



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3431103**

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>2024-0514</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 2016-2 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>11-22-25-100500002600 10643 Spring Lake Dr</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.**



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0514	Alternate Key: 3431103	Parcel ID: 11-22-25-1005-000-02600	
<b>Petitioner Name</b> Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 10643 SPRING LAKE DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> lome Partners of America; Hp Florida I Li	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 534,929	\$ 534,929	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 447,390	\$ 447,390	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 447,390	\$ 447,390	

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

**Last Sale Date** 3/24/2016      **Price:** \$338,500       Arm's Length     Distressed    Book 4763 Page 739

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3431103	1381134	3431570	3827397
<b>Address</b>		11150 ELDERBERRY CT CLERMONT	9943 SPRING LAKE DR CLERMONT	16607 SPRING PARK DR CLERMONT
<b>Proximity</b>		0.52 Miles	0.46 Miles	0.25 Miles
<b>Sales Price</b>		\$825,000	\$450,000	\$510,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.60%	2.00%	4.40%
<b>Adjusted Sale</b>		\$714,450	\$391,500	\$455,940
<b>\$/SF FLA</b>	\$156.05 per SF	\$222.43 per SF	\$125.84 per SF	\$139.09 per SF
<b>Sale Date</b>		8/4/2023	7/7/2023	1/10/2023
<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>	3,428	3,212	10800	3,111	15850	3,278	7500
<b>Year Built</b>	2001	1991	0	2000	0	2006	0
<b>Constr. Type</b>	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
<b>Condition</b>	Good	Good	0	Good	0	Good	0
<b>Baths</b>	3.0	2.1	0	2.1	0	3.0	0
<b>Garage/Carport</b>	3 Car	2 Car	10000	2 Car	10000	3 Car	0
<b>Porches</b>	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
<b>Pool</b>	Y	Y	0	N	20000	N	20000
<b>Fireplace</b>	1	1	0	0	2500	0	2500
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	N	N	0	N	0	N	0
<b>Site Size</b>							
<b>Location</b>	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
<b>View</b>	Residential	Residential	0	Residential	0	Residential	0
		Net Adj. 2.9%	20800	Net Adj. 12.3%	48350	Net Adj. 6.6%	30000
		Gross Adj. 2.9%	20800	Gross Adj. 12.3%	48350	Gross Adj. 6.6%	30000
<b>Adj. Sales Price</b>	Market Value <b>\$534,929</b>	Adj Market Value	<b>\$735,250</b>	Adj Market Value	<b>\$439,850</b>	Adj Market Value	<b>\$485,940</b>
	Value per SF 156.05						

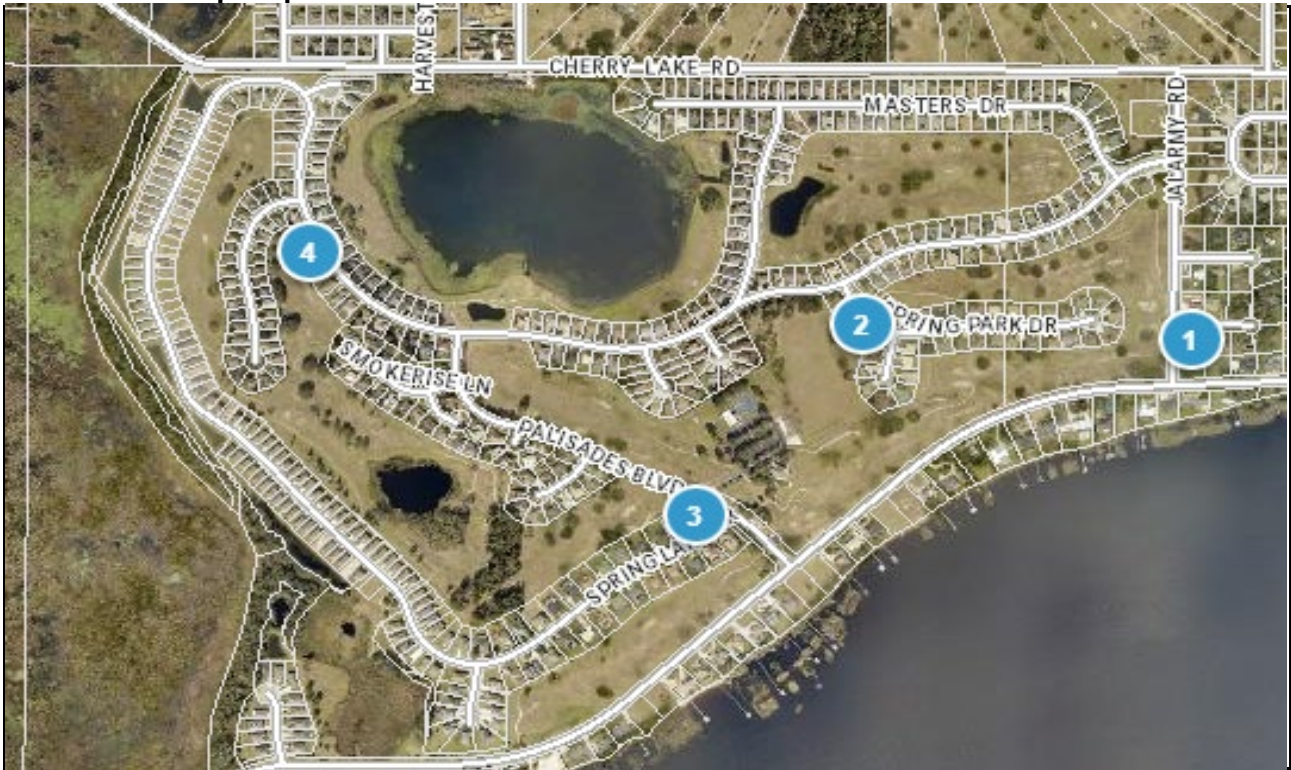
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

