



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3825141*

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>2024-0616</i>	County Lake	Tax year 2024	Date received
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2018-2 IH Borrower LP		Representative: Ryan, LLC c/o Robert Peyton <i>9.12.24</i>	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	0823261206-000-10200 13543 Via Roma Cir
Phone 954-740-6240	Email ResidentialAppeals@ryan.com		
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. <i>5</i>			
<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 # 2024-0616	Alternate Key: 3825141	Parcel ID: 08-23-26-1206-000-10200
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 13543 VIA ROMA CIR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-2- IH borrower lp	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 467,925	\$ 467,925
2. Assessed or classified use value, *if applicable	\$ 366,510	\$ 366,510
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 366,510	\$ 366,510

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

Last Sale Date 5/1/2013 **Price:** \$205,200 Arm's Length Distressed Book 4323 Page 981

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3825141	3825144	3825165	3789618
Address	13543 VIA ROMA CIR CLERMONT	13609 VIA ROMA CIR CLERMONT FL	13618 VIA ROMA CIR CLERMONT	13203 VIA ROMA CIR CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$565,000	\$559,000	\$520,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	2.00%	3.60%
Adjusted Sale		\$502,850	\$486,330	\$460,720
\$/SF FLA	\$166.94 per SF	\$180.62 per SF	\$204.68 per SF	\$200.14 per SF
Sale Date		2/24/2023	7/29/2023	3/31/2023
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	2,803	2,784	1330	2,376	29890	2,302	35070
Year Built	2006	2006		2005		2000	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	3.0	2.1	5000	3.0	0	2.0	10000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	904 sf	60 sf		623 sf		278 sf	
Pool	y	Y	0	Y	0	Y	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		Net Adj. 1.3%	6330	Net Adj. 6.1%	29890	Net Adj. 9.8%	45070
		Gross Adj. 1.3%	6330	Gross Adj. 6.1%	29890	Gross Adj. 9.8%	45070
Adj. Sales Price	Market Value \$467,925	Adj Market Value	\$509,180	Adj Market Value	\$516,220	Adj Market Value	\$505,790
	Value per SF 166.94						

