



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3815727**

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 #	2024-0483	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: FirstKey Homes;		FKHSFR PROPCO A LP	
Mailing address for notices		Representative: Ryan, LLC c/o Robert Peyton	
	Ryan, LLC	Parcel ID and physical address or TPP account #	15-22-25-1306- 000-16300
	16220 North Scottsdale Rd, Ste 650		9550 Water Orchid Ave
	Scottsdale, AZ 85254	Email	ResidentialAppeals@ryan.com
Phone	954-740-6240		
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 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 checked="" 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 # 2024-0483	Alternate Key: 3815727	Parcel ID: 15-22-25-1306-000-16300
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 9550 WATER ORCHID AVE CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name FirstKey Homes; FKHSFR PROPCO A LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 369,638	\$ 369,638
2. Assessed or classified use value, *if applicable	\$ 286,800	\$ 286,800
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 286,800	\$ 286,800

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

Last Sale Date 2/14/2020 **Price:** \$256,000 Arm's Length Distressed Book 5424 Page 619

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3815727	3432061	3909933	3815717
Address	9550 WATER ORCHID AVE	9906 SPRING LAKE DR CLERMONT	16222 OAK BREEZE CT CLERMONT	9543 WATER ORCHID AVE
Proximity		1.22 Miles	0.84 Miles	0.04 Miles
Sales Price		\$539,900	\$575,000	\$381,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	2.40%	2.00%
Adjusted Sale		\$469,713	\$502,550	\$331,470
\$/SF FLA	\$156.10 per SF	\$207.38 per SF	\$220.32 per SF	\$149.04 per SF
Sale Date		7/28/2023	6/22/2023	7/10/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,368	2,265	5150	2,281	4350	2,224	7200
Year Built	2003	1995	0	2018	0	2003	0
Constr. Type	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
Condition	Good	Good	0	Good	0	Good	0
Baths	2.1	2.0	1000	3.0	-1000	2.1	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	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	none	none	0	none	0	none	0
Site Size							
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 2.9%	-13850	Net Adj. 0.7%	3350	Net Adj. 2.2%	7200
		Gross Adj. 5.6%	26150	Gross Adj. 1.1%	5350	Gross Adj. 2.2%	7200
Adj. Sales Price	Market Value \$369,638	Adj Market Value	\$455,863	Adj Market Value	\$505,900	Adj Market Value	\$338,670
	Value per SF 156.10						

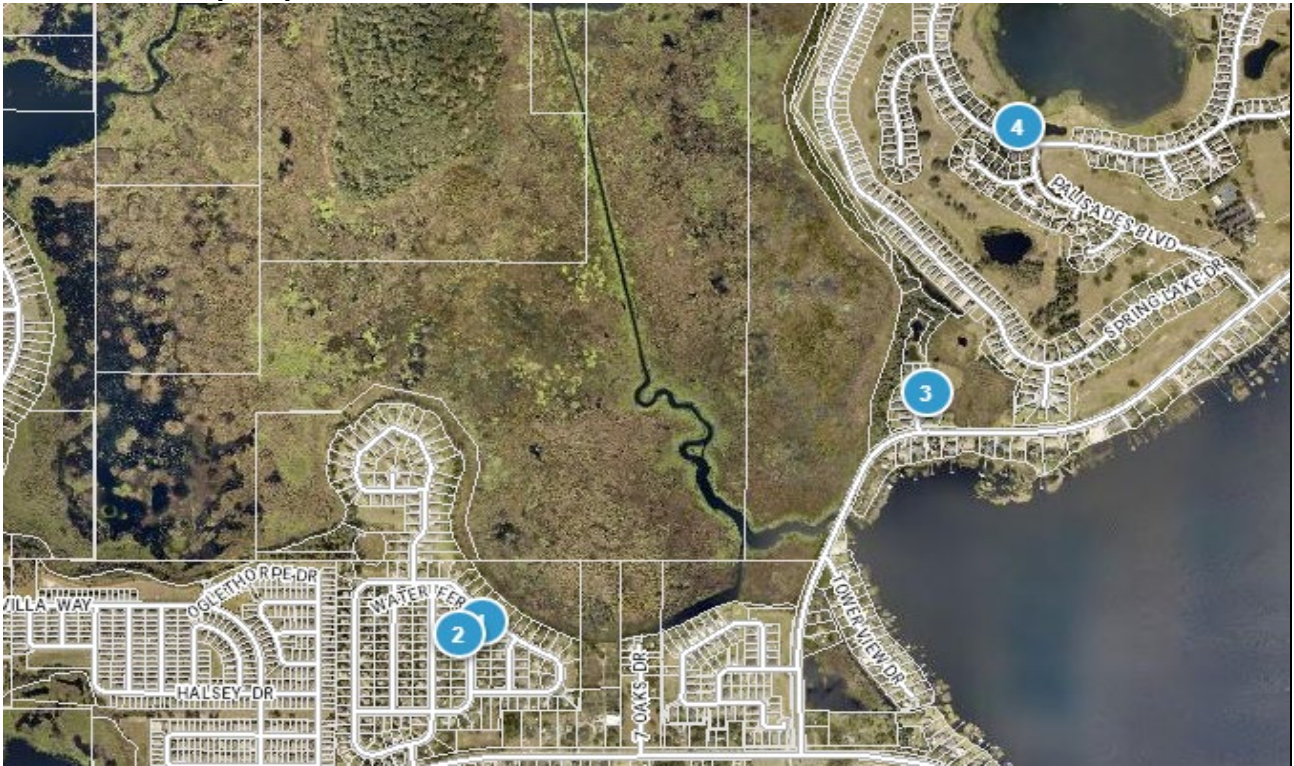
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

