



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3805482**

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>2024-0524</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 2018-1 MILLC</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>26-24-26-070000004200 16727 Glenbrook Boulevard</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 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> 2024-0524	Alternate Key: 3805482	Parcel ID: 26-24-26-0700-000-04200
<b>Petitioner Name</b> Ryan, llc c/o Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 16727 GLENBROOK BLVD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> HPA borrower 2018-1 ml llc	<b>Value from TRIM Notice</b>	<b>Value before Board Action Value presented by Prop Appr</b>
<b>1. Just Value, required</b>	\$ 386,116	\$ 386,116
<b>2. Assessed or classified use value, *if applicable</b>	\$ 331,170	\$ 331,170
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 331,170	\$ 386,116

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

**Last Sale Date** 6/19/2018      **Price:** \$265,000       Arm's Length     Distressed    Book 5131 Page 2156

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3805482	3805603	3805464	3805455
<b>Address</b>	16727 GLENBROOK BLVD CLERMONT	16617 ROLLING GREEN DR	16841 GLENBROOK BLVD CLERMONT	16806 GLENBROOK BLVD CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$400,000	\$495,500	\$500,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	4.40%	2.00%
<b>Adjusted Sale</b>		\$349,600	\$442,977	\$435,000
<b>\$/SF FLA</b>	\$151.42 per SF	\$247.59 per SF	\$166.47 per SF	\$222.96 per SF
<b>Sale Date</b>		6/1/2023	1/13/2023	7/11/2023
<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>	2,550	1,412	79660	2,661	-7770	1,951	41930
<b>Year Built</b>	2003	2005		2002		2003	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	3.1	2.0	15000	2.0	15000	3.1	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	28 sf	18 sf		40 sf		33 sf	
<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. 27.1%	94660	Net Adj. 1.6%	7230	Net Adj. 9.6%	41930
		Gross Adj. 27.1%	94660	Gross Adj. 5.1%	22770	Gross Adj. 9.6%	41930
<b>Adj. Sales Price</b>	Market Value <b>\$386,116</b>	Adj Market Value	<b>\$444,260</b>	Adj Market Value	<b>\$450,207</b>	Adj Market Value	<b>\$476,930</b>
	Value per SF 151.42						

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.

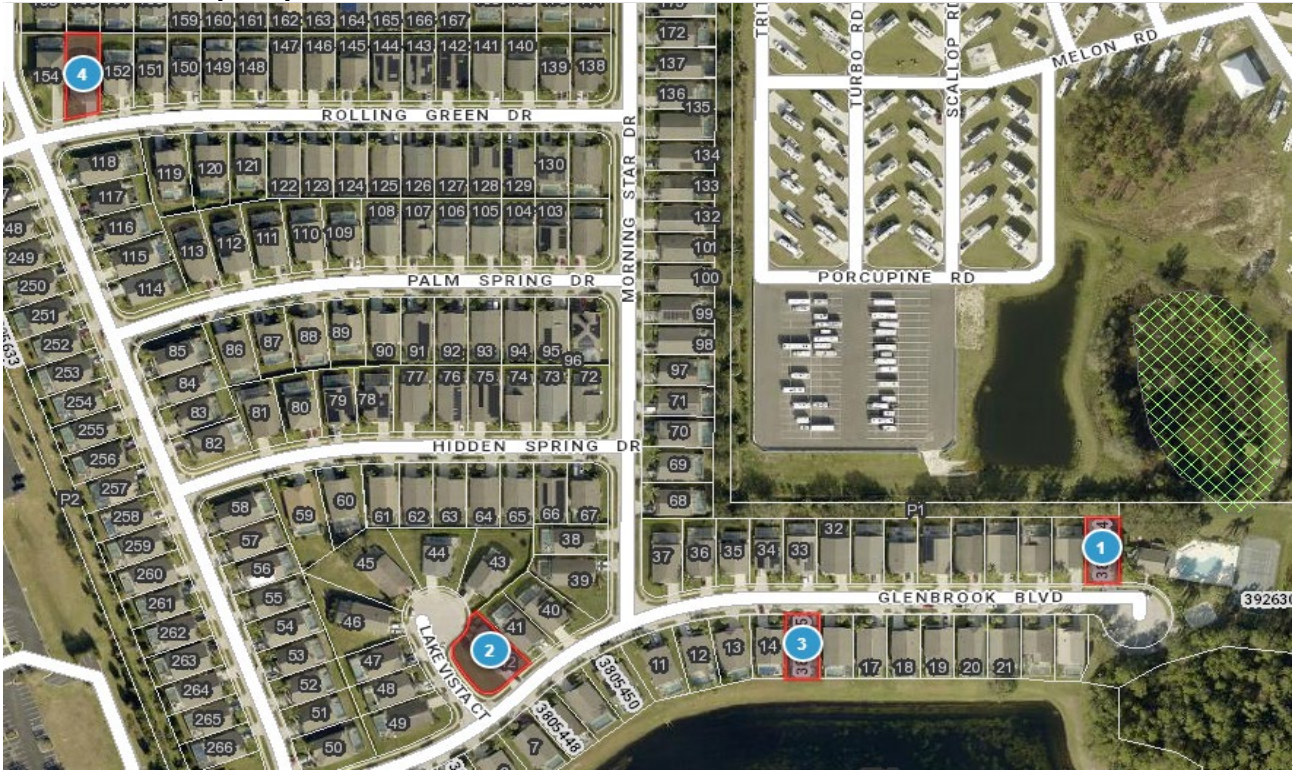
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/21/2024**

