



**PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING**
Section 194.011, Florida Statutes **3828429**

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

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

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

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0518	County	Lake
		Tax year	2024
		Date received	9-12-24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>HPA BORROWER 2018-1 M LLC</i>			
Taxpayer name: Home Partners of America; HP Florida I LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	20-22-26-016000009400 1552 Setting Sun Ct
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(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

Petition # 2024-0518	Alternate Key: 3828429	Parcel ID: 20-22-26-0160-000-09400
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1552 SETTING SUN CT CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HPA BORROWER 2018-1 MS LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 463,224	\$ 463,224
2. Assessed or classified use value, *if applicable	\$ 339,690	\$ 339,690
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 339,690	\$ 339,690

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

Last Sale Date _____ **Price:** _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3828429	3828913	3781614	3806741
Address	1552 SETTING SUN CT CLERMONT	755 LAKEVIEW POINTE DR	121 LOMBARD CIR CLERMONT	1918 VALE DR CLERMONT
Proximity		0.09 Miles	0.46 Miles	0.70 Miles
Sales Price		\$508,000	\$570,000	\$465,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.80%	4.40%
Adjusted Sale		\$446,024	\$500,460	\$415,710
\$/SF FLA	\$137.58 per SF	\$152.80 per SF	\$158.27 per SF	\$133.84 per SF
Sale Date		5/26/2023	5/5/2023	1/23/2023
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	3,367	2,919	22400	3,162	10250	3,106	13050
Year Built	2006	2005		2000		2002	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	3.0	2.1	2500	3.0		2.1	2500
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
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	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		Net Adj. 5.6%	24900	-Net Adj. 1.9%	-9750	Net Adj. 3.7%	15550
		Gross Adj. 5.6%	24900	Gross Adj. 6.0%	30250	Gross Adj. 3.7%	15550
Adj. Sales Price	Market Value \$463,224	Adj Market Value	\$470,924	Adj Market Value	\$490,710	Adj Market Value	\$431,260
	Value per SF 137.58						

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.

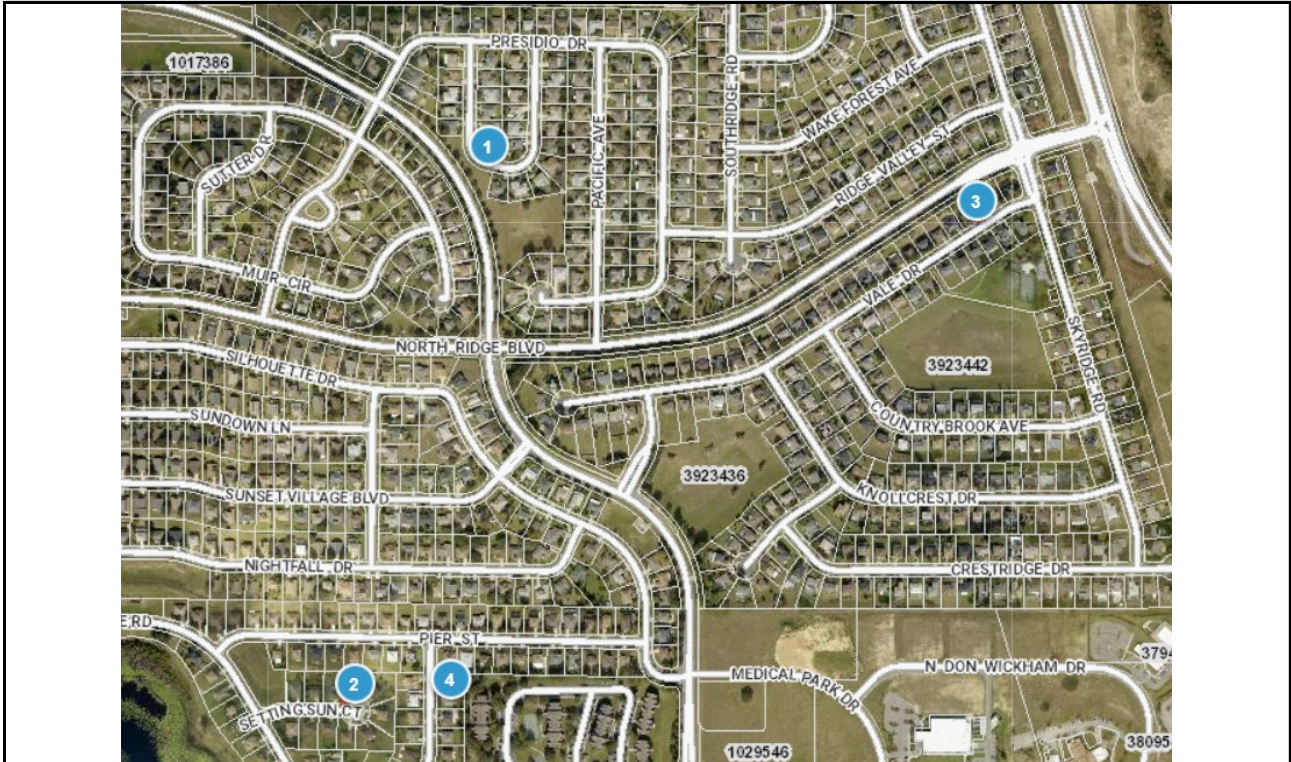
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:

