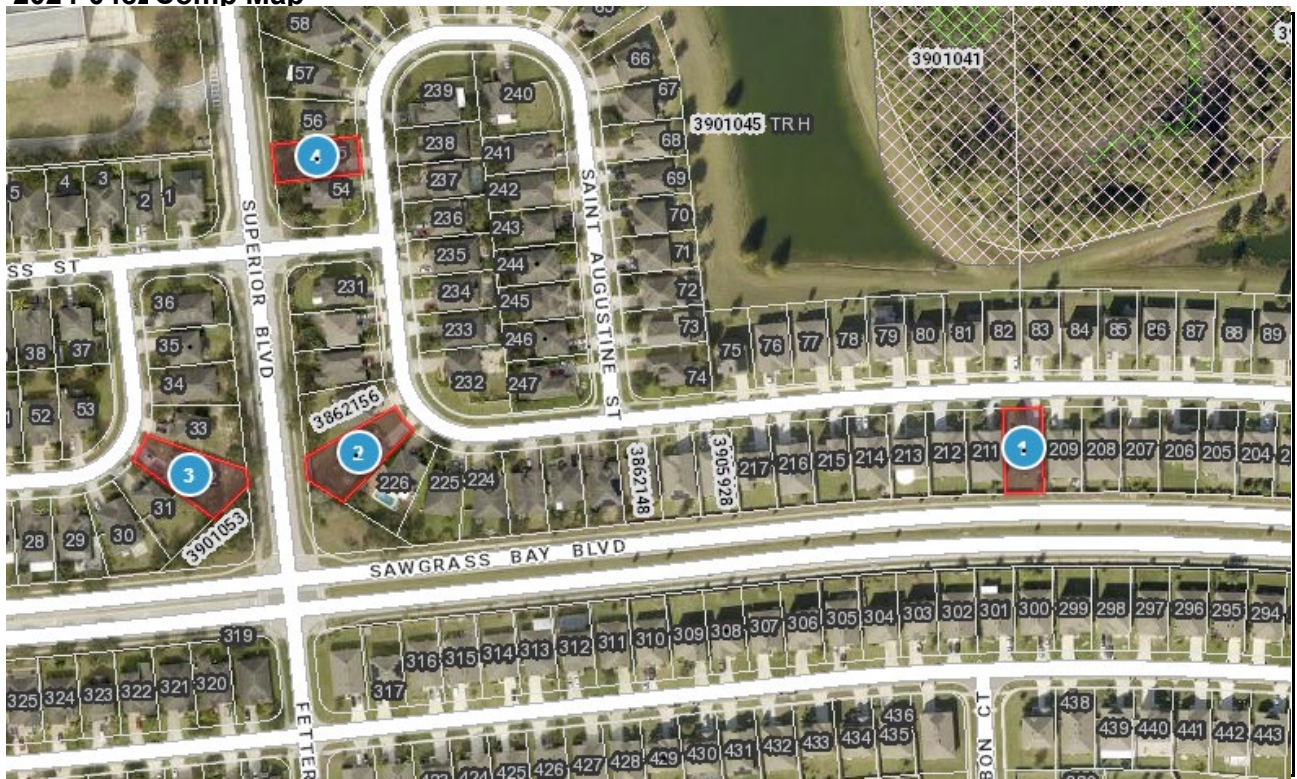
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps: I recommend a change to value for the petitioner.

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: Mohamed Shariff

DATE 12/3/2024

2024-0482 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3905920	16460 CENTIPEDE ST CLERMONT	same sub
2	comp 2	3862155	16350 SAINT AUGUSTINE ST CLERMONT	same sub
3	subject	3862314	3643 RYEGRASS ST CLERMONT	-
4	comp 3	3862128	16322 SAINT AUGUSTINE ST CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3862314
Parcel ID 14-24-26-0101-000-03200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0482 Subject
PRC Run: 12/3/2024 By mshariff
Card # 1 of 1

