



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3817750**

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 # 2024-0488	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>FKH-SFR PROPCO A LP</i>			
Taxpayer name: FirstKey Homes;		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 #	19-22-26-0400-000- 01200 657 Winding Lake Dr
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 return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0488	Alternate Key: 3817750	Parcel ID: 19-22-26-0400-000-01200
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 657 WINDING LAKE DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 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	\$ 436,011	\$ 436,011
2. Assessed or classified use value, *if applicable	\$ 310,120	\$ 310,120
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 310,120	\$ 310,120

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

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3817750	3823674	1789931	3816253
Address	657 WINDING LAKE DR CLERMONT	451 DISSTON AVE CLERMONT	475 PITT ST CLERMONT	1328 LAUREL HILL DR CLERMONT
Proximity		0.15 Miles	0.20 Miles	0.90 Miles
Sales Price		\$485,000	\$520,000	\$440,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.00%	2.40%
Adjusted Sale		\$412,250	\$442,000	\$384,560
\$/SF FLA	\$189.73 per SF	\$200.41 per SF	\$218.06 per SF	\$188.97 per SF
Sale Date		12/22/2023	12/27/2023	6/3/2023
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	2,298	2,057	19280	2,027	21680	2,035	21040
Year Built	2004	2005		2016		2004	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 Car	2 Car		3 Car	-10000	2 Car	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		DGF	-10000	None	
Site Size	Lot	Lot		Lot		Lot	
Location	Neighborhood	Neighborhood		Neighborhood		Neighborhood	
View	Conservation	Water	-10000	House	10000	House	10000
		Net Adj. 2.3%	9280	-Net Adj. 1.9%	-8320	Net Adj. 8.1%	31040
		Gross Adj. 7.1%	29280	Gross Adj. 16.2%	71680	Gross Adj. 8.1%	31040
Adj. Sales Price	Market Value \$436,011	Adj Market Value	\$421,530	Adj Market Value	\$433,680	Adj Market Value	\$415,600
	Value per SF 189.73						

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.

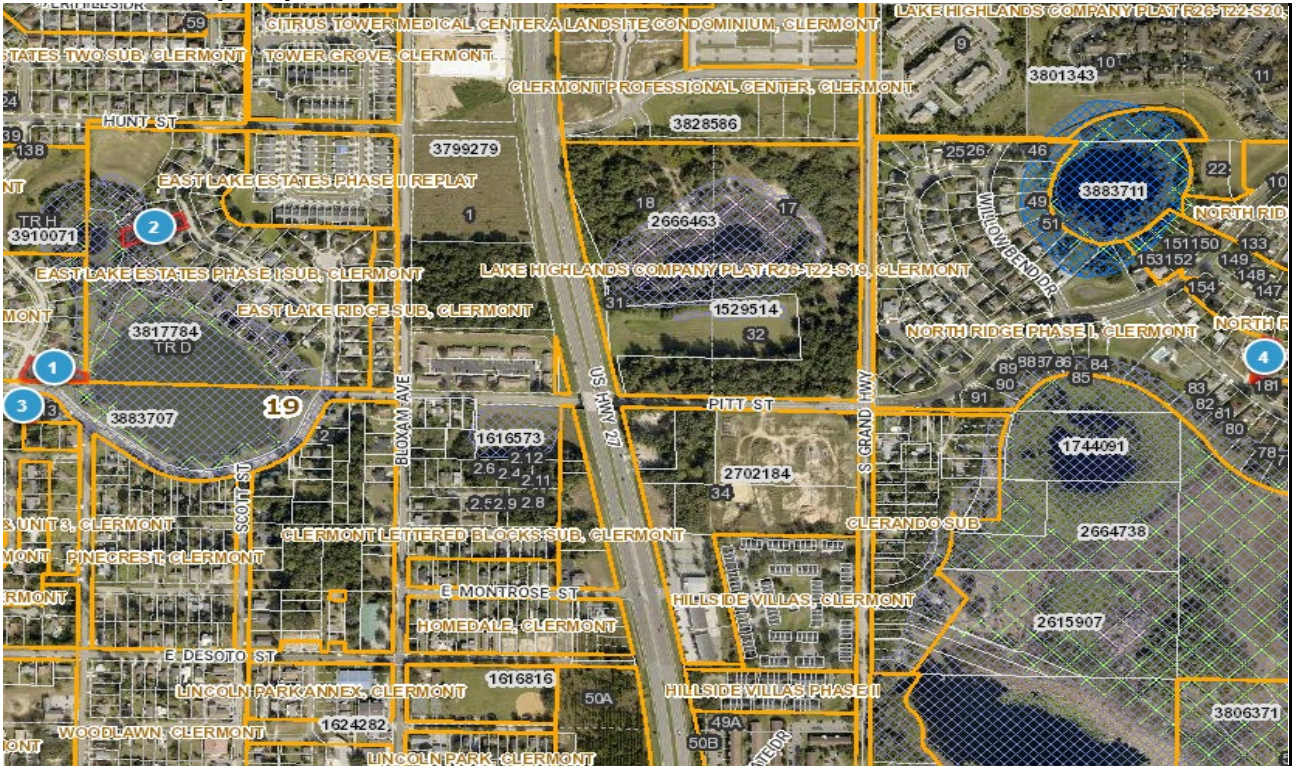
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: [REDACTED]