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

2024-0483 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3815727	9550 WATER ORCHID AVE CLERMONT	-
2	comp 3	3815717	9543 WATER ORCHID AVE CLERMONT	0.04
3	comp 2	3909933	16222 OAK BREEZE CT CLERMONT	0.84
4	comp 1	3432061	9906 SPRING LAKE DR CLERMONT	1.22
5				
6				
7				
8				

Alternate Key 3815727
 Parcel ID 15-22-25-1306-000-16300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0483 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

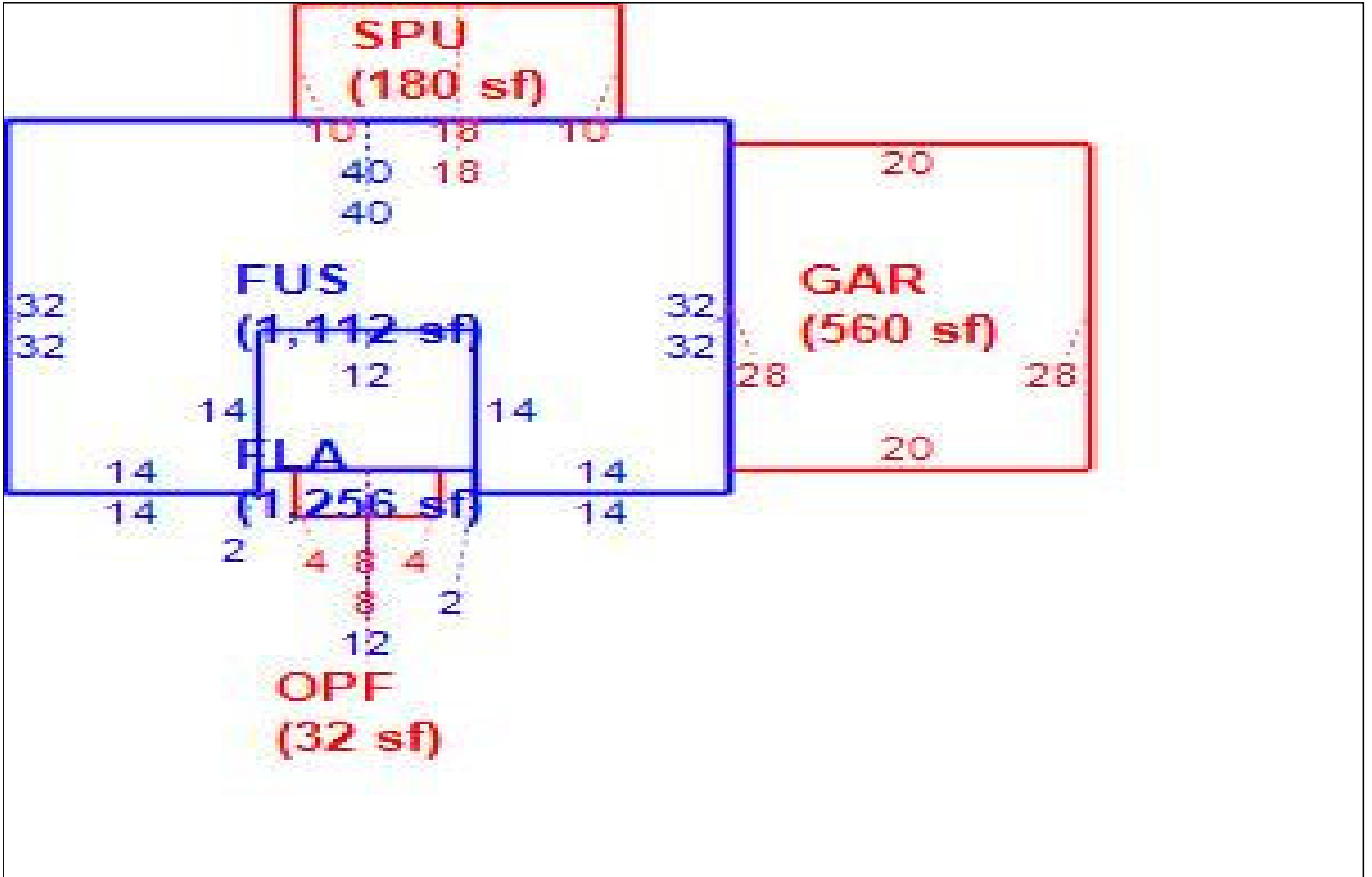
Current Owner		
FKH SFR PROPCO A LP C/O FIRST KEY HOMES LLC 1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location			
Site Address	9550 WATER ORCHID AVE		
	CLERMONT	FL	34711
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	BDK	01-01-202

