



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3828466**

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 # <b>2024-0490</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
COMPLETED BY THE PETITIONER			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>FirstKey Homes; FKH SFR C2 LP</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>2022260160-000-13100 796 Lakeview Pointe Drive</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> 2024-0490	Alternate Key: 3828466	Parcel ID: 20-22-26-0160-000-13100	
<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> 796 LAKEVIEW POINTE DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> FKH SFR C2 L P	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 385,770	\$ 385,770	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 385,770	\$ 385,770	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 385,770	\$ 385,770	

\*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
<b>AK#</b>	3828466	3781471	3783348	3806894
<b>Address</b>	796 LAKEVIEW POINTE DR	1582 CHANCELLOR CT CLERMONT	1605 SILHOUETTE DR CLERMONT	1873 RIDGE VALLEY ST CLERMONT
<b>Proximity</b>		0.70 Miles	0.38 Miles	0.78 Miles
<b>Sales Price</b>		\$453,000	\$565,000	\$443,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.80%	1.60%	0.40%
<b>Adjusted Sale</b>		\$388,674	\$489,290	\$378,322
<b>\$/SF FLA</b>	\$154.56 per SF	\$147.17 per SF	\$194.70 per SF	\$149.59 per SF
<b>Sale Date</b>		10/13/2023	8/4/2023	11/17/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,496	2,641	-7250	2,513	-850	2,529	-1650
<b>Year Built</b>	2006	2001		1999		2003	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.1	2.1		2.0	2500	2.1	
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	N	N	0	Y	-20000	Y	-20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		-Net Adj. 1.9%	-7250	-Net Adj. 3.8%	-18350	-Net Adj. 5.7%	-21650
		Gross Adj. 1.9%	7250	Gross Adj. 4.8%	23350	Gross Adj. 5.7%	21650
<b>Adj. Sales Price</b>	Market Value <b>\$385,770</b>	Adj Market Value	<b>\$381,424</b>	Adj Market Value	<b>\$470,940</b>	Adj Market Value	<b>\$356,672</b>
	Value per SF 154.56						

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.

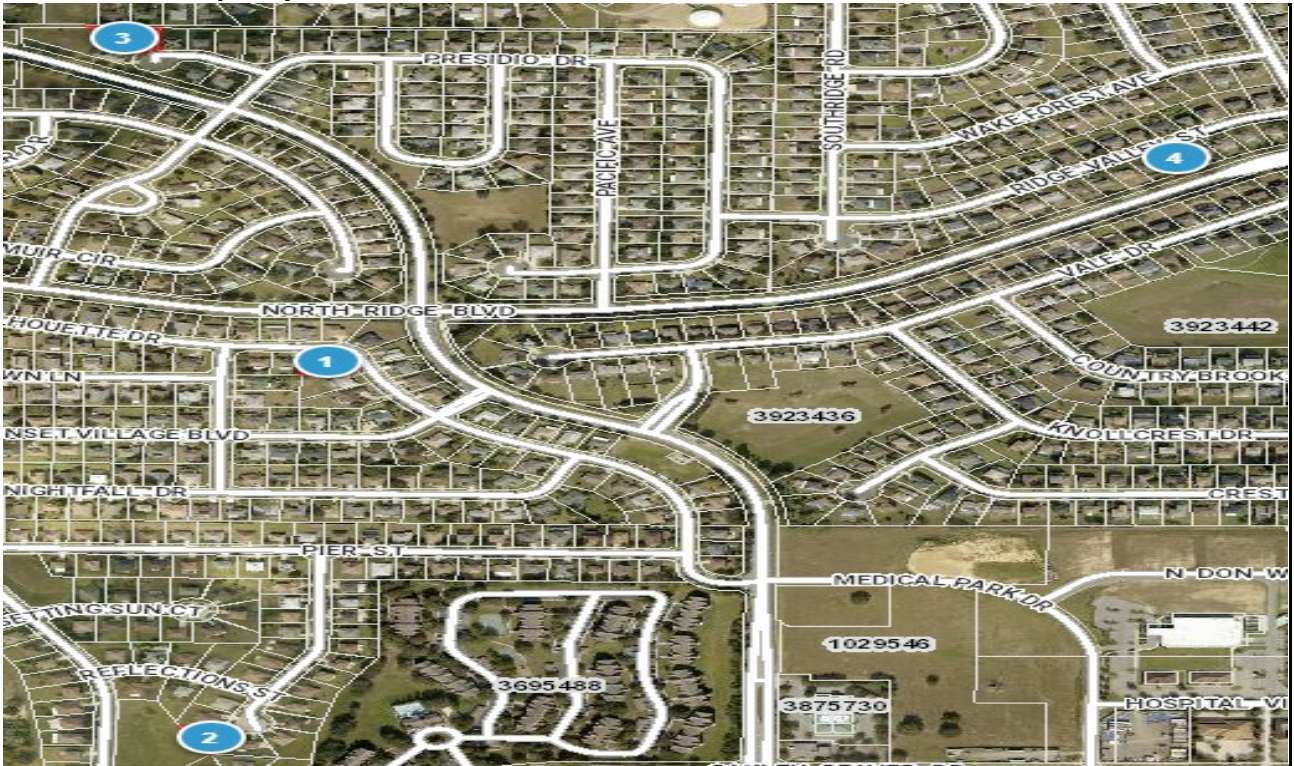
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:**