**2024-0524 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3805482	16727 GLENBROOK BLVD CLERMONT	same sub
2	comp 1	3805603	16617 ROLLING GREEN DR CLERMONT	same sub
3	comp 2	3805464	16841 GLENBROOK BLVD CLERMONT	same sub
4	comp 3	3805455	16806 GLENBROOK BLVD CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3805482  
Parcel ID 26-24-26-0700-000-04200

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

2024-0524 Subject  
PRC Run: 12/3/2024 By

Card # 1 of 1

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

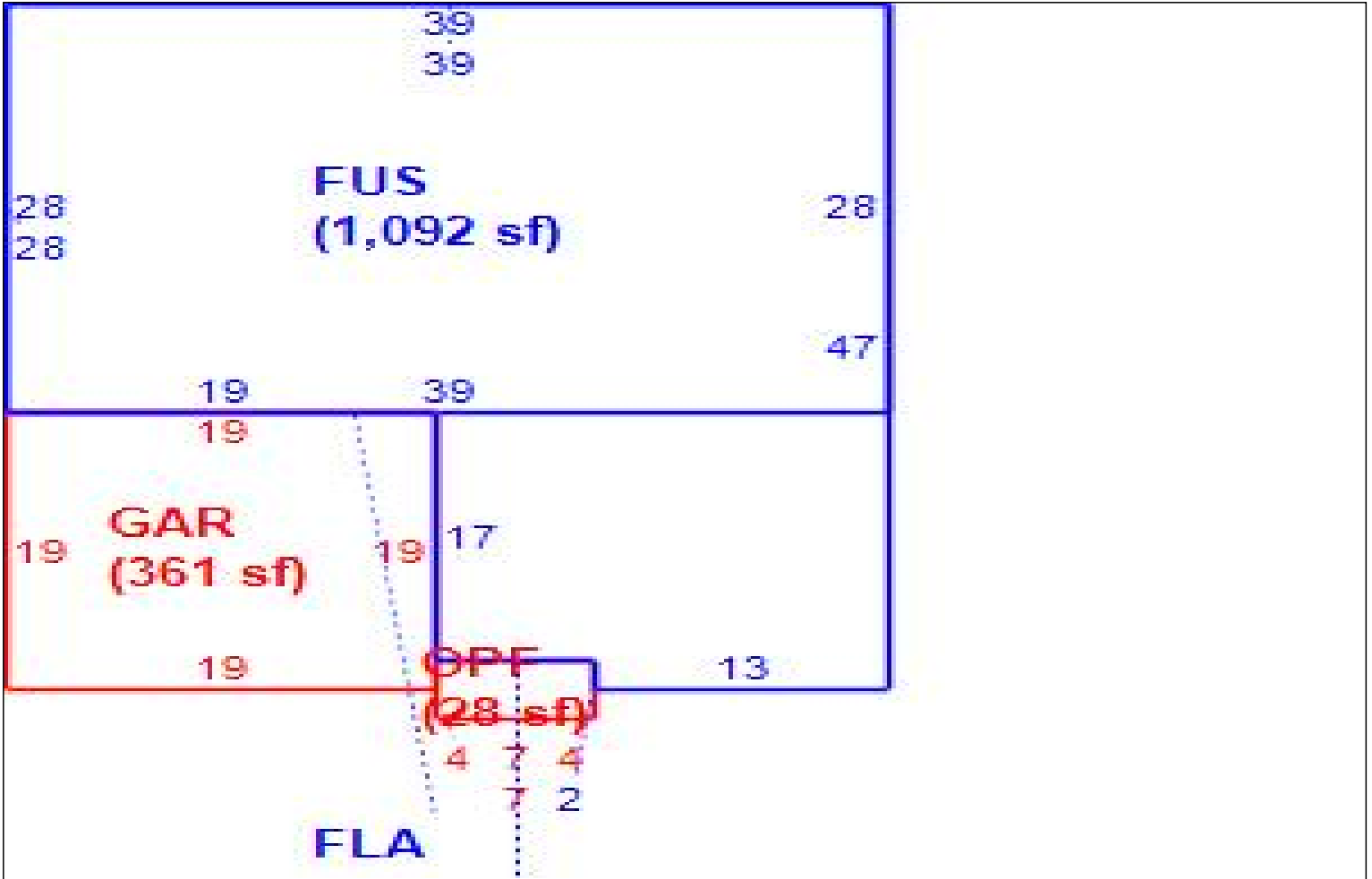
subject

Property Location	
Site Address 16727 GLENBROOK BLVD	
CLERMONT FL 34714	
Mill Group 0005	NBHD 0581
Property Use	
00100	SINGLE FAMILY
Last Inspection	
MHS 02-14-201	

Legal Description
GLENBROOK SUB LOT 42 PB 46 PGS 30-33 ORB 5194 PG 1830

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	3.00	1.150	1.000	0	91,425
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		91,425		
Classified Acres		0		Classified JV/Mkt		91,425		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 285,023
Deprec Bldg Value 276,472		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	5	
FLA	FINISHED LIVING AREA	1,458	1,458	1458	Effective Area	2550	No Stories	1.00	Full Baths	3	
FUS	FINISHED AREA UPPER	1,092	1,092	1092	Base Rate	93.71	Quality Grade	655	Half Baths	1	
GAR	GARAGE FINISH	0	361	0	Building RCN	285,023	Wall Type	03	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	28	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good			97.00	Functional Obsol					