DATE

2024-0518 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 2	3781614	121 LOMBARD CIR CLERMONT	0.46
2	Subject	3828429	1552 SETTING SUN CT CLERMONT	-
3	Comp 3	3806741	1918 VALE DR CLERMONT	0.7
4	Comp 1	3828913	755 LAKEVIEW POINTE DR CLERMONT	0.09
5				
6				
7				
8				

Alternate Key 3828429
Parcel ID 20-22-26-0160-000-09400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0518 Subject
PRC Run: 12/9/2024 By cjensen
Card # 1 of 1

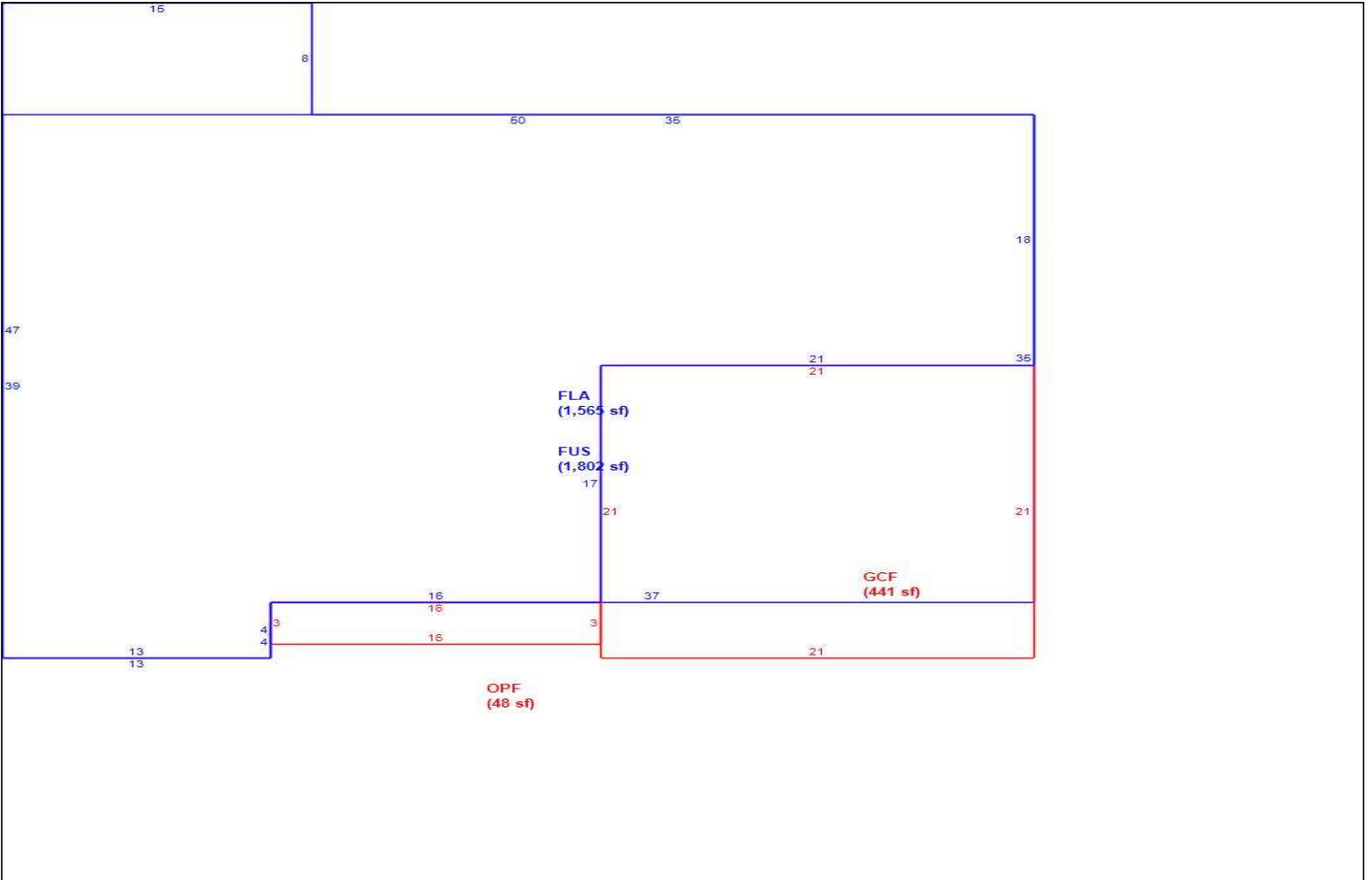
Current Owner		
HPA BORROWER 2018-1 MS LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606-6995

