



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3884855

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board - Transfer of Homestead Assessment Difference - Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board - Tax Deferral or Penalties - Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1. Taxpayer Information (Ryan, LLC), PART 2. Reason for Petition (Real property value decrease), and instructions for filing and evidence exchange.

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

Petition # 2024-0513	Alternate Key: 3884855	Parcel ID: 10-23-26-0100-000-09500
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 4257 FOXHOUND DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HPA borrower 2016-2 ml llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 716,013	\$ 716,013
2. Assessed or classified use value, *if applicable	\$ 598,770	\$ 598,770
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 598,770	\$ 598,770

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

Last Sale Date 4/26/2016 **Price:** \$453,500 Arm's Length Distressed Book 4796 Page 1919

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3884855	3884845	3901721	3889754
Address	4257 FOXHOUND DR CLERMONT	2742 FLETCHING CT CLERMONT	4048 LONGBOW DR CLERMONT	3984 LONGBOW DR CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$800,000	\$765,000	\$686,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.80%	4.40%
Adjusted Sale		\$702,400	\$671,670	\$613,284
\$/SF FLA	\$157.40 per SF	\$169.99 per SF	\$171.17 per SF	\$195.31 per SF
Sale Date		5/5/2023	5/24/2023	1/18/2023
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	4,549	4,132	41700	3,924	62500	3,140	140900
Year Built	2013	2013		2017		2015	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.2	3.0		3.0		2.1	5000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	603 sf	60 sf		164 sf		206 sf	
Pool	n	Y	-20000	Y	-20000	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	spu 770 sf	spu 350 sf	12600	spu 320 sf	13500	no	23100
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		Net Adj. 4.9%	34300	Net Adj. 8.3%	56000	Net Adj. 24.3%	149000
		Gross Adj. 10.6%	74300	Gross Adj. 14.3%	96000	Gross Adj. 30.8%	189000
Adj. Sales Price	Market Value \$716,013	Adj Market Value	\$736,700	Adj Market Value	\$727,670	Adj Market Value	\$762,284
	Value per SF 157.40						

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.

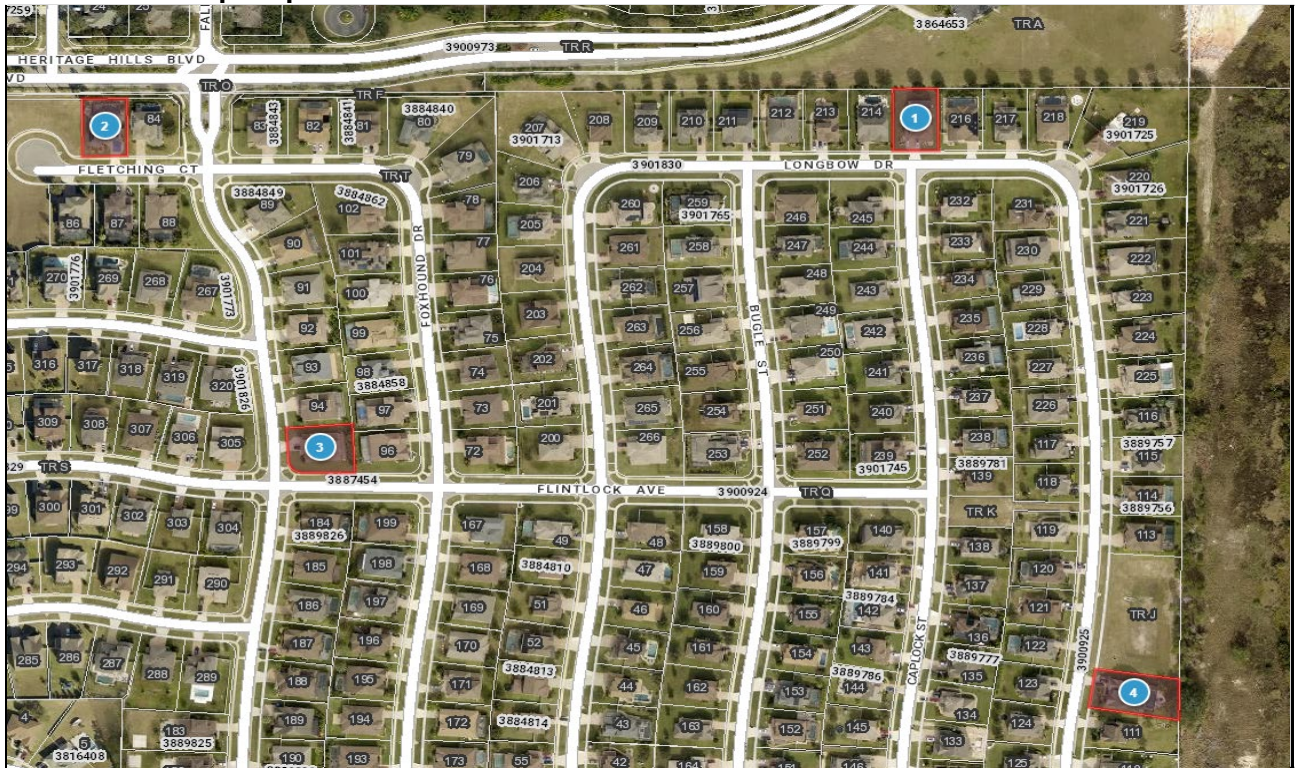
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps The petitioner made adjustments on comp 2 and 3 for bedrooms and not on comp 1,4,5,and 6 comp 2 is 3943 sf not 4482 sf comp 3 is 4252 sf not 4439 sf comp 5 is 3924 sf not 4060 sf also petitioner is taking off 15 % after adjustment.