		0			0	Building RCNLD	276,472	Roof Cover	3	Type AC	03
TOTALS		2,550	2,939	2,550							

Alternate Key 3805482  
Parcel ID 26-24-26-0700-000-04200

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

2024-0524 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	338.00	SF	35.00	2003	2003	11830.00	85.00	10,056
PLD2	POOL/COOL DECK	481.00	SF	5.38	2003	2003	2588.00	70.00	1,812
SEN2	SCREEN ENCLOSED STRUCTURE	1629.00	SF	3.50	2003	2003	5702.00	50.00	2,851
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2003	2003	7000.00	50.00	3,500

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	02-14-2019	1	0099	CHECK VALUE	02-14-2019		
2004	2003050910	05-22-2003	11-18-2003	3,933	0000	25X39 POOL ENCL			
2004	2003010326	01-13-2003	11-18-2003	27,386	0000	13X26 POOL W/SPA			

<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
2018130066	5194 1830	09-27-2018	WD	U	M	I	100				
2018075287	5131 2156	06-19-2018	WD	Q	Q	I	265,000				
	2432 1954	09-29-2003	WD	Q	Q	I	244,300				
<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	
91,425	276,472	18,219	386,116	54946	331170	0.00	331170	386116	377,509	

\*\*\*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 3805603  
 Parcel ID 26-24-26-0700-000-15300

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

2024-0524 Comp 1  
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner			
NICKELS NANCY			
37 DORY DR			
CAPE MAY COURT	NJ	08210	

