



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3824060*

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 # <i>2024-0526</i>  | County <i>Lake</i>   | Tax year <i>2024</i>                               | Date received <i>9.12.24</i>                       |
| COMPLETED BY THE PETITIONER  |  |  |  |
| PART 1. Taxpayer Information <i>HPA BORROWER 2016-2 LLC</i>  |  |  |  |
| Taxpayer name: <i>Home Partners of America; HPA Borrower 2016 2 LLC</i>  |  | Representative: <i>Ryan, LLC c/o Robert Peyton</i> |  |
| Mailing address for notices  | <i>Ryan, LLC<br/>16220 North Scottsdale Rd, Ste 650<br/>Scottsdale, AZ 85254</i> | Parcel ID and physical address or TPP account #    | <i>26-24-26-180100003100<br/>1521 Blue Sky Way</i> |
| Phone  | <i>954-740-6240</i>  | Email  | <i>ResidentialAppeals@ryan.com</i>                 |
| 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

|  |   |  |
|--|---|--|
| <b>Petition #</b> 2024-0526  | Alternate Key: 3824060                                | Parcel ID: 26-24-26-1801-000-03100                     |
| <b>Petitioner Name</b> Ryan, llc c/o Peyton<br>The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent<br><input type="checkbox"/> Other, Explain: | <b>Property Address</b> 1521 BLUE SKY WAY<br>CLERMONT | <input type="checkbox"/> Check if Multiple Parcels     |
| <b>Owner Name</b> HPA borrower 2016-2 llc  | Value from TRIM Notice                                | Value before Board Action Value presented by Prop Appr |
|  |   | Value after Board Action                               |
| <b>1. Just Value, required</b>   | \$ 388,227  | \$ 388,277   |
| <b>2. Assessed or classified use value, *if applicable</b>   | \$ 311,410  | \$ 311,410   |
| <b>3. Exempt value, *enter "0" if none</b>   | \$ -  |  |
| <b>4. Taxable Value, *required</b>   | \$ 311,410  | \$ 311,410   |

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

**Last Sale Date** 4/20/2016      **Price:** \$230,000       Arm's Length     Distressed    Book 4782 Page 1250

| ITEM                 | Subject                       | Comparable #1  | Comparable #2  | Comparable #3  |
|----------------------|-------------------------------|--|--|--|
| <b>AK#</b>           | 3824060                       | 3824066  | 3826879  | 3814898  |
| <b>Address</b>       | 1521 BLUE SKY WAY<br>CLERMONT | 1453 BLUE SKY WAY<br>CLERMONT  | 16935 SUNRISE VISTA DR<br>CLERMONT   | 16706 RISING STAR DR<br>CLERMONT   |
| <b>Proximity</b>     |                               | same sub   | same sub   | same sub   |
| <b>Sales Price</b>   |                               | \$480,000  | \$460,000  | \$465,000  |
| <b>Cost of Sale</b>  |                               | -15%   | -15%   | -15%   |
| <b>Time Adjust</b>   |                               | 2.40%  | 3.60%  | 3.60%  |
| <b>Adjusted Sale</b> |                               | \$419,520  | \$407,560  | \$411,990  |
| <b>\$/SF FLA</b>     | \$133.06 per SF               | \$143.77 per SF  | \$152.13 per SF  | \$171.81 per SF  |
| <b>Sale Date</b>     |                               | 6/9/2023   | 3/22/2023  | 3/3/2023   |
| <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>           | 2,918                         | 2,918            | 0                | 2,679            | 16730            | 2,398            | 36400            |
| <b>Year Built</b>       | 2004                          | 2004             |                  | 2005             |                  | 2003             |                  |
| <b>Constr. Type</b>     | block/stucco                  | block/stucco     |                  | block/stucco     |                  | block/stucco     |                  |
| <b>Condition</b>        | good                          | good             |                  | good             |                  | good             |                  |
| <b>Baths</b>            | 2.1                           | 2.1              |                  | 3.0              | -5000            | 2.0              | 5000             |
| <b>Garage/Carport</b>   | 2 car                         | 2 car            |                  | 2 car            |                  | 2 car            |                  |
| <b>Porches</b>          | 136 sf                        | 56 sf            |                  | 44 sf            |                  | 45 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. 0.0%    | 0                | Net Adj. 2.9%    | 11730            | Net Adj. 10.0%   | 41400            |
|                         |                               | Gross Adj. 0.0%  | 0                | Gross Adj. 5.3%  | 21730            | Gross Adj. 10.0% | 41400            |
| <b>Adj. Sales Price</b> | Market Value <b>\$388,277</b> | Adj Market Value | <b>\$419,520</b> | Adj Market Value | <b>\$419,290</b> | Adj Market Value | <b>\$453,390</b> |
|                         | Value per SF 133.06           |                  |                  |                  |                  |                  |                  |

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.