**DATE**

2024-0490 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3828466	796 LAKEVIEW POINTE DR CLERMONT	-
2	Comp 1	3781471	1582 CHANCELLOR CT CLERMONT	0.7
3	Comp 2	3783348	1605 SILHOUETTE DR CLERMONT	0.38
4	Comp 3	3806894	1873 RIDGE VALLEY ST CLERMONT	0.78
5				
6				
7				
8				

Alternate Key 3828466  
 Parcel ID 20-22-26-0160-000-13100

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

2024-0490 Subject  
 PRC Run: 12/10/2024 By

Card # 1 of 1

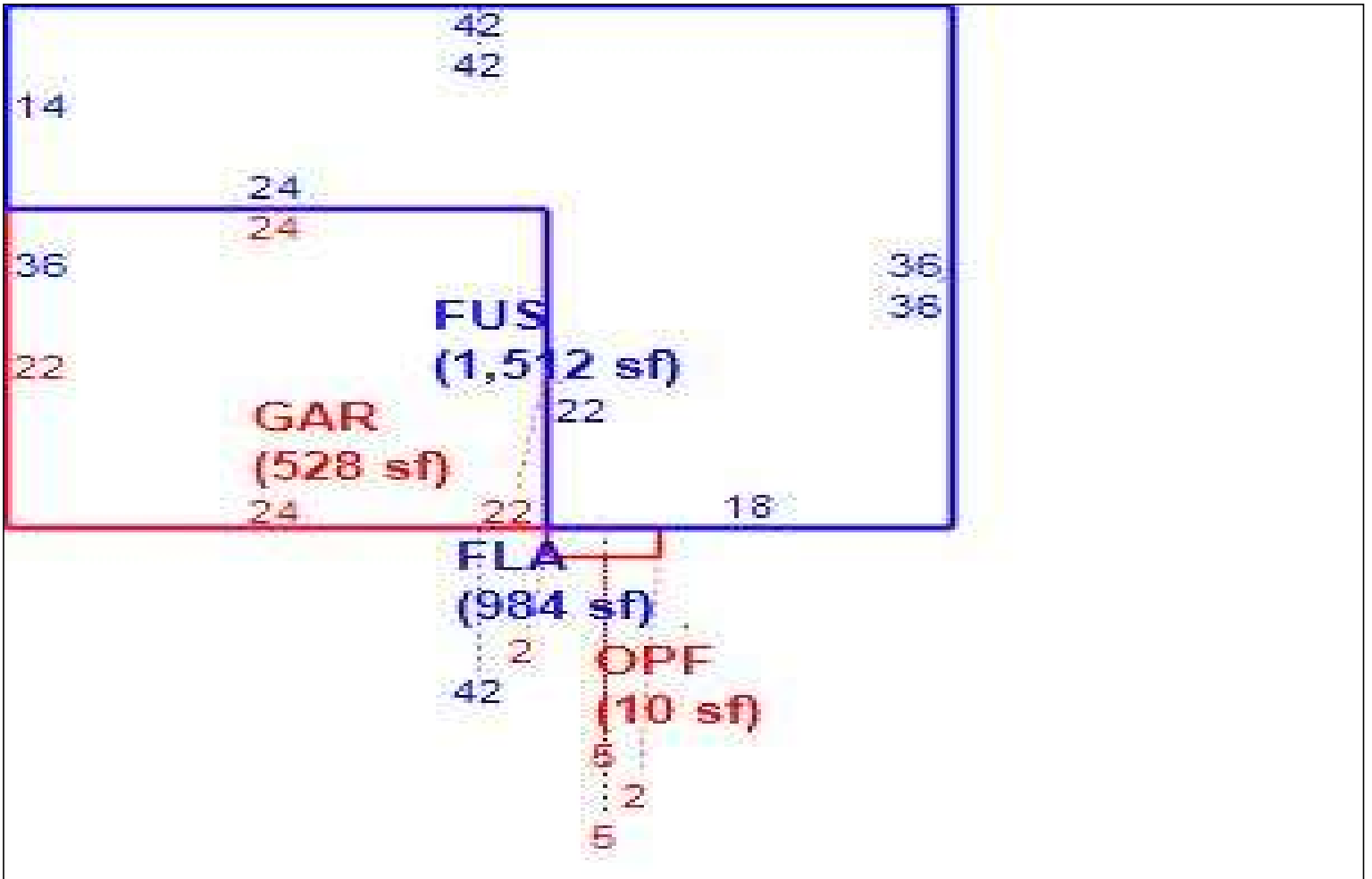
Current Owner		
FKH SFR C2 L P C/O FIRST KEY HOMES LLC 1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location			
Site Address 796 LAKEVIEW POINTE DR			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
LAKEVIEW POINTE PB 52 PG 52-56 LOT 131 ORB 5620 PG 748 ORB 5759 PG 1363

