

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3773457

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.

	GOMPLETED BY	QUERKOF THE VA		NACESTAN	VAR)
Petition# 202	24-0558	County Lake		ax year 2024	Date received 9./2,24
		COMPLETED BY TO	HE PENNIONER		
PART 1. Taxpay	er Information //V/T/				
Taxpayer name: ın	IV_HOME; Progress Resident	ial Exchange Borrower Llc	Representative: I	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsda	le Rd, Ste 650	Parcel ID and physical address or TPP account #	01-23-25-063 10734 Versa	80-000-11700 illes Blvd
Dhana 054 740 6	Scottsdale, AZ 85254				
Phone 954-740-6			Email		ppeals@ryan.com
	to receive information is				
	petition after the petitior at support my statemen		ched a statement o	of the reasons	I filed late and any
your evidence		oard clerk. Florida law a	allows the property	appraiser to cro	st submit duplicate copies of less examine or object to your s if you were present.)
	☑ Res. 1-4 units ☐ Indu	strial and miscellaneou	us⊡ High-water re	charge 🔲 !	Historic, commercial or nonprofit
☐ Commercial	Res. 5+ units Agric	cultural or classified use	☐ Vacant lots and	acreage 🔲	Business machinery, equipment
PART 2. Reason	i for Petition 🐰 🗀 Ch	eck one. If more than	n one, file a separ	ate petition.	
Real property Denial of class	value (check one). <mark>☑</mark> dec sification	rease 🗌 increase	☐ Denial of exe	mption Select	or enter type:
Tangible persor	ot substantially complete	must have timely filed	(Include a dat a _Qualifying impro	e-stamped cop overnent (s. 193 control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination 5 Enter the time		ially similar. (s. 194.01 ou need to present you	1(3)(e), (f), and (g ur case. Most heari), F.S.) ngs take 15 mi	erty appraiser's nutes. The VAB is not bound he time needed for the entire
1	es or I will not be availabl	e to attend on specific	dates. I have attac	ched a list of d	ates.
evidence directly appraiser's evider	nce. At the hearing, you	r at least 15 days befo have the right to have	re the hearing and witnesses sworn.	l make a writte	n request for the property
of your property re information redac	ecord card containing in	formation relevant to the appraiser receives the	ne computation of	your current as	e property appraiser a copy ssessment, with confidential and the property record card

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.

