



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3845683*

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>2024-0615</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; 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>0823260550-000-07300 1114 Lattimore Dr</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. 193.155(5), F.S.) or change of ownership or control (s. 193.155(3), 193.155(4), or 193.155(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"/> <i>5</i> 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 # 2024-0615	Alternate Key: 3845683	Parcel ID: 08-23-26-0550-000-07300	
Petitioner Name 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:	Property Address 1114 LATTIMORE DR CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name THR FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 415,356	\$ 415,356	
2. Assessed or classified use value, *if applicable	\$ 327,060	\$ 327,060	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 327,060	\$ 327,060	

*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
AK#	3845683	3845696	3845754	3845886
Address	1114 LATTIMORE DR CLERMONT	1338 LEGENDARY BLVD CLERMONT FL 34711	1082 HARMONY LN CLERMONT	1389 LATTIMORE DR CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$590,000	\$660,000	\$614,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	2.80%	3.60%
Adjusted Sale		\$501,500	\$579,480	\$544,004
\$/SF FLA	\$171.78 per SF	\$207.40 per SF	\$240.65 per SF	\$241.24 per SF
Sale Date		12/14/2023	5/23/2023	3/2/2023
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	2,418	2,418	0	2,408	700	2,255	11410
Year Built	2011	2011		2007		2008	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	3.0	-10000	3.1	-15000	3.0	-10000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	272 sf	272 sf		376 sf		208 sf	
Pool	N	Y	-20000	N	0	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	n	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		-Net Adj. 6.0%	-30000	-Net Adj. 2.5%	-14300	-Net Adj. 3.4%	-18590
		Gross Adj. 6.0%	30000	Gross Adj. 2.7%	15700	Gross Adj. 7.6%	41410
Adj. Sales Price	Market Value \$415,356	Adj Market Value	\$471,500	Adj Market Value	\$565,180	Adj Market Value	\$525,414
	Value per SF 171.78						

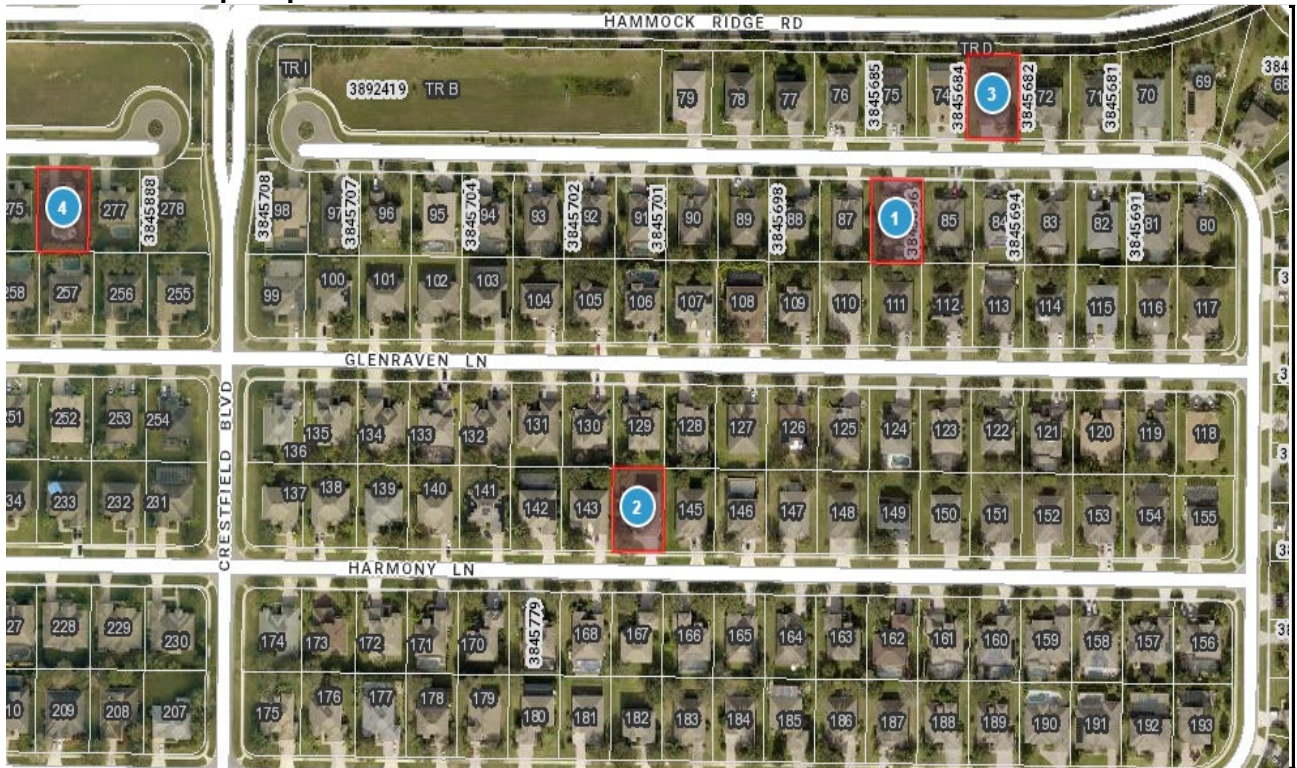
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0615 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3845683	1114 LATTIMORE DR CLERMONT	same sub
2	comp 1	3845696	1338 LEGENDARY BLVD CLERMONT FL 34711	same sub
3	comp 2	3845754	1082 HARMONY LN CLERMONT	same sub
4	comp 3	3845886	1389 LATTIMORE DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3845683
Parcel ID 08-23-26-0550-000-07300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0615 Subject
PRC Run: 12/3/2024 By

