



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3783945**

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>2024-0523</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b> <i>HPA BORROWER 2020-2 MI, LLC</i>			
Taxpayer name: <b>Home Partners of America; Hp Florida I Llc</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>22-24-26-0845-00064600 1602 Nectarine Trail</b>
Phone <b>954-740-6240</b>	Email <b>ResidentialAppeals@ryan.com</b>		
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit <input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			

You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.

You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
  - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
  - the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0523	Alternate Key: 3783945	Parcel ID: 22-24-26-0845-000-64600	
<b>Petitioner Name</b> Ryan, llc c/o Robert 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> 1602 NECTARINE TRL CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> HPA Borrower 2020-2 ml llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 356,937	\$ 356,937	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 311,150	\$ 311,150	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 311,150	\$ 311,150	

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

**Last Sale Date** 12/9/2019      **Price:** \$289,000       Arm's Length     Distressed    Book 5389 Page 2395

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3783945	3717074	3786630	3783925
<b>Address</b>	1602 NECTARINE TRL CLERMONT	1820 MARSH CT CLERMONT	15902 MERCOTT CT CLERMONT	15806 SOUR ROOT CT CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$475,000	\$437,000	\$485,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.20%	2.40%	2.00%
<b>Adjusted Sale</b>		\$418,950	\$381,938	\$421,950
<b>\$/SF FLA</b>	\$174.63 per SF	\$207.09 per SF	\$192.51 per SF	\$209.61 per SF
<b>Sale Date</b>		4/7/2023	6/2/2023	7/4/2023
<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>	2,044	2,023	1050	1,984	3000	2,013	1550
<b>Year Built</b>	1999	1998		2000		1998	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	3.0	3.0		3.0		3.0	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	yes	yes		yes		yes	
<b>Pool</b>	Y	Y	0	Y	0	Y	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		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. 0.3%	1050	Net Adj. 0.8%	3000	Net Adj. 0.4%	1550
		Gross Adj. 0.3%	1050	Gross Adj. 0.8%	3000	Gross Adj. 0.4%	1550
<b>Adj. Sales Price</b>	Market Value <b>\$356,937</b>	Adj Market Value	<b>\$420,000</b>	Adj Market Value	<b>\$384,938</b>	Adj Market Value	<b>\$423,500</b>
	Value per SF 174.63						

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: Mohamed Shariff**

**DATE 12/3/2024**

**2024-0523 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3783925	15806 SOUR ROOT CT CLERMONT	same sub
2	subject	3783945	1602 NECTARINE TRL CLERMONT	-
3	comp 2	3786630	15902 MERCOTT CT CLERMONT	same sub
4	comp 1	3717074	1820 MARSH CT CLERMONT	same sub
5				
6				
7				
8				



Alternate Key 3783945  
Parcel ID 22-24-26-0845-000-64600

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

2024-0523 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	273.00	SF	35.00	1999	1999	9555.00	85.00	8,122
PLD2	POOL/COOL DECK	429.00	SF	5.38	1999	1999	2308.00	70.00	1,616
SEN2	SCREEN ENCLOSED STRUCTURE	1302.00	SF	3.50	1999	1999	4557.00	40.00	1,823

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	SALE	01-01-2015	03-18-2016	1	0099	CHECK VALUE	03-18-2016		
2006	SALE	01-01-2005	04-18-2006	1	0000	CHECK VALUE			
2001	1	01-01-2000	02-05-2001	1	0000	CHECK VALUES			
2000	9903008	03-25-1999	12-01-1999	2,000	0000	25X26 SEN			
2000	9902040	02-04-1999	12-01-1999	12,000	0000	POOL			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020045742	5458	2033	04-13-2020	WD	U	11	I	100			
2019141861	5389	2395	12-09-2019	WD	Q	Q	I	289,000			
	4577	0442	01-15-2015	WD	Q	Q	I	225,000			
	2961	1249	08-26-2005	WD	Q	Q	I	307,500			
	2632	1845	06-30-2004	WD	U	U	I	74,500			
<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	
92,750	252,626	11,561	356,937	45787	311150	0.00	311150	356937	349,043	

\*\*\*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 3717074  
Parcel ID 22-24-26-0835-000-41000