Property Location		
Site Address 1552 SETTING SUN CT		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
LAKEVIEW POINTE PB 52 PG 52-56 LOT 94 ORB 5072 PG 821

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 386,829 Deprec Bldg Value 375,224 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	1,565	1,565	1565	2006	Effective Area	3367	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,802	1,802	1802		Base Rate	100.69	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	441	0		Building RCN	386,829	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	48	0		Condition	EX	Foundation	3	Fireplaces	0
TOTALS		3,367	3,856	3,367		% Good	97.00	Functional Obsol	0	Roof Cover	3
						Building RCNLD	375,224	Type AC	03		

Alternate Key 3828429
 Parcel ID 20-22-26-0160-000-09400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0518 Subject
 PRC Run: 12/9/2024 By cjensen
 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	
2007	2005080154	01-01-2006	10-10-2006	166,540	0000	SFR FOR 07	10-10-2006		
2006	2005080154	08-26-2005	01-20-2006	166,540	0000	SFR 1552 SETTING SUN CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2018022388	5072	0821	02-23-2018	WD	U	M	I	0				
2017113677	5017	1781	10-05-2017	WD	Q	Q	I	281,600				
2017100442	5002	0894	12-05-2016	WD	U	U	I	100				
2016132318	4880	0828	12-05-2016	WD	U	U	I	181,200				
2017020034	4906	0726	12-01-2016	QC	U	U	I	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	
88,000	375,224	0	463,224	123534	339690	0.00	339690	463224	432,565	

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Alternate Key 3828913
Parcel ID 20-22-26-0160-000-02800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0518 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 1

