



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3827580**

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

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

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

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # 2024-0538	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2013-1 IH Borrower LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	0122250800-000-02000 922 Cork Oak Ln
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit <input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.155(5), F.S.) or change of ownership or control (s. 193.155(3), 193.155(4), or 193.155(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0538	Alternate Key: 3827580	Parcel ID: 01-22-25-0800-000-02000	
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 922 CORK OAK LN MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name INV_HOME; 2013-1 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 341,225	\$ 341,225	
2. Assessed or classified use value, *if applicable	\$ 278,360	\$ 278,360	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 278,360	\$ 278,360	

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

Last Sale Date 5/13/2005 **Price:** \$240,000 Arm's Length Distressed Book 2847 Page 2149

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3827580	3835780	2909528	1381142
Address	922 CORK OAK LN MINNEOLA	930 WILLOW OAK LOOP MINNEOLA	16910 TEQUESTA TR CLERMONT	16632 JALARMY RD CLERMONT
Proximity		0.20 Miles	0.79 Miles	0.29 Miles
Sales Price		\$390,000	\$485,000	\$405,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	3.20%	4.40%
Adjusted Sale		\$348,660	\$427,770	\$362,070
\$/SF FLA	\$162.95 per SF	\$166.98 per SF	\$188.69 per SF	\$176.28 per SF
Sale Date		1/31/2023	4/28/2023	1/11/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,094	2,088	300	2,267	-8650	2,054	2000
Year Built	2005	2006	0	1995	0	1979	0
Constr. Type	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
Condition	Good	Good	0	Good	0	Good	0
Baths	3.0	2.1	1000	2.0	2500	2.1	1000
Garage/Carport	2 Car	2 Car	0	2 Car	0	2 Car	0
Porches	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	0	0	0	0	1	-2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N	0	N	0	N	0
Site Size							
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residential	Residential	0	Residential	0	Lake View	-10000
		Net Adj. 0.4%	1300	-Net Adj. 6.1%	-26150	-Net Adj. 2.6%	-9500
		Gross Adj. 0.4%	1300	Gross Adj. 7.3%	31150	Gross Adj. 4.3%	15500
Adj. Sales Price	Market Value \$341,225	Adj Market Value	\$349,960	Adj Market Value	\$401,620	Adj Market Value	\$352,570
	Value per SF 162.95						

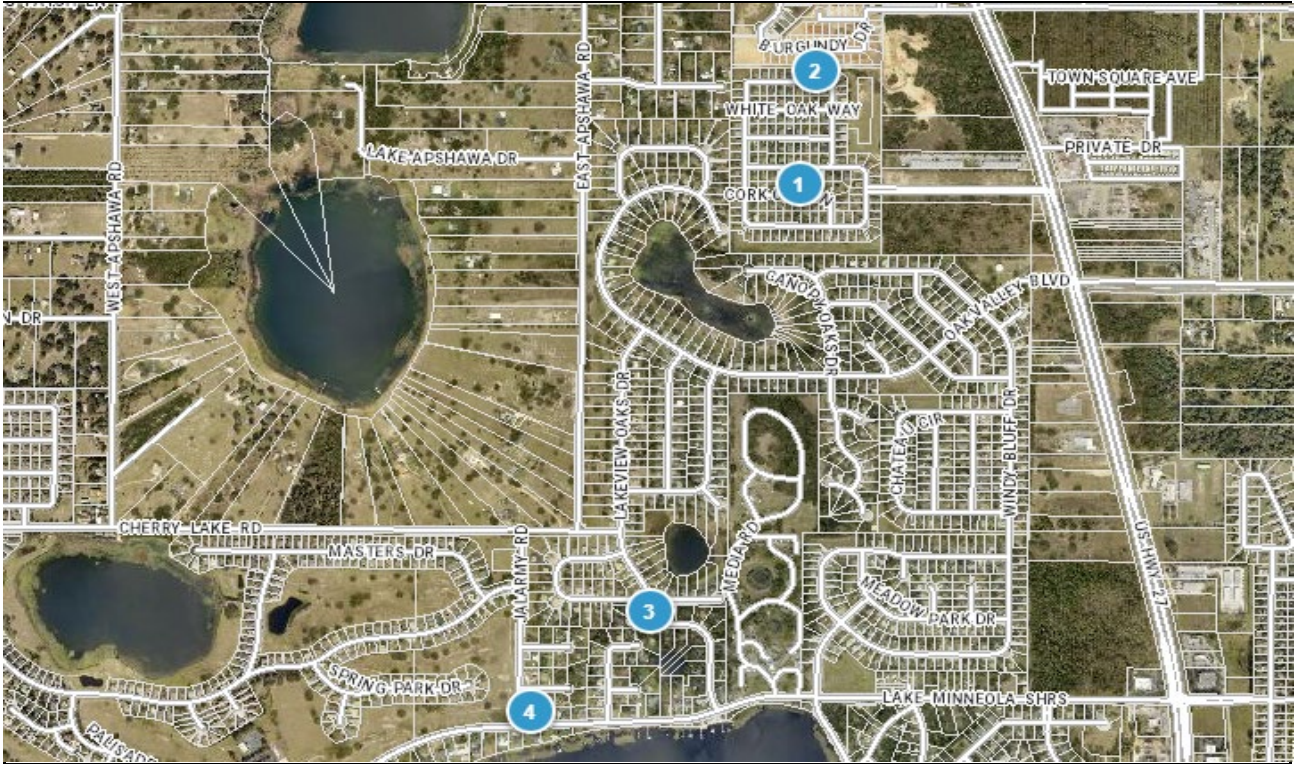
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: MTW

