



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3818222*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<i>2024-0614</i>	County	<i>Lake</i>
		Tax year	<i>2024</i>
		Date received	<i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1: Taxpayer Information</b>			
Taxpayer name: <i>INV_HOME; THR 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>0823260506-000-03800 1368 Bridge Hill Ln</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			
<b>PART 2: Reason for Petition</b> 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

<b>Petition #</b> 2024-0614	Alternate Key: 3818222	Parcel ID: 08-23-26-0506-000-03800
<b>Petitioner Name</b> Ryan, llc c/o Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 1368 BRIDGE HILL LN CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> THR FLORIDA LP	<b>Value from TRIM Notice</b>	<b>Value before Board Action Value presented by Prop Appr</b>
<b>1. Just Value, required</b>	\$ 499,620	\$ 499,620
<b>2. Assessed or classified use value, *if applicable</b>	\$ 401,730	\$ 401,730
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 401,730	\$ 401,730

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

**Last Sale Date** 2/28/2013      **Price:** \$250,000       Arm's Length     Distressed    Book 4297    Page 2004

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3818222	3818215	3799718	3799759
<b>Address</b>	1368 BRIDGE HILL LN CLERMONT	1338 LEGENDARY BLVD CLERMONT FL 34711	4015 GREYSTONE DR CLERMONT	4022 GREYSTONE DR CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$690,000	\$600,000	\$669,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.80%	3.20%	1.60%
<b>Adjusted Sale</b>		\$592,020	\$529,200	\$579,354
<b>\$/SF FLA</b>	\$162.06 per SF	\$158.38 per SF	\$157.36 per SF	\$181.05 per SF
<b>Sale Date</b>		10/25/2023	4/19/2023	8/22/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	3,083	3,738	-45850	3,363	-19600	3,200	-8190
<b>Year Built</b>	2004	2004		2003		2003	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.1	3.1	-10000	3.0	-5000	2.0	5000
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	642 sf	351 SF		649 sf		487 sf	
<b>Pool</b>	n	Y	-20000	N	0	Y	-20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	367 sf	no		no		no	11010
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		-Net Adj. 12.8%	-75850	-Net Adj. 4.6%	-24600	-Net Adj. 2.1%	-12180
		Gross Adj. 12.8%	75850	Gross Adj. 4.6%	24600	Gross Adj. 7.6%	44200
<b>Adj. Sales Price</b>	Market Value <b>\$499,620</b>	Adj Market Value	<b>\$516,170</b>	Adj Market Value	<b>\$504,600</b>	Adj Market Value	<b>\$567,174</b>
	Value per SF 162.06						