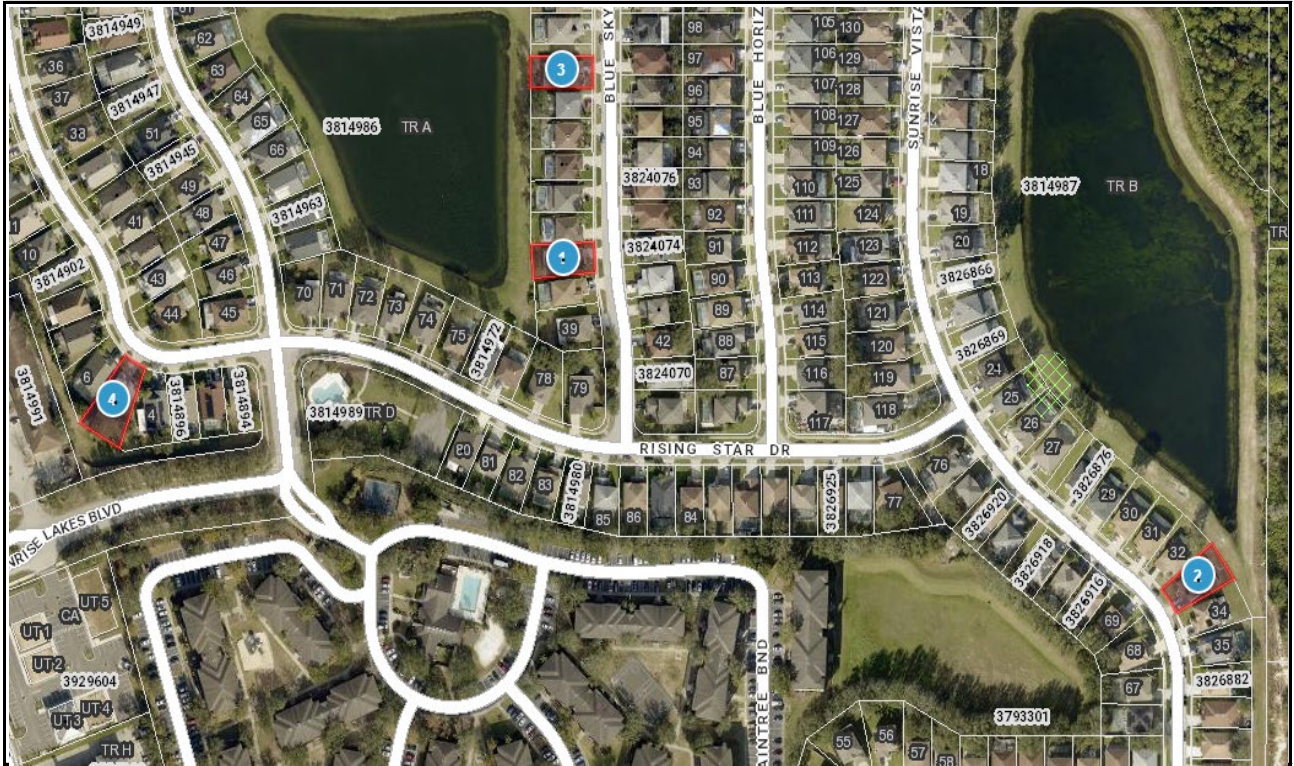
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

**2024-052€ Comp Map**



| Bubble # | Comp #  | Alternate Key | Parcel Address                     | Distance from Subject(mi.) |
|----------|---------|---------------|------------------------------------|----------------------------|
| 1        | subject | 3824060       | 1521 BLUE SKY WAY<br>CLERMONT      | same sub                   |
| 2        | comp 1  | 3824066       | 1453 BLUE SKY WAY<br>CLERMONT      | same sub                   |
| 3        | comp 2  | 3826879       | 16935 SUNRISE VISTA DR<br>CLERMONT | same sub                   |
| 4        | comp 3  | 3814898       | 16706 RISING STAR DR<br>CLERMONT   | same sub                   |
| 5        |         |               |                                    |                            |
| 6        |         |               |                                    |                            |
| 7        |         |               |                                    |                            |
| 8        |         |               |                                    |                            |
|          |         |               |                                    |                            |

