



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3890221

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 # 2024-0497	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: FirstKey Homes; FKHSFR 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 #	26-22-26-0205-000-42600 16719 Abbey Hill 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 <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one): <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0497	Alternate Key: 3890221	Parcel ID: 26-22-26-0205-000-42600	
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 16719 ABBEY HILL CT CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name FKH SFR PROPCO D LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 436,719	\$ 436,719	
2. Assessed or classified use value, *if applicable	\$ 436,719	\$ 436,719	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 436,719	\$ 436,719	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 1/19/2021 Price: \$356,000 Arm's Length Distressed Book 5759 Page 1363

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3890221	3890195	3890181	3890178
Address	16719 ABBEY HILL CT CLERMONT	16749 ABBEY HILL CT CLERMONT	16740 ABBEY HILL CT CLERMONT	16734 ABBEY HILL CT CLERMONT
Proximity		0.12 Miles	0.09 Miles	0.06 Miles
Sales Price		\$502,000	\$470,000	\$539,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	4.40%	3.60%
Adjusted Sale		\$430,716	\$420,180	\$478,351
\$/SF FLA	\$205.23 per SF	\$218.86 per SF	\$213.51 per SF	\$232.21 per SF
Sale Date		10/27/2023	1/19/2023	3/13/2023
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	2,128	1,968	8000	1,968	8000	2,060	3400
Year Built	2018	2014	0	2018	0	2016	0
Constr. Type	Blk/Stucco	Blk/Stucco	0	Blk/Stucco	0	Blk/Stucco	0
Condition	Very Good	Very Good	0	Very Good	0	Very Good	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	2 Car	2 Car	0	2 Car	0	2 Car	0
Porches	2 OPF	2 OPF	0	2 OPF	0	2 OPF+CAN	2500
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None	0	None	0	None	0
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	House	House	0	Edge of Sub	0	Edge of Sub	0
		Net Adj. 1.9%	8000	Net Adj. 1.9%	8000	Net Adj. 1.2%	5900
		Gross Adj. 1.9%	8000	Gross Adj. 1.9%	8000	Gross Adj. 1.2%	5900
Adj. Sales Price	Market Value \$436,719	Adj Market Value	\$438,716	Adj Market Value	\$428,180	Adj Market Value	\$484,251
	Value per SF 205.23						

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]

2024-0497 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3890221	16719 ABBEY HILL CT CLERMONT	-
2	Comp 1	3890195	16749 ABBEY HILL CT CLERMONT	0.12
3	Comp 2	3890181	16740 ABBEY HILL CT CLERMONT	0.09
4	Comp 3	3890178	16734 ABBEY HILL CT CLERMONT	0.06
5				
6				
7				
8				

Alternate Key 3890221
 Parcel ID 26-22-26-0205-000-42600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0497 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