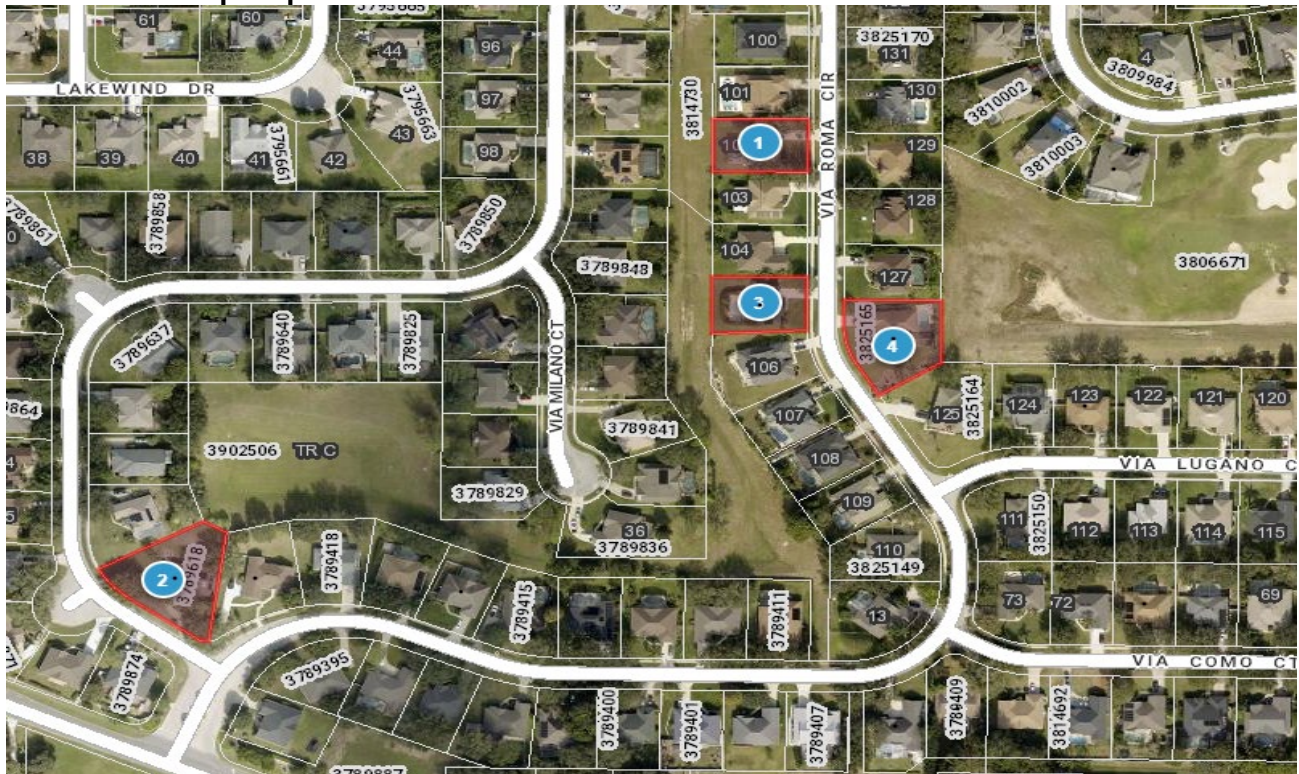
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-061€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3825141	13543 VIA ROMA CIR CLERMONT	same sub
2	comp 1	3825144	13609 VIA ROMA CIR CLERMONT FL	same sub
3	comp 2	3825165	13618 VIA ROMA CIR CLERMONT	same sub
4	comp 3	3789618	13203 VIA ROMA CIR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3825141
 Parcel ID 08-23-26-1206-000-10200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0616 Subject
 PRC Run: 12/3/2024 By