Alternate Key 3824060  
Parcel ID 26-24-26-1801-000-03100

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

2024-0526 Subject  
PRC Run: 12/3/2024 By

Card # 1 of 1

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

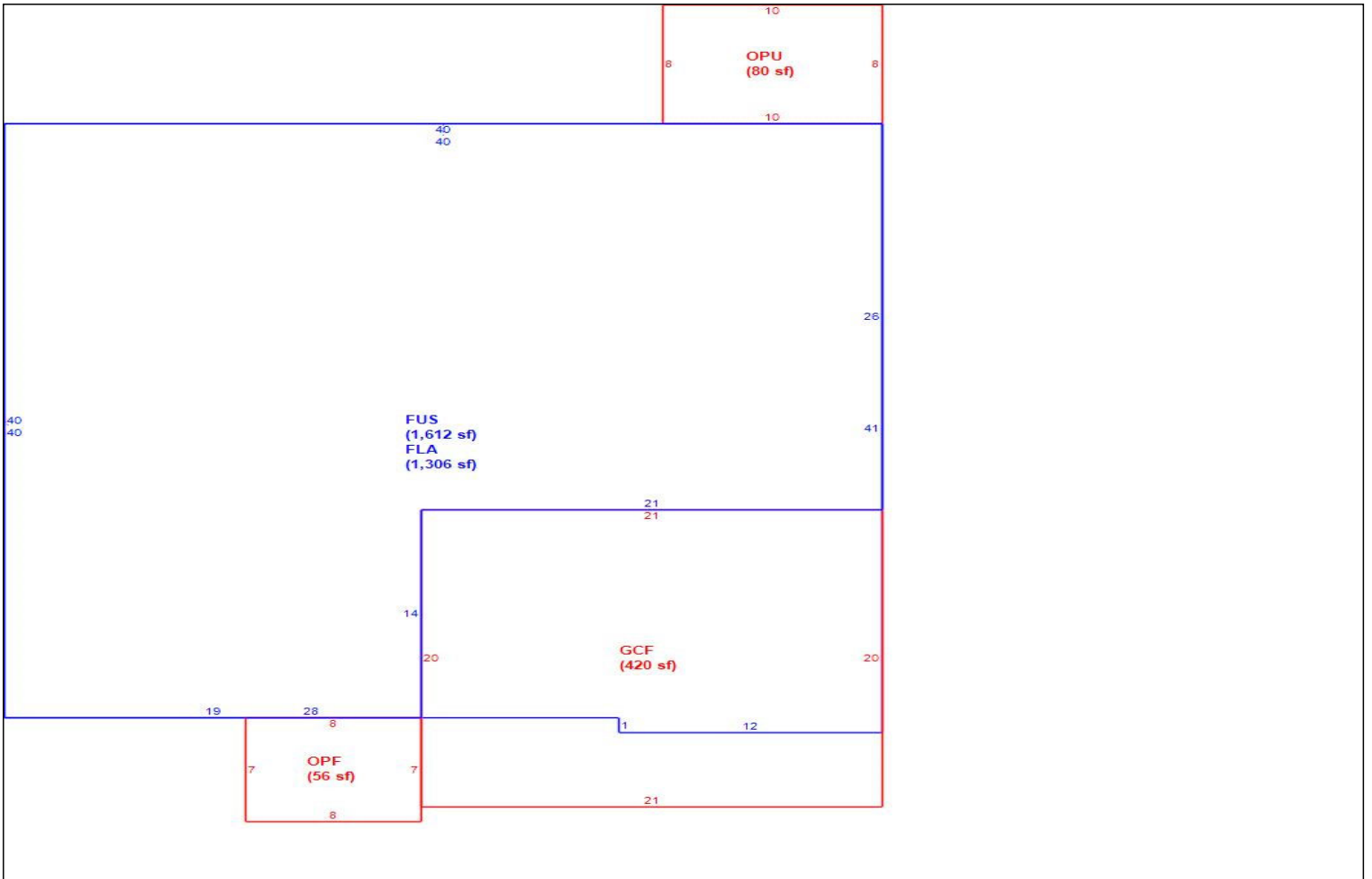
subject

| Property Location |                   |                 |           |
|-------------------|-------------------|-----------------|-----------|
| Site Address      | 1521 BLUE SKY WAY |                 |           |
|                   | CLERMONT          | FL              | 34714     |
| Mill Group        | 0005              | NBHD            | 0581      |
| Property Use      |                   | Last Inspection |           |
| 00100             | SINGLE FAMILY     | TRF             | 01-01-202 |

| Legal Description  |
|--|
| SUNRISE LAKES PHASE II PB 50 PG 99-100 LOT 31 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 | 26,500.00  | 0.0000       | 3.00                  | 1.200      | 1.000       | 0         | 95,400     |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 95,400      |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 95,400     |              | Classified Adj JV/Mkt |            | 0           |           |            |

| Sketch |       |      |  |
|--------|-------|------|--|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 283,498 Deprec Bldg Value 274,993 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 | 1,306      | 1,306     | 1306     | Effective Area     | 2918    | No Stories          | 1.00 | Full Baths | 2  |
| FUS                | FINISHED AREA UPPER  | 1,612      | 1,612     | 1612     | Base Rate          | 83.33   | Quality Grade       | 640  | Half Baths | 1  |
| GAR                | GARAGE FINISH        | 0          | 420       | 0        | Building RCN       | 283,498 | Condition           | EX   | Wall Type  | 03 |
| OPF                | OPEN PORCH FINISHE   | 0          | 56        | 0        | % Good             | 97.00   | Foundation          | 3    | Fireplaces | 0  |
| OPU                | OPEN PORCH UNFINIS   | 0          | 80        | 0        | Functional Obsol   | 0       | Roof Cover          | 3    | Type AC    | 03 |
| TOTALS             |                      | 2,918      | 3,474     | 2,918    | Building_RCNLD     | 274,993 |                     |      |            |    |

Alternate Key 3824060  
Parcel ID 26-24-26-1801-000-03100

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

2024-0526 Subject  
PRC Run: 12/3/2024 By  
Card # 1 of 1

| <b>Miscellaneous Features</b><br><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      | 2004     | 2004      | 12740.00 | 85.00 | 10,829    |
| PLD2   | POOL/COOL DECK              | 356.00  | SF   | 5.38       | 2004     | 2004      | 1915.00  | 70.00 | 1,341     |
| SEN2   | SCREEN ENCLOSED STRUCTURE   | 1368.00 | SF   | 3.50       | 2004     | 2004      | 4788.00  | 52.50 | 2,514     |
| HTB2   | HOT TUB/SPA                 | 1.00    | UT   | 6000.00    | 2004     | 2004      | 6000.00  | 52.50 | 3,150     |

