



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3783254

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 # 2024-0496 County Lake Tax year 2024 Date received 9.12.24

COMPLETED BY THE PETITIONER
PART 1. Taxpayer Information

Taxpayer name: FirstKey Homes; FKH SFR PROPCO D LP 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 # 25-24-26-0305-000-13600 17538 Silver Creek Court
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 [X] email [ ] fax.

[ ] 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.

[ ] 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 [X] Res. 1-4 units [ ] Industrial and miscellaneous [ ] High-water recharge [ ] Historic, commercial or nonprofit
[ ] Commercial [ ] Res. 5+ units [ ] Agricultural or classified use [ ] Vacant lots and acreage [ ] Business machinery, equipment

PART 2. Reason for Petition Check one. If more than one, file a separate petition.

[X] Real property value (check one) [X] decrease [ ] increase [ ] Denial of exemption Select or enter type:
[ ] Denial of classification
[ ] Parent/grandparent reduction [ ] Denial for late filing of exemption or classification (Include a date-stamped copy of application.)
[ ] Property was not substantially complete on January 1
[ ] Tangible personal property value (You must have timely filed a [ ] Qualifying improvement (s. 193.1555(5), F.S.) or change of return required by s.193.052. (s.194.034, F.S.)) ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)
[ ] Refund of taxes for catastrophic event

[ ] 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.)

[5] 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.

[ ] 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

<b>Petition #</b> 2024-0496	Alternate Key: 3783256	Parcel ID: 25-24-26-0305-000-13600	
<b>Petitioner Name</b> 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:	<b>Property Address</b> 17538 SILVER CREEK CT CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> FKH sfr propco d lp	<b>Value from TRIM Notice</b>	<b>Value before Board Action Value presented by Prop Appr</b>	<b>Value after Board Action</b>
<b>1. Just Value, required</b>	\$ 314,392	\$ 314,392	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 314,392	\$ 314,392	
<b>3. Exempt value, *enter "0" if none</b>	\$ -	\$ -	
<b>4. Taxable Value, *required</b>	\$ 314,392	\$ 314,392	

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

**Last Sale Date** 4/6/2021      **Price:** \$282,000       Arm's Length     Distressed    Book 5686 Page 599

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3783256	3783227	3783199	3783213
<b>Address</b>	17538 SILVER CREEK CT CLERMONT	17413 SILVER CREEK CT CLERMONT	17325 WOODCREST WAY CLERMONT	17416 SILVER CREEK CT CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$385,000	\$380,000	\$420,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.20%	2.40%	2.80%
<b>Adjusted Sale</b>		\$331,870	\$332,120	\$368,760
<b>\$/SF FLA</b>	\$188.26 per SF	\$198.72 per SF	\$238.08 per SF	\$191.66 per SF
<b>Sale Date</b>		9/22/2023	6/14/2023	5/3/2023
<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>	1,670	1,670	0	1,395	19250	1,924	-17780
<b>Year Built</b>	1999	2000		2000		1999	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.1	2.1		2.1		2.0	5000
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	96 sf	96 sf		169 sf		132 sf	
<b>Pool</b>	Y	Y	0	Y	0	Y	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		Net Adj. 0.0%	0	Net Adj. 5.8%	19250	-Net Adj. 3.5%	-12780
		Gross Adj. 0.0%	0	Gross Adj. 5.8%	19250	Gross Adj. 6.2%	22780
<b>Adj. Sales Price</b>	Market Value <b>\$314,392</b>	Adj Market Value	<b>\$331,870</b>	Adj Market Value	<b>\$351,370</b>	Adj Market Value	<b>\$355,980</b>
	Value per SF 188.26						

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.

