



**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 #	2024-0505	County	Lake Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: Home Partners of America; SFR ACQUISITIONS 6 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 #	082326055000019200 3845802 1191 Lattimore Dr
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. 193.155(5), F.S.) or change of ownership or control (s. 193.155(3), 193.155(4), or 193.155(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"/> 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.			
<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 # 2024-0505	Alternate Key: 3845802	Parcel ID: 08-23-26-0550-000-19200
Petitioner Name 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:	Property Address 1191 LATTIMORE DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name sfr acquisitions 6 llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 658,434	\$ 658,434
2. Assessed or classified use value, *if applicable	\$ 578,960	\$ 578,960
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 578,960	\$ 578,960

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

Last Sale Date 3/19/2018 **Price:** \$450,000 Arm's Length Distressed Book 5083 Page 467

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3845802	3845836	3796955	3796950
Address	1191 LATTIMORE DR CLERMONT	1029 HARMONY LNCLERMONT FL 34711	1608 KENNESAW DR CLERMONT	1628 KENNESAW DR CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$780,000	\$830,000	\$960,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	4.40%	1.60%
Adjusted Sale		\$678,600	\$742,020	\$831,360
\$/SF FLA	\$154.56 per SF	\$159.00 per SF	\$210.92 per SF	\$205.12 per SF
Sale Date		7/5/2023	1/12/2023	8/1/2023
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	4,260	4,268	-560	3,518	51940	4,053	14490
Year Built	2013	2012		2004		2005	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.1	3.1	-10000	3.0	-5000	4.1	-20000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	132 sf	610 SF		976 sf		376 sf	
Pool	n	Y	-20000	N	0	Y	-20000
Fireplace	0	0	0	0	0	1	-2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	367 sf	no	11010	spu 1108 sf	-33240	no	11010
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		-Net Adj. 2.9%	-19550	Net Adj. 1.8%	13700	-Net Adj. 2.0%	-17000
		Gross Adj. 6.1%	41570	Gross Adj. 12.2%	90180	Gross Adj. 8.2%	68000
Adj. Sales Price	Market Value \$658,434	Adj Market Value	\$659,050	Adj Market Value	\$755,720	Adj Market Value	\$814,360
	Value per SF 154.56						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

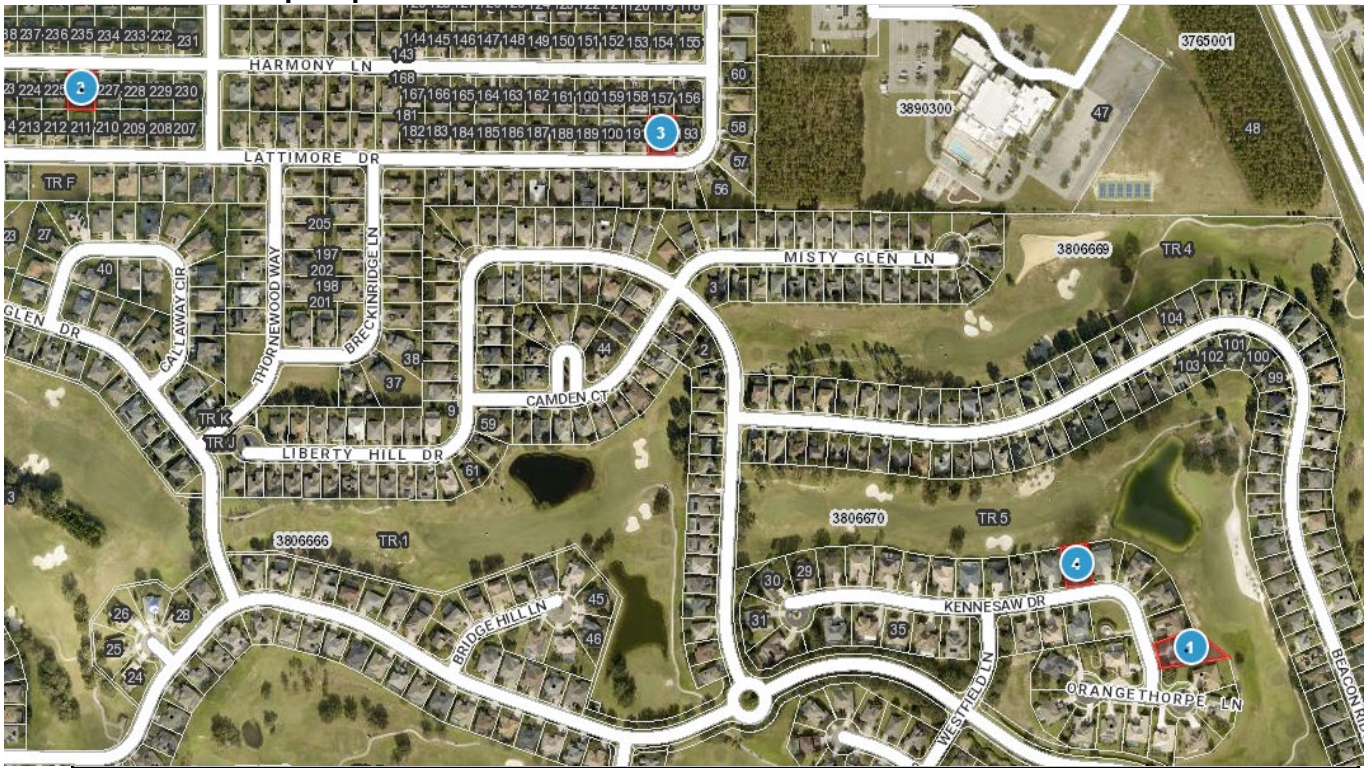
The subject is 4260 sf not 4627 sf as the petitioner write up states, comp 1 of the petitioner is 4816 sf not 5068 sf comp 2 is 4936 sf not 5160 sf comp 3 is 3586 sf not 3703 sf .