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 306,979
		Deprec Bldg Value	297,770
		Multi Story	1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	984	984	984	2006	2496	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,512	1,512	1512	103.03	306,979	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	528	0	EX	97.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	10	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		2,496	3,034	2,496	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	297,770				

Alternate Key 3828466  
 Parcel ID 20-22-26-0160-000-13100

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

2024-0490 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
2007	2005070177	01-01-2006	08-14-2006	129,448	0000	SFR FOR 07	08-14-2006	
2006	2005070177	07-13-2005	01-20-2006	129,448	0000	SFR 796 LAKEVIEW POINTE DR		

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021102654	5759 1363	06-17-2021	WD	U	11	I	0				
2021005769	5620 0748	12-28-2020	WD	Q	01	I	320,000				
	3924 1706	06-17-2010	WD	U	U	I	125,000				
	3727 0445	01-23-2009	WD	U	U	I	139,000				
	3692 1831	09-23-2008	CT	U	U	I	0				
<b>Total</b>											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	297,770	0	385,770	0	385770	0.00	385770	385770	385,770

**Parcel Notes**

08TR NOT DELIVERABLE AS ADDRESSED 796 LAKEVIEW POINTE DR CLERMONT 34711  
 3692/1831 CT VS MASOUD ASHRAPHIJUO PROP SOLD TO FEDERAL HOME LOAN MORTGAGE CORP  
 3727/445 FEDERAL HOME LOAN MORTGAGE CORP TO JOHN C WETZEL JR MARRIED  
 3924/1706 JOHN C WETZEL JR MARRIED TO CHRISTOPHER J WETZEL SINGLE  
 14TR WETZEL CHRISTOPHER RETURNED TRIM UNDELIVERABLE LP 090414  
 5620/748 CHRISTOPHER J WETZEL TO CERBERUS SFR HOLDINGS V LP  
 5759/1363 FKH SFR C2 L P FKA CERBERUS SFR HOLDINGS V L P TO FKH SFR C2 L P  
 5759/1363 M SALE INCL AK3828466 AK3828400 AK3827636 AK3790525 AK3806547 AK3775225 AK3890194 AK3852879

\*\*\*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 3781471  
 Parcel ID 20-22-26-1900-000-00400