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

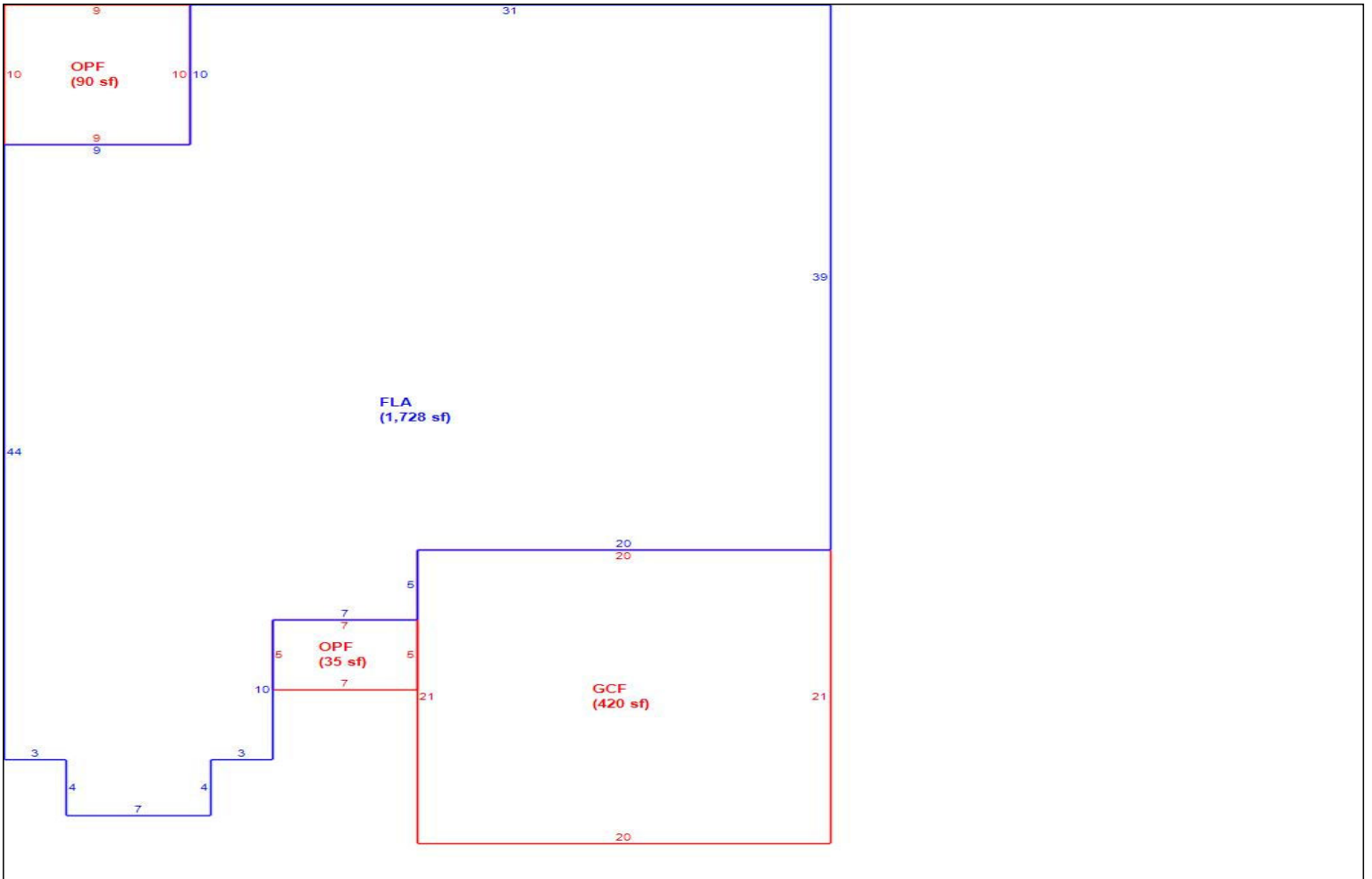
subject

Property Location			
Site Address 3643 RYEGRASS ST			
CLERMONT FL 34714			
Mill Group	GL05	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
SAWGRASS BAY PHASE 1B PB 61 PG 38-41 LOT 32 ORB 5872 PG 2106

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 310,944	Deprec Bldg Value 301,616	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	1,728	1,728	1728	2012				
GAR	GARAGE FINISH	0	420	0	Effective Area	1728	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	125	0	Base Rate	148.48	Quality Grade	750	Half Baths 0
					Building RCN	310,944	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					Building RCNLD	301,616			