DATE [REDACTED]

2024-0488 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3823674	451 DISSTON AVE CLERMONT	0.15
2	Subject	3817750	657 WINDING LAKE DR CLERMONT	-
3	Comp 2	1789931	475 PITT ST CLERMONT	0.2
4	Comp 3	3816253	1328 LAUREL HILL DR CLERMONT	0.9
5				
6				
7				
8				

Alternate Key 3817750
 Parcel ID 19-22-26-0400-000-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0488 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

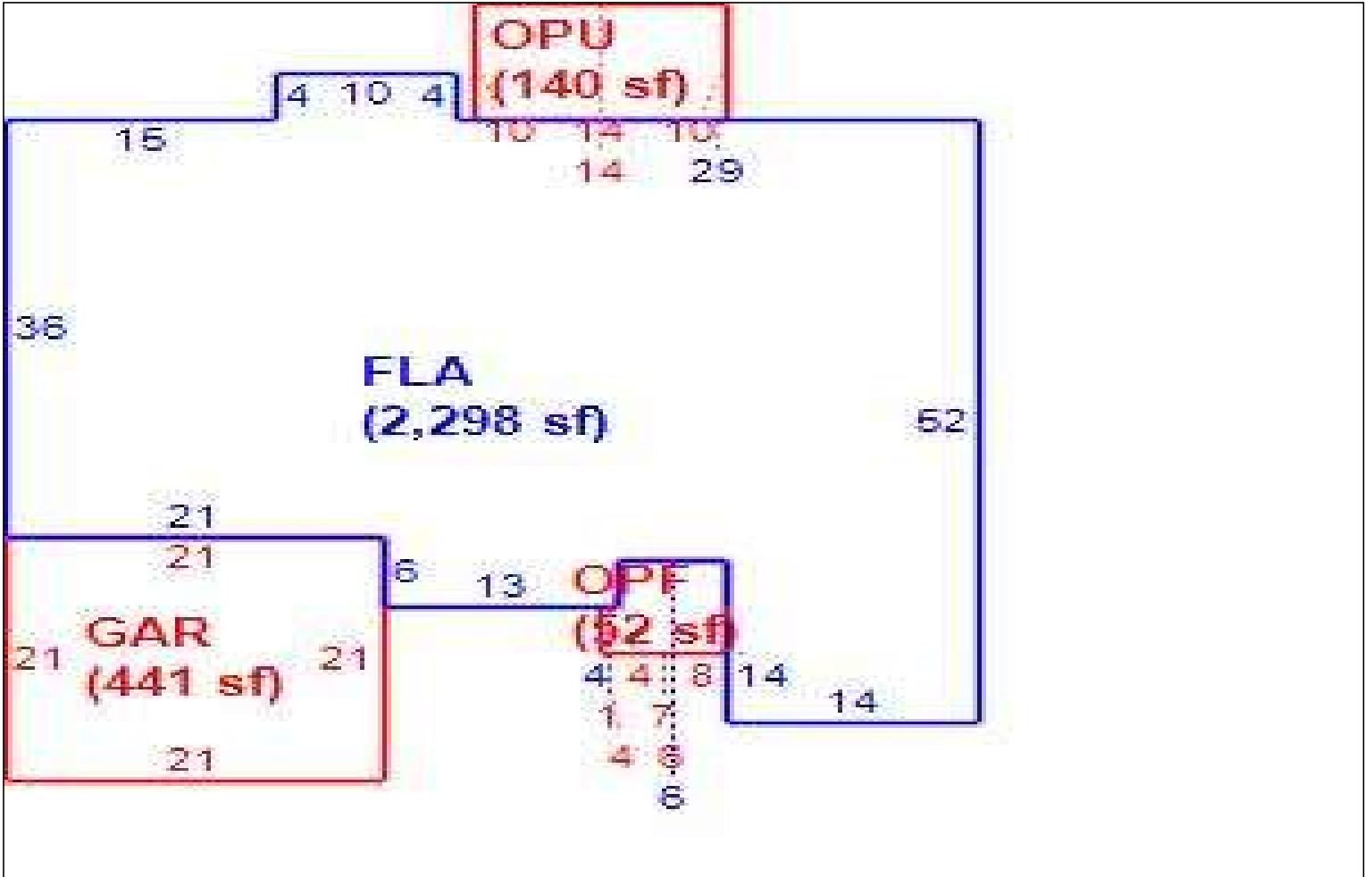
Current Owner		
FKH SFR PROPCO A LP C/O FIRST KEY HOMES LLC 1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location		
Site Address 657 WINDING LAKE DR CLERMONT FL 34711		
Mill Group 000C	NBHD 0584	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 EAST LAKE ESTATES PHASE I PB 49 PG 47-48 LOT 12 ORB 5409 PG 1589 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	0103	0	0		1.00 LT	100,000.00	0.0000	1.75	0.920	1.000	0	161,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		161,000				
Classified Acres		0		Classified JV/Mkt 161,000		Classified Adj JV/Mkt		0				

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 283,516 Deprec Bldg Value 275,011 Multi Story 0



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	2,298	2,298	2298	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	105.18	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	52	0	283,516	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	140	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,298	2,931	2,298	97.00	Roof Cover	3	Type AC	03