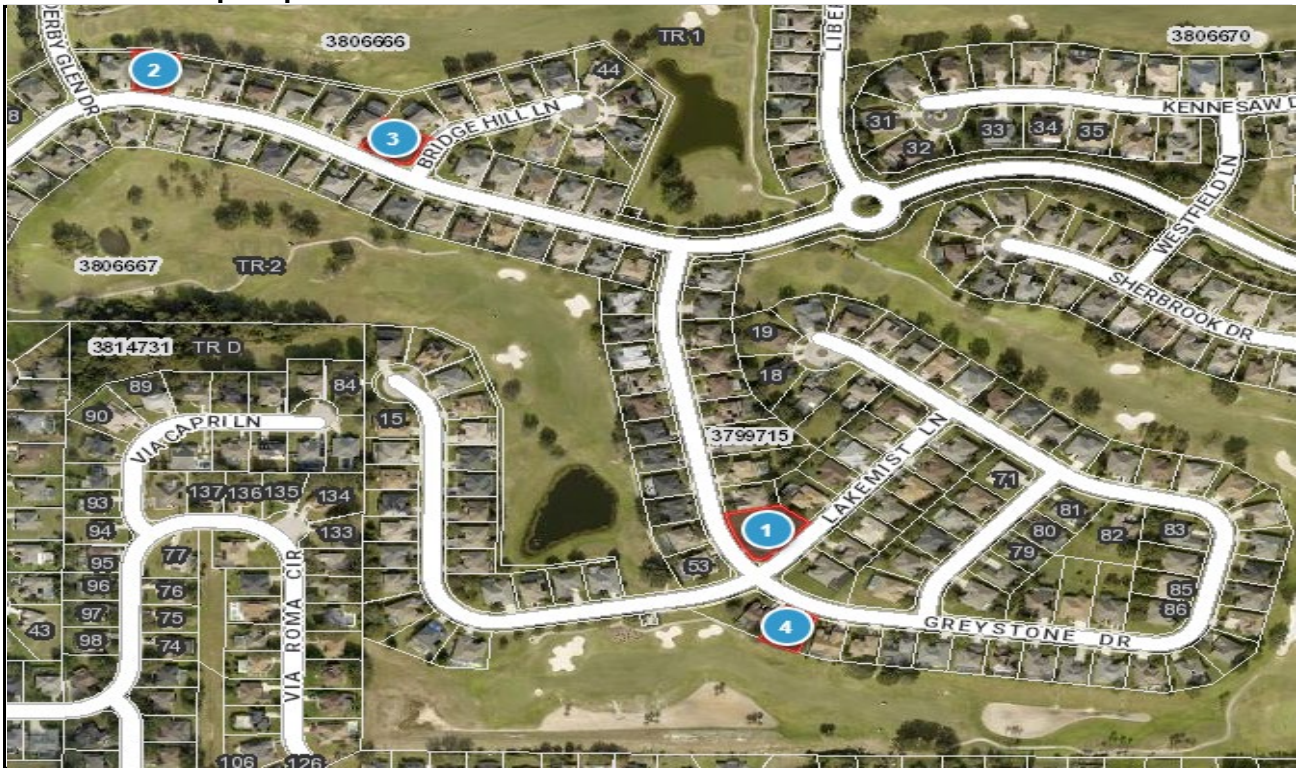
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

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

**DEPUTY: Mohamed Shariff**

**DATE 11/21/2024**

**2024-0614 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3818222	1368 BRIDGE HILL LN CLERMONT	same sub
2	comp 1	3818215	1338 LEGENDARY BLVD CLERMONT FL 34711	same sub
3	comp 2	3799718	4015 GREYSTONE DR CLERMONT	same sub
4	comp 3	3799759	4022 GREYSTONE DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3818222  
Parcel ID 08-23-26-0506-000-03800