A Florida Bar licensed attorney (Florida Bar number).	PART 3. Taxpayer Signature		
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	without attaching a completed power of attorney or autho Written authorization from the taxpayer is required for ac	orization for representation to this form.	
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	Under penalties of perjury, I declare that I am the owner		
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	Signature taxpaver	Print name	Date
Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives. am (check any box that applies):	oignatalo, taxpayor	. The hand	
A Florida Bar licensed attorney (Florida Bar number	Complete part 4 if you are the taxpayer's or an affiliated		owing licensed
A Florida Bar licensed attorney (Florida Bar number	l		
A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number 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 Peyton 9/10/2024 Signature, representative Signature Robert Peyton 9/10/2024 Date			entity).
A Florida real estate appraise incensed under Chapter 475, Florida Statutes (license number A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number Inderstand 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 Peyton 9/10/2024 Signature, 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 the facts stated in it are true.	A Florida Bar licensed attorney (Florida Bar number _).	
□ A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number	A Florida real estate appraiser licensed under Chapte	er 475, Florida Statutes (license number —	RD6182
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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.		is required for access to confidential inform	nation from the property
Signature, representative Print name Date	becoming an agent for service of process under s. 194.0		
1	Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0558		Alternate K	ey: 3773457	Parcel I	D: 01-23-25-06	30-000-11700
Petitioner Name	RYAN, LI	.C c/o Rober	t Peyton	- ·			Check if Mu	ultiple Parcels
The Petitioner is:	Taxpayer of Red	cord 🗸 Taxp	payer's agent	Property		SAILLES BLVE)	
Other, Explain:		_		Address	CLE	RMONT		
Owner Name	Invita	tion homes	7 In	Value from	Value befor	e Board Actio	n	
Owner Hame	IIIVIC	tion nomes	7 ір	TRIM Notice	Value belei	ited by Prop App	i Value aπer i	Board Action
4 1437-1					- '	, , , , , ,		
1. Just Value, req				\$ 417,25		417,25		
	ssessed or classified use value, *if app		cable	\$ 417,25	52 \$	417,25	02	
	Exempt value, *enter "0" if none			\$	-			
4. Taxable Value,	*required			\$ 417,2	52 \$	417,25	52	
*All values entered	d should be count	y taxable va	lues, School and	d other taxing	authority values	may differ.		
Locat Colo Doto					A marks I am with [Distressed	Darela arma I	D
Last Sale Date	7/11/2023	Pric	:e: \$3,06	89,300	Arm's Length	✓ Distressed	Book <u>6179</u>	² age 1796
ITEM	Subje	ct	Compara	able #1	Compara	able #2	Compara	able #3
AK#	37734		3743		3773		3743	
Address	10734 VERSAIL	LES BLVD	11036 BROI	NSON RD	10925 VERSA	AILES BLVD	11040 VERSA	ILLES BLVD
Address	CLERMO	TNC	CLERM		CLERM	IONT	CLERM	IONT
Proximity			same		same		same	
Sales Price			\$509,0		\$555,		\$510,0	
Cost of Sale			-15		-15		-15	
Time Adjust			2.00		3.20		0.00	
Adjusted Sale			\$442,8		\$489,		\$433,	
\$/SF FLA	\$208.42 p	er SF	\$231.36		\$193.87	•	\$254.10	•
Sale Date			7/21/2	_	4/11/2		7/9/20	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,002		1,914	4400	2,525	-26150	1,706	14800
Year Built	2000		2003		1998		1997	_
Constr. Type	block/stucco		block/stucco		block/stucco		block/stucco	_
Condition	good		good		good	00000	good	_
Baths	2.0		2.0		4.0	-20000	2.0	+
Garage/Carport	2 car		2 car		2 car		2 car	_
Porches Pool	yes N		yes N	0	yes Y	-20000	yes N	0
Fireplace	0		1	-2500	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	1
			good		good		•	+
View	good				, and the second		good	
			Net Adj. 0.4%	1900	-Net Adj. 13.5%	-66150	Net Adj. 3.4%	14800
			Gross Adj. 1.6%	6900	Gross Adj. 13.5%	66150	Gross Adj. 3.4%	14800
	Market Value	\$417,252	Adj Market Value	\$444,730	Adj Market Value	\$423,360	Adj Market Value	\$448,300
Adj. Sales Price	Value per SF	208.42		<u> </u>				

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

2024-0558 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from
Bubble #	Comp "	7 atorriato 110 y		Subject(mi.)
1	subject	3773457	10734 VERSAILLES BLVD	
•	Subject	0110401	CLERMONT	-
2	comp 2	3773096	10925 VERSAILES BLVD	
	comp 2	3773090	CLERMONT	same sub
3	comp 3	3743881	11040 VERSAILLES BLVD	
3	comp 3	3743001	CLERMONT	same sub
4	aamn 1	3743580	11036 BRONSON RD	
4	comp 1	3743300	CLERMONT	same sub
5				
5				
6				
6				
7				
,				
8				

