



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **374389D**

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 #	2024-0557	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: INV_HOME; SRP Sub LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	0123250625-000-03800 11034 Versailles Blvd
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2: Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one): <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

PART 3. Taxpayer Signature

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

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

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

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

I am (check any box that applies):

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

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

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

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

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

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

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

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

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0557	Alternate Key: 3743890	Parcel ID: 01-23-25-0625-000-03800	
Petitioner Name RYAN, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 11034 VERSAILLES BLVD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name SRP sub llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 396,475	\$ 396,475	
2. Assessed or classified use value, *if applicable	\$ 319,840	\$ 319,840	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 319,840	\$ 319,840	

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

Last Sale Date 5/15/2013 **Price:** \$160,000 Arm's Length Distressed Book 4330 Page 1180

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3743890	3773096	3743881	3743865
Address	11034 VERSAILLES BLVD CLERMONT	10925 VERSAILLES BLVD CLERMONT	11040 VERSAILLES BLVD CLERMONT	11517 PARK PROMENADE WAY
Proximity		same sub	same sub	same sub
Sales Price		\$555,000	\$510,000	\$415,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	0.00%	1.60%
Adjusted Sale		\$489,510	\$433,500	\$359,390
\$/SF FLA	\$224.89 per SF	\$193.87 per SF	\$254.10 per SF	\$210.66 per SF
Sale Date		4/11/2023	7/9/2024	8/30/2023
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	1,763	2,525	-38100	1,706	2850	1,706	2850
Year Built	1999	1998		1997		1997	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	4.0	-20000	2.0		2.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	yes	yes		yes		yes	
Pool	Y	Y	0	N	20000	N	20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		-Net Adj. 11.9%	-58100	Net Adj. 5.3%	22850	Net Adj. 6.4%	22850
		Gross Adj. 11.9%	58100	Gross Adj. 5.3%	22850	Gross Adj. 6.4%	22850
Adj. Sales Price	Market Value \$396,475 Value per SF 224.89	Adj Market Value \$431,410		Adj Market Value \$456,350		Adj Market Value \$382,240	

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

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

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

DEPUTY: Mohamed Shariff

DATE 12/6/2024

2024-0557 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3773096	10925 VERSAILES BLVD CLERMONT	same sub
2	comp 2	3743881	11040 VERSAILLES BLVD CLERMONT	same sub
3	subject	3743890	11034 VERSAILLES BLVD CLERMONT	-
4	comp 3	3743865	11517 PARK PROMENADE WAY CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3743890
 Parcel ID 01-23-25-0625-000-03800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0557 Subject
 PRC Run: 12/6/2024 By mshariff
 Card # 1 of 1