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

2024-0490 Comp 1  
 PRC Run: 12/10/2024 By

Card # 1 of 1

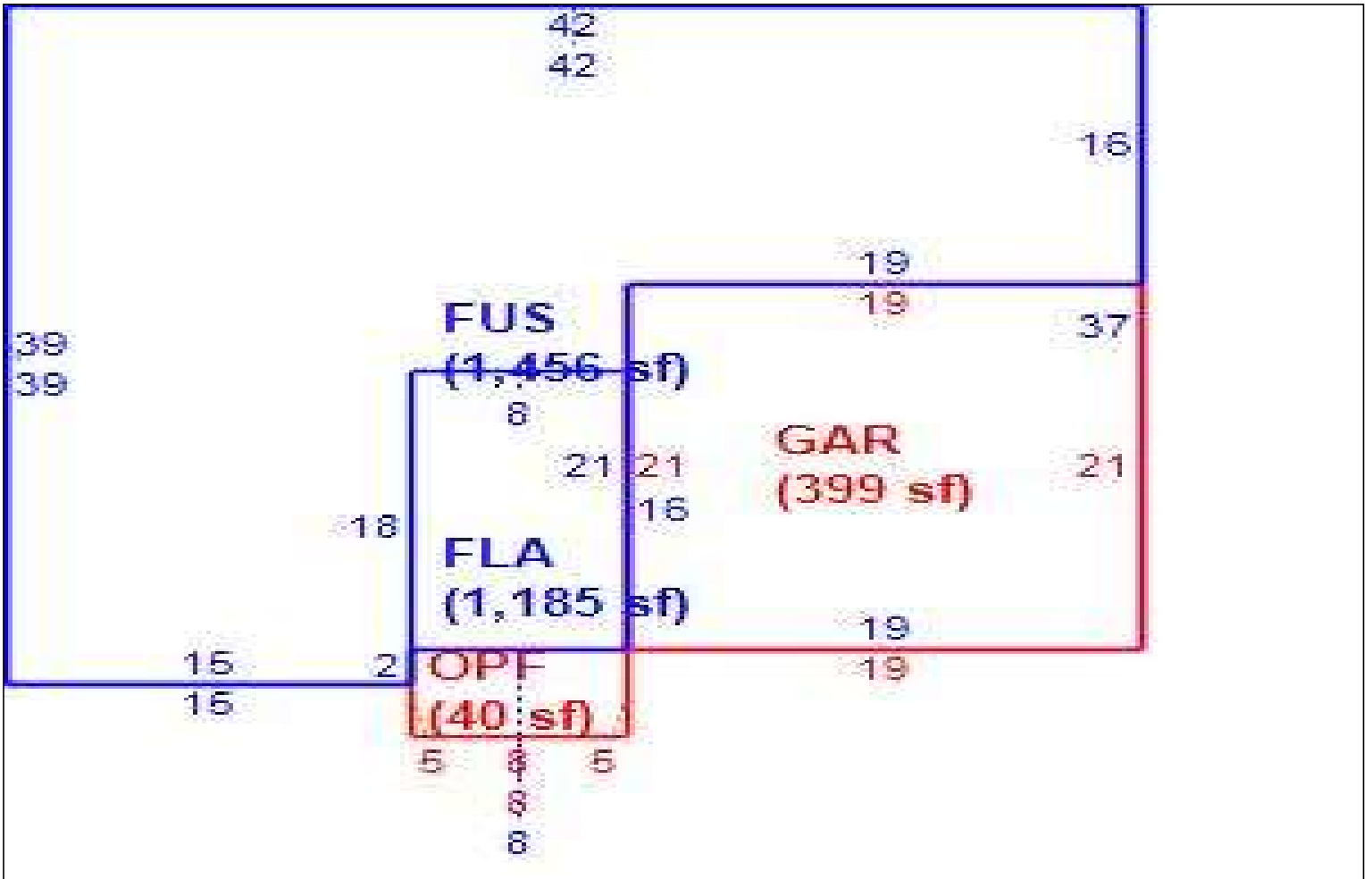
Current Owner		
REMONVIL JAMES W & ETIENNEISE UTIL		
1582 CHANCELLOR CT		
CLERMONT	FL	34711

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						
GAR	GARAGE FINISH	0	399	0						
OPF	OPEN PORCH FINISHE	0	40	0						
TOTALS		2,641	3,080	2,641						
					Effective Area	2641	No Stories	1.00	Full Baths	2
					Base Rate	105.39	Quality Grade	675	Half Baths	1
					Building RCN	326,828	Wall Type	03	Heat Type	6
					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