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

2024-0614 Subject  
PRC Run: 12/3/2024 By

Card # 1 of 1

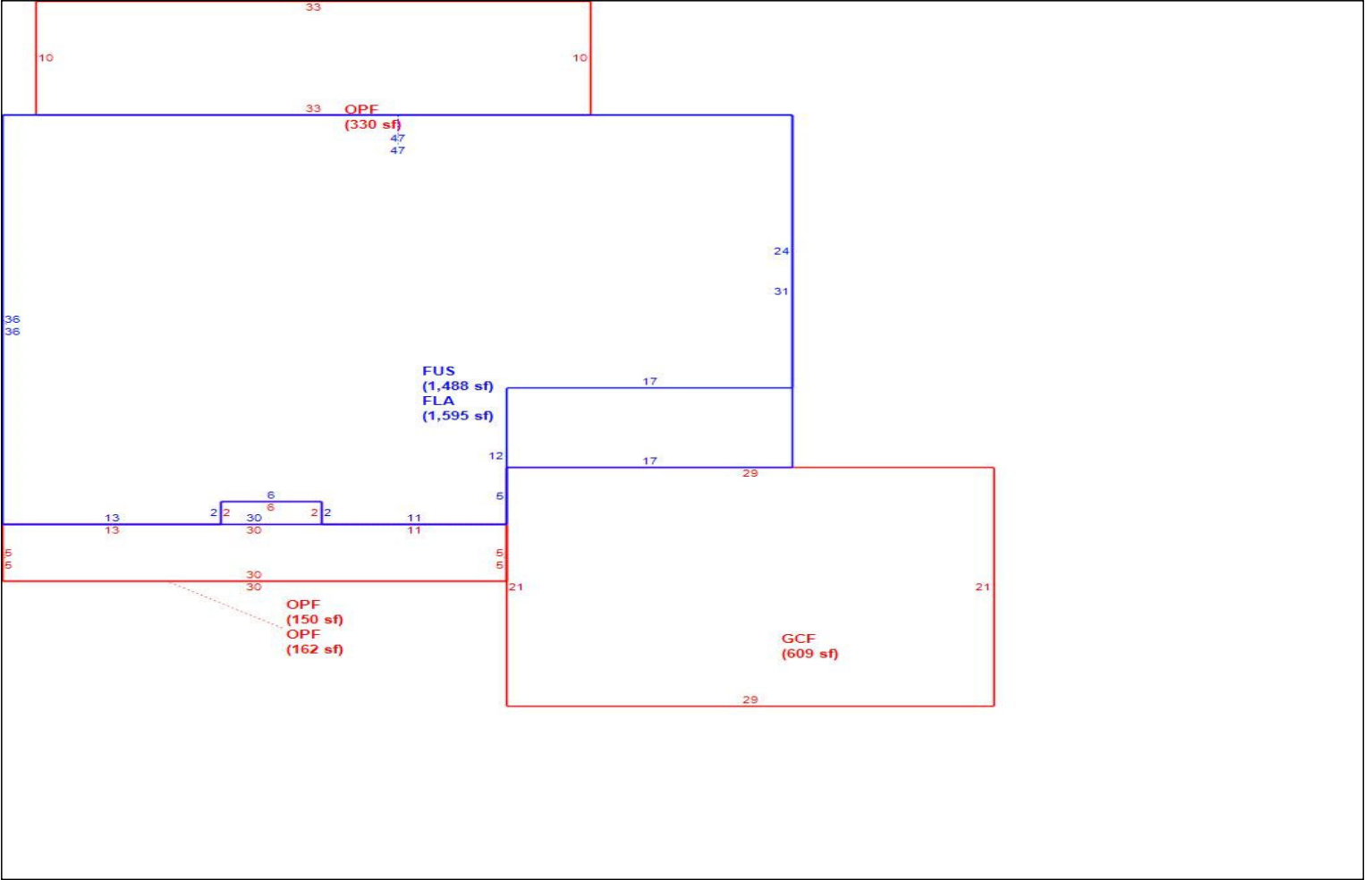
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	1368 BRIDGE HILL LN	
	CLERMONT FL 34711	
Mill Group	000C NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
BRIDGESTONE AT LEGENDS PHASE III PB 49 PG 66-67 LOT 38 ORB 4519 PG 1200 ORBG 5025 PG 1989

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	3.50	1.100	1.000	0	102,025
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		102,025		
Classified Acres		0		Classified JV/Mkt		102,025		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 409,892 Deprec Bldg Value 397,595 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	1,595	1,595	1595	2004					
FUS	FINISHED AREA UPPER	1,488	1,488	1488	Effective Area	3083	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	609	0	Base Rate	111.17	Quality Grade	685	Half Baths	1
OPF	OPEN PORCH FINISHE	0	642	0	Building RCN	409,892	Condition	EX	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	397,595				
TOTALS		3,083	4,334	3,083						

Alternate Key 3818222  
 Parcel ID 08-23-26-0506-000-03800

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

2024-0614 Subject  
 PRC Run: 12/3/2024 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	
2005	2004010660	02-10-2004	02-17-2005	187,836	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120619	5025	1989	11-09-2017	WD	U	M	I	100			
	4519	1200	08-14-2014	WD	U	M	I	100			
	4297	2004	02-28-2013	WD	Q	Q	I	250,000			
	2652	0462	08-25-2004	WD	Q	Q	I	328,900			
	2384	1600	07-30-2003	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	
102,025	397,595	0	499,620	97890	401730	0.00	401730	499620	420,135	