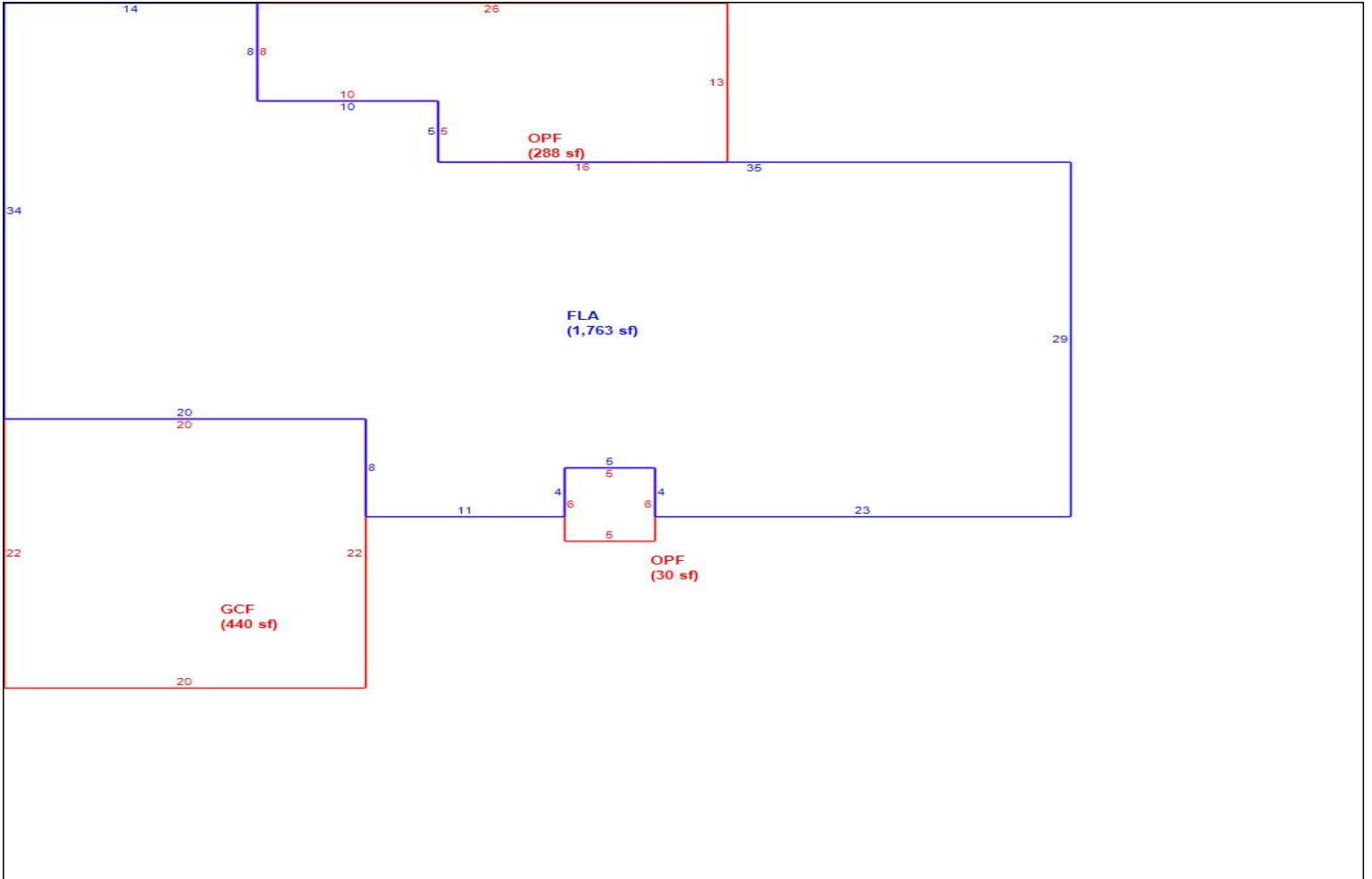
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	11034 VERSAILLES BLVD	
	CLERMONT FL 34711	
Mill Group	0005 NBHD	2584
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MONTCLAIR PHASE 1 SUB LOT 38 PB 38 PGS 1-3 ORB 5196 PG 2004

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	110,000.00	0.0000	1.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 285,350
		Deprec Bldg Value	276,790
		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	1,763	1,763	1763	1999	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	132.31	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	318	0	285,350	Wall Type	03	Heat Type	6
					Condition	Foundation	3	Fireplaces	0
					% Good	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					276,790				
TOTALS		1,763	2,521	1,763					

Alternate Key 3743890
Parcel ID 01-23-25-0625-000-03800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0557 Subject
PRC Run: 12/6/2024 By mshariff
Card # 1 of 1

Miscellaneous Features <i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	240.00	SF	35.00	1999	1999	8400.00	85.00	7,140
PLD2	POOL/COOL DECK	254.00	SF	5.38	1999	1999	1367.00	70.00	957
SEN2	SCREEN ENCLOSED STRUCTURE	1134.00	SF	3.50	1999	1999	3969.00	40.00	1,588