Alternate Key 3773457

Parcel ID 01-23-25-0630-000-11700

Current Owner INVITATION HOMES 7 LP 1717 MAIN ST STE 2000 **DALLAS** 75201 TX

LCPA Property Record Card Roll Year 2024 Status: A

2024-0558 Subject PRC Run: 12/6/2024 By

Card # 1 of 1

Property Location

Site Address 10734 VERSAILLES BLVD

Mill Group

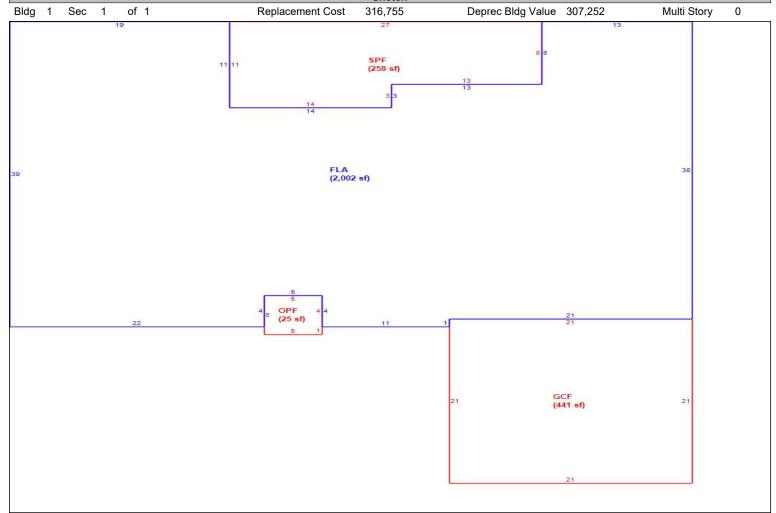
CLERMONT FL 34711 NBHD 2584 0005

Property Use Last Inspection SINGLE FAMILY PJF 01-01-202

00100

Legal Description MONTCLAIR PHASE II SUB LOT 117 PB 39 PGS 1-3 ORB 6179 PG 1796

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	FIORE	Debiii	Adj	Units	Price	Factor	Factor	Factor	Factor	Class val	Value	
1	0100	0	0		1.00 LT	110,000.00	0.0000	1.00	1.000	1.000	0	110,000	
		T-4-1 A		0.001	D //h // + I O			T-4-	1 A -1: 1) // A 4:	41		440.000	
		Total A	cres	0.00	JV/Mkt 0			IOTE	al Adj JV/Mk	τι		110,000	
	Cla	assified A	cres	0	Classified JV/Mkt 11	0,000		Classifie	d Adj JV/Mk	t		0	
	Sketch												



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,002	2,002	2002	Effective Area	2002	l		- " - "	
GAR	GARAGE FINISH	0	441		Base Rate	131.51	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	25	0	Building RCN	316.755	Quality Grade	700	Half Baths	0
SPF	SCREEN PORCH FINIS	0	258	0	Condition	EX		700		ı ı
					-		Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	•	Firenlases	
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,002	2,726	2,002	Building RCNLD	307,252	Roof Cover	3	Type AC	03

Alternate Key 3773457 Parcel ID 01-23-25-0630-000-11700

LCPA Property Record Card Roll Year 2024 Status: A

2024-0558 Subject PRC Run: 12/6/2024

> Card# of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Apr Value Code Type Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Type Description Review Date 0041790 109,000 SFR/10734 VERSAILLES BLVD 04-26-2000 08-04-2000 0000 2001 Sales Information Exemptions Q/U Code Vac/Imp Book/Page Sale Date Instr Sale Price Code Description Year Amount Instrument No 2022087602

										-
						Val	ue Summ	ary		
									Total	0.00
	4588	1117	02-03-2015	WD	U	М	I	100		
2016126036	4872	1359	12-06-2016	WD	U	М	I	100		
2017080626	4977	2314	07-26-2017	WD	U	М	I	100		
2021129909	5798	0823	04-14-2021	WD	U	11	I	0		
2023087602	6179	1796	07-11-2023	ט אא	Q	05	l I	3,069,300		

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	307 252	0	417 252	0	417252	0.00	417252	417252	407 416