					0				
					275,011				

Alternate Key 3817750
 Parcel ID 19-22-26-0400-000-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0488 Subject
 PRC Run: 12/10/2024 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	
2005	2004060728	07-16-2004	03-29-2005	124,564	0000	SFR 657 WINDING LAKE DR			

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					
2020008648	5409 1589	01-15-2020	WD	Q	01	I	230,500					
2019136351	5382 2452	12-02-2019	CT	U	U	I	100					
	4576 2275	12-29-2014	WD	Q	Q	I	175,500					
	2763 0939	12-29-2004	WD	Q	Q	I	202,300					
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	
161,000	275,011	0	436,011	94881	341130	0.00	341130	436011	436,011	

Parcel Notes

05 LOC FROM 150 FER 111704
 05 QG FROM 635 FER 040505
 4576/2275 DAVID S & JANE MARY STONE TO HESTON W JOSEPH UNMARRIED AND JENNIFER B ARCHIBALD UNMARRIED ONLY
 15IT SKETCH APPEARS ACCURATE 3FIX FROM 2 4FIX FROM 1 SFR FRESHLY PAINTED INSIDE OUT NEW FLOORING THROUGHOUT PER MLS
 O5309292 CRA 021815
 5382/2452 CT VS JENNIFER ARCHIBALD AND FBC MORTGAGE LLC SOLD TO HESTON W JOSEPH
 5409/1589 HESTON W & GLORIA PATRICIA JOSEPH 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
 20VAB PETITION 2020-197 TJW 092420
 20VAB PETITION 2020-197 WITHDRAWN NO CHANGE TJW 111020
 21 MLS G5024153 SFR IS IN GOOD CONDITION BDK 081020
 21VAB PETITION 2021-112 TJW 091521
 21BILL CORRECTION 2021-0014 REDUCED BLDG VALUE TO MARKET TJW PAP 030422

