



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3820101**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <b>2024-0489</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information <i>FKH SFR PROPCO ALP</i></b>			
Taxpayer name: <b>FirstKey Homes; Persaud Nemchand &amp; Valmiki Raghunath</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>20-22-26- 1956-000- 42500 642 Skyridge Rd</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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.**



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0489	Alternate Key: 3820101	Parcel ID: 20-22-26-1956-000-42500	
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 642 SKYRIDGE RD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> FKH SFR PROPCO A LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 405,040	\$ 405,040	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 318,380	\$ 318,380	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 318,380	\$ 318,380	

\*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#	3820101	3781471	3783348	3826832
Address	642 SKYRIDGE RD CLERMONT	1582 CHANCELLOR CT CLERMONT	1605 SILHOUETTE DR CLERMONT	971 CORNELL AVE CLERMONT
Proximity		0.55 Miles	0.65 Miles	0.75 Miles
Sales Price		\$453,000	\$565,000	\$418,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	1.60%	2.80%
Adjusted Sale		\$388,674	\$489,290	\$367,004
\$/SF FLA	\$150.57 per SF	\$147.17 per SF	\$194.70 per SF	\$150.66 per SF
Sale Date		10/13/2023	8/4/2023	5/1/2023
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	2,690	2,641	2450	2,513	8850	2,436	12700
Year Built	2005	2001		1999		2004	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.1	2.1		2.0	2500	3.0	-2500
Garage/Carport	Yes	Yes		Yes		Yes	
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		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		Net Adj. 0.6%	2450	-Net Adj. 1.8%	-8650	Net Adj. 2.8%	10200
		Gross Adj. 0.6%	2450	Gross Adj. 6.4%	31350	Gross Adj. 4.1%	15200
<b>Adj. Sales Price</b>	Market Value <b>\$405,040</b>	Adj Market Value	<b>\$391,124</b>	Adj Market Value	<b>\$480,640</b>	Adj Market Value	<b>\$377,204</b>
	Value per SF 150.57						

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.

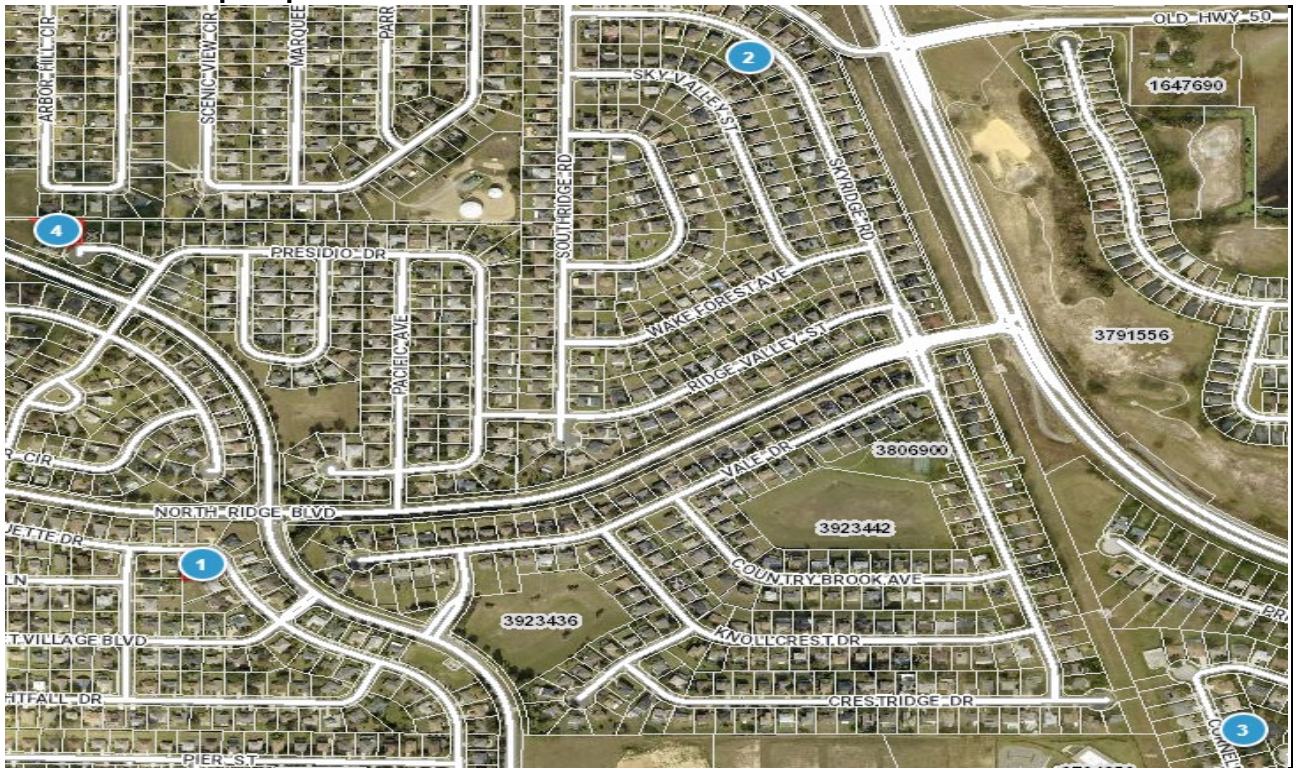
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