^{***}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 3743580

Parcel ID 01-23-25-0625-000-00700

Current Owner WALKER KIYO & MICHAEL

11036 BRONSON RD

CLERMONT FL 32711

LCPA Property Record Card Roll Year 2024 Status: A

2024-0558 Comp 1 PRC Run: 12/6/2024 By

Card # of 1

FL 34711

Property Location

Site Address 11036 BRONSON RD CLERMONT

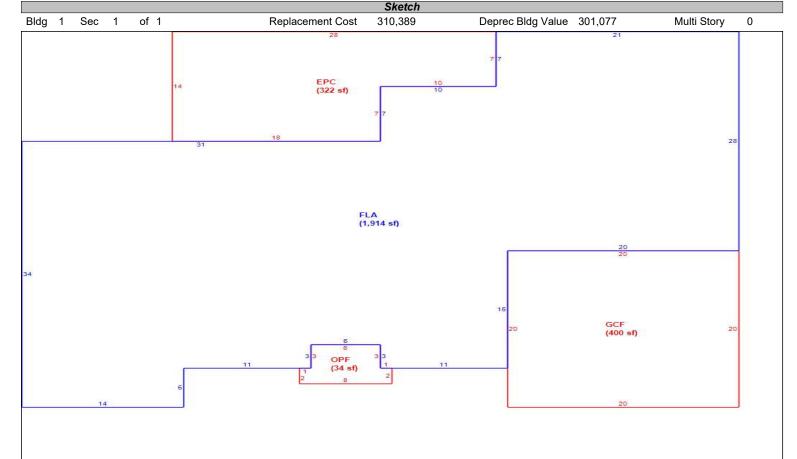
Mill Group 2584 0005 NBHD

Property Use Last Inspection 00100 SINGLE FAMILY MHS 03-21-202

Legal Description

MONTCLAIR PHASE 1 SUB LOT 7 PB 38 PGS 1-3 ORB 6183 PG 1841

Lan	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									0				



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	322	-	Effective Area	1914	No Stories	4.00	Full Baths	0
FLA	FINISHED LIVING AREA	1,914	,-	1914	Base Rate	131.82	NO Stories	1.00	ruii batiis	2
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	400 34	0	Building RCN	310,389	Quality Grade	700	Half Baths	0
011	OF ENT OROTT INIONE		01	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		O
					Functional Obsol	0	Foundation	3	Fireplaces	1
	TOTALS	1,914	2,670	1,914	Building RCNLD	301.077	Roof Cover	3	Type AC	03

Alternate Key 3743580 Parcel ID 01-23-25-0625-000-00700

LCPA Property Record Card Roll Year 2024 Status: A

2024-0558 Comp 1 PRC Run: 12/6/2024 By

Card # 1 of 1

			on rour	2024 01	atus. A								
	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
FOP4	OPEN PORCH FINISHED	336.00	SF	19.75	2021	2021	6636.00	95.00	6,304				
	1	I											

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date					
2022 2018 2008 2004	2021050307 SALE 2006120316 2002120681	06-15-2021 01-01-2017 01-08-2007 01-01-2003	03-21-2022 03-28-2018 08-07-2007 01-08-2004	9,000 1 3,000 117,744	0003 0099 0000	PERGOLA CHECK VALUE ENCL LANAI W/GLASS SFR	03-28-2018	CO Date					

			Sales Informa	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023090877	6183	1841	07-21-2023	WD	Q	01	I	509,000	039	HOMESTEAD	2024		
2017053828	4946	0120	05-09-2017	WD	253,000	059	ADDITIONAL HOMESTEAD	2024	25000				
1675 2441 12-31-1998 WD Q V								32,500					
	1543 2423 08-18-1997 WD Q Q V 25,000												
						Total		50,000.00					
	<u> </u>					\/a	ua Summ			10141		33,330.00	

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	301 077	6 304	417 381	0	283791	50 000 00	233791	258791	408 112

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Alternate Key 3773096

Parcel ID 01-23-25-0630-000-10000

Current Owner

LANDSBERG CHARLES R & MARY

10925 VERSAILLES BLVD

CLERMONT 34711

LCPA Property Record Card Roll Year 2024 Status: A

2024-0558 Comp 2 PRC Run: 12/6/2024 By

Card # 1 of

Property Location

Site Address 10925 VERSAILES BLVD

CLERMONT 34711 2584 0005 NBHD

Property Use Last Inspection

Mill Group

00100 SINGLE FAMILY DN 03-28-201

Legal Description

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

Lan	d Lines													
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value		
#	Code			Auj		FIICE	Factor	Facioi	Facioi	racioi		value		
1	0100	0	0		1.00 LT	110,000.00	0.0000	1.00	1.000	1.000	0	110,000		
		Total A		0.00	JV/Mkt 0				│ │ II Adj JV/Mk			110,000		
	Classified Acres 0 Classified JV/Mkt 110,000 Classified Adj JV/Mkt 0													
						Sketch								