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 11/21/2024

2024-0505 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3845802	1191 LATTIMORE DR CLERMONT	same sub
2	comp 1	3845836	1029 HARMONY LN CLERMONT FL 34711	same sub
3	comp 2	3796955	1608 KENNESAW DR CLERMONT	same sub
4	comp 3	3796950	1628 KENNESAW DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3845802
Parcel ID 08-23-26-0550-000-19200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0505 Subject
PRC Run: 12/3/2024 By mshariff
Card # 1 of 1

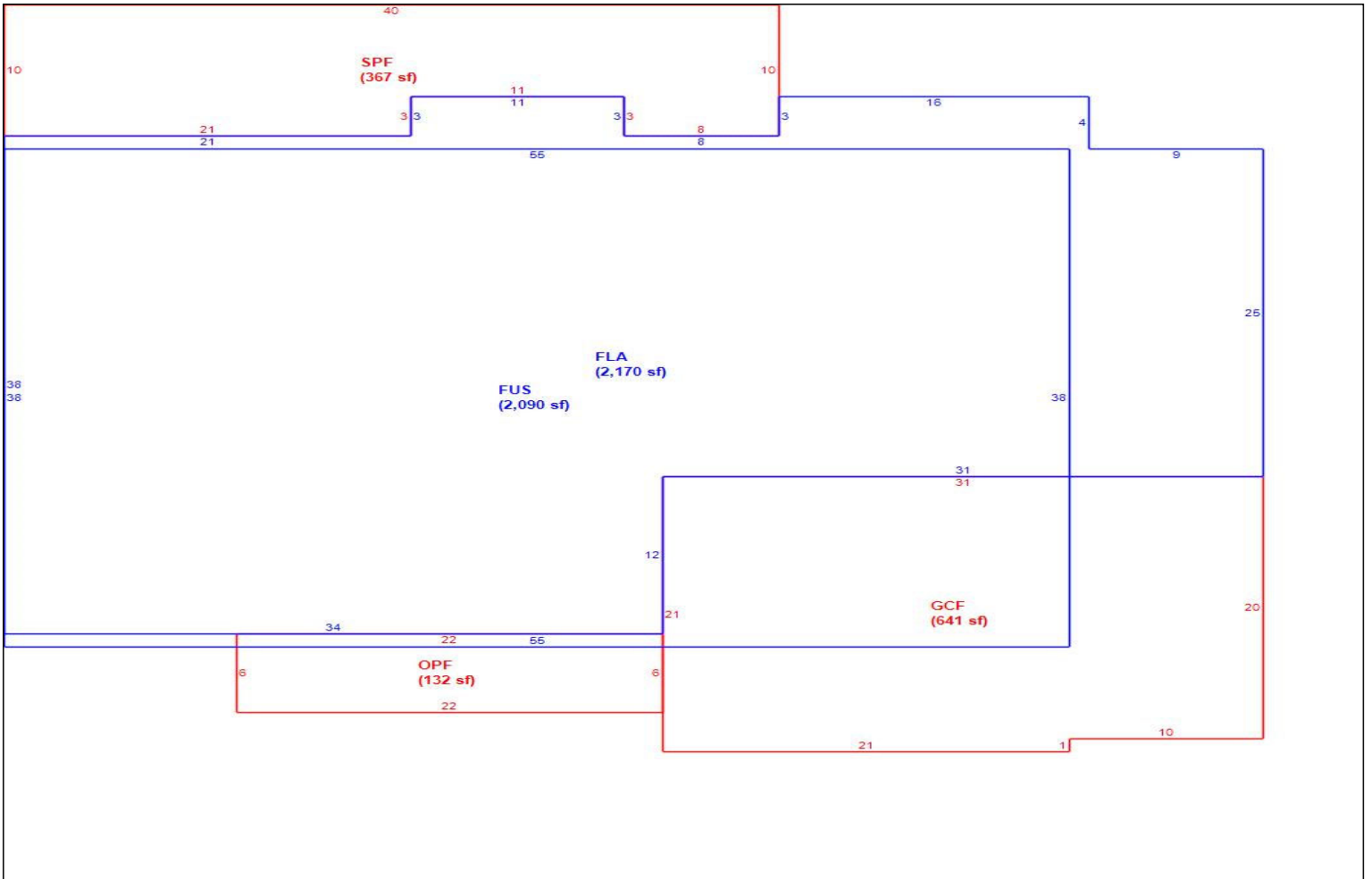
Current Owner		
SFR ACQUISITIONS 6 LLC		
120 E RIVERSIDE PLAZA STE 2000		
CHICAGO	IL	60606

Property Location		
Site Address 1191 LATTIMORE DR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 07-05-202

Legal Description
NOTTINGHAM AT LEGENDS PB 57 PG 5-9 LOT 192 ORB 5855 PG 768

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	1.000	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 542,133 Deprec Bldg Value 525,869 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	5
FLA	FINISHED LIVING AREA	2,170	2,170	2170	2013	4260	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	2,090	2,090	2090	Base Rate	110.70	Quality Grade	685	Half Baths	1
GAR	GARAGE FINISH	0	641	0	Building RCN	542,133	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	132	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	367	0	% Good	97.00	Functional Obsol	0		
