



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3718321

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reason for petition.

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> 2024-0502	Alternate Key: 3718321	Parcel ID: 22-24-26-0835-000-43500
<b>Petitioner Name</b> Ryan, llc c/o 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> 1817 NECTARINE TRL CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> Hpa Borrower 2018-1 ms llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 330,677	\$ 330,677
<b>2. Assessed or classified use value, *if applicable</b>	\$ 290,520	\$ 290,520
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 290,520	\$ 290,520

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

**Last Sale Date** 3/12/2018      **Price:** \$246,800       Arm's Length     Distressed    Book 5081 Page 416

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3718321	3440901	3783925	3717074
<b>Address</b>	1817 NECTARINE TRL CLERMONT	2335 DUNCAN TRL CLERMONT	15806 SOUR ROOT CT CLERMONT	1820 MARSH CT CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$395,000	\$485,000	\$475,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.60%	2.00%	3.20%
<b>Adjusted Sale</b>		\$342,070	\$421,950	\$418,950
<b>\$/SF FLA</b>	\$188.31 per SF	\$256.81 per SF	\$209.61 per SF	\$207.09 per SF
<b>Sale Date</b>		8/7/2023	7/4/2023	4/7/2023
<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>	1,756	1,332	29680	2,013	-17990	2,023	-18690
<b>Year Built</b>	1997	1993		1998		1998	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.0	2.0		3.0	-10000	3.0	-10000
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	334 sf	24 sf		331 sf		321 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. 8.7%	29680	-Net Adj. 6.6%	-27990	-Net Adj. 6.8%	-28690
		Gross Adj. 8.7%	29680	Gross Adj. 6.6%	27990	Gross Adj. 6.8%	28690
<b>Adj. Sales Price</b>	Market Value <b>\$330,677</b>	Adj Market Value	<b>\$371,750</b>	Adj Market Value	<b>\$393,960</b>	Adj Market Value	<b>\$390,260</b>
	Value per SF 188.31						

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 Adjustment on bedrooms does not make any sense also taking 15% after adjustment.

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 11/19/2024**

**2024-0502 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3718321	1817 NECTARINE TRL CLERMONT	same sub
2	comp 1	3440901	2335 DUNCAN TRL CLERMONT	same sub
3	comp 2	3783925	15806 SOUR ROOT CT CLERMONT	same sub
4	comp 3	3717074	1820 MARSH CT CLERMONT	same sub
5				
6				
7				
8				



Alternate Key 3718321  
 Parcel ID 22-24-26-0835-000-43500

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0502 Subject  
 PRC Run: 12/3/2024 By