**2024-0489 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3820101	642 SKYRIDGE RD CLERMONT	-
2	Comp 1	3781471	1582 CHANCELLOR CT CLERMONT	0.55
3	Comp 2	3783348	1605 SILHOUETTE DR CLERMONT	0.65
4	Comp 3	3826832	971 CORNELL AVE CLERMONT	0.75
5				
6				
7				
8				



Alternate Key 3820101  
Parcel ID 20-22-26-1956-000-42500

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

2024-0489 Subject  
PRC Run: 12/12/2024 By

Card # 1 of 1

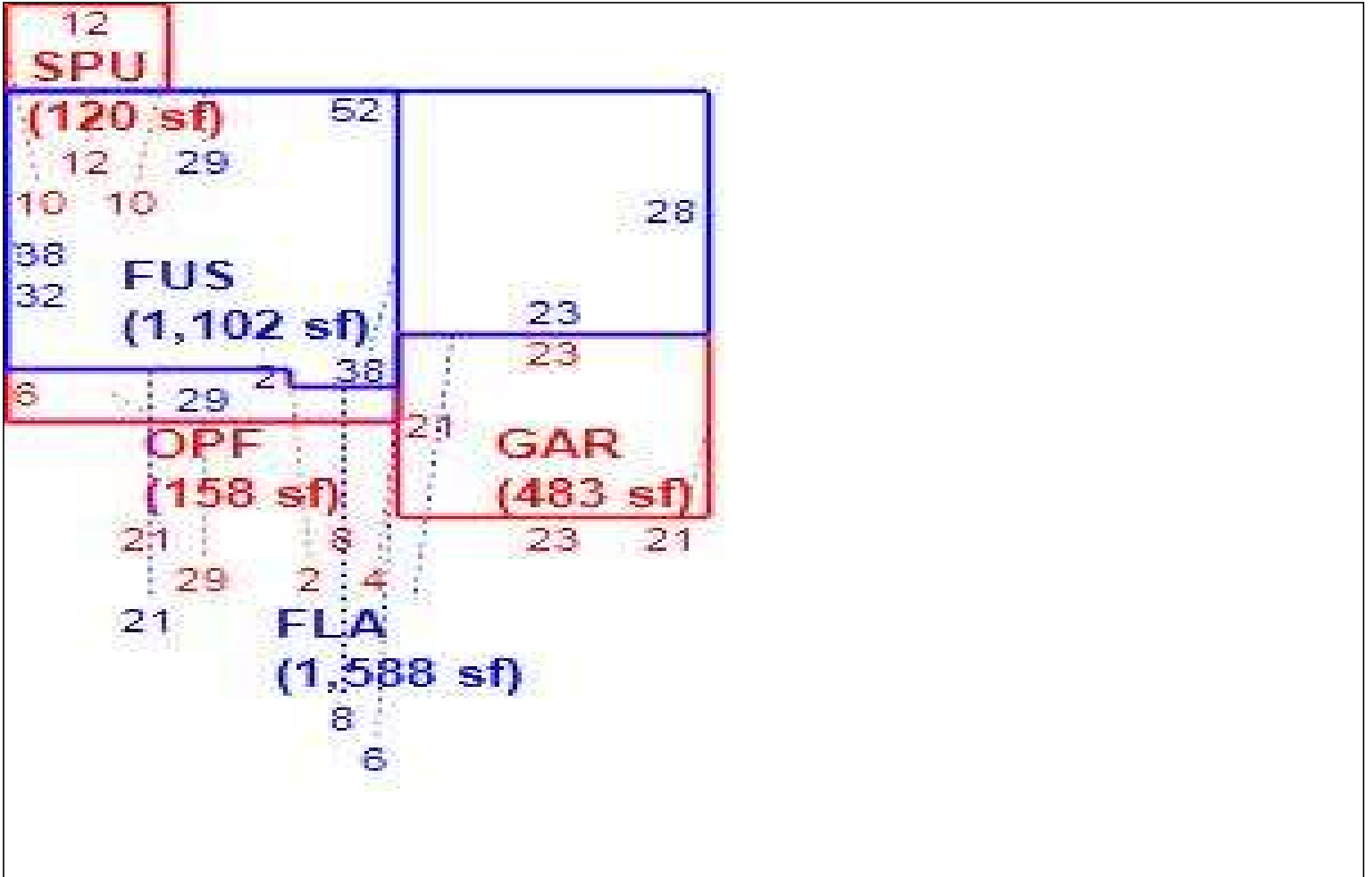
Current Owner		
FKH SFR PROPCO A LP C/O FIRST KEY HOMES LLC 1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location			
Site Address	642 SKYRIDGE RD CLERMONT FL 34711		
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
SKYRIDGE VALLEY PHASE III PB 50 PG 39-41 LOT 425 ORB 5360 PG 1220 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	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 326,845
Deprec Bldg Value 317,040		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,588	1,588	1588	2005				
FUS	FINISHED AREA UPPER	1,102	1,102	1102	Effective Area	2690	No Stories	1.00	Full Baths 2
GAR	GARAGE FINISH	0	483	0	Base Rate	102.16	Quality Grade	670	Half Baths 1
OPF	OPEN PORCH FINISHE	0	158	0	Building RCN	326,845	Wall Type	03	Heat Type 6
SPU	SCREEN PORCH UNFIN	0	120	0	Condition	EX	Foundation	3	Fireplaces 0
TOTALS		2,690	3,451	2,690	% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	317,040			