Card # 1 of 1

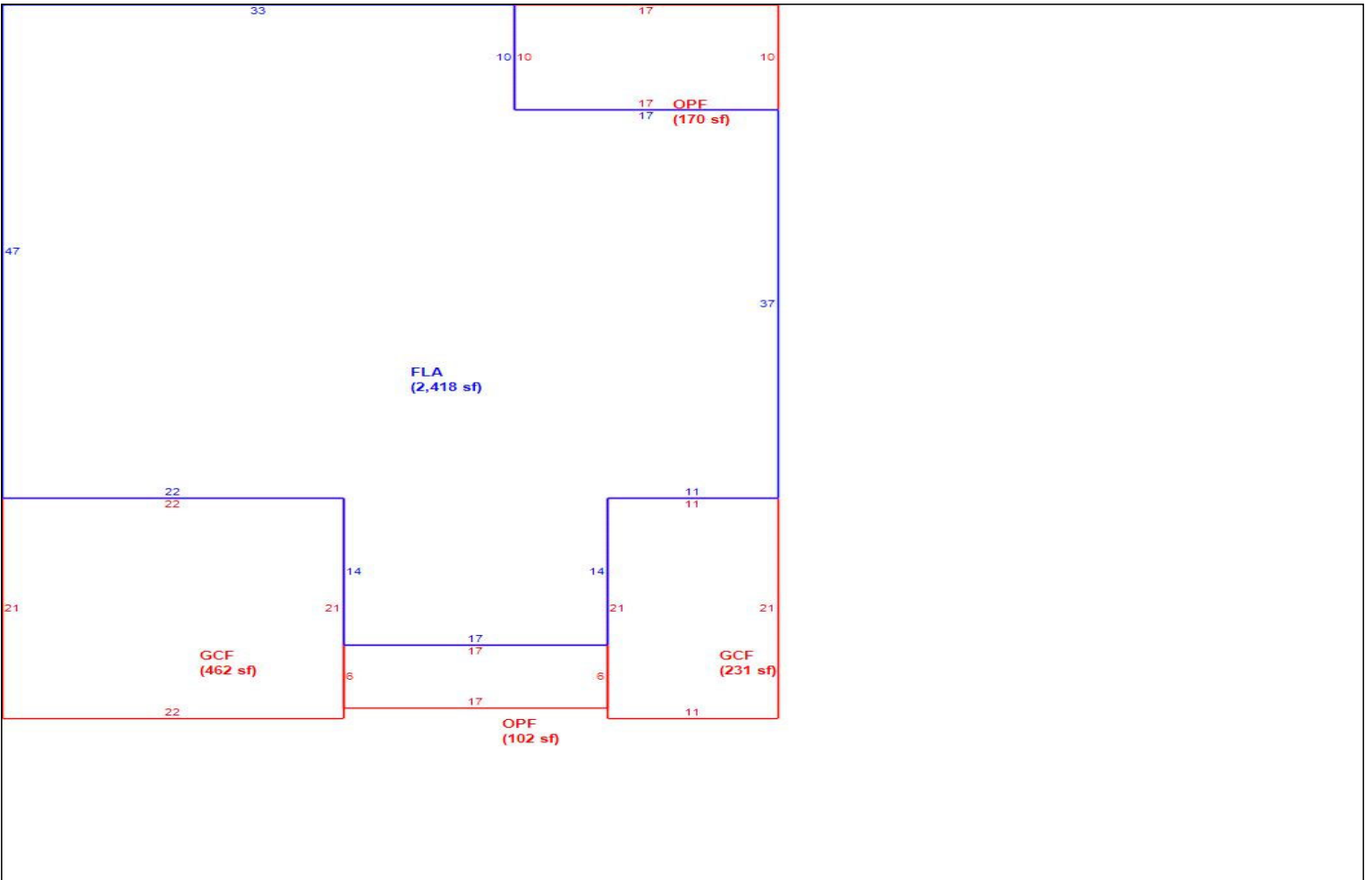
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location			
Site Address	1114 LATTIMORE DR	CLERMONT	FL 34711
Mill Group	000C	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	07-05-202

