

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 380 7300

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 QUE	SK OF THE WAY		ALEOVALUO UA	<b>(AB</b> )						
Petition# 202		County Lake		ax year <b>2024</b>	Date received 9.12.24						
	· · · · · · · · · · · · · · · · · · ·	PURIEDBYTI	HEREUMONER	-							
PART 1. Taxpayer Ir	nformation										
Taxpayer name: INV_н	OME; IH5 Property Florida, LP		Representative: Ryan, LLC c/o Robert Peyton								
for notices 1	Ryan, LLC 16220 North Scottsdale Rd, Scottsdale, AZ 85254	Ste 650	Parcel ID and physical address or TPP account #	0323261910-0 3852 Glenford							
Phone <b>954-740-6240</b>			Email	ResidentialAp	peals@ryan.com						
The standard way to re	eceive information is by US	S mail. If possible	e, I prefer to receiv	e information by	y ☑ email ☐ fax.						
	ition after the petition dead support my statement.	line. I have attac	hed a statement o	f the reasons I	filed late and any						
your evidence to th	hearing but would like my e ne value adjustment board cl B or special magistrate rulin	lerk. Florida law al	llows the property a	appraiser to cros	s examine or object to your						
	Res. 1-4 units⊡ Industrial a Res. 5+ units □ Agricultural o		s High-water red  ☐ Vacant lots and	•	istoric, commercial or nonprofit usiness machinery, equipment						
PART 2. Reason for	Petition Check o	ne. If more than	one, file á separa	ate petition.							
☐ Denial of classifica ☐ Parent/grandparen ☐Property was not su ☐Tangible personal p	nt reduction ubstantially complete on Ja property value (You must h s.193.052. (s.194.034, F.S.	anuary 1 nave timely filed a	☐ Denial for late (Include a date a☐Qualifying impro	e-stamped copy vement (s. 193.1 control (s. 193.15	otion or classification of application.)						
determination the Enter the time (in by the requested group.		milar. (s. 194.01 ed to present you ns for multiple uni	1(3)(e), (f), and (g) r case. Most hearir its, parcels, or acco	), F.S.) ngs take 15 mini ounts, provide th	utes. The VAB is not bound e time needed for the entire						
You have the right to evidence directly to the appraiser's evidence. You have the right, reof your property record	exchange evidence with the property appraiser at lease. At the hearing, you have the gardless of whether you into card containing informations.	ne property appra ast 15 days befor the right to have v nitiate the evidence ion relevant to the	aiser. To initiate the e the hearing and witnesses sworn. ce exchange, to re e computation of y	e exchange, yo make a written eceive from the your current ass	ou must submit your request for the property property appraiser a copy sessment, with confidential						

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 au	Ithorizing a representative listed in	part 5 to represent you
without attaching a completed power of attorney or authorization	n for representation to this form.	•
Written authorization from the taxpayer is required for access to collector.	confidential information from the p	roperty appraiser or tax
☐ I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the		
petition and the facts stated in it are true.	oroporty according in this petition at	id that i have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sign	ature	
Complete part 4 if you are the taxpayer's or an affiliated entity's		llowing 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, Fl	orida Statutes (license number	).
A Florida certified public accountant licensed under Chapte	r 473, Florida Statutes (license num	ber).
I understand that written authorization from the taxpayer is requappraiser or tax collector.	ired for access to confidential inform	nation from the property
Under penalties of perjury, I certify that I have authorization to	file this petition on the taxpaver's be	ehalf, and I declare that I
am the owner's authorized representative for purposes of filing	this petition and of becoming an ag	ent for service of process
under s. 194.011(3)(h), Florida Statutes, and that I have read t	his petition and the facts stated in it	are true.
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature	1	
Complete part 5 if you are an authorized representative not liste	ed in part 4 above.	
I am a compensated representative not acting as one of the AND (check one)	e licensed representatives or emplo	yees listed in part 4 above
☐ Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR ☐ the taxpayer's authorized.		
☐ I am an uncompensated representative filing this petition A		•
☐ the taxpayer's authorization is attached OR ☐ the taxpayer	` '	of this form
I understand that written authorization from the taxpayer is req		
appraiser or tax collector.		madon nom the property
Under penalties of perjury, I declare that I am the owner's auth becoming an agent for service of process under s. 194.011(3) facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

