



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

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 #	2624-05D4	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>HPA BORROWER 2019-1 LLC</i>			
Taxpayer name: Home Partners of America; HP Florida I LLC		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 #	3820084 <i>262226195600040800</i> 345 Sky Valley St
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 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 # 2024-0504	Alternate Key: 3820084	Parcel ID: 20-22-26-1956-000-40800	
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 345 SKY VALLEY ST CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name HPA BORROWER 2017-1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 419,554	\$ 419,554	
2. Assessed or classified use value, *if applicable	\$ 326,090	\$ 326,090	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 326,090	\$ 326,090	

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

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3820084	3826773	3806741	3820093
Address	345 SKY VALLEY ST CLERMONT	778 PRINCETON DR CLERMONT	1918 VALE DR CLERMONT	594 SKYRIDGE RD CLERMONT
Proximity		0.56 Miles	0.30 Miles	0.13 Miles
Sales Price		\$525,000	\$465,000	\$445,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	4.40%	3.60%
Adjusted Sale		\$448,350	\$415,710	\$394,270
\$/SF FLA	\$148.36 per SF	\$164.23 per SF	\$133.84 per SF	\$139.42 per SF
Sale Date		11/22/2023	1/23/2023	3/2/2023
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	2,828	2,730	4900	3,106	-13900	2,828	0
Year Built	2005	2005		2002		2005	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	3.0	2.0	5000	2.1	2500	3.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	1	-2500	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		-Net Adj. 2.8%	-12600	-Net Adj. 2.7%	-11400	Net Adj. 0.0%	0
		Gross Adj. 7.2%	32400	Gross Adj. 3.9%	16400	Gross Adj. 0.0%	0
Adj. Sales Price	Market Value \$419,554	Adj Market Value \$435,750		Adj Market Value \$404,310		Adj Market Value \$394,270	
	Value per SF 148.36						

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]

2024-0504 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3820084	345 SKY VALLEY ST CLERMONT	-
2	Comp 1	3826773	778 PRINCETON DR CLERMONT	0.56
3	Comp 2	3806741	1918 VALE DR CLERMONT	0.3
4	Comp 3	3820093	594 SKYRIDGE RD CLERMONT	0.13
5				
6				
7				
8				

Alternate Key 3820084
Parcel ID 20-22-26-1956-000-40800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0504 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