Legal Description
NOTTINGHAM AT LEGENDS PB 57 PG 5-9 LOT 73 ORB 4519 PG 1200 ORB 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	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 332,584 Deprec Bldg Value 322,606 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2011	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,418	2,418	2418	Effective Area	2418	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	693	0	Base Rate	114.57	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	272	0	Building RCN	332,584	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		2,418	3,383	2,418	Building RCNLD	322,606				

Alternate Key 3845683
 Parcel ID 08-23-26-0550-000-07300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0615 Subject
 PRC Run: 12/3/2024 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	
2014	SALE	01-01-2013	04-04-2014	1	0099	CHECK VALUE	04-04-2014		
2012	201001130	02-08-2011	01-06-2012	219,960	0001	SFR FOR 2012	01-06-2012		
2011	201001130	09-13-2010	02-08-2011	219,960	0001	SFR 1114 LATTIMORE DR	02-08-2011		

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			
	4302	1288	03-15-2013	WD	Q	Q	I	225,000			
	4052	0820	07-08-2011	WD	Q	Q	I	207,000			
	4037	1537	05-27-2011	WD	Q	Q	I	192,000			
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
92,750	322,606	0	415,356	88296	327060	0.00	327060	415356	350,916

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 3845696
Parcel ID 08-23-26-0550-000-08600