Card # 1 of 1

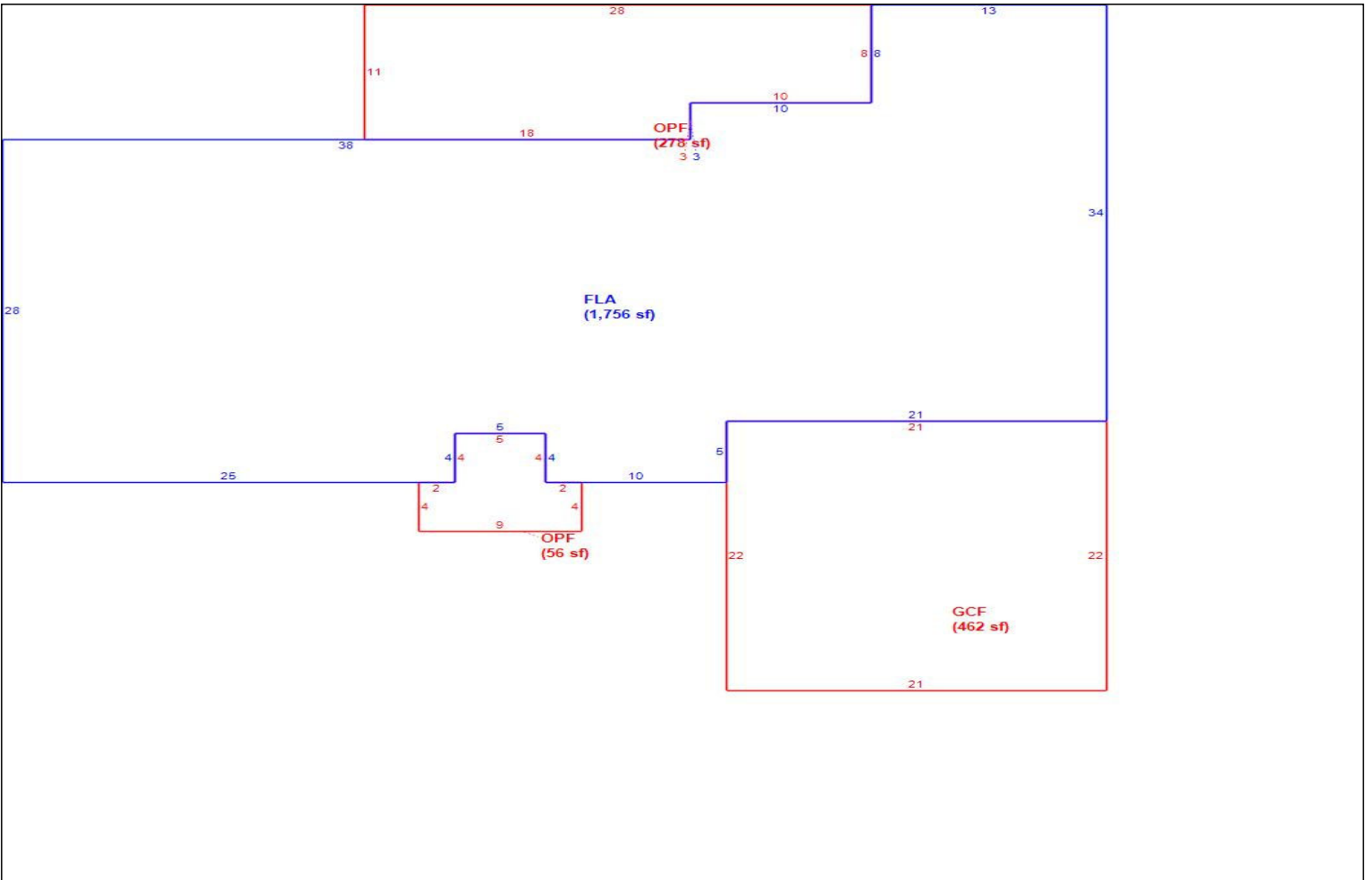
Current Owner	
HPA BORROWER 2018-1 MS LLC	
120 S RIVERSIDE PLZ STE 2000	
CHICAGO	IL 60606-6995

Property Location	
Site Address 1817 NECTARINE TRL	
CLERMONT FL 34714	
Mill Group	GG05 NBHD 0581
Property Use	
00100	SINGLE FAMILY
Last Inspection	
PJF	01-01-202

**Legal Description**  
 GREATER GROVES PHASE 4 SUB LOT 435 PB 37 PGS 69-70 ORB 5144 PG 1794

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	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 228,297 Deprec Bldg Value 221,448 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,756	1,756	1756	Effective Area	1756	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	462	0	Base Rate	105.86	Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	334	0	Building RCN	228,297	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0	
					% Good	97.00	Roof Cover	3	Type AC	03	
					Functional Obsol	0					
TOTALS		1,756	2,552	1,756	Building RCNLD	221,448					

Alternate Key 3718321  
 Parcel ID 22-24-26-0835-000-43500

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0502 Subject  
 PRC Run: 12/3/2024 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	420.00	SF	35.00	1997	1997	14700.00	85.00	12,495
PLD2	POOL/COOL DECK	368.00	SF	5.38	1997	1997	1980.00	70.00	1,386
SEN2	SCREEN ENCLOSED STRUCTURE	1856.00	SF	3.50	1997	1997	6496.00	40.00	2,598