DATE 11/27/2024

2024-053E Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3827580	922 CORK OAK LN MINNEOLA	-
2	comp 1	3835780	930 WILLOW OAK LOOP MINNEOLA	0.2
3	comp 2	2909528	16910 TEQUESTA TR CLERMONT	0.79
4	comp 3	1381142	16632 JALARMY RD CLERMONT	0.29
5				
6				
7				
8				

Alternate Key 3827580
Parcel ID 01-22-25-0800-000-02000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0538 Subject
PRC Run: 12/9/2024 By

Card # 1 of 1

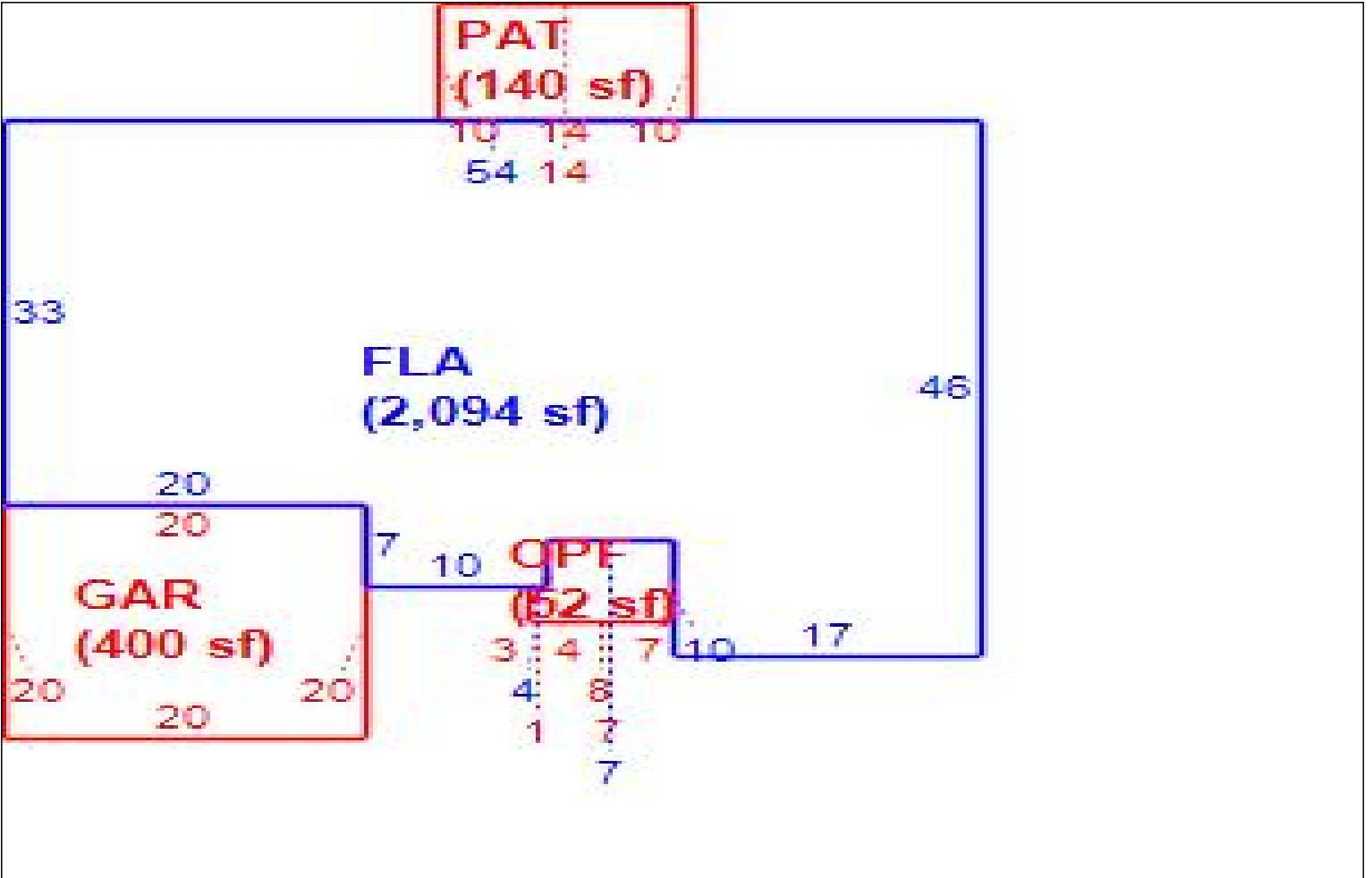
Current Owner
2013-1 IH BORROWER LP
C/O INVITATION HOMES TAX DEPT
1717 MAIN ST STE 2000
DALLAS TX 75201