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

2024-0523 Comp 1  
PRC Run: 12/3/2024 By

Card # 1 of 1

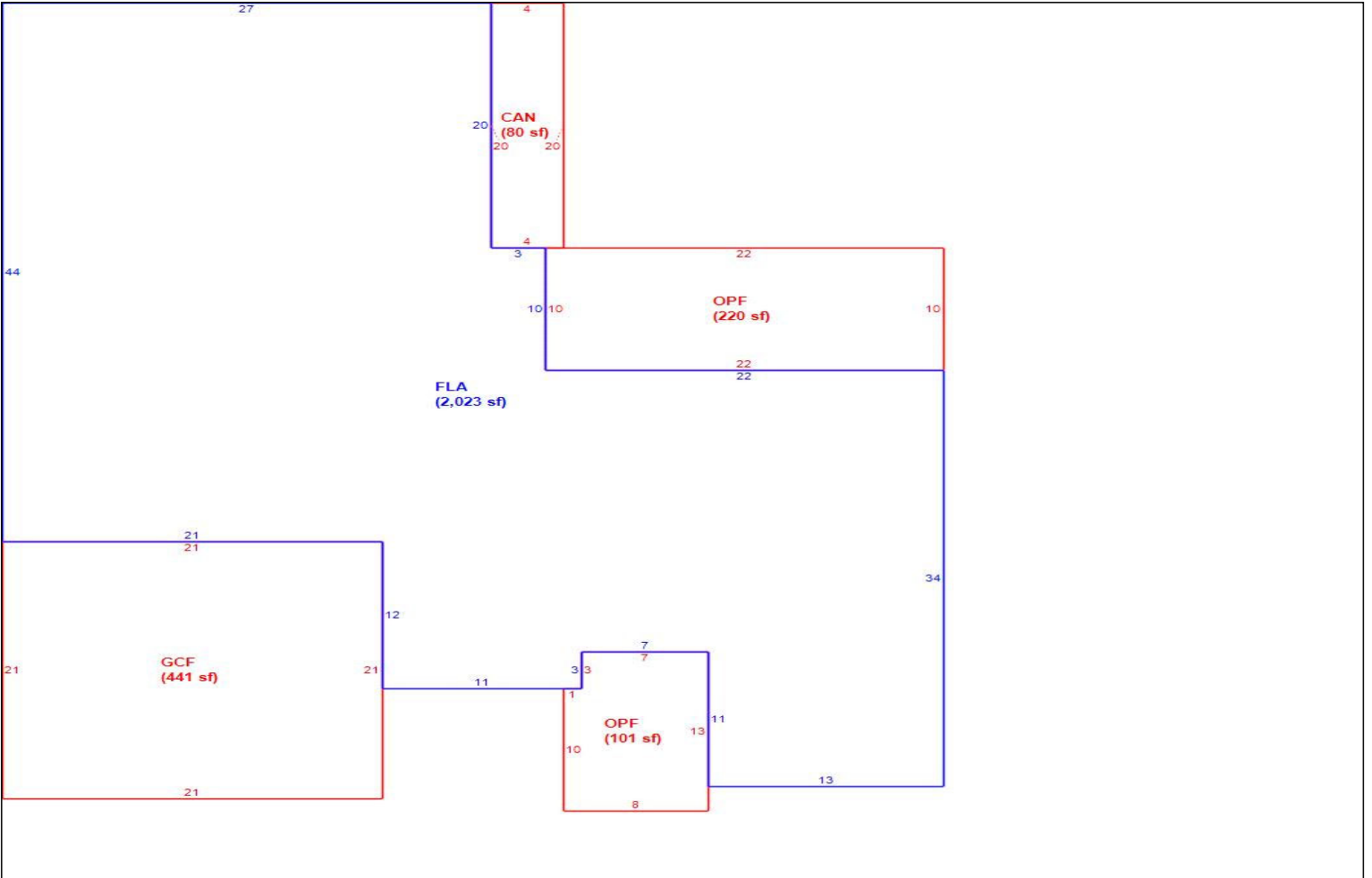
Current Owner		
SETIEN FAMILY TRUST		
23 CABLE ST		
BARRE	VT	05641

Property Location			
Site Address	1820 MARSH CT		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-01-201

Legal Description
GREATER GROVES PHASE 4 SUB LOT 410 PB 37 PGS 69-70 ORB 6123 PG 2407

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	26,500.00	0.0000	3.50	1.250	1.000	0	115,938
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		115,938		
Classified Acres		0		Classified JV/Mkt		115,938		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 259,492
		Deprec Bldg Value	251,707
		Multi Story	0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,023	2,023	2023	Effective Area	2023	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	104.98	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	321	0	Building RCN	259,492	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	80	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		2,023	2,865	2,023	Building RCNLD	251,707	Roof Cover	3	Type AC	03