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:            MTW**

**DATE    11/27/2024**

**2024-0514 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	1381134	11150 ELDERBERRY CT CLERMONT	0.52
2	comp 3	3827397	16607 SPRING PARK DR CLERMONT	0.25
3	subject	3431103	10643 SPRING LAKE DR CLERMONT	-
4	comp 2	3431570	9943 SPRING LAKE DR CLERMONT	0.46
5				
6				
7				
8				

Alternate Key 3431103  
Parcel ID 11-22-25-1005-000-02600

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0514 Subject  
PRC Run: 12/9/2024 By

Card # 1 of 1

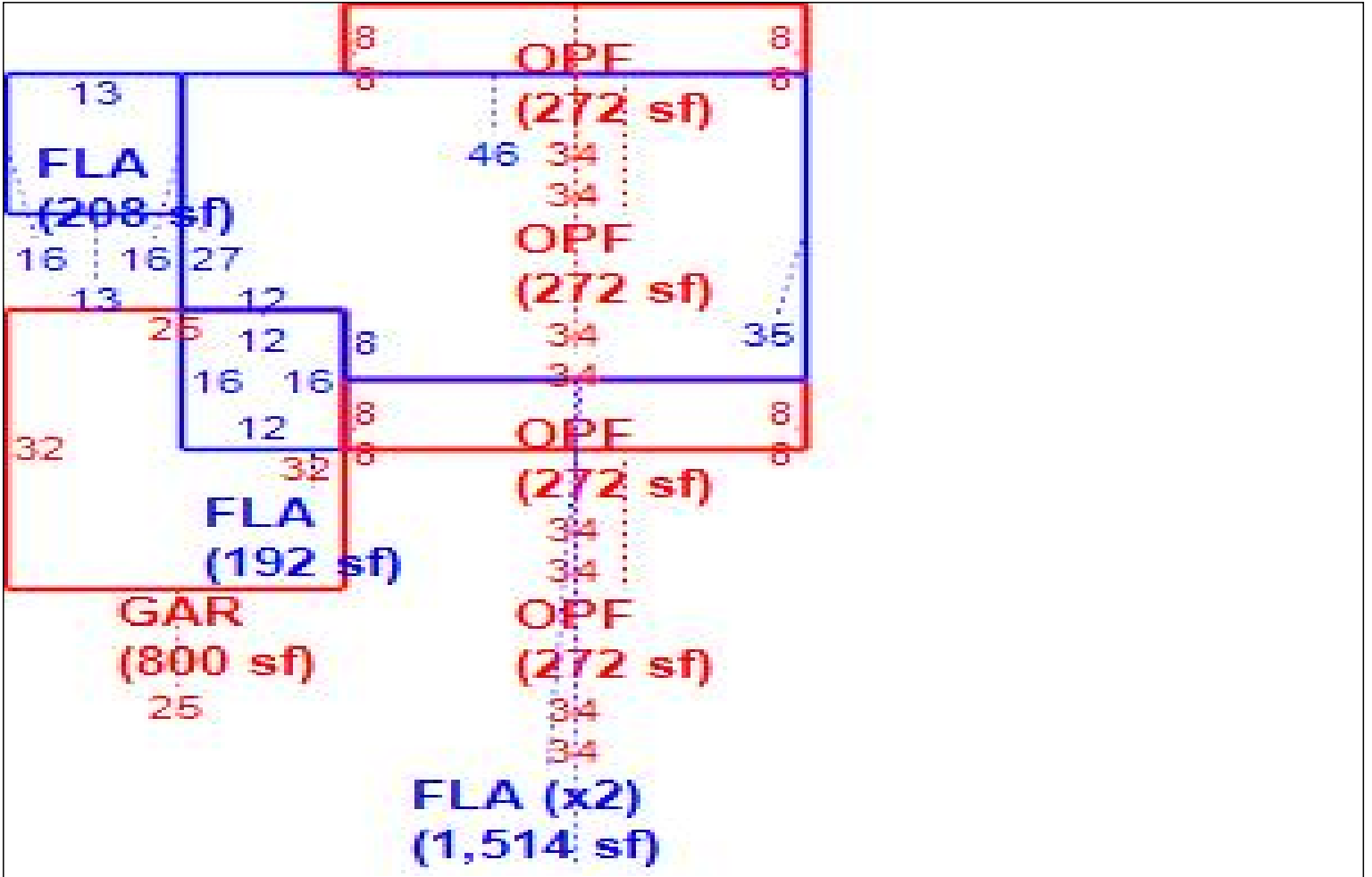
Current Owner	
HPA BORROWER 2016-2 LLC	
120 S RIVERSIDE PLZ STE 2000	
CHICAGO	IL 60606-6995