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2000	9904037	04-07-1999	04-03-2000	3,000	0000	SEN			
2000	9903045	03-04-1999	04-03-2000	1	0000	POOL			
2000	9812123	01-01-1999	04-03-2000	100,000	0000	SFR/11034 VERSAILLES BLVD			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018131942	5196	2004	11-07-2018	WD	U	M	I	100			
2016058898	4790	1199	06-07-2016	WD	U	M	I	100			
	4360	0567	05-15-2013	CT	U	U	I	100			
	4330	1180	05-15-2013	CT	U	U	I	160,600			
	3528	0844	10-12-2007	WD	Q	Q	I	260,000			
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	
110,000	276,790	9,685	396,475	76635	319840	0.00	319840	396475	387,855	

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Alternate Key 3773096
Parcel ID 01-23-25-0630-000-10000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0557 Comp 1
PRC Run: 12/6/2024 By

Card # 1 of 1

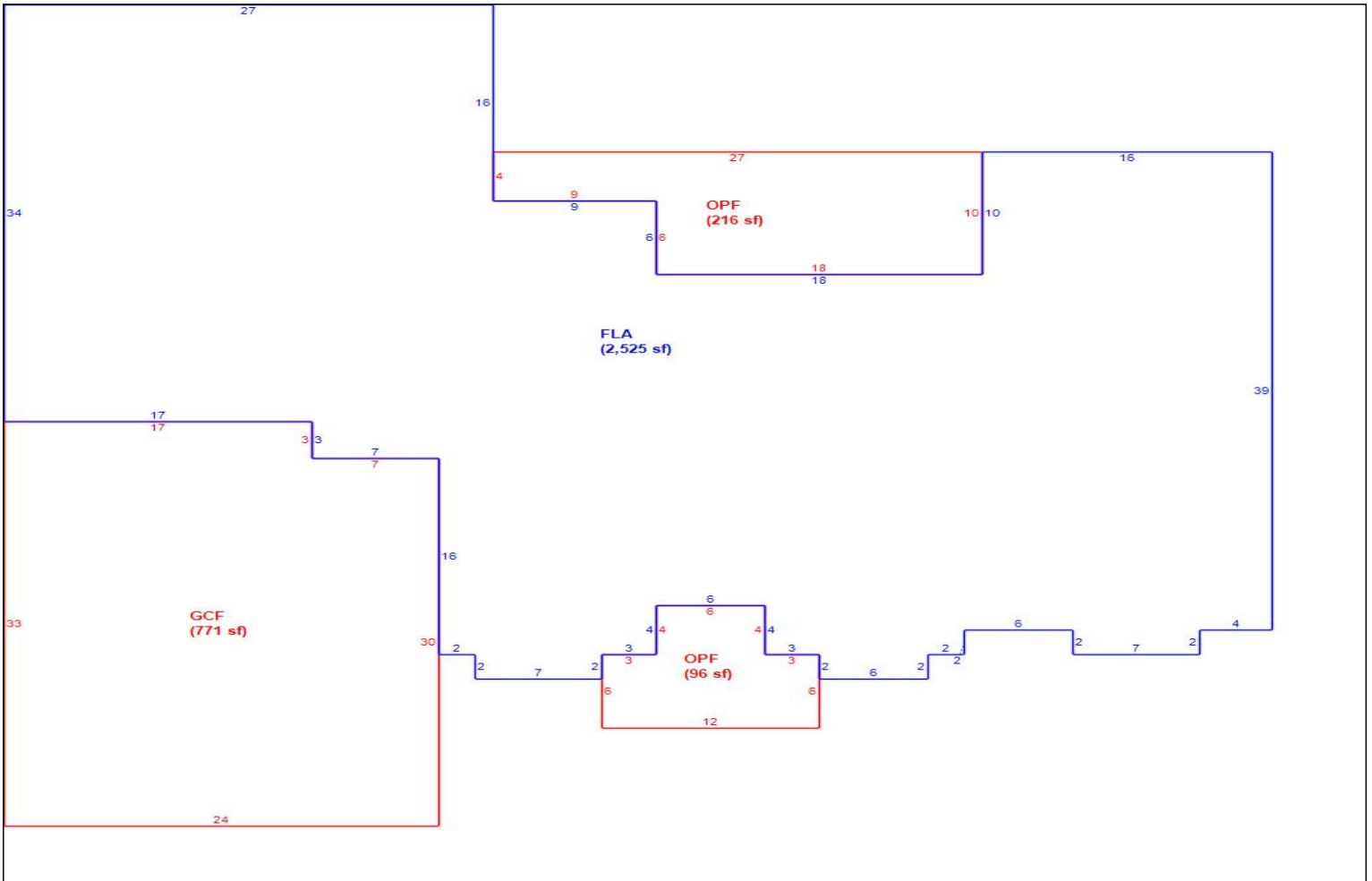
Current Owner		
LANDSBERG CHARLES R & MARY		
10925 VERSAILLES BLVD		
CLERMONT	FL	34711