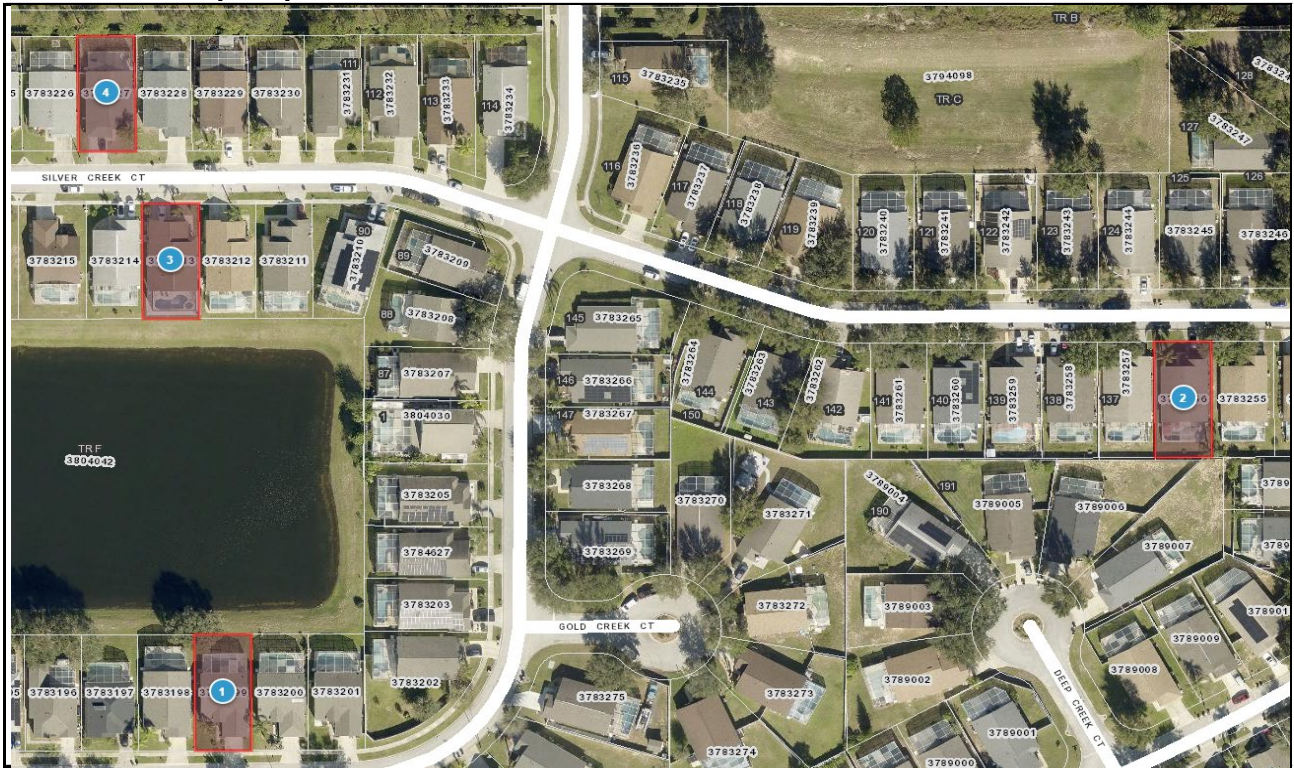
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps The petitioner is taking off 15% after adjustment was made.

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

**DEPUTY: Mohamed Shariff**

**DATE 11/18/2024**

**2024-049€ Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3783256	17538 SILVER CREEK CT CLERMONT	-
2	comp 2	3783199	17325 WOODCREST WAY CLERMONT	same sub
3	comp 1	3783227	17413 SILVER CREEK CT CLERMONT	same sub
4	comp 3	3783213	17416 SILVER CREEK CT CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3783256  
 Parcel ID 25-24-26-0305-000-13600