Legal Description
MARSH HAMMOCK PHASE III PB 48 PG 57-58 LOT 163 ORB 5424 PG 619 ORB 5531 PG 1151

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	35,000.00	0.0000	2.50	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500		
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 290,864
Deprec Bldg Value 282,138		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4		
FLA	FINISHED LIVING AREA	1,256	1,256	1256	2003						
FUS	FINISHED AREA UPPER	1,112	1,112	1112	Effective Area	2368	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	560	0	Base Rate	101.35	Quality Grade	665	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN	290,864	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	180	0	Condition	EX	Foundation	3	Fireplaces	0	
					% Good	97.00	Roof Cover	3	Type AC	03	
					Functional Obsol	0					
TOTALS		2,368	3,140	2,368	Building RCNLD	282,138					

Alternate Key 3815727
 Parcel ID 15-22-25-1306-000-16300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0483 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	
2004	00001	01-01-2003	11-25-2003	1	0000	SFR FOR 04			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2020093861	5531 1151	08-05-2020	WD	U	11	I	0					
2020020802	5424 0619	02-14-2020	WD	Q	01	I	256,000					
	4607 1442	03-30-2015	WD	Q	Q	I	186,000					
	2338 0795	05-16-2003	WD	Q	Q	I	149,900					
	2260 2402	01-22-2003	WD	U	M	V	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	
87,500	282,138	0	369,638	54158	315480	0.00	315480	369638	369,638	

Parcel Notes

04FC FLA IS 2STY JMK 112503
 06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND
 4607/1442 ANTHONY AUBAIN & MARISOL ROSADO TO JOSHUA ANTHONY CHANDLER SINGLE
 15X COURTESY HX CARD SENT 052115
 20X JOSHUA CHANDLER MOVED APPLIED FOR HX & PORT ON AK2915731 DB 030320
 5424/619 JOSHUA ANTHONY CHANDLER TO CERBERUS SFR HOLDINGS III LP
 5531/1151 FKH SFR PROPCO A L.P FKA CERBERUS SFR HOLDINGS III L.P TO FKH SFR PROPCO A L.P C/O FIRST KEY HOMES LLC
 5531/1151 M SALE INCL 14 LOTS IN VARIOUS SUBS
 21IT FLA2 TO FUS BDK 072420
 21 MLS G5025104 SFR IS IN GOOD CONDITION BDK 072420
 21 2FIX FROM 0 3FIX FROM 1 4FIX FROM 1 BEDS FROM 3 BDK 072420
 23BILL CORRECTION 2023-0079 AGREED REDUCTION FOR PETITION WITHDRAWAL TJW 020724

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Alternate Key 3432061
 Parcel ID 11-22-25-1005-000-12700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0483 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

