



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3828190*

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>2024-0575</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			
Taxpayer name: <i>INV_HOME; IH5 Property Florida, LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>0323261302-000-21200 2949 Magnolia Blossom Cir</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

Petition # 2024-0575	Alternate Key: 3828190	Parcel ID: 03-23-26-1302-000-21200
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 2949 MAGNOLIA BLOSSOM CIR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name IH5 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 383,423	\$ 383,423
2. Assessed or classified use value, *if applicable	\$ 322,270	\$ 322,270
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 322,270	\$ 322,270

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

Last Sale Date 5/27/2015 **Price:** \$192,500 Arm's Length Distressed Book 4635 Page 2072

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3828190	3810748	3820141	3828123
Address	2949 MAGNOLIA BLOSSOM CIR	3280 MAGNOLIA PETAL CT	3257 WHITE BLOSSOM LN CLERMONT	2948 MAGNOLIA BLOSSOM CIR
Proximity		730 FEET	200 FEET	560 FEET
Sales Price		\$460,000	\$490,000	\$490,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	4.40%	0.80%
Adjusted Sale		\$400,200	\$438,060	\$420,420
\$/SF FLA	\$125.79 per SF	\$143.03 per SF	\$154.68 per SF	\$149.30 per SF
Sale Date		7/20/2023	1/5/2023	10/16/2023
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	3,048	2,798	17500	2,832	15120	2,816	16240
Year Built	2005	2003		2004		2005	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	3.1	2.1	7500	2.1	7500	3.0	5000
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/PAT	OPF/SPU		OPF/SPU		OPF/EPA	-7000
Pool	N	N	0	Y	-20000	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	.21 AC	.27 AC		.19 AC	2120	.22 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RETENTION		RESIDENTIAL	
		Net Adj. 6.2%	25000	Net Adj. 1.1%	4740	-Net Adj. 1.4%	-5760
		Gross Adj. 6.2%	25000	Gross Adj. 10.2%	44740	Gross Adj. 11.5%	48240
Adj. Sales Price	Market Value \$383,423	Adj Market Value \$425,200		Adj Market Value \$442,800		Adj Market Value \$414,660	
	Value per SF 125.79						

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.

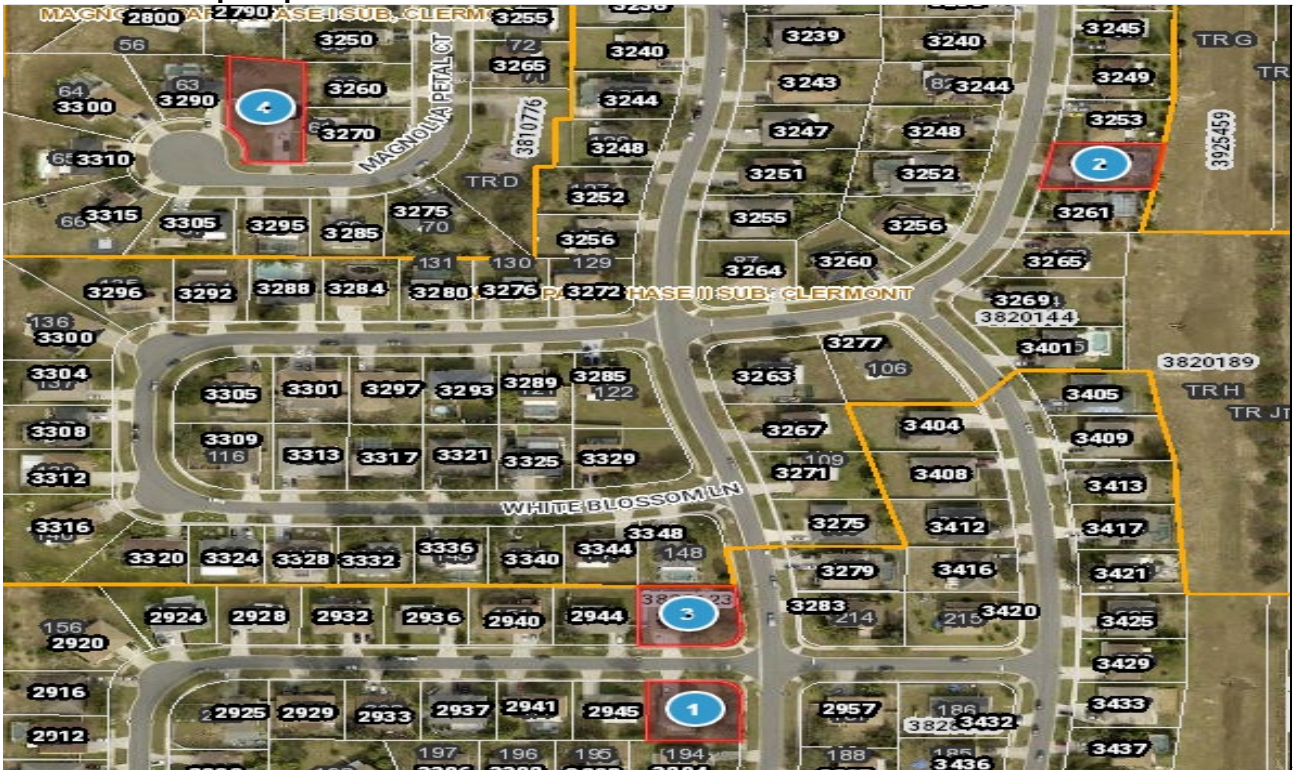
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: R. Bryan Boone