TOTALS		4,260	5,400	4,260	Building RCNLD	525,869	Roof Cover	3	Type AC	03

Alternate Key 3845802
Parcel ID 08-23-26-0550-000-19200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0505 Subject
PRC Run: 12/3/2024 By mshariff
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
POL3	SWIMMING POOL - RESIDENTIAL	480.00	SF	46.00	2013	2013	22080.00	85.00	18,768
PLD3	POOL/COOL DECK	1405.00	SF	7.33	2013	2013	10299.00	75.00	7,724
SEN2	SCREEN ENCLOSED STRUCTURE	3361.00	SF	3.50	2013	2013	11764.00	75.00	8,823
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2013	2013	6000.00	75.00	4,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	201301604	09-17-2013	04-04-2014	9,533	0003	SEN	04-04-2014		
2014	201301164	06-28-2013	04-04-2014	50,467	0003	POL W/SPA	04-04-2014		
2014	201201108	01-03-2013	07-25-2013	295,000	0001	SFR FOR 2014	07-25-2013		
2014	SALECVD	01-01-2013	04-04-2014	1	0098	NEW N	04-04-2014		
2013	201201108	08-23-2012	01-03-2013	295,000	0001	SFR 1191 LATTIMORE DR	01-03-2013		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2021171299	5855	0768	11-05-2021	WD	U	11	I	0				
2022108354	6006	0618	11-05-2021	WD	U	11	I	100				
2018049632	5102	0500	04-27-2018	WD	U	U	I	0				
2018032554	5083	0467	03-19-2018	WD	Q	Q	I	450,000				
	4319	1701	04-26-2013	WD	Q	Q	I	318,400				
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	
92,750	525,869	39,815	658,434	79474	578960	0.00	578960	658434	526,327	