LCPA Property Record Card
Roll Year 2024 Status:
A

2024-0615 Comp 1
PRC Run: 12/3/2024 By

Card # 1 of 1

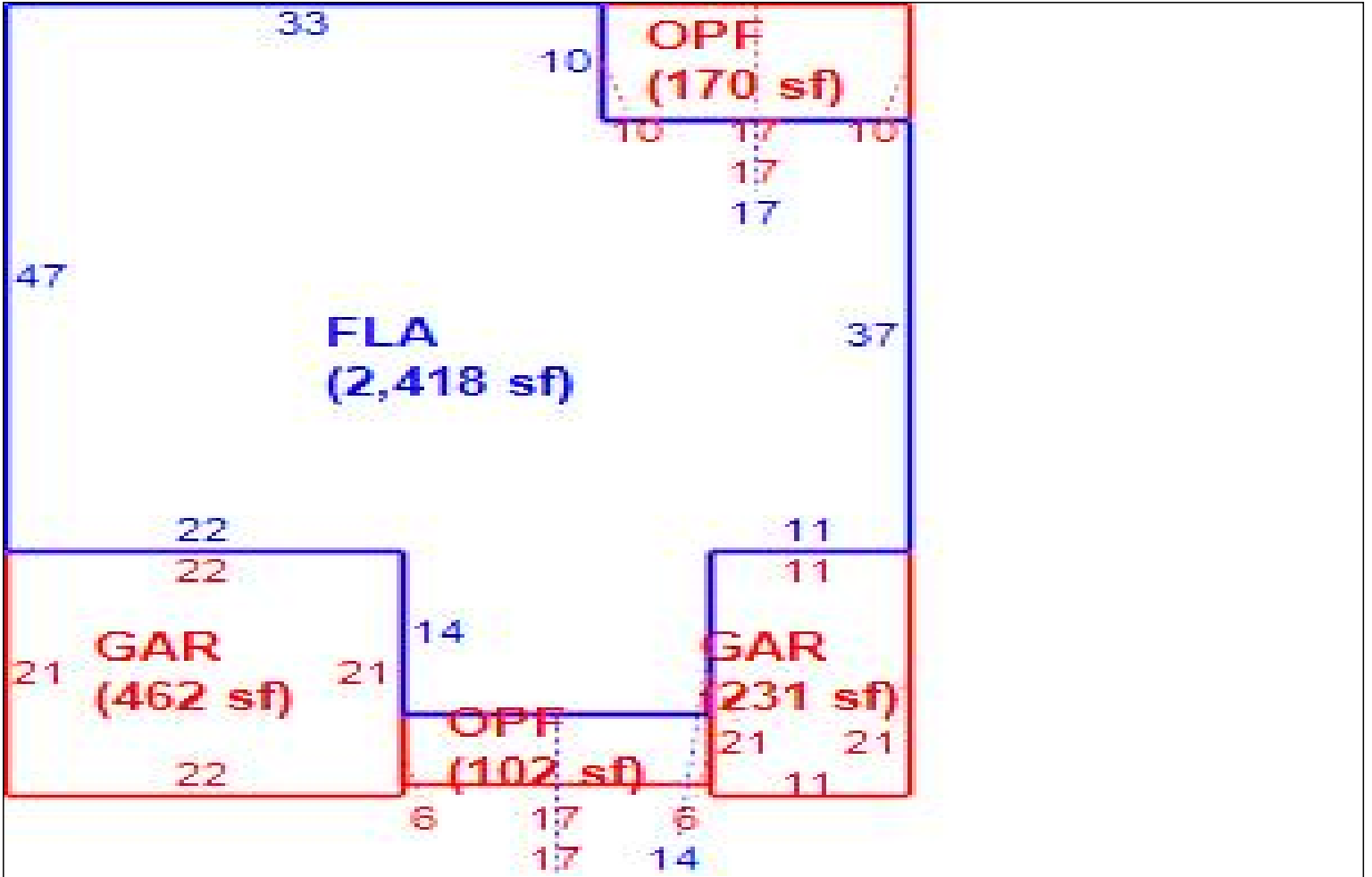
Current Owner		
GABRIELE MARK J & MICHELLE C		
1105 LATTIMORE DR		
CLERMONT	FL	34711

Property Location			
Site Address 1105 LATTIMORE DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-09-202

Legal Description
NOTTINGHAM AT LEGENDS PB 57 PG 5-9 LOT 86 ORB 6258 PG 217

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	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 337,834 Deprec Bldg Value 327,699 Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2011	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,418	2,418	2418	Effective Area	2418	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	693	0	Base Rate	114.57	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	272	0	Building RCN	337,834	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		2,418	3,383	2,418	Building RCNLD	327,699				

Alternate Key 3845696
Parcel ID 08-23-26-0550-000-08600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0615 Comp 1
PRC Run: 12/3/2024 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	336.00	SF	35.00	2011	2011	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	504.00	SF	5.38	2011	2011	2712.00	70.00	1,898
SEN2	SCREEN ENCLOSED STRUCTURE	1578.00	SF	3.50	2011	2011	5523.00	70.00	3,866

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	VALU	01-01-2020	03-09-2021	1	0008	CHECK VALU ON MARKET 399K	03-10-2021		
2012	201101069	09-13-2011	01-09-2012	4,500	0003	SEN	01-09-2012		
2012	201100984	08-22-2011	01-09-2012	1	0003	POL	01-09-2012		
2012	201001414	01-01-2011	01-09-2012	219,920	0001	SFR 1105 LATTIMORE DR	01-09-2012		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023152676	6258	0217	12-14-2023	WD	Q	01	I	590,000	039	HOMESTEAD	2024	25000
2023035433	6115	1284	03-23-2023	WD	Q	01	I	545,000	059	ADDITIONAL HOMESTEAD	2024	25000
2021045090	5678	0835	03-26-2021	WD	Q	01	I	399,500				
	4045	1057	06-16-2011	WD	Q	Q	I	195,000				
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	
92,750	327,699	15,760	436,209	0	436209	50,000.00	386209	411209	371,092	

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Alternate Key 3845754
 Parcel ID 08-23-26-0550-000-14400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0615 Comp 2
 PRC Run: 12/3/2024 By

