



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *31032061*

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 # <i>2024-0512</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b> <i>HPA BORROWER 2016-1 LLC</i>			
Taxpayer name: <i>Home Partners of America; HP FLORIDA I LLC</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>08-23-26-041000002300 13628 Vista Del Lago Blvd</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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 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> 2024-0512	Alternate Key: 3632061	Parcel ID: 08-23-26-0410-000-02300
<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> 13628 VISTA DEL LAGO BLVD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> HPA borrower 2016-1 llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
<b>1. Just Value, required</b>	\$ 383,512	\$ 383,512
<b>2. Assessed or classified use value, *if applicable</b>	\$ 338,490	\$ 338,490
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 338,490	\$ 338,490

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

**Last Sale Date** 2/25/2015      **Price:** \$252,500       Arm's Length     Distressed    Book 4592 Page 815

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3632061	3632001	3462769	3814697
<b>Address</b>	13628 VISTA DEL LAGO BLVD	13825 VISTA DEL LAGO BLVD	14041 VISTA DEL LAGO BLVD	10536 VIA COMO CT CLERMONT
<b>Proximity</b>		same sub	same sub	.21 miles
<b>Sales Price</b>		\$560,000	\$410,000	\$490,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	0.80%	2.40%
<b>Adjusted Sale</b>		\$476,000	\$351,780	\$428,260
<b>\$/SF FLA</b>	\$183.41 per SF	\$222.33 per SF	\$200.56 per SF	\$205.20 per SF
<b>Sale Date</b>		12/22/2023	10/23/2023	6/26/2023
<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>	2,091	2,141	-4500	1,754	30330	2,087	360
<b>Year Built</b>	2000	2000		1992		2003	
<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		2.0		3.0	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	383 sf	60 sf		164 sf		206 sf	
<b>Pool</b>	n	Y	-20000	N	0	N	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	12600	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. 2.5%	-11900	Net Adj. 8.6%	30330	Net Adj. 0.1%	360
		Gross Adj. 7.8%	37100	Gross Adj. 8.6%	30330	Gross Adj. 0.1%	360
<b>Adj. Sales Price</b>	Market Value <b>\$383,512</b>	Adj Market Value	<b>\$464,100</b>	Adj Market Value	<b>\$382,110</b>	Adj Market Value	<b>\$428,620</b>
	Value per SF 183.41						

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.

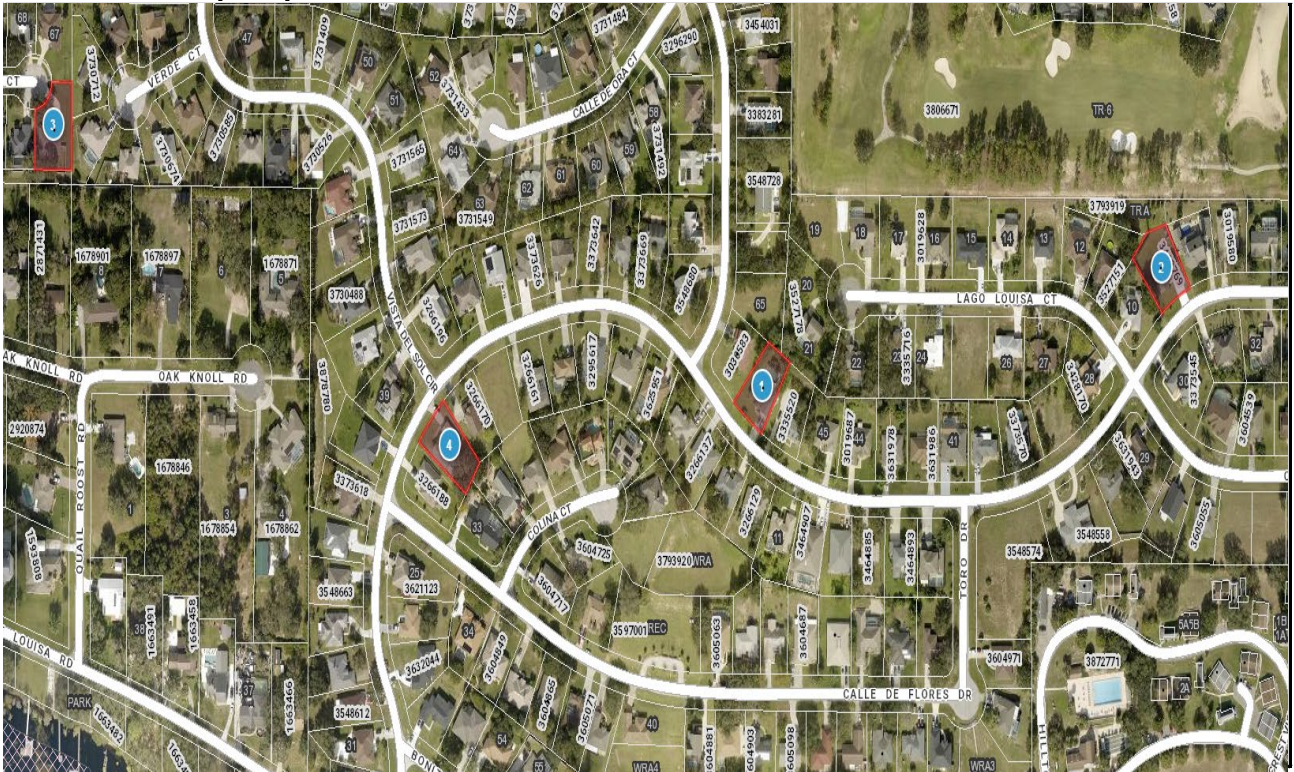
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps: The petitioner comp 3 is our comp 2 comps 4,5, and 6 are in a different sub base on their sales on comp 1 and 3 justified our value.