\*\*\*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 3818215  
Parcel ID 08-23-26-0506-000-03100

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

2024-0614 Comp 1  
PRC Run: 12/3/2024 By

Card # 1 of 1

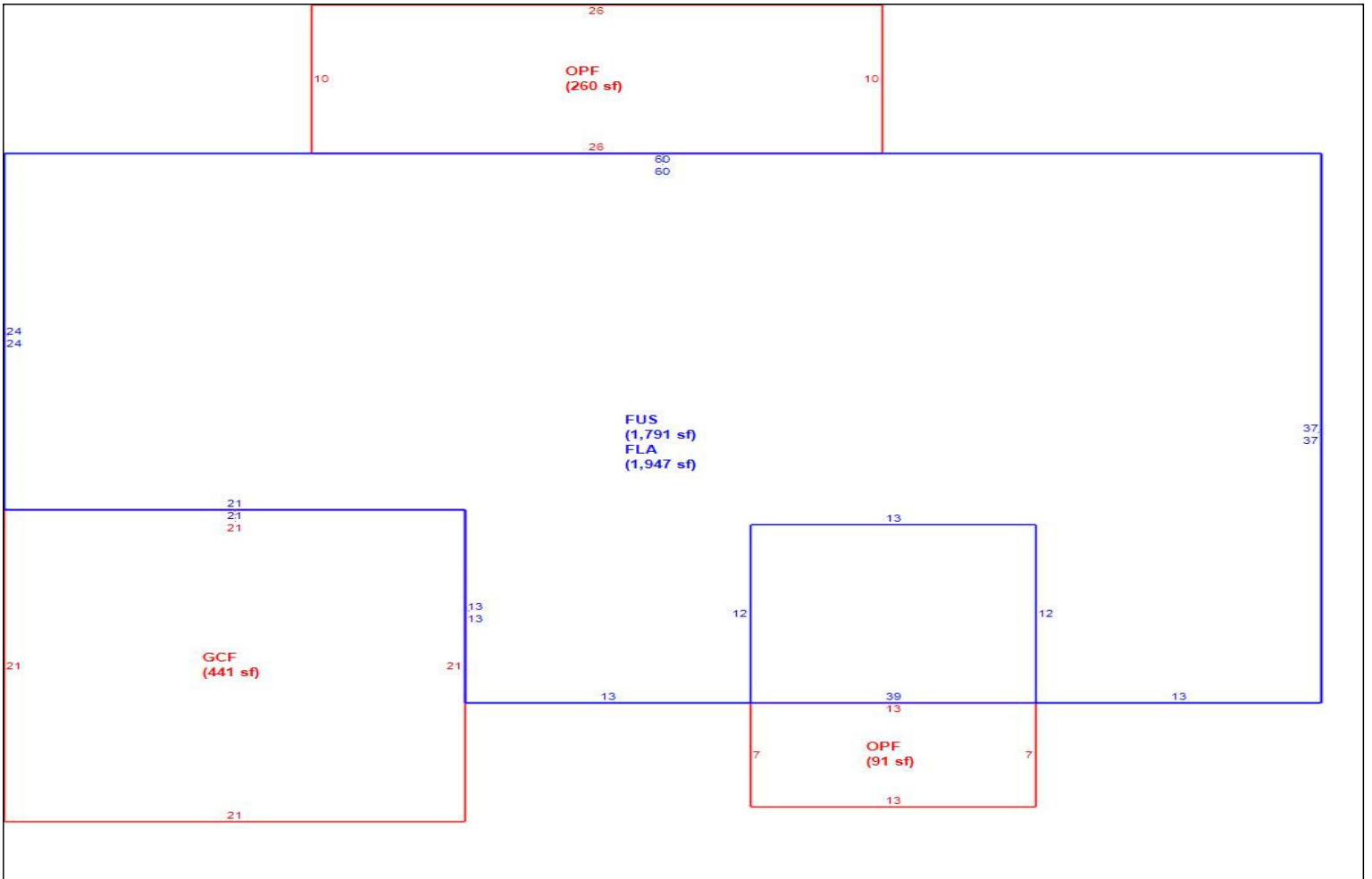
Current Owner		
MC CATTY FLORIZEL B		
1338 LEGENDARY BLVD		
CLERMONT	FL	34711