Property Location	
Site Address 10643 SPRING LAKE DR	
CLERMONT FL 34711	
Mill Group 0003	NBHD 4508
Property Use	
00100	SINGLE FAMILY
Last Inspection	
PJF 01-24-201	

Legal Description
PALISADES PHASE I LOT 26 PB 32 PG 55-57 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	62,000.00	0.0000	1.65	1.000	1.000	0	102,300
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		102,300		
Classified Acres		0		Classified JV/Mkt		102,300		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 426,814 Deprec Bldg Value 414,010 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	3,428	3,428	3428	2001	No Stories	2.00	Full Baths	3
GAR	GARAGE FINISH	0	800	0	101.52	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	1,088	0	426,814	Wall Type	03	Heat Type	6
TOTALS		3,428	5,316	3,428	EX	Foundation	3	Fireplaces	1
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	414,010			

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	380.00	SF	35.00	2001	2001	13300.00	85.00	11,305
PLD2	POOL/COOL DECK	494.00	SF	5.38	2001	2001	2658.00	70.00	1,861
SEN2	SCREEN ENCLOSED STRUCTURE	2308.00	SF	3.50	2010	2010	8078.00	65.00	5,251

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011	2010010197	02-01-2010	01-07-2011	21,440	0003	SEN	01-07-2011		
2008	2007050670	05-16-2007	10-30-2007	2,100	0000	SOLAR PANELS	10-30-2007		
2006	SALE	01-01-2005	02-03-2006	1	0000	CHECK VALUE			
2002	2001110211	11-07-2001	03-22-2002	5,800	0000	SEN			
2002	2001090291	09-14-2001	03-22-2002	3,648	0000	PLAY RM ADDN			
2002	2001081077	08-29-2001	03-22-2002	12,600	0000	POOL & DECK			
2002	00001	01-01-2001	03-22-2002	10	0000	SFR COMPLETE 12/18/01			
2001	0031905	03-28-2000	12-31-2000	1	0000	SFR/10643 SPRING LAKE DR			

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				
2016035576	4763	0739	03-24-2016	WD	Q	Q	I				
	3196	1073	06-20-2006	WD	Q	Q	I				
	2912	1184	07-20-2005	WD	Q	Q	I				
	2013	1832	09-27-2001	WD	Q	Q	I				
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	
102,300	414,010	18,417	534,727	42607	492120	0.00	492120	534727	534,929	

**Parcel Notes**

2013/1832 CHARLES R IV & AMY C BELL HW  
 05 LL FROM FF FER 031605  
 2912/1184 CHARLES R IV & AMY C BELL TO DAVID & MAYRA RODRIQUEZ HW  
 3196/1073 DAVID & MAYRA RODRIGUEZ TO ERIC P & DARLENE M STONE HW  
 06FC NICE CORNER GOLF COURSE LOT STORIES FROM 1.75 FLA01 SFR IN EXCELLENT COND QG FROM 615 ROM HUNTER REALTY 407 438  
 2134 DN 0112106  
 08FC ADD MISC MHS 103007  
 11FC SF OF SEN FROM 1966SF OLD SEN BUILT 2002 REPLACED PER PERMIT ALL OF SEN SFR IN VERY GOOD COND DN 010711  
 12X ERIC & DARLENE STONE MOVED 120511 RENTED 020112 PER LETTER DTD 013012  
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 072513  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 4763/739 ERIC P & DARLENE M STONE TO HP FLORIDA I LLC  
 4840/2013 HP FLORIDA I LLC TO HPA BORROWER 2016-2 LLC  
 4840/2013 M SALE INCL 13 PARCELS IN MULTI SUBS  
 19VAB PETITION 2019-044 DLS 091219  
 19VAB PETITION 2019-044 WITHDRAWN NO CHANGE TJW 121319  
 19BILL CORRECTION 2019-0043 REDUCE BLDG VALUE DUE TO MARKET SALES DLS 121219  
 20TR KEYED FORWARDING ADDR OF 120 S RIVERSIDE PLZ STE 2000 CHICAGO IL 60606 6995  
 21VAB PETITION 2021-072 TJW 091421

\*\*\*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 1381134  
 Parcel ID 12-22-25-0300-000-01700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0514 Comp 1  
 PRC Run: 12/9/2024 By

