

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3825/64

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.

		MPLEM	ed by Que	rk of the val	WE ADJUST	MENT BOA	ARD (ME	(E)	
Petition#	2024.	-0618	3	County Lake		Tax year 2	2024	Date received	9.12.24
			@01	THE DEVELOR		ir.			A DW
PART 1. Tax	cpayer Infor	nation							i Mari
Taxpayer nan	ne: INV_HOME	; 2018-2 IH	Borrower LP		Representative	e: Ryan, LL	.C c/o R	Robert Peyton	
Mailing addres for notices	1622	, LLC 0 North S tsdale, AZ	cottsdale Rd, 85254	Ste 650	Parcel ID and physical address or TPP account		1206-00 Via Ron	00-12500 na Cir	
Phone 954-7	40-6240				Email	Resider	ntialApp	oeals@ryan.co	om
The standard	way to recei	ve inform	ation is by U	S mail. If possible	e, I prefer to rec	eive inform	ation by	✓ email	☐ fax.
	this petition its that supp			lline. I have attac	hed a statemer	nt of the rea	sons I fi	iled late and ar	ny
your evide evidence.	ence to the va The VAB or erty 🗹 Res.	lue adjust special m 1-4 units	ment board o agistrate rulii ☐ Industrial	evidence conside clerk. Florida law a ng will occur unde and miscellaneou or classified use	llows the proper r the same state	ty appraiser utory guideli recharge	to cross ines as i His	examine or ob	oject to your sent.) alornonprofit
PART 2. Re	ason for Pe	ition	Check o	ne. If more than	one, file a sep	arate petiti	on.		
Property war Tangible po	classification andparent re as not subst ersonal prop ired by s.19	duction antially co erty value 3.052. (s.	omplete on J (You must l 194.034, F.S	anuary 1 have timely filed	Include a o a∐Qualifying im	ate filing of date-stampe provement (sor control (so	exempt ed copy s. 193.15	ion or classific of application.) change of
determing Enter the by the regroup. My wither the evidence direct appraiser's evidence the of your proper.	nation that the time (in mirequested time esses or I with right to exclude the providence. At the right, regard rty record calcaded. Wh	ney are sunutes) you be. For sing Il not be a mange evi roperty ap he hearin dless of w ird contai en the pro	bstantially so think you ne think you ne think you ne vailable to a dence with the praiser at leg, you have the ther you ining information operty appra	a list of units, pa imilar. (s. 194.01 led to present you ons for multiple un ttend on specific he property apprast 15 days befor the right to have nitiate the eviden tion relevant to the iser receives the	1(3)(e), (f), and it case. Most he its, parcels, or a dates. I have at aiser. To initiate the hearing a witnesses sworce exchange, to computation	(g), F.S.) arings take accounts, protestached a list the exchanged make a rn. o receive froof your curr	15 minures of date of date of date of date of date of date of the period	etes. The VAB is time needed for the ses. I must submit request for the property appraessment, with	your property iser a copy 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 ar without attaching a completed power of attorney or authoriz Written authorization from the taxpayer is required for acce collector.	zation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional S	Signature	
Complete part 4 if you are the taxpayer's or an affiliated en representatives.		ving licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated ent	tity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter	475, Florida Statutes (license number R	D6182).
A Florida real estate broker licensed under Chapter 475).
A Florida certified public accountant licensed under Cha		r).
I understand that written authorization from the taxpayer is appraiser or tax collector.		
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of funder s. 194.011(3)(h), Florida Statutes, and that I have re	iling this petition and of becoming an agent	t for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not	t listed in part 4 above.	
☐ I am a compensated representative not acting as one of AND (check one)	of the licensed representatives or employee	es listed in part 4 above
☐ Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR ☐ the taxpayer's auth		executed with the
☐ I am an uncompensated representative filing this petition	on AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxp	oayer's authorized signature is in part 3 of t	his form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential informa	ation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET **RESIDENTIAL**