2024-0490 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
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

2024-0490 Comp 2  
PRC Run: 12/10/2024 By

Card # 1 of 1

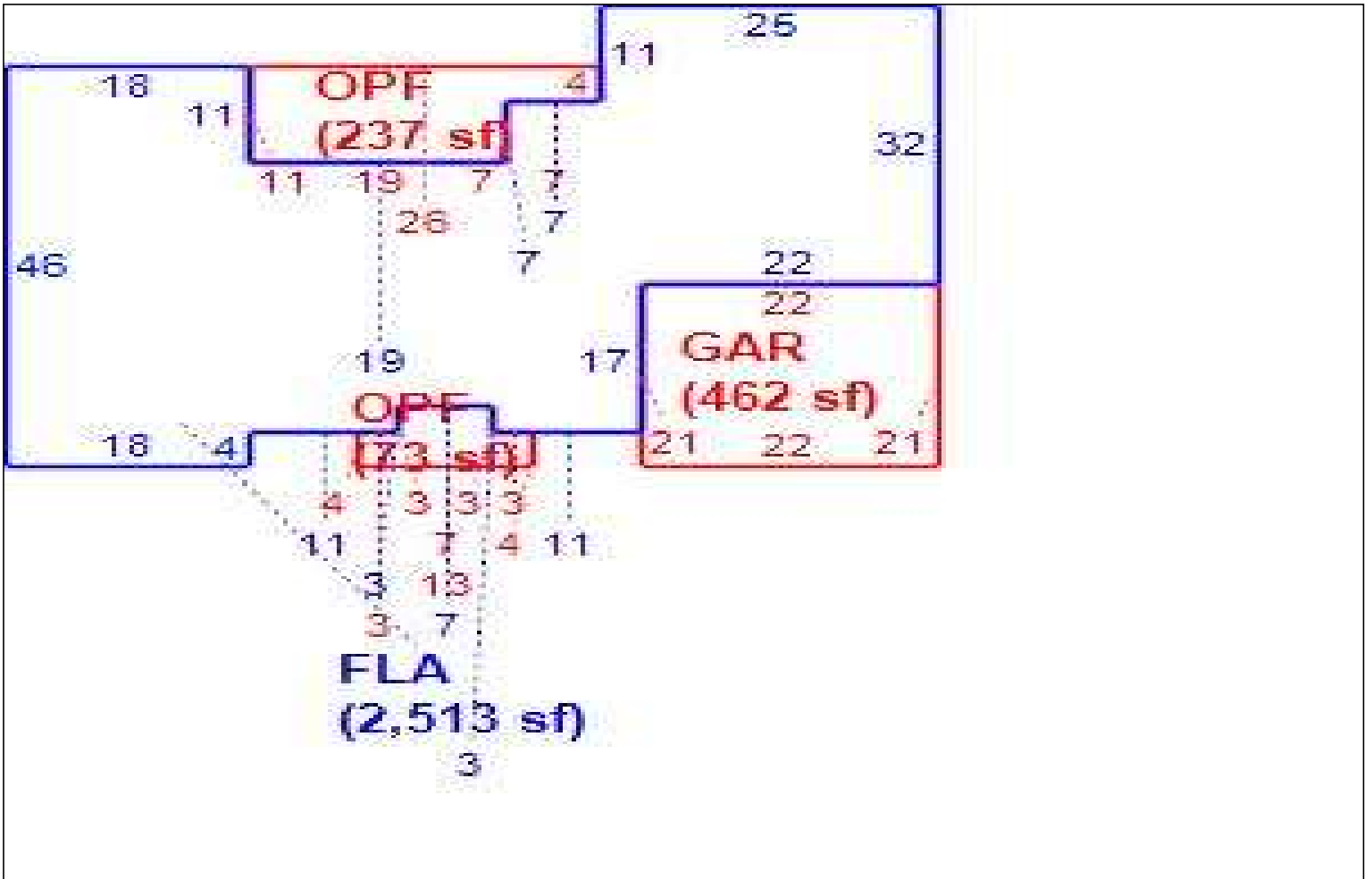
Current Owner		
BENANI HASSAN & MARYAM LAZZIZ		
2215 CEDAR GARDEN DR		
ORLANDO	FL	32824