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 3823674
 Parcel ID 19-22-26-0950-000-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0488 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

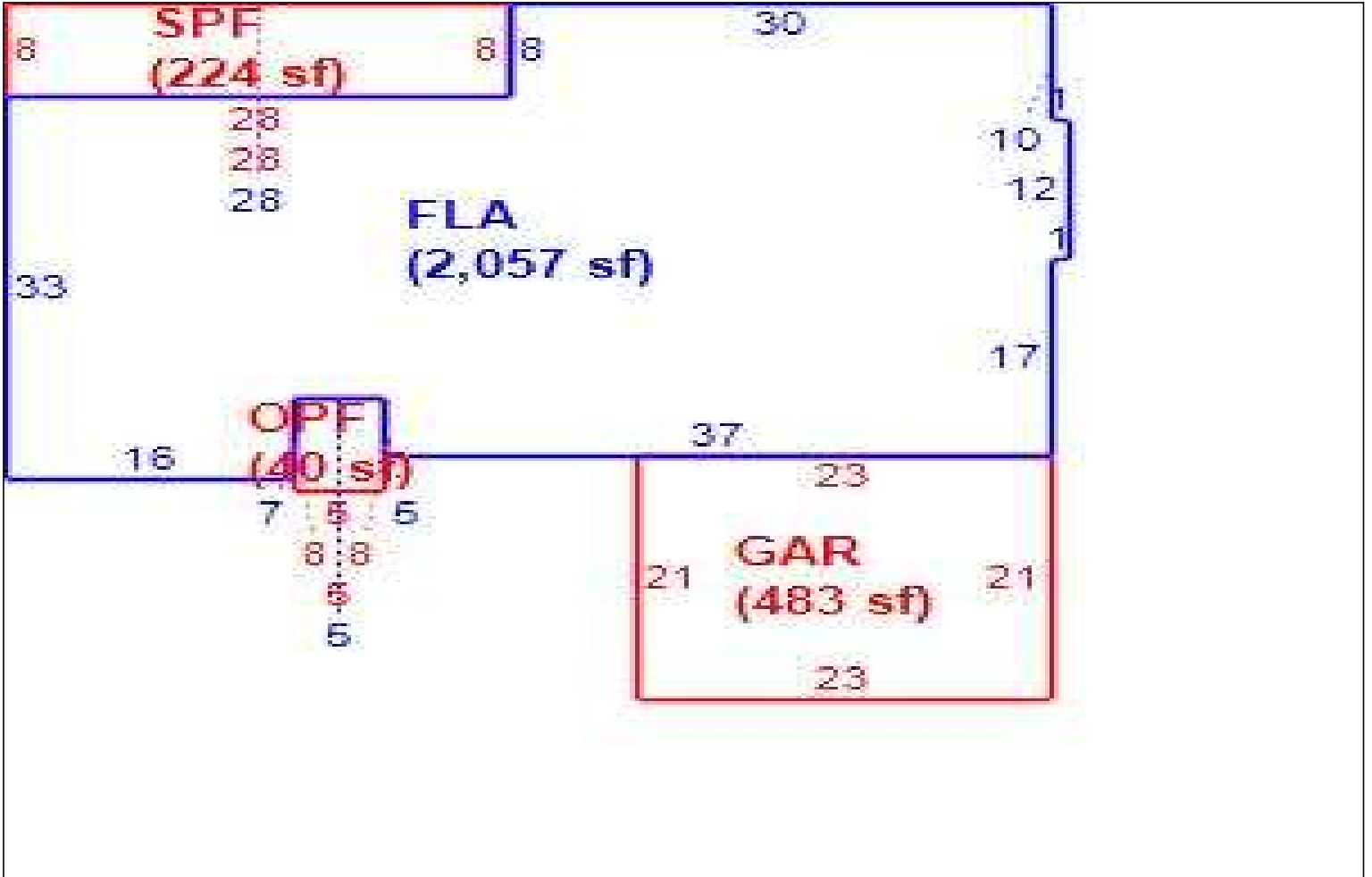
Current Owner			
COSTA MANUEL J			
451 DISSTON AVE			
CLERMONT	FL	34711	