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: Mohamed Shariff

DATE 11/21/2024

2024-0513 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3884855	4257 FOXHOUND DR CLERMONT	same sub
2	comp 1	3884845	2742 FLETCHING CT CLERMONT	same sub
3	comp 2	3901721	4048 LONGBOW DR CLERMONT	same sub
4	comp 3	3889754	3984 LONGBOW DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3884855
Parcel ID 10-23-26-0100-000-09500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-513 Subject
PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
HPA BORROWER 2016-2 LLC		
180 N STETSON AVE STE 3650		
CHICAGO	IL	60601

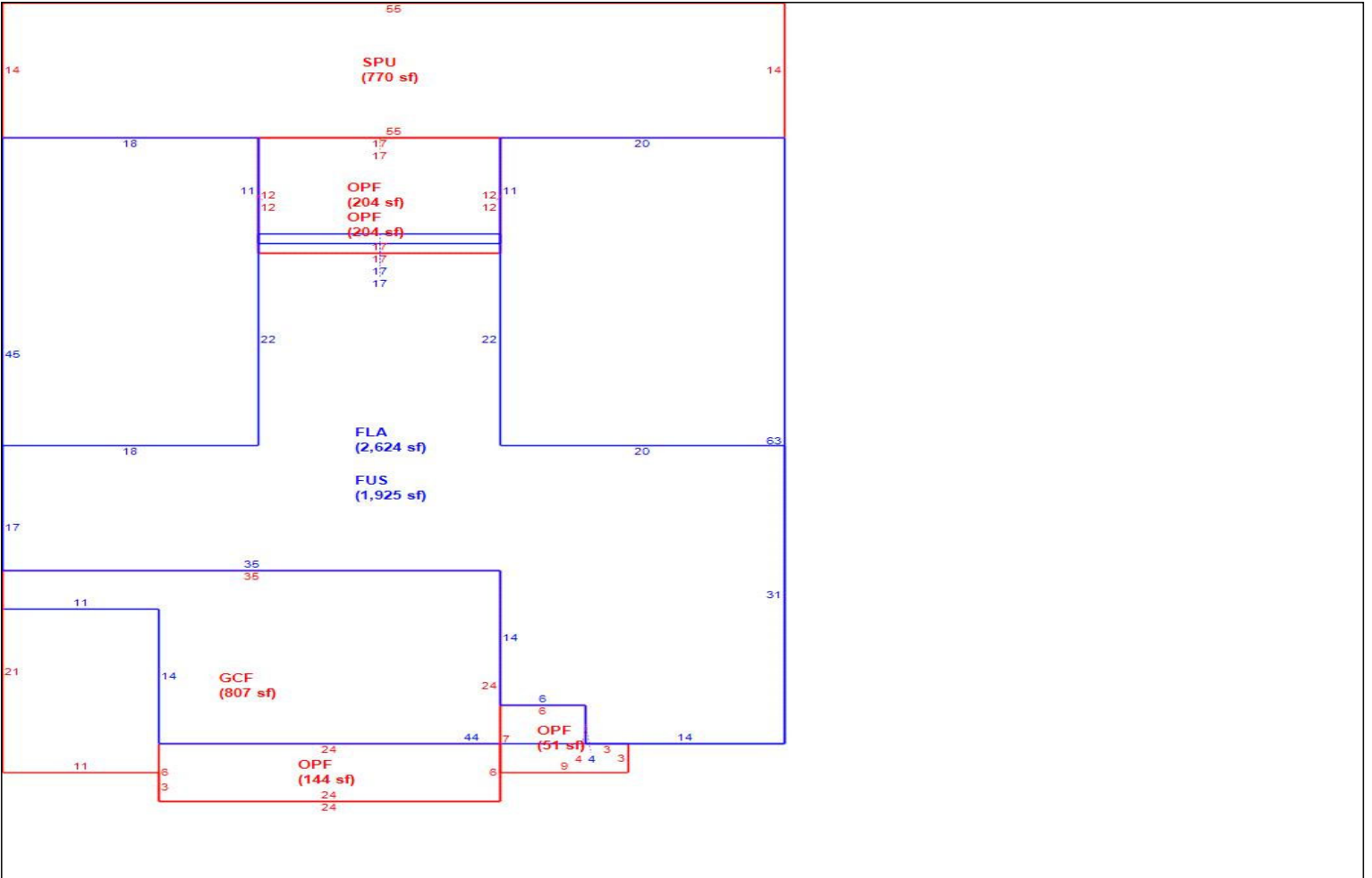
Property Location			
Site Address	4257 FOXHOUND DR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	4495

Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 07-06-202

Legal Description
HUNTER'S RUN PHASE 1 PB 64 PG 93-95 LOT 95 ORB 4840 PG 2013

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	80,000.00	0.0000	1.50	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 614,446
		Deprec Bldg Value 596,013	Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	6
FLA	FINISHED LIVING AREA	2,624	2,624	2624	Effective Area	4549	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,925	1,925	1925	Base Rate	114.27	Quality Grade	690	Half Baths	2
GAR	GARAGE FINISH	0	807	0	Building RCN	614,446	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	603	0	Condition	EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	770	0	% Good	97.00	Functional Obsol	0		
TOTALS		4,549	6,729	4,549	Building RCNLD	596,013	Roof Cover	3	Type AC	03

Alternate Key 3884855
 Parcel ID 10-23-26-0100-000-09500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-513 Subject
 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	
2017	16-2768	09-27-2016	02-21-2017	11,000	0003	SCRN ENCL	02-21-2017		
2014	201300862	05-23-2013	01-10-2014	275,000	0001	SFR 4105 FOXHOUND DR	01-10-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2016100800	4840	2013	09-13-2016	WD	U	M	I	100				
2016064356	4796	1919	04-26-2016	WD	Q	Q	I	453,500				
	4419	2336	11-25-2013	WD	Q	Q	I	442,100				
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	
120,000	596,013	0	716,013	117243	598770	0.00	598770	716013	696,657	

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 3884845
Parcel ID 10-23-26-0100-000-08500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-513 Comp 1
PRC Run: 12/3/2024 By