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

2024-0490 Comp 2  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
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

<b>Building Permits</b>									
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			

<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
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			
<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	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 3806894  
 Parcel ID 20-22-26-1955-000-29700

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

2024-0490 Comp 3  
 PRC Run: 12/10/2024 By

Card # 1 of 1

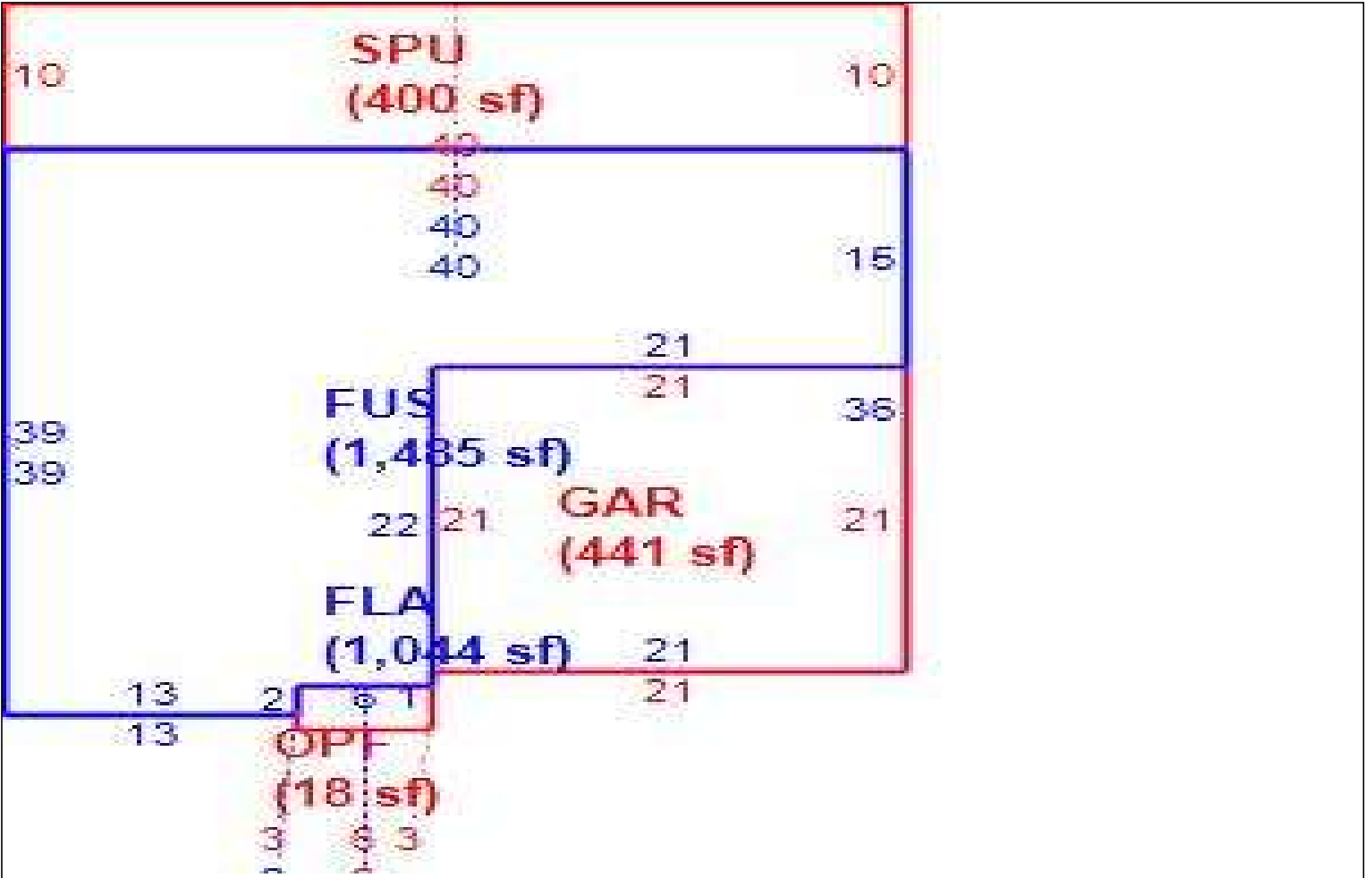
Current Owner		
RHODES DIANA D & ADAM		
1873 RIDGE VALLEY ST		
CLERMONT	FL	34711