Card # 1 of 1

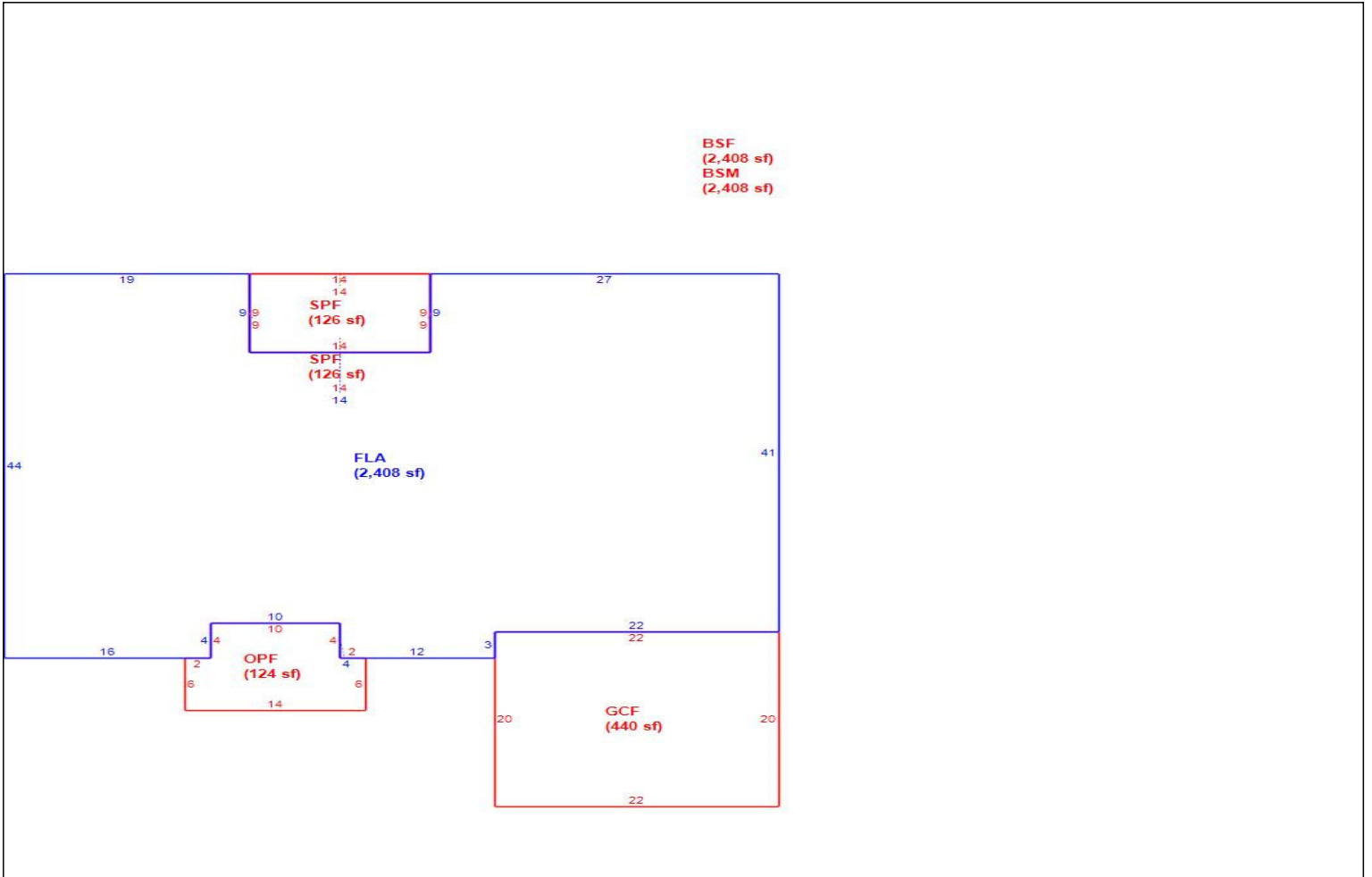
Current Owner			
GEYER PATRICIA			
1082 HARMONY LN			
CLERMONT	FL	34711	

Property Location			
Site Address 1082 HARMONY LN			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	01-01-202

Legal Description
 NOTTINGHAM AT LEGENDS PB 57 PG 5-9 LOT 144 ORB 6149 PG 2451

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	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	448,047		Deprec Bldg Value 434,606
Multi Story	0		