Card # 1 of 1

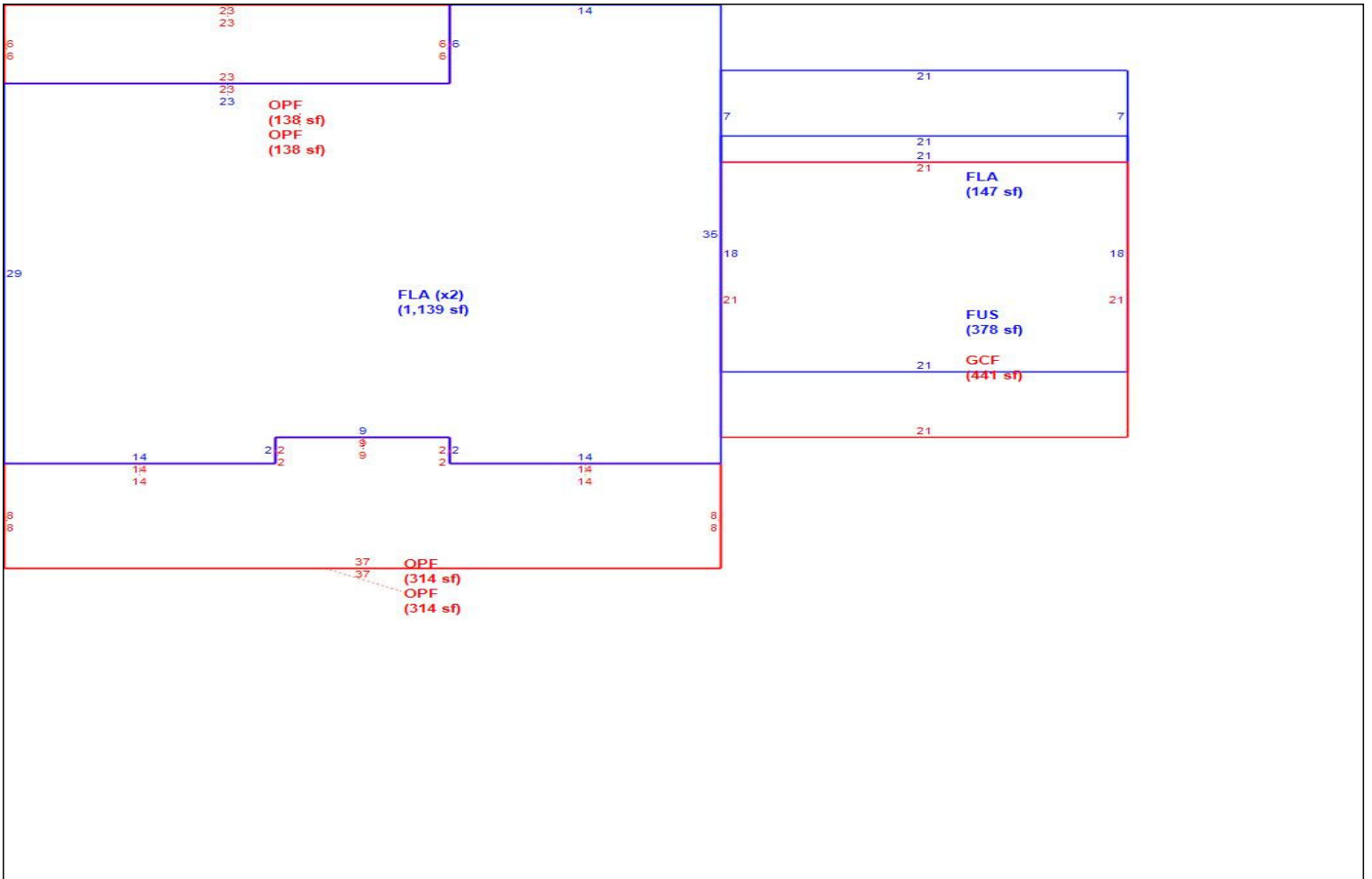
Current Owner		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 13543 VIA ROMA CIR CLERMONT FL 34711		
Mill Group	0003	NBHD 2267
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 LAKE LOUISA HIGHLANDS PHASE III PB 51 PG 50-51 LOT 102 ORB 4582 PG 891 ORB 5107 PG 1533

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		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 362,054 Deprec Bldg Value 351,192 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	4
FLA	FINISHED LIVING AREA	2,425	2,425	2425	2006	2803	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	378	378	378	105.96		Quality Grade	690	Half Baths	0
GAR	GARAGE FINISH	0	441	0	362,054		Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	904	0	EX	97.00	Foundation	3	Fireplaces	0
						0	Functional Obsol			
TOTALS		2,803	4,148	2,803	362,054	351,192	Roof Cover	3	Type AC	03

Alternate Key 3825141
 Parcel ID 08-23-26-1206-000-10200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0616 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
POL2	SWIMMING POOL - RESIDENTIAL	368.00	SF	35.00	2006	2006	12880.00	85.00	10,948
PLD2	POOL/COOL DECK	594.00	SF	5.38	2006	2006	3196.00	70.00	2,237
SEN2	SCREEN ENCLOSED STRUCTURE	1763.00	SF	3.50	2006	2006	6171.00	57.50	3,548

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2006051687	06-16-2006	11-15-2006	5,758	0000	SEN 25X36.1			
2007	2006050680	05-24-2006	11-15-2006	39,731	0000	POL			
2007	2005080849	01-01-2006	06-22-2006	201,629	0000	SFR FOR 07	06-22-2006		
2006	2005080849	09-30-2005	12-27-2005	201,629	0000	SFR 13543 VIA ROMA CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107	1533	05-08-2018	WD	U	M	I	100			
	4582	0891	01-29-2015	WD	U	M	I	100			
	4323	0981	05-01-2013	CT	U	U	I	205,200			
	2791	1376	03-18-2005	WD	Q	Q	V	63,000			
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
100,000	351,192	16,733	467,925	101415	366510	0.00	366510	467925	333,197