Property Location			
Site Address 451 DISSTON AVE			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0584
Property Use		Last Inspection	
00100	SINGLE FAMILY	TDS	01-01-202

Legal Description
OAKMONT PB 50 PG 91-92 LOT 1 ORB 6262 PG 1192

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	75,000.00	0.0000	1.75	1.000	1.000	0	131,250	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		131,250			
Classified Acres		0		Classified JV/Mkt		131,250		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 266,658
Deprec Bldg Value 258,658		Multi Story 0	



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	2,057	2,057	2057	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	483	0	107.79	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	266,658	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	224	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,057	2,804	2,057	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD	258,658			

Alternate Key 3823674
 Parcel ID 19-22-26-0950-000-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0488 Comp 1
 PRC Run: 12/10/2024 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
FOP3	OPEN PORCH FINISHED	300.00	SF	13.25	2022	2022	3975.00	95.00	3,776

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023	22-2550	06-01-2022	04-03-2023	15,000	0003	RET	04-03-2023		
2023	22-3418	01-21-2022	04-03-2023	6,000	0002	RTN 80X6	04-03-2023		
2019	SALE	01-01-2018	04-25-2019	1	0099	CHECK VALUE	04-29-2019		
2006	2005011255	02-10-2005	07-12-2005	126,588	0000	SFR 451 DISSTON AVE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023156162	6262 1192	12-22-2023	WD	Q	01	I	485,000					
2018105583	5166 2074	09-06-2018	WD	Q	Q	I	245,000					
2016056255	4787 0024	05-26-2016	WD	Q	Q	I	220,000					
	2985 1547	10-17-2005	WD	Q	Q	I	335,000					
	2910 0105	07-27-2005	WD	Q	Q	I	244,900					
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	
131,250	258,658	3,776	393,684	0	393684	0.00	393684	393684	393,784	

Parcel Notes

2501/719 DEED LEGAL INCL TRACT A NOT OWNED BY GRANTOR TRACT A IS OWNED BY OAKMONT HOMEOWNERS ASSN
 06FC PROPERTY OVERLOOKS LAKE ADD PHYS JSB 011206
 08 PHYS FROM 177 JSB 012508
 4787/24 ALEJANDRO & ANA ALONSO TO FRANKLIN & MIOSSOTTYS COSS HW
 16CC HX APP SUBMITTED FOR 2017 DB 062016
 16X COURTESY HX CARD SENT 062016
 17IT MLS 052616 OPF4 TO SPF BEDS FROM 3 SFR IN VERY GOOD COND PER MLS G4822666 CRA 070616
 5166/2074 FRANKLIN & MIOSSOTTYS COSS TO JOSE V ORTEGA & YANIN RINCON HW
 18X COURTESY HX CARD SENT 092018
 19X COURTESY HX CARD SENT 010219
 19FCL LOC FROM 115 QG FROM 625 MHS 042519
 23IT SFR IN GOOD COND RTN WALL FOR LANSCAPING PURPOSES ADD MISC TDS 040323
 6262/1192 JOSE V ORTEGA & YANIN RINCON TO MANUEL J COSTA UNMARRIED

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Alternate Key 1789931
Parcel ID 19-22-26-1300-000-01200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0488 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