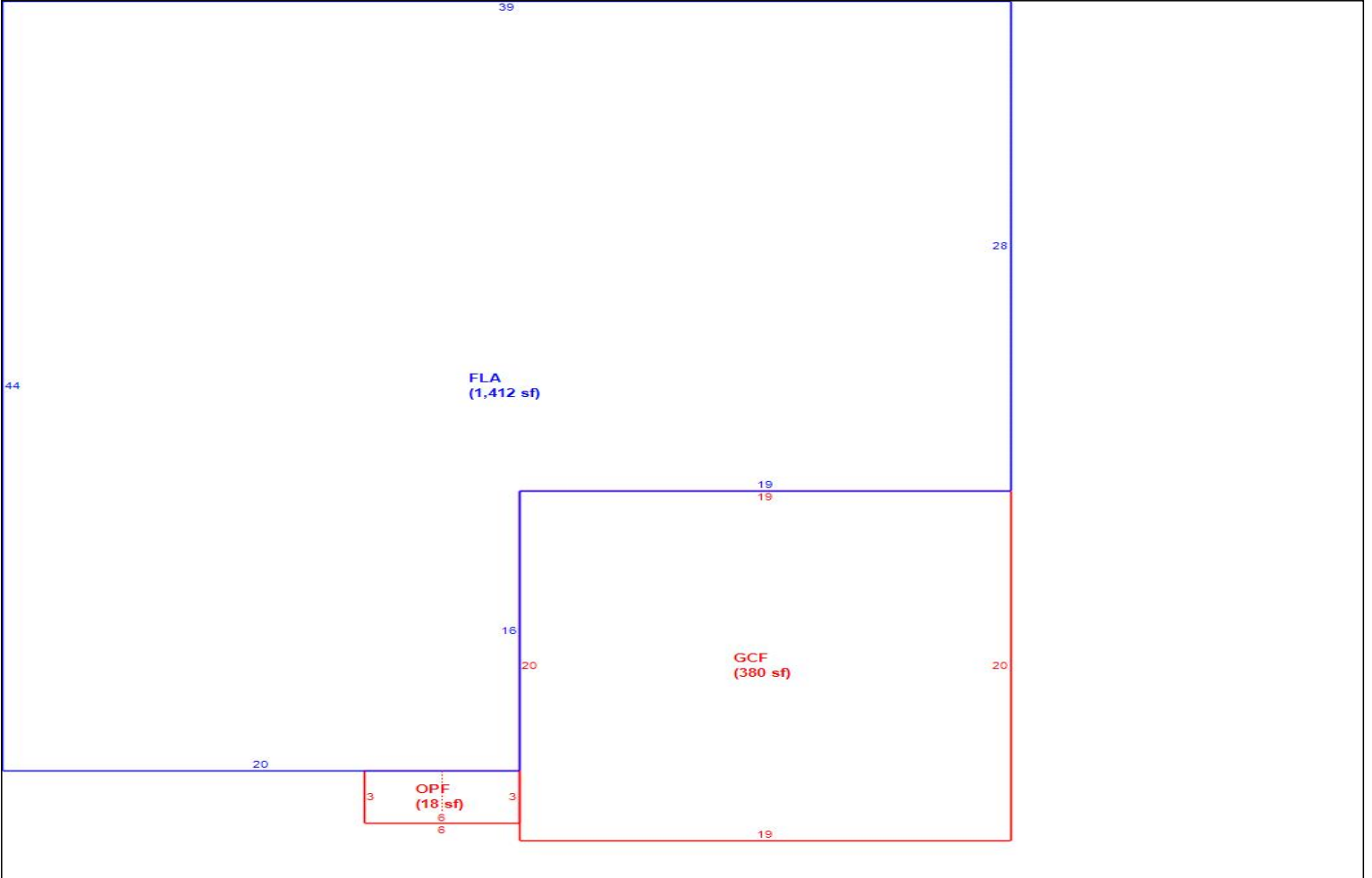
comp 1

Property Location			
Site Address 16617 ROLLING GREEN DR			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GLENBROOK SUB LOT 153 PB 46 PGS 30-33 ORB 6159 PG 676

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	3.00	1.100	1.000	0	87,450
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,450		
Classified Acres		0		Classified JV/Mkt		87,450		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 223,235	Deprec Bldg Value 216,538	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,412	1,412	1412	Effective Area	1412	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	128.28	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	18	0	Building RCN	223,235	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		1,412	1,810	1,412	Building RCNLD	216,538				



Alternate Key 3805603  
 Parcel ID 26-24-26-0700-000-15300

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

2024-0524 Comp 1  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	276.00	SF	35.00	2005	2005	9660.00	85.00	8,211
PLD2	POOL/COOL DECK	621.00	SF	5.38	2005	2005	3341.00	70.00	2,339
SEN2	SCREEN ENCLOSED STRUCTURE	1662.00	SF	3.50	2005	2005	5817.00	55.00	3,199
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005011440	03-14-2005	08-09-2005	3,744	0000	SEN 28X40			
2006	2004061460	01-01-2005	08-09-2005	109,159	0000	SFR POL TO 06			
2005	2004070633	09-13-2004	12-13-2004	26,659	0000	13X26 POOL W/SPA & DECK			
2005	2004061460	08-10-2004	12-13-2004	82,500	0000	SFR 16617 ROLLING GREEN DR			