Alternate Key 3717074  
 Parcel ID 22-24-26-0835-000-41000

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

2024-0523 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
POL2	SWIMMING POOL - RESIDENTIAL	432.00	SF	35.00	2004	2004	15120.00	85.00	12,852
PLD2	POOL/COOL DECK	346.00	SF	5.38	2004	2004	1861.00	70.00	1,303
SEN2	SCREEN ENCLOSED STRUCTURE	1426.00	SF	3.50	2018	2018	4991.00	87.50	4,367
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2004	2004	6000.00	52.50	3,150

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2018060968	07-13-2018	02-01-2019	11,310	0003	SEN	02-01-2019		
2005	2004060540	06-10-2004	03-10-2005	2,200	0000	25X33 POOL ENCL/1820 MARSH CT			
2005	2004050710	05-21-2004	03-10-2005	27,500	0000	15X30 POOL W/SPA & DECK-1820 MAR			
2005	SALE	01-01-2004	05-03-2005	1	0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023042180	6123	2407	04-07-2023	WD	Q	01	I	475,000				
2017010735	4895	2136	12-27-2016	QC	U	U	I	45,500				
	2573	2051	04-23-2004	WD	Q	Q	I	175,000				
	1653	2246	10-06-1998	WD	U	U	I	0				
	1623	0194	06-30-1998	WD	Q	Q	I	127,900				
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	
115,938	251,707	21,672	389,317	0	389317	0.00	389317	389317	381,666	

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Alternate Key 3786630  
Parcel ID 22-24-26-0850-000-71700

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

2024-0523 Comp 2  
PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
PHELPS CASSIE M & JAMES W		
8205 NW 69TH ST		
OKLAHOMA CITY	OK	73132

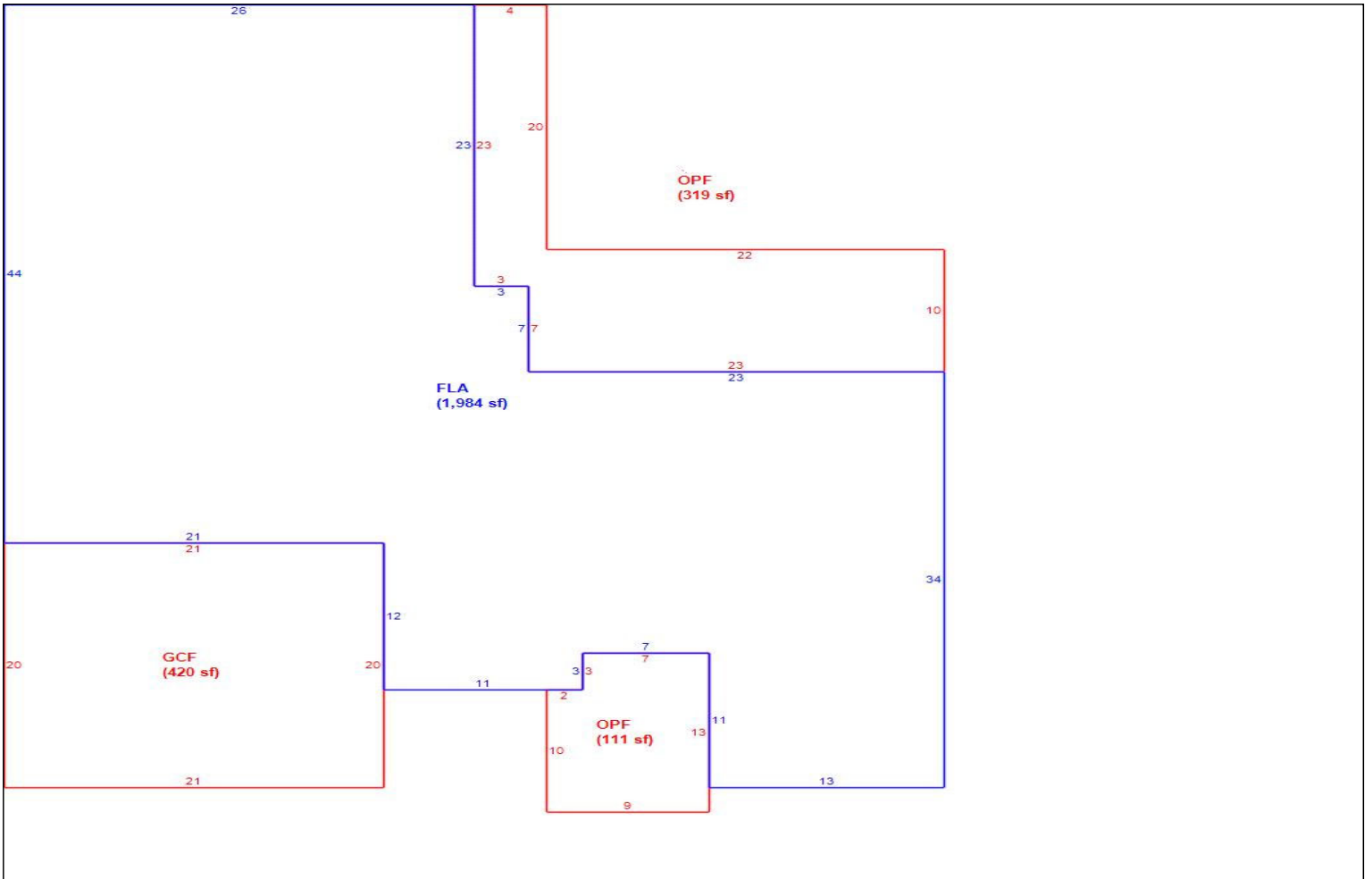
Property Location			
Site Address	15902 MERCOTT CT		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581