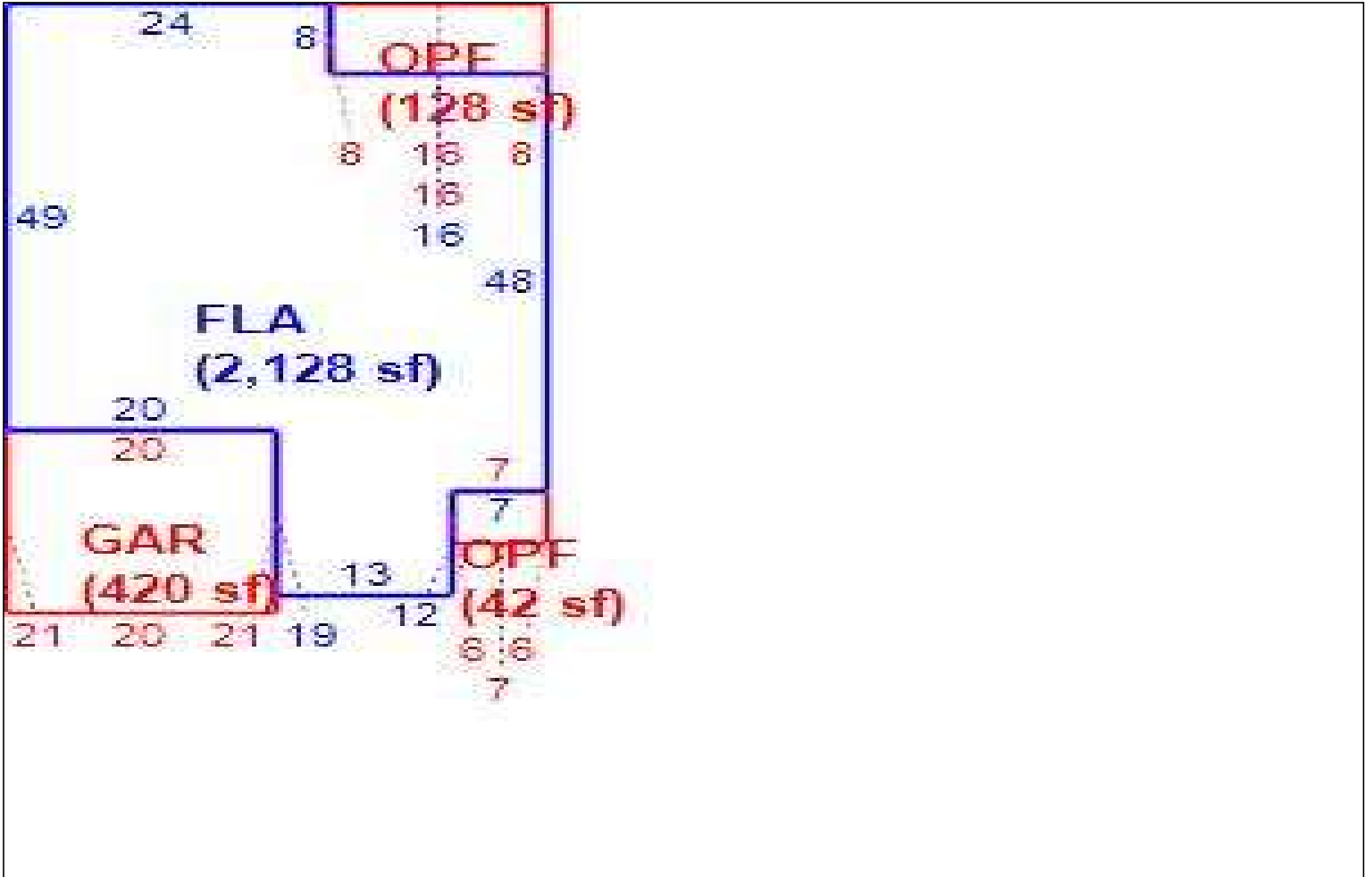
Current Owner		
FKH SFR PROPCO D LP		
1850 PARKWAY PL STE 900		
MARIETTA	GA	30067

Property Location		
Site Address 16719 ABBEY HILL CT		
CLERMONT FL 34711		
Mill Group 0003	NBHD 2272	
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 01-07-201

Legal Description
 JOHN'S LAKE LANDING PHASE 2 PB 65 PG 59-61 LOT 426 ORB 5670 PG 1862

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	60,000.00	0.0000	2.00	1.000	1.000	0	120,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000		
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 326,514 Deprec Bldg Value 316,719 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	2,128	2,128	2128	2018	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	129.86	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	170	0	326,514	Wall Type	03	Heat Type	6
TOTALS		2,128	2,718	2,128	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					316,719				

Alternate Key 3890221
 Parcel ID 26-22-26-0205-000-42600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0497 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	
2019	2017090246	01-01-2018	01-07-2019	274,380	0001	SFR FOR 19	01-07-2019		
2018	2017090246	09-28-2017	12-21-2017	274,380	0001	SFR 2117SF 16719 ABBEY HILL CT	12-21-2017		
2017	2015060795	01-01-2016	10-24-2016	147,675	0001	SFR FOR 2017 CANCELLED	10-24-2016		
2016	2015060795	07-10-2015	10-19-2015	147,675	0001	SFR 16719 ABBEY HILL CT	10-19-2015		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021039774	5670 1862	03-09-2021	WD	Q	01	I	371,000					
2018019440	5068 2314	02-20-2018	WD	Q	I	I	249,800					
2017032595	4920 1533	03-23-2017	WD	U	M	V	144,000					
2016014941	4739 2338	02-03-2016	WD	U	M	V	739,600					
	4721 1443	12-21-2015	WD	U	M	V	698,900					
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	
120,000	316,719	0	436,719	0	436719	0.00	436719	436719	436,719	