Card # 1 of 1

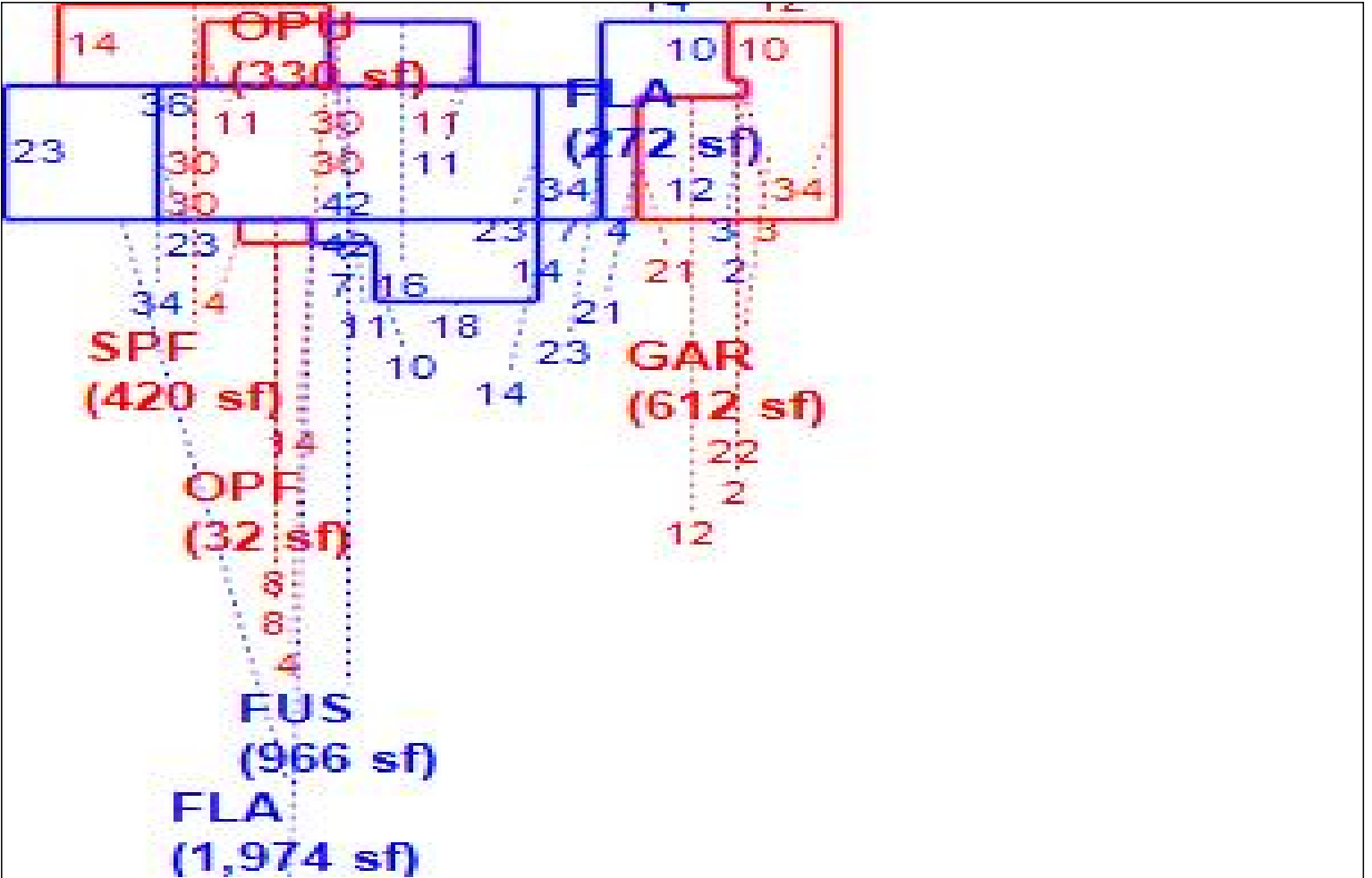
Current Owner		
CINTRON JORGE L & SALLY VELEZ		
11150 ELDERBERRY CT		
CLERMONT	FL	34715

Property Location			
Site Address 11150 ELDERBERRY CT			
CLERMONT FL 34715			
Mill Group	0003	NBHD	4508
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-17-202

**Legal Description**  
 THE HILL LOT 17, 1/42 INT IN LOT 45 PB 21 PG 48 ORB 6192 PG 909

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	62,000.00	0.0000	1.25	1.000	1.000	0	77,500	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,500			
Classified Acres		0		Classified JV/Mkt		77,500		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 365,362 Deprec Bldg Value 354,401 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	2,246	2,246	2246	1991				
FUS	FINISHED AREA UPPER	966	966	966	Effective Area	3212	No Stories	1.00	Full Baths 2
GAR	GARAGE FINISH	0	612	0	Base Rate	94.82	Quality Grade	660	Half Baths 1
OPF	OPEN PORCH FINISHE	0	32	0	Building RCN	365,362	Wall Type	03	Heat Type 6
OPU	OPEN PORCH UNFINIS	0	330	0	Condition	EX	Foundation	3	Fireplaces 1
SPF	SCREEN PORCH FINIS	0	420	0	% Good	97.00	Roof Cover	3	Type AC 03
TOTALS		3,212	4,606	3,212	Functional Obsol	0			
					Building RCNLD	354,401			