Property Location
Site Address 922 CORK OAK LN
MINNEOLA FL 34715
Mill Group 00MI NBHD 0513
Property Use 00100 SINGLE FAMILY
Last Inspection PJF 01-24-201

Legal Description
HIGHLAND OAKS PHASE I PB 52 PG 30-31 LOT 20 ORB 4409 PG 1488

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 269,397 Deprec Bldg Value 261,315 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	2,094	2,094	2094	2005	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	107.40	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	52	0	269,397	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	140	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,094	2,686	2,094	97.00	Roof Cover	3	Type AC	03
					0				
					261,315				

Alternate Key 3827580
 Parcel ID 01-22-25-0800-000-02000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0538 Subject
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features
 *Only the first 10 records are reflected below

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2006	858-04-10BEP	01-01-2005	08-03-2005	131,824	0000	SFR FOR 2005		
2005	858-04-10BEP	10-07-2004	12-14-2004	131,824	0000	SFR 4/3 922 CORK OAK LN		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4409 1488	11-19-2013	WD	U	M	I	0				
	4250 2194	11-07-2012	CT	U	U	I	100,100				
	2847 2149	05-13-2005	WD	Q	Q	I	240,000				
	2812 0437	03-18-2005	WD	Q	Q	I	198,400				
	2595 2309	06-02-2004	WD	U	M	V	1				
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
79,910	261,315	0	341,225	35035	306190	0.00	306190	341225	341,225

Parcel Notes

2812/437 WILLIAM MC NALLY MARRIED
 2847/2149 BALKRISHNA ANGIRA MARRIED
 4250/2194 CT VS BALKRISHNA ANGIRA PROP SOLD TO THR FLORIDA LP
 13VAB PETITION 2013-403 TJW 092013
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 13VAB 2013-403 WITHDRAWN WITH VALUE CHANGE FROM 117417 TO 104074 TJW 100313
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 102213
 13BILL CORRECTION 2013 2492 EAG FROM 1 COND FROM 3 QG FROM 575 ALL CHGS MADE TO EQUALIZE VALUE IN SUB MHS 100213
 4409/1488 THR FLORIDA LP TO 2013-1 IH BORROWER LP
 4409/1488 M SALE INCL AK3790750 AK3790570 AK3600738 AK3433149 AK3790664 AK3827580 AK3812002
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO SCANNED CB 080516
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 22BILL CORRECTION 2022-0048 ADJUSTED MARKET VALUE AFTER REVIEW DUE TO VAB PETITION CAP10=\$20540 TJW 042823

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 3835780
 Parcel ID 01-22-25-0802-000-12700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0538 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