Card # 1 of 1

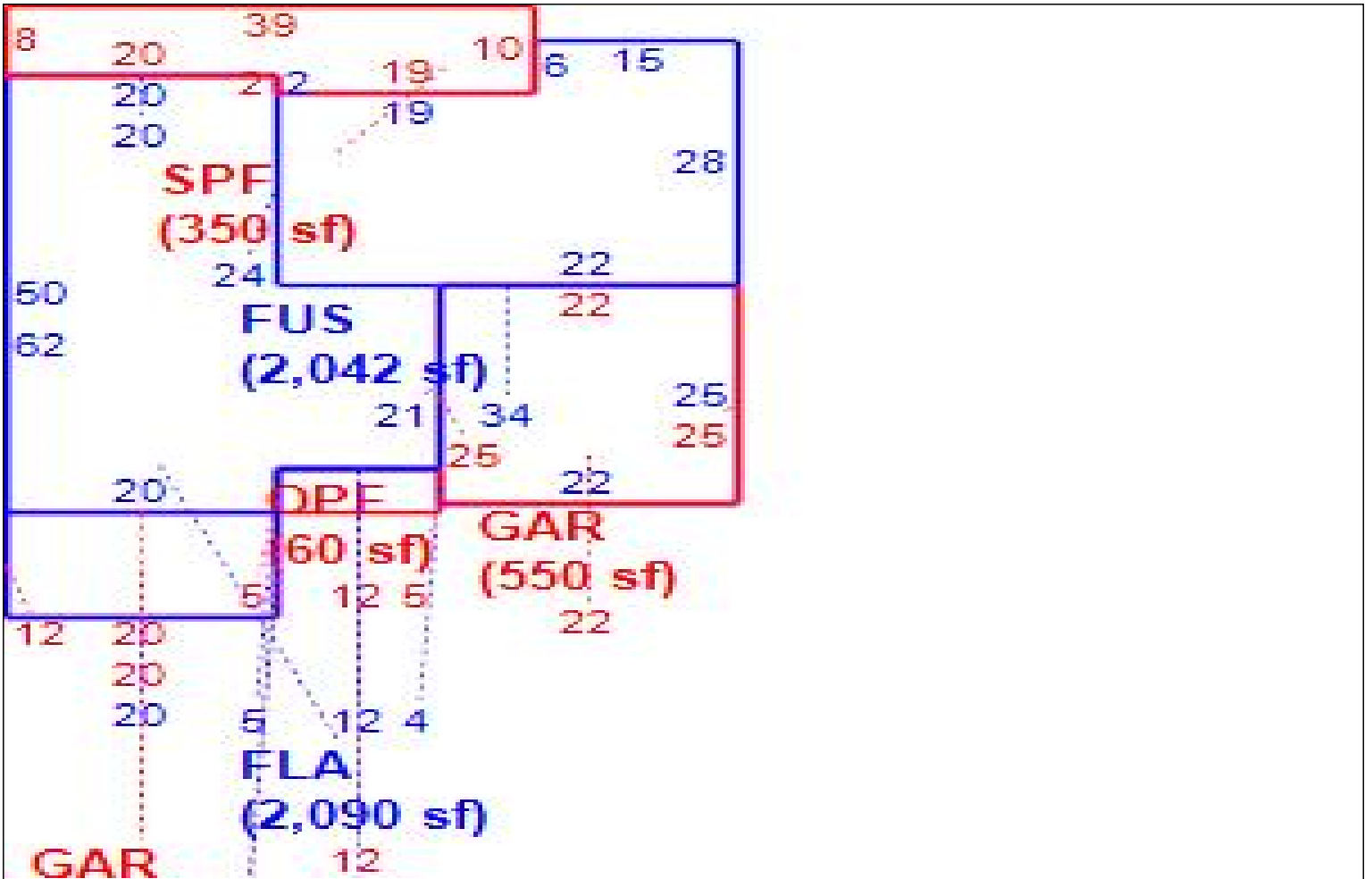
Current Owner		
HAVASY THOMAS R AND MICHAEL A BRAN		
2742 FLETCHING CT		
CLERMONT	FL	34711

Property Location			
Site Address 2742 FLETCHING CT			
CLERMONT FL 34711			
Mill Group	000C	NBHD	4495
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	01-24-202

Legal Description
HUNTER'S RUN PHASE 1 PB 64 PG 93-95 LOT 85 ORB 6138 PG 2185

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	80,000.00	0.0000	1.50	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 546,311
Deprec Bldg Value 529,922		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	2,090	2,090	2090	Effective Area	4132	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	2,042	2,042	2042	Base Rate	114.45	Quality Grade	690	Half Baths	0
GAR	GARAGE FINISH	0	790	0	Building RCN	546,311	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	60	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	350	0	% Good	97.00	Functional Obsol	0		
TOTALS		4,132	5,332	4,132	Building RCNLD	529,922	Roof Cover	3	Type AC	03

Alternate Key 3884845
 Parcel ID 10-23-26-0100-000-08500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-513 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
POL4	SWIMMING POOL - RESIDENTIAL	525.00	SF	52.50	2019	2019	27563.00	90.00	24,807
PLD3	POOL/COOL DECK	795.00	SF	7.33	2019	2019	5827.00	90.00	5,244
SEN2	SCREEN ENCLOSED STRUCTURE	2556.00	SF	3.50	2019	2019	8946.00	90.00	8,051
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2019	2019	7000.00	90.00	6,300