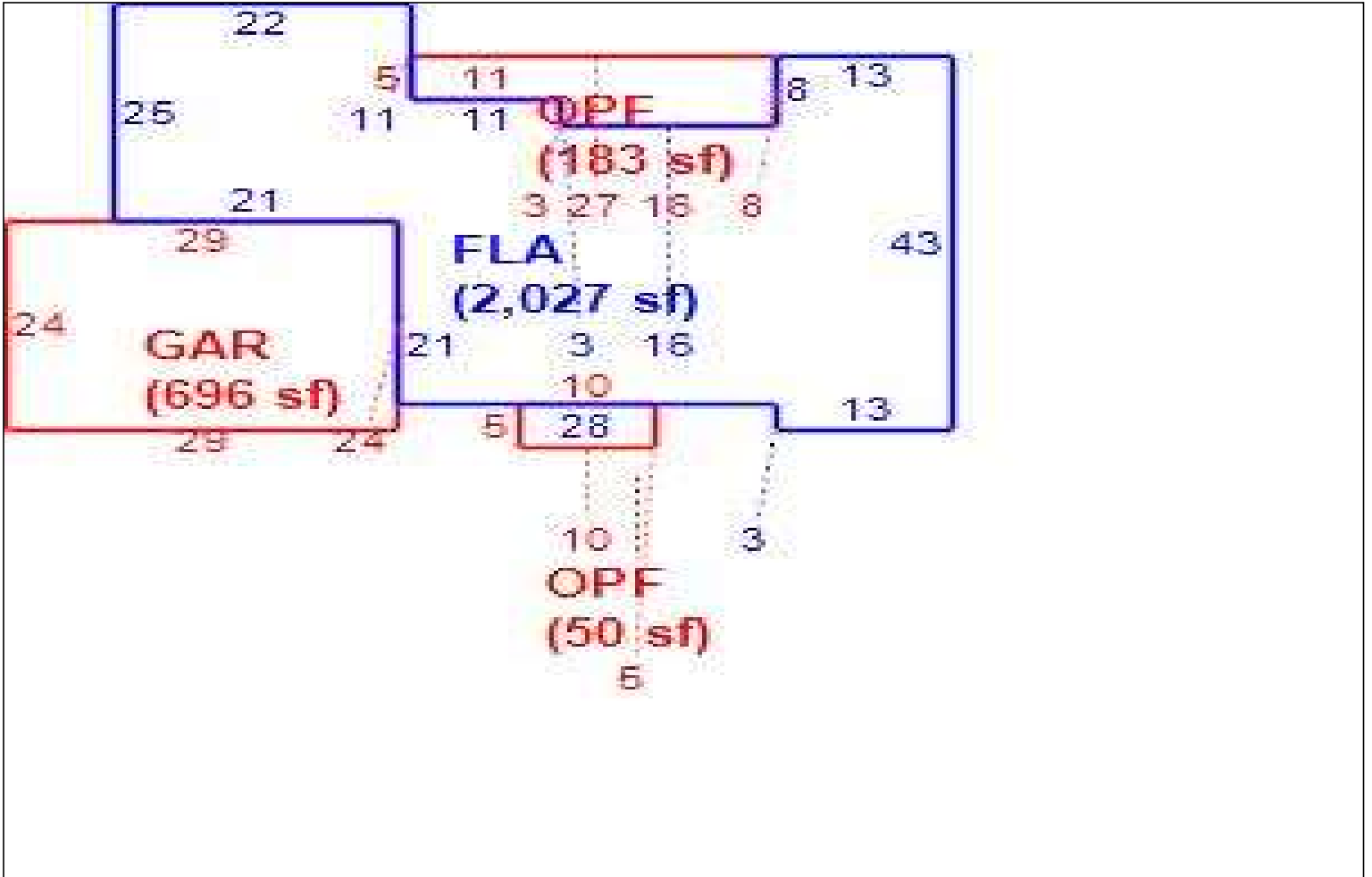
Current Owner		
KALBOW JOSHUA & JOHNATHAN M BEZON		
475 PITT ST		
CLERMONT	FL	34711

Property Location			
Site Address 475 PITT ST			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0584
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SHADY NOOK UNITS 1 & 3 LOT 12 PB 14 PG 1 ORB 6263 PG 2397