<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
2023070568	6159	0676	06-01-2023	WD	Q	01	I	400,000			
2022047582	5931	0783	03-28-2022	WD	Q	01	I	350,000			
2019047067	5271	0108	04-12-2019	QC	U	U	I	100			
2019013506	5231	2439	01-29-2019	WD	Q	Q	I	215,000			
	2913	2062	04-05-2005	WD	U	U	I	201,100			
<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	
87,450	216,538	17,049	321,037	0	321037	0.00	321037	321037	314,582	

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Alternate Key 3805464  
 Parcel ID 26-24-26-0700-000-02400

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

2024-0524 Comp 2  
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
BRYNILD ANNA & JAY		
16841 GLENBROOK BLVD		
CLERMONT	FL	34714

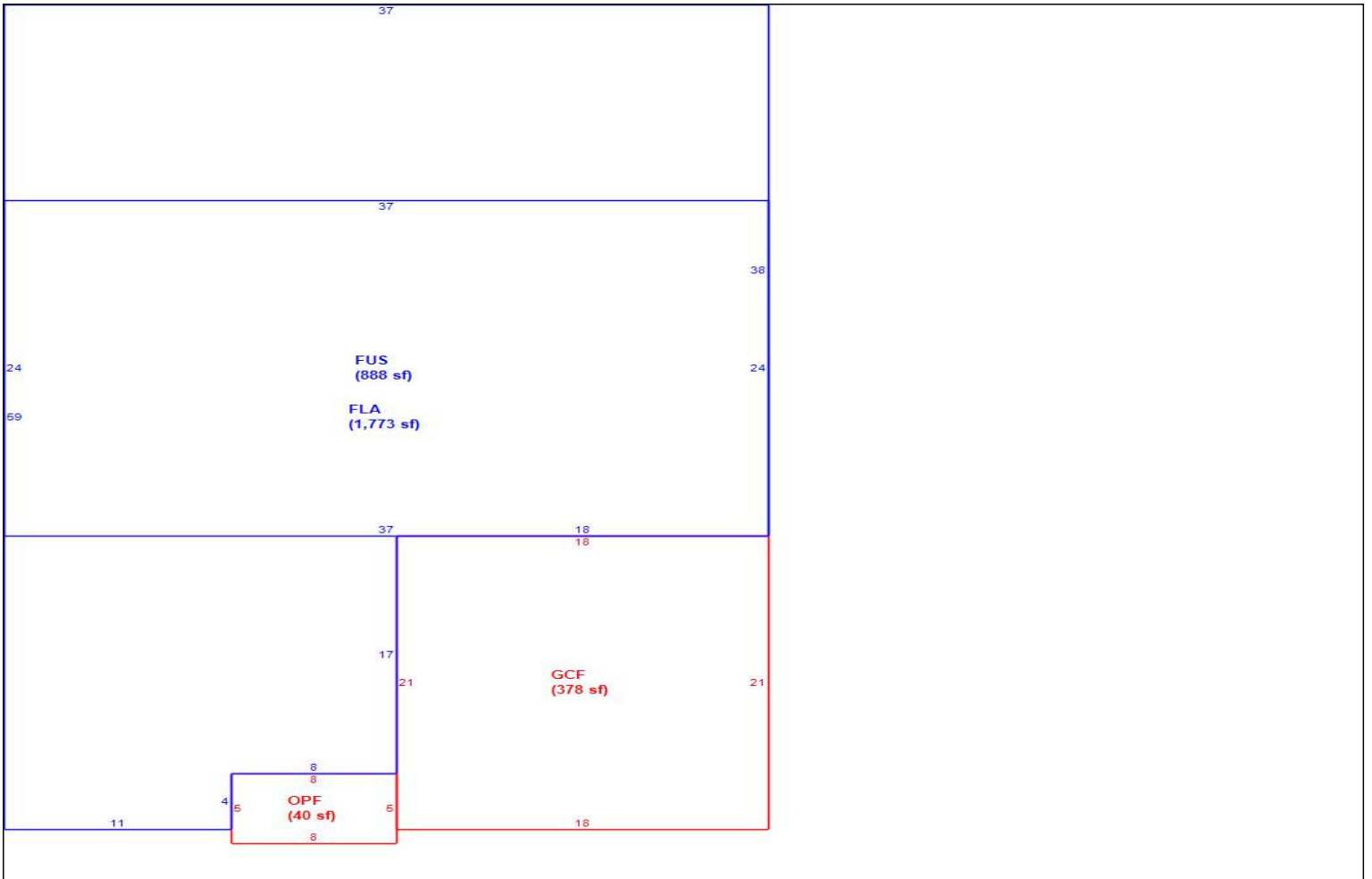
comp 2

Property Location		
Site Address 16841 GLENBROOK BLVD		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
GLENBROOK SUB LOT 24 PB 46 PGS 30-33 ORB 6084 PG 1069

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 284,483
Deprec Bldg Value 275,949		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,773	1,773	1773	Effective Area	2661	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	888	888	888	Base Rate	93.27	Quality Grade	655	Half Baths	0
GAR	GARAGE FINISH	0	378	0	Building RCN	284,483	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	40	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,661	3,079	2,661	Building RCNLD	275,949				

Alternate Key 3805464  
Parcel ID 26-24-26-0700-000-02400

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