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**

**2024-0512 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3632061	13628 VISTA DEL LAGO BLVD CLERMONT	same sub
2	comp 1	3632001	13825 VISTA DEL LAGO BLVD CLERMONT	same sub
3	comp 2	3462769	14041 VISTA DEL LAGO BLVD CLERMONT	same sub
4	comp 3	3814697	10536 VIA COMO CT CLERMONT	.21 miles
5				
6				
7				
8				

Alternate Key 3632061  
Parcel ID 08-23-26-0410-000-02300

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

2024-0512 Subject  
PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner	
HPA BORROWER 2016-1 LLC	
120 S RIVERSIDE PLZ STE 2000	
CHICAGO	IL 60606-6995

subject

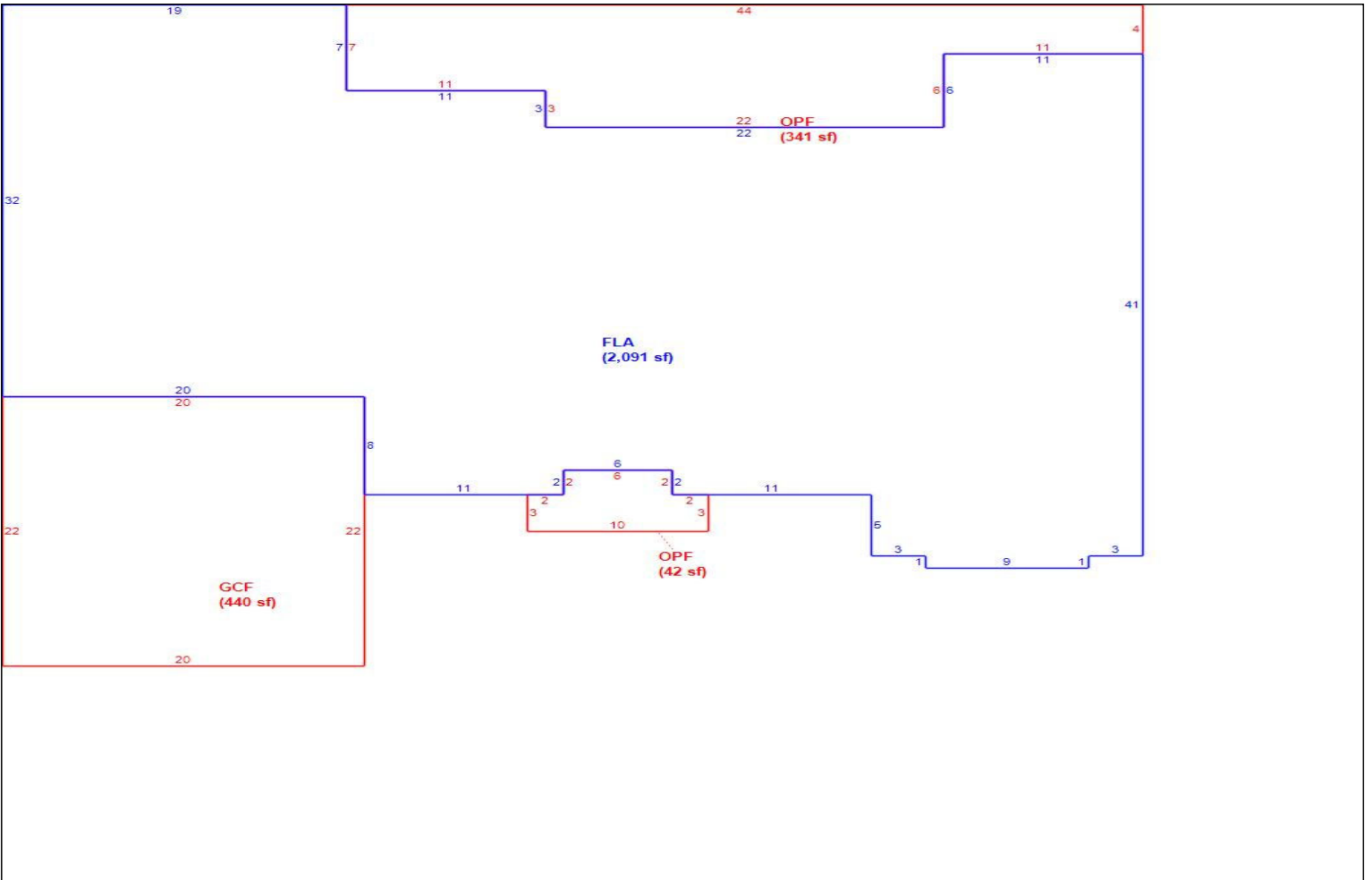
Property Location			
Site Address	13628 VISTA DEL LAGO BLVD		
	CLERMONT	FL	34711
Mill Group	0003	NBHD	0582

Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 01-01-202

Legal Description
VISTAS SUB FIRST ADD LOT 23 PB 30 PGS 52-54 ORB 4740 PG 988

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 276,957
		Deprec Bldg Value 268,648	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,091	2,091	2091	Effective Area	2091	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	110.59	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	383	0	Building RCN	276,957	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		2,091	2,914	2,091	Building RCNLD	268,648				

Alternate Key 3632061  
 Parcel ID 08-23-26-0410-000-02300

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

2024-0512 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	336.00	SF	35.00	2000	2000	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	588.00	SF	5.38	2000	2000	3163.00	70.00	2,214
SEN2	SCREEN ENCLOSED STRUCTURE	1784.00	SF	3.50	2000	2000	6244.00	42.50	2,654

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	SALE	01-01-2003	01-28-2004	1	0000	CHECK VALUE			
2001	0061185	06-13-2000	03-06-2001	4,000	0000	21X454 SEN			
2001	0042171	04-27-2000	03-06-2001	13,800	0000	POOL			
2001	0031845	03-27-2000	03-06-2001	115,596	0000	SFR/13628 VISTA DEL LAGO			

<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
2016015378	4740	0988	02-04-2016	WD	U	M	I	100			
	4592	0815	02-25-2015	WD	Q	Q	I	252,500			
	4426	0221	12-22-2013	WD	Q	Q	I	230,000			
	2328	1766	05-21-2003	WD	Q	Q	I	222,000			
	1795	0566	02-11-2000	WD	Q	Q	V	35,000			
<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	
100,000	268,648	14,864	383,512	45022	338490	0.00	338490	383512	375,035	

\*\*\*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 3632001  
Parcel ID 08-23-26-0400-000-04700

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

2024-0512 Comp 1  
PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
ALBERTSON TREY & JESSICA		
13825 VISTA DEL LAGO BLVD		
CLERMONT	FL	34711