Property Location		
Site Address 10925 VERSAILLES BLVD		
CLERMONT FL 34711		
Mill Group 0005	NBHD 2584	
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 03-28-201

Legal Description
MONTCLAIR PHASE II SUB LOT 100 PB 39 PGS 1-3 ORB 6296 PG 19

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	110,000.00	0.0000	1.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 390,357 Deprec Bldg Value 378,646 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	2,525	2,525	2525	1998	No Stories	1.00	Full Baths	4
GAR	GARAGE FINISH	0	771	0	124.82	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	312	0	390,357	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	378,646	Type AC	03
TOTALS		2,525	3,608	2,525					

Alternate Key 3773096
Parcel ID 01-23-25-0630-000-10000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0557 Comp 1
PRC Run: 12/6/2024 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	442.00	SF	35.00	1999	1999	15470.00	85.00	13,150
PLD2	POOL/COOL DECK	602.00	SF	5.38	1999	1999	3239.00	70.00	2,267
SEN2	SCREEN ENCLOSED STRUCTURE	1874.00	SF	3.50	1999	1999	6559.00	40.00	2,624

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	SALE	01-01-2017	03-28-2018	1	0099	CHECK VALUE	03-28-2018		
2014	2013040157	05-03-2013	02-11-2014	11,725	0002	REROOF	02-11-2014		
2005	SALE	01-01-2004	02-26-2005	1	0000	CHECK VALUE			
2000	9903062	03-08-1999	04-03-2000	2,905	0000	36X18 SEN			
2000	0001	01-26-1999	04-03-2000	10	0000	POOL U/C 99			
2000	9812117	01-01-1999	04-03-2000	19,330	0000	POOL			
1999	9850477	05-01-1998	12-01-1998	144,846	0000	SFR/10925 VERSAILLES BLVD			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024026726	6296	0019	02-28-2024	WD	Q	01	I	600,000	039	HOMESTEAD	2024	25000
2023044211	6126	0993	04-11-2023	WD	Q	01	I	555,000	059	ADDITIONAL HOMESTEAD	2024	25000
2022058580	5945	0451	03-14-2022	WD	U	11	I	100				
2017070831	4966	0254	06-23-2017	WD	Q	Q	I	329,000				
	2685	1424	10-15-2004	WD	Q	Q	I	274,900				
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
110,000	378,646	18,041	506,687	0	260117	50,000.00	210117	235117	495,091

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Alternate Key 3743881
 Parcel ID 01-23-25-0625-000-03700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0557 Comp 2
 PRC Run: 12/6/2024 By