Alternate Key 3820101  
 Parcel ID 20-22-26-1956-000-42500

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

2024-0489 Subject  
 PRC Run: 12/12/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2004110793	01-01-2005	01-17-2006	145,992	0000	SFR 642 SKYRIDGE RD			

<b>Sales Information</b>									<b>Exemptions</b>			
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					
2019118399	5360 1220	10-11-2019	WD	Q	Q	I	254,000					
	2899 1972	07-22-2005	WD	Q	Q	I	229,900					
<b>Total</b>											0.00	

<b>Value Summary</b>										
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	317,040	0	405,040	54830	350210	0.00	350210	405040	405,040	

**Parcel Notes**

2899/1972 NEMCHAND PERSAUD MARRIED AND VALMIKI RAGHUNATH MARRIED ONLY  
 19IT 091917 FUS4 FROM 30X38 TO MAKE CONSISTENT WITH SUB BEDS FROM 4 2FIX FROM 0 PER CD PLUS CRA 070318  
 5360/1220 NEMCHAND PERSAUD AND VALMIKI RAGHUMATH TO CERBERUS SFR HOLDINGS III LP  
 20 MLS 05812135 SFR IN GOOD COND IS DATED BUT HAS BEEN UPKEPT ADT 021320  
 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

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Alternate Key 3781471  
 Parcel ID 20-22-26-1900-000-00400