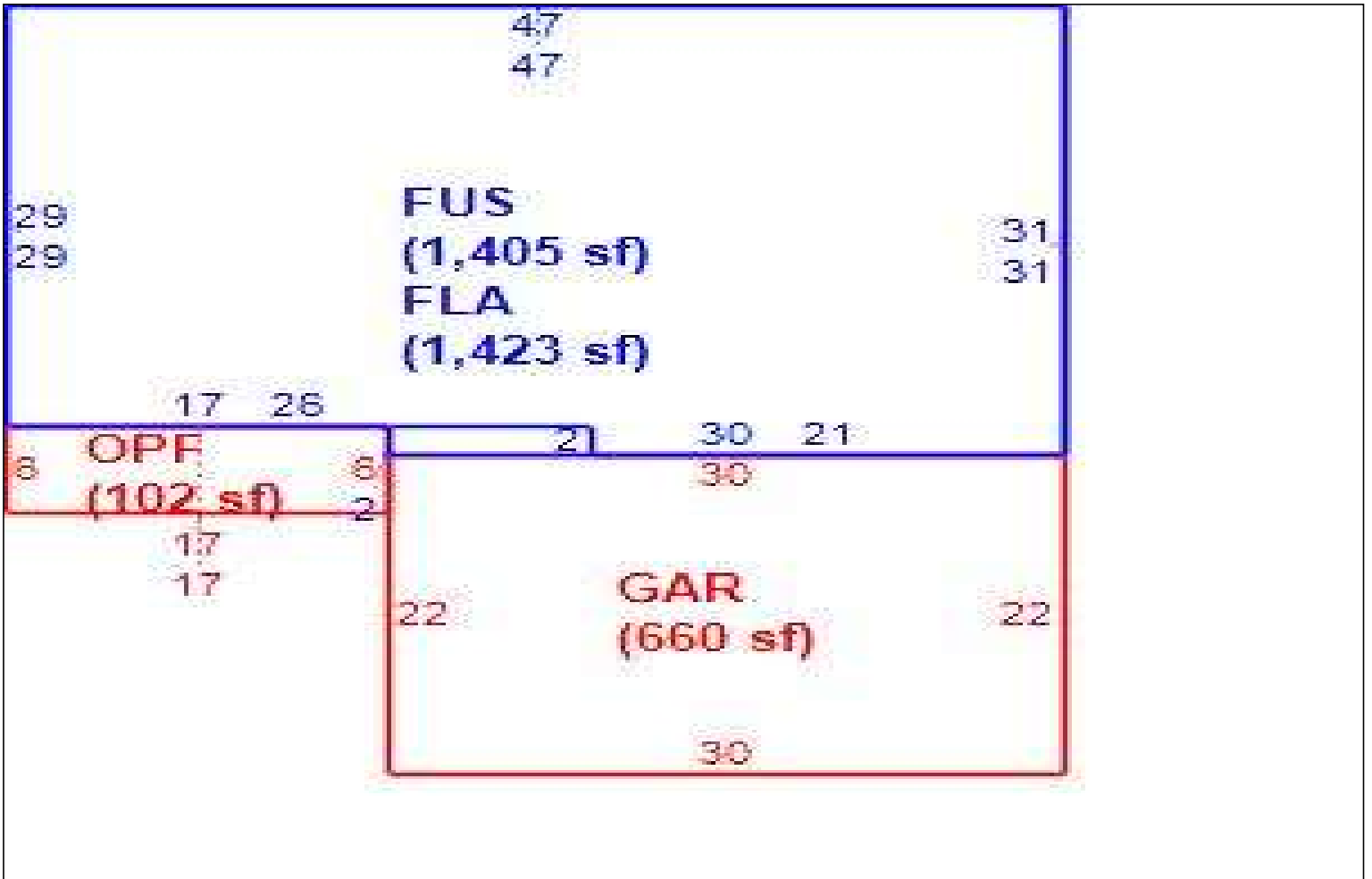
Current Owner		
HPA BORROWER 2017-1 LLC		
180 N STETSON AVE STE 3650		
CHICAGO	IL	60601

Property Location			
Site Address 345 SKY VALLEY ST			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
SKYRIDGE VALLEY PHASE III PB 50 PG 39-41 LOT 408 ORB 4975 PG 469

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 340,274 Deprec Bldg Value 330,066 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	1,423	1,423	1423	2005	2828	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,405	1,405	1405	Base Rate	101.56	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	660	0	Building RCN	340,274	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	102	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		2,828	3,590	2,828	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	330,066			Type AC	03

Alternate Key 3820084
 Parcel ID 20-22-26-1956-000-40800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0504 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
RTN3	RETAINING WALL	225.00	SF	4.12	2005	2005	927.00	52.50	487
DEC3	DECK - WOOD	240.00	SF	5.66	2016	2016	1358.00	68.00	923

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	16-2266	08-05-2016	03-28-2017	2,000	0003	DECK 12X20	03-28-2017		
2006	2004070361	01-01-2005	07-20-2005	154,572	0000	SFR FOR 2006			
2005	2004070361	08-06-2004	12-15-2004	154,572	0000	SFR 345 SKY VALLEY ST			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017078390	4975	0469	06-29-2017	WD	U	M	I	100			
2016120883	4865	2327	11-21-2016	WD	Q	Q	I	265,000			
	4604	2287	02-27-2015	WD	U	U	I	0			
	4593	2500	02-27-2015	WD	Q	Q	I	195,000			
	4092	2377	08-31-2011	WD	U	U	I	127,000			
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	
88,000	330,066	1,410	419,476	60786	358690	0.00	358690	419476	419,554	