Parcel Notes

4576/2203 JOHN'S LAKE LLC TO WEEKLEY HOMES LLC
 4576/2203 MSALE INCL 15 PARCELS IN JOHN'S LAKE LANDING PH 2
 4721/1443 WEEKLEY HOMES LLC TO SURREY HOMES LLC
 4721/1443 M SALE INCL 12 PARCELS IN JOHN'S LAKE LANDING PH 2
 4739/2338 SURREY HOMES LLC TO OHCF JOHNS LAKE LLC
 4739/2338 M SALE INCL 12 PARCELS IN JOHNS LAKE LANDING PH 2
 17FC NO CONSTRUCT CK FOR 2018 CRA 102416
 4920/1533 OHCFR JOHNS LAKE LLC TO SURREY HOMES LLC
 4920/1533 M SALE INCL AK3890173 AK3890221
 17 MAILING ADDR CHGD PER NCOA INFO DW 072617
 5068/2314 SURREY HOMES LLC TO MONICA VELEZ VIDAL & LEONARDO F VIDAL HW
 18X COURTESY HX CARD SENT 032118
 19X COURTESY HX CARD SENT 010219
 19 MAILING ADDR CHGD FROM 16719 ABBEY HILL CT CLERMONT FL 34711 INFO SCANNED KCH 082319
 19TRIM WEB BEDS FROM 4 3FIX FROM 2 DLS 082819
 5670/1862 LEONARDO F & MONICA VELEZ VIDAL TO FKH SFR PROPCO D LP

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Alternate Key 3890195
Parcel ID 26-22-26-0205-000-40000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0497 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

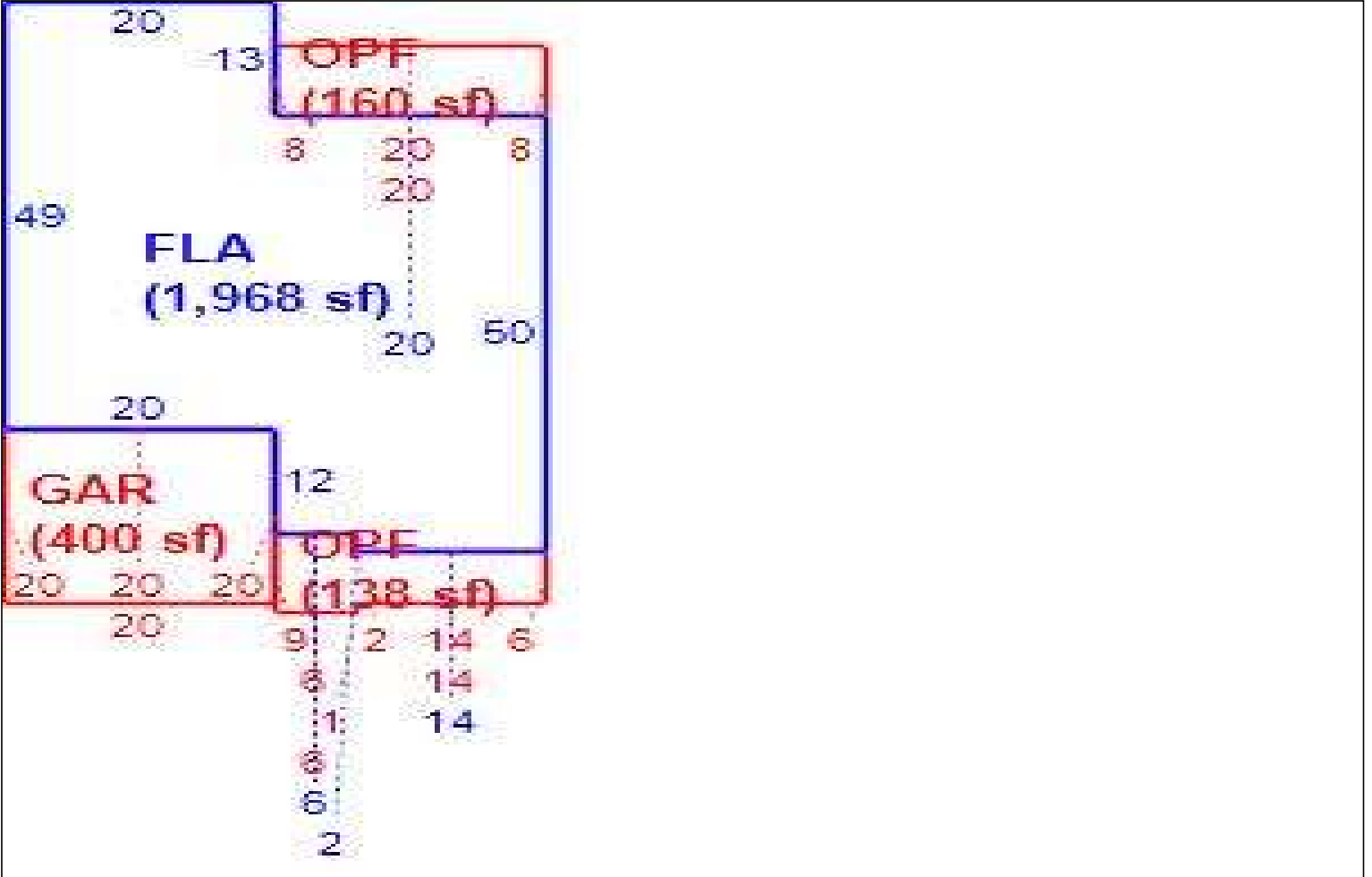
Current Owner		
MARSHALL DOWEN L & EDA E		
2912 HONE AVE		
BRONX	NY	10469