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1998	7091716	10-01-1997	12-01-1997	3,200	0000	SEN			
1998	9770476	07-01-1997	12-01-1997	18,000	0000	POOL			
1998	9761111	06-01-1997	12-01-1997	103,584	0000	SFR			

<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
2018086356	5144 1794	07-13-2018	WD	U	M	I	100				
2018030671	5081 0416	03-12-2018	WD	Q	Q	I	246,800				
	3847 0765	11-23-2009	WD	U	U	I	100				
	2429 1609	09-30-2003	WD	Q	Q	I	180,000				
	2163 1503	08-26-2002	WD	Q	Q	I	167,000				
<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	
92,750	221,448	16,479	330,677	40157	290520	0.00	290520	330677	323,752	

\*\*\*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 3440901  
Parcel ID 22-24-26-0800-000-12500

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0502 Comp 1  
PRC Run: 12/3/2024 By

Card # 1 of 1

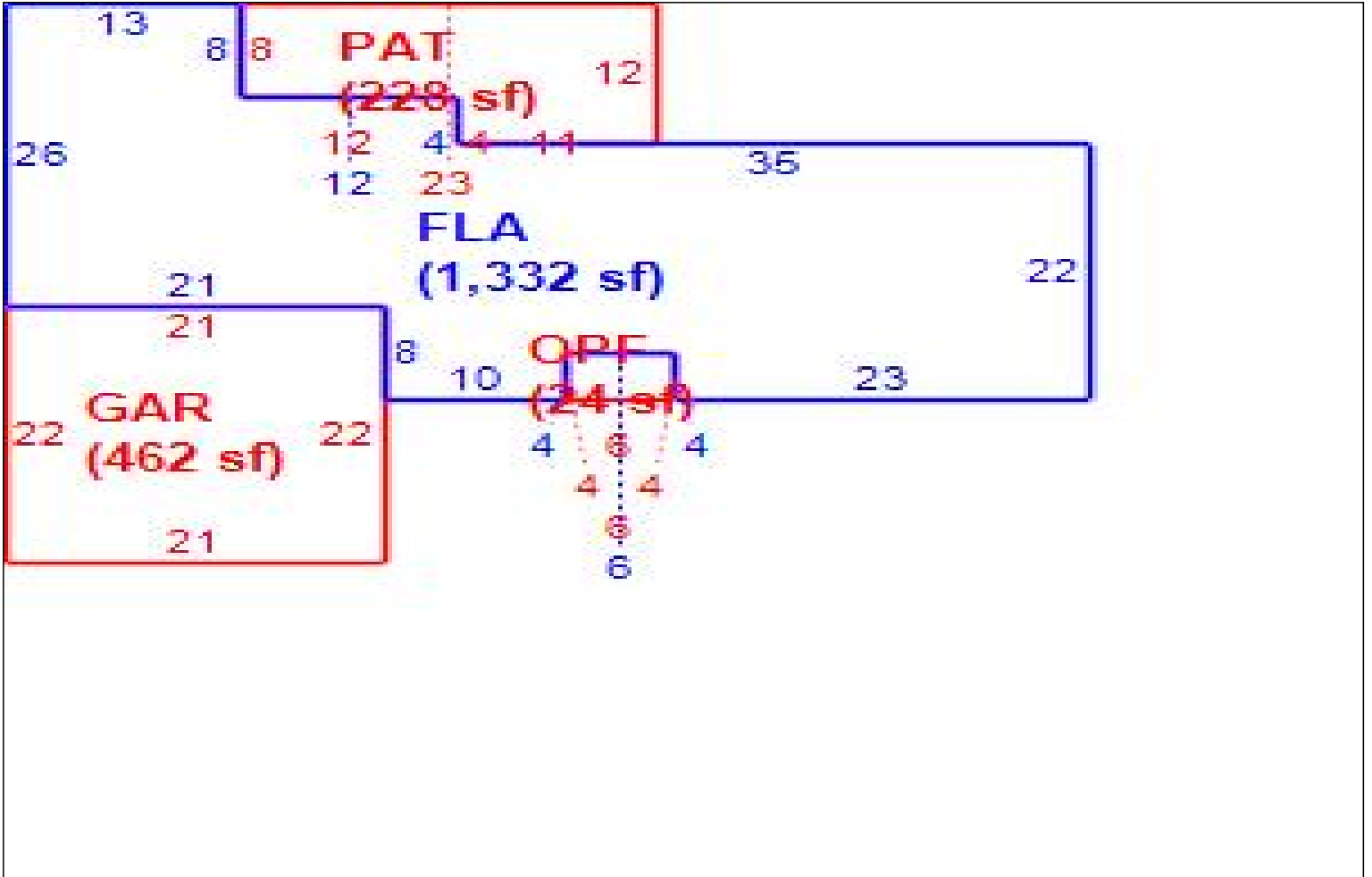
Current Owner		
BERIA DIANE AND SUMINTRA ROOPNARAI		
2335 DUNCAN TRL		
CLERMONT	FL	34714