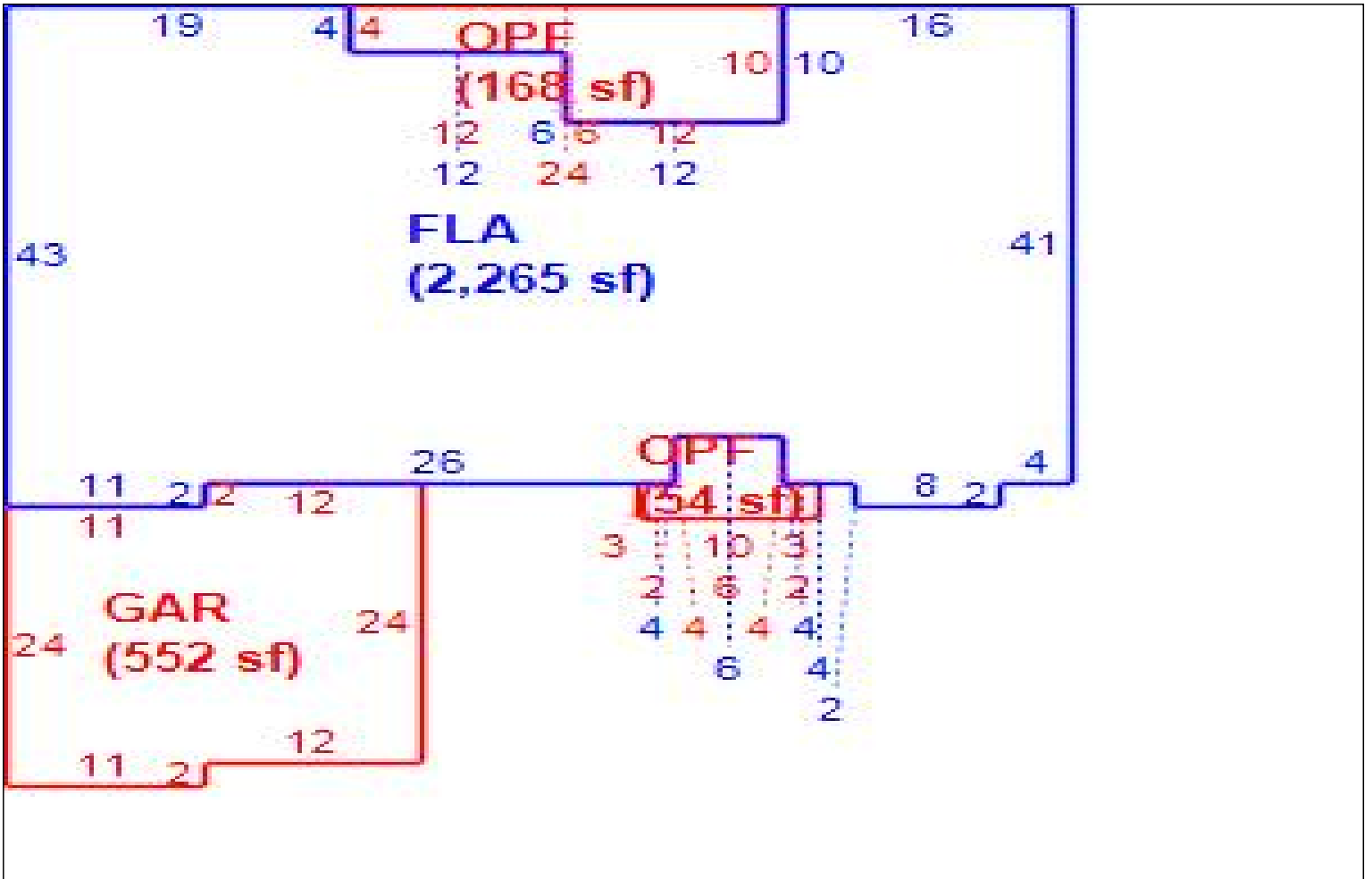
Current Owner		
GUTTRICH JODIE L AND JILL HOYLE		
9906 SPRING LAKE DR		
CLERMONT	FL	34711

Property Location		
Site Address 9906 SPRING LAKE DR		
CLERMONT FL 34711		
Mill Group	0003	NBHD 4508
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 03-29-202