The Potitioner is: Taxpaver of Record	03-23-26-1910-000-04200		
The Detitioner is:     Laxbayer of Record       Laxbayer's agent	Check if Multiple Parcels		
THE FEILIDHELIS.     taxpayer of Record   1   taxpayer o agent			
Other, Explain:			
Owner Name 2017-1ih borrower Ip Value from Value before Board Action TRIM Notice Value presented by Prop Appr	/alue after Board Action		
1. Just Value, required \$ 327,231 \$ 327,321			
2. Assessed or classified use value, *if applicable \$ 283,880 \$ 283,880			
3. Exempt value, *enter "0" if none \$ -			
4. Taxable Value, *required \$ 283,880 \$ 283,880			
*All values entered should be county taxable values, School and other taxing authority values may differ.			
Last Sale Date 7/27/2015 Price: \$180,000 Arm's Length Distressed Book	( <u>4669</u> Page <u>1330</u>		
ITEM Subject Comparable #1 Comparable #2	Comparable #3		
AK# 3807300 3796713 3796712	3807290		
3852 CLENEORD DR 3821 FALL SCREST CIR 3815 FALL SCREST CIR 3837	37 FALLSCREST CIR		
Address CLERMONT CLERMONT CLERMONT	CLERMONT		
Proximity same sub .14 miles	.38 miles		
Sales Price \$435,000 \$475,000	\$445,000		
Cost of Sale -15% -15%	-15%		
Time Adjust 3.60% 1.60%	2.40%		
Adjusted Sale \$385,410 \$411,350	\$388,930		
<b>\$/SF FLA</b> \$192.54 per SF \$185.65 per SF \$167.83 per SF	\$193.59 per SF		
\$/SF FLA         \$192.54 per SF         \$185.65 per SF         \$167.83 per SF           Sale Date         3/29/2023         8/30/2023	\$193.59 per SF 6/22/2023		
Sale Date         3/29/2023         8/30/2023	•		
Sale Date         3/29/2023         8/30/2023	6/22/2023		
Sale Date 3/29/2023 8/30/2023  Terms of Sale	6/22/2023		
Sale Date       3/29/2023       8/30/2023         Terms of Sale       ✓ Arm's Length       Distressed       ✓ Arm's Length       Distressed       ✓ Arm's Length       Distressed       ✓ Arm's Length       Description       Adjustment       Description       Adjustment       Description       Adjustment       Description       Adjustment       Description       Description       Description       Description       Description       Adjustment       Description       <	6/22/2023 Arm's Length Distressed		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ✓ Arm's Length         Distressed         ✓ Arm's Length <th< th=""><th>6/22/2023 Arm's Length Distressed Description Adjustment</th></th<>	6/22/2023 Arm's Length Distressed Description Adjustment		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ✓ Arm's Length         Distressed         ✓ Arm's Length <th< th=""><th>6/22/2023 Arm's Length Distressed  Description Adjustment 2,009 -21630</th></th<>	6/22/2023 Arm's Length Distressed  Description Adjustment 2,009 -21630		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ✓ Arm's Length ☐ Distressed         ✓	6/22/2023 Arm's Length Distressed  Description Adjustment 2,009 -21630 2002 Dock/stucco good		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ✓ Arm's Length ☐ Distressed         ✓	6/22/2023 Arm's Length Distressed  Description Adjustment 2,009 -21630 2002  DCK/stucco		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ✓ Arm's Length         Distressed         ✓ Arm's Length         Description         Adjustment         Description         