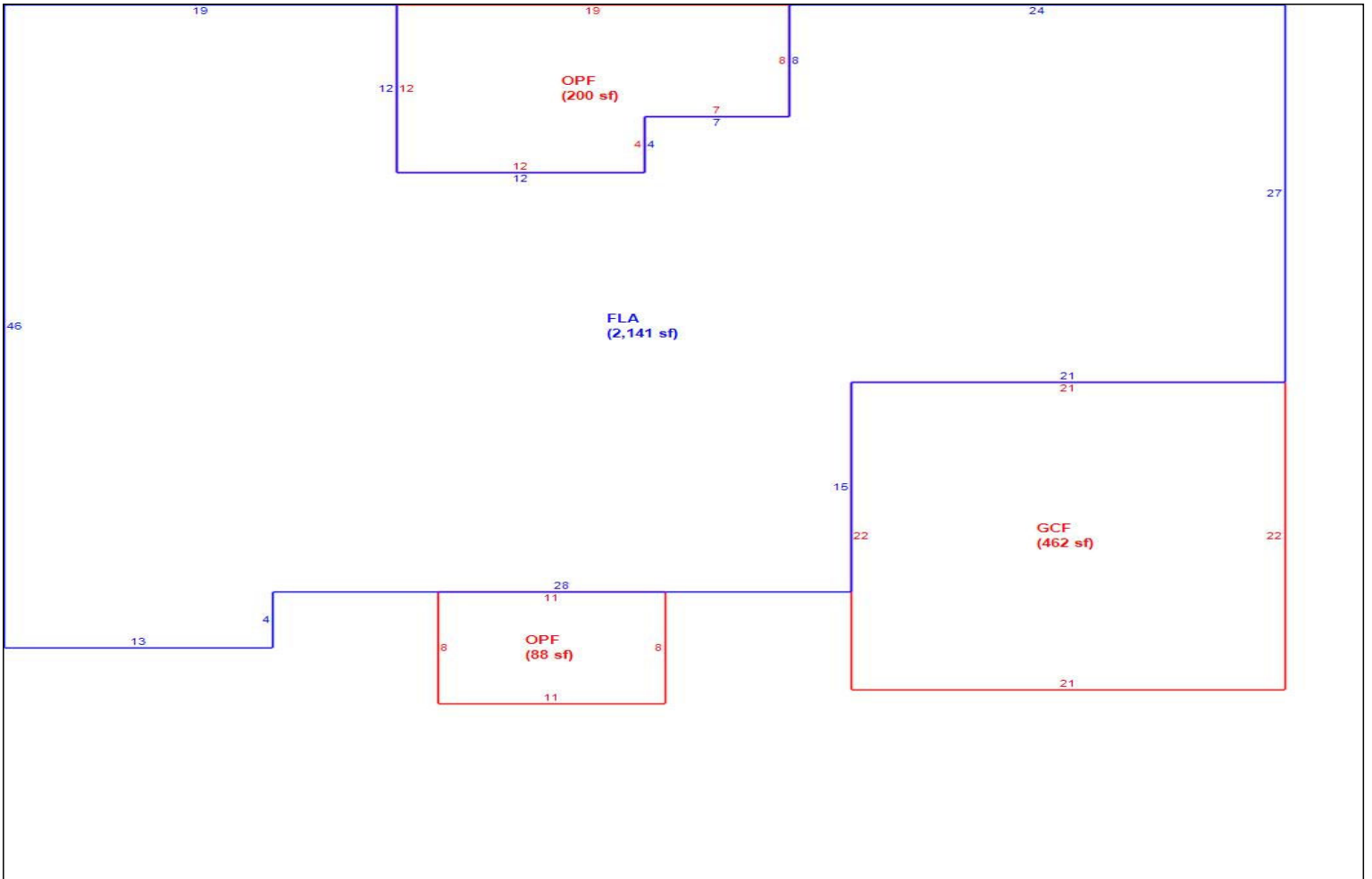
comp 1

Property Location			
Site Address 13825 VISTA DEL LAGO BLVD			
CLERMONT FL 34711			
Mill Group	0003	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	11-18-201

Legal Description
VISTAS SUB LOT 47 PB 29 PGS 76-77 ORB 6266 PG 846

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 280,791
		Deprec Bldg Value	272,367
		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	2,141	2,141	2141	Effective Area	2141	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	462	0	Base Rate	110.03	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	288	0	Building RCN	280,791	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		2,141	2,891	2,141	Building RCNLD	272,367					



Alternate Key 3632001  
Parcel ID 08-23-26-0400-000-04700

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

2024-0512 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	782.00	SF	35.00	2005	2005	27370.00	85.00	23,265
PLD3	POOL/COOL DECK	588.00	SF	7.33	2005	2005	4310.00	70.00	3,017
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2005	2005	7000.00	55.00	3,850
PUG6	POOL UPGRADE	1.00	UT	30000.00	2005	2005	30000.00	85.00	25,500