Legal Description
 PALISADES PHASE I LOT 127 PB 32 PG 55-57 ORB 6191 PG 708

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	62,000.00	0.0000	1.65	1.000	1.000	0	102,300
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		102,300		
Classified Acres		0		Classified JV/Mkt		102,300		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 314,098 Deprec Bldg Value 304,675 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	2,265	2,265	2265	1995	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	552	0	116.40	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	222	0	314,098	Wall Type	03	Heat Type	6
TOTALS		2,265	3,039	2,265	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					304,675				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	336.00	SF	35.00	1995	1995	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	574.00	SF	5.38	1995	1995	3088.00	70.00	2,162
SEN2	SCREEN ENCLOSED STRUCTURE	1693.00	SF	3.50	1995	1995	5926.00	40.00	2,370
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1995	1995	6000.00	50.00	3,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	DENY39	01-01-2023		1	0030	R3			
2022	SALE	01-01-2021	03-29-2022	1	0099	CHECK VALUE			
2015	IMPS	01-01-2014	01-26-2015	1	0008	PER CALL FROM OWNER CK SF OF S	01-23-2015		
2007	SALE	01-01-2006	10-11-2006	1	0000	CHECK VALUES	10-11-2006		
1996	9503447	06-01-1995	12-01-1995	3,400	0000	SEN FOR POOL			
1996	9500947	02-01-1995	12-01-1995	83,539	0000	SFR & POL			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023096337	6191	0708	07-28-2023	WD	Q	01	I	539,900	039	HOMESTEAD	2024	25000
2021052695	5689	1105	03-15-2021	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2021037136	5667	0098	03-15-2021	WD	Q	01	I	380,000				
2020014561	5416	1783	02-03-2020	WD	U	11	I	100				
2016044451	4773	1301	04-29-2016	WD	Q	Q	I	245,000				
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	
102,300	304,675	17,528	424,503	0	424503	50,000.00	374503	399503	424,503	

Parcel Notes

95 ADD MODEL HOME RS 022196
 00FC QG FROM 600 RS 081099
 04 LOC FROM 100 FER 012604
 05 LL FROM FF LOC FROM 100 FER 031605
 3197/1020 THOMAS A & KAY MUELLER TO JULIE A & ROBERT J ZELENDA JR HW
 07FC VIEW OF GOLF COURSE AND LAKE SFR IN EXCELLENT COND QG FROM 625 LOC FROM 90 DN 101106
 09X RENEWAL CARD RETURNED WITH ADDRESS 16618 OVERLOOK HILLS DR BALLWIN MO
 09X JULIE A & ROBERT J JR ZELENDA POSSIBLE ADDR 311 W CATHERINE ST SPRING BAY IL 31611 PER INTERNET VEH REG THERE AS OF 121708 PER INTERNET QUESTIONNAIRE RESENT TO PHYS AND NEWER ADDR 060109
 3772/2216 POSSIBLE FORECLOSURE 052109
 3797/1207 CT VS JULIE A ZELENDA ET AL SOLD TO ORLANDO REALTY GROUP
 3811/1128 ORLANDO REALTY GROUP LLC TO JOHN C BARNETTE MARRIED AND VICTORIA LYNN HAMEL MARRIED JTWROS
 10X VICTORIA LYNN HAMEL MOVED FROM AK3808136
 10 UPDATE LOC FROM 73 QG FROM 650 DN 030610
 4459/868 JOHN C BARNETTE AND VICTORIA LYNN HAMEL TO DENNIS & VICTORIA LYNN HAMEL HW
 4459/868 DEED LEGAL IN ERROR HAS HERNANDO CO SB LAKE CO
 14X COURTESY HX CARD SENT 042114
 15X COURTESY HX CARD SENT 012315
 15FC RESKETCH SFR DUE TO JOG IN GCF POL FROM 450SF PLD FROM 434SF SEN FROM 1744SF OLD SKETCH SCANNED PER CALL FROM OWNER BEDS BATHS OK PER OWNER DN 012314
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 4633/1197 DENNIS & VICTORIA LYNN HAMEL TO CARY M & SHIRLEY I CUNNINGHAM HW
 15X COURTESY HX CARD SENT 072115
 16X COURTESY HX CARD SENT 012716

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Alternate Key 3909933
 Parcel ID 11-22-25-1030-000-49100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0483 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