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

2024-0496 Subject  
 PRC Run: 12/12/2024 By

Card # 1 of 1

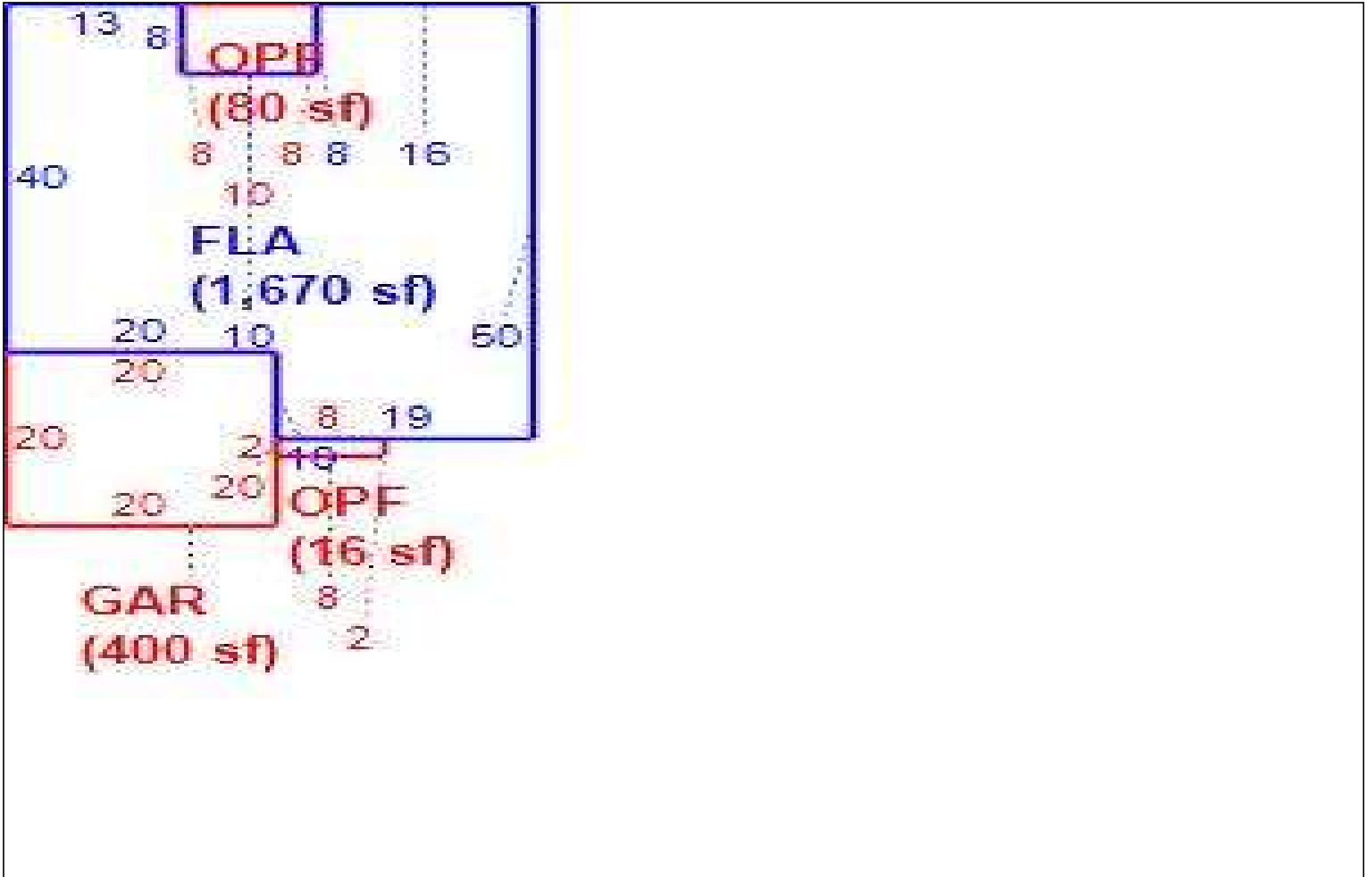
Current Owner		
FKH SFR PROPCO D LP		
1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location			
Site Address	17538 SILVER CREEK CT		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 CLEAR CREEK PHASE TWO LOT 136 PB 41 PGS 9-10 ORB 5686 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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 228,304 Deprec Bldg Value 221,455 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	1,670	1,670	1670	1999	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	109.30	Quality Grade	670	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	96	0	228,304	Wall Type	03	Heat Type	6	
TOTALS		1,670	2,166	1,670	EX	Foundation	3	Fireplaces	0	
					97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD	221,455				

Alternate Key 3783256  
 Parcel ID 25-24-26-0305-000-13600

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

2024-0496 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
POL2	SWIMMING POOL - RESIDENTIAL	324.00	SF	35.00	1999	1999	11340.00	85.00	9,639
PLD2	POOL/COOL DECK	436.00	SF	5.38	1999	1999	2346.00	70.00	1,642
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	1999	1999	5390.00	40.00	2,156