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

2024-0489 Comp 1  
 PRC Run: 12/12/2024 By

Card # 1 of 1

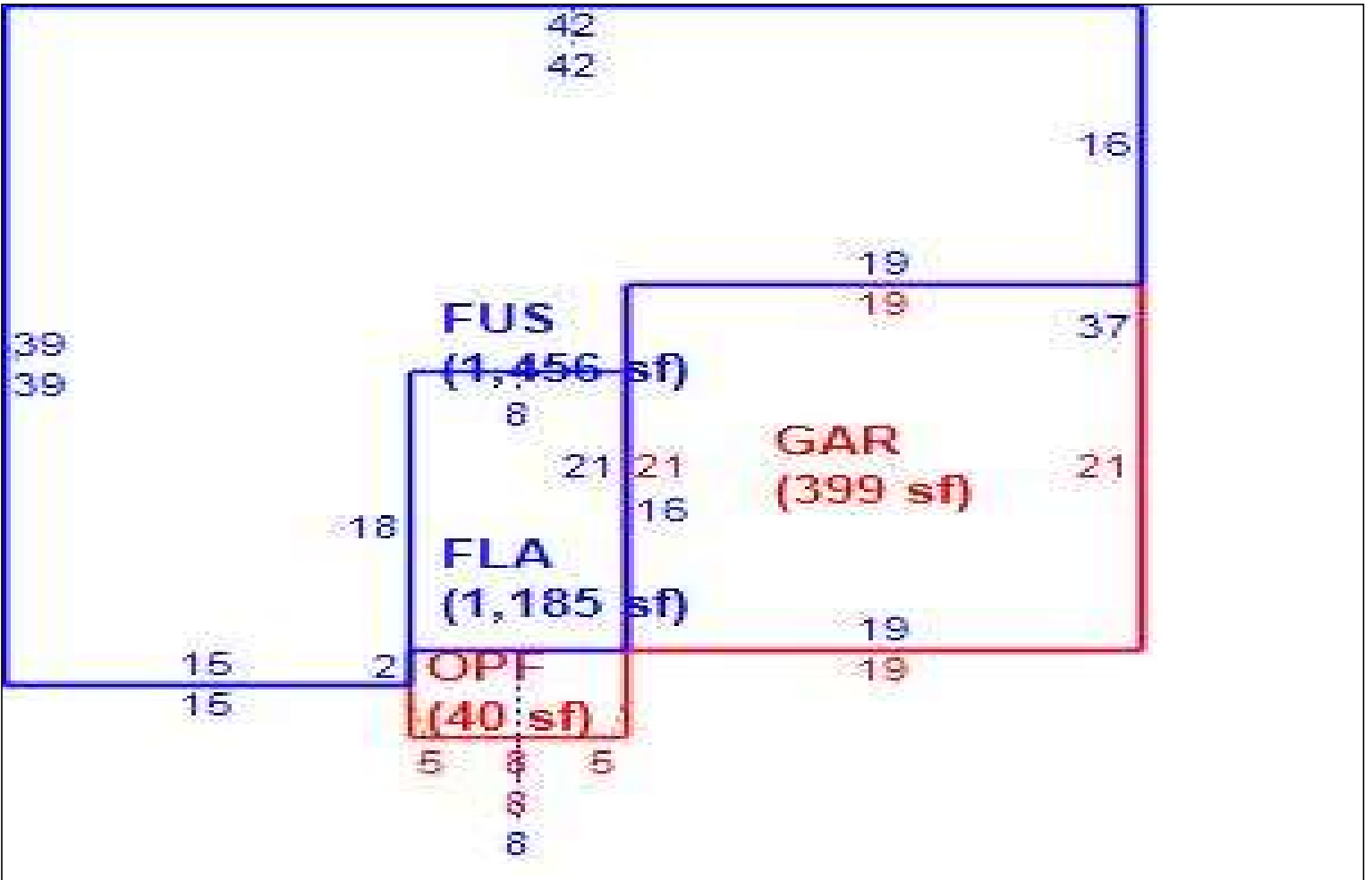
Current Owner		
REMONVIL JAMES W & ETIENNEISE UTIL		
1582 CHANCELLOR CT		
CLERMONT	FL	34711

Property Location		
Site Address 1582 CHANCELLOR CT		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CLERMONT, SIERRA VISTA PHASE 1 SUB LOT 4 PB 40 PGS 95-96 ORB 6239 PG 256

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 326,828 Deprec Bldg Value 317,023 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	1,185	1,185	1185	2001					
FUS	FINISHED AREA UPPER	1,456	1,456	1456	Effective Area	2641	No Stories	1.00	Full Baths 2	
GAR	GARAGE FINISH	0	399	0	Base Rate	105.39	Quality Grade	675	Half Baths 1	
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	326,828	Wall Type	03	Heat Type 6	
TOTALS		2,641	3,080	2,641	Condition	EX	Foundation	3	Fireplaces 0	
					% Good	97.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
					Building RCNLD	317,023				