DATE 11/20/2024

2024-0575 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3828190	2949 MAGNOLIA BLOSSOM CIR CLERMONT	
2	2	3820141	3257 WHITE BLOSSOM LN CLERMONT	930 FEET
3	3	3828123	2948 MAGNOLIA BLOSSOM LN CLERMONT	ACROSS STREET
4	1	3810748	3280 MAGNOLIA PETAL CT CLERMONT	930 FEET
5				
6				
7				
8				

Alternate Key 3828190
Parcel ID 03-23-26-1302-000-21200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0575 Subject
PRC Run: 11/20/2024 By bboone
Card # 1 of 1

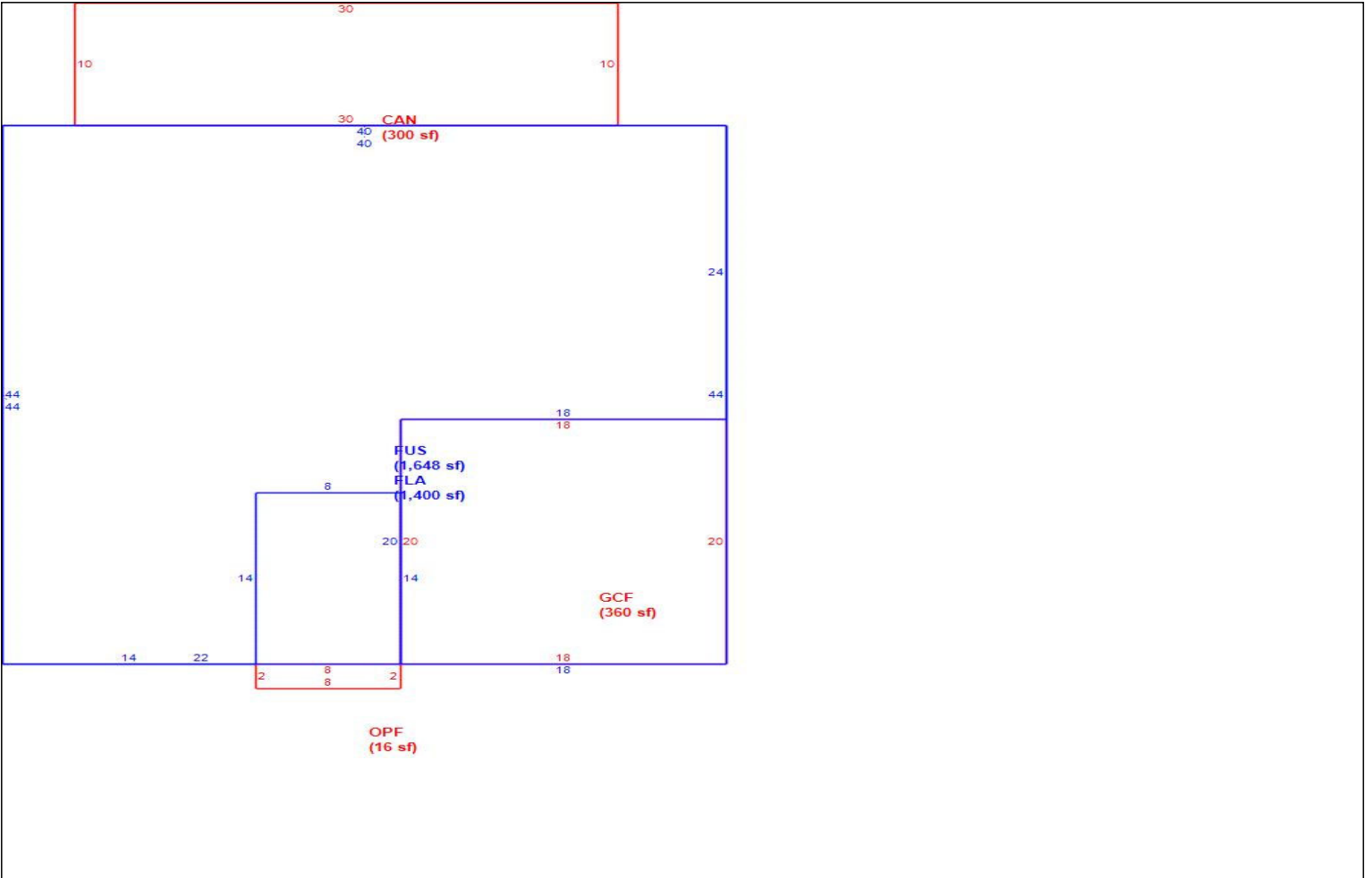
Current Owner		
IH5 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 2949 MAGNOLIA BLOSSOM CIR CLERMONT FL 34711		
Mill Group	000C	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MAGNOLIA PARK PHASE III PB 52 PG 45-46 LOT 212 ORB 4635 PG 2072

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	2.00	1.040	1.000	0	55,120
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,120		
Classified Acres		0		Classified JV/Mkt		55,120		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 338,457
		Deprec Bldg Value	328,303
		Multi Story	1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,400	1,400	1400	Effective Area	3048	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,648	1,648	1648	Base Rate	94.87	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	360	0	Building RCN	338,457	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	16	0	Condition	EX	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	300	0	% Good	97.00	Functional Obsol	0		
TOTALS		3,048	3,724	3,048	Building RCNLD	328,303	Roof Cover	3	Type AC	03

Alternate Key 3828190
 Parcel ID 03-23-26-1302-000-21200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0575 Subject
 PRC Run: 11/20/2024 By bboone
 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	2004080956	01-01-2005	09-21-2005	150,568	0000	SFR 2949 MAGNOLIA BLOSSOM CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4635	2072	05-27-2015	WD	Q	Q	I	192,500			
	4223	1507	08-15-2012	QC	U	U	I	100			
	2804	0068	03-31-2005	WD	Q	Q	I	199,300			
	2636	0172	07-16-2004	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	
55,120	328,303	0	383,423	61153	322270	0.00	322270	383423	372,638	