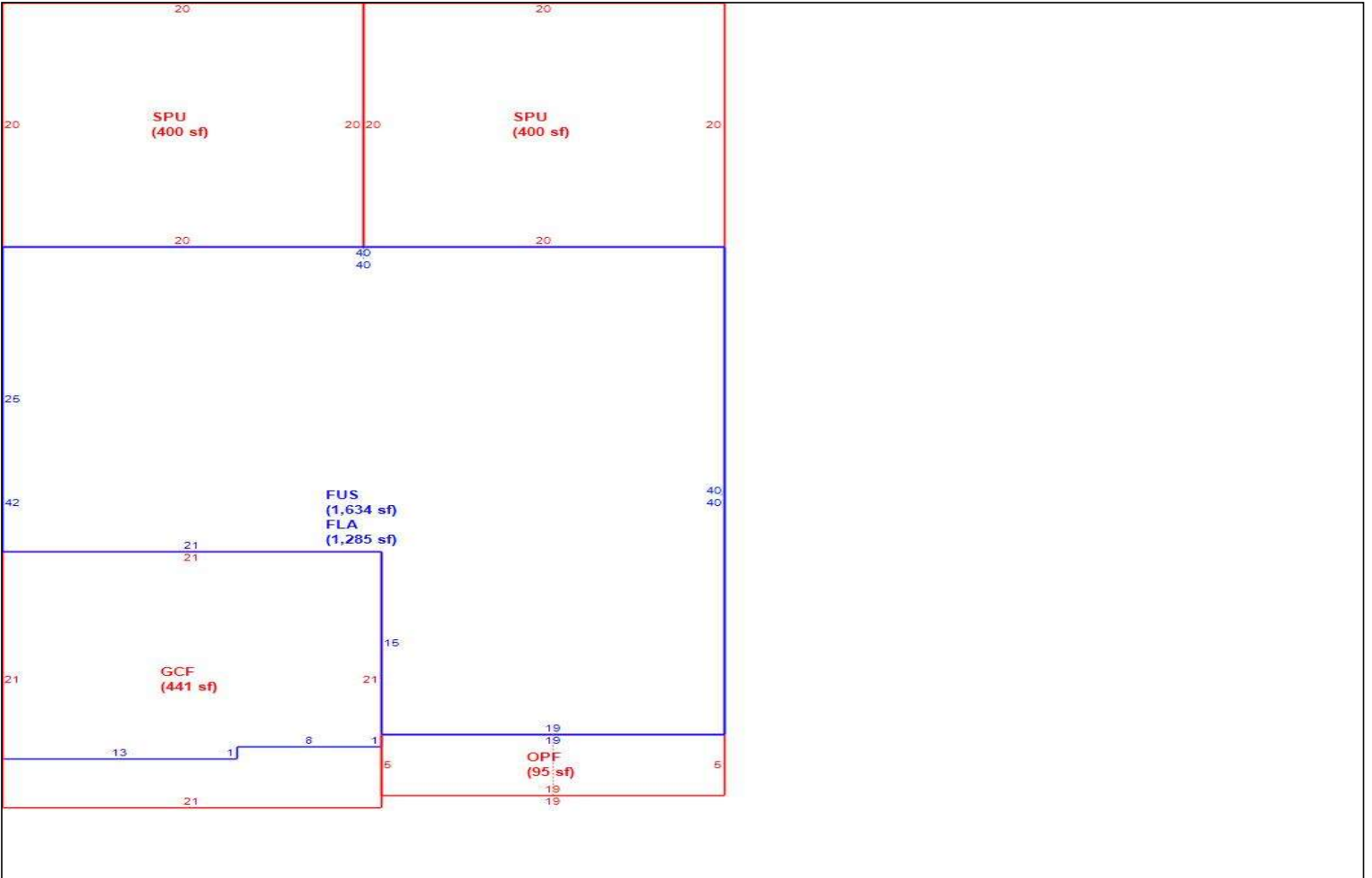
Current Owner		
TODD GILMORE & CLAUDIA A SMITH TODD		
755 LAKEVIEW POINTE DR		
CLERMONT	FL	34711

Property Location			
Site Address 755 LAKEVIEW POINTE DR			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
LAKEVIEW POINTE PB 52 PG 52-56 LOT 28 ORB 6151 PG 1074

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 352,622	Deprec Bldg Value 342,043	Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,285	1,285	1285	2005	2919	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,634	1,634	1634	Base Rate	101.17	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	441	0	Building RCN	352,622	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	95	0	Condition	EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	800	0	% Good	97.00	Functional Obsol	0		
TOTALS		2,919	4,255	2,919	Building RCNLD	342,043	Roof Cover	3	Type AC	03