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Alternate Key 3845836
Parcel ID 08-23-26-0550-000-22600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0505 Comp 1
PRC Run: 12/3/2024 By

Card # 1 of 1

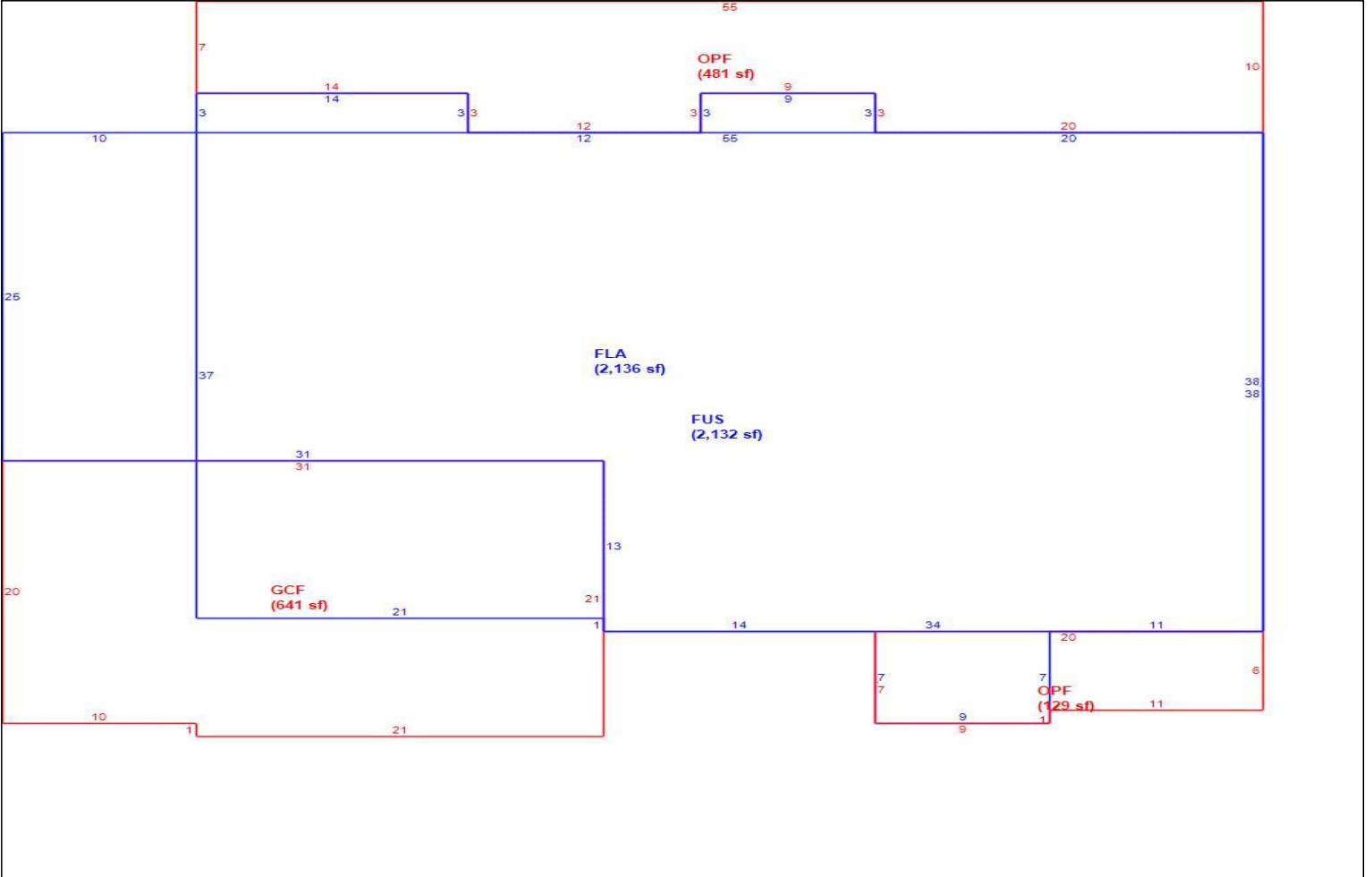
Current Owner			
GILBERT ANDREW			
1029 HARMONY LN			
CLERMONT	FL	34711	