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 3810748
Parcel ID 03-23-26-1300-000-06200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0575 Comp 1
PRC Run: 11/20/2024 By

Card # 1 of 1

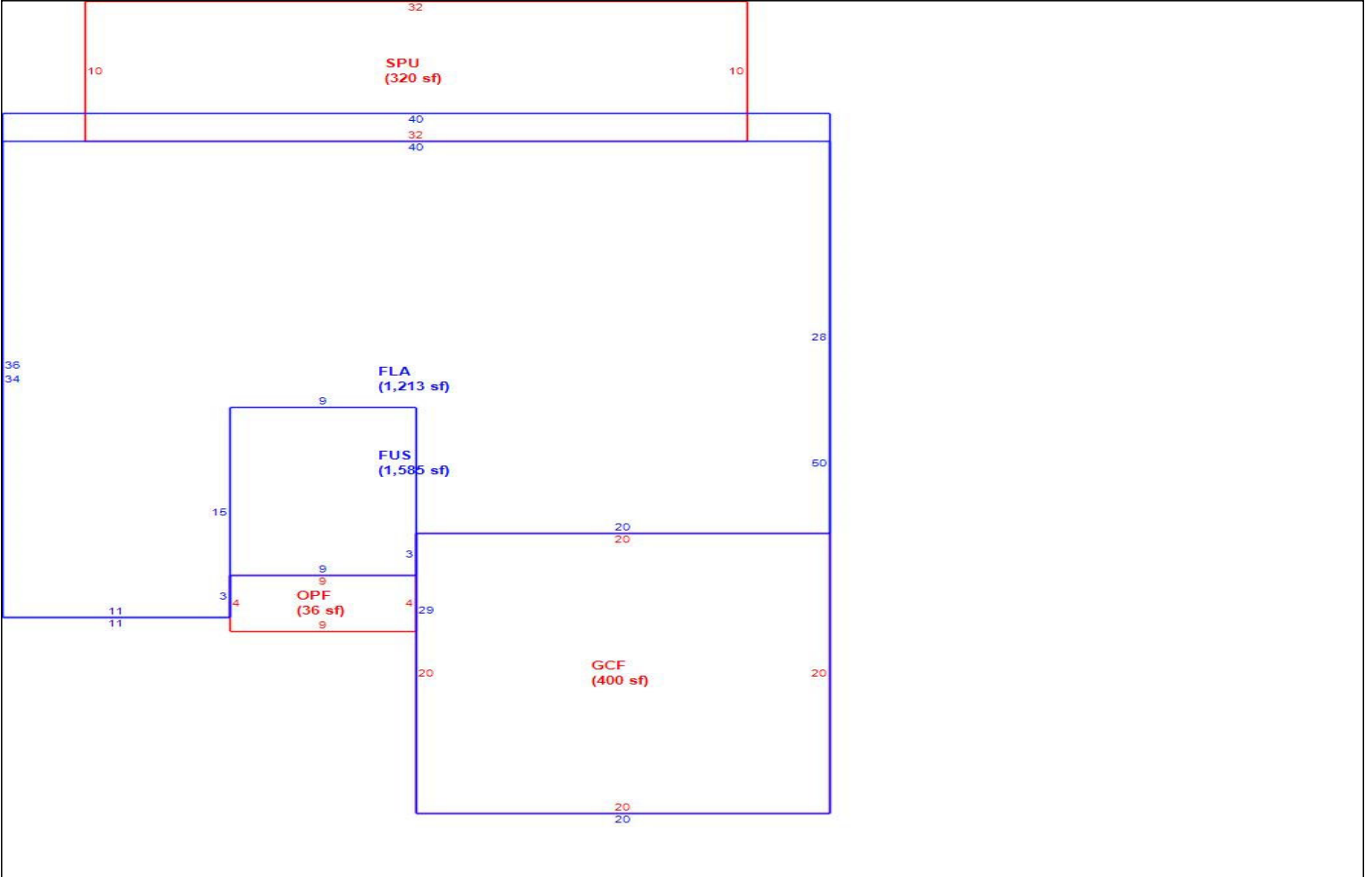
Current Owner		
UNNERSTALL LISA P & VINCENT		
3280 MAGNOLIA PETAL CT		
CLERMONT	FL	34711