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	DENY24	01-01-2023		1	0030	V4			
2020	2019020778	03-03-2019	11-18-2019	1,540	0002	REPL WINDOWS 8	11-18-2019		
2006	2003110632	01-01-2005	01-27-2006	100,000	0000	POL SPA TO 06			
2005	2003110632	03-18-2004	01-05-2005	100,000	0000	POL & SPA TO 05			
2004	2003110632	11-17-2003	03-18-2004	100,000	0000	POOL & SPA			
2001	9811047	05-02-2000	03-06-2001	115,000	0000	SFR FOR 201			
2000	9811047	04-19-1999	05-02-2000	115,000	0000	SFR FOR Y2K			
1999	9811047	11-09-1998	12-01-1998	115,000	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
2024001548	6266 0846	12-22-2023	WD	Q	01	I	560,000		003	DISABILITY VETERAN	2024	5000
2022016201	5890 0195	01-27-2022	WD	Q	01	I	485,000		039	HOMESTEAD	2024	25000
	4701 0687	09-21-2015	WD	U	U	I	219,900		059	ADDITIONAL HOMESTEAD	2024	25000
	4617 1921	04-15-2015	CT	U	U	I	51,000					
	1654 0439	10-08-1998	WD	Q	Q	V	22,000					
<b>Total</b>												55,000.00

**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	272,367	55,632	427,999	0	427999	55,000.00	372999	397999	419,394

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Alternate Key 3462769  
 Parcel ID 08-23-26-0400-000-00900

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

2024-0512 Comp 2  
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
AMORIM LETICIA		
14041 VISTA DEL LAGO BLVD		
CLERMONT	FL	34711