Property Location		
Site Address 1338 LEGENDARY BLVD		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
BRIDGESTONE AT LEGENDS PHASE III PB 49 PG 66-67 LOT 31 ORB 6233 PG 1931

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	0138	0	0		1.00 LT	60,000.00	0.0000	2.00	1.000	1.000	0	120,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000		
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 479,745 Deprec Bldg Value 465,353 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	5		
FLA	FINISHED LIVING AREA	1,947	1,947	1947	2004	3738	No Stories	1.00	Full Baths	3		
FUS	FINISHED AREA UPPER	1,791	1,791	1791	Base Rate	110.91	Quality Grade	685	Half Baths	1		
GAR	GARAGE FINISH	0	441	0	Building RCN	479,745	Wall Type	03	Heat Type	6		
OPF	OPEN PORCH FINISHE	0	351	0	Condition	EX	Foundation	3	Fireplaces	0		
		% Good			97.00	Functional Obsol			Roof Cover	3	Type AC	03
		8			0	Building RCNLD			465,353			
TOTALS		3,738	4,530	3,738								



Alternate Key 3818215  
 Parcel ID 08-23-26-0506-000-03100

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

2024-0614 Comp 1  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<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	378.00	SF	35.00	2004	2004	13230.00	85.00	11,246
PLD2	POOL/COOL DECK	727.00	SF	5.38	2004	2004	3911.00	70.00	2,738
SEN2	SCREEN ENCLOSED STRUCTURE	2185.00	SF	3.50	2004	2004	7648.00	52.50	4,015
PUG1	POOL UPGRADE	1.00	UT	2000.00	2004	2004	2000.00	85.00	1,700

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2004101122	10-21-2004	02-18-2005	9,700	0000	POOL ENCL 49X30			
2005	2004081331	08-30-2004	02-18-2005	20,000	0000	35X51 POOL & DECK			
2005	2004060344	06-29-2004	02-18-2005	198,176	0000	SFR 1338 LEGENDARY BLVD			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023132676	6233	1931	10-25-2023	WD	Q	01	I	690,000			
	2725	0646	12-21-2004	WD	Q	Q	I	374,500			
	2412	2270	09-15-2003	WD	U	M	V	691,400			
<b>Total</b>											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
120,000	465,353	19,699	605,052	0	605052	0.00	605052	605052	511,812	

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Alternate Key 3799718  
 Parcel ID 08-23-26-0503-000-01000