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	19-0338	02-21-2019	01-24-2020	7,582	0003	SEN 25X53	01-27-2020		
2020	18-3698	01-18-2019	01-24-2020	58,000	0003	POL FOR 2020	01-27-2020		
2019	18-3698	10-24-2018	01-18-2019	58,000	0003	POL	01-22-2019		
2014	201300829	05-23-2013	02-04-2014	120,000	0001	SFR 2742 FLETCHING CT	01-21-2014		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023054306	6138	2185	05-05-2023	WD	Q	01	I	800,000	003	DISABILITY VETERAN	2024	5000
2020131257	5586	1336	11-13-2020	WD	Q	01	I	525,000	039	HOMESTEAD	2024	25000
	4405	2169	11-06-2013	WD	Q	Q	I	399,100	059	ADDITIONAL HOMESTEAD	2024	25000
Total											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
120,000	529,922	44,402	694,324	0	694324	55,000.00	639324	664324	677,914

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 3901721
Parcel ID 10-23-26-0103-000-21500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-513 Comp 2
PRC Run: 12/3/2024 By

Card # 1 of 1

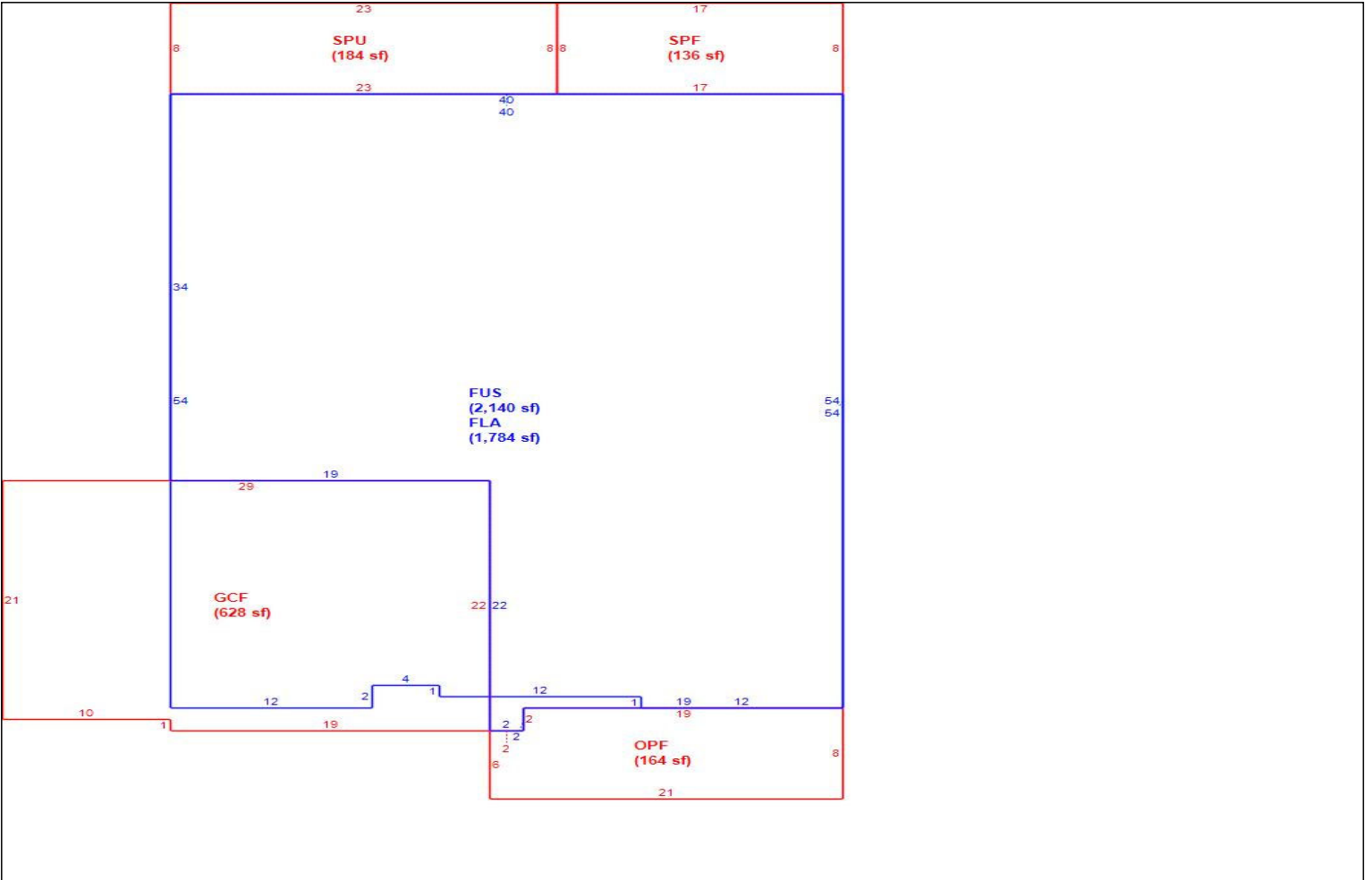
Current Owner		
BEAUSSEJOUR MOISE SR ET AL		
4048 LONGBOW DR		
CLERMONT	FL	34711