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 3825144
 Parcel ID 08-23-26-1206-000-10500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0616 Comp 1
 PRC Run: 12/3/2024 By

Card # 1 of 1

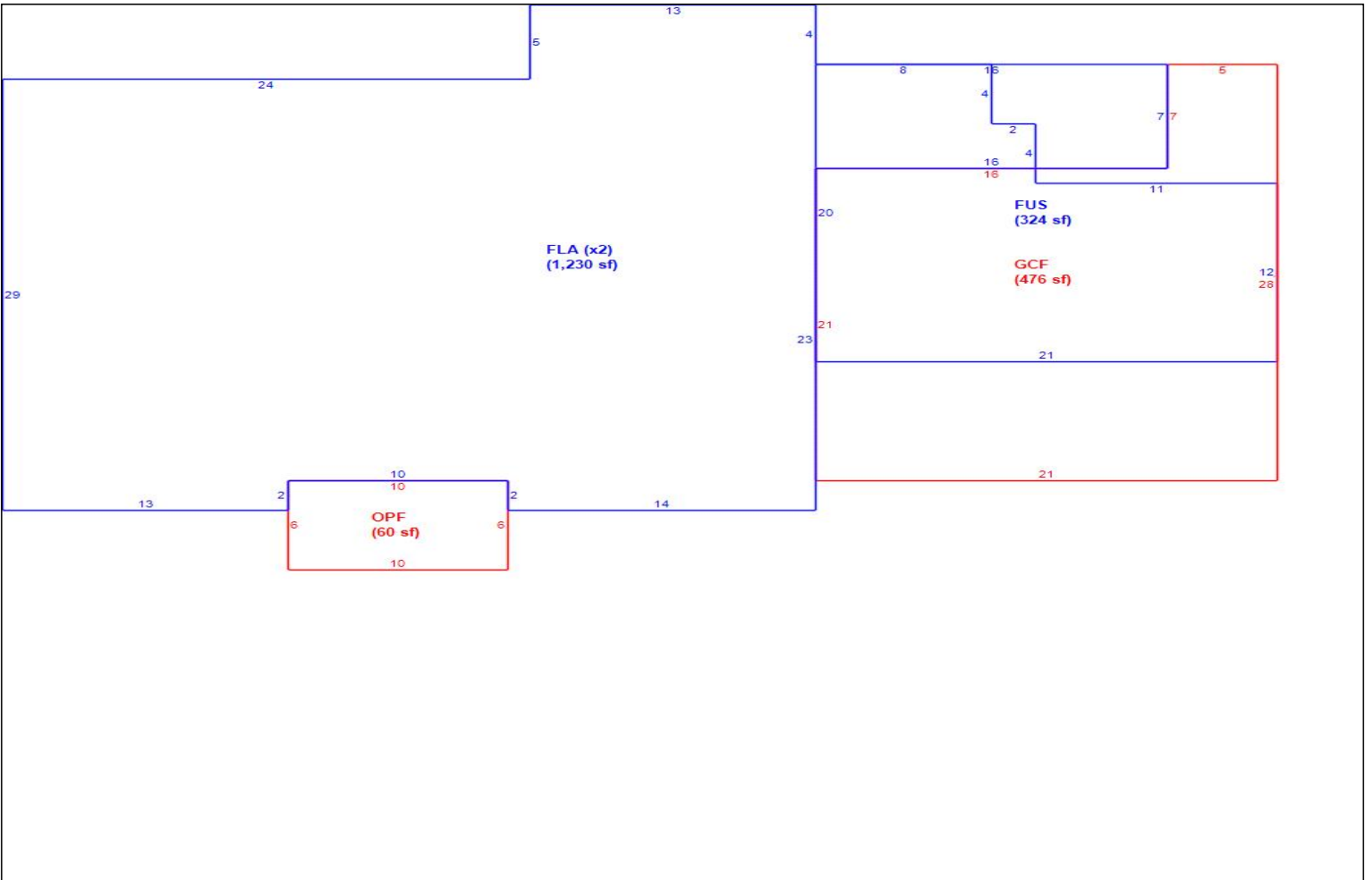
Current Owner		
DIAZ CASTRO DANNY J & MARIA QUERO U		
13609 VIA ROMA CIR		
CLERMONT	FL	34711