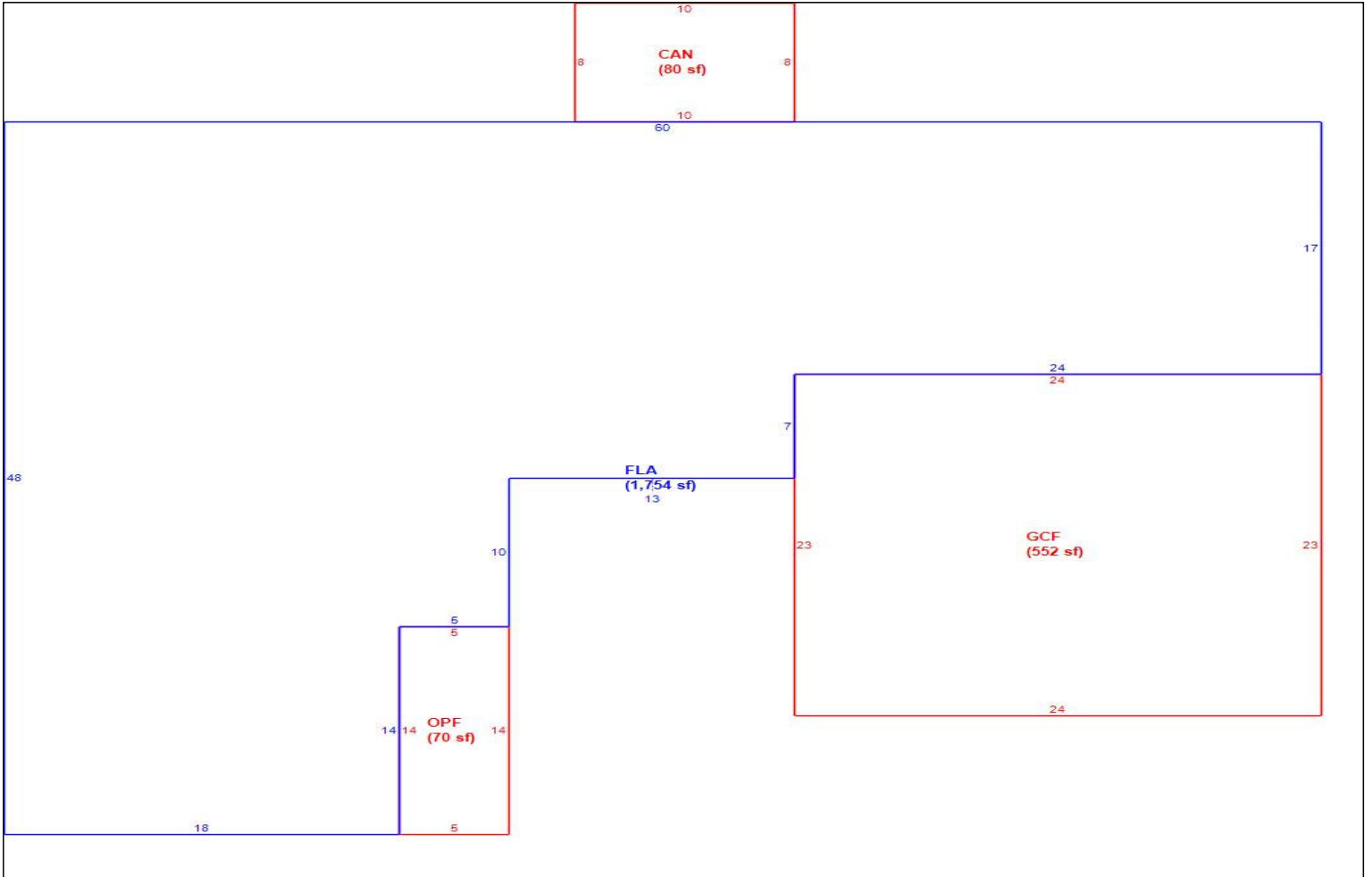
comp 2

Property Location			
Site Address	14041 VISTA DEL LAGO BLVD		
	CLERMONT	FL	34711
Mill Group	0003	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-02-202

Legal Description
VISTA SUB LOT 9 PB 29 PGS 76-77 ORB 6233 PG 1331

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 241,268	Deprec Bldg Value 234,030	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1992	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,754	1,754	1754	Effective Area	1754	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	552	0	Base Rate	112.29	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	70	0	Building RCN	241,268	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	80	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,754	2,456	1,754	Building RCNLD	234,030				

Alternate Key 3462769  
 Parcel ID 08-23-26-0400-000-00900

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

2024-0512 Comp 2  
 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
2022	2021090978	09-22-2021	03-02-2022	12,388	0002	REPL WINDOWS		
2021	20191210769	01-01-2020	10-26-2020	3,353	0002	REPL WINDOWS 4	10-27-2020	
2005	SALE	01-01-2004	01-05-2005	1	0000	CHECK VALUE		
2003	SALE	01-01-2002	02-25-2003	1	0000	CHECK VALUE		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	<b>Exemptions</b>			
								Code	Description	Year	Amount
2023132495	6233 1331	10-23-2023	WD	Q	01	I	410,000				
2016001236	4724 2134	12-21-2015	WD	Q	Q	I	182,500				
	4289 0471	02-27-2013	WD	U	U	I	147,000				
	4187 0442	06-27-2012	CT	U	U	I	0				
	2629 2437	07-29-2004	WD	Q	Q	I	165,000				
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
100,000	234,030	0	334,030	0	334030	0.00	334030	334030	326,670

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Alternate Key 3814697  
Parcel ID 08-23-26-1205-000-06600

LCPA Property Record Card  
Roll Year 2024 Status: A

2024-0512 Comp 3  
PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
FOX SYLVAN III & KRISTIN		
10536 VIA COMO CT		
CLERMONT	FL	34711