Alternate Key 1381134  
Parcel ID 12-22-25-0300-000-01700

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0514 Comp 1  
PRC Run: 12/9/2024 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	275.00	SF	75.00	2014	2014	20625.00	85.00	17,531
PLD3	POOL/COOL DECK	405.00	SF	7.33	2014	2014	2969.00	75.00	2,227
SEN4	SCREEN ENCLOSED STRUCTURE	1568.00	SF	8.75	2014	2014	13720.00	75.00	10,290

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	SALE	01-01-2020	03-17-2021	1	0099	CHECK VALUE	03-18-2021		
2019	2018041035	06-04-2018	02-19-2019	19,720	0002	ENCL PORTION OF GARAGE TO LIV A	02-20-2019		
2016	2015010506	02-10-2015	11-12-2015	8,000	0002	REROOF SHINGLES	11-12-2015		
2015	2014050249	05-27-2014	04-01-2015	1	0003	SEN 35X20 ALSO CK SKETCH	04-01-2015		
2015	2014030603	04-03-2014	04-01-2015	24,500	0003	POL 338SF & DECK	04-01-2015		
2014	SALECVD	01-01-2013	03-14-2014	1	0098	ABOVE AVG N STANDARD	03-14-2014		
2014	IMPS	01-01-2013	03-14-2014	1	0002	CK FOR OPU ABOVE SPF	03-14-2014		
2001	00001	01-01-2000	05-07-2001	1	0000	CHECK VALUE			
1991	67122	03-01-1990	12-01-1991	104,148	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023097306	6192	0909	08-04-2023	WD	Q	01	I	825,000			
2020033232	5440	1684	03-13-2020	WD	Q	01	I	465,000			
	4564	2151	12-15-2014	WD	U	U	I	100			
	4454	2236	03-17-2014	WD	U	U	I	100			
	4415	0364	11-20-2013	WD	U	U	I	270,000			
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	
77,500	354,401	30,048	461,949	0	461949	0.00	461949	461949	462,366	

**Parcel Notes**

91 SFR FINALED AFTER JAN 1 1991  
 92 CAN06 IS A 2ND FLOOR DECK JSF 022692  
 97FC QG FROM 450 RS 041097  
 00FC LOC LAND QG FROM 500 COND FROM 3 FD 0300  
 1877/327 MICHAEL H & MARTHA C CONLEY HW  
 01FC LOC FROM 120 QG FROM 525 LFC 0101  
 02 LL 1 LOC FROM 200 FER 111601  
 02 LOC FROM 150 RS 061202  
 02X MICHAEL HORD CONLEY 61 DECEASED 123002 DC  
 2283/2391 MARTHA C CONLEY TTEE OF HER FAMILY TRS DTD 032003 APPROVED CAUTHEN TRS  
 05 LL1 LOC FROM 190 FER 031605  
 06 LL1 LOC FROM 210 COND FROM 2 QG FROM 600 DN 051606  
 12X MARTHA COMPTON CONLEY 71 DECEASED 100812 FL DEATH LIST  
 13TR UNCLAIMED 11150 ELDERBERRY CT CLERMONT FL 34715 9523  
 14 PER MLS G4695966 BEDS FROM 4 DN 100713  
 4415/364 KEVIN M CONLEY AND KATHLEEN C MODICA INDIV & AS SUCC CO-TTEES OF THE MARTHA C CONLEY FAMILY TRS DTD 032003 TO SUSAN CARROLL IRBY SINGLE OUR SCR N HAD MARTHA C CONLEY TRS OK TO S/C PER TITLE CO  
 14X SUSAN IRBY FILED PORTABILITY FROM AK3819171 NO VALUE TO PORT  
 14FCL SFR IS NICE BRICK HOME IN GOOD EXT COND DELETE CAN6 11X26 1992 ADD OPU6 NPA NOT ABLE TO RUN TAPE ON ALL OF SFR DN 031414  
 4454/2236 SUSAN CARROLL IRBY TO SUSAN CARROLL IRBY SINGLE AND ANDREW DAUDERIS SINGLE ONLY  
 14X COURTESY HX CARD SENT 042114  
 4564/2151 SUSAN CARROLL IRBY AND ANDREW DAUDERIS TO SUSAN CARROLL & ANDREW DAUDERIS HW  
 15IT WEB CHG 5 BEDS 3 FULL BATH PER EMAIL FROM ANDREW CHG BEDS FROM 3 CK SKETCH AT TIME OF FC SPF5 OPU6 DLS 021715

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Alternate Key 3431570  
Parcel ID 11-22-25-1005-000-07500

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0514 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