Parcel Notes

4041/980 CT VS DWIGHT W DUNCAN ET AL PROP SOLD TO AMTRUST REO I LLC
 4092/2377 AMTRUST REO I LLC TO MOHAMAD CHEHAB SINGLE AND TAHA CHEHAB SINGLE JTWROS
 4593/2500 MOHAMAD CHEHAB AND TAHA CHEHAB TO BOBBY EVERS MARRIED
 15X COURTESY HX CARD SENT 032315
 4604/2287 CORRECTIVE DEED FOR 4593/2500 TO INCL BOTH GRANTEEES SB BOBBY & AMY L EVERS HW
 15X COURTESY HX CARD SENT 042015
 16IT SKETCH APPEARS CORRECT 2FIX FROM 1 3FIX FROM 1 SFR MOVE IN READY PER MLS G4803795 CRA 061815
 4865/2327 BOBBY & AMY L EVERS TO HP FLORIDA I LLC
 17 MLS G4833793 SFR IN VERY GOOD COND CRA 020217
 17FC ADD DEC 12X20 CRA 032817
 4975/469 HP FLORIDA I LLC TO HPA BORROWER 2017-1 LLC
 4975/469 M SALE INCL AK3887825 AK3782143 AK3828802 AK3841296 AK3820084 AK3833953 AK3789987 AK3790032 AK2869381
 19IT 091917 FLA1 FROM 1405SF NBR STORIES FROM 2 GCF2 FROM 678SF ADD FUS4 FOR 2ND FLOOR TO MAKE CONSISTENT WITH SUB CRA 062918
 20VAB PETITION 2020-049 TJW 091620
 20VAB PETITION 2020-049 WITHDRAWN NO CHANGE TJW 111620
 22TR ATTEMPTED NOT KNOWN 180 N STETSON AVE STE 3650 CHICAGO IL 60601
 23TR ATTEMPTED NOT KNOWN 180 N STETSON AVE STE 3650 CHICAGO IL 60601
 24TR IN DISPUTE 180 N STETSON AVE STE 3650 CHICAGO IL 60601 6709

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Alternate Key 3826773
 Parcel ID 21-22-26-0307-000-19900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0504 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

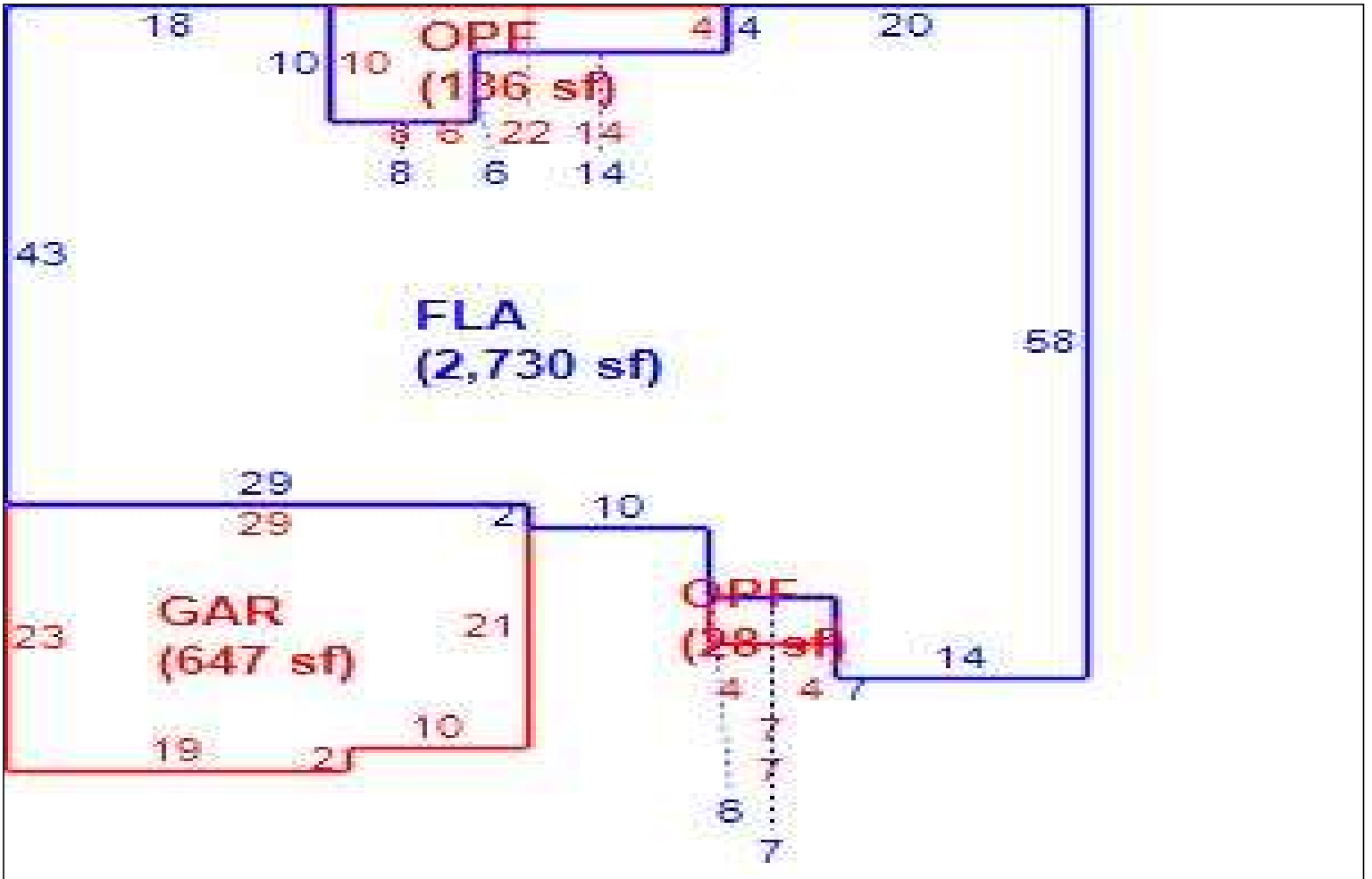
Current Owner		
BECKER FAMILY REVOCABLE LIVING TRUS		
6484 TERRACE VIEW CT		
DAYTON	OH	45424