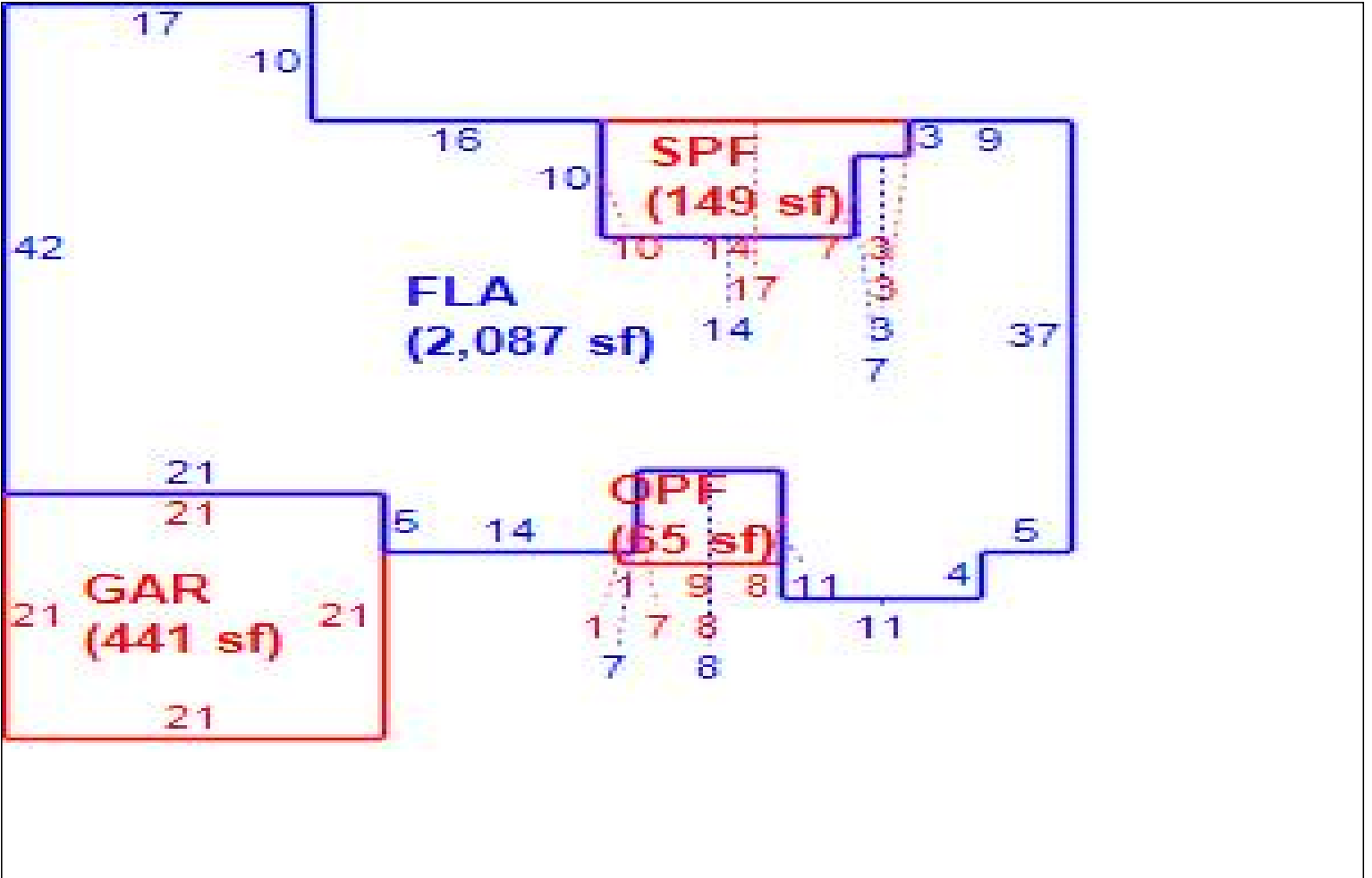
comp 3

Property Location			
Site Address	10536 VIA COMO CT		
	CLERMONT	FL	34711
Mill Group	0003	NBHD	2267
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	10-23-202

Legal Description
LAKE LOUISA HIGHLANDS PHASE II A & B PB 48 PG 22-24 LOT 66 BEING IN PHASE II-B ORB 6168 PG 2040

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 310,018 Deprec Bldg Value 300,717 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,087	2,087	2087	Effective Area	2087	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	122.48	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	65	0	Building RCN	310,018	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	149	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,087	2,742	2,087	Building RCNLD	300,717				

Alternate Key 3814697  
 Parcel ID 08-23-26-1205-000-06600

**LCPA Property Record Card**  
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2024-0512 Comp 3  
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 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	
2024	DENY39	01-01-2023		1	0030	R2			
2021	2020030280	03-09-2020	10-23-2020	4,000	0002	SCRN IN LANAI	10-26-2020		
2004	2003060234	06-13-2003	02-06-2004	120,560	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023078770	6168	2040	06-26-2023	WD	Q	01	I	490,000				
2019110497	5350	0362	09-27-2019	WD	Q	Q	I	298,000				
2016115716	4859	1582	10-26-2016	QC	U	U	I	100				
	2330	1178	05-29-2003	WD	Q	Q	V	28,000				
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	
100,000	300,717	0	400,717	0	400717	0.00	400717	400717	325,393	

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