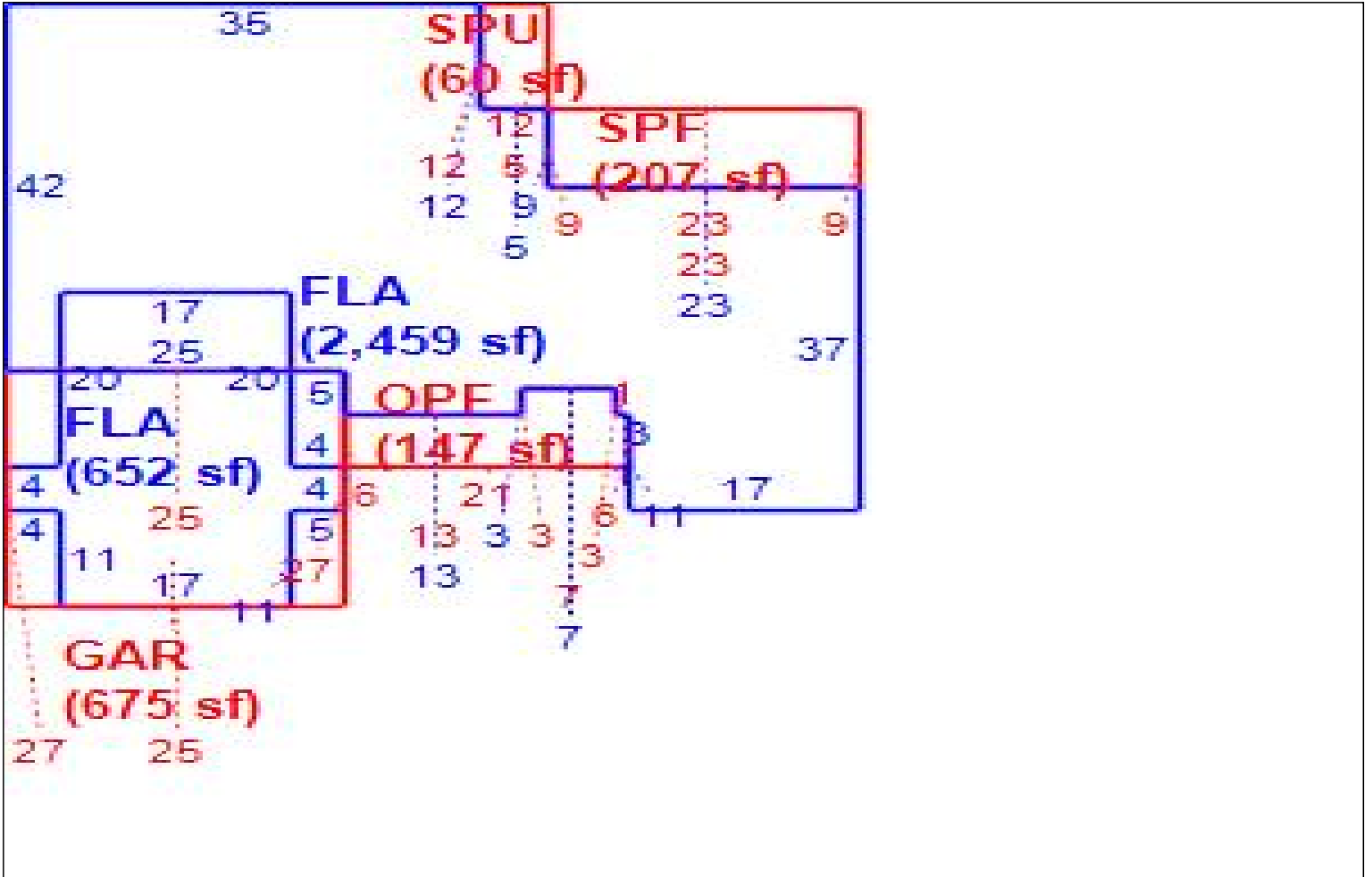
Current Owner		
MARTORELL RAFAEL JR & SUELLEN F		
9943 SPRING LAKE DR		
CLERMONT	FL	34711

Property Location		
Site Address 9943 SPRING LAKE DR		
CLERMONT FL 34711		
Mill Group	0003	NBHD 4508
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

**Legal Description**  
PALISADES PHASE I LOT 75 PB 32 PG 55-57 ORB 1772 PG 548 ORB 6174 PG 2346

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	62,000.00	0.0000	1.65	1.000	1.000	0	102,300
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		102,300		
Classified Acres		0		Classified JV/Mkt		102,300		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 412,667 Deprec Bldg Value 400,287 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	3,111	3,111	3111	2000	3111	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	675	0		111.17	Quality Grade	685	Half Baths	1
OPF	OPEN PORCH FINISHE	0	147	0		412,667	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	207	0		EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	60	0		97.00	Roof Cover	3	Type AC	03
TOTALS		3,111	4,200	3,111		0				
					Building RCNLD	400,287				