Property Location		
Site Address 16749 ABBEY HILL CT		
CLERMONT FL 34711		
Mill Group 0003	NBHD 2272	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 05-02-202

Legal Description
JOHN'S LAKE LANDING PHASE 2 PB 65 PG 59-61 LOT 400 ORB 6234 PG 1789

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	60,000.00	0.0000	2.00	1.000	1.000	0	120,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000		
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 310,100 Deprec Bldg Value 300,797 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	1,968	1,968	1968	2014	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	131.64	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	298	0	310,100	Wall Type	03	Heat Type	6
TOTALS		1,968	2,666	1,968	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					300,797				

Alternate Key 3890195
 Parcel ID 26-22-26-0205-000-40000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0497 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	2014040171	04-18-2014	01-21-2015	1	0001	SFR 1953SF 16749 ABBEY HILL CT	01-21-2015	08-01-2014	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023133425	6234 1789	10-27-2023	WD	Q	01	I	502,000					
2018082902	5140 1902	07-16-2018	WD	Q	Q	I	305,000					
	4593 1717	02-25-2015	WD	Q	Q	I	286,100					
	4452 0067	03-10-2014	WD	U	M	V	373,700					
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	
120,000	300,797	0	420,797	0	420797	0.00	420797	420797	420,797	

Parcel Notes

4452/67 JOHNS LAKE LLC TO WEEKLEY HOMES LLC
 4452/67 M SALE INCL AK3890180 AK3890183 AK3890194 AK3890195 AK3890197 AK3890232
 4593/1717 WEEKLEY HOMES LLC TO CHRISTOPHER W BERRY UNMARRIED
 15X COURTESY HX CARD SENT 032315
 16X NO EX FOR BERRY CHRISTOPHER AT 533 PINE ST HERMOSA BEACH CA 90254 JMK 020416
 18X CHRISTOPHER W BERRY APPLIED FOR HX IN ORANGE CO INFO SCANNED DB 103017
 18 MAILING ADDR CHGD PER NCOA INFO DW 112117
 5140/1902 CHRISTOPHER W BERRY & PETRA OESTROVSKY TO ROBERT J & KIMBERLY L KLIMEK HW
 19 MLS G5000527 CRA 091218
 6234/1789 ROBERT J & KIMBERLY L KLIMEK TO DOWEN L & EDA E MARSHALL HW

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Alternate Key 3890181
Parcel ID 26-22-26-0205-000-38600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0497 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