Adjustment         Description         Description         Adjustment         Description         Adjustment	6/22/2023 Arm's Length Distressed  Description Adjustment 2,009 -21630 2002 Dock/stucco good 2.0 2 car		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ✓ Arm's Length         Distressed         ✓ Arm's Length         Description         Adjustment         Description         Adjustment         Description         Adjustment         Description         Adjustment         Description         Description         Adjustment         Description         Description         Adjustment         Description	6/22/2023 Arm's Length Distressed  Description Adjustment 2,009 -21630 2002 Dck/stucco good 2.0 2 car 210 sf		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ✓ Arm's Length         Distressed         ✓ Arm's Length         Description         Adjustment         Description         <	6/22/2023 Arm's Length Distressed  Description Adjustment 2,009 -21630 2002 Dock/stucco good 2.0 2 car		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ✓ Arm's Length         Distressed         ✓ Arm's Length         Description         Adjustment         Description         Adj	6/22/2023 Arm's Length Distressed  Adjustment  2,009 -21630  2002 Dick/stucco  good 2.0 2 car 210 sf N 20000 0 0		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ✓ Arm's Length ☐ Distressed         ✓	6/22/2023 Arm's Length Distressed  Adjustment  2,009 -21630  2002 Dick/stucco  good 2.0 2 car 210 sf N 20000		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ✓ Arm's Length         Distressed         ✓ Arm's Length         Description         Adjustment	6/22/2023 Arm's Length ☐ Distressed  Description		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ✓ Arm's Length ☐ Distressed         ✓	6/22/2023 Arm's Length ☐ Distressed  Description		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ✓ Arm's Length         Distressed         ✓ Arm's Length         Description         Adjustment         Description	6/22/2023 Arm's Length ☐ Distressed  Description		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ✓ Arm's Length         Distressed         ✓ Arm's Length         Description         Adjustment         Description         Description         Adjustment         Description         Adjustment         Des	6/22/2023 Arm's Length ☐ Distressed  Description		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ☑ Arm's Length ☐ Distressed         ☑ Adjustment         Description         Adjus	6/22/2023 Arm's Length ☐ Distressed  Pescription		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         ✓ Arm's Length □ Distressed         ✓ Distressed         ✓ Distressed         ✓ Arm's Length □ Distressed         ✓ Distressed         ✓ Distressed         ✓ Distressed         ✓ Distressed         ✓	6/22/2023 Arm's Length Distressed  Pescription Adjustment 2,009 -21630 2002 Dock/stucco good 2.0 2 car 210 sf N 20000 0 0 Central 0 no lot good good good et Adj. 0.4% -1630		
Sale Date         3/29/2023         8/30/2023           Terms of Sale         James Length         Distressed         James Length         James Length         Distressed         James Length	6/22/2023 Arm's Length ☐ Distressed  Pescription		