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	75,000.00	0.0000	1.50	1.170	1.000	0	131,625
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		131,625		
Classified Acres		0		Classified JV/Mkt		131,625		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 295,925
		Deprec Bldg Value	287,047
		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	2,027	2,027	2027	2016	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	696	0	119.25	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	233	0	295,925	Wall Type	03	Heat Type	6
						Foundation	3	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	287,047	Type AC	03
TOTALS		2,027	2,956	2,027					

Alternate Key 1789931
 Parcel ID 19-22-26-1300-000-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0488 Comp 2
 PRC Run: 12/10/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	264.00	SF	35.00	2016	2016	9240.00	85.00	7,854
PLD2	POOL/COOL DECK	402.00	SF	5.38	2016	2016	2163.00	80.00	1,730
SEN2	SCREEN ENCLOSED STRUCTURE	1403.00	SF	3.50	2016	2016	4911.00	80.00	3,929
DGF1	DETACHED GARAGE	420.00	SF	15.00	2017	2017	6300.00	86.00	5,418

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	17-2308	08-09-2017	03-29-2018	10,000	0003	GARAGE DETACHED	03-29-2018		
2017	16-2424	08-10-2016	04-24-2017	4,260	0003	SEN	04-24-2017		
2017	16-1829	06-14-2016	04-24-2017	20,000	0003	POL & DECK	04-24-2017		
2017	16-0111	02-08-2016	04-24-2017	160,000	0001	SFR 475 PITT ST	04-24-2017		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023157281	6263 2397	12-27-2023	WD	Q	01	I	520,000					
2016089989	4827 1053	08-23-2016	WD	Q	Q	I	325,500					
	4596 1607	03-05-2015	WD	Q	Q	V	30,000					
	0711 1853	01-01-1980	MI	Q	Q	V	6,000					
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	
131,625	287,047	18,931	437,603	0	437603	0.00	437603	437603	437,906	

Parcel Notes

711/1853 LAWRENCE L FLECKINGER TO DENNIS & MARIE WRIGHT HW
 88 NBHD CHANGED FROM 3620
 04FC VALUE OK DN 101003
 06X DENNIS WRIGHT DECEASED 111805 FL DEATH LIST
 4596/1607 MARIE L WRIGHT TO PILLAR HOMES LLC
 16IT PHYS FROM 100 CRA 050416
 4827/1053 PILLAR HOMES LLC TO DOUGLAS BRUCE GEHRIG MARRIED
 16X COURTESY HX CARD SENT 092116
 17X COURTESY HX CARD SENT 122216
 18FC ADD DGF 12X35 QG FROM 700 CRA 032918
 6263/2397 DOUGLAS B GEHRIG TO JOSHUA KALBOW & JOHNATHAN MICHAEL BEZON HH

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Alternate Key 3816253
 Parcel ID 20-22-26-1506-000-18100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0488 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