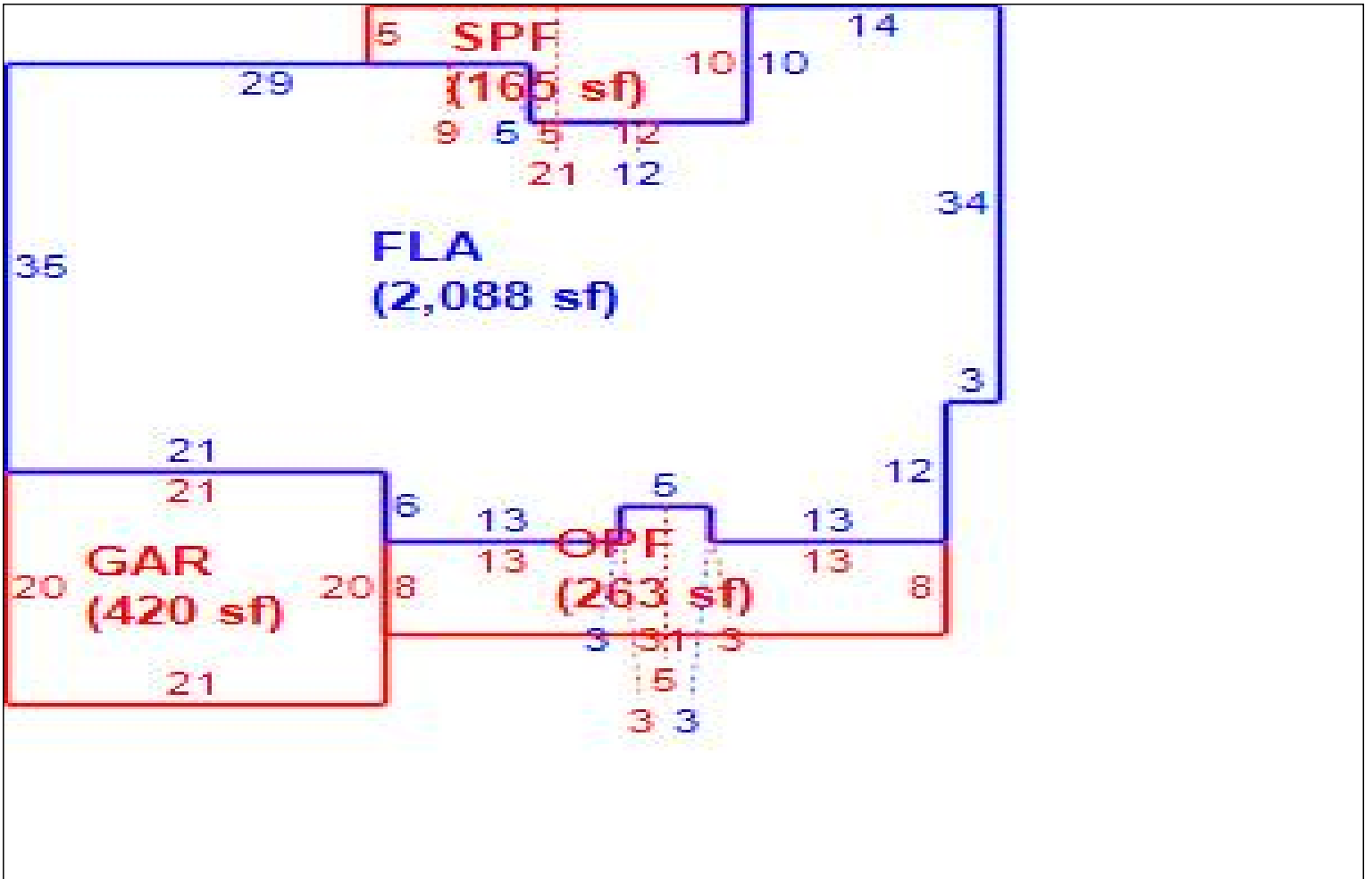
Current Owner		
METZGER JOHN G & MARIA DEL PILAR ME		
930 WILLOW OAK LOOP		
MINNEOLA	FL	34715

Property Location		
Site Address 930 WILLOW OAK LOOP		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0513	
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 01-20-201

Legal Description
 HIGHLAND OAKS PHASE III PB 53 PG 75-76 LOT 127 ORB 6087 PG 2069

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	30,500.00	0.0000	2.62	1.000	1.000	0	79,910
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,910		
Classified Acres		0		Classified JV/Mkt		79,910		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 276,272 Deprec Bldg Value 267,984 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,088	2,088	2088	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	107.45	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	263	0	276,272	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	165	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,088	2,936	2,088	97.00	Roof Cover	3	Type AC	03

Alternate Key 3835780
 Parcel ID 01-22-25-0802-000-12700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0538 Comp 1
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	1634-23-12	12-13-2023	04-23-2024	18,519	0002	REPL WINDOWS 11	04-23-2024		
2017	SALE	01-01-2016	01-20-2017	1	0099	CHECK VALUE	01-24-2017		
2017	IMPS	01-01-2016	01-20-2017	1	0008	CK OPF 4	01-24-2017		
2009	SALE	01-01-2008	01-09-2009	1	0000	CHECK VALUE	01-12-2009		
2007	0083-06-03	02-04-2006	10-12-2006	236,751	0000	SFR 930 WILLOW OAK LOOP	10-12-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023012542	6087 2069	01-31-2023	WD	Q	01	I	390,000	003	DISABILITY VETERAN	2024	5000	
2016056271	4787 0117	05-24-2016	WD	Q	Q	I	213,500	039	HOMESTEAD	2024	25000	
	4184 0271	06-20-2012	WD	U	U	I	108,400	059	ADDITIONAL HOMESTEAD	2024	25000	
	3700 1252	11-30-2007	WD	Q	Q	I	330,000					
	2782 0954	03-02-2005	WD	U	M	V	1					
Total											55,000.00	

