



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3843573**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <b>2024-0510</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1: Taxpayer Information</b> <i>HPA BORROWER 2020-2 MI LLC</i>			
Taxpayer name: <b>Home Partners of America; Hp Florida I LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>06-23-26-0010-000-08500 3644 Briar Run Drive</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <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			
<b>PART 2: Reason for Petition</b> 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.**

**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>	2024-0510	Alternate Key: 3863573	Parcel ID: 06-23-26-0010-000-08500
<b>Petitioner Name</b>	Ryan, llc c/o Peyton	<b>Property Address</b>	<b>3644 BRIAR RUN DR CLERMONT</b>
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
<b>Owner Name</b>	HPA borrower 2020-2 llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
<b>1. Just Value, required</b>		\$ 364,297	\$ 364,297
<b>2. Assessed or classified use value, *if applicable</b>		\$ 309,940	\$ 309,940
<b>3. Exempt value, *enter "0" if none</b>		\$ -	
<b>4. Taxable Value, *required</b>		\$ 309,940	\$ 309,940

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

Last Sale Date 1/3/2019 Price: \$262,000  Arm's Length  Distressed Book 5219 Page 780

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3863573	3863577	3863629	3863552
Address	3644 BRIAR RUN DR CLERMONT	3546 FOXCHASE DR CLERMONT FL 34711	810 TRIPLE CROWN CT CLERMONT	3728 BRIAR RUN DR CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$445,000	\$570,000	\$619,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.40%	1.60%
Adjusted Sale		\$390,710	\$498,180	\$536,054
\$/SF FLA	\$199.40 per SF	\$182.57 per SF	\$226.75 per SF	\$161.41 per SF
Sale Date		5/11/2023	6/5/2023	8/12/2023
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	1,827	2,140	-21910	2,197	-25900	3,321	-104580
Year Built	2010	2008		2009		2013	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		3.0	-10000	2.1	-5000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	135 sf	60 sf		164 sf		206 sf	
Pool	n	N	0	Y	-20000	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		-Net Adj. 5.6%	-21910	-Net Adj. 11.2%	-55900	-Net Adj. 20.4%	-109580
		Gross Adj. 5.6%	21910	Gross Adj. 11.2%	55900	Gross Adj. 20.4%	109580
<b>Adj. Sales Price</b>	Market Value <b>\$364,297</b>	Adj Market Value	<b>\$368,800</b>	Adj Market Value	<b>\$442,280</b>	Adj Market Value	<b>\$426,474</b>
	Value per SF 199.40						

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 petitioner comp 2,3,4,5,and 6 is all in different sub their comp 1 is our comp 1 all of our comps is in the subject subdivision.

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**

**2024-0510 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3863573	3644 BRIAR RUN DR CLERMONT	same sub
2	comp 1	3863577	3546 FOXCHASE DR CLERMONT FL 34711	same sub
3	comp 2	3863629	810 TRIPLE CROWN CT CLERMONT	same sub
4	comp 3	3863552	3728 BRIAR RUN DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3863573  
 Parcel ID 06-23-26-0010-000-08500