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	5
BSF	BASEMENT FINISHED	0	2,408	0	2007	2408	No Stories	1.00	Full Baths	3
BSM	BASEMENT	0	2,408	0		114.69	Quality Grade	685	Half Baths	1
FLA	FINISHED LIVING AREA	2,408	2,408	2408		448,047	Condition	EX	Heat Type	6
GAR	GARAGE FINISH	0	440	0		97.00	% Good	0	Foundation	3
OPF	OPEN PORCH FINISHE	0	124	0		0	Functional Obsol	0	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	252	0		0	Building RCNLD	434,606	Roof Cover	3
TOTALS		2,408	8,040	2,408					Type AC	03

Alternate Key 3845754
 Parcel ID 08-23-26-0550-000-14400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0615 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	
2020	FUNC	01-30-2019	01-23-2020	1	0002	CK FUNC TO BASEMENT FOR 2020	01-23-2020		
2019	FUNC	01-01-2018	01-30-2019	1	0002	CK FUNC DUE TO BASEMENT RENO C	01-30-2019		
2008	SALE	01-01-2007	01-23-2008	1	0000	CHECK VALUE	01-23-2008		
2008	2006090834	01-01-2007	07-17-2007	486,330	0000	SFR FOR 08	07-17-2007		
2007	2006090834	09-27-2006	03-01-2007	486,330	0000	SFR 1082 HARMONY LN			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023063267	6149 2451	05-23-2023	WD	Q	01	I	660,000	039	HOMESTEAD	2024	25000	
2017038665	4927 1936	04-10-2017	WD	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
2017032728	4920 1879	03-24-2017	WD	U	U	I	249,000					
2016120863	4865 2234	11-08-2016	CT	U	U	I	0					
	3529 0166	10-23-2007	WD	Q	Q	I	365,000					
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	
92,750	434,606	0	527,356	0	527356	50,000.00	477356	502356	420,880	

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Alternate Key 3845886
Parcel ID 08-23-26-0550-000-27600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0615 Comp 3
PRC Run: 12/3/2024 By

Card # 1 of 1

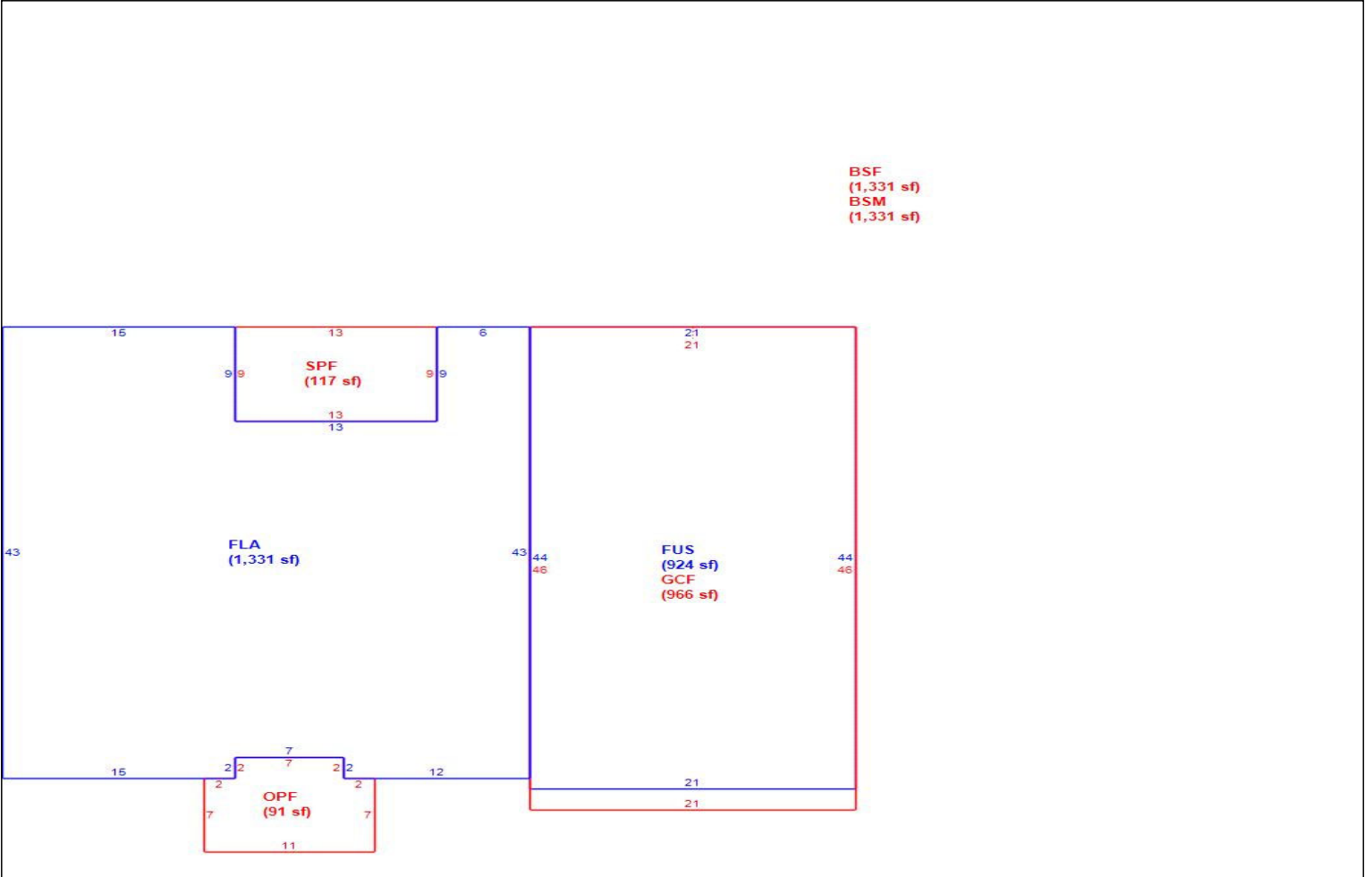
Current Owner			
TOLENTINO VISMINDA			
1389 LATTIMORE DR			
CLERMONT	FL	34711	