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.

Value per SF

192.54

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

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

DEPUTY: Mohamed Shariff DATE 11/19/2024

2024-0577 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3807300	3852 GLENFORD DR CLERMONT	same sub
2	comp 1	3796713	3821 FALLSCREST CIR CLERMONT	same sub
3	comp 2	3796712	3815 FALLSCREST CIR CLERMONT	.14 miles
4	comp 3	3807290	3837 FALLSCREST CIR CLERMONT	.38 miles
5				
6				
7				
8				

### Alternate Key 3807300

Parcel ID 03-23-26-1910-000-04200

Current Owner

IH5 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

**DALLAS**  $\mathsf{TX}$ 75201 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0577 Subject PRC Run: 12/3/2024 By

Card # of

**Property Location** 

Site Address 3852 GLENFORD DR

CLERMONT FL 34711 000C **NBHD** 

Mill Group 0582 Property Use Last Inspection

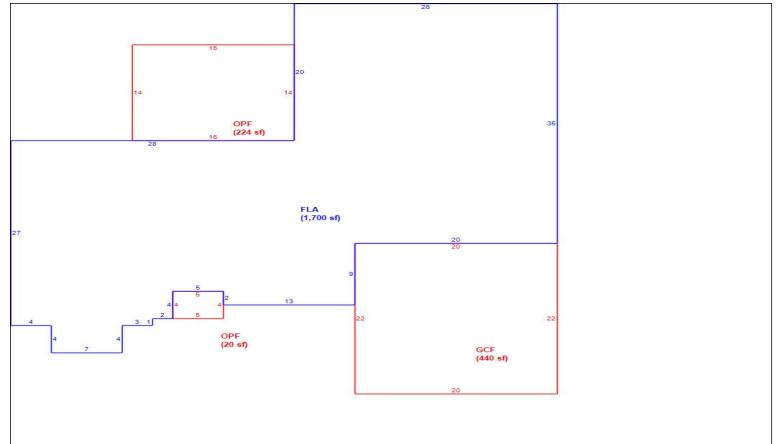
00100 SINGLE FAMILY PJF 01-01-202

Legal Description

CLERMONT, SOMERSET ESTATES PHASE II REPLAT SUB LOT 42 PB 46 PGS 41-42 ORB 4669 PG 1330

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000		
		Total A	cres	0.00	JV/Mkt	0	' I	Tota	l Adj JV/Mk	ct		100,000		
Classified Acres 0 Classified JV/Mkt 100,0								Classifie	d Adj JV/Mk	(t		0		

Sketch Bldg 1 1 of 1 Replacement Cost 234,259 Deprec Bldg Value 227,231 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,700	1,700	1700	Effective Area	1700				
GAR	GARAGE FINISH	0	440	0	Base Rate	112.43	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	244	0	Building RCN	234,259	Quality Grade	675	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	ricat Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS 1,700		2,384	1,700	Building RCNLD	227,231	Roof Cover	3	Type AC	03

Alternate Key 3807300 Parcel ID 03-23-26-1910-000-04200

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

2024-0577 Subject PRC Run: 12/3/2024 By

Card # 1 of 1

Parcel II	03-23-	26-191	0-000-0	04200		Ro	II Yea	r 202	24 Sta	atus: A				Card #	1	of 1
						*On4			laneous F		halaw					
Code		Descrip	tion		Un		Type		nit Price	Year Blt	Effect Y	r	RCN	%Good	ΙΔ	pr Value
Code		Descrip	ilon		1 011	113	турс		IIII I IICC	Teal Dit	LIIECLI	'	IXOIN	70G000	<del>  ^</del>	pi value
								Rui	ilding Per	mite						
Roll Year	Permit	ID	Issue Da	ate	Comp [	Date	An	nount	Type		Descri	otion		Review D	ate	CO Date
2003	3 2002050655 05-28-2002				12-02-2			106,17		SFR/3852 G						
					Inform		T = # 1		157 77					nptions		
Instrun	nent No		/Page		Date	Instr	Q/U	Code	Vac/Imp		Code		Description	1	Year	Amount
		4669 2211	1330 0800		7-2015 I-2002	WD WD	U Q	U Q	!	180,000 154,200						
		2065	1696		I-2002	WD	Ü	M	V	154,200	1					
														Total		0.00
	Value Summary															
Land Val	uo Dida	. Value	Mica	Value	Morle	et Valu	0 D	eferred	Amt A	ssd Value	Cnty Ex A	mt Co	Tax Val	Sch Toy	Val De	evious Valu
Lanu vai	ue blug	l Value	IVIISC	value	ividik	c valu	e D(	sierreu	AIII A	ssu value	City EX A	iii. C0	ı ax vai	JUI TAX	vai Pit	vious valu

100,000	227,231	0	327,231	43351	283880	0.00	283880	327231	320,098

<sup>\*\*\*</sup>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 3796713

Parcel ID 03-23-26-1900-000-09900

Current Owner

BROWN KATHERINE D & JAMES K

3821 FALLSCREST CIR

CLERMONT FL 34711 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0577 Comp 1 PRC Run: 12/3/2024 By