Alternate Key 3862314
 Parcel ID 14-24-26-0101-000-03200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0482 Subject
 PRC Run: 12/3/2024 By mshariff
 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	
2013	2011110397	01-01-2012	07-02-2012	148,525	0001	SFR 3643 RYEGRASS ST	07-02-2012		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2022003564	5872	2106	12-31-2021	WD	Q	01	I	371,000				
	4527	2223	08-18-2014	QC	U	U	I	100				
	4180	0875	06-21-2012	WD	Q	Q	I	153,800				
	4069	1329	08-30-2011	MR	U	M	V	100				
	4069	1318	08-26-2011	FS	U	M	V	2,550,000				
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	301,616	0	401,616	0	401616	0.00	401616	401616	392,034	

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 3905920
Parcel ID 14-24-26-0103-000-21000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0482 Comp 1
PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
ALMEIDA DAVI F & CELIA A S		
3265 SAINT BARTS LN		
CLERMONT	FL	34711

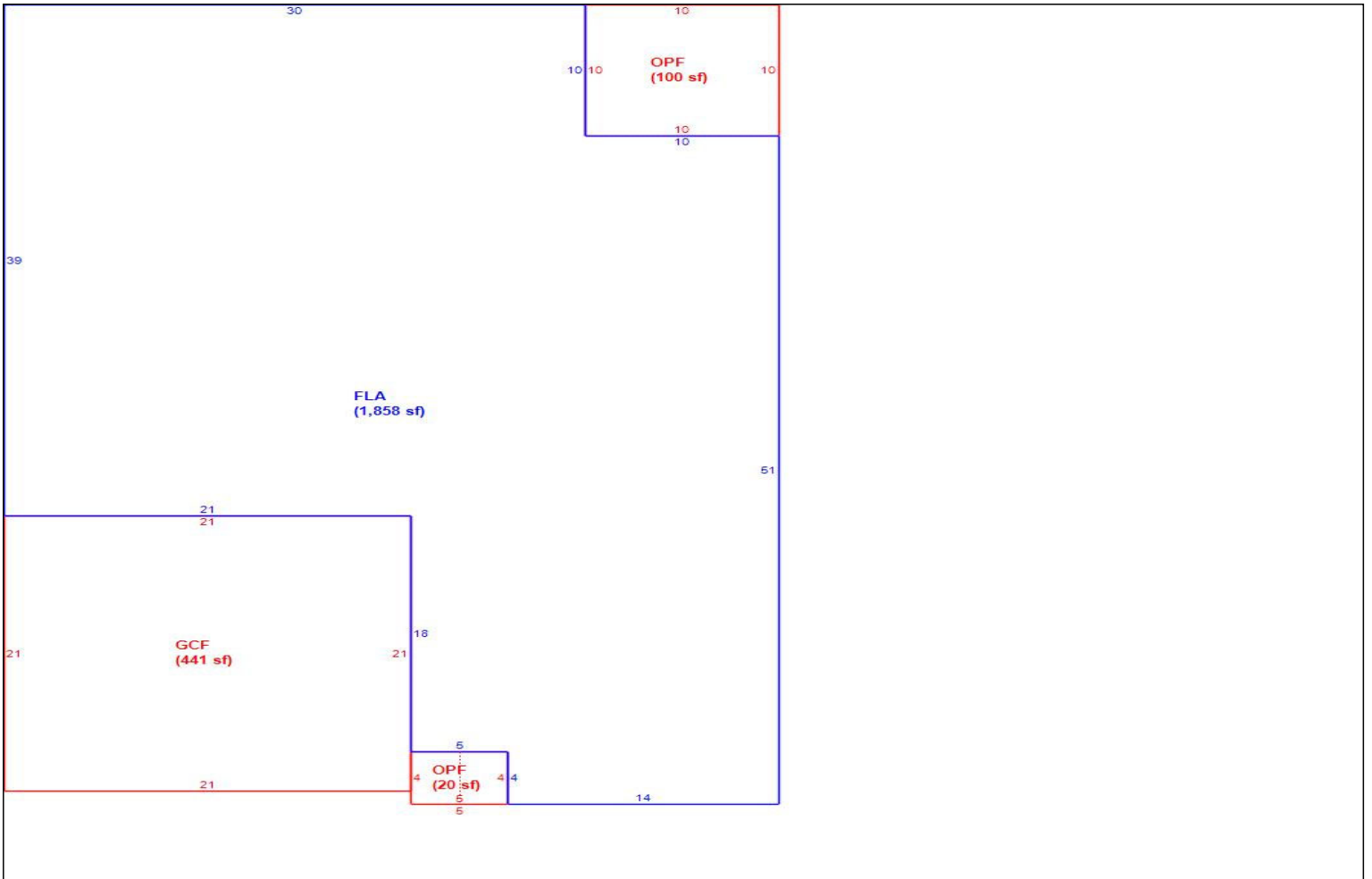
comp 1

Property Location		
Site Address 16460 CENTIPEDE ST		
CLERMONT FL 34714		
Mill Group	GL05	NBHD 0582
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 08-10-202

Legal Description
SAWGRASS BAY PHASE 2B PB 68 PG 77-79 LOT 210 ORB 6133 PG 351

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 250,025
		Deprec Bldg Value 242,524	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	1,858	1,858	1858	2018	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	112.00	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	120	0	250,025	Wall Type	03	Heat Type	6
						Foundation	3	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	242,524	Type AC	03
TOTALS		1,858	2,419	1,858					

Alternate Key 3905920
 Parcel ID 14-24-26-0103-000-21000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0482 Comp 1
 PRC Run: 12/3/2024 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	
2019	2017101231	01-01-2018	08-07-2018	246,287	0001	SFR 1842SF 16460 CENTIPEDE ST	08-07-2018		

Sales Information										Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023049605	6133	0351	04-17-2023	WD	Q	01	I	398,000					
2018074899	5131	0987	06-20-2018	WD	Q	Q	I	256,900					
Total											0.00		

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
100,000	242,524	0	342,524	0	342524	0.00	342524	342524	334,753	

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Alternate Key 3862155
 Parcel ID 14-24-26-0100-000-22700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0482 Comp 2
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
COMPTON MICHAEL & CRYSTAL		
16350 SAINT AUGUSTINE ST		
CLERMONT	FL	34714