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

2024-0614 Comp 2  
 PRC Run: 12/3/2024 By

Card # 1 of 1

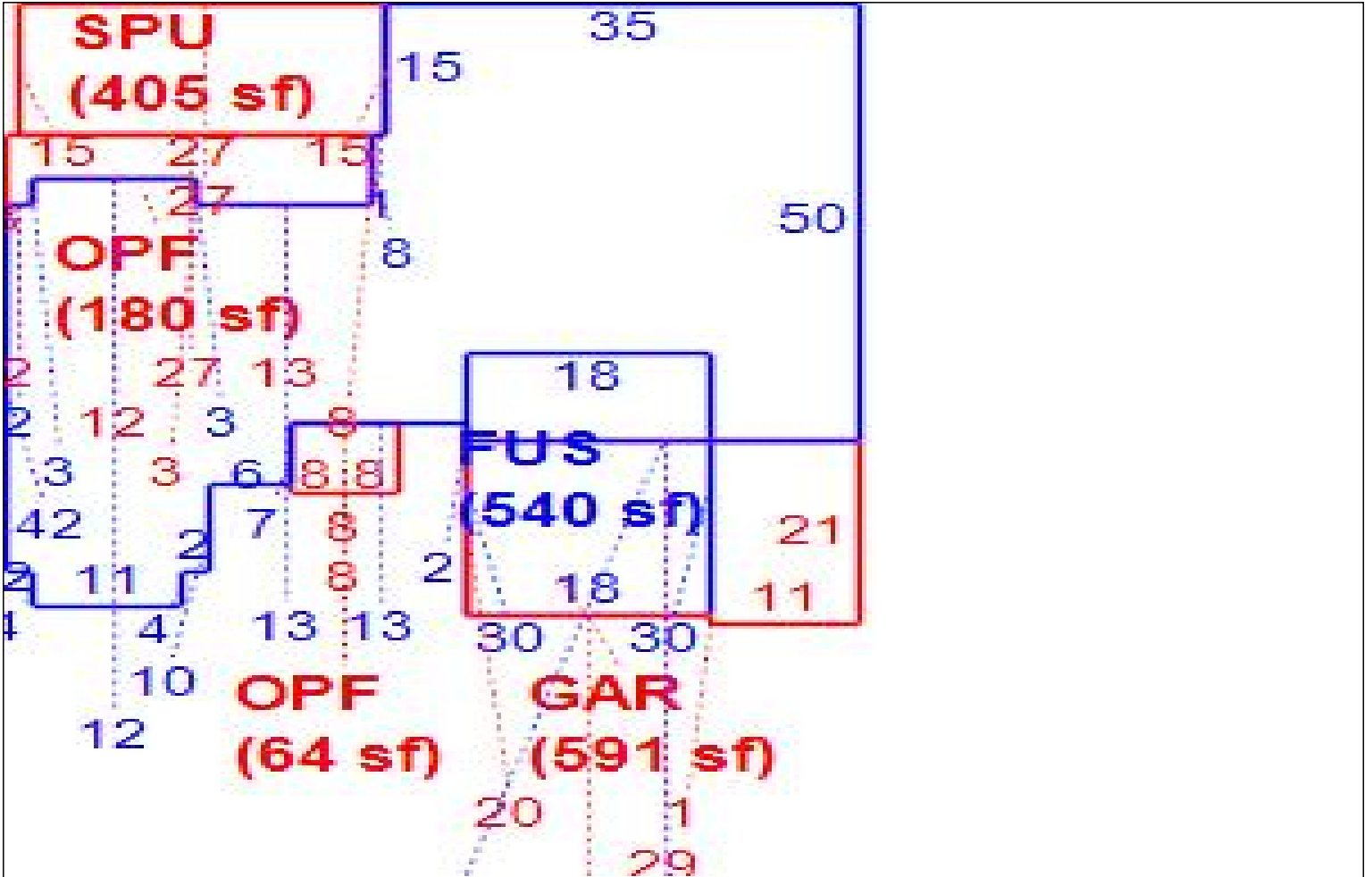
Current Owner		
FRAZIER ROLOUS A JR		
4015 GREYSTONE DR		
CLERMONT	FL	34711

Property Location			
Site Address 4015 GREYSTONE DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, BRIDGESTONE AT LEGENDS SUB LOT 10 PB 44 PGS 77-78 ORB 6129 PG 1186

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	3.50	1.230	1.000	0	114,083
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		114,083		
Classified Acres		0		Classified JV/Mkt		114,083		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 385,047
Deprec Bldg Value 373,496		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	2,823	2,823	2823	2003	2003				
FUS	FINISHED AREA UPPER	540	540	540	Effective Area	3363	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	591	0	Base Rate	97.73	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	244	0	Building RCN	385,047	Condition	EX	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	405	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS					Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	373,496				