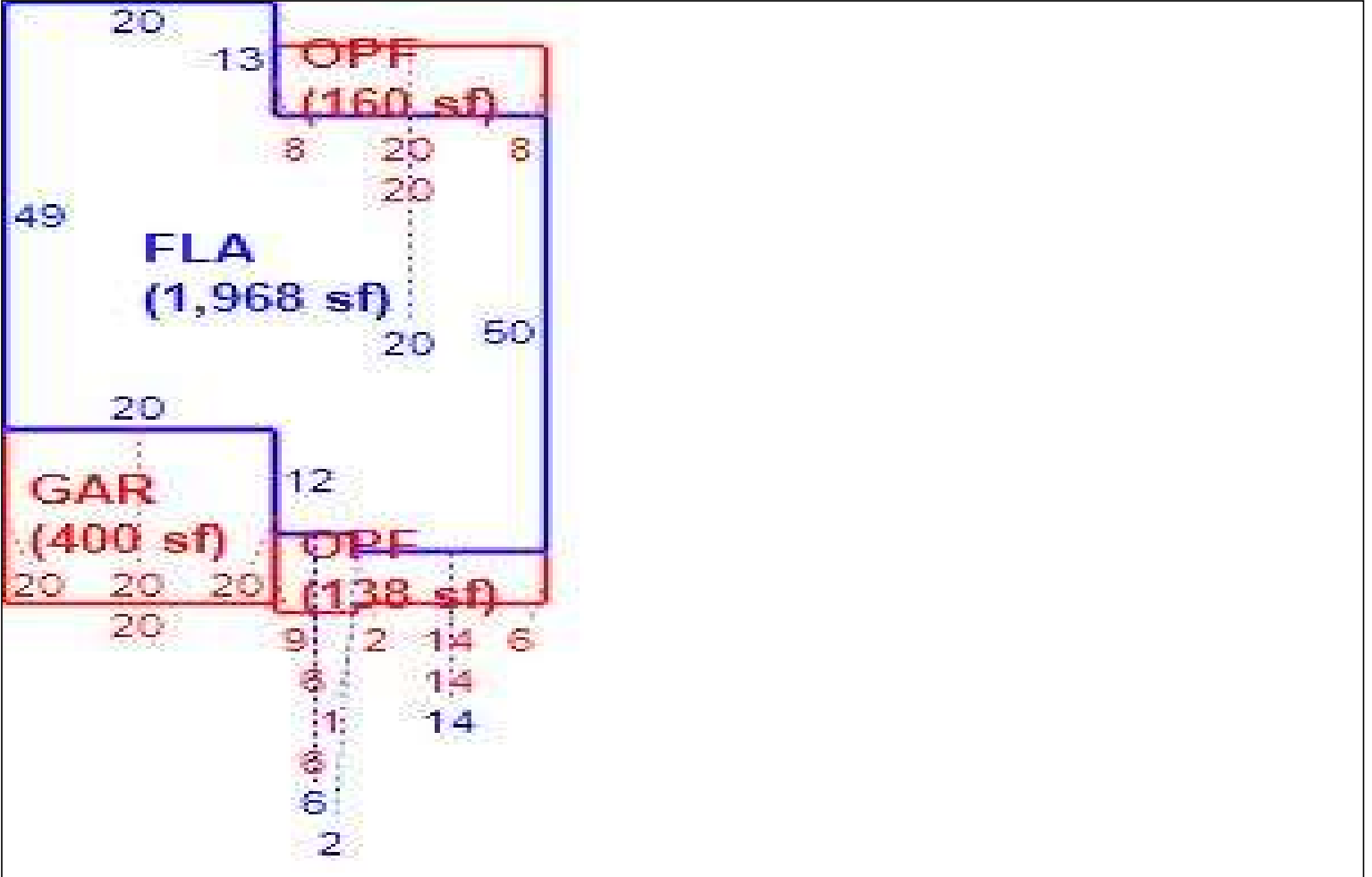
Current Owner		
NADAL MAGALI		
16740 ABBEY HILL CT		
CLERMONT	FL	34711

Property Location		
Site Address 16740 ABBEY HILL CT		
CLERMONT FL 34711		
Mill Group 0003	NBHD 2272	
Property Use		Last Inspection
00100	SINGLE FAMILY	ADT 01-07-201

Legal Description
JOHN'S LAKE LANDING PHASE 2 PB 65 PG 59-61 LOT 386 ORB 6087 PG 1749