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

2024-0510 Subject  
 PRC Run: 12/3/2024 By

Card # 1 of 1

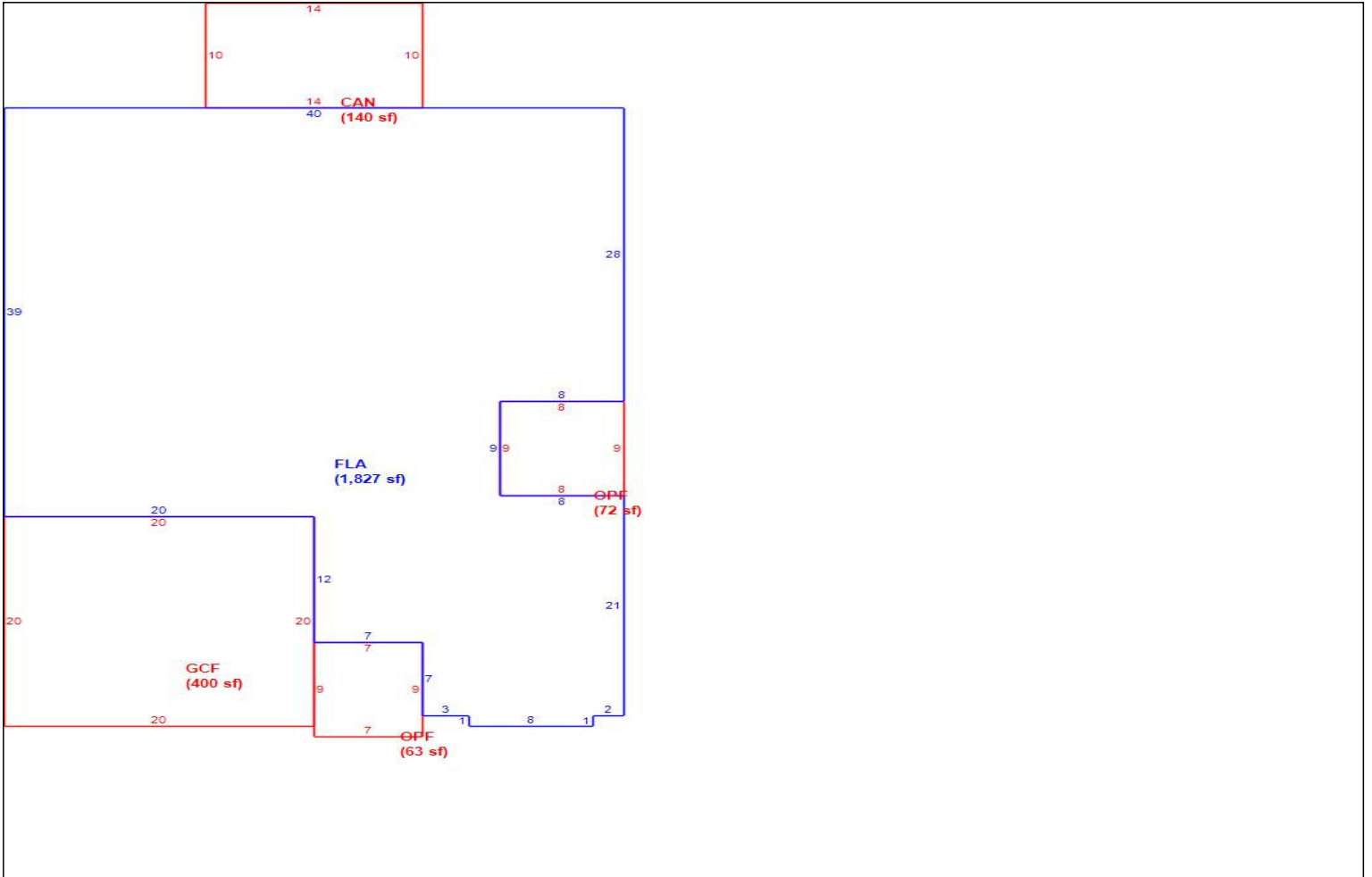
Current Owner		
HPA BORROWER 2020-2 ML LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

Property Location			
Site Address	3644 BRIAR RUN DR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 FOXCHASE PB 61 PG 63-66 LOT 85 ORB 5458 PG 2033

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 272,471 Deprec Bldg Value 264,297 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,827	1,827	1827	2010		No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		124.09	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	135	0		272,471	Condition	EX	Wall Type	03
PAT	PATIO UNCOVERED	0	140	0		97.00	% Good	97.00	Foundation	3
TOTALS		1,827	2,502	1,827		0	Functional Obsol	0	Roof Cover	3
					264,297		Building RCNLD	264,297	Type AC	03

Alternate Key 3863573  
 Parcel ID 06-23-26-0010-000-08500

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

2024-0510 Subject  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011	201000141	02-08-2010	08-10-2010	80,000	0001	SFR 3644 BRIAR RUN DR	08-10-2010		

<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
2020045742	5458	2033	04-13-2020	WD	U	11	I	100				
2019001748	5219	0780	01-03-2019	WD	Q	Q	I	262,000				
	4661	0360	07-30-2015	WD	Q	Q	I	219,000				
	4037	0606	05-24-2011	WD	Q	Q	I	185,000				
Total											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	
100,000	264,297	0	364,297	54357	309940	0.00	309940	364297	355,836	

\*\*\*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 3863577  
 Parcel ID 06-23-26-0010-000-08900