Property Location			
Site Address 778 PRINCETON DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 COLLEGE PARK PHASE IIB PB 51 PG 89-91 LOT 199 ORB 6252 PG 978

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	44,000.00	0.0000	1.50	1.000	1.000	0	66,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,000			
Classified Acres		0		Classified JV/Mkt		66,000		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 328,506 Deprec Bldg Value 318,651 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	2,730	2,730	2730	2005	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	647	0	102.00	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	164	0	328,506	Wall Type	03	Heat Type	6	
TOTALS		2,730	3,541	2,730	EX	Foundation	3	Fireplaces	1	
					97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD					
					318,651					

Alternate Key 3826773
 Parcel ID 21-22-26-0307-000-19900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0504 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL3	SWIMMING POOL - RESIDENTIAL	300.00	SF	46.00	2005	2005	13800.00	85.00	11,730
PLD3	POOL/COOL DECK	1600.00	SF	7.33	2005	2005	11728.00	70.00	8,210
SEN2	SCREEN ENCLOSED STRUCTURE	1900.00	SF	3.50	2005	2005	6650.00	52.50	3,491
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2005	2005	7000.00	52.50	3,675
UBF1	UTILITY BLDG FINISHED	80.00	SF	5.00	2006	2006	400.00	60.00	240

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2006041369	05-01-2006	03-27-2007	1,889	0000	STORAGE SHED 10X8	03-27-2007		
2006	2005051051	05-25-2005	06-29-2005	5,500	0000	23.6 X 40 SEN			
2006	2005021106	02-18-2005	06-29-2005	26,000	0000	POOL & SPA			
2006	2004070685	01-01-2005	06-29-2005	156,596	0000	SFR FOR 2006			
2005	2004070685	08-17-2004	12-15-2004	156,596	0000	SFR 778 PRINCETON DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023147974	6252	0978	11-22-2023	WD	Q	01	I	525,000			
	2760	0328	02-10-2005	WD	U	U	I	259,600			
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	
66,000	318,651	27,346	411,997	0	411997	0.00	411997	411997	412,339	

Parcel Notes

2760/328 JANE AMBROSELLI MARRIED
 07X JANE AMBROSELLI IS MARRIED TO JOHN AMBROSELLI
 07FC ADD FPL AND UBF TO MISC JSB 032707
 10X JOHN AMBROSELLI 66 DECEASED 062210 DC
 12IT CHG 06 PLH SF FROM 1 TO CORRECT DLS 062112
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 17CC SUBMITTED SOS TF 013017
 6252/978 JANE AMBROSELLI TO PATRICIA G BECKER TTEE OF THE BECKER FAMILY REVOCABLE LIVING TRUST DTD 032100

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Alternate Key 3806741
Parcel ID 20-22-26-1955-000-14500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0504 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