| <b>Building Permits</b> |            |            |            |         |      |                       |             |         |  |
|-------------------------|------------|------------|------------|---------|------|-----------------------|-------------|---------|--|
| Roll Year               | Permit ID  | Issue Date | Comp Date  | Amount  | Type | Description           | Review Date | CO Date |  |
| 2005                    | 2004071527 | 07-30-2004 | 01-12-2005 | 3,500   | 0000 | POOL ENCLOSURE 22X40  |             |         |  |
| 2005                    | 2004061089 | 06-22-2004 | 01-12-2005 | 22,000  | 0000 | POOL SPA & DECK       |             |         |  |
| 2005                    | 2004020795 | 02-25-2004 | 01-12-2005 | 146,564 | 0000 | SFR 1521 BLUE SKY WAY |             |         |  |

| <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 |
| 2016100800               | 4840      | 2013      | 09-13-2016 | WD  | U    | M       | I          | 100     |                   |             |      |        |
| 2016052263               | 4782      | 1250      | 04-20-2016 | WD  | Q    | Q       | I          | 230,000 |                   |             |      |        |
|                          | 4703      | 1965      | 10-27-2015 | CT  | U    | U       | I          | 165,500 |                   |             |      |        |
|                          | 2716      | 2018      | 11-11-2004 | WD  | Q    | Q       | I          | 274,600 |                   |             |      |        |
| <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 |  |
| 95,400               | 274,993    | 17,834     | 388,227      | 76817        | 311410     | 0.00        | 311410     | 388227      | 379,429       |  |

\*\*\*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 3824066  
 Parcel ID 26-24-26-1801-000-03700

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

2024-0526 Comp 1  
 PRC Run: 12/3/2024 By

Card # 1 of 1

| Current Owner          |    |       |  |
|------------------------|----|-------|--|
| BETTEZ COLTON & NICOLE |    |       |  |
| 1453 BLUE SKY WAY      |    |       |  |
| CLERMONT               | FL | 34714 |  |

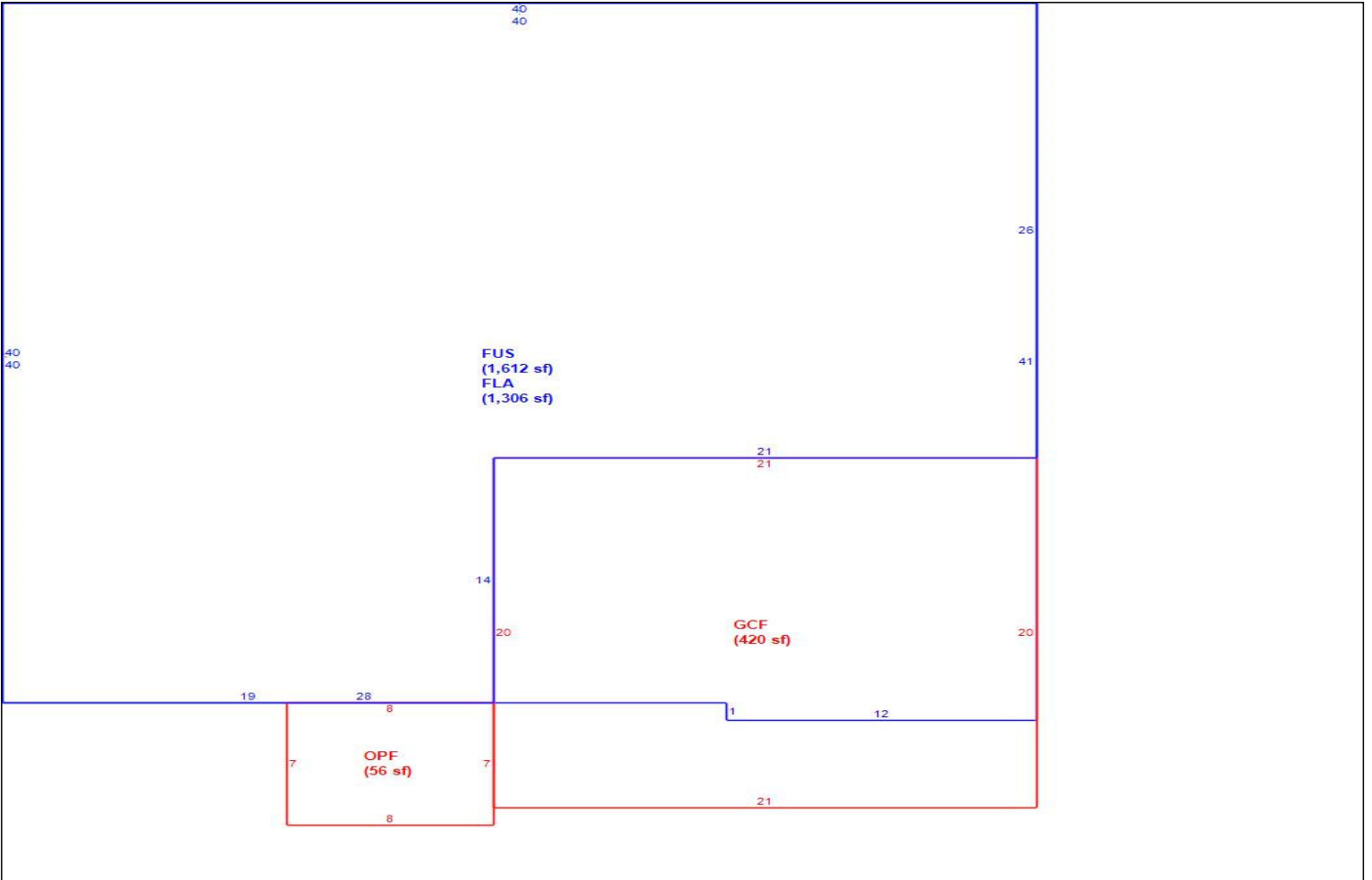
comp 1

| Property Location              |               |                 |           |
|--------------------------------|---------------|-----------------|-----------|
| Site Address 1453 BLUE SKY WAY |               |                 |           |
| CLERMONT FL 34714              |               |                 |           |
| Mill Group                     | 0005          | NBHD            | 0581      |
| Property Use                   |               | Last Inspection |           |
| 00100                          | SINGLE FAMILY | TRF             | 01-01-202 |