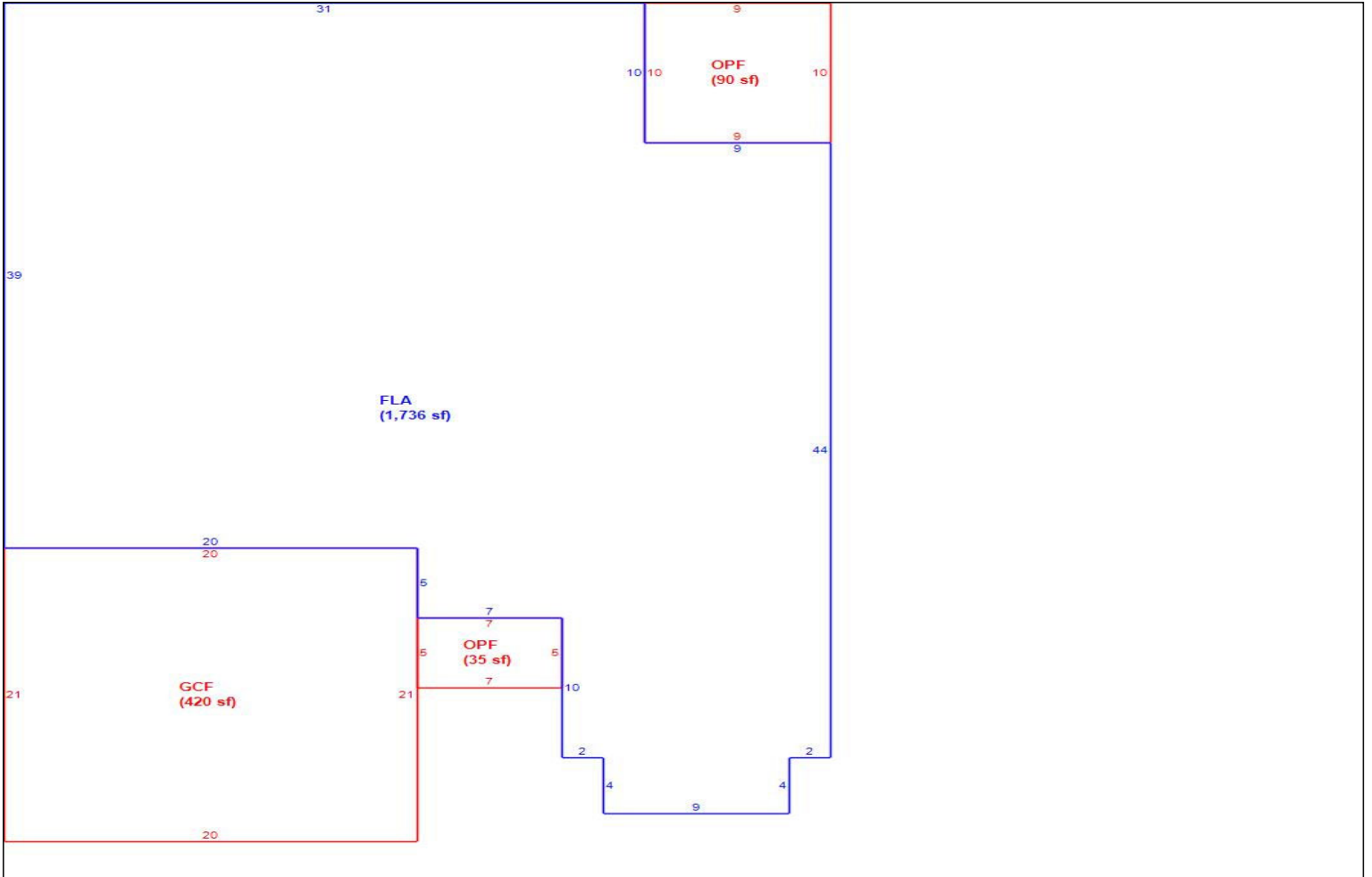
comp 2

Property Location			
Site Address 16350 SAINT AUGUSTINE ST			
CLERMONT		FL 34714	
Mill Group	GL05	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	08-01-202

Legal Description
SAWGRASS BAY PHASE 1A PB 61 PG 30-32 LOT 227 ORB 6251 PG 105

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 236,176
		Deprec Bldg Value	229,091
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2013	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,736	1,736	1736	Effective Area	1736	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	112.34	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	125	0	Building RCN	236,176	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		1,736	2,281	1,736	Building RCNLD	229,091				

Alternate Key 3862155
 Parcel ID 14-24-26-0100-000-22700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0482 Comp 2
 PRC Run: 12/3/2024 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	2013030325	03-28-2013	02-27-2014	180,180	0001	SFR 16350 SAINT AUGUSTINE ST	02-27-2014		
2014	SALECVD	01-01-2013	05-12-2014	1	0098	NEW N STANDARD	02-27-2014		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023147003	6251	0105	11-20-2023	WD	Q	01	I	380,000	039	HOMESTEAD	2024	25000
	4704	0361	10-09-2015	WD	Q	Q	I	189,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4365	2396	07-23-2013	WD	Q	Q	I	171,100				
	4069	1329	08-30-2011	MR	U	M	V	100				
	4069	1318	08-26-2011	FS	U	M	V	2,550,000				
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	229,091	0	329,091	0	329091	50,000.00	279091	304091	321,830	

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Alternate Key 3862128
Parcel ID 14-24-26-0100-000-05500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0482 Comp 3
PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
PMN RESIDENTIAL BUYER LLC		
PO BOX 4090		
SCOTTSDALE	AZ	85261-4090