Property Location			
Site Address 1029 HARMONY LN			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	07-05-202

Legal Description
NOTTINGHAM AT LEGENDS PB 57 PG 5-9 LOT 226 ORB 6181 PG 755

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	1.000	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	548,135	Deprec Bldg Value	531,691	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	5
FLA	FINISHED LIVING AREA	2,136	2,136	2136	2012	4268	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	2,132	2,132	2132	Base Rate	110.70	Quality Grade	685	Half Baths	1
GAR	GARAGE FINISH	0	641	0	Building RCN	548,135	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	610	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		4,268	5,519	4,268	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	531,691			Type AC	03

Alternate Key 3845836
 Parcel ID 08-23-26-0550-000-22600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0505 Comp 1
 PRC Run: 12/3/2024 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
POL4	SWIMMING POOL - RESIDENTIAL	465.00	SF	52.50	2012	2012	24413.00	85.00	20,751
PLD3	POOL/COOL DECK	807.00	SF	7.33	2012	2012	5915.00	72.50	4,288
SEN2	SCREEN ENCLOSED STRUCTURE	2484.00	SF	3.50	2012	2012	8694.00	72.50	6,303
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2012	2012	7000.00	72.50	5,075

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	SALE	01-01-2013	04-04-2014	1	0099	CHECK VALUE	04-04-2014		
2013	201201000	08-06-2012	11-14-2012	5,625	0003	SEN	11-14-2012		
2013	201200917	07-17-2012	11-14-2012	25,000	0003	POL W/DEC & SPA	11-14-2012		
2013	201200475	04-26-2012	11-14-2012	221,421	0001	SFR 1029 HARMONY LN	11-14-2012		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023088939	6181	0755	07-05-2023	WD	Q	01	780,000	039	HOMESTEAD	2024	25000
2023088938	6181	0752	06-26-2023	WD	Q	01	780,000	059	ADDITIONAL HOMESTEAD	2024	25000
2019074073	5303	2113	06-13-2019	WD	Q	Q	492,000				
	4402	0080	06-28-2013	WD	U	U	0				
	4348	0823	06-28-2013	WD	Q	Q	400,000				
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
92,750	531,691	36,417	660,858	0	540248	50,000.00	490248	515248	527,243

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 3796955
 Parcel ID 08-23-26-0505-000-01900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0505 Comp 2
 PRC Run: 12/3/2024 By