| Legal Description   |
|---|
| SUNRISE LAKES PHASE II PB 50 PG 99-100 LOT 37 ORB 6180 PG 888 |

| 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                  | 1.200      | 1.000       | 0         | 95,400     |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 95,400      |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 95,400     |              | Classified Adj JV/Mkt |            | 0           |           |            |

| Sketch |       |                   |                          |
|--------|-------|-------------------|--------------------------|
| Bldg 1 | Sec 1 | of 1              | Replacement Cost 283,036 |
|        |       | Deprec Bldg Value | 274,545                  |
|        |       | 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 | 1,306      | 1,306     | 1306     | 2004               | 2918    | No Stories          | 1.00 | Full Baths | 2  |
| FUS                | FINISHED AREA UPPER  | 1,612      | 1,612     | 1612     | 83.33              | 283,036 | Quality Grade       | 640  | Half Baths | 1  |
| GAR                | GARAGE FINISH        | 0          | 420       | 0        | EX                 | 97.00   | Wall Type           | 03   | Heat Type  | 6  |
| OPF                | OPEN PORCH FINISHE   | 0          | 56        | 0        | % Good             | 0       | Foundation          | 3    | Fireplaces | 0  |
| TOTALS             |                      | 2,918      | 3,394     | 2,918    | Functional Obsol   | 274,545 | Roof Cover          | 3    | Type AC    | 03 |



Alternate Key 3824066  
Parcel ID 26-24-26-1801-000-03700

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

2024-0526 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 | 312.00  | SF   | 35.00      | 2004     | 2004      | 10920.00 | 85.00 | 9,282     |
| PLD2  | POOL/COOL DECK              | 648.00  | SF   | 5.38       | 2004     | 2004      | 3486.00  | 70.00 | 2,440     |
| SEN2  | SCREEN ENCLOSED STRUCTURE   | 1752.00 | SF   | 3.50       | 2004     | 2004      | 6132.00  | 52.50 | 3,219     |
| HTB2  | HOT TUB/SPA                 | 1.00    | UT   | 6000.00    | 2004     | 2004      | 6000.00  | 52.50 | 3,150     |

| <b>Building Permits</b> |            |            |            |         |      |                       |             |         |  |
|-------------------------|------------|------------|------------|---------|------|-----------------------|-------------|---------|--|
| Roll Year               | Permit ID  | Issue Date | Comp Date  | Amount  | Type | Description           | Review Date | CO Date |  |
| 2005                    | 2004081089 | 08-25-2004 | 01-12-2005 | 3,600   | 0000 | 38X22 POOL ENCL       |             |         |  |
| 2005                    | 2004040765 | 04-16-2004 | 01-12-2005 | 20,000  | 0000 | POOL 14X28 W/DECK     |             |         |  |
| 2005                    | 2004020794 | 02-25-2004 | 01-12-2005 | 146,564 | 0000 | SFR 1453 BLUE SKY WAY |             |         |  |

| <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           |       |
| 2023088202               | 6180      | 0888      | 06-09-2023 | WD  | Q    | 01      | I          | 480,000           | 003         | DISABILITY VETERAN   | 2023             | 5000  |
|                          | 2675      | 0870      | 09-30-2004 | WD  | Q    | Q       | I          | 249,600           | 039         | HOMESTEAD            | 2024             | 25000 |
|                          |           |           |            |     |      |         |            |                   | 059         | ADDITIONAL HOMESTEAD | 2024             | 25000 |
| <b>Total</b>             |           |           |            |     |      |         |            |                   |             |                      | <b>55,000.00</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 |  |
| 95,400               | 274,545    | 18,091     | 388,036      | 0            | 388036     | 55,000.00   | 333036     | 358036      | 379,273       |  |

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Alternate Key 3826879  
 Parcel ID 26-24-26-1802-000-03300

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

2024-0526 Comp 2  
 PRC Run: 12/3/2024 By

Card # 1 of 1

| Current Owner              |    |       |
|----------------------------|----|-------|
| GEER RAMANAND & RAJKUMARIE |    |       |
| 16935 SUNRISE VISTA DR     |    |       |
| CLERMONT                   | FL | 34714 |