Property Location			
Site Address 3280 MAGNOLIA PETAL CT			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	06-22-202

Legal Description
MAGNOLIA PARK PHASE I PB 47 PG 18-19 LOT 62 ORB 6191 PG 1505

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	2.00	1.040	1.000	0	55,120
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,120		
Classified Acres		0		Classified JV/Mkt		55,120		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 315,395
		Deprec Bldg Value	305,933
		Multi Story	1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,213	1,213	1213	2003	2798	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,585	1,585	1585		95.72	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	400	0		315,395	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	36	0			% Good	97.00	Foundation	3
SPU	SCREEN PORCH UNFIN	0	320	0			Functional Obsol	0	Fireplaces	0
TOTALS		2,798	3,554	2,798		305,933	Building RCNLD	305,933	Roof Cover	3
							Type AC	03		

Alternate Key 3810748
 Parcel ID 03-23-26-1300-000-06200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0575 Comp 1
 PRC Run: 11/20/2024 By
 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	03-22-2007	1	0000	CHECK VALUES	03-22-2007		
2004	2003080848	08-21-2003	12-30-2003	2,490	0000	10X32 SCR N PORCH			
2004	2003070231	07-17-2003	12-30-2003	141,768	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023096587	6191 1505	07-20-2023	WD	Q	01	I	460,000					
2023065965	6153 1127	06-01-2023	WD	U	37	I	415,500					
2022037966	5919 0346	02-25-2022	QC	U	11	I	100					
	3644 0394	06-19-2008	WD	U	U	I	199,900					
	3148 1306	04-14-2006	WD	Q	Q	I	370,000					
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	
55,120	305,933	0	361,053	0	361053	0.00	361053	361053	351,049	

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Alternate Key 3820141
Parcel ID 03-23-26-1301-000-10100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0575 Comp 2
PRC Run: 11/20/2024 By