Card # 1 of

**Property Location** 

Site Address 3821 FALLSCREST CIR 34711

CLERMONT 000C NBHD

0582 Last Inspection

Property Use 00100 SINGLE FAMILY

Mill Group

MHS 01-09-202

Legal Description

CLERMONT, SOMERSET ESTATES PHASE 1 SUB LOT 99 PB 44 PGS 7-8 ORB 6121 PG 306

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000		
	Cla	Total A		0.00	JV/Mkt	-	J - ·				100,000			
	Classified Acres 0 Classified JV/Mkt 100,000 Classified Adj JV/Mkt 0  Sketch													

Bldg 1 1 of 1 Replacement Cost 279,715 Deprec Bldg Value 271,324 Multi Story 0 Sec SPU (480 sf) 15 OPF (151 sf) FLA (2,076 sf) GCF (483 sf) (81 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,076	2,076	2076	Effective Area	2076			- " - "	
GAR	GARAGE FINISH	0	483	0	Base Rate	110.75	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	232	0	Building RCN	279.715	Quality Grade	675	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	480	U	Condition	EX	Mall Torre		Heat Torre	
					% Good	97.00	Wall Type	03	Heat Type	6
					Functional Obsol	07.00	Foundation	3	Fireplaces	0
					i dilolollal Obsol	U				
	TOTALS   2,076		3,271	2,076	Building RCNLD	271,324	Roof Cover	3	Type AC	03

Alternate Key 3796713 Parcel ID 03-23-26-1900-000-09900

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

2024-0577 Comp 1 PRC Run: 12/3/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Desci	ription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
				Build	ing Peri	mits							
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description		Review Date	CO Date			
2020 2002	19-3162 120404	10-03-2019 01-01-2001	01-09-2020 02-01-2002	7,370 124,036		SCRN ENC SFR/3822 F	L FALLSCREST C	EIR	01-13-2020				
			a Information					Even					

			Sales Inform	Exemptions											
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount			
2023039763 2019090682	6121 5325 4186 4150 2501	0306 0181 0170 2160 1337	03-29-2023 08-12-2019 06-29-2012 04-05-2012 06-25-2003	WD WD WD CT WD	Q Q U U	01 Q Q U		435,000 250,000 163,500 111,100 0	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000			

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
100,000	271,324	0	371,324	0	371324	50,000.00	321324	346324	362,754

<sup>\*\*\*</sup>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 3796712 Parcel ID 03-23-26-1900-000-09800

Current Owner NOVELLI-ELLIS ANDREA & STEVEN ELLIS

3815 FALLSCREST CIR

CLERMONT FL 34711 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0577 Comp 2 PRC Run: 12/3/2024 By

Card # of

**Property Location** 

Site Address 3815 FALLSCREST CIR

CLERMONT 34711 000C NBHD 0582

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Legal Description

CLERMONT, SOMERSET ESTATES PHASE 1 SUB LOT 98 PB 44 PGS 7-8 ORB 6206 PG 566

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000		
Total Acres										100,000				
	Sketch													

Bldg 1 Sec 1 of 1 Replacement Cost 307,902 Deprec Bldg Value 298,665 Multi Story 0 OPF (306 sf) FLA (2,451 sf) GCF (440 sf) OPF

	Building S	Sub Areas			Building Valuation	Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	2001	Imp Type	R1	Bedrooms	3		
FLA	FINISHED LIVING AREA	2,451	2,451	2451	Effective Area	2451	No Otomboo		Cull Datha			
GAR	GARAGE FINISH	0	440	-	Base Rate	106.57	No Stories	1.00	Full Baths	2		
OPF	OPEN PORCH FINISHE	0	399	0	Building RCN	307,902	Quality Grade	675	Half Baths	0		
					Condition	EX	Wall Type	03	Heat Type	6		
					% Good	97.00	, ,	00	,,	٠		
					Functional Obsol	0	Foundation	3	Fireplaces	0		
	TOTALS	2,451	3,290	2,451	Building RCNLD	298,665	Roof Cover	3	Type AC	03		