Alternate Key 3781471  
 Parcel ID 20-22-26-1900-000-00400

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

2024-0489 Comp 1  
 PRC Run: 12/12/2024 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
DEC3	DECK - WOOD	250.00	SF	5.66	2004	2004	1415.00	50.00	708

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	DENY39	01-01-2021	05-24-2022		1 0030	R1			
2007	SALE	01-01-2006	03-26-2007		1 0000	CHECK VALUES	03-26-2007		
2005	SALE	01-01-2004	05-17-2005		1 0000	CHECK VALUE			
2002	0130345	03-16-2001	06-19-2001	134,376	0000	SFR/1582 CHANCELLOR CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023136841	6239 0256	10-13-2023	WD	Q	01	I	453,000	039	HOMESTEAD	2024	25000	
2021122926	5788 1126	08-31-2021	WD	Q	01	I	352,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2016020677	4746 0198	02-26-2016	WD	U	U	I	175,000					
	3169 1725	05-19-2006	WD	Q	Q	I	308,000					
	2676 0001	10-08-2004	WD	Q	Q	I	223,000					
<b>Total</b>											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	317,023	708	405,731	0	405731	50,000.00	355731	380731	405,731	

**Parcel Notes**

01FC NBHD FROM 4580 ADD LOC RS 090500  
 00 LOC FROM 140 FER 122800  
 02FC ADD SFR FLA3 IS OVER GCF2 RS 061901  
 2018/38 MARIA M RIVERA SINGLE  
 2676/1 MARIA RIVIERA TO BEN & MIMA MC LAREN HW  
 05FC QG FROM 590 ADD OPU5 NPA JWP 051705  
 3169/1725 BEN & MIMA MC LAREN TO ALAN J & JUNE M CARLSON HW  
 07FC LOC FROM 205 QG FROM 630 JSB 032607  
 4746/198 ALAN J & JUNE M CARLSON TO JOSEPH S SLUDER UNMARRIED  
 16X COURTESY HX CARD SENT 032216  
 16SALE ORB 4746/198 U SALE LP FILED ORB 4586/1750 MLS LISTING O5185040 ALSO STATES SHORT SALE SCANNED CRA 062816  
 17X COURTESY HX CARD SENT 122216  
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818  
 19IT 091417 FLA1 FROM 1170SF STY FROM 1.75 FUS3 FROM 19X21 TO MAKE CONSISTENT WITH SUB DELETE OPU5 10X25 ADD AS DEC CRA 080218  
 5788/1126 JOSEPH S SLUDER TO AARON & SARAH MC LEOD HW  
 22CC EFILE HX APP NT 010722  
 22X DENY HX PENDING PROOF OF FL VEH TAG OR FL VOTERS INFO INFO SCANNED AS 032422  
 22X RECEIVED FL RES FOR BOTH OWNERS HX OK LD 042122  
 6239/256 AARON & SARAH MC LEOD TO JAMES W REMONVIL & ETIENNEISE UTIL HW  
 24CC EFILE HX APP CP 013024

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Alternate Key 3783348  
 Parcel ID 20-22-26-2000-000-01300