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2000	9980384	08-06-1999	12-01-1999	12,500	0000	POOL			
2000	9903209	04-05-1999	12-01-1999	86,000	0000	SFR/17538 SILVER CRK CT			

<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
2021050462	5686	0599	04-06-2021	WD	Q	01	I	282,000			
	4128	0981	02-15-2012	WD	Q	Q	I	125,000			
	1792	1090	01-31-2000	WD	Q	Q	I	148,900			
<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	
79,500	221,455	13,437	314,392	0	314392	0.00	314392	314392	314,392	

**Parcel Notes**

99FC CHG LOC FROM 100 031599  
 4128/981 TERRY & PATRICIA MAY FRANCIS TO JEFFREY & MICHELLE CUNNINGHAM HW  
 15 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED CS 012315  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 5686/599 JEFFREY & MICHELLE CUNNINGHAM TO FKH SFR PROPCO D LP

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Alternate Key 3783227  
 Parcel ID 25-24-26-0305-000-10700

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

2024-0496 Comp 1  
 PRC Run: 12/12/2024 By

Card # 1 of 1

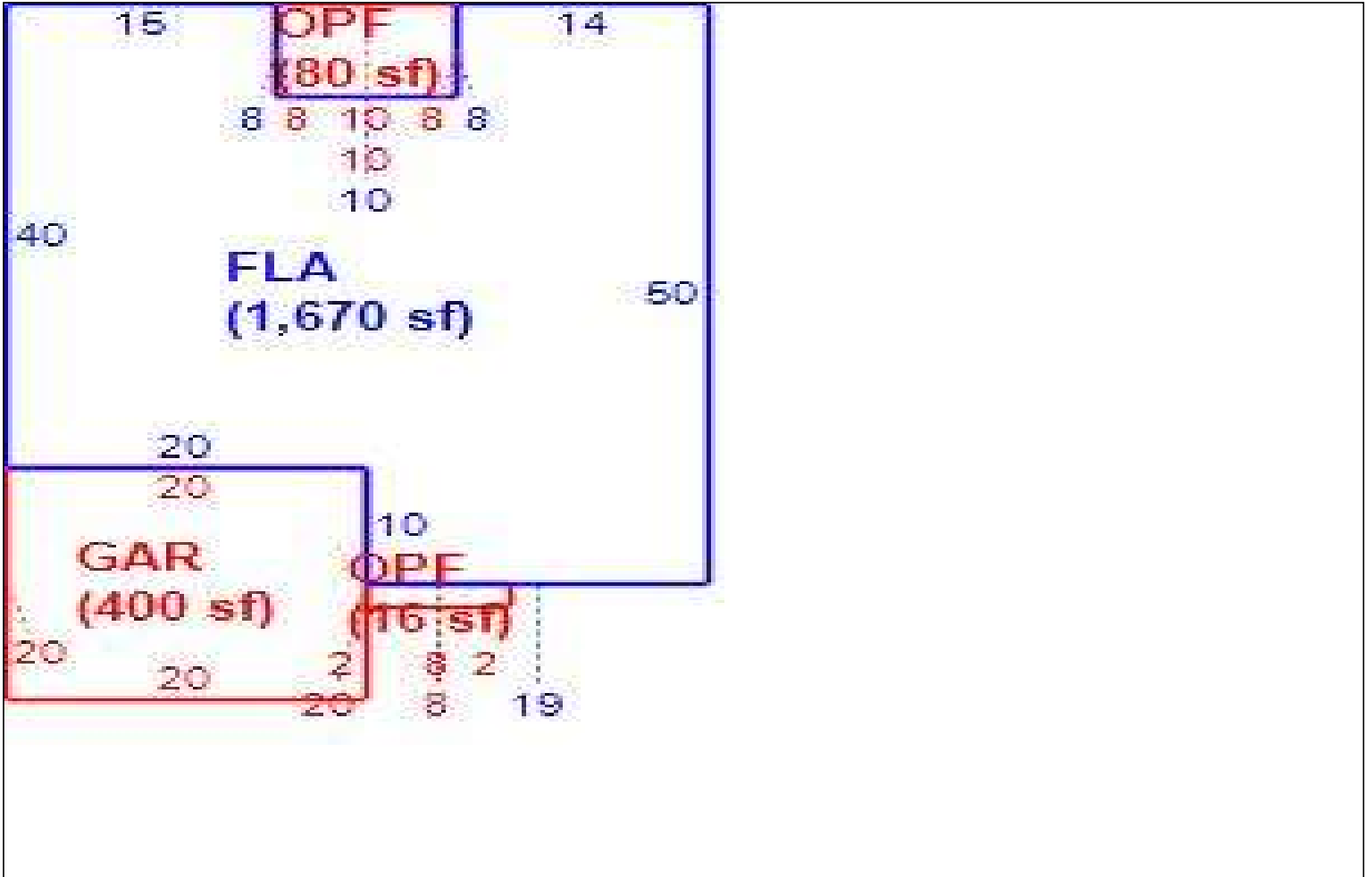
Current Owner
LILIPE HOME MANAGEMENT LLC
RUA DANIEL BARRETO DOS SANTONS
VARGEM PEQUENA - RJ
RIO DE JENEIRO