Card # 1 of 1

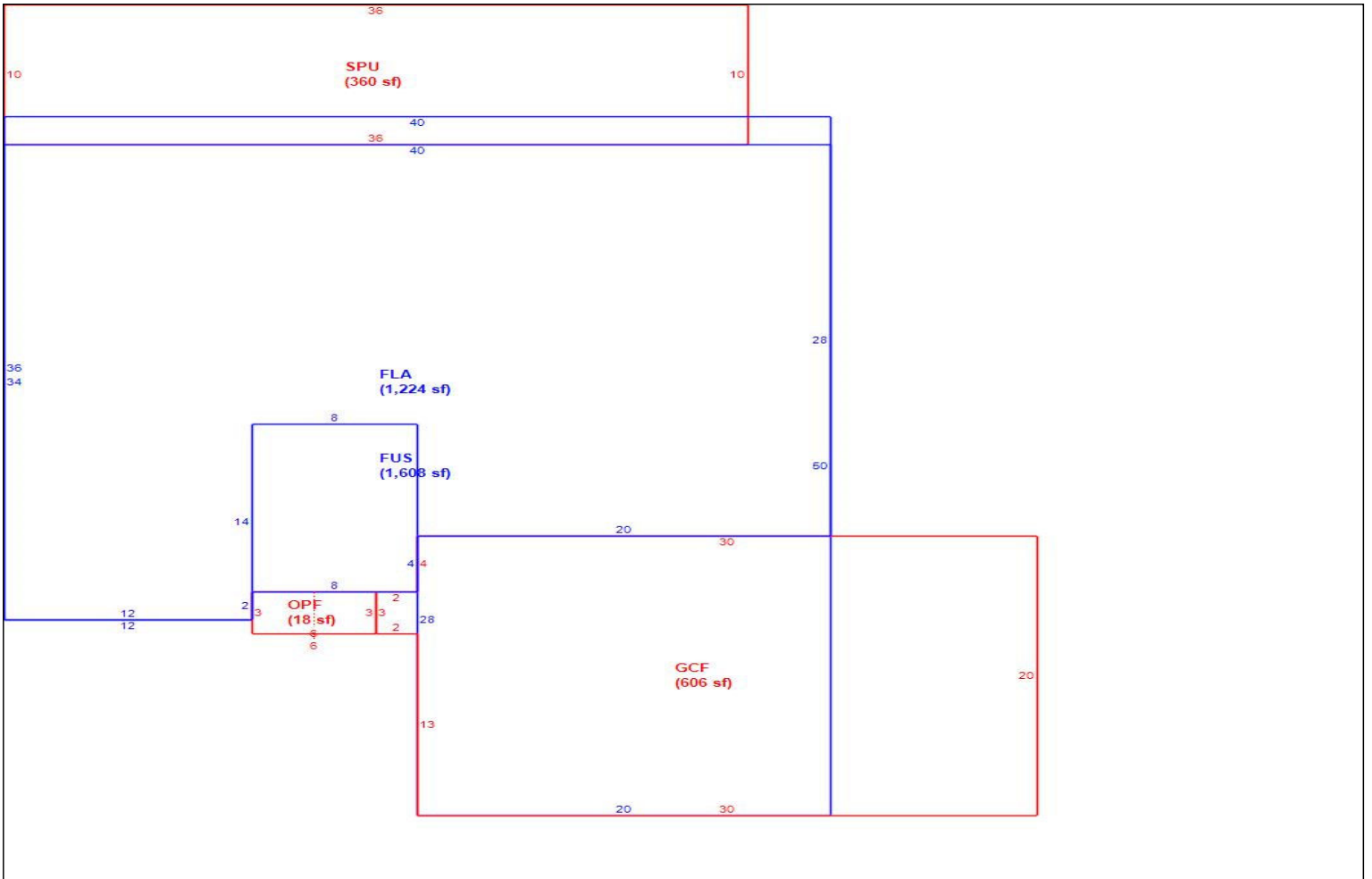
Current Owner		
JAWAID FARHAN & ASMA QURESHI		
3257 WHITE BLOSSOM LN		
CLERMONT	FL	34711

Property Location			
Site Address	3257 WHITE BLOSSOM LN		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MAGNOLIA PARK PHASE II PB 50 PG 42-43 LOT 101 ORB 6076 PG 2197

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	2.00	1.000	1.000	0	53,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		53,000		
Classified Acres		0		Classified JV/Mkt		53,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 323,556
		Deprec Bldg Value 313,849	Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,224	1,224	1224	Effective Area	2832	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,608	1,608	1608	Base Rate	95.58	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	606	0	Building RCN	323,556	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	18	0	% Good	97.00	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	360	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,832	3,816	2,832	Building RCNLD	313,849				

Alternate Key 3820141
Parcel ID 03-23-26-1301-000-10100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0575 Comp 2
PRC Run: 11/20/2024 By
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	264.00	SF	35.00	2004	2004	9240.00	85.00	7,854
PLD2	POOL/COOL DECK	384.00	SF	5.38	2004	2004	2066.00	70.00	1,446
SEN2	SCREEN ENCLOSED STRUCTURE	1296.00	SF	3.50	2004	2004	4536.00	52.50	2,381
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2004	2004	6000.00	52.50	3,150