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	
79,910	267,984	0	347,894	137304	210590	55,000.00	155590	180590	347,894	

Parcel Notes

3700/1252 KHILENA ADHIN UNMARRIED
 09FC LOC FROM 315 QG FROM 660 MHS 010909
 10TR NOT DELIVERABLE AS ADDRESSED 307 WISSAHICKON TRL BROWNS MILLS NJ 08015 6109
 11TR NOT DELIVERABLE AS ADDRESSED 307 WISSAHICKON TRL BROWNS MILLS NJ 08015
 4184/271 KHILENA ADHIN TO JENNIFER R YARBROUGH SINGLE
 12 PER MLS 05079436 SALE WAS A SHORT SALE DN 081312
 12SALE ORB 4184/271 U SALE MLS O5079436 LISTED SHORT SALE SCANNED \$297000 MTG PER FER CB 081412
 4787/117 JENNIFER R YARBROUGH TO BONNIE SCHEXNAYDER SINGLE
 16X COURTESY HX CARD SENT 062016
 17FC OPF4 TO SPF NPA SFR IS IN VERY GOOD COND NO OTHER CHGS DN 012017
 6087/2069 BONNIE SCHEXNAYDER TO JOHN G METZGER & MARIA DEL PILAR METZGER HW
 23CC EFILE HX PORT APP CP 052623
 23X RECD VA BENEFIT LTR FOR JOHN ATTACHED TO HX APP FOR 2024 INFO SCANNED AS 053023

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 2909528
 Parcel ID 12-22-25-0050-000-01000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0538 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

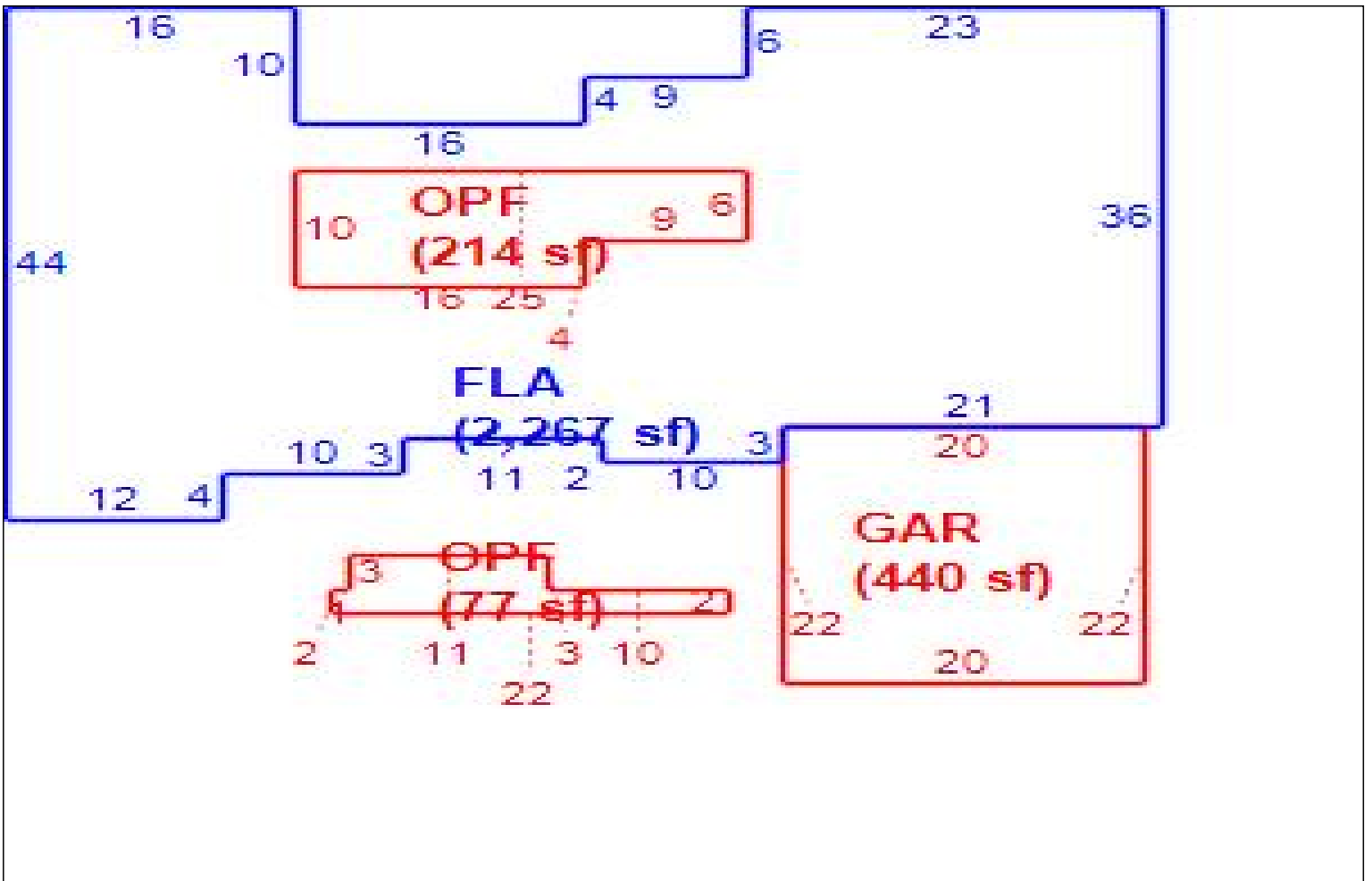
Current Owner		
PARRA ALCIDES J & KIM B		
16910 TEQUESTA TR		
CLERMONT	FL	34715