Alternate Key 3799718  
 Parcel ID 08-23-26-0503-000-01000

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

2024-0614 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	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	
2025	24-2209	05-20-2024		14,369	0003	SEN			
2025	24-1142	03-18-2024		88,400	0003	POL SPA & DECK			
2011	201001423	11-12-2010	02-03-2011	95,000	0002	SCRN ENCL	02-03-2011		
2007	SALE	01-01-2006	03-20-2007	1	0000	CHECK VALUE	03-20-2007		
2004	2003021098	03-05-2003	11-20-2003	174,812	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023046666	6129	1186	04-19-2023	WD	Q	01	I	600,000	039	HOMESTEAD	2024	25000
	3869	2341	02-01-2010	WD	Q	Q	I	295,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3869	2338	02-01-2010	QC	U	U	I	100				
	3778	0546	06-04-2009	QC	U	U	I	100				
	3645	1203	03-13-2008	WD	U	U	I	315,000				
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	
114,083	373,496	0	487,579	0	487579	50,000.00	437579	462579	475,306	

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Alternate Key 3799759  
Parcel ID 08-23-26-0503-000-05100

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

2024-0614 Comp 3  
PRC Run: 12/3/2024 By

Card # 1 of 1

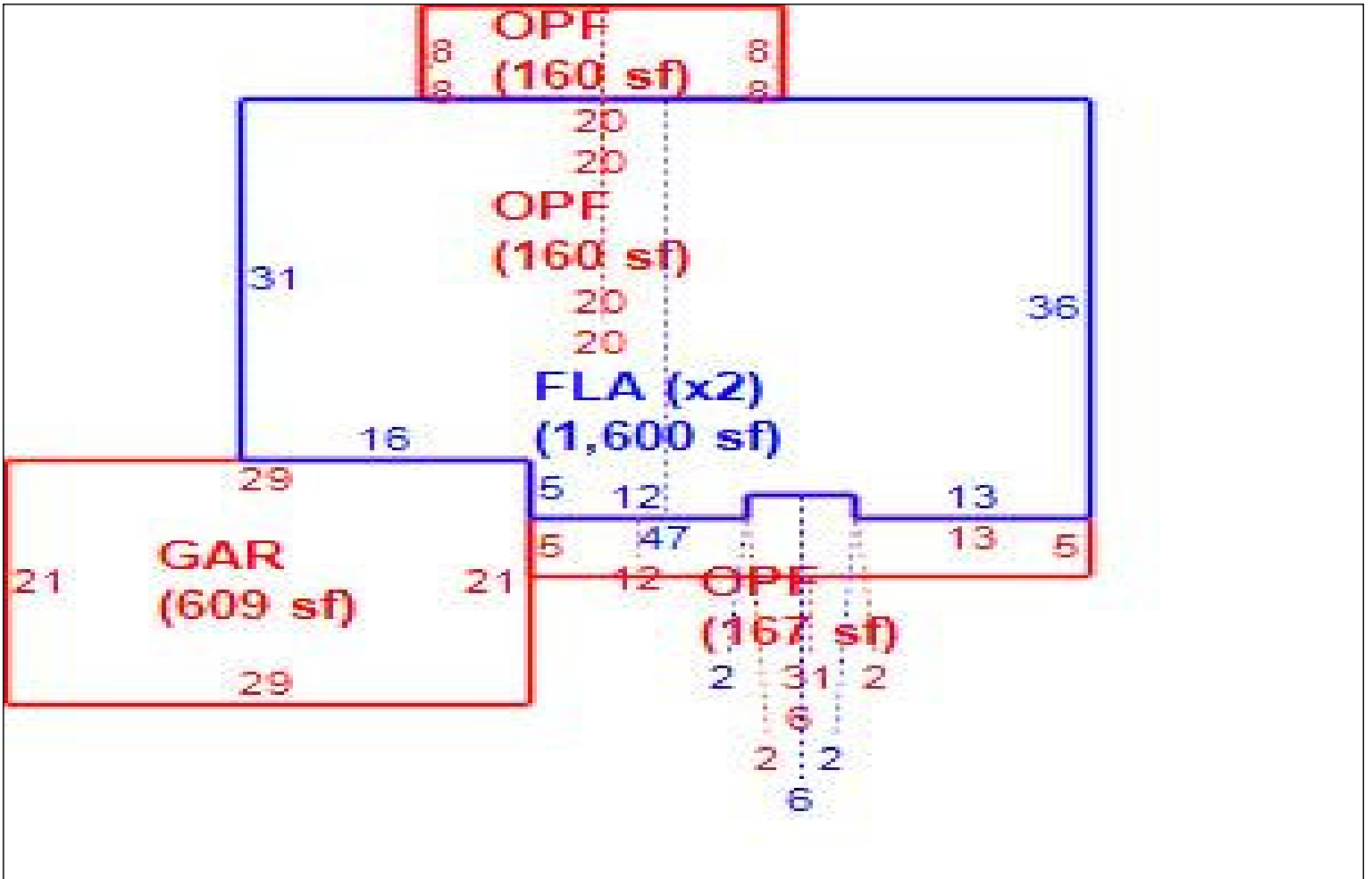
Current Owner		
TRUSCHELLI LIVING TRUST		
4022 GREYSTONE DR		
CLERMONT	FL	34711