Property Location			
Site Address 2335 DUNCAN TRL			
CLERMONT FL 34714			
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER GROVES PHASE 1 LOT 125 PB 32 PGS 79-80 ORB 6192 PG 2224

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	3.50	1.300	1.000	0	120,575
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,575		
Classified Acres		0		Classified JV/Mkt		120,575		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 184,626
Deprec Bldg Value 179,087		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1993	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,332	1,332	1332	Effective Area	1332	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	Base Rate	109.68	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	184,626	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	228	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		1,332	2,046	1,332	% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	179,087				



Alternate Key 3440901  
Parcel ID 22-24-26-0800-000-12500

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0502 Comp 1  
PRC Run: 12/3/2024 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	450.00	SF	35.00	1992	1992	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	660.00	SF	5.38	1992	1992	3551.00	70.00	2,486
SEN2	SCREEN ENCLOSED STRUCTURE	1348.00	SF	3.50	1992	1992	4718.00	40.00	1,887

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1996	9503516	07-01-1995	12-01-1995	12,000	0000	RE:9300555			
1994	9301344	03-01-1993	12-01-1993	4,000	0000	SEN FOR POL			
1994	9300555	01-01-1993	12-01-1993	12,000	0000	POL 450SF LT125 C NOTES			
1993	82110	07-01-1992	12-01-1993	42,239	0000	SFR			

<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	
2023097733	6192	2224	08-07-2023	WD	Q	01	I	395,000	039	HOMESTEAD	2024	25000
2019115129	5356	1718	10-10-2019	QC	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	2130	1550	05-10-2002	WD	Q	Q	I	122,000				
	1693	1722	02-17-1999	WD	U	U	I	36,100				
	1208	1758	01-01-1993	WD	Q	Q	I	89,200				
<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
120,575	179,087	17,761	317,423	0	317423	50,000.00	267423	292423	311,966

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Alternate Key 3783925  
 Parcel ID 22-24-26-0845-000-63400

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0502 Comp 2  
 PRC Run: 12/3/2024 By