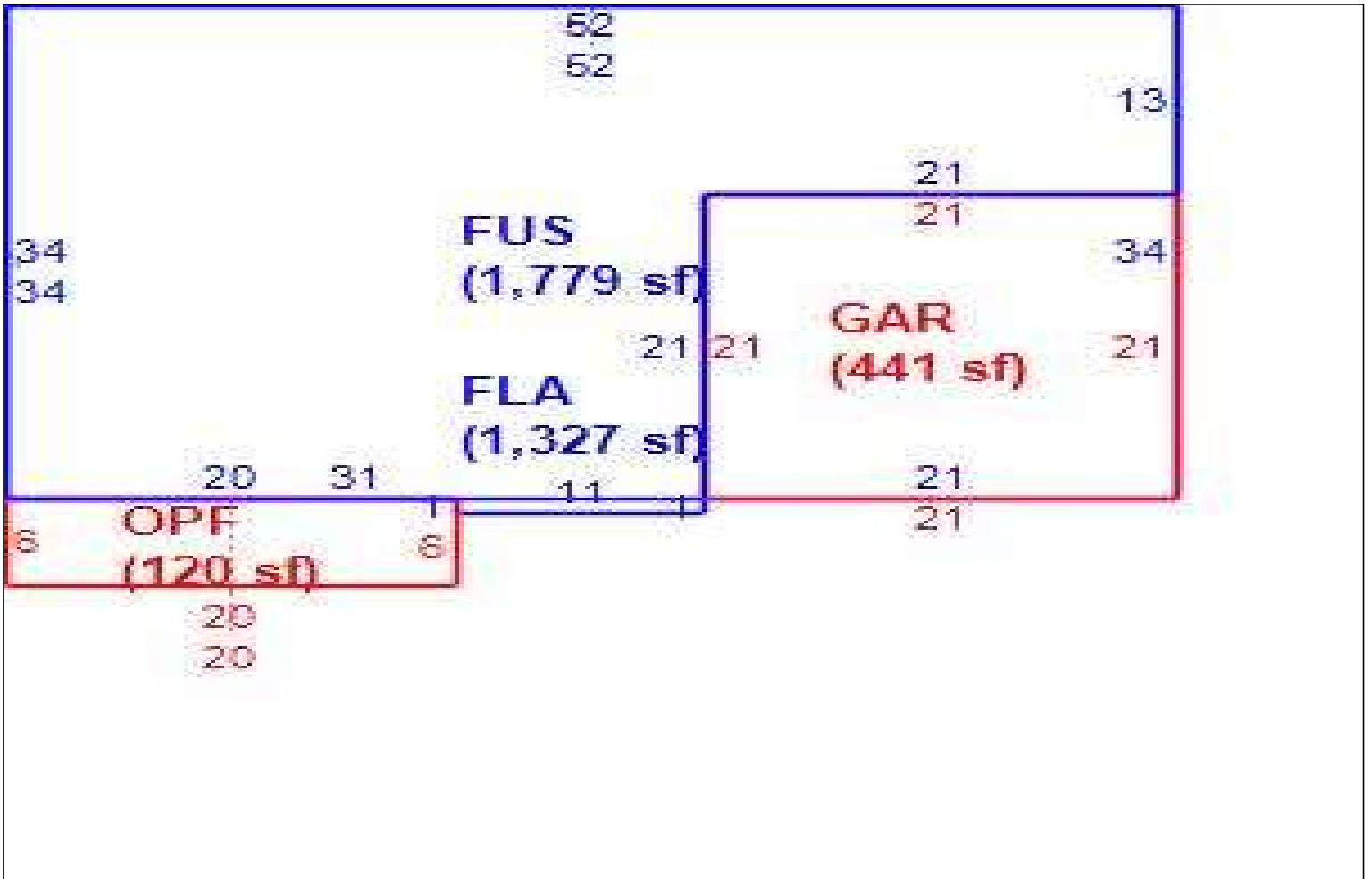
Current Owner		
TERRY TWANISHA		
1918 VALE DR		
CLERMONT	FL	34711

Property Location			
Site Address 1918 VALE DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SKYRIDGE VALLEY PHASE II SUB LOT 145 PB 45 PGS 46-48 ORB 6086 PG 802