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2004120481	12-08-2004	03-14-2005	4,500	0000	27X36 SEN			
2005	2004061600	06-29-2004	01-06-2005	20,600	0000	POOL SPA & DECK			
2005	2003121029	02-02-2004	07-30-2004	149,908	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023002440	6076	2197	01-05-2023	WD	Q	01	I	490,000	039	HOMESTEAD	2024	25000
2022120051	6019	1607	08-30-2022	WD	U	37	I	442,000	059	ADDITIONAL HOMESTEAD	2024	25000
2019028525	5249	0372	03-08-2019	WD	Q	Q	I	285,000				
2016001850	4725	1450	12-14-2015	WD	U	U	I	100				
	3699	1462	11-07-2008	WD	U	U	I	225,000				
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
53,000	313,849	14,831	381,680	0	197720	50,000.00	147720	172720	371,852

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Alternate Key 3828123
Parcel ID 03-23-26-1302-000-14900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0575 Comp 3
PRC Run: 11/20/2024 By

Card # 1 of 1

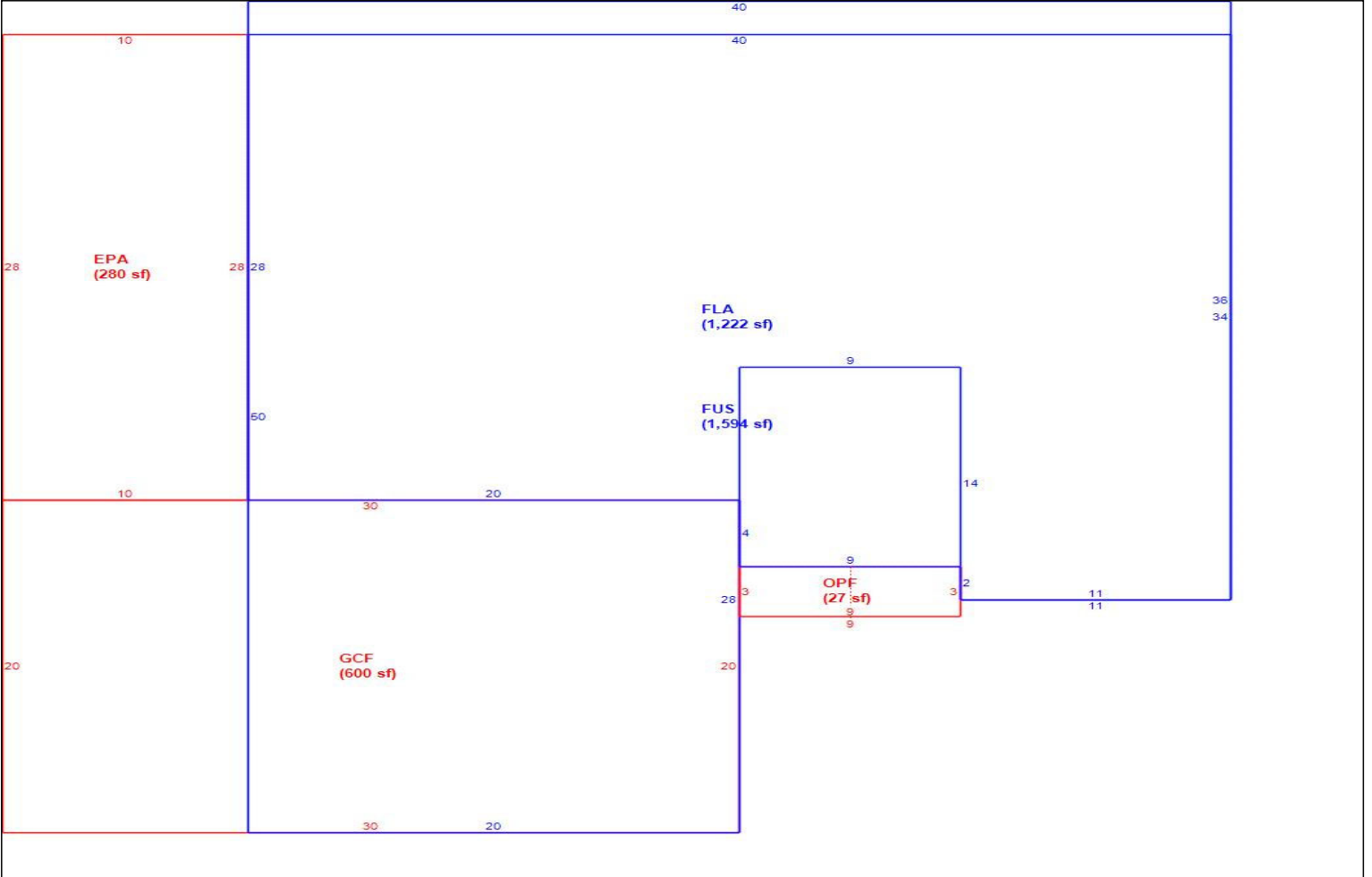
Current Owner		
LIETZ JUSTIN & MELISSA		
2948 MAGNOLIA BLOSSOM CIR		
CLERMONT	FL	34711