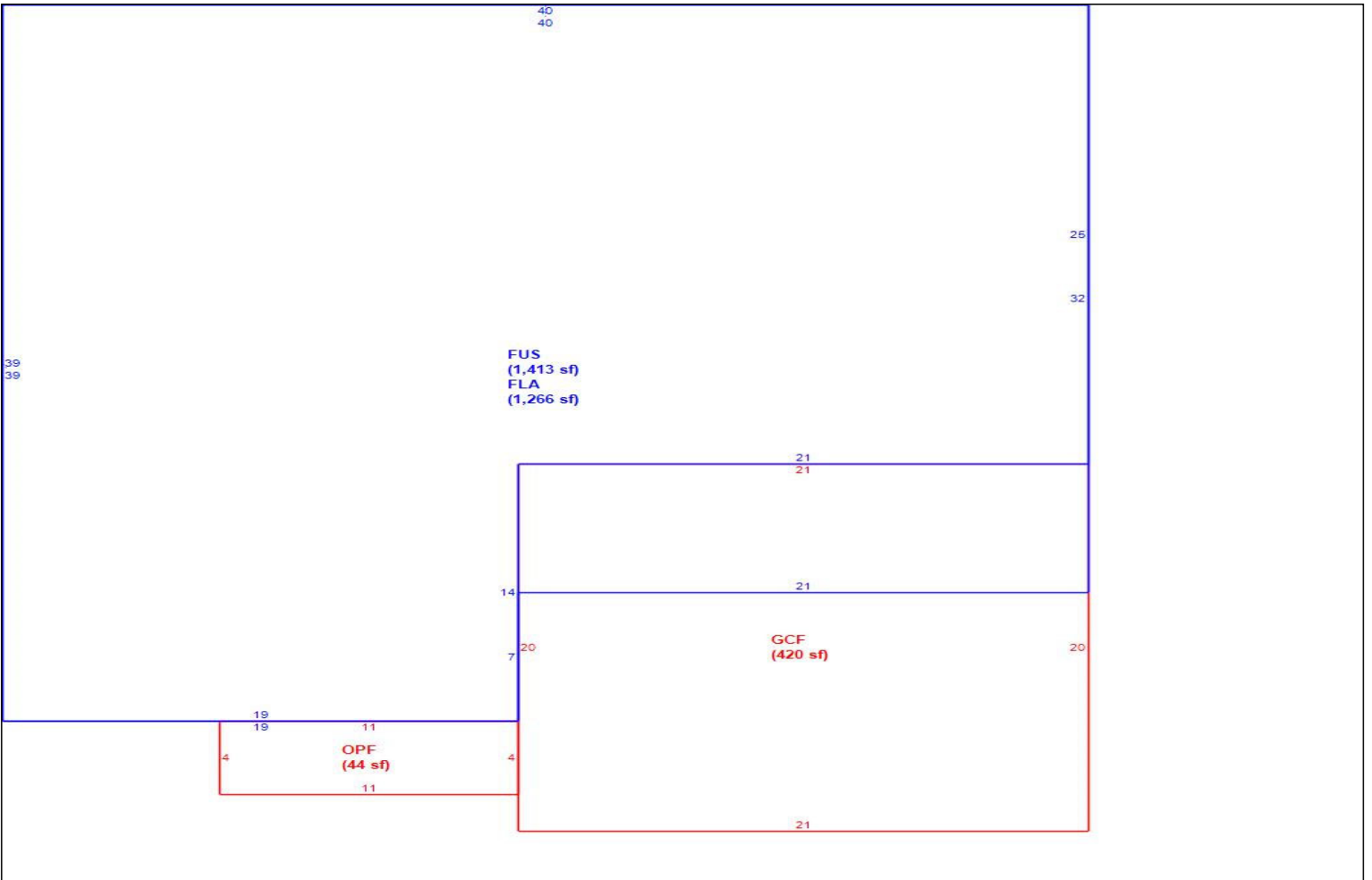
comp 2

| Property Location                   |               |                 |           |
|-------------------------------------|---------------|-----------------|-----------|
| Site Address 16935 SUNRISE VISTA DR |               |                 |           |
| CLERMONT                            |               | FL 34714        |           |
| Mill Group                          | 0005          | NBHD            | 0581      |
| Property Use                        |               | Last Inspection |           |
| 00100                               | SINGLE FAMILY | TRF             | 01-01-202 |

| Legal Description  |
|--|
| SUNRISE LAKES PHASE III PB 51 PG 92-94 LOT 33 ORB 6113 PG 1963 |

| 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                  | 1.200      | 1.000       | 0         | 95,400     |
| Total Acres      |          | 0.00  |       | JV/Mkt            |         | 0          |              | Total Adj JV/Mkt      |            | 95,400      |           |            |
| Classified Acres |          | 0     |       | Classified JV/Mkt |         | 95,400     |              | Classified Adj JV/Mkt |            | 0           |           |            |

| Sketch |       |      |                          |                           |               |
|--------|-------|------|--------------------------|---------------------------|---------------|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 263,186 | Deprec Bldg Value 255,290 | Multi Story 1 |



| Building Sub Areas |                      |            |           |          | Building Valuation |                |           | Construction Detail |      |              |
|--------------------|----------------------|------------|-----------|----------|--------------------|----------------|-----------|---------------------|------|--------------|
| Code               | Description          | Living Are | Gross Are | Eff Area | Year Built         | Effective Area | Base Rate | Imp Type            | R1   | Bedrooms     |
| FLA                | FINISHED LIVING AREA | 1,266      | 1,266     | 1266     | 2005               | 2679           | 84.18     | No Stories          | 1.00 | Full Baths 3 |
| FUS                | FINISHED AREA UPPER  | 1,413      | 1,413     | 1413     | 263,186            | EX             | 97.00     | Quality Grade       | 640  | Half Baths 0 |
| GAR                | GARAGE FINISH        | 0          | 420       | 0        | Condition          | 0              | 0         | Wall Type           | 03   | Heat Type 6  |
| OPF                | OPEN PORCH FINISHE   | 0          | 44        | 0        | % Good             | 0              | 0         | Foundation          | 3    | Fireplaces 0 |
| TOTALS             |                      | 2,679      | 3,143     | 2,679    | Functional Obsol   | 255,290        | 255,290   | Roof Cover          | 3    | Type AC 03   |