Card # 1 of 1

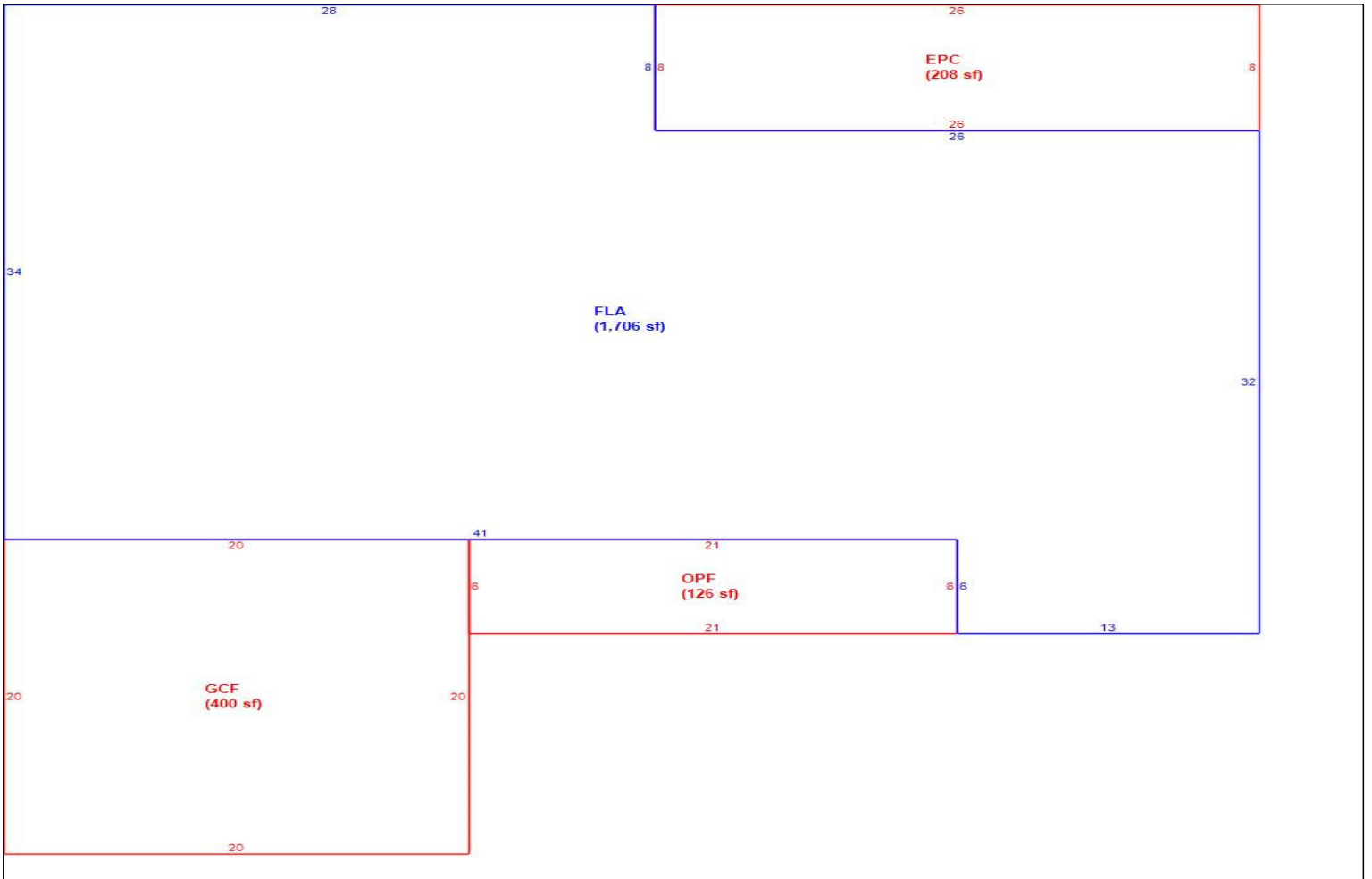
Current Owner		
OLIVER GARY M & BRENDA L		
11040 VERSAILLES BLVD		
CLERMONT	FL	34711

Property Location		
Site Address 11040 VERSAILLES BLVD		
CLERMONT FL 34711		
Mill Group	0005	NBHD 2584
Property Use		Last Inspection
00100	SINGLE FAMILY	BDK 01-01-202