Property Location			
Site Address	4048 LONGBOW DR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	4495
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-08-202

Legal Description
HUNTER'S RUN PHASE 3 PB 67 PG 86-88 LOT 215 ORB 6150 PG 2029

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	80,000.00	0.0000	1.50	1.050	1.000	0	126,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		126,000		
Classified Acres		0		Classified JV/Mkt		126,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 517,003 Deprec Bldg Value 501,493 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,784	1,784	1784	2017					
FUS	FINISHED AREA UPPER	2,140	2,140	2140	Effective Area	3924	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	628	0	Base Rate	114.53	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	164	0	Building RCN	517,003	Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	136	0	% Good	97.00	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	184	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		3,924	5,036	3,924	Building RCNLD	501,493				

Alternate Key 3901721
Parcel ID 10-23-26-0103-000-21500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-513 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
POL4	SWIMMING POOL - RESIDENTIAL	442.00	SF	52.50	2020	2020	23205.00	92.50	21,465
PLD3	POOL/COOL DECK	289.00	SF	7.33	2020	2020	2118.00	92.50	1,959
SEN3	SCREEN ENCLOSED STRUCTURE	1655.00	SF	5.50	2020	2020	9103.00	92.50	8,420

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	20-2222	07-08-2020	03-08-2021	6,545	0003	SEN	03-09-2021		
2021	20-1348	05-08-2020	03-08-2021	47,000	0003	POL W/PAVER DECK	03-09-2021		
2018	16-1817	02-16-2017	06-21-2017	313,146	0001	SFR FOR 2018	06-21-2017		
2017	16-1817	06-22-2016	02-17-2017	313,146	0001	SFR 4048 LONGBOW DR	02-16-2017		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023063916	6150	2029	05-24-2023	WD	Q	01	I	765,000	039	HOMESTEAD	2024	25000
2019121030	5363	1395	08-01-2019	WD	Q	Q	I	438,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017069992	4964	2425	06-26-2017	WD	Q	Q	I	409,500				
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	
126,000	501,493	31,844	659,337	0	659337	50,000.00	609337	634337	643,442	

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 3889754
Parcel ID 10-23-26-0102-000-11200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-513 Comp 3
PRC Run: 12/3/2024 By