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

2024-0510 Comp 1  
 PRC Run: 12/3/2024 By

Card # 1 of 1

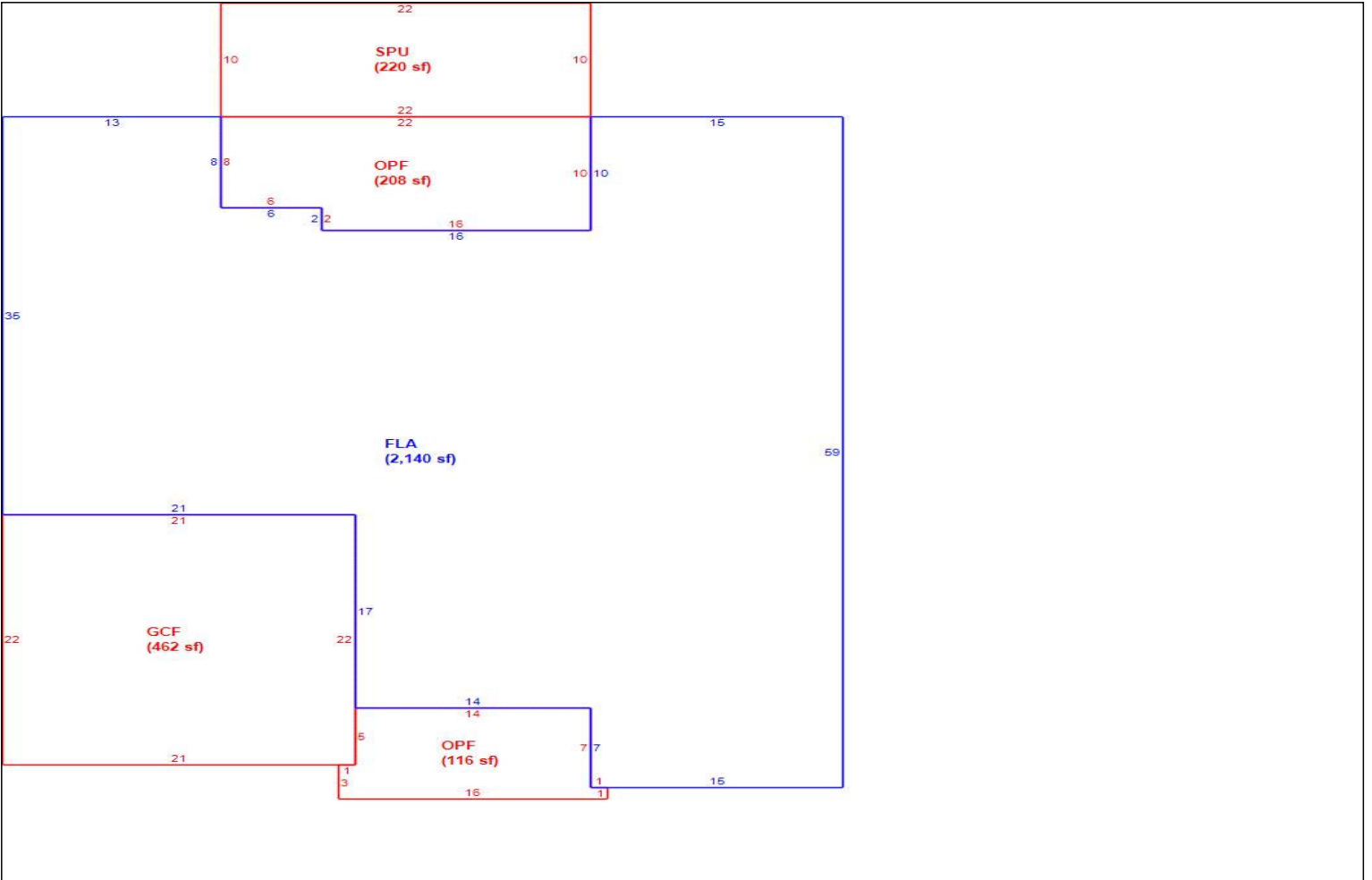
Current Owner		
ELWELL ANTHONY C & MEGAN T		
3546 FOXCHASE DR		
CLERMONT	FL	34711

Property Location			
Site Address 3546 FOXCHASE DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
FOXCHASE PB 61 PG 63-66 LOT 89 ORB 6143 PG 278