Legal Description
MONTCLAIR PHASE 1 SUB LOT 37 PB 38 PGS 1-3 ORB 6367 PG 1137

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	110,000.00	0.0000	1.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 297,000
Deprec Bldg Value 288,090		Multi Story 0	



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	3	
EPF	ENCLOSED PORCH FIN	0	208	0	1997	1706	140.53	No Stories	1.00	Full Baths	2	
FLA	FINISHED LIVING AREA	1,706	1,706	1706				Quality Grade	725	Half Baths	0	
GAR	GARAGE FINISH	0	400	0				Wall Type	03	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	126	0				Foundation	3	Fireplaces	0	
TOTALS		1,706	2,440	1,706				Building RCNLD	288,090	Roof Cover	3	Type AC 03

Alternate Key 3743881
 Parcel ID 01-23-25-0625-000-03700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0557 Comp 2
 PRC Run: 12/6/2024 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	
2012	SALE	01-01-2011	02-17-2012	1	0099	CHECK VALUE	02-17-2012		
2011	VALU	01-01-2010	02-25-2011	1	0008	ADJUST AK 3743865 THIS AK ALL 1706	02-25-2011		
2010	2009030318	04-21-2009	04-05-2010	19,968	0002	CONV SCRNM RM TO TYPE III SUNROO	04-05-2010		
2010	SALE	01-01-2009	04-05-2010	1	0000	CHECK VALUE	04-05-2010		
1998	9781055	08-01-1997	12-01-1997	95,160	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024084002	6367	1137	07-09-2024	WD	Q	01	I	510,000				
2023023354	6100	1053	02-21-2023	WD	Q	01	I	475,000				
2020041768	5452	2201	04-06-2020	WD	U	19	I	255,000				
2019135351	5381	1382	04-07-2014	QC	U	U	I	0				
	4110	2401	12-27-2011	WD	U	U	I	129,000				
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	
110,000	288,090	0	398,090	0	398090	0.00	398090	398090	389,141	

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Alternate Key 3743865
Parcel ID 01-23-25-0625-000-03500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0557 Comp 3
PRC Run: 12/6/2024 By