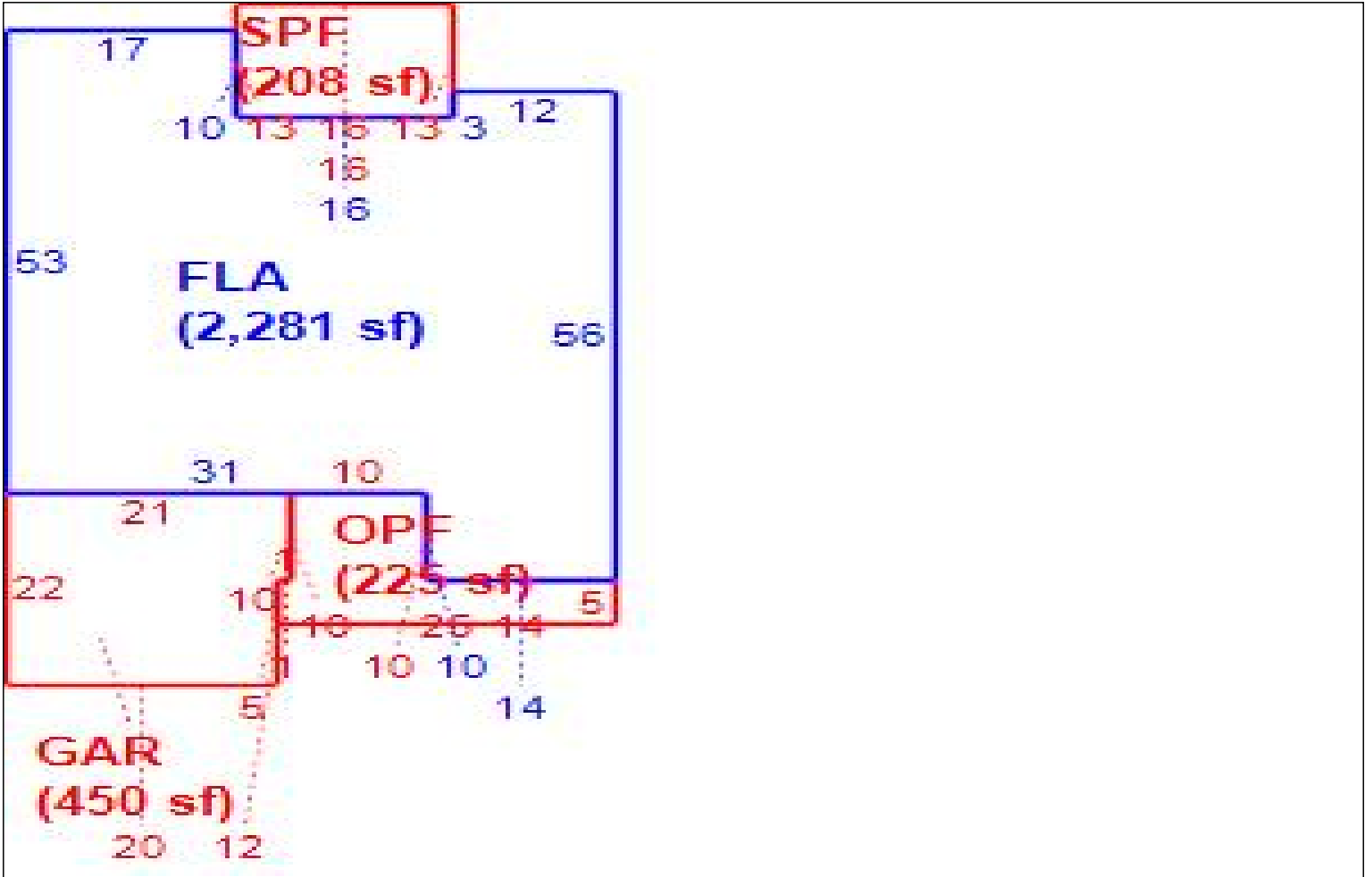
Current Owner		
MC DANIEL NEAL & TAMARA M		
16222 OAK BREEZE CT		
CLERMONT	FL	34711

Property Location		
Site Address 16222 OAK BREEZE CT		
CLERMONT FL 34711		
Mill Group	0003	NBHD 4508
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 07-10-201

Legal Description
 PALISADES PHASE 3A PB 69 PG 38-40 LOT 491 ORB 6165 PG 466

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	62,000.00	0.0000	2.00	1.000	1.000	0	124,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		124,000		
Classified Acres		0		Classified JV/Mkt		124,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	375,289		Deprec Bldg Value 364,030
Multi Story	0		



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,281	2,281	2281	2018	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	450	0	135.59	Quality Grade	725	Half Baths	0
OPF	OPEN PORCH FINISHE	0	225	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	208	0	97.00	Foundation	3	Fireplaces	0
TOTALS		2,281	3,164	2,281	0	Roof Cover	3	Type AC	03

Alternate Key 3909933
 Parcel ID 11-22-25-1030-000-49100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0483 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2017060286	02-03-2018	07-10-2018	200,000	0001	SFR FOR 2019	07-10-2018		
2018	2017060286	06-21-2017	02-03-2018	200,000	0001	SFR 16222 OAK BREEZE CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023075537	6165 0466	06-22-2023	WD	Q	01	I	575,000	039	HOMESTEAD	2024	25000	
2021174835	5860 0393	12-09-2021	WD	Q	01	I	550,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2020123700	5576 0400	10-30-2020	WD	Q	01	I	398,500					
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	
124,000	364,030	0	488,030	39790	448240	50,000.00	398240	423240	488,030	