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 313,746	Deprec Bldg Value 304,334	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2008	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,140	2,140	2140	Effective Area	2140	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	Base Rate	121.83	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	324	0	Building RCN	313,746	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	220	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	304,334	Roof Cover	3	Type AC	03
TOTALS		2,140	3,146	2,140						



Alternate Key 3863577  
 Parcel ID 06-23-26-0010-000-08900

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

2024-0510 Comp 1  
 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2010	200900895	08-14-2009	02-08-2010	4,000	0002	BATHROOM REMODEL	02-08-2010		
2010	200900781	07-28-2009	02-08-2010	5,850	0003	SEN	02-08-2010		
2009	200801020	04-03-2008	02-11-2009	78,000	0000	SFR 3546 FOXCHASE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023057855	6143	0278	05-11-2023	WD	Q	01	I	445,000	039	HOMESTEAD	2024	25000
2022073504	5963	2368	05-19-2022	WD	Q	01	I	270,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3789	1690	06-12-2009	WD	Q	Q	I	204,000				
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	
100,000	304,334	0	404,334	0	294284	50,000.00	244284	269284	394,617	

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Alternate Key 3863629  
 Parcel ID 06-23-26-0010-000-14100

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

2024-0510 Comp 2  
 PRC Run: 12/3/2024 By

Card # 1 of 1

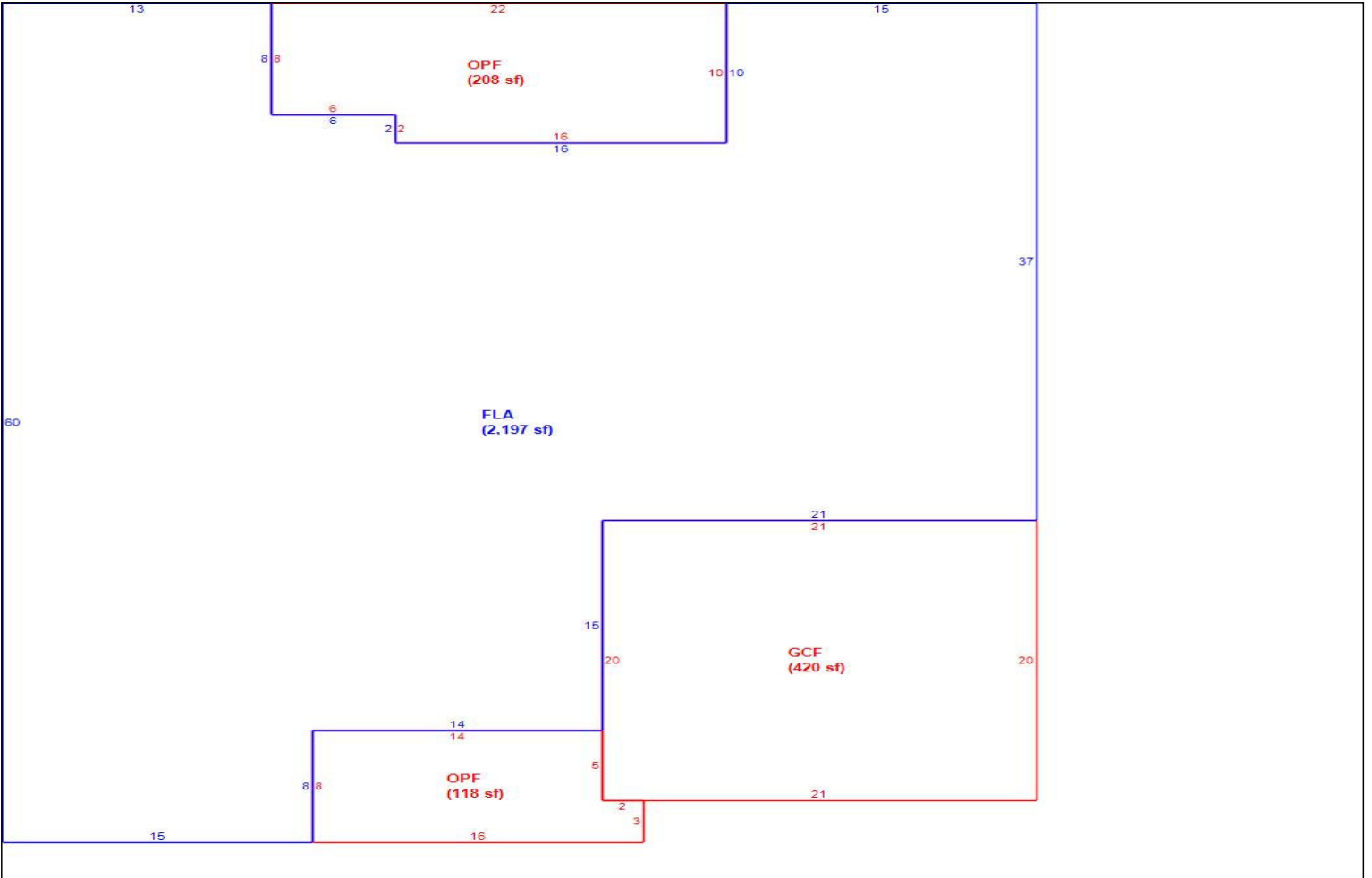
Current Owner		
PETERSON JENNIFER L & DANIEL		
810 TRIPLE CROWN CT		
CLERMONT	FL	34711