Property Location			
Site Address 2948 MAGNOLIA BLOSSOM CIR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MAGNOLIA PARK PHASE III PB 52 PG 45-46 LOT 149 ORB 6230 PG 1620

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	2.00	1.040	1.000	0	55,120
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,120		
Classified Acres		0		Classified JV/Mkt		55,120		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 323,340
		Deprec Bldg Value 313,640	Multi Story 1



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	5
EPF	ENCLOSED PORCH FIN	0	280	0	Effective Area	2816	No Stories	1.00	Full Baths	3
FLA	FINISHED LIVING AREA	1,222	1,222	1222	Base Rate	95.64	Quality Grade	660	Half Baths	0
FUS	FINISHED AREA UPPER	1,594	1,594	1594	Building RCN	323,340	Wall Type	03	Heat Type	6
GAR	GARAGE FINISH	0	600	0	Condition	EX	Foundation	3	Fireplaces	0
OPF	OPEN PORCH FINISHE	0	27	0	% Good	97.00	Functional Obsol	0		
TOTALS		2,816	3,723	2,816	Building RCNLD	313,640	Roof Cover	3	Type AC	03

Alternate Key 3828123
 Parcel ID 03-23-26-1302-000-14900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0575 Comp 3
 PRC Run: 11/20/2024 By
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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	420.00	SF	35.00	2005	2005	14700.00	85.00	12,495
PLD2	POOL/COOL DECK	480.00	SF	5.38	2005	2005	2582.00	70.00	1,807
SEN2	SCREEN ENCLOSED STRUCTURE	1674.00	SF	3.50	2005	2005	5859.00	55.00	3,222
PUG1	POOL UPGRADE	1.00	UT	2000.00	2005	2005	2000.00	85.00	1,700
UBF5	UTILITY BLDG FINISHED	96.00	SF	20.00	2006	2006	1920.00	60.00	1,152

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2006110802	12-05-2006	03-22-2007	1,700	0000	SHED 12X8	03-22-2007		
2007	2006030039	03-03-2006	08-15-2006	4,900	0000	INSTALL ACRYLIC WINDOWS	08-15-2006		
2006	2005100556	10-21-2005	01-31-2006	5,000	0000	SEN 17X50			
2006	2005091333	09-29-2005	01-31-2006	3,900	0000	INSTALLATION OF INGROUND POOL			
2006	MISC	01-01-2005	09-19-2005	1	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023129931	6230 1620	10-16-2023	WD	Q	01	I	490,000	039	HOMESTEAD	2024	25000
2021118402	5781 1885	08-25-2021	QC	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2020071115	5497 1929	06-25-2020	QC	U	11	I	100				
	2854 2230	05-31-2005	WD	Q	Q	I	326,900				
	2854 2229	05-12-2005	WD	U	U	I	0				
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
55,120	313,640	20,376	389,136	0	389136	50,000.00	339136	364136	385,456

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