Parcel Notes

18FC SFR NOT DONE AS OF 010118 STILL NOT DONE AS OF 020318 DN 020318
 20 THIS SFR USED AS MODEL LEAVE HIGHER QG RBB 042820
 5576/400 CANAM PALISADES LTD TO DAVID WESLEY & JUDITH ANNE YEAGER HW
 21X COURTESY HX CARD SENT 112020
 21X COURTESY HX CARD SENT 122120
 5860/393 DAVID WESLEY & JUDITH ANNE YEAGER TO RICHARD G SOFOS MARRIED
 6165/466 RICHARD G SOFOS TO NEAL & TAMARA M MC DANIEL HW
 24CC EFILE HX PORT APP CP 022824

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 3815717
 Parcel ID 15-22-25-1306-000-15300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0483 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

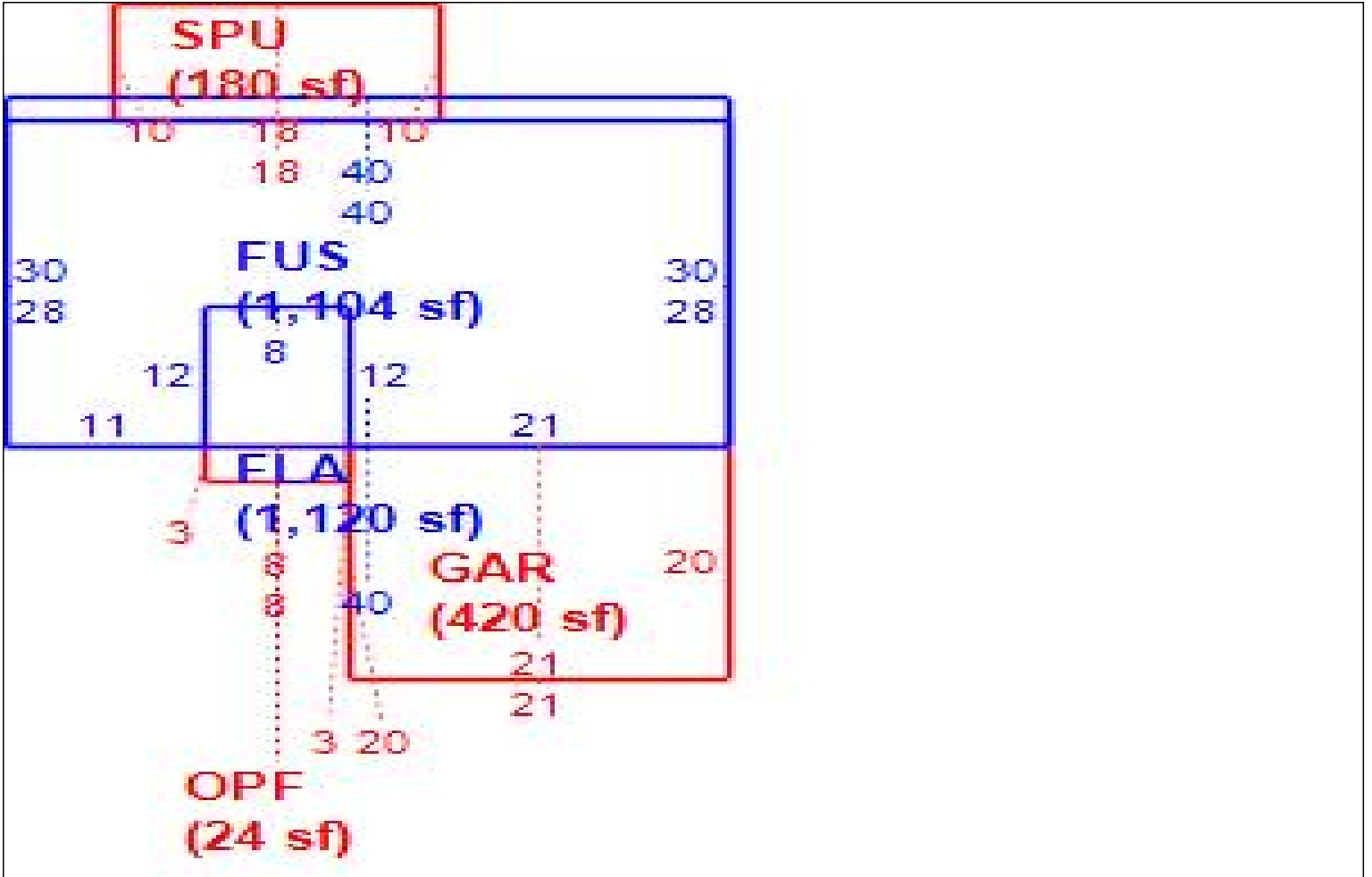
Current Owner		
MARTINEZ JARED M AND SELENA M MISCI		
9543 WATER ORCHID AVE		
CLERMONT	FL	34711