Property Location		
Site Address 810 TRIPLE CROWN CT		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0582
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
FOXCHASE PB 61 PG 63-66 LOT 141 ORB 4979 PG 274 ORB 6159 PG 655

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		100,000				
Classified Acres		0		Classified JV/Mkt 100,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 321,036
		Deprec Bldg Value	311,405
		Multi Story	0



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	2,197	2,197	2197	2009	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0	121.13	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	326	0	321,036	Wall Type	03	Heat Type	6
						Foundation	3	Fireplaces	0
						Roof Cover	3	Type AC	03
TOTALS		2,197	2,943	2,197	311,405				

Alternate Key 3863629  
 Parcel ID 06-23-26-0010-000-14100

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

2024-0510 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
POL3	SWIMMING POOL - RESIDENTIAL	336.00	SF	46.00	2011	2011	15456.00	85.00	13,138
PLD3	POOL/COOL DECK	914.00	SF	7.33	2011	2011	6700.00	70.00	4,690
SEN2	SCREEN ENCLOSED STRUCTURE	2150.00	SF	3.50	2011	2011	7525.00	70.00	5,268

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	201100483	04-28-2011	12-05-2011	5,300	0002	SCRN ENCL	12-05-2011		
2012	201100323	03-21-2011	12-05-2011	30,350	0003	POL	12-05-2011		
2010	200900758	07-27-2009	02-03-2010	80,000	0001	SFR 810 TRIPLE CROWN CT	02-03-2010		

<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
2023070566	6159	0655	06-05-2023	WD	Q	01	570,000	039	HOMESTEAD	2024	25000
2021031083	5658	0170	01-28-2021	QC	U	11	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017081702	4979	0274	07-26-2017	WD	Q	Q	290,000				
	4461	0657	03-31-2014	WD	Q	Q	262,000				
	3841	1544	10-19-2009	WD	Q	Q	225,900				
<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
100,000	311,405	23,096	434,501	0	434501	50,000.00	384501	409501	424,914

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Alternate Key 3863552  
Parcel ID 06-23-26-0010-000-06400