Property Location		
Site Address 16910 TEQUESTA TR		
CLERMONT FL 34715		
Mill Group 0003	NBHD 1655	
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 01-24-201

Legal Description
 LAKE MINNEOLA WOODS SUB LOT 10 PB 26 PG 13 ORB 6135 PG 953

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	97,000.00	0.0000	1.25	1.000	1.000	0	121,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		121,250		
Classified Acres		0		Classified JV/Mkt		121,250		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 266,239 Deprec Bldg Value 244,940 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,267	2,267	2267	1995	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	99.32	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	291	0	266,239	Wall Type	03	Heat Type	6
TOTALS		2,267	2,998	2,267	0	Foundation	3	Fireplaces	0
					0	Roof Cover	3	Type AC	03

Alternate Key 2909528
Parcel ID 12-22-25-0050-000-01000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0538 Comp 2
PRC Run: 12/9/2024 By
Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	448.00	SF	35.00	2001	2001	15680.00	85.00	13,328
PLD2	POOL/COOL DECK	608.00	SF	5.38	2001	2001	3271.00	70.00	2,290
SEN2	SCREEN ENCLOSED STRUCTURE	1792.00	SF	3.50	2001	2001	6272.00	42.50	2,666

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	VALU	01-01-2012	02-05-2013	1	0008	CK VALU PER OWNERS REQ	02-05-2013		
2006	SALE	01-01-2005	05-16-2006	1	0000	CHECK VALUE			
2003	2002010183	01-08-2002	06-12-2002	3,678	0000	44X32 SEN			
2002	2001110009	11-01-2001	03-28-2002	27,170	0000	14X33 POOL			
1996	9502231	05-01-1995	12-01-1995	81,133	0000	3BR SFR,16910 TEQUESTA TR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023051397	6135	0953	04-28-2023	WD	Q	01	I	485,000	039	HOMESTEAD	2024	25000
2023005522	6080	0172	01-10-2023	WD	U	37	I	409,600	059	ADDITIONAL HOMESTEAD	2024	25000
	2990	0504	09-28-2005	WD	Q	Q	I	380,000				
	1057	1890	04-01-1990	WD	Q	Q	V	24,400				
	0945	0505	12-01-1987	WD	Q	Q	V	24,200				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
121,250	244,940	18,284	384,474	155594	228880	50,000.00	178880	203880	384,630	

Parcel Notes

00FC LOC LAND QG FROM 450 FD 0300
 01 LL1 LOC FROM 120 FER 030801
 02 LOC FROM 140 FER 111601
 02FC ADD MISC QG FROM 500 RS 032802
 03 LOC FROM 147 FER 110402
 03 QG FROM 550 FER 012503
 05 LL1 LOC FROM 155 FER 031605
 2990/504 PETER L & MELINDA M CORBIO TO PAUL E & HELENA DARNELL HW
 06FC ADD PLH TO MISC NPA QG FROM 590 LL1 LOC FROM 160 DN 051606
 07X PAUL DARNELL MAILED 07HX APPL LATE AND INCOMPLETE DID NOT FURNISH HELENAS SS NUMBER OR COPIES OF FL INFO 071007
 08TRIM QG FROM 660 FD 082608
 09X PAUL & HELENA DARNELL REFILED FOR HX
 13FC OLD SKETCH SCANNED FLA FROM 2312SF GCF FROM 462SF OPF3 FROM 36SF OPF4 FROM 208SF POL PLH FROM 462SF PLD FROM 506SF SEN FROM 1628SF NICE SFR IN GOOD COND ON EXT SPF4 TO OPF ALL NPA SEE SALES AK 2918675 1517265 1517231 ALL WITH INT IN LAKE ACCESS
 DN 020513
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 15 QG FROM 620 MHS 043015
 17 UPDATE LEGAL TO REMOVE INTEREST IN COMMON AREA TRACT A ALL OWNERS HAVE INTEREST IN TRACT A DELETE LL2 TRACT A NOW ASSESSED TO AK3272137 JDB PAP 120616
 21X PAUL AND HELENA DARNELL DIVORCED 072211 PER OR 4054/1824 JRF 040121
 6080/172 PAUL E DARNELL ADN HELENA DARNELL TO OPENDOOR PROPERTY TRUST I
 6135/953 OPENDOOR PROPERTY TRUST I TO ALCIDES J & KIM B PARRA HW