Property Location		
Site Address 4022 GREYSTONE DR		
CLERMONT FL 34711		
Mill Group 000C	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 07-01-202

**Legal Description**  
CLERMONT, BRIDGESTONE AT LEGENDS SUB LOT 51 PB 44 PGS 77-78 ORB 6201 PG 2327

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	0138	0	0		1.00 LT	60,000.00	0.0000	2.00	1.090	1.000	0	130,800
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		130,800		
Classified Acres		0		Classified JV/Mkt		130,800		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 336,999 Deprec Bldg Value 326,889 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	3,200	3,200	3200	Effective Area	3200	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	609	0	Base Rate	89.40	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	487	0	Building RCN	336,999	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		3,200	4,296	3,200	Building RCNLD	326,889				

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 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	300.00	SF	35.00	2005	2005	10500.00	85.00	8,925
PLD2	POOL/COOL DECK	856.00	SF	5.38	2005	2005	4605.00	70.00	3,224
SEN2	SCREEN ENCLOSED STRUCTURE	3216.00	SF	3.50	2005	2005	11256.00	55.00	6,191
PUG3	POOL UPGRADE	1.00	UT	6000.00	2005	2005	6000.00	85.00	5,100

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	16-1112	03-31-2016	03-06-2017	1	0002	REPL 22 WINDOWS/3 DOORS	03-06-2017		
2006	2004040757	02-23-2005	11-30-2005	20,000	0000	POOL FOR 06			
2006	2005021249	02-22-2005	11-30-2005	13,000	0000	SEN 28X47			
2005	2004040757	04-15-2004	02-23-2005	20,000	0000	POOL 14X28			
2004	2003021101	03-05-2003	11-20-2003	180,180	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023105752	6201	2327	08-22-2023	WD	Q	01	669,000	039	HOMESTEAD	2024	25000
2021002421	5615	0970	12-17-2020	WD	U	11	100	059	ADDITIONAL HOMESTEAD	2024	25000
2018053799	5107	0222	04-27-2018	WD	U	U	100				
2017053134	4945	0244	05-11-2017	WD	Q	Q	396,000				
	4612	2022	04-10-2015	WD	Q	Q	335,000				
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
130,800	326,889	23,440	481,129	0	481129	50,000.00	431129	456129	470,757

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