Property Location		
Site Address 13609 VIA ROMA CIR		
CLERMONT FL 34711		
Mill Group	0003	NBHD 2267
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
LAKE LOUISA HIGHLANDS PHASE III PB 51 PG 50-51 LOT 105 ORB 6099 PG 493

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		0.00		JV/Mkt 0		Total Adj JV/Mkt		100,000				
Classified Acres		0		Classified JV/Mkt 100,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 353,351
Deprec Bldg Value 342,750		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,460	2,460	2460	2006	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	324	324	324	106.04	Quality Grade	690	Half Baths	1
GAR	GARAGE FINISH	0	476	0	353,351	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	60	0	EX	Foundation	3	Fireplaces	1
TOTALS		2,784	3,320	2,784	0	Roof Cover	3	Type AC	03
					Building RCNLD	342,750			

Alternate Key 3825144
 Parcel ID 08-23-26-1206-000-10500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0616 Comp 1
 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
POL2	SWIMMING POOL - RESIDENTIAL	425.00	SF	35.00	2007	2007	14875.00	85.00	12,644
PLD2	POOL/COOL DECK	1257.00	SF	5.38	2007	2007	6763.00	70.00	4,734
PUG3	POOL UPGRADE	1.00	UT	6000.00	2007	2007	6000.00	85.00	5,100

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008	2007040539	04-19-2007	08-09-2007	2,300	0000	SOLAR PANELS	08-09-2007		
2008	2007030027	03-21-2007	08-09-2007	46,000	0000	POL 14.7X28 W/DECK 870SF	08-09-2007		
2007	2005090874	01-01-2006	06-22-2006	245,975	0000	SFR FOR 07	06-22-2006		
2006	2005090874	10-26-2005	12-27-2005	245,975	0000	SFR 13609 VIA ROMA CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023022341	6099	0493	02-24-2023	WD	Q	01	I	565,000				
2022078206	5969	2186	05-31-2022	WD	U	37	I	620,800				
	3248	2048	08-25-2006	WD	Q	Q	I	349,000				
	2935	0822	08-23-2005	WD	Q	Q	V	28,000				
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
100,000	342,750	22,478	465,228	0	465228	0.00	465228	465228	332,649

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Alternate Key 3825165
Parcel ID 08-23-26-1206-000-12600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0616 Comp 2
PRC Run: 12/3/2024 By