Property Location			
Site Address 1389 LATTIMORE DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
NOTTINGHAM AT LEGENDS PB 57 PG 5-9 LOT 276 ORB 6103 PG 174

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	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 390,618 Deprec Bldg Value 378,899 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2008	Imp Type	R1	Bedrooms	5
BSF	BASEMENT FINISHED	0	1,331	0	Effective Area	2255	No Stories	1.00	Full Baths	3
BSM	BASEMENT	0	1,331	0	Base Rate	116.52	Quality Grade	685	Half Baths	0
FLA	FINISHED LIVING AREA	1,331	1,331	1331	Building RCN	390,618	Condition	EX	Wall Type	03
FUS	FINISHED AREA UPPER	924	924	924	% Good	97.00	Foundation	3	Fireplaces	0
GAR	GARAGE FINISH	0	966	0	Functional Obsol	0	Roof Cover	3	Type AC	03
OPF	OPEN PORCH FINISHE	0	91	0						
SPF	SCREEN PORCH FINIS	0	117	0						
TOTALS		2,255	6,091	2,255	Building RCNLD	378,899				

Alternate Key 3845886
Parcel ID 08-23-26-0550-000-27600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0615 Comp 3
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
POL3	SWIMMING POOL - RESIDENTIAL	299.00	SF	46.00	2012	2012	13754.00	85.00	11,691
PLD2	POOL/COOL DECK	520.00	SF	5.38	2012	2012	2798.00	72.50	2,029

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	201200411	04-05-2012	11-13-2012	23,000	0003	POOL	11-13-2012		
2013	201100578	01-01-2012	11-13-2012	1	0002	SCRN ENCL FOR 2013	11-13-2012		
2012	201100578	05-17-2011	12-07-2011	1	0002	SCRN ENCL	12-07-2011		
2009	2007060931	03-11-2008	07-09-2008	416,670	0000	SFR FOR 09	07-08-2008		
2008	2007060931	07-18-2007	03-11-2008	416,670	0000	SFR 1389 LATTIMORE DR			
2008	2007030104	03-26-2007	07-18-2007	358,448	0000	SFR 1389 LATTIMORE DR--CANCELLE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023025412	6103	0174	03-02-2023	WD	Q	01	I	614,000			
2020018077	5420	2205	02-06-2020	WD	Q	01	I	415,000			
	4457	0926	03-24-2014	WD	Q	Q	I	325,000			
	3850	1182	11-25-2009	QC	U	U	I	106,714			
	3763	0442	03-30-2009	WD	Q	Q	I	285,000			
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	
92,750	378,899	13,720	485,369	0	485369	0.00	485369	485369	431,368	

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