Alternate Key 3826879  
Parcel ID 26-24-26-1802-000-03300

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

2024-0526 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      | 2005     | 2005      | 12740.00 | 85.00 | 10,829    |
| PLD2  | POOL/COOL DECK              | 716.00  | SF   | 5.38       | 2005     | 2005      | 3852.00  | 70.00 | 2,696     |
| SEN2  | SCREEN ENCLOSED STRUCTURE   | 1926.00 | SF   | 3.50       | 2005     | 2005      | 6741.00  | 55.00 | 3,708     |
| 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                    | 2005020218 | 02-03-2005 | 09-08-2005 | 4,050   | 0000 | SEN 40X27                  |             |         |  |
| 2006                    | 2004121677 | 01-01-2005 | 09-08-2005 | 19,000  | 0000 | POOL 15X30 W/HEATER & SPA  |             |         |  |
| 2006                    | 2004110539 | 01-01-2005 | 09-08-2005 | 135,080 | 0000 | SFR 16935 SUNRISE VISTA 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    |       |
| 2023034040               | 6113      | 1963      | 03-22-2023 | WD  | Q    | 01      | I          | 460,000           | 039         | HOMESTEAD            | 2024      | 25000 |
| 2022033735               | 5913      | 1097      | 02-15-2022 | WD  | U    | 11      | I          | 100               | 059         | ADDITIONAL HOMESTEAD | 2024      | 25000 |
| 2016123245               | 4868      | 2271      | 11-10-2016 | WD  | Q    | Q       | I          | 245,000           |             |                      |           |       |
|                          | 2941      | 1222      | 08-05-2005 | WD  | Q    | Q       | I          | 358,400           |             |                      |           |       |
|                          | 2571      | 1037      | 05-12-2004 | WD  | U    | M       | V          | 1                 |             |                      |           |       |
| <b>Total</b>             |           |           |            |     |      |         |            |                   |             |                      | 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 |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 95,400     | 255,290    | 20,533     | 371,223      | 0            | 371223     | 50,000.00   | 321223     | 346223      | 363,130       |

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Alternate Key 3814898  
 Parcel ID 26-24-26-1800-000-00500

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

2024-0526 Comp 3  
 PRC Run: 12/3/2024 By

Card # 1 of 1

| Current Owner                   |    |       |  |
|---------------------------------|----|-------|--|
| MELNIK MIKHAIL & LIDIA ROGOJANU |    |       |  |
| 16706 RISING STAR DR            |    |       |  |
| CLERMONT                        | FL | 34714 |  |