Card # 1 of 1

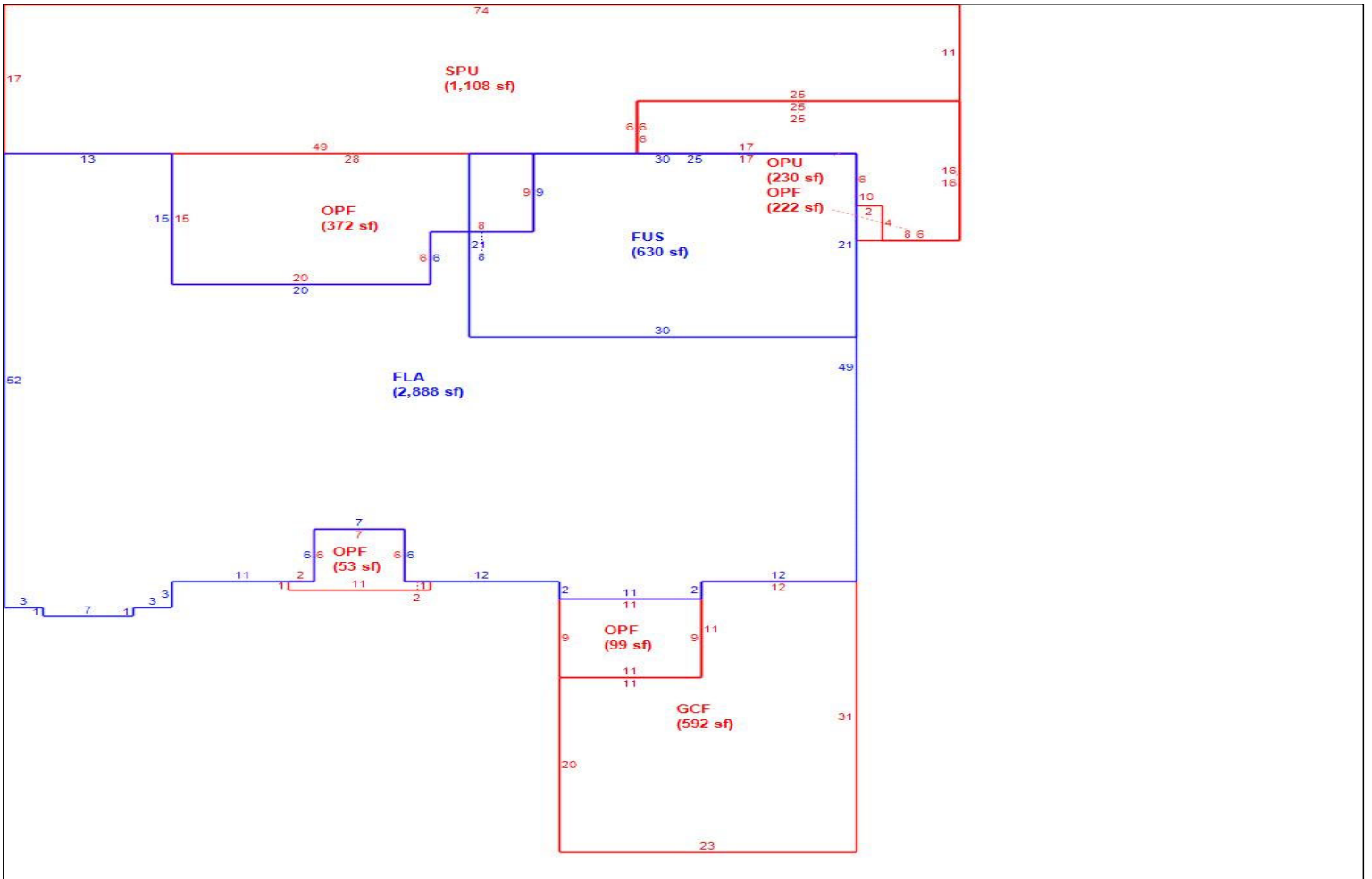
Current Owner		
TAYLOR DANIEL AND ROSALIND C TAYLOR		
1608 KENNESAW DR		
CLERMONT	FL	34711

Property Location			
Site Address 1608 KENNESAW DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 CLERMONT, CARRINGTON AT LEGENDS SUB LOT 19 PB 44 PG 47-48 ORB 6079 PG 525

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	0138	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 565,323 Deprec Bldg Value 548,363 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	2,888	2,888	2888	Effective Area	3518	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	630	630	630	Base Rate	133.20	Quality Grade	735	Half Baths	0
GAR	GARAGE FINISH	0	592	0	Building RCN	565,323	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	746	0	Condition	EX	Foundation	3	Fireplaces	0
OPU	OPEN PORCH UNFINIS	0	230	0	% Good	97.00	Roof Cover	6	Type AC	03
SPU	SCREEN PORCH UNFIN	0	1,108	0	Functional Obsol	0				
TOTALS		3,518	6,194	3,518	Building RCNLD	548,363				