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 363,214 Deprec Bldg Value 352,318 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	5	
FLA	FINISHED LIVING AREA	1,327	1,327	1327	2002					
FUS	FINISHED AREA UPPER	1,779	1,779	1779	Effective Area	3106	No Stories	1.00	Full Baths 2	
GAR	GARAGE FINISH	0	441	0	Base Rate	100.79	Quality Grade	670	Half Baths 1	
OPF	OPEN PORCH FINISHE	0	120	0	Building RCN	363,214	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		3,106	3,667	3,106	Building RCNLD	352,318				

Alternate Key 3806741
 Parcel ID 20-22-26-1955-000-14500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0504 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	
2003	2001110630	01-01-2002	02-11-2003	158,576	0000	SFR/1918 VALE DR.			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023011322	6086	0802	01-23-2023	WD	Q	01	I	465,000	039	HOMESTEAD	2024	25000
	3026	1282	08-04-2005	QC	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2117	1584	05-17-2002	WD	Q	Q	I	173,800				
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	
88,000	352,318	0	440,318	0	440318	50,000.00	390318	415318	440,318	

Parcel Notes

3026/1282 POST DEED ONLY ALREADY IN GRANTEE'S NAMES
 15TR WILILS & KIM WEAVER RETURN TO SENDER UNABLE TO FORWARD 091715
 19IT 091417 FLA1 FROM 2 STY OPF2 FROM 8X20 GCF3 FROM 20X21 FUS4 FROM 20X21 TO MAKE CONSISTENT TO SUB CRA 062818
 6086/802 WILLIS A JR & KIMM G WEAVER TO TWANISHA TERRY SINGLE
 24CC EFILE HX APP CP 011924

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Alternate Key 3820093
Parcel ID 20-22-26-1956-000-41700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0504 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

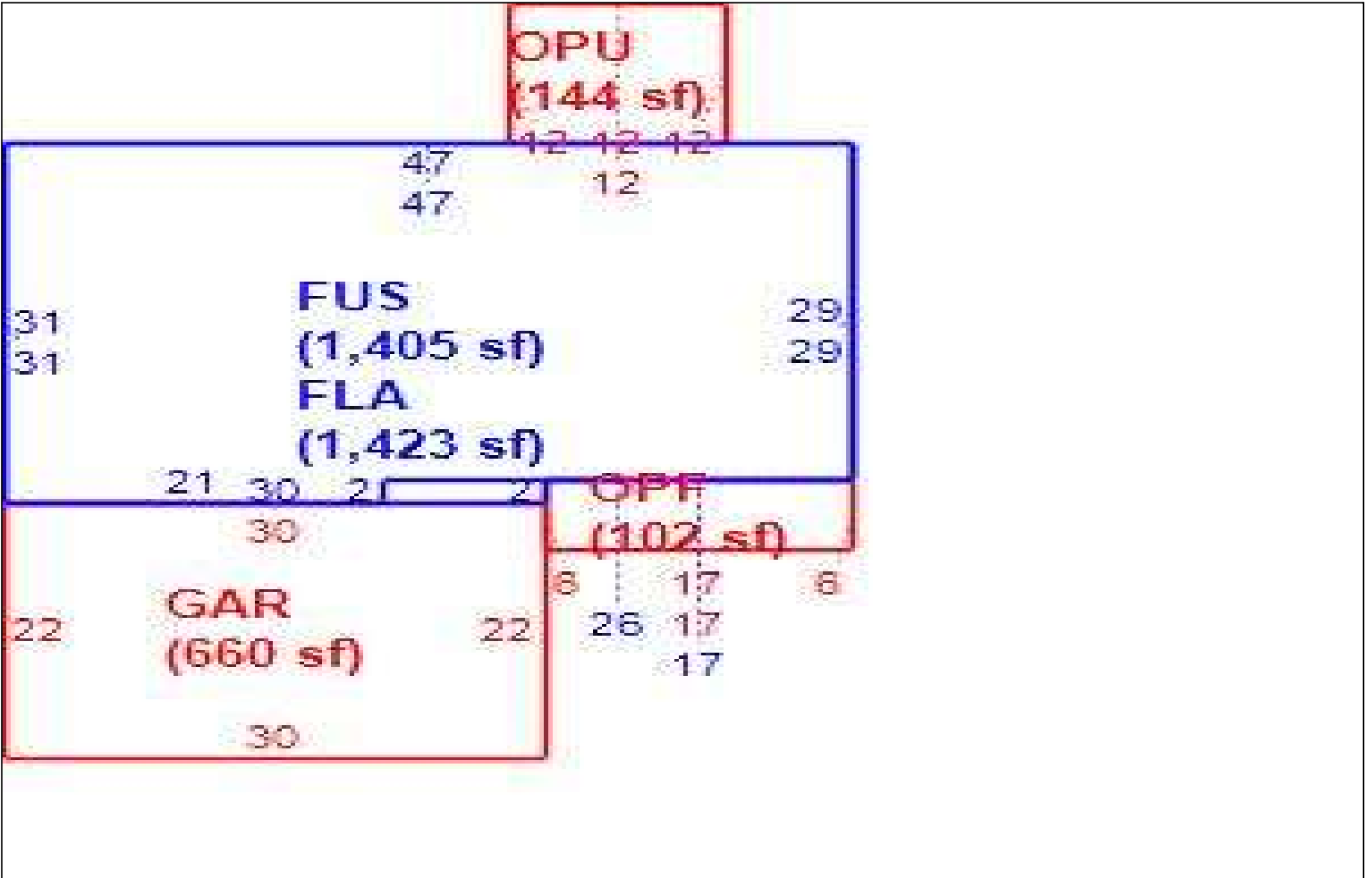
Current Owner			
WILLIAMS ELIZABETH			
1064 BIG TORCH ST			
WEST PALM BEAC	FL	33407	