Alternate Key 3796712 Parcel ID 03-23-26-1900-000-09800

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

2024-0577 Comp 2 PRC Run: 12/3/2024 By

Card # 1 of 1

	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	475.00	SF	35.00	2002	2002	16625.00	85.00	14,131					
PLD2	POOL/COOL DECK	435.00	SF	5.38	2002	2002	2340.00	70.00	1,638					
SEN2	SCREEN ENCLOSED STRUCTURE	1770.00	SF	3.50	2002	2002	6195.00	47.50	2,943					

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date						
2006 2003 2003 2003 2002	SALE 2002060057 2002020986 2002020861 0110341	01-01-2005 06-03-2002 02-26-2002 02-22-2002 01-19-2001	04-20-2006 05-14-2003 12-10-2002 12-10-2002 02-01-2002	1 4,000 3,650 23,618 145,244	0000 0000 0000 0000	CHECK VALUES SOLAR PANELS 33X35 SEN POOL W/DECK SFR/3815 FALLSCREST CIR								

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023109233 2019028473	6206 5249 2948 1970	0566 0173 1140 1649	08-30-2023 03-05-2019 05-06-2005 06-27-2001	WD QC WD WD	0000	01 U Q Q	  -  -	475,000 112,800 345,000 180,700	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
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
100.000	298.665	18.712	417.377	0	417377	50.000.00	367377	392377	407.780

<sup>\*\*\*</sup>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 3807290

Parcel ID 03-23-26-1910-000-03200

**Current Owner** 

**Building Sub Areas** 

CAMILO OSPINA JUAN & PAULA PALACIO M

3837 FALLSCREST CIR

CLERMONT FL 34711

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

2024-0577 Comp 3 PRC Run: 12/3/2024

> Card # 1 of

**Property Location** 

Site Address 3837 FALLSCREST CIR CLERMONT 34711

Mill Group 000C **NBHD** 0582

Property Use Last Inspection 00100

Construction Detail

SINGLE FAMILY PJF 01-01-202

Legal Description

CLERMONT, SOMERSET ESTATES PHASE II REPLAT SUB LOT 32 PB 46 PGS 41-42 ORB 6184 PG 142

Lan	Land Lines													
LL #	Use Code	Front	Deptl	1 I	otes .dj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0			1.00 L	Т	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres 0.00 JV/Mkt			t 0			Tota	l Adj JV/Mk	t		100,000				
Classified Acres 0				(	Classified JV/Mk	t 100	0,000		Classifie	d Adj JV/Mk	(t	0		

Sketch

0 Bldg 1 Sec 1 of 1 Replacement Cost 267,568 Deprec Bldg Value 259,541 Multi Story SPF (154 sf) FLA (2,009 sf) (420 sf) OPE

**Building Valuation** 

Alternate Key 3807290

Parcel ID 03-23-26-1910-000-03200

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

2024-0577 Comp 3 PRC Run: 12/3/2024 By

Parcel ID 03-23-26-1910-000-03200 Card# 1 of 1 Roll Year 2024 Status: A Miscellaneous Features \*Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Type Apr Value Description **Building Permits** Permit ID Roll Year CO Date Issue Date Comp Date Amount Туре Description Review Date 2002020510 SFR/3837 FALLSCREST CIR 02-19-2002 12-11-2002 114,884 0000 2003 Exemptions Sales Information Instrument No Book/Page Sale Date Q/U Code Vac/Imp Sale Price Code Description Year Amount Instr 2023091069 6184 0142 06-22-2023 Q 445,000 WD 01 2022055071 03-23-2022 U 5940 1964 TR 100 11 2021050323 5685 2354 04-01-2021 TR U 11 100 WD 2153 0656 07-26-2002 Q Q 158,700 2065 1696 01-11-2002 WD U Μ 0.00 Total

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
100,000	259,541	0	359,541	0	359541	0.00	359541	359541	351,192

Value Summary

<sup>\*\*\*</sup>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.\*\*\*