Card # 1 of 1

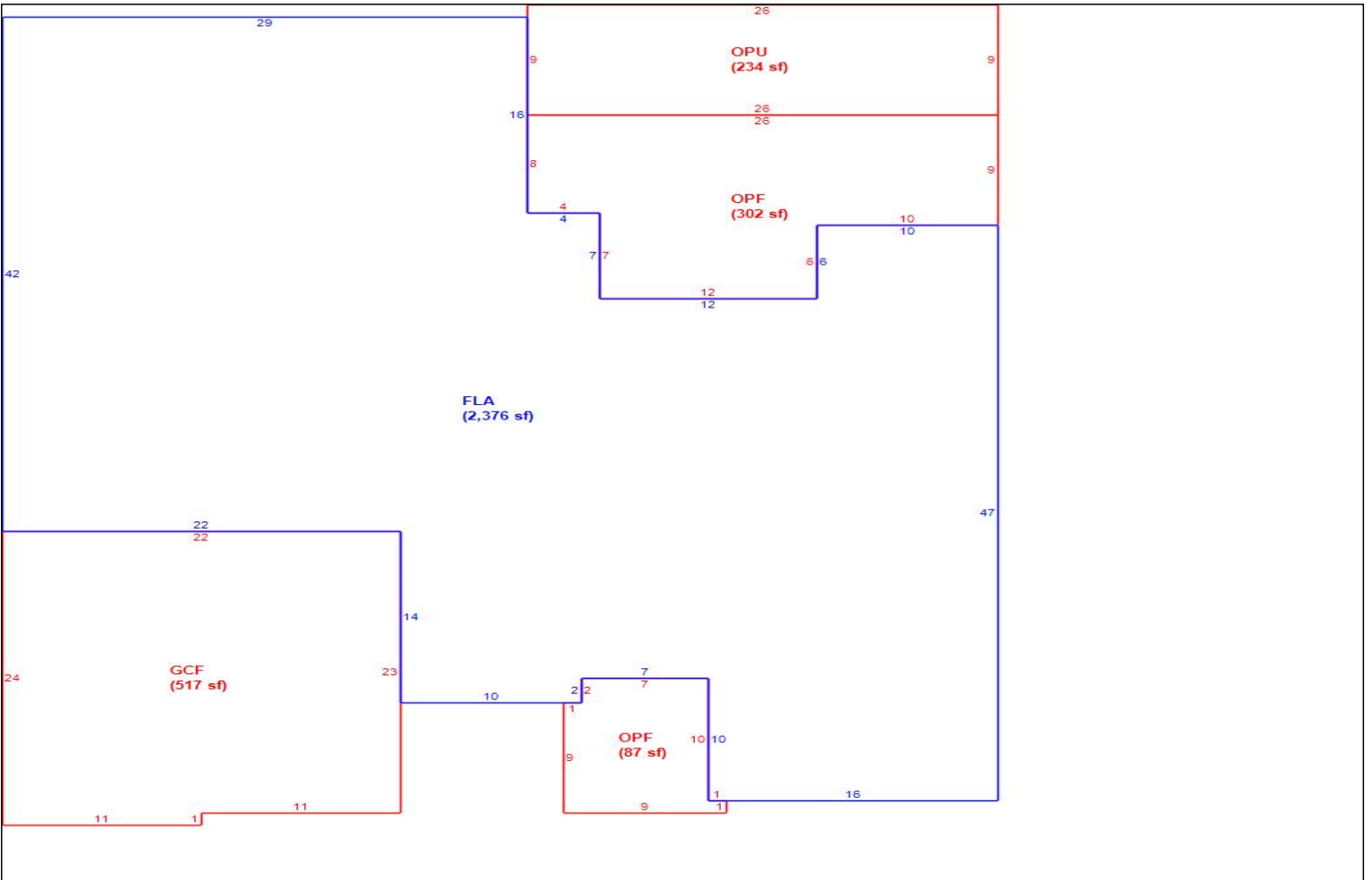
Current Owner		
ROGERIO AMORIM ADILSON & JULIANE C		
13618 VIA ROMA CIR		
CLERMONT	FL	34711

Property Location		
Site Address 13618 VIA ROMA CIR		
CLERMONT FL 34711		
Mill Group 0003	NBHD 2267	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 07-05-202

Legal Description
LAKE LOUISA HIGHLANDS PHASE III PB 51 PG 50-51 LOT 126 ORB 6188 PG 1946

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	120,000.00	0.0000	1.00	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 343,523 Deprec Bldg Value 333,217 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,376	2,376	2376	2005	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	517	0	118.92	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	389	0	343,523	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	234	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,376	3,516	2,376	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					333,217				

Alternate Key 3825165
Parcel ID 08-23-26-1206-000-12600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0616 Comp 2
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	372.00	SF	35.00	2006	2006	13020.00	85.00	11,067
PLD2	POOL/COOL DECK	1130.00	SF	5.38	2006	2006	6079.00	70.00	4,255
SEN2	SCREEN ENCLOSED STRUCTURE	914.00	SF	3.50	2006	2006	3199.00	57.50	1,839
PUG3	POOL UPGRADE	1.00	UT	6000.00	2006	2006	6000.00	85.00	5,100