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

2024-0489 Comp 2  
 PRC Run: 12/12/2024 By

Card # 1 of 1

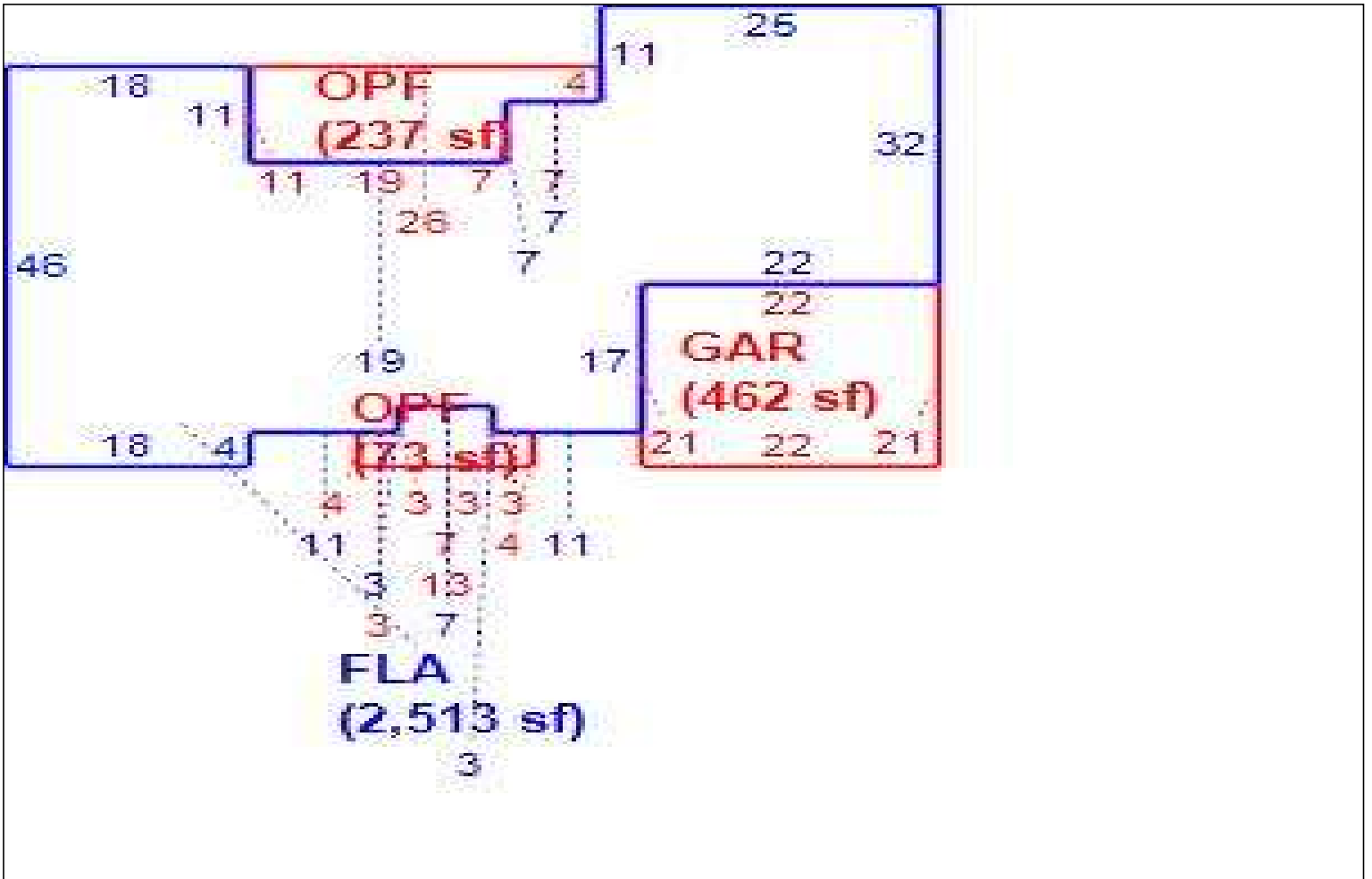
Current Owner		
BENANI HASSAN & MARYAM LAZZIZ		
2215 CEDAR GARDEN DR		
ORLANDO	FL	32824

Property Location		
Site Address 1605 SILHOUETTE DR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
 CLERMONT, SUNSET VILLAGE AT CLERMONT LOT 13 PB 40 PGS 39-41 ORB 6190 PG 2061

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 312,603 Deprec Bldg Value 287,595 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	2,513	2,513	2513	1999	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	105.97	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	310	0	312,603	Wall Type	03	Heat Type	6
TOTALS		2,513	3,285	2,513	VG	Foundation	3	Fireplaces	0
					92.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					287,595				

Alternate Key 3783348  
 Parcel ID 20-22-26-2000-000-01300

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

2024-0489 Comp 2  
 PRC Run: 12/12/2024 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	240.00	SF	35.00	1999	1999	8400.00	85.00	7,140
PLD2	POOL/COOL DECK	349.00	SF	5.38	1999	1999	1878.00	70.00	1,315
SEN2	SCREEN ENCLOSED STRUCTURE	1309.00	SF	3.50	1999	1999	4582.00	40.00	1,833