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

Legal Description
GREATER GROVES PHASE 7 SUB LOT 717 PB 41 PGS 60-61 ORB 6156 PG 1273

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 256,416 Deprec Bldg Value 248,724 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	4
FLA	FINISHED LIVING AREA	1,984	1,984	1984	Effective Area	1984	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0	Base Rate	105.27	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	430	0	Building RCN	256,416	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		1,984	2,834	1,984	Building RCNLD	248,724				

Alternate Key 3786630  
Parcel ID 22-24-26-0850-000-71700

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

2024-0523 Comp 2  
PRC Run: 12/3/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	420.00	SF	35.00	2000	2000	14700.00	85.00	12,495
PLD2	POOL/COOL DECK	438.00	SF	5.38	2000	2000	2356.00	70.00	1,649
SEN2	SCREEN ENCLOSED STRUCTURE	1766.00	SF	3.50	2000	2000	6181.00	42.50	2,627

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	2014090540	09-23-2014	03-20-2015	8,250	0002	REROOF	03-20-2015		
2004	SALE	01-01-2003	01-20-2004	1	0000	CK VALUES			
2001	9920626	01-01-2000	12-05-2000	2,855	0000	SEN/15902 MERCOTT CT			

<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
2023068377	6156	1273	06-02-2023	WD	Q	01	I	437,000			
	2287	0847	01-24-2003	WD	U	U	I	0			
	2253	0802	01-24-2003	WD	Q	Q	I	200,000			
	1787	1235	01-11-2000	WD	Q	Q	I	176,300			
<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	
92,750	248,724	16,771	358,245	0	358245	0.00	358245	358245	350,600	

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Alternate Key 3783925  
 Parcel ID 22-24-26-0845-000-63400