Property Location	
Site Address 17413 SILVER CREEK CT	
CLERMONT FL 34714	
Mill Group 0005 NBHD 0581	
Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 01-01-202

Legal Description
CLEAR CREEK PHASE TWO LOT 107 PB 41 PGS 9-10 ORB 6217 PG 297

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 228,304
Deprec Bldg Value 221,455		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,670	1,670	1670	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	109.30	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	96	0	228,304	Wall Type	03	Heat Type	6
TOTALS		1,670	2,166	1,670	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					221,455				



Alternate Key 3783227  
 Parcel ID 25-24-26-0305-000-10700

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

2024-0496 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
HTB1	HOT TUB/SPA	1.00	UT	4000.00	2000	2000	4000.00	50.00	2,000
POL2	SWIMMING POOL - RESIDENTIAL	336.00	SF	35.00	2000	2000	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	424.00	SF	5.38	2000	2000	2281.00	70.00	1,597
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	2000	2000	5390.00	40.00	2,156

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	SALE	01-01-2003	01-12-2004	1	0000	CHECK VALUES			
2001	0050292	05-03-2000	02-13-2001	2,250	0000	37X19 SEN			
2001	0022040	02-28-2000	02-13-2001	17,000	0000	20X38 POOL			
2001	0011227	01-26-2000	02-13-2001	1	0000	SFR/17413 SILVER CRK CT			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023118362	6217	0297	09-22-2023	WD	Q	01	I	385,000			
2023090156	6182	2177	07-24-2023	WD	U	37	I	363,000			
2016048290	4777	2074	05-06-2016	WD	Q	Q	I	175,000			
	2814	1866	03-31-2005	WD	Q	Q	I	285,000			
	2337	2285	05-16-2003	WD	Q	Q	I	185,000			
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	
79,500	221,455	15,749	316,704	0	316704	0.00	316704	316704	316,839	

**Parcel Notes**

99FC LOC FROM 100 FER 031599  
 04FC QG FROM 600 JMK 011204  
 2814/1866 ANDREW D GOWME & SHIRLEY C CROSS BOTH SINGLE IMAGE QUALITY OF DOC NOT CLEAR CANT MAKE OUT LAST NAME OF ANDREW DONT KNOW IF ITS GOWME OR GOMME  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 4777/2074 ANDREW D GOMME AND SHIRLEY C CORSS TO EMILY LIND  
 16X COURTESY HX CARD SENT 062016  
 17X COURTESY HX CARD SENT 122216  
 6182/2177 EMILY LIND TO OPENDOOR PROPERTY TRUST I  
 6217/297 OPENDOOR PROPERTY TRUST I TO LILIPE HOME MANAGEMENT LLC

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Alternate Key 3783199  
Parcel ID 25-24-26-0305-000-07900

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

2024-0496 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	319.00	SF	35.00	2000	2000	11165.00	85.00	9,490
PLD2	POOL/COOL DECK	441.00	SF	5.38	2000	2000	2373.00	70.00	1,661
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	2000	2000	5390.00	40.00	2,156