Alternate Key 3431570  
 Parcel ID 11-22-25-1005-000-07500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0514 Comp 2  
 PRC Run: 12/9/2024 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	
2024	DENY51	01-01-2023			1 0030	P1			
2001	110202	11-07-2000	04-03-2001	153,000	0000	SFR			
2001	9901729	01-01-2000	11-07-2000	153,000	0000	SFR/9943 SPR LAKE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023083682	6174 2346	07-07-2023	WD	Q	01	I	450,000	039	HOMESTEAD	2024	25000	
2023045305	6127 2423	04-19-2023	LE	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
2020141386	5601 2276	11-05-2020	QC	U	11	I	100					
	1772 0548	11-12-1999	WD	Q	Q	I	231,200					
	1772 0483	11-12-1999	WD	Q	Q	V	43,000					
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	
102,300	400,287	0	502,587	0	502587	50,000.00	452587	477587	502,587	

**Parcel Notes**

1772/0548 SCHOLAR HOMES INC TO PEDRO F BERDEGUER & WILNA N VELAZQUEZ HW  
 03 QG FROM 575 FER 012203  
 04 LOC FROM 74 FER 012304  
 05 LL FROM FF LOC FROM 100 QG FROM 590 FER 031605  
 05X WILNA N VELAZQUEZ AKA WILMA PER DL  
 05X CIVDX BELONGS TO PEDRO BERDEGUER  
 16CC SOS APP SUBMITTED WILL MAIL INCOME DB 110215  
 16CC INCOME SUBMITTED DB 012016  
 16X REMOVED CIVDX WILNA AND PEDRO ARE DIVORCED  
 16X CHG OF ADDR TO SITUS DTD 012016 LP 031816  
 4575/827 AND 4738/936 JUDG OF DIVORCE BETWEEN PEDRO BERDEGUER-DELEON AND WILNA VELAZQUEZ-SEDA WILL NEED CONVEYANCE  
 DOCS TO TRANSFER OWNERSHIP DW 083016  
 5601/2276 PEDRO F BERDEGUER AND WILNA N VELAZQUEZ TO WILNA N VELAZQUEZ PURSUANT TO MARITAL AGMT  
 5601/2276 GRANTOR WILNA N VELAZQUEZ DID NOT SIGN OFF OK TO SC FOR TAX PURPOSES  
 6127/2423 WILNA NILSA VELAZQUEZ-BERDEGUER ENHANCED LE REM ARIEL ANTONIO MENDEZ VELAZQUEZ MARRIED AND JOSE ARNALDO  
 MENDEZ VELAZQUEZ SINGLE JTWROS  
 6174/2346 WILNA NILSA VELAZQUEZ-BERDEGUER TO RAFAEL JR & SUELLEN FERREIRA MARTORELL HW  
 23TR UNABLE TO FORWARD 9943 SPRING LAKE DR CLERMONT FL 34711 ACS 090623  
 24CC EFILE PORT APP CP 122723  
 24 MAILING ADDR CHGD FROM 2457 COLLINS AVE #702 MIAMI FL 33140 INFO SCANNED CS 122923  
 24X DENY PORT NO HX WITHIN PAST 3 YEARS PER DADE CO DB 020924

\*\*\*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 3827397  
Parcel ID 11-22-25-1016-000-34100

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0514 Comp 3  
PRC Run: 12/9/2024 By