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

2024-0523 Comp 3  
 PRC Run: 12/3/2024 By

Card # 1 of 1

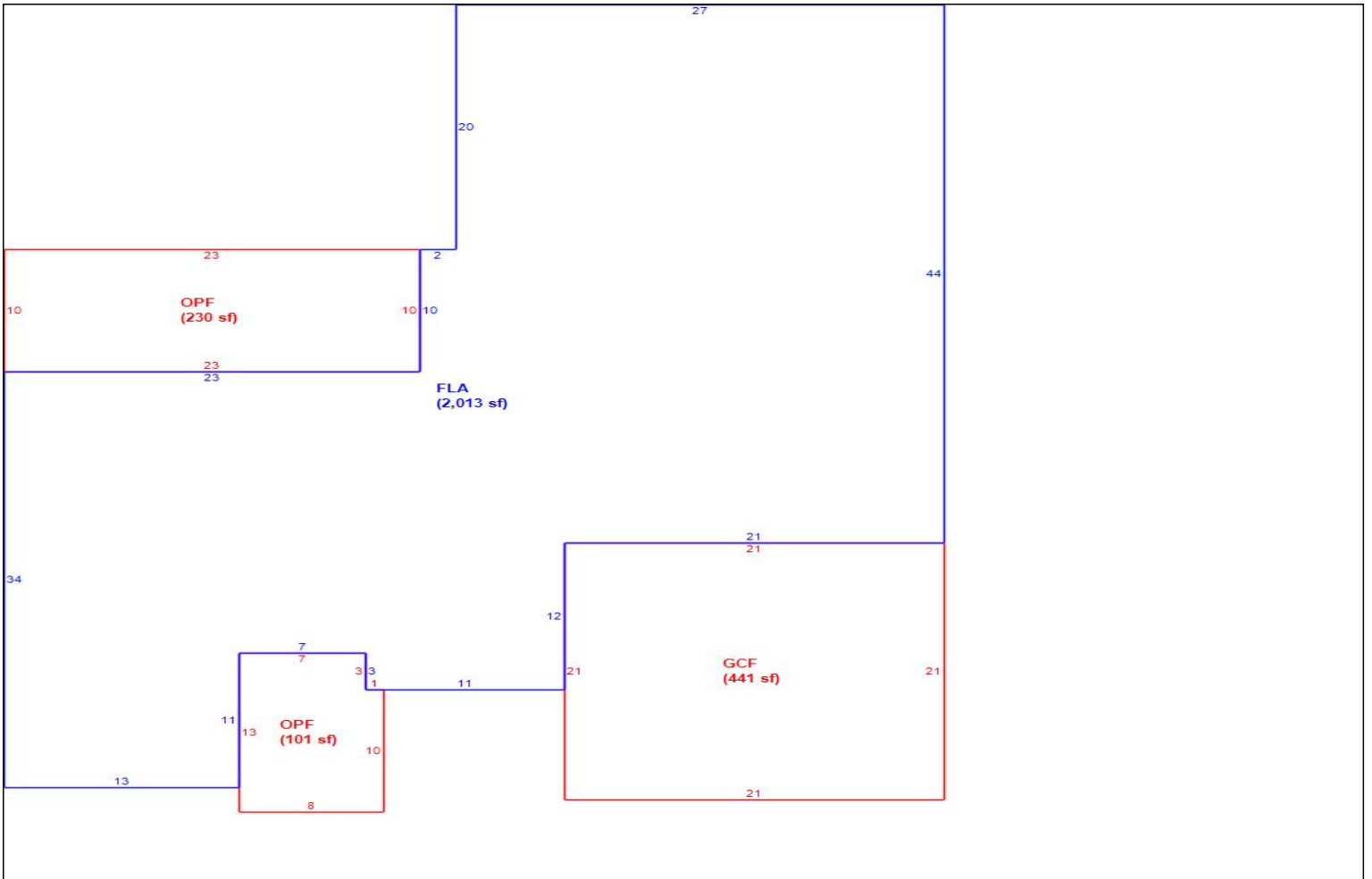
Current Owner		
ANDERSON KRISTEN AND GLENN ANDERS		
15806 SOUR ROOT CT		
CLERMONT	FL	34714

Property Location			
Site Address	15806 SOUR ROOT CT		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER GROVES PHASE 6 LOT 634 PB 40 PGS 27-28 ORB 6175 PG 1160

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	26,500.00	0.0000	3.50	1.250	1.000	0	115,938
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		115,938		
Classified Acres		0		Classified JV/Mkt		115,938		Classified Adj JV/Mkt		0		

Sketch					
Bldg	1	Sec	1	of	1
Replacement Cost	258,513		Deprec Bldg Value	250,758	
Multi Story	0				



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,013	2,013	2013	Effective Area	2013	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	105.09	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	331	0	Building RCN	258,513	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		2,013	2,785	2,013	Building RCNLD	250,758				

Alternate Key 3783925  
Parcel ID 22-24-26-0845-000-63400

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

2024-0523 Comp 3  
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	392.00	SF	35.00	1998	1998	13720.00	85.00	11,662
PLD2	POOL/COOL DECK	508.00	SF	5.38	1998	1998	2733.00	70.00	1,913
SEN2	SCREEN ENCLOSED STRUCTURE	1596.00	SF	3.50	1998	1998	5586.00	40.00	2,234

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1999	9811082	11-12-1998	12-01-1998	2,400	0000	24X35 SEN/15806 SOUR ROOT			

<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
2023084089	6175	1160	07-04-2023	WD	Q	01	I	485,000	039	HOMESTEAD	2024	25000
	1664	0896	11-11-1998	WD	Q	Q	I	166,400	059	ADDITIONAL HOMESTEAD	2024	25000
	1589	0182	02-27-1998	WD	U	M	V	1				
<b>Total</b>												50,000.00

<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	
115,938	250,758	15,809	382,505	0	382505	50,000.00	332505	357505	374,618	

\*\*\*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.\*\*\*