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

2024-0510 Comp 3  
PRC Run: 12/3/2024 By

Card # 1 of 1

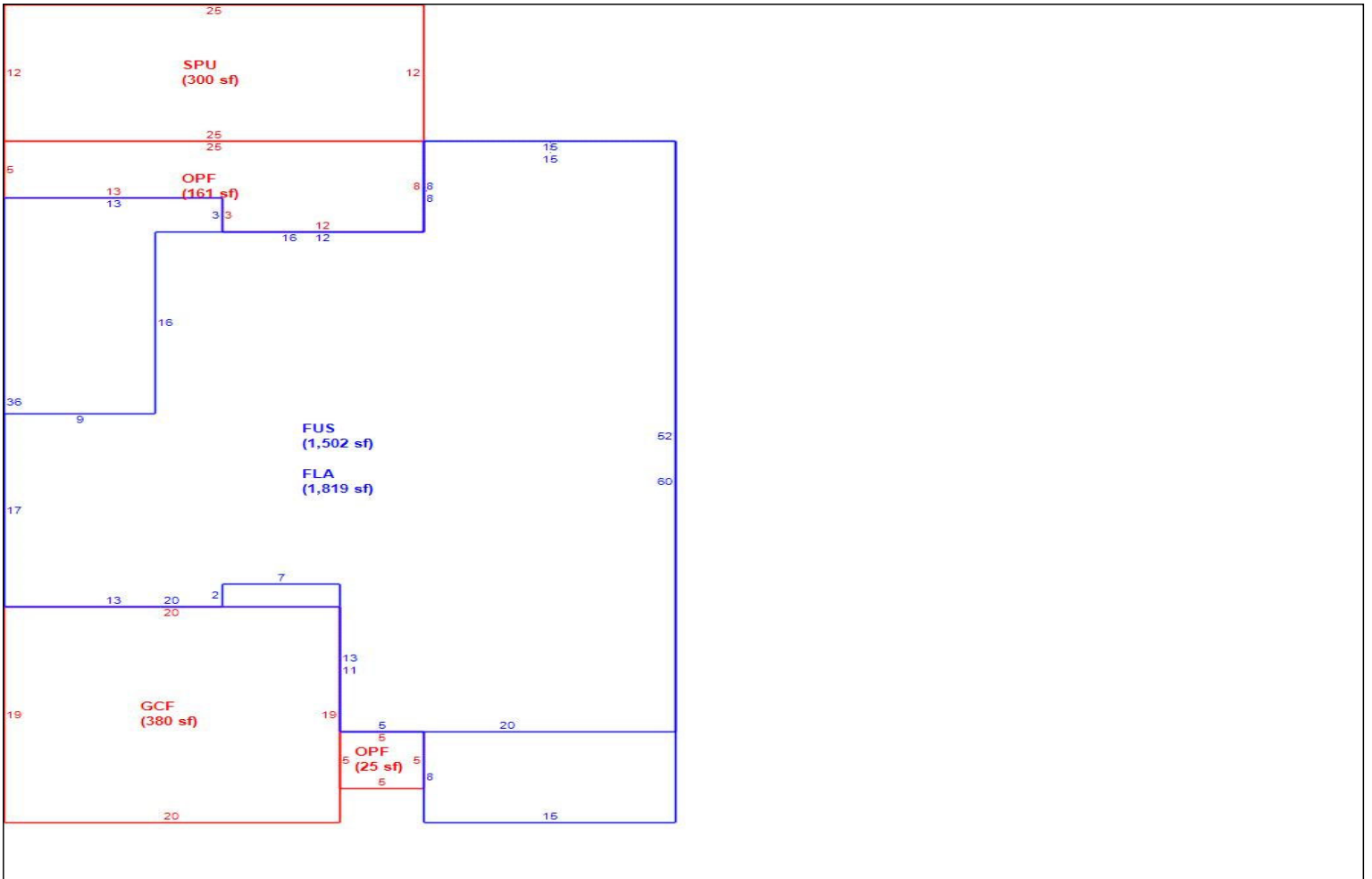
Current Owner		
TOUSSAINT MILSSANT		
3728 BRIAR RUN DR		
CLERMONT	FL	34711-9634

Property Location			
Site Address 3728 BRIAR RUN DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	01-07-202

Legal Description
FOXCHASE PB 61 PG 63-66 LOT 64 ORB 6200 PG 2099

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 364,441	Deprec Bldg Value 353,508	Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2013	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,819	1,819	1819	Effective Area	3321	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,502	1,502	1502	Base Rate	94.78	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	380	0	Building RCN	364,441	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	186	0	Condition	EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	300	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		3,321	4,187	3,321	Functional Obsol	0	Building RCNLD	353,508		

Alternate Key 3863552  
 Parcel ID 06-23-26-0010-000-06400

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

2024-0510 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023	22-4860	10-28-2022	03-14-2023	6,644	0002	REPL WINDOWS 4	03-14-2023		
2020	19-3521	10-23-2019	01-07-2020	5,500	0002	DOME SCR N ENCL	01-07-2020		
2014	201200817	01-03-2013	07-18-2013	220,000	0001	SFR FOR 2014	07-18-2013		
2013	201200817	06-27-2012	01-03-2013	220,000	0001	SFR 3728 BRIAR RUN 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	
2023104794	6200	2099	08-12-2023	WD	Q	01	I	619,000				
2019092720	5327	1461	08-14-2019	QC	U	U	I	100				
	4299	0198	03-15-2013	WD	Q	Q	I	260,800				
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	
100,000	353,508	0	453,508	0	453508	0.00	453508	453508	441,756	

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