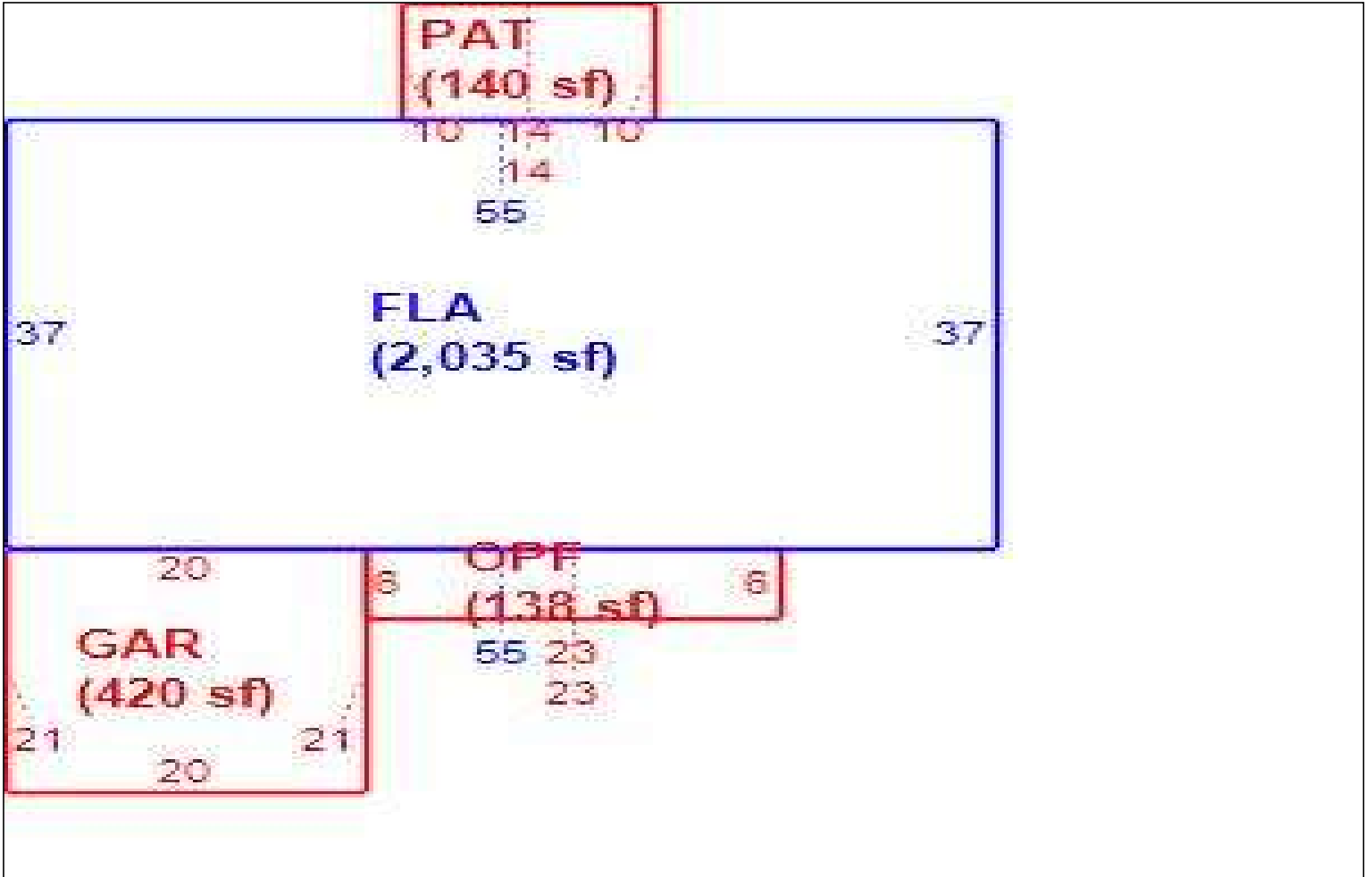
Current Owner		
MACKAY KYLE S		
1328 LAUREL HILL DR		
CLERMONT	FL	34711

Property Location		
Site Address 1328 LAUREL HILL DR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
NORTH RIDGE PHASE III PB 48 PG 78-79 LOT 181 ORB 6158 PG 1392

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 268,718
Deprec Bldg Value 260,656		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	2,035	2,035	2035	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	111.22	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	138	0	268,718	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	140	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,035	2,733	2,035	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD				
					260,656				

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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	
2005	2003070943	02-23-2004	07-13-2004	113,036	0000	SFR FOR 2005			
2004	2003070943	08-29-2003	02-23-2004	113,036	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023070007	6158	1392	06-03-2023	WD	Q	01	I	440,000	039	HOMESTEAD	2024	25000
	2494	1230	01-09-2004	WD	Q	Q	I	164,900	059	ADDITIONAL HOMESTEAD	2024	25000
	2402	1495	08-29-2003	WD	U	M	V	1				
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	
88,000	260,656	0	348,656	0	348656	50,000.00	298656	323656	348,656	

Parcel Notes

2494/1230 LEON I LORA MARRIED
 6158/1392 LEON I LORA AKA ISRAEL LEON LORA & ELSA MARIA OCHOA LORA TO KYLE STEWART MACKAY SINGLE
 24CC EFILE HX APP CP 101723

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