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	SALE	01-01-2016	03-08-2017	1	0099	CHECK VALUE	03-08-2017		
2016	2015010173	01-09-2015	12-21-2015	15,687	0002	REROOF SHINGLE	12-22-2015		
2008	2007010433	04-02-2007	03-13-2008	2,000	0000	RTN (ATF)			
2007	2006110801	12-19-2006	03-19-2007	2,000	0000	SPA	03-19-2007		
2007	2006110114	11-15-2006	03-19-2007	10,611	0000	SCRN RM 6X22 & BIRDCAGE 18X17	03-19-2007		
2007	2006070591	07-28-2006	03-19-2007	32,000	0000	POL 19X38	03-19-2007		
2006	2004060813	01-01-2005	10-21-2005	145,640	0000	SFR TO 06			
2005	2004060813	07-07-2004	12-14-2004	145,640	0000	SFR 13618 VIA ROMA CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023094494	6188	1946	07-29-2023	WD	Q	01	I	559,000				
2019119473	5361	1878	10-14-2019	WD	Q	Q	I	360,000				
2016098959	4838	1773	09-13-2016	QC	U	U	I	96,100				
	2604	2466	06-01-2004	WD	Q	Q	V	28,000				
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	
120,000	333,217	22,261	475,478	0	475478	0.00	475478	475478	405,202	

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Alternate Key 3789618
Parcel ID 08-23-26-1200-000-02300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0616 Comp 3
PRC Run: 12/3/2024 By

Card # 1 of 1

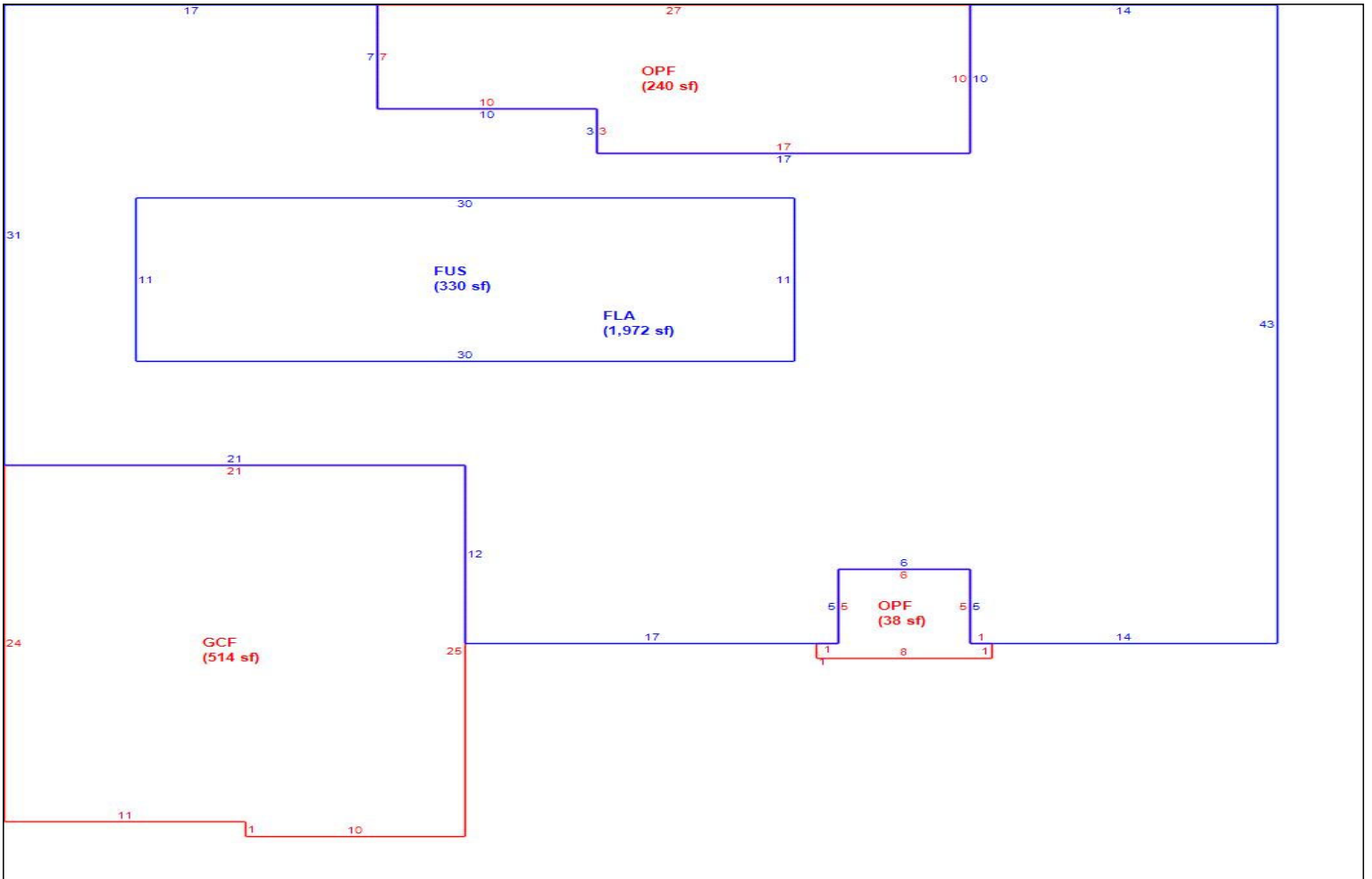
Current Owner		
COOK DARRICK & ERIN		
13203 VIA ROMA CIR		
CLERMONT	FL	34711