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	SALE	01-01-2004	01-26-2005	1	0000	CHECK VALUE			
2001	0070539	07-19-2000	02-09-2001	2,250	0000	ALTER/ADDN			
2001	0022121	04-14-2000	02-09-2001	1	0000	SFR/17325 WOODCREST WAY			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024001425	6266	0525	08-31-2023	WD	U	11	1	100				
2023074860	6164	0882	06-14-2023	WD	Q	01	1	380,000				
	4211	1339	08-31-2012	WD	Q	Q	1	135,000				
	2667	1179	06-16-2004	WD	Q	Q	1	185,000				
	1855	2366	08-25-2000	WD	Q	Q	1	144,900				
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	
79,500	197,803	13,307	290,610	0	290610	0.00	290610	290610	290,745	

**Parcel Notes**

99FC CHG LOC FROM 1.00 031599 FER  
1855/2366 NEIL B RICKARD SINGLE ONLY  
2667/1179 SHEILA P FELDMAN SINGLE AND WILLIAM BLACKBURN SINGLE  
09FC NO CHGS JMK 102208  
4211/1339 WILLIAM BLACKBURN AND SHEILA P FELDMAN TO DORYCE BARIBEAU AND KARINE ST AMANT JTWROS  
15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
6164/882 DORYCE BARIBEAU AND KARINE ST AMANT AKA ST-AMANT TO ZALEENA NEICE MARRIED  
6266/525 ZALEENA NEICE TO 173 25 WOODCREST LLC

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Alternate Key 3783213  
 Parcel ID 25-24-26-0305-000-09300

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

2024-0496 Comp 3  
 PRC Run: 12/12/2024 By

Card # 1 of 1

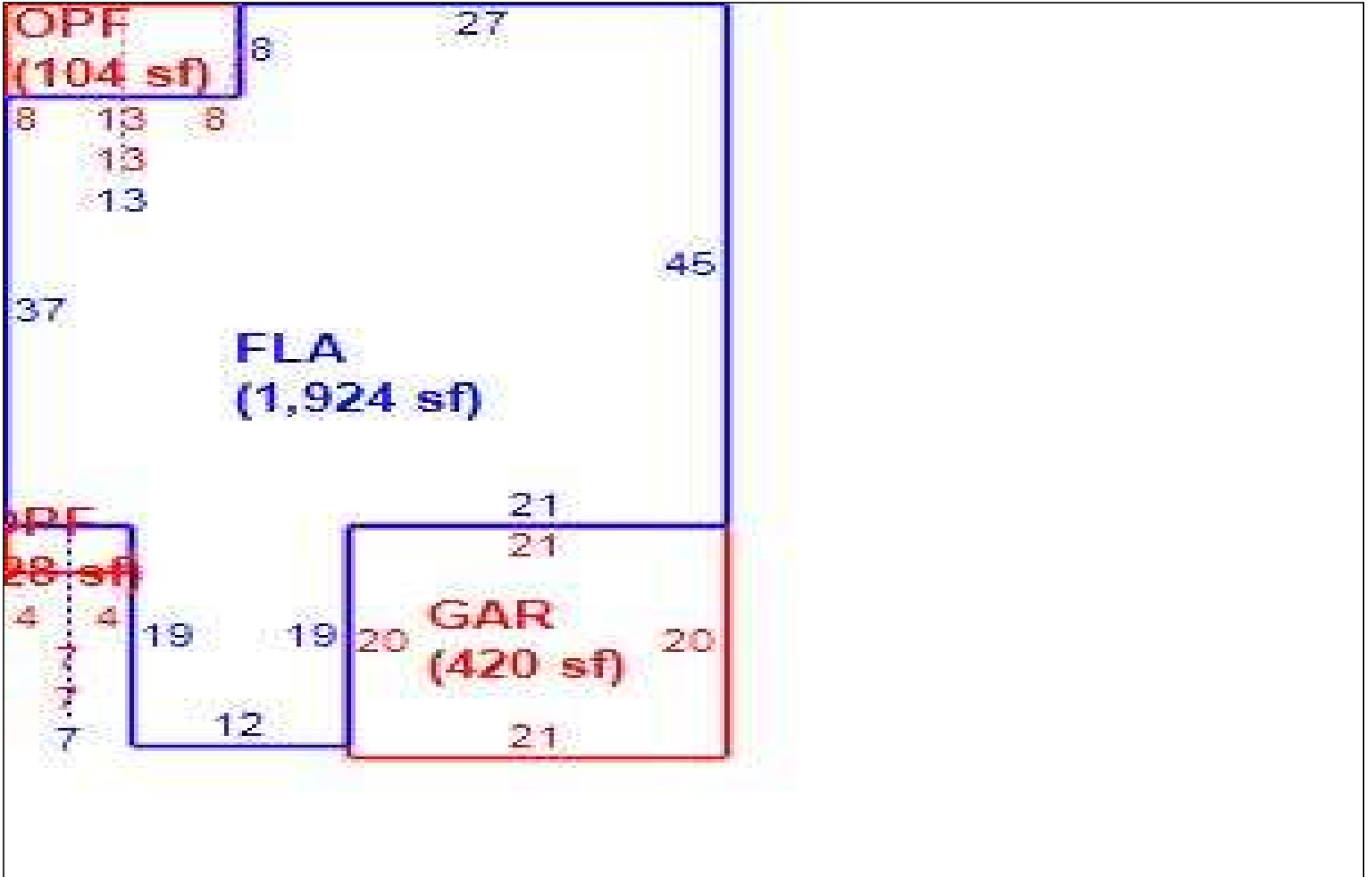
Current Owner		
KADAR YZAN & JUCILENE		
17416 SILVER CREEK CT		
CLERMONT	FL	34714