Property Location			
Site Address	9543 WATER ORCHID AVE		
	CLERMONT	FL	34711
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	04-20-201

Legal Description
MARSH HAMMOCK PHASE III PB 48 PG 57-58 LOT 153 ORB 6175 PG 692

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	35,000.00	0.0000	2.50	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500		
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 275,698
Deprec Bldg Value 267,427		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,120	1,120	1120	2003				
FUS	FINISHED AREA UPPER	1,104	1,104	1104	Effective Area	2224	No Stories	1.00	Full Baths 2
GAR	GARAGE FINISH	0	420	0	Base Rate	102.87	Quality Grade	665	Half Baths 1
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	275,698	Wall Type	03	Heat Type 6
SPU	SCREEN PORCH UNFIN	0	180	0	Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Functional Obsol	0	
					Building RCNLD	267,427	Roof Cover	3	Type AC 03
TOTALS		2,224	2,848	2,224					

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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	
2017	SALE	01-01-2016	04-20-2017	1	0099	CHECK VALUE SEE 17 IT NOTES	04-20-2017		
2008	SALE	01-01-2007	11-19-2007	1	0000	CHECK VALUE	11-19-2007		
2004	2003020387	03-10-2003	11-25-2003	117,348	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023083907	6175 0692	07-10-2023	WD	Q	01	I	381,000	039	HOMESTEAD	2024	25000	
2016120610	4865 1239	11-17-2016	WD	Q	Q	I	197,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4021 0252	03-29-2011	WD	U	U	I	111,000					
	4012 0055	11-01-2010	WD	U	U	I	100					
	3969 2020	10-28-2010	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	
87,500	267,427	0	354,927	0	354927	50,000.00	304927	329927	354,927	

Parcel Notes

04FC FLA IS 2STY JMK 112503
 06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND
 07X JEFFREY & AMY CHAPEL FILED FOR HX ON AK3847223
 3365/907 JOHN MARK HANCOCK AND ANDREW SERANO TIC
 08FC QG FROM 525 MHS 111907
 3693/302 JOHN MARK HANCOCK & ANDREW SERANO TO BELLA STREET PROPERTIES LLC
 3736/401 BELLA SSTREET PROPERTIES LC TO JOHN MARK HANCOCK AND ANDREW SERANO ONLY
 3969/2020 CT VS JOHN MARK HANCOCK AND ANDREW SERANO PROP SOLD TO REGIONS BANK DBA REGIONS MTG
 11FC ROM C 21 2 YEAR WARRANTY ARROW REALTY 326 8282 SFR IN VERY GOOD COND ALL KITCHEN APPLS SPU5 HAS TILE ON FLOOR DN 011211
 4012/55 REGIONS BANK TO FEDERAL HOME LOAN MTG CORP
 4021/252 FEDERAL HOME LOAN MTG CORP TO GRANVILLE ROSSER III & DEBORAH ANN ANDERSON HW
 17IT PER MLS G4830531 2FIX FROM 0 ADD XFIX BEDS FROM 3 DN 090116
 4865/1239 GRANVILLE ROSSER III & DEBORAH ANN ANDERSON TO ELIUT MIRANDA GONZALEZ & MARIA ELENA CRUZ MEDINA HW
 17X COURTESY HX CARD SENT 122216
 17FC VALUE OK SUB UPDATED FOR 2017 FLA2 TO FUS2 MHS 042017
 6175/692 ELIUT MIRANDA MIRANDA GONZALEZ & MARIE ELENA CRUZ MEDINA TO JARED MICHAEL MARTINEZ SINGLE AND SELENA MARIE MISCIAGNO SINGLE JTWROS
 23TR UNABLE TO FORWARD 9543 WATER ORCHID AVE CLERMONT FL 34711 ACS 101223
 24CC EFILE HX APP CP 022324

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