Property Location		
Site Address 13203 VIA ROMA CIR		
CLERMONT FL 34711		
Mill Group	0003	NBHD 2267
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 07-05-202

Legal Description
LAKE LOUISA HIGHLANDS PHASE 1 SUB LOT 23 PB 41 PGS 27-28 ORB 6120 PG 1917

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		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 338,292 Deprec Bldg Value 328,143 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	3
FLA	FINISHED LIVING AREA	1,972	1,972	1972	2000	2302	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	330	330	330	123.70	338,292	Quality Grade	695	Half Baths	0
GAR	GARAGE FINISH	0	514	0	EX	0	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	278	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS					Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	328,143				

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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	336.00	SF	35.00	2000	2000	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	492.00	SF	5.38	2000	2000	2647.00	70.00	1,853
SEN2	SCREEN ENCLOSED STRUCTURE	1648.00	SF	3.50	2000	2000	5768.00	42.50	2,451
PUG2	POOL UPGRADE	1.00	UT	4000.00	2000	2000	4000.00	85.00	3,400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	SALE	01-01-2017	04-12-2018	1	0099	CHECK VALUE	04-13-2018		
2013	SALE	01-01-2012	02-07-2013	1	0099	CHECK VALUE	02-07-2013		
2006	SALE	01-01-2005	05-04-2006	1	0000	CHECK VALUE			
2001	0063137	06-29-2000	03-08-2001	3,000	0000	22X34 SEN			
2001	9991423	05-02-2000	03-08-2001	128,000	0000	SFR FOR 2001			
2000	9991423	09-30-1999	05-02-2000	128,000	0000	SFR/13203 VIA ROMA CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023039484	6120 1917	03-31-2023	WD	Q	01	I	520,000	039	HOMESTEAD	2024	25000
2018031135	5081 1651	02-12-2018	WD	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2018001471	5049 0551	12-27-2017	WD	Q	Q	I	318,000				
	4156 2115	04-30-2012	WD	Q	Q	I	239,000				
	2907 1734	07-09-2005	WD	Q	Q	I	299,900				
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
100,000	328,143	17,700	445,843	0	445843	50,000.00	395843	420843	308,994

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