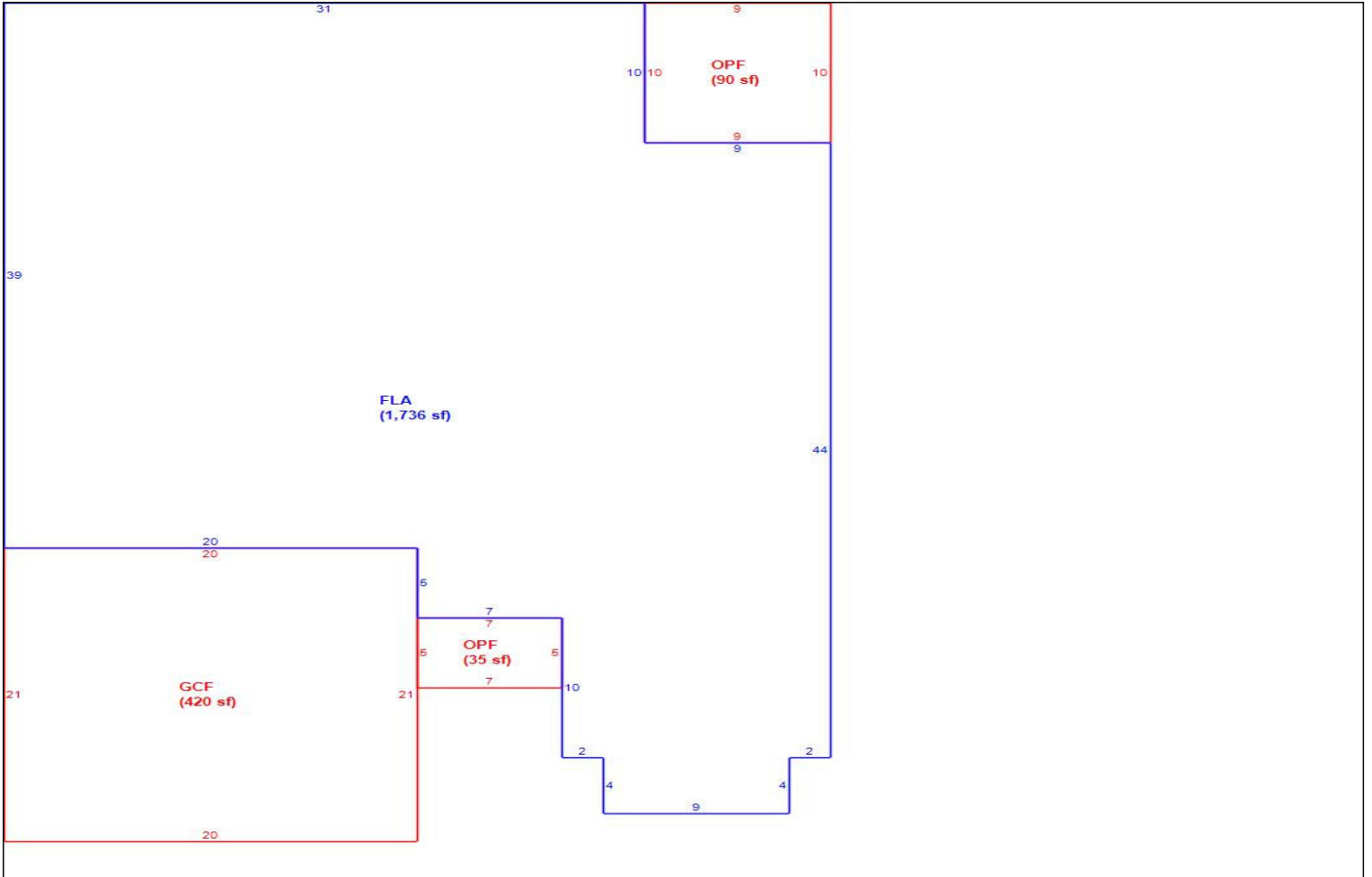
comp 3

Property Location			
Site Address	16322 SAINT AUGUSTINE ST		
	CLERMONT	FL	34714
Mill Group	GL05	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	07-29-202

Legal Description
SAWGRASS BAY PHASE 1A PB 61 PG 30-32 LOT 55 ORB 6089 PG 1394

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 236,176	Deprec Bldg Value 229,091	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2013	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,736	1,736	1736	Effective Area	1736	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	112.34	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	125	0	Building RCN	236,176	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		1,736	2,281	1,736	Building RCNLD	229,091				

Alternate Key 3862128
 Parcel ID 14-24-26-0100-000-05500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0482 Comp 3
 PRC Run: 12/3/2024 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	
2014	2013030319	03-29-2013	02-27-2014	180,180	0001	SFR 16322 SAINT AUGUSTINE ST	02-27-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023013991	6089	1394	01-31-2023	WD	Q	01	I	370,000				
	4391	1140	09-13-2013	WD	Q	Q	I	188,100				
	4069	1329	08-30-2011	MR	U	M	V	100				
	4069	1318	08-26-2011	FS	U	M	V	2,550,000				
	4069	1326	08-23-2011	QC	U	M	V	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	
100,000	229,091	0	329,091	0	329091	0.00	329091	329091	321,830	

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