Property Location			
Site Address 594 SKYRIDGE RD			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
SKYRIDGE VALLEY PHASE III PB 50 PG 39-41 LOT 417 ORB 6104 PG 1125

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 341,283
Deprec Bldg Value 331,045		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	1,423	1,423	1423	2005					
FUS	FINISHED AREA UPPER	1,405	1,405	1405		2828	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	660	0		101.56	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	102	0		341,283	Building RCN			
OPU	OPEN PORCH UNFINIS	0	144	0			Condition	EX	Heat Type	6
							% Good	97.00	Foundation	3
							Functional Obsol	0	Fireplaces	0
							Building RCNLD	331,045	Roof Cover	3
	TOTALS	2,828	3,734	2,828					Type AC	03

Alternate Key 3820093
 Parcel ID 20-22-26-1956-000-41700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0504 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	
2006	2005010138	01-12-2005	01-17-2006	154,572	0000	SFR 594 SKYRIDGE RD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023026566	6104	1125	03-02-2023	WD	Q	01	I	445,000				
	4240	0320	11-11-2012	WD	U	U	I	100				
	4102	0617	12-02-2011	WD	U	U	I	143,000				
	4102	0616	09-14-2011	WD	U	U	I	100				
	4075	1387	09-08-2011	CT	U	U	I	100				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	331,045	0	419,045	0	419045	0.00	419045	419045	419,045	

Parcel Notes

4075/1387 CT VS KEVIN M & SARAH A KELLY PROP SOLD TO WELLS FARGO BANK NA
 4102/616 WELLS FARGO BANK NA TO FEDERAL HOME LOAN MORTGAGE CORP
 4102/617 FEDERAL HOME LOAN MORTGAGE CORP TO GLENN ANDREW MOHAN UNMARRIED
 4119/590 AFFIDAVIT OF FLORIDA RESIDENT FOR GLENN MOHAN RESIDENT SINCE 120511
 4240/320 GLENN ANDREW MOHAN TO ET AL DESMOND MOHAN MARRIED AND URMILLA J MOHAN MARRIED AND CHRISTINE Z MOHAN UNMARRIED ONLY
 13X URMILLA DOES HAS A FLORIDA ID GC 012413
 4268/360 AFFIDAVIT OF FLORIDA RESIDENT FOR DESMOND & URMILLA AND CHRISTINE RESIDENTS SINCE OCT 2011
 16CC SOS APP RECEIVED DB 012716
 19IT 091417 FLA1 FROM 29X47 GUF2 FROM 24X30 FUS3 FROM 1407SF TO MAKE CONSISTENT WITH SUB CAN5 TO OPU SIZE FROM 10X12 4FIX FROM 1 PER CD PLUS CRA 062918
 6104/1125 ET AL DESMOND & URMILLA J MOHAN AND CHRISTINE Z MOHAN TO ELIZABETH WILLIAMS MARRIED

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