Card # 1 of 1

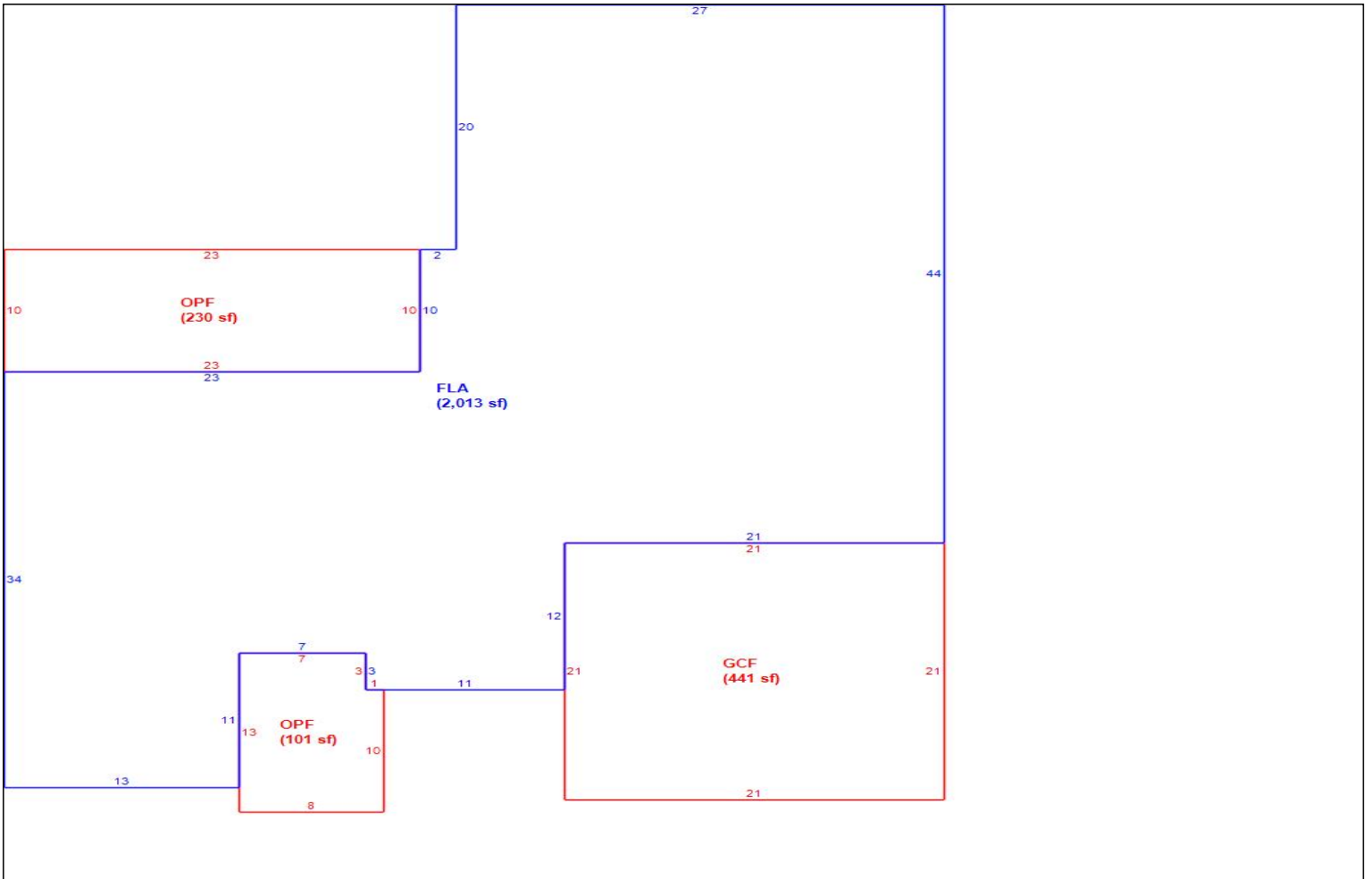
Current Owner		
ANDERSON KRISTEN AND GLENN ANDERS		
15806 SOUR ROOT CT		
CLERMONT	FL	34714

Property Location			
Site Address	15806 SOUR ROOT CT		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER GROVES PHASE 6 LOT 634 PB 40 PGS 27-28 ORB 6175 PG 1160

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	3.50	1.250	1.000	0	115,938
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		115,938		
Classified Acres		0		Classified JV/Mkt		115,938		Classified Adj JV/Mkt		0		