Alternate Key 3828913
Parcel ID 20-22-26-0160-000-02800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0518 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
PAV3	PAVING	624.00	SF	3.36	2015	2015	2097.00	68.00	1,426

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	15-1334	05-22-2015	04-11-2016	7,000	0002	SCRN RM	04-11-2016		
2016	15-0843	03-26-2015	04-11-2016	3,400	0003	SLAB 20X40	04-11-2016		
2012	SALE	01-01-2011	03-05-2012	1	0099	CHECK VALUE	01-10-2012		
2006	2005021118	03-03-2005	01-20-2006	148,236	0000	SFR 755 LAKEVIEW POINTE DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023064421	6151	1074	05-26-2023	WD	Q	01	I	508,000			
	4077	0910	09-23-2011	WD	U	U	I	140,000			
	3331	2010	12-13-2006	QC	U	U	I	0			
	3035	2248	10-28-2005	WD	Q	Q	I	325,400			
Total											0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	342,043	1,426	431,469	0	431469	0.00	431469	431469	402,541	

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Alternate Key 3781614
Parcel ID 20-22-26-1900-000-05000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0518 Comp 2
PRC Run: 12/9/2024 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	360.00	SF	52.50	2001	2001	18900.00	85.00	16,065
PLD2	POOL/COOL DECK	762.00	SF	5.38	2001	2001	4100.00	70.00	2,870
SEN2	SCREEN ENCLOSED STRUCTURE	2200.00	SF	3.50	2001	2001	7700.00	45.00	3,465
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2001	2001	7000.00	50.00	3,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	20-1721	05-29-2020	12-04-2020	25,300	0002	REPL WINDOWS 28	09-17-2020		
2021	NICK	01-01-2020	02-10-2021	1	0008	CHECK ALL IMPS	02-11-2021		
2002	2001070100	07-05-2001	01-15-2002	4,889	0000	48X30 SEN			
2002	1050444	05-11-2001	01-15-2002	28,111	0000	20X45 POOL W/SPA			
2001	0001	01-01-2000	08-10-2000	10	0000	SFR U/C Y2K			
2000	9990313	09-09-1999	12-31-1999	1	0000	SFR/121 LOMBARD CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023056594	6141 1494	05-05-2023	WD	Q	01	I	570,000				
2016081325	4817 0838	07-27-2016	WD	Q	Q	I	246,500				
	4634 0790	05-22-2015	WD	Q	Q	I	254,000				
	4601 1436	03-12-2015	CT	U	U	I	190,000				
	1823 1066	03-30-2000	WD	Q	Q	I	190,400				
Total											0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	370,050	25,900	483,950	0	483950	0.00	483950	483950	453,906	

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Alternate Key 3806741
 Parcel ID 20-22-26-1955-000-14500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0518 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