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2000	9903175	03-18-1999	12-01-1999	3,000	0000	SEN			
2000	9811150	02-19-1999	12-01-1999	133,000	0000	SFR U/C '99			
2000	9901192	01-28-1999	12-01-1999	15,000	0000	POOL/1605 SILHOUETTE DR			
1999	9811150	11-24-1998	12-31-1998	133,000	0000	SFR/1605 SILHOUETTE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023095926	6190	2061	08-04-2023	WD	Q	01	I	565,000				
2023017801	6093	1819	02-01-2023	WD	Q	01	I	412,000				
2021008072	5623	1479	01-19-2021	CT	U	11	I	104,100				
	4657	0313	03-10-2015	WD	U	U	I	100				
	4657	0310	03-10-2015	WD	U	U	I	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	
88,000	287,595	10,288	385,883	0	385883	0.00	385883	385883	385,883	

**Parcel Notes**

03 QG FROM 550 FER 111202  
 15X OWNER MOVED 2014  
 4595/1422 CT VS ANTHONY S CALABRARO ET AL PROP SOLD TO DELMONTE INVESTMENT INC  
 4657/310 DELMONTE INVESTMENT INC TO THE CLERMONT PROPERTY FINANCE TRS W/HUGO N GERSTL TTEE  
 4657/313 THE CLERMONT PROPERTY FINANCE TRS W/HUGH N GERSTL TTEE DEEDS TO THE 1605 SILHOUETTE DR TRS DTD 031015  
 W/GRACIELA VIRGINIA MONTERO TTEE  
 15X COURTESY HX CARD SENT 092115  
 15TR NOT DELIVERABLE AS ADDRESSED 1605 SILHOUETTE DR CLERMONT FL 34711 2758  
 16X COURTESY HX CARD SENT 012716  
 16TR NOT DELIVERABLE AS ADDRESSED 1605 SILHOUETTE DR CLERMONT FL 34711 2758  
 5623/1479 CT VS GRACIELA VIRGINIA MONTERO TTEE ET AL SOLD TO DLJ MORTGAGE CAPITAL INC  
 6093/1819 DLJ MORTGAGE CAPITAL INC TO CARLOS J PUERTO  
 6190/2061 CARLOS J PUERTO TO HASSAN BENANI & MARYAM LAAZIZ HW

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Alternate Key 3826832  
 Parcel ID 21-22-26-0307-000-24500