Sketch					
Bldg	1	Sec	1	of	1
Replacement Cost	258,513		Deprec Bldg Value	250,758	
Multi Story	0				



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,013	2,013	2013	Effective Area	2013	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	105.09	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	331	0	Building RCN	258,513	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,013	2,785	2,013	Building RCNLD	250,758				

Alternate Key 3783925  
Parcel ID 22-24-26-0845-000-63400

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0502 Comp 2  
PRC Run: 12/3/2024 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	392.00	SF	35.00	1998	1998	13720.00	85.00	11,662
PLD2	POOL/COOL DECK	508.00	SF	5.38	1998	1998	2733.00	70.00	1,913
SEN2	SCREEN ENCLOSED STRUCTURE	1596.00	SF	3.50	1998	1998	5586.00	40.00	2,234

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1999	9811082	11-12-1998	12-01-1998	2,400	0000	24X35 SEN/15806 SOUR ROOT			

<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
2023084089	6175	1160	07-04-2023	WD	Q	01	I	485,000	039	HOMESTEAD	2024	25000
	1664	0896	11-11-1998	WD	Q	Q	I	166,400	059	ADDITIONAL HOMESTEAD	2024	25000
	1589	0182	02-27-1998	WD	U	M	V	1				
<b>Total</b>												50,000.00

<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	
115,938	250,758	15,809	382,505	0	382505	50,000.00	332505	357505	374,618	

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Alternate Key 3717074  
Parcel ID 22-24-26-0835-000-41000

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0502 Comp 3  
PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
SETIEN FAMILY TRUST		
23 CABLE ST		
BARRE	VT	05641

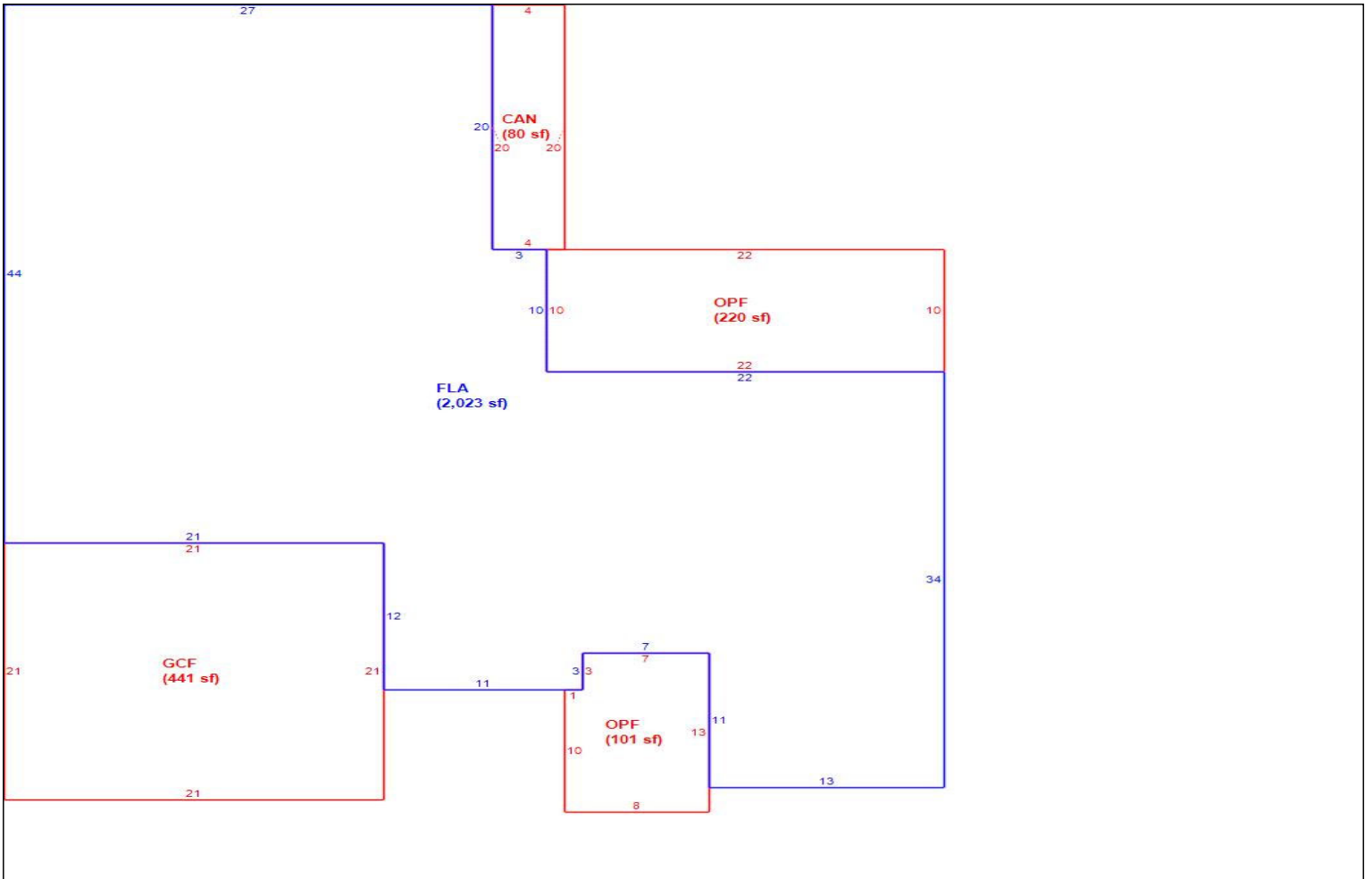
Property Location			
Site Address	1820 MARSH CT		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581