Alternate Key 3796955
 Parcel ID 08-23-26-0505-000-01900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0505 Comp 2
 PRC Run: 12/3/2024 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	SALE	01-01-2015	03-16-2016	1	0099	CHECK VALUE	03-16-2016		
2011	VALU	01-01-2010	02-14-2011	100	0000	CK VALUE FOR OWNER	02-04-2011		
2007	2006100732	10-24-2006	03-20-2007	9,800	0000	SCRN ENCL W/CONC 71X12	03-20-2007		
2005	2003110098	03-05-2004	03-08-2005	212,080	0000	SFR TO 05			
2005	2003110098	01-01-2004	03-05-2004	212,080	0000	SFR 1608 KENNESAW DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023004652	6079	0525	01-12-2023	WD	Q	01	I	830,000	039	HOMESTEAD	2024	25000
2022082458	5974	2120	06-14-2022	CT	U	11	I	525,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4589	1567	02-17-2015	WD	Q	Q	I	475,000				
	2440	2190	10-28-2003	WD	U	U	V	62,400				
	2440	2193	10-27-2003	WD	Q	Q	V	87,500				
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	548,363	0	668,363	0	668363	50,000.00	618363	643363	497,498	

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Alternate Key 3796950
Parcel ID 08-23-26-0505-000-01400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0505 Comp 3
PRC Run: 12/3/2024 By

Card # 1 of 1

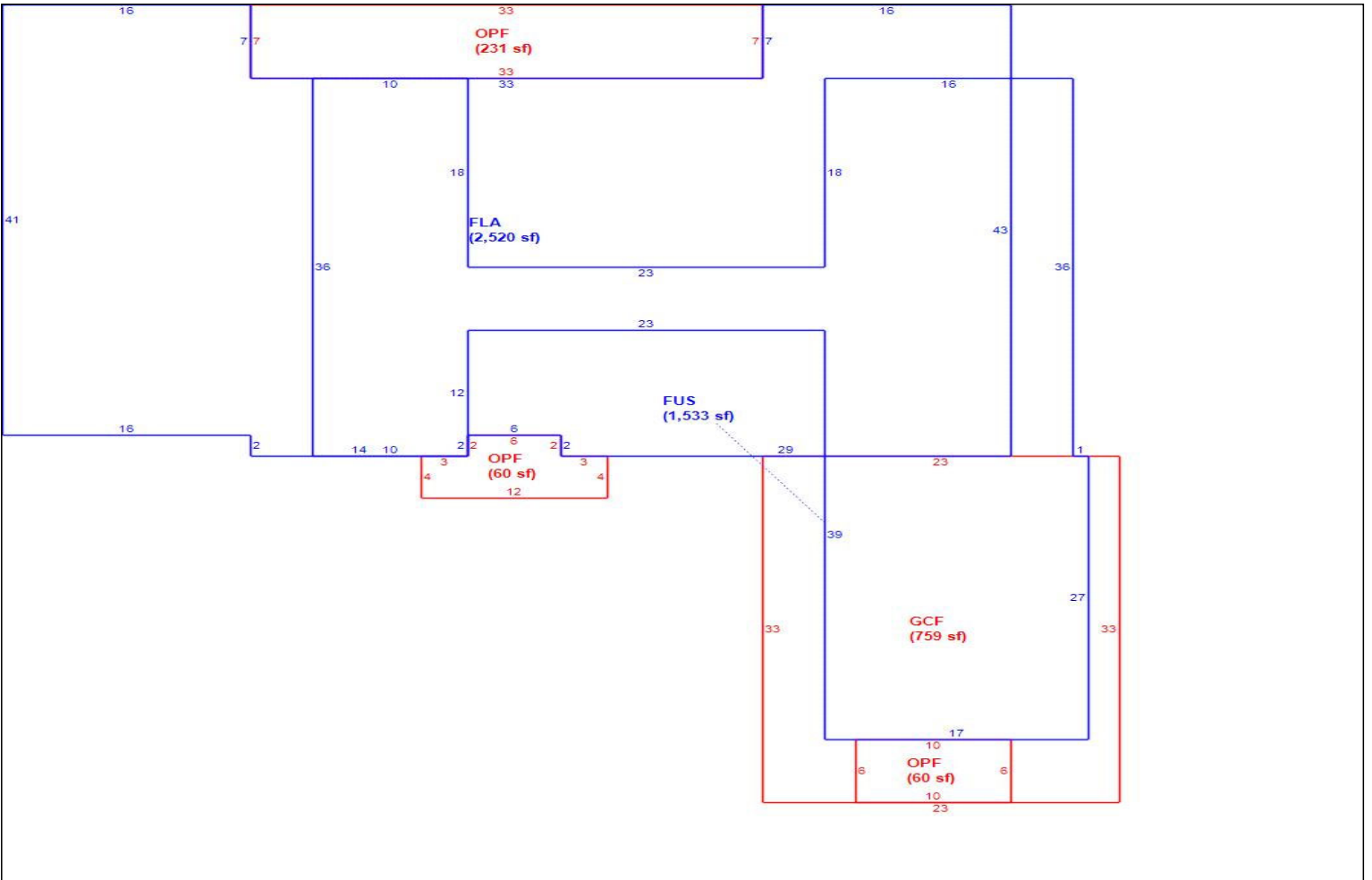
Current Owner		
ERICKSON ROBERT & STEPHANIE		
1628 KENNESAW DR		
CLERMONT	FL	34711