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

2024-0489 Comp 3  
 PRC Run: 12/12/2024 By

Card # 1 of 1

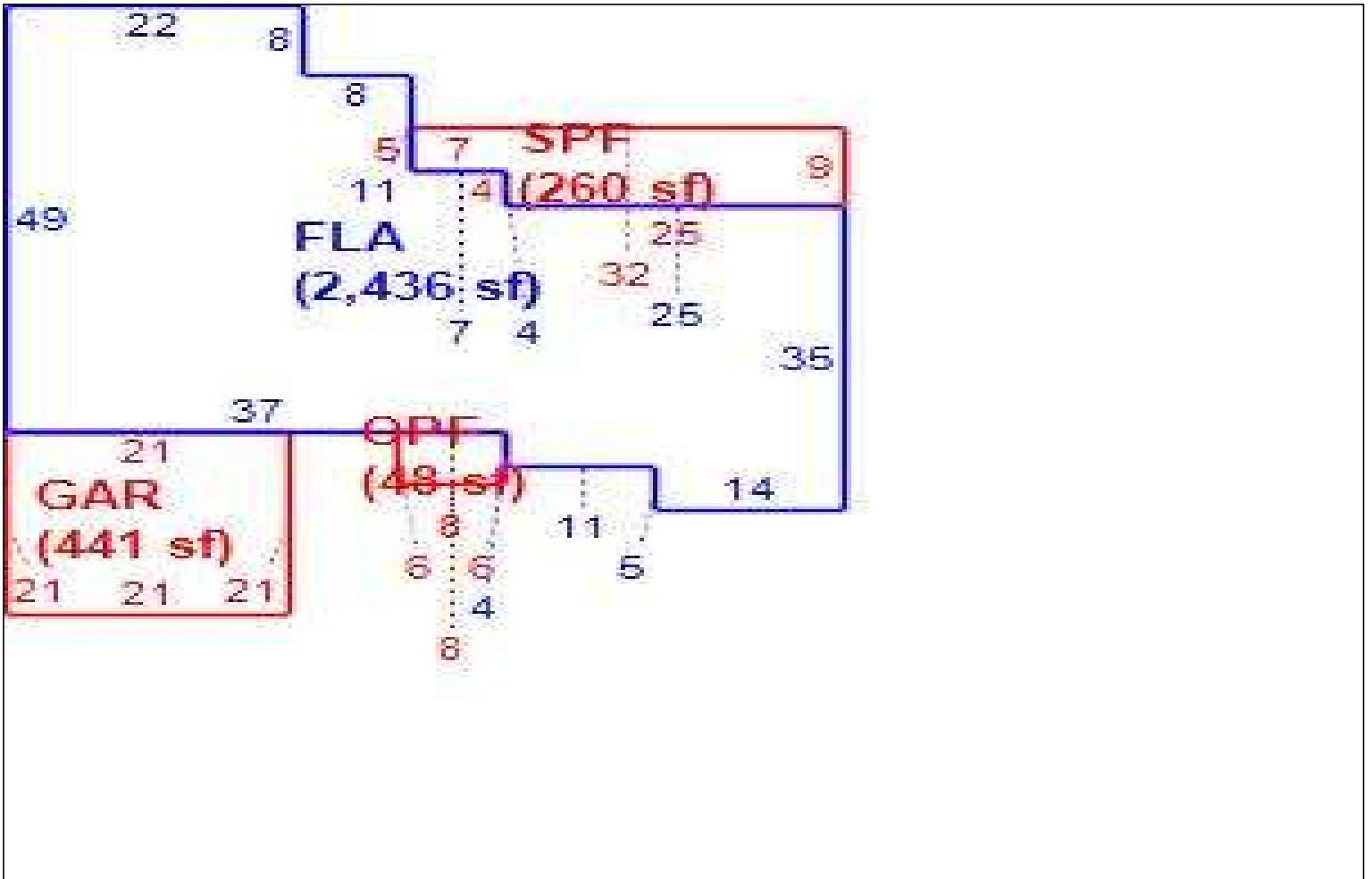
Current Owner		
PRENATT RICHARD & SUELLEN		
971 CORNELL AVE		
CLERMONT	FL	34711

Property Location			
Site Address 971 CORNELL AVE			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 COLLEGE PARK PHASE IIB PB 51 PG 89-91 LOT 245 ORB 6136 PG 599

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	1.50	1.000	1.000	0	66,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,000			
Classified Acres		0		Classified JV/Mkt		66,000		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 302,651 Deprec Bldg Value 293,571 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,436	2,436	2436	2004	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	103.69	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	48	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	260	0	97.00	Foundation	3	Fireplaces	0
TOTALS		2,436	3,185	2,436	0	Roof Cover	3	Type AC	03

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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	ITREVIEW	01-01-2016	01-03-2017	1	0020	DESKTOP REVIEW *SEE NOTES	01-03-2017		
2006	2005041357	04-28-2005	01-30-2006	2,499	0000	INSTALL HURRICANE SHUTTERS			
2005	2004050795	06-16-2004	12-08-2004	140,272	0000	SFR 971 CORNELL AVE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023052078	6136	0599	05-01-2023	WD	Q	01	I	418,000	039	HOMESTEAD	2025	25000
	3534	1387	10-30-2007	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2025	25000
	2709	2486	11-19-2004	WD	Q	Q	I	218,100				
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	
66,000	293,571	0	359,571	0	359571	50,000.00	309571	334571	359,571	

**Parcel Notes**

06FC QG FROM 630 JSB 013006  
 3534/1387 TREVOR W CAIN DEEDS TO ANN E LETTSOME DIVORCED  
 14 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED CS 072914  
 15CC HX SOS APP AND INCOME SUBMITTED LH 021915  
 15X ANN LETTSOME FILED SOS  
 15CC INCOME SUBMITTED ALT 052615  
 16WEB BEDS FROM 3 3FIX FROM 1 DLS 080416  
 16IT THIS SFR SITS ON LOT 244 K 3826831 PJF 100416  
 17IT GAV 030516 MOVE SKETCH FROM AK 3826831 TO THIS AK OPF4 TO SPF CRA 010317  
 6136/599 ANN E LETTSOME TO RICHARD & SUELLEN PRENATT HW  
 25CC SUBMITTED HX SOS APP WILL SUBMIT 2024 TAX RETURN NT 112224

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