Card # 1 of 1

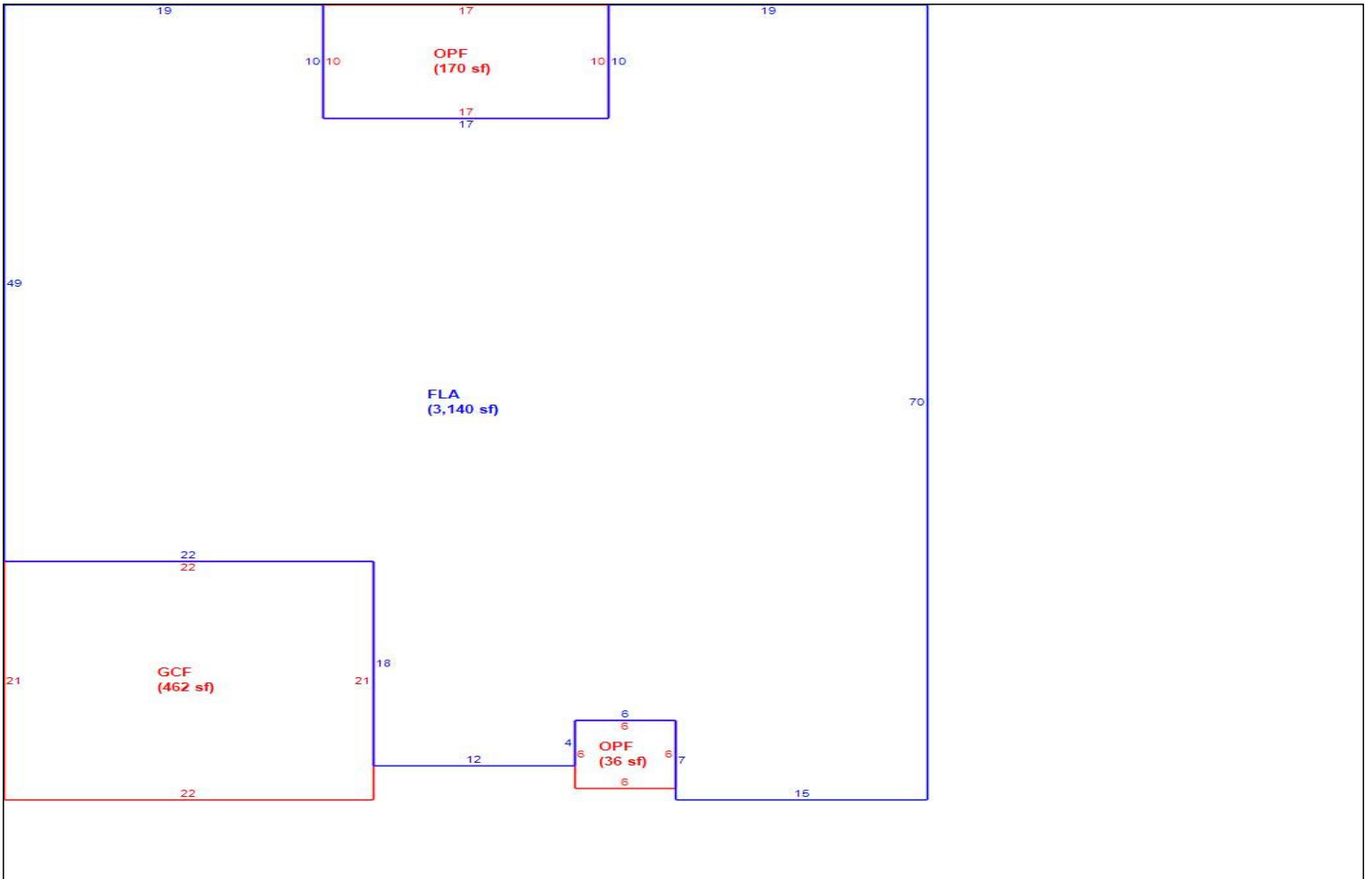
Current Owner		
KONOPASEK MATTHEW W & DANIELLE N		
3984 LONGBOW DR		
CLERMONT	FL	34711

Property Location			
Site Address	3984 LONGBOW DR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	4495
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	07-06-202

Legal Description
HUNTER'S RUN PHASE 2 PB 65 PG 44-46 LOT 112 ORB 6081 PG 1353

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	80,000.00	0.0000	1.50	1.250	1.000	0	150,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		150,000		
Classified Acres		0		Classified JV/Mkt		150,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 419,722	Deprec Bldg Value 407,130	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2015	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	3,140	3,140	3140	Effective Area	3140	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	Base Rate	114.86	Quality Grade	690	Half Baths	1
OPF	OPEN PORCH FINISHE	0	206	0	Building RCN	419,722	Condition	EX	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		3,140	3,808	3,140	Building RCNLD	407,130				

Alternate Key 3889754
 Parcel ID 10-23-26-0102-000-11200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-513 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
POL4	SWIMMING POOL - RESIDENTIAL	608.00	SF	52.50	2015	2015	31920.00	85.00	27,132
PLD2	POOL/COOL DECK	712.00	SF	5.38	2015	2015	3831.00	80.00	3,065
SEN2	SCREEN ENCLOSED STRUCTURE	2556.00	SF	3.50	2015	2015	8946.00	80.00	7,157

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	15-1897	07-28-2015	08-18-2015	7,470	0003	SEN	08-18-2015		
2016	15-1332	05-28-2015	08-13-2015	40,000	0003	POL W/PAVER DECK	08-18-2015		
2016	14-0225	01-01-2015	08-13-2015	236,115	0001	SFR 3984 LONGBOW DR	08-18-2015		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023006874	6081	1353	01-18-2023	WD	Q	01	I	686,000	039	HOMESTEAD	2024	25000
	4627	1001	05-08-2015	WD	Q	Q	I	361,900	059	ADDITIONAL HOMESTEAD	2024	25000
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
150,000	407,130	37,354	594,484	0	390114	50,000.00	340114	365114	581,348

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.