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 1381142
 Parcel ID 12-22-25-0300-000-01800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0538 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

Current Owner		
RIVERA NELSON AND IDALIA RIVERA		
939 NEW MARKET ST		
PHILADELPHIA	PA	19123

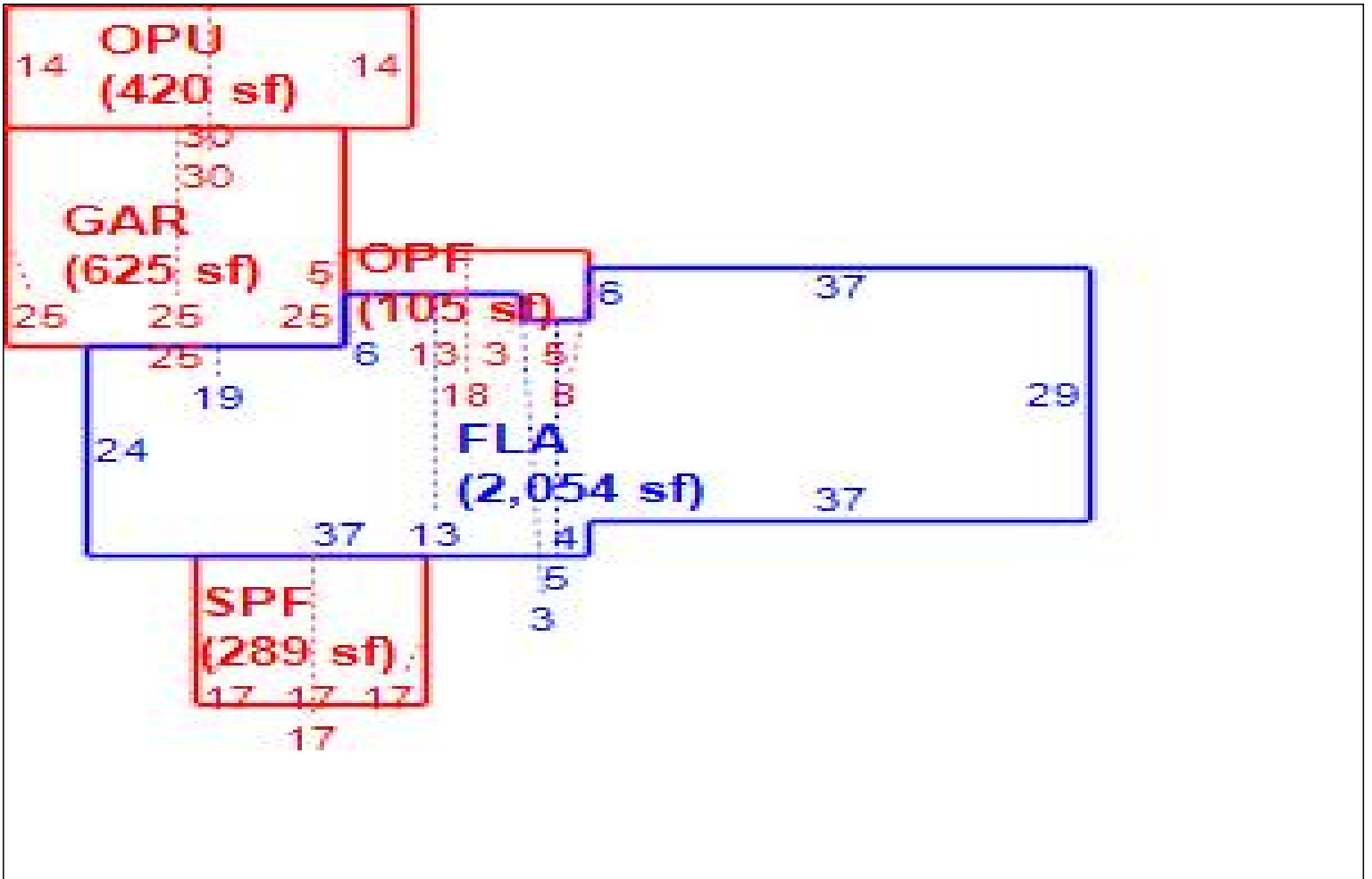
Property Location			
Site Address	16632 JALARMY RD		
	CLERMONT	FL	34715
Mill Group	0003	NBHD	4508