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	60,000.00	0.0000	2.00	1.000	1.000	0	120,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000		
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 310,100 Deprec Bldg Value 300,797 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	1,968	1,968	1968	2018	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	131.64	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	298	0	310,100	Wall Type	03	Heat Type	6
TOTALS		1,968	2,666	1,968	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					300,797				

Alternate Key 3890181
 Parcel ID 26-22-26-0205-000-38600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0497 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2018010407	01-23-2018	01-07-2019	269,790	0001	SFR 1953SF 16740 ABBEY HILL CT	01-08-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023012455	6087 1749	01-19-2023	WD	Q	01	I	470,000	039	HOMESTEAD	2024	25000	
2018086473	5144 2197	07-24-2018	WD	Q	Q	I	300,200	059	ADDITIONAL HOMESTEAD	2024	25000	
2016004559	4728 1723	01-13-2016	WD	U	M	V	1,215,200					
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	
120,000	300,797	0	420,797	35967	384830	50,000.00	334830	359830	420,797	

Parcel Notes

15TR ATTEMPTED NOT KNOWN 757 DR PHILLIPS BLVD STE 310 ORLANDO FL 32819 7221
 4728/1723 JOHNS LAKE LLC TO WEEKLEY HOMES LLC
 4728/1723 M SALE INCL AK3890181 AK3890235 AK3890236 AK3890237 AK3890238 AK3890242 AK3890243 AK3890246
 17 MAILING ADDR CHGD FROM 1111 N POST OAK RD HOUSTON TX 77055 INFO SCANNED AK2856254 LP 050917
 5144/2197 WEEKLEY HOMES LLC TO BRENDA KAY BARNES UNREMARIED WIDOW
 18X COURTESY HX CARD SENT 092018
 19CC MAILED OUT HX AND ADDR CHG APP CS 121318
 19 MAILING ADDR CHGD FROM 16740 ABBEY HILL COURT CLERMONT FL 34711 INFO SCANNED CS 122118
 19CC REC HX WX VADX APP WITH DC AND VA LTR CS 122118
 19X TVADX APPROVED FOR BRENDA BARNES AS SS OF VETERAN DB 010219
 6087/1749 BRENDA KAY BARNES TO MAGALI NADAL SINGLE
 23CC EFILE HX PORT APP CP 042623

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Alternate Key 3890178
 Parcel ID 26-22-26-0205-000-38300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0497 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