Card # 1 of 1

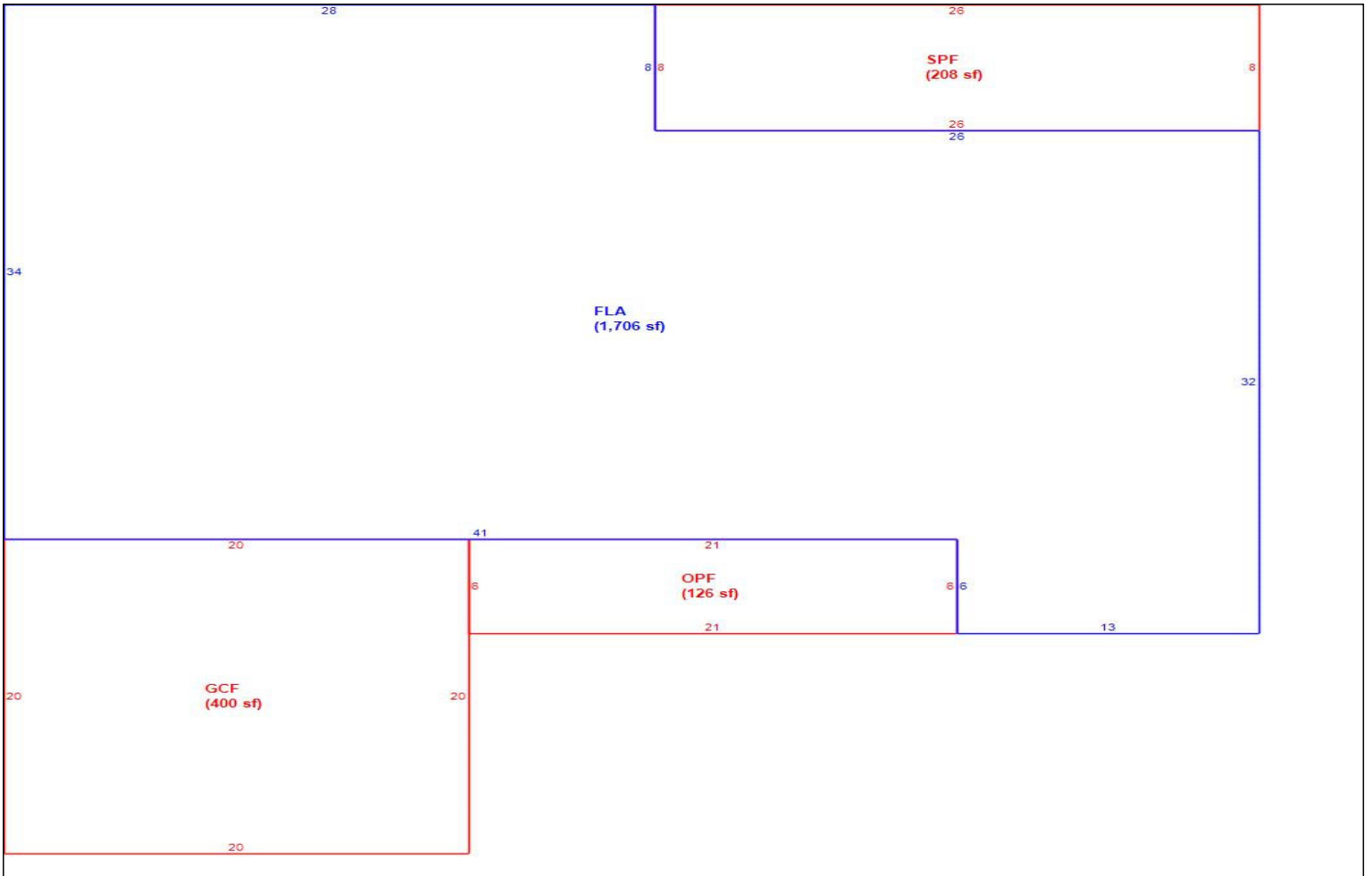
Current Owner		
TULL WILLIAM E JR & MICHELLE L		
11517 PARK PROMENADE WAY		
CLERMONT	FL	34711

Property Location			
Site Address 11517 PARK PROMENADE WAY			
CLERMONT FL 34711			
Mill Group	0005	NBHD	2584
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MONTCLAIR PHASE 1 SUB LOT 35 PB 38 PGS 1-3 ORB 6205 PG 1229

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	110,000.00	0.0000	1.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 277,969
Deprec Bldg Value 269,630		Multi Story 0	



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	3
FLA	FINISHED LIVING AREA	1,706	1,706	1706	1997	1706	132.50	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0				Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	126	0				Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	208	0				% Good	97.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		1,706	2,440	1,706				Building RCNLD	269,630	Roof Cover	3
										Type AC	03

Alternate Key 3743865
 Parcel ID 01-23-25-0625-000-03500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0557 Comp 3
 PRC Run: 12/6/2024 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	
2012 1998	VALU 9751502	01-01-2011 06-01-1997	02-17-2012 12-01-1997	1 95,160	0008 0000	CK VALU C NOTES SFR	02-17-2012		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023108605	6205	1229	08-30-2023	WD	Q	01	I	415,000	039	HOMESTEAD	2024	25000
2020046625	5460	0689	04-23-2020	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	1816	0656	04-19-2000	WD	Q	Q	I	122,500				
	1559	2152	10-30-1997	WD	Q	Q	I	112,700				
	1508	0280	03-01-1997	WD	U	M	V	1				
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	
110,000	269,630	0	379,630	0	220650	50,000.00	170650	195650	371,193	

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