Property Use	Last Inspection
00100 SINGLE FAMILY	LPD 01-24-201

Legal Description
 THE HILL LOT 18, 1/42 INT IN LOT 45 PB 21 PG 48 ORB 6082 PG 243

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	62,000.00	0.0000	1.25	1.000	1.000	0	77,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,500		
Classified Acres		0		Classified JV/Mkt		77,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 266,700
Deprec Bldg Value 253,365		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,054	2,054	2054	1979	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	625	0	2054	Quality Grade	660	Half Baths	1
OPF	OPEN PORCH FINISHE	0	105	0	101.49	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	420	0	266,700	Foundation	3	Fireplaces	1
SPF	SCREEN PORCH FINIS	0	289	0	EX	Roof Cover	3	Type AC	03
TOTALS		2,054	3,493	2,054	95.00				
					Functional Obsol	0			
					Building RCNLD	253,365			

Alternate Key 1381142
 Parcel ID 12-22-25-0300-000-01800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0538 Comp 3
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	IMPS	01-01-2012	04-11-2013	1	0008	CK SKETCH	04-11-2012		
2011	SALE	01-01-2010	02-16-2011	1	0099	CHECK VALUE	02-16-2011		
2006	SALE	01-01-2005	05-15-2006	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
2023007448	6082	0243	01-11-2023	WD	Q	01	I	405,000			
	4612	2187	04-09-2015	WD	Q	Q	I	216,000			
	3992	1861	01-12-2011	WD	U	U	I	134,000			
	3932	1188	07-14-2010	CT	U	U	I	100			
	3775	2180	04-08-2009	WD	U	U	I	0			
Total											0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
77,500	253,365	0	330,865	0	330865	0.00	330865	330865	330,865	

Parcel Notes

94 EAG FROM 2 COND FROM 2 TLG 010995
 97FC ADD LOC FOR LK VIEW LOT EAG FROM 1 QG FROM 400 RS 041097
 00FC QG FROM 450 FD 0300
 01 DONALD E & KATHLEE J HOLTON MOVED 063001
 1990/828 DONALD E & KATHLEEN J HOLTON TO NINA M LICHT SINGLE
 02 LL1 LOC FROM 150 FER 111601
 2229/2389 NINA M LICHT TO FARSHAD CHARMFOROOSH AND RUTH J MONNIG ONLY
 03 QG FROM 500 LL1 LOC FROM 190 FER 012503
 04 LL1 LOC FROM 200 FER 012804
 2599/1692 FARSHAD CHARMFOROOSH QCS TO RUTH J MONNIG
 05 LL1 LOC FROM 240 FER 031605
 2955/1412 BLAKELY VASEN SINGLE
 06FC ADD OPU5 NPA EAG FROM2 QG FROM 535 SFR IN EXCELLENT COND WHAT A VIEW OF THE LAKE LL1 LOC FROM 252 ROM REMAX JOY RAY 2429200 DN 051506
 3775/2180 BLAKELY VASEN TO DUKES ENTERPRISES TTEE OF THE 16632 JALARMY RD TRUST DTD 040809
 3932/1188 CT VS BLAKELY VASEN PROP SOLD TO BANK OF AMERICA NA SUCC BY MERGER TO LASALLE BANK NA TTEE OUR SCRN HAD DUKES ENTERPRISES TTEE CHGD PER COURT DOCUMENT
 3992/1861 BANK OF AMERICA NA TTEE TO CHARLES H & NINA E TURNER HW
 11FC USALE SEE ORB 3992/1861 FROM BANK SFR IN GOOD COND NEWER SHINGLES QG FROM 650 EAG FROM 1 1979 WINDOWS DN 021611
 11 TALKED TO MRS TURNER ON PHONE SHE WAS QUESTIONING HER VALUE I TOLD HER THAT WE UPDATED HER PROPERTY AND GAVE HER THE NEW VALUE SHE WAS OK SHE ALSO STATED THAT SHE GOT A GREAT DEAL ON THE HOME AND PROPERTY RGH 031111
 13X CHARLES & NINA TURNER RENEWAL CARD RETURNED NOT DELIVERABLE AS ADDR UNABLE TO FORWARD VEH HIST DL AND VOTER WITH 1620 WHITNEY ISLES DR D WINDEMERE 34786 6065 ADDR LETTER SENT JMK 021913
 13X CHARLES & NINA TURNER DID NOT MOVE OR RENT BUT THEY SOMETIMES GET MAIL IN WINDERMERE THE WERE GONE TEMP BUT THEY

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.