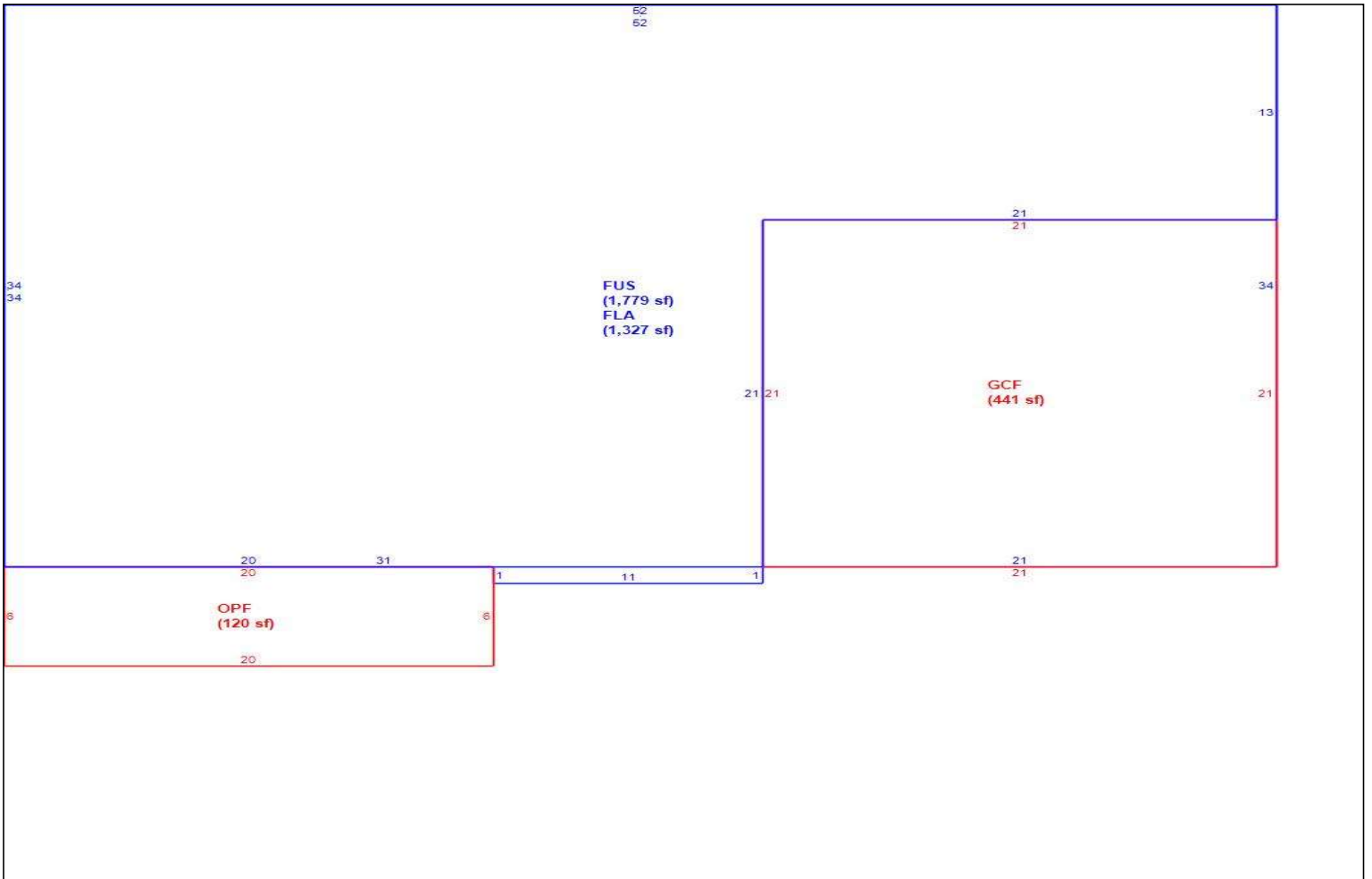
Current Owner			
TERRY TWANISHA			
1918 VALE DR			
CLERMONT	FL	34711	

Property Location			
Site Address 1918 VALE DR			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SKYRIDGE VALLEY PHASE II SUB LOT 145 PB 45 PGS 46-48 ORB 6086 PG 802

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 363,214	Deprec Bldg Value 352,318	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	1,327	1,327	1327	2002	2002				
FUS	FINISHED AREA UPPER	1,779	1,779	1779	Effective Area	3106	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	100.79	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	120	0	Building RCN	363,214	Condition	EX	Heat Type	6
TOTALS					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	352,318				

Alternate Key 3806741
 Parcel ID 20-22-26-1955-000-14500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0518 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	
2003	2001110630	01-01-2002	02-11-2003	158,576	0000	SFR/1918 VALE DR.			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023011322	6086	0802	01-23-2023	WD	Q	01	I	465,000	039	HOMESTEAD	2024	25000
	3026	1282	08-04-2005	QC	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2117	1584	05-17-2002	WD	Q	Q	I	173,800				
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	
88,000	352,318	0	440,318	0	440318	50,000.00	390318	415318	410,640	

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