Property Use	Last Inspection
00100 SINGLE FAMILY	MHS 02-01-201

Legal Description
GREATER GROVES PHASE 4 SUB LOT 410 PB 37 PGS 69-70 ORB 6123 PG 2407

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	3.50	1.250	1.000	0	115,938
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		115,938		
Classified Acres		0		Classified JV/Mkt		115,938		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 259,492	Deprec Bldg Value 251,707	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,023	2,023	2023	Effective Area	2023	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	104.98	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	321	0	Building RCN	259,492	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	80	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		2,023	2,865	2,023	Building RCNLD	251,707	Roof Cover	3	Type AC	03

Alternate Key 3717074  
 Parcel ID 22-24-26-0835-000-41000

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0502 Comp 3  
 PRC Run: 12/3/2024 By  
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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
POL2	SWIMMING POOL - RESIDENTIAL	432.00	SF	35.00	2004	2004	15120.00	85.00	12,852
PLD2	POOL/COOL DECK	346.00	SF	5.38	2004	2004	1861.00	70.00	1,303
SEN2	SCREEN ENCLOSED STRUCTURE	1426.00	SF	3.50	2018	2018	4991.00	87.50	4,367
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2004	2004	6000.00	52.50	3,150

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2018060968	07-13-2018	02-01-2019	11,310	0003	SEN	02-01-2019		
2005	2004060540	06-10-2004	03-10-2005	2,200	0000	25X33 POOL ENCL/1820 MARSH CT			
2005	2004050710	05-21-2004	03-10-2005	27,500	0000	15X30 POOL W/SPA & DECK-1820 MAR			
2005	SALE	01-01-2004	05-03-2005	1	0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023042180	6123	2407	04-07-2023	WD	Q	01	I	475,000				
2017010735	4895	2136	12-27-2016	QC	U	U	I	45,500				
	2573	2051	04-23-2004	WD	Q	Q	I	175,000				
	1653	2246	10-06-1998	WD	U	U	I	0				
	1623	0194	06-30-1998	WD	Q	Q	I	127,900				
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	
115,938	251,707	21,672	389,317	0	389317	0.00	389317	389317	381,666	

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