Property Location			
Site Address 1873 RIDGE VALLEY ST			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	04-19-201

**Legal Description**  
 CLERMONT, SKYRIDGE VALLEY PHASE II SUB LOT 297 PB 45 PGS 46-48 ORB 6245 PG 145 ORB 6270 PG 974

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 311,778 Deprec Bldg Value 302,425 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,044	1,044	1044	2003	2529	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,485	1,485	1485	102.87	311,778	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	441	0	EX	97.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	18	0	0	0	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	400	0	0	0	Roof Cover	3	Type AC	03
TOTALS		2,529	3,388	2,529	302,425					

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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
POL4	SWIMMING POOL - RESIDENTIAL	390.00	SF	52.50	2018	2018	20475.00	85.00	17,404
PLD3	POOL/COOL DECK	330.00	SF	7.33	2018	2018	2419.00	85.00	2,056
SEN2	SCREEN ENCLOSED STRUCTURE	1632.00	SF	3.50	2018	2018	5712.00	85.00	4,855

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	18-2322	07-11-2018	04-19-2019	7,420	0002	SEN	04-23-2019		
2019	18-1637	05-10-2018	04-19-2019	30,000	0003	POL	04-23-2019		
2004	2003021094	03-06-2003	11-21-2003	129,844	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024005044	6270	0974	01-12-2024	QC	U	11	I	100	039	HOMESTEAD	2024	25000
2023142017	6245	0145	11-17-2023	WD	Q	01	I	443,000	059	ADDITIONAL HOMESTEAD	2024	25000
2022011052	5882	1876	12-23-2021	QC	U	11	I	100				
2019143750	5392	1155	12-16-2019	WD	Q	Q	I	305,000				
2018031728	5082	0778	03-15-2018	WD	Q	Q	I	265,000				
<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	302,425	24,315	414,740	0	414740	50,000.00	364740	389740	415,456	

**Parcel Notes**

2426/1206 EDDIE J WHITE SINGLE  
04FC FLA OVER GCF MB 112203  
3365/1946 EDDIE J II & DEVITA WHITE TO EJAS & BHANMATIE ALI HW  
16TR NOT DELIVERABLE AS ADDRESSED 1873 RIDGE VALLEY ST CLERMONT FL 34711 6490 NO NEW ADR FOUND RRB 101816  
4964/312 CT VS EJAS & BHANMATIE ALI SOLD TO DEUTSCHE BANK NATL TRS CO TTEE  
5006/1097 DEUTSCHE BANK NATL TRS CO TTEE TO MAHMOUD SADI M HAMDAN & AMANI ALI HW  
18 SFR CURRENTLY LISTED FOR 275K HAS BEEN RENO FRESH PAINT NEW FLOORING 2FIX FROM 0 4FIX FROM 2 PER MLS O5547106 CRA 111  
5082/778 MAHMOUD SADI M HAMDAN & AMANI ALI TO SHARON L & DAVID CAMPBELL HW  
18X COURTESY HX CARD SENT 042018  
19 MLS O5547106 CRA 082418  
19X COURTESY HX CARD SENT 010219  
19FC ADD SPU5 AND MISC MHS 041919  
5392/1155 DAVID & SHARON L CAMPBELL TO ERIC MATTHEW & KRISTIN MICHELLE KELMARTIN HW  
5882/1876 ERIC KELMARTIN AND KRISTIN ROHE FKA KELMARTIN TO ERIC KELMARTIN SINGLE PURSUANT TO MARITAL AGMT  
22X ERROR ON TRIM SOH NOT CALCULATING HAS BEEN CORRECTED AS 082422  
6245/145 ERIC M KELMARTIN TO DIANA DHANPAT RHODES SINGLE  
6270/974 DIANA DHANPAT RHODES TO DIANA DHANPAT & ADAM RHODES HW  
24CC EFILE HX APP CP 030124  
24X HX APPROVED FOR DIANA ONLY NO FL INFO GIVEN FOR ADAM DB 031324

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