Property Location			
Site Address 1628 KENNESAW DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	07-01-202

Legal Description
CLERMONT, CARRINGTON AT LEGENDS SUB LOT 14 PB 44 PG 47-48 ORB 6190 PG 1235

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	0138	0	0		1.00 LT	60,000.00	0.0000	2.00	1.100	1.000	0	132,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		132,000		
Classified Acres		0		Classified JV/Mkt		132,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 635,877 Deprec Bldg Value 616,801 Multi Story 1



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,520	2,520	2520	2005	4053	132.95	No Stories	1.00	Full Baths	4
FUS	FINISHED AREA UPPER	1,533	1,533	1533	635,877	EX	97.00	Quality Grade	735	Half Baths	1
GAR	GARAGE FINISH	0	759	0	Condition	0	0	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	351	0	% Good	0	0	Foundation	3	Fireplaces	1
TOTALS		4,053	5,163	4,053	Functional Obsol	616,801	616,801	Roof Cover	3	Type AC	03

Alternate Key 3796950
Parcel ID 08-23-26-0505-000-01400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0505 Comp 3
PRC Run: 12/3/2024 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
POL5	SWIMMING POOL - RESIDENTIAL	784.00	SF	75.00	2005	2005	58800.00	85.00	49,980
PLD3	POOL/COOL DECK	932.00	SF	7.33	2005	2005	6832.00	70.00	4,782
SEN3	SCREEN ENCLOSED STRUCTURE	2778.00	SF	5.50	2005	2005	15279.00	55.00	8,403
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2005	2005	7000.00	55.00	3,850
BBQ3	BARBEQUE	1.00	UT	618.00	2005	2005	618.00	30.00	185

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-4890	10-26-2023	01-18-2024	1	0002	REPL CAN	01-18-2024		
2018	SALE	01-01-2017	04-11-2018	1	0099	CHECK VALUE	04-11-2018		
2006	2005080235	09-13-2005	03-09-2006	6,500	0000	SEN 65X26			
2006	2004120362	01-01-2005	03-09-2006	54,899	0000	POOL W/SPA & DECK			
2006	2004070515	01-01-2005	03-09-2006	231,792	0000	SFR TO 06			
2005	2004070515	09-09-2004	12-14-2004	231,792	0000	SFR 1628 KENNESAW DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023095674	6190 1235	08-01-2023	WD	Q	01	I	960,000	024	DISABILITY VETERAN TOT	2024	766001
2017094158	4994 1270	08-17-2017	WD	Q	Q	I	255,000	039	HOMESTEAD	2024	25000
	2575 1201	05-18-2004	WD	Q	Q	V	93,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2049 0696	12-31-2001	WD	U	M	V	1				
Total											816,001.00

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	
132,000	616,801	67,200	816,001	0	816001	816,001.00	0	0	603,767	

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