Card # 1 of 1

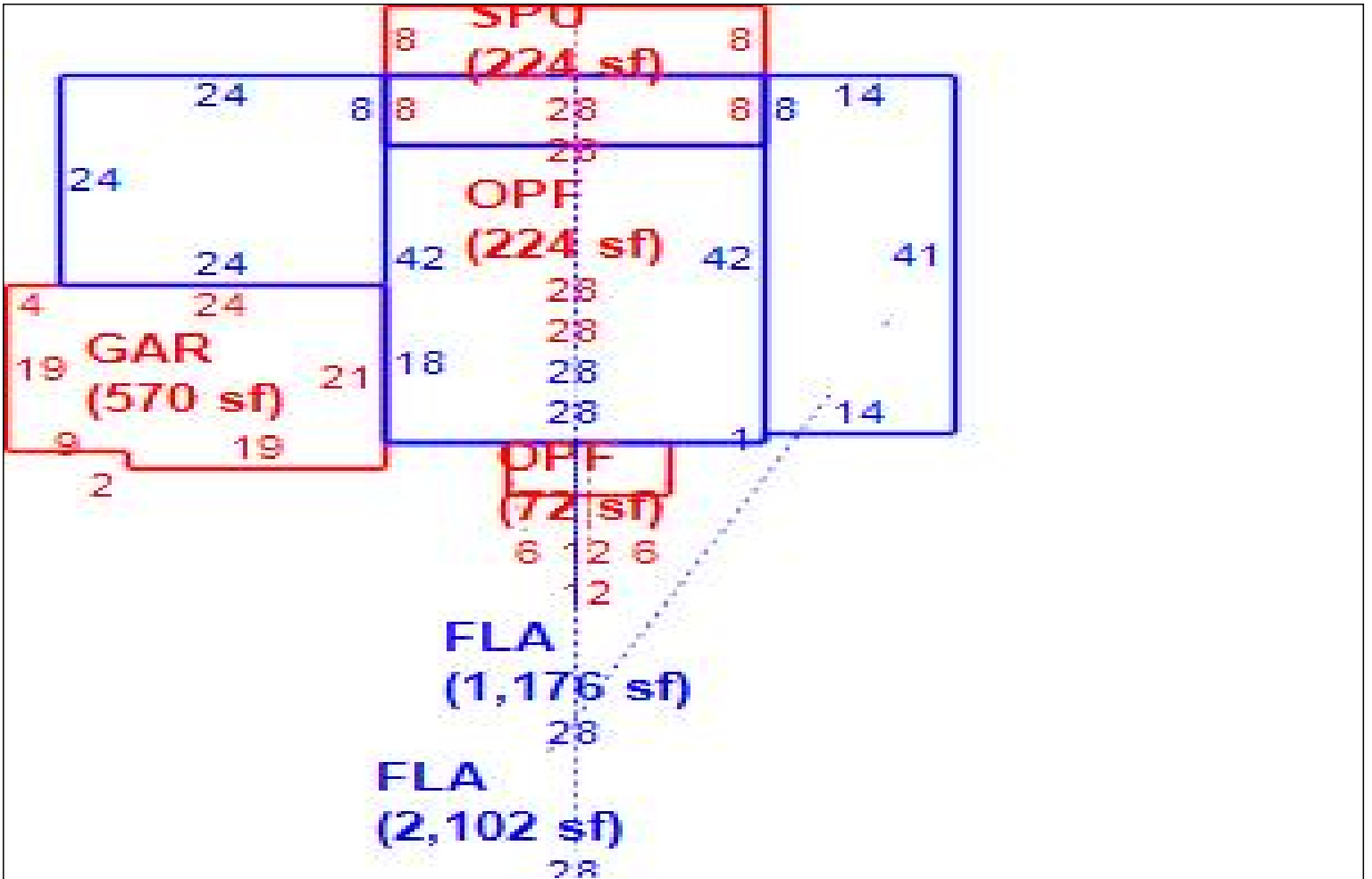
Current Owner		
FERNANDEZ TOMAS JR & IVELISSE		
16607 SPRING PARK DR		
CLERMONT	FL	34711

Property Location			
Site Address 16607 SPRING PARK DR			
CLERMONT FL 34711			
Mill Group	0003	NBHD	4508
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
PALISADES PHASE 2C PB 52 PG 18-20 LOT 341 ORB 6081 PG 2467

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	62,000.00	0.0000	1.65	1.000	1.000	0	102,300
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		102,300		
Classified Acres		0		Classified JV/Mkt		102,300		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 426,152
Deprec Bldg Value 392,060		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	3,278	3,278	3278	2006	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	570	0	111.09	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	296	0	G	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	224	0	92.00	Foundation	3	Fireplaces	0
TOTALS		3,278	4,368	3,278	0	Roof Cover	3	Type AC	03

Alternate Key 3827397  
 Parcel ID 11-22-25-1016-000-34100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0514 Comp 3  
 PRC Run: 12/9/2024 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	
2024	2023020697	02-15-2023	03-20-2024	19,643	0002	REPL WINDOWS 15	03-20-2024		
2015	2014110431	12-15-2014	04-01-2015	6,644	0002	SCRN RM	04-01-2015		
2007	2005081757	01-13-2006	02-16-2007	164,208	0000	SFR FOR 07	02-16-2007		
2006	2005081757	09-21-2005	01-13-2006	164,208	0000	SFR 16607 SPRING PARK DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023007324	6081 2467	01-10-2023	WD	Q	01	I	510,000	024	DISABILITY VETERAN TOT	2024	444360	
2019047472	5271 1236	04-22-2019	WD	Q	Q	I	317,000	039	HOMESTEAD	2024	25000	
	4525 0724	07-25-2014	WD	Q	Q	I	260,000	059	ADDITIONAL HOMESTEAD	2024	25000	
Total											494,360.00	

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	
102,300	392,060	0	494,360	0	494360	494,360.00	0	0	494,360	

**Parcel Notes**

4525/724 CANAM PROPERTIES LTD TO JEROME & ALICE F MC DANIEL HW  
 15FC CORRECT SKETCH ON FLA1 ADD SPU6 MHS 040115  
 5271/1236 JEROME & ALICE F MC DANIEL TO RICHARD STREETY & BETTY JEAN COOPER HW  
 19X COURTESY HX CARD SENT 062119  
 19X VADX PENDING VA LTR JRF 070119  
 19X RECEIVED VA LETTER APPROVED RICHARD FOR VADX LD 070219  
 6081/2467 RICHARD STREETY & BETTY JEAN COOPER TO TOMAS JR & IVELISSE FERNANDEZ HW  
 23X RECEIVED TVADX VA BENEFIT LTR FOR TOMAS ATTACHED TO HX TVADX APP FOR 2024 INFO SCANNED AS 032723

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