Property Location			
Site Address 17416 SILVER CREEK CT			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 CLEAR CREEK PHASE TWO LOT 93 PB 41 PGS 9-10 ORB 6137 PG 1989

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 249,458 Deprec Bldg Value 241,974 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,924	1,924	1,924	1999	1924	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	108.62	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	132	0	Building RCN	249,458	Wall Type	03	Heat Type	6
TOTALS		1,924	2,476	1,924	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	241,974				

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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
HTB1	HOT TUB/SPA	1.00	UT	4000.00	2000	2000	4000.00	50.00	2,000
POL2	SWIMMING POOL - RESIDENTIAL	308.00	SF	35.00	2000	2000	10780.00	85.00	9,163
PLD2	POOL/COOL DECK	472.00	SF	5.38	2000	2000	2539.00	70.00	1,777
SEN2	SCREEN ENCLOSED STRUCTURE	1570.00	SF	3.50	2000	2000	5495.00	40.00	2,198

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2001	0010137	01-28-2000	02-09-2001	3,000	0000	19X37 SEN			
2000	9900821	10-15-1999	12-01-1999	1	0000	POOL			
2000	9981382	08-20-1999	12-01-1999	1	0000	SFR/17416 SILVER CREEK CT			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023053510	6137	1989	05-03-2023	WD	Q	01	I	420,000	039	HOMESTEAD	2024	25000
	4225	0818	05-01-2012	WD	Q	Q	I	153,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1780	1297	12-20-1999	WD	Q	Q	I	171,400				
<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	
79,500	241,974	15,138	336,612	0	336612	50,000.00	286612	311612	336,749	

**Parcel Notes**

99FC CHG LOC FROM 100 FER 031599  
 01FC ADD MISC LFC 020901  
 04TR ORWARDING ORD EXPIRED 14 COWSLIP CLOSE LOCKS HEATH SOUTHAMPTON ENGLAND SO316XL  
 06X TERRENCE HANLON IS MARRIED TO MARY-ANN HANLON BUT NO RESIDENCY DATA PROVIDED FOR HER  
 09FC NO CHGS JMK 102208  
 4225/818 TERRENCE JOHN & MARY HANLON TO DIRK SUYS & KAROLIEN VAN BOUCHAUTE HW DEED ORIG RECD IN ORANGE CO USED THEIR DOC STP FOR SALES  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 6137/1989 DIRK SUYS & KAROLIEN VAN BOUCHAUTE TO YZAN & JUCILENE KADAR MARRIED COUPLE  
 24CC SUBMITTED HX APP CS 011622  
 24CC SUBMITTED PERM RESIDENT CARD DR LICENCE AND CITIZENSHIP LETTER FOR KADAR CS 011624  
 24CC EFILE HX APP CP 011624

\*\*\*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.\*\*\*