Bldg 1 1 of 1 Replacement Cost 390,357 Deprec Bldg Value 378,646 Multi Story 0 Sec OPF (216 sf) FLA (2,525 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	1998	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,525	2,525	2525	Effective Area	2525			- " - "	
GAR	GARAGE FINISH	0	771	0	Base Rate	124.82	No Stories	1.00	Full Baths	4
OPF	OPEN PORCH FINISHE	0	312	0	Building RCN	390,357	Quality Grade	700	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wall Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,525	3,608	2,525	Building RCNLD	378,646	Roof Cover	3	Type AC	03

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

LCPA Property Record Card Roll Year 2024 Status: A

2024-0558 Comp 2 PRC Run: 12/6/2024 By

Card # 1 of 1

	Non roan 2027 Outlast A												
	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	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 Oll Year Permit ID Issue Date Comp Date Amount Type Description Review Date CO Date													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date						
2018 2014 2005 2000 2000 2000	SALE 2013040157 SALE 9903062 0001 9812117 9850477	01-01-2017 05-03-2013 01-01-2004 03-08-1999 01-26-1999 01-01-1999 05-01-1998	03-28-2018 02-11-2014 02-26-2005 04-03-2000 04-03-2000 04-03-2000 12-01-1998	111,725 11,725 1 2,905 10 19,330 144,846	0099 0002 0000 0000 0000 0000	CHECK VALUE REROOF CHECK VALUE 36X18 SEN POOL U/C 99 POOL SFR/10925 VERSAILLES BLVD	03-28-2018 02-11-2014	CO Date						

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024026726 2023044211 2022058580 2017070831	6296 6126 5945 4966	0019 0993 0451 0254	02-28-2024 04-11-2023 03-14-2022 06-23-2017	WD WD WD	QQUQ	01 01 11 Q		600,000 555,000 100 329,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
	2685	1424	10-15-2004	WD	Q	Q	I	274,900		Total		50,000.00

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

2024-0558 Comp 3 PRC Run: 12/6/2024 By

Card # **Property Location**

Site Address 11040 VERSAILLES BLVD

CLERMONT FL 34711 0005 NBHD 2584

1

of 1

Mill Group Property Use Last Inspection 00100 SINGLE FAMILY BDK 01-01-202

Current Owner OLIVER GARY M & BRENDA L 11040 VERSAILLES BLVD

CLERMONT 34711

Legal Description

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

Lan	Land Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Lines Li													
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 A	cres	0.00	JV/Mkt 0			Tota	l Adj JV/Mk	t		110,000		
	Cla	assified A	cres	0	Classified JV/Mkt 11	sified JV/Mkt 110,000			d Adj JV/Mk	t	0			

Sketch

Bldg 1 of 1 Replacement Cost 297,000 Deprec Bldg Value 288,090 Multi Story 0 Sec 1 EPC (208 sf) FLA (1,706 sf) OPF (126 sf) GCF (400 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	208	0	Effective Area	1706				
FLA	FINISHED LIVING AREA	1,706	1,706	1706	Base Rate	140.53	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Building RCN	297,000	Quality Grade	725	Half Baths	0
OPF	OPEN PORCH FINISHE	0	126	0		,	Quality Orace	123	riali Datiis	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		ŭ
					Functional Obsol	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

2024-0558 Comp 3 PRC Run: 12/6/2024 By

Card # 1 of 1

					*Only			laneous F records a	eatures re reflected b	elow				
Code		Descri	ption	Un	its	Туре	Ur	nit Price	Year Blt	Effect Y	r RCN	%Good	<u> </u>	Apr Value
						,								
	Pormit ID Jesus Data Comm						Bui	Iding Per	mits			•		
Roll Yea	r Permit	ID	Issue Da	ate Comp [Date	Am	Amount Type			Descri	otion	Review Date		CO Date
2012 2011 2010 2010 1998	SALE VALU 20090303 SALE 9781055	118	01-01-20 01-01-20 04-21-20 01-01-20 08-01-19	010 02-25-2 009 04-05-2 009 04-05-2	2011 2010 2010		19,96 95,16	1 0000		3743865 ⁻ I RM TO 1	THIS AK ALL 1706 YPE III SUNROO	02-17-2 02-25-2 04-05-2 04-05-2	011 010	
				Sales Inform	ation						Exe	mptions		
Instru	ıment No	Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Amount	
	1084002 3023354	6367		07-09-2024	WD	Q	01 01	1	510,000 475,000					

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

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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