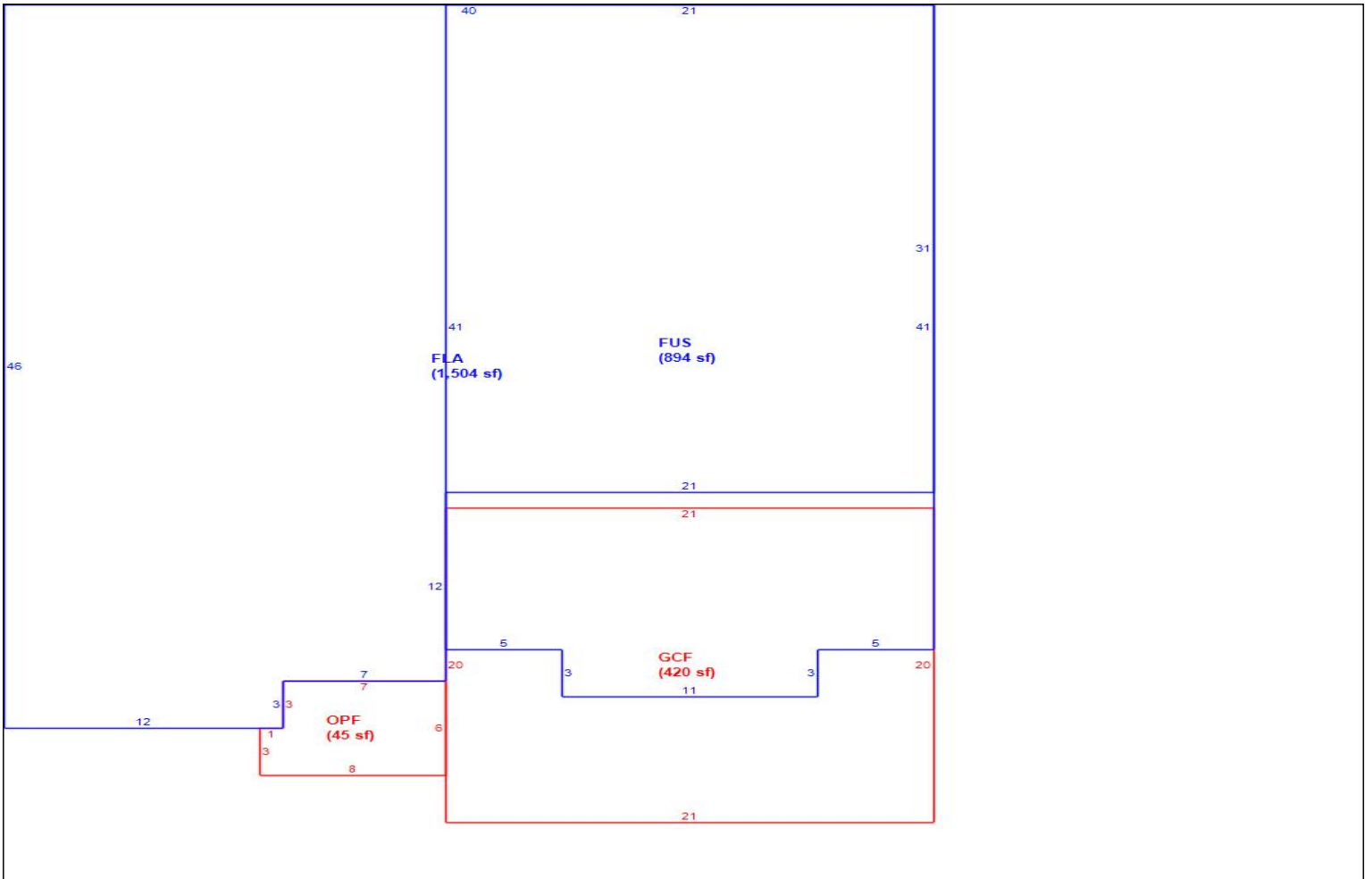
comp 3

| Property Location                 |               |                 |           |
|-----------------------------------|---------------|-----------------|-----------|
| Site Address 16706 RISING STAR DR |               |                 |           |
| CLERMONT FL 34714                 |               |                 |           |
| Mill Group                        | 0005          | NBHD            | 0581      |
| Property Use                      |               | Last Inspection |           |
| 00100                             | SINGLE FAMILY | TRF             | 01-01-202 |

| Legal Description   |
|---|
| SUNRISE LAKES PHASE I PB 48 PG 37-39 LOT 5 ORB 6103 PG 2168 |

| 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 238,840 |
|        |       | Deprec Bldg Value | 231,675                  |
|        |       | 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   | 3       |    |
| FLA                | FINISHED LIVING AREA | 1,504      | 1,504     | 1504     | Effective Area     | 2398             | No Stories          | 1.00       | Full Baths | 2       |    |
| FUS                | FINISHED AREA UPPER  | 894        | 894       | 894      | Base Rate          | 85.72            | Quality Grade       | 640        | Half Baths | 0       |    |
| GAR                | GARAGE FINISH        | 0          | 420       | 0        | Building RCN       | 238,840          | Wall Type           | 03         | Heat Type  | 6       |    |
| OPF                | OPEN PORCH FINISHE   | 0          | 45        | 0        | Condition          | EX               | Foundation          | 3          | Fireplaces | 0       |    |
|                    |                      | % Good     |           |          | 97.00              | Functional Obsol |                     |            |            |         |    |
|                    |                      | 0          |           |          | 0                  | Building RCNLD   | 231,675             | Roof Cover | 3          | Type AC | 03 |
| TOTALS             |                      | 2,398      | 2,863     | 2,398    |                    |                  |                     |            |            |         |    |

Alternate Key 3814898  
 Parcel ID 26-24-26-1800-000-00500

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

2024-0526 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 | 450.00  | SF   | 35.00      | 2003     | 2003      | 15750.00 | 85.00 | 13,388    |
| PLD2  | POOL/COOL DECK              | 430.00  | SF   | 5.38       | 2003     | 2003      | 2313.00  | 70.00 | 1,619     |
| SEN2  | SCREEN ENCLOSED STRUCTURE   | 1720.00 | SF   | 3.50       | 2003     | 2003      | 6020.00  | 50.00 | 3,010     |
| 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 |  |
| 2006                    | SALE       | 01-01-2005 | 04-19-2006 | 1       | 0000 | CHECK VALUE      |             |         |  |
| 2004                    | 2003040328 | 04-08-2003 | 11-17-2003 | 2,480   | 0000 | 40X22 POOL ENCL  |             |         |  |
| 2004                    | 2003031017 | 03-25-2003 | 11-17-2003 | 22,000  | 0000 | 15X30 POOL W/SPA |             |         |  |
| 2004                    | 2003010836 | 02-03-2003 | 11-17-2003 | 126,104 | 0000 | SFR              |             |         |  |

| <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 |
| 2023026040               | 6103      | 2168      | 03-03-2023 | WD  | Q    | 01      | I          | 465,000           |             |      |        |
| 2016072560               | 4806      | 2015      | 07-08-2016 | WD  | Q    | Q       | I          | 219,000           |             |      |        |
|                          | 2920      | 1934      | 05-11-2005 | WD  | Q    | Q       | I          | 350,000           |             |      |        |
|                          | 2416      | 2084      | 06-27-2003 | WD  | Q    | Q       | I          | 210,500           |             |      |        |
|                          | 2306      | 0311      | 03-06-2003 | QC  | U    | M       | V          | 1                 |             |      |        |
| <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               | 231,675    | 21,517     | 344,617      | 0            | 344617     | 0.00        | 344617     | 344617      | 337,284       |  |

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