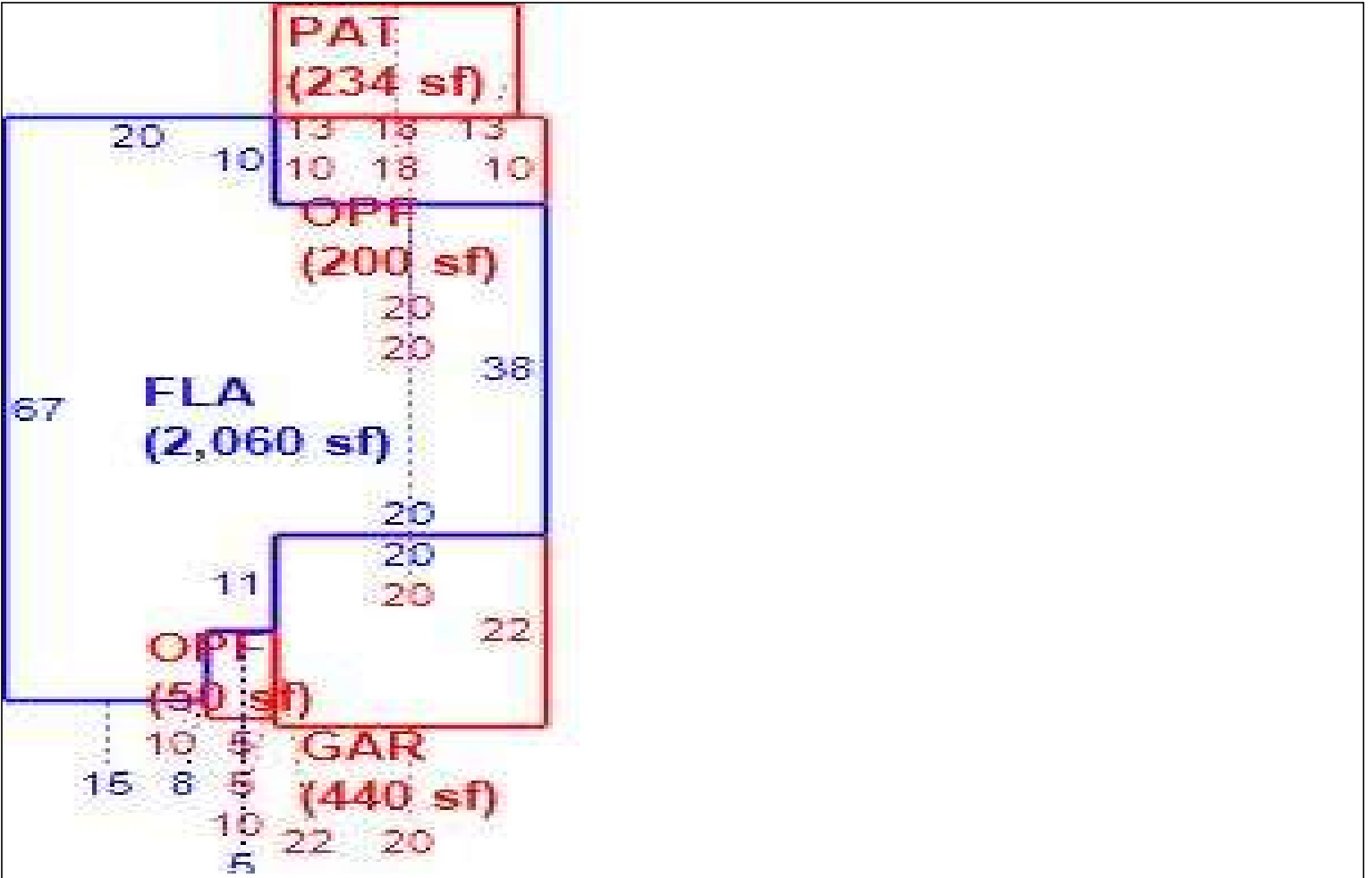
Current Owner		
RANGLE RYAN A		
16734 ABBEY HILL CT		
CLERMONT	FL	34711

Property Location		
Site Address 16734 ABBEY HILL CT		
CLERMONT FL 34711		
Mill Group 0003	NBHD 2272	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 JOHN'S LAKE LANDING PHASE 2 PB 65 PG 59-61 LOT 383 ORB 6109 PG 2181

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	60,000.00	0.0000	2.00	1.000	1.000	0	120,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		120,000				
Classified Acres		0		Classified JV/Mkt 120,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 321,870
Deprec Bldg Value 312,214		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,060	2,060	2060	2016	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	130.75	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	250	0	321,870	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	234	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,060	2,984	2,060	97.00	Roof Cover	3	Type AC	03
					0				
					312,214				

Alternate Key 3890178
 Parcel ID 26-22-26-0205-000-38300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0497 Comp 3
 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	
2017	2015110163	01-01-2016	10-25-2016	206,025	0001	SFR 16734 ABBEY HILL CT	10-25-2016	05-04-2016	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023031034	6109	2181	03-13-2023	WD	Q	01	I	539,900				
2016048340	4777	2211	05-10-2016	WD	Q		I	286,100				
	4693	1592	10-15-2015	WD	U	M	V	1,518,900				
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	
120,000	312,214	0	432,214	0	432214	0.00	432214	432214	432,214	

Parcel Notes

15TR ATTEMPTED NOT KNOWN 757 DR PHILLIPS BLVD STE 310 ORLANDO FL 32819 7221
 4693/1592 JOHN'S LAKE LLC TO WEEKLEY HOMES LLC
 4693/1592 M SALE INCL 15 PARCELS IN JOHNS LAKE LANDING PH 2 SUB
 4777/2211 WEEKLEY HOMES LLC TO RICKY CRUZ SANCHEZ & ELVIA CRUZ HW
 16X COURTESY HX CARD SENT 062016
 17X COURTESY HX CARD SENT 122216
 6109/2181 RICKY CRUZ SANCHEZ & ELVIE CRUZ TO RYAN AARON RANGLE SINGLE

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