2024-0524 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	364.00	SF	35.00	2002	2002	12740.00	85.00	10,829
PLD2	POOL/COOL DECK	376.00	SF	5.38	2002	2002	2023.00	70.00	1,416
SEN2	SCREEN ENCLOSED STRUCTURE	1510.00	SF	3.50	2002	2002	5285.00	47.50	2,510
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2002	2002	6000.00	50.00	3,000
PUG1	POOL UPGRADE	1.00	UT	2000.00	2002	2002	2000.00	85.00	1,700

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2002070877	08-02-2002	01-23-2003	2,979	0000	RENEW 2002010594			
2003	2001110294	05-13-2002	01-23-2003	155,144	0000	SFR & POOL			
2003	2002010594	01-22-2002	01-23-2003	2,979	0000	20X37 SEN			
2003	2001110294	01-01-2002	05-13-2002	155,144	0000	SFR/16841 GLENBROOK BLVD			
2002	2001120108	12-10-2001	05-13-2002	17,519	0000	13X26 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	
2023009536	6084	1069	01-13-2023	WD	Q	01	I	495,500	039	HOMESTEAD	2024	25000
	3658	2116	07-17-2008	WD	Q	Q	I	310,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2222	1289	11-27-2002	WD	Q	Q	I	254,900				
<b>Total</b>											<b>50,000.00</b>	

<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	
79,500	275,949	19,455	374,904	0	374904	50,000.00	324904	349904	365,755	

\*\*\*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 3805455  
 Parcel ID 26-24-26-0700-000-01500

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

2024-0524 Comp 3  
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
NGUYEN MANH T		
14716 CABLESHIRE WAY		
ORLANDO	FL	32824

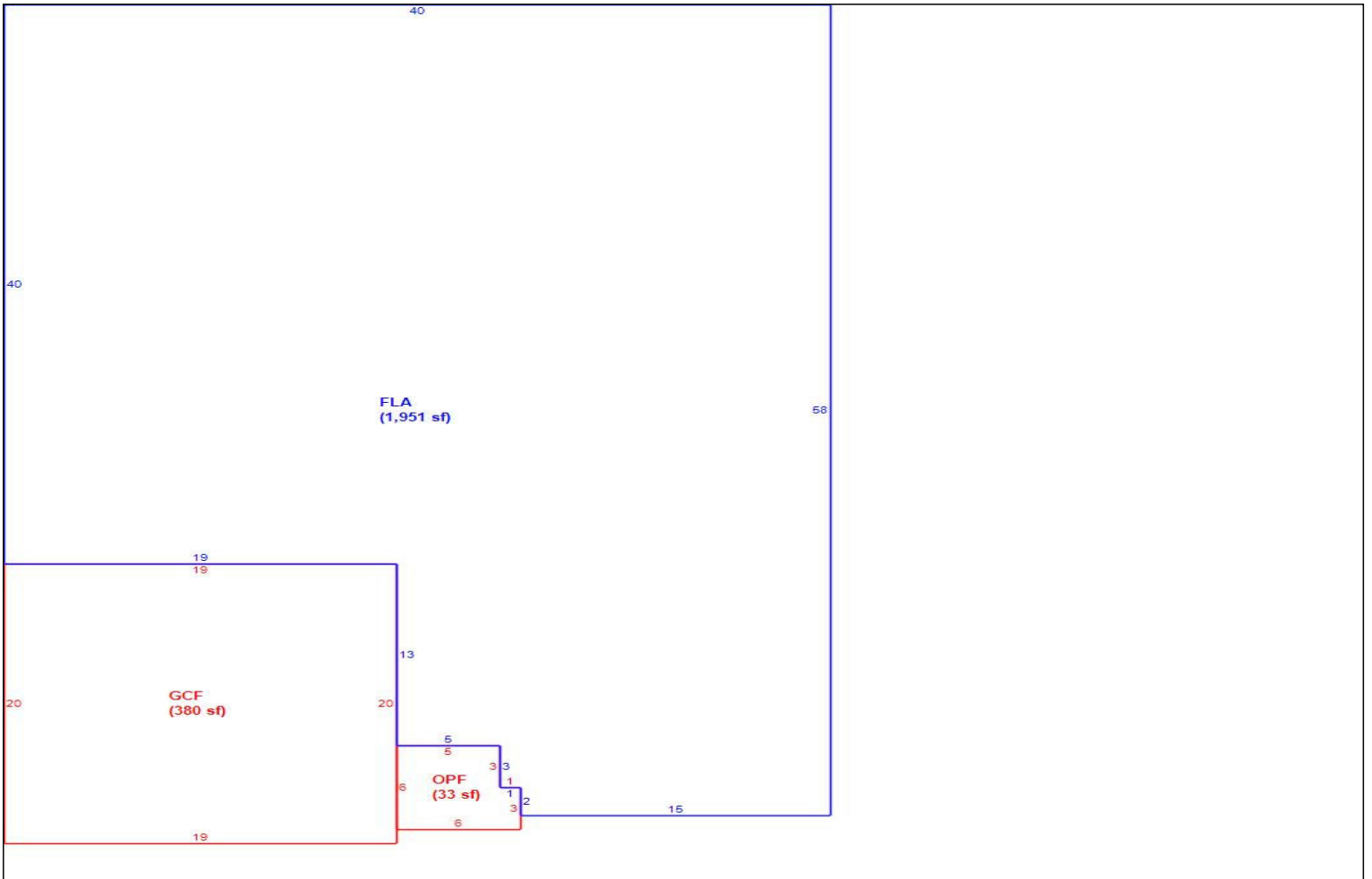
comp 3

Property Location		
Site Address 16806 GLENBROOK BLVD		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
GLENBROOK SUB LOT 15 PB 46 PGS 30-33 ORB 6181 PG 54

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 298,135
		Deprec Bldg Value	289,191
		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	1,951	1,951	1951	2003	Effective Area	1951	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	380	0	123.71	Base Rate	123.71	Quality Grade	690	Half Baths	1
OPF	OPEN PORCH FINISHE	0	33	0	298,135	Building RCN	298,135	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Functional Obsol	0		
						Building RCNLD	289,191	Roof Cover	3	Type AC	03
TOTALS		1,951	2,364	1,951							

Alternate Key 3805455  
Parcel ID 26-24-26-0700-000-01500

**LCPA Property Record Card**  
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2024-0524 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	338.00	SF	35.00	2003	2003	11830.00	85.00	10,056
PLD2	POOL/COOL DECK	462.00	SF	5.38	2003	2003	2486.00	70.00	1,740
SEN1	SCREEN ENCLOSED STRUCTURE	1440.00	SF	1.55	2003	2003	2232.00	50.00	1,116
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2003	2003	7000.00	50.00	3,500

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	2002100834	03-04-2003	11-18-2003	10	0000	SFR, POL, ETC			
2004	2003030034	03-03-2003	11-18-2003	3,465	0000	60X30 POOL ENCL			
2004	2002100834	01-01-2003	03-04-2003	103,136	0000	SFR			
2003	2002120110	12-03-2002	03-04-2003	22,904	0000	13X26 POOL W/SPA			

<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
2023088789	6181	0054	07-11-2023	WD	Q	01	I	500,000				
2022096712	5992	0715	07-01-2022	WD	Q	01	I	455,000				
	2334	1015	04-15-2003	WD	Q	Q	I	225,200				
<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	
79,500	289,191	16,412	385,103	0	385103	0.00	385103	385103	376,328	

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