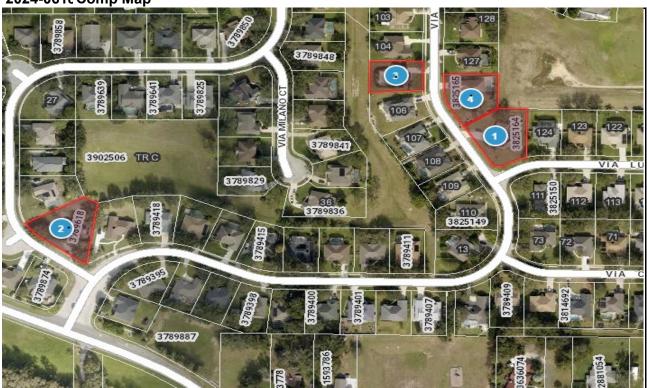
Petition #		2024-0618		Alternate Ke	ey: 3825164	Parcel I	D: 08-23-26-12 0	06-000-12500	
Petitioner Name	Rya	n,llc c/o Pey	ton	Б ,			Check if Mu	ıltiple Parcels	
The Petitioner is:	Taxpayer of Red	cord 🗸 Tax	payer's agent	Property Address		A ROMA CIR RMONT			
Other, Explain:				Address	OLL	KWON			
Owner Name	2018- 2	IH BORROV	VER LP	Value from	Value befor	e Board Actio	n		
				TRIM Notice Value presented by Prop Appr			i value alieri	Board Action	
1. Just Value, rec	ıuired			\$ 469,55	58 \$	469,55	58		
2. Assessed or cl		ue. *if appli	cable	\$ 415,78		415,78			
3. Exempt value,				\$	-	· · · · · · · · · · · · · · · · · · ·			
4. Taxable Value,				\$ 415,78	30 \$	415,78	30		
*All values entered	d should be count	ty taxable va	lues, School and	d other taxing	authority values	may differ.	•		
		-							
Last Sale Date	10/30/2013	Pric	ce: \$208	3,000	Arm's Length	✓ Distressed	Book <u>4401</u>	³ age <u>21</u>	
ITEM	Subje	ct	Compara	able #1	Compara	able #2	Compara	able #3	
AK#	38251		3825		3825		37890		
Address	13634 VIA ROMA CIR 1360			ROMA CIR	13618 VIA F		13203 VIA R	OMA CIR	
	CLERMON I CLE			NT FL	CLERN		CLERM		
Proximity			same		same		same		
Sales Price	·				\$559,		\$520,000		
Cost of Sale			-15		-15		-159		
Time Adjust			4.00		2.00		3.60		
Adjusted Sale			\$502,8		\$486,		\$460,7		
\$/SF FLA	\$193.63 p	er SF	\$180.62	•	\$204.68	•	\$200.14		
Sale Date			2/24/2	2023	7/29/2	2023	3/31/2	023	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
				_					
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	2,425		2,784	-25130	2,376	3430	2,302	8610	
Year Built	2004		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	390 SF		60 sf		623 sf		278 sf		
Pool	У		Υ	0	Y	0	Υ	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. 4.0%	-20130	Net Adj. 0.7%	3430	Net Adj. 4.0%	18610	
			Gross Adj. 6.0%	30130	Gross Adj. 0.7%	3430	Gross Adj. 4.0%	18610	
Adi Calaa Drisa	Market Value	\$469,558	Adj Market Value	\$482,720	Adj Market Value	\$489,760	Adj Market Value	\$479,330	
Adj. Sales Price Market Value \$469,558 Adj Market Value Value per SF 193.63									

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 11/22/2024

2024-0618 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3825164	13634 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 3825164

Parcel ID 08-23-26-1206-000-12500

Current Owner

2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

75201 **DALLAS** TX

GCF (517 sf)

LCPA Property Record Card Roll Year 2024 Status: A

2024-0618 Subject PRC Run: 12/4/2024

> Card # 1 of

Property Location

Site Address 13634 VIA ROMA CIR

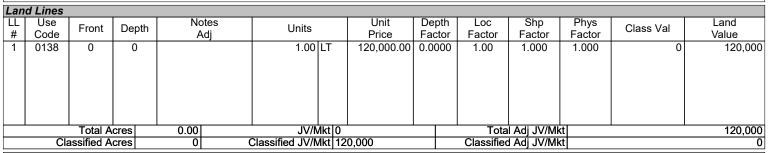
CLERMONT FL 34711 0003 NBHD 2267

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Legal Description

LAKE LOUISA HIGHLANDS PHASE III PB 51 PG 50-51 LOT 125 ORB 4582 PG 891 ORB 5107 PG 1533



Sketch Bldg 1 of 1 Replacement Cost 346,148 Deprec Bldg Value 335,764 0 1 Sec Multi Story OPF (302 sf)

FLA (2,425 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	2,425	2,425	2425	Effective Area	2425	No Charica	4.00	Full Daths	
GAR	GARAGE FINISH	0	517	0	Base Rate	118.31	No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	390	U	Building RCN	346,148	Quality Grade	690	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		·
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,425	3,332	2,425	Building RCNLD	335,764	Roof Cover	3	Type AC	03

OPF (88 sf) Alternate Key 3825164 Parcel ID 08-23-26-1206-000-12500

LCPA Property Record Card Roll Year 2024 Status: A

2024-0618 Subject PRC Run: 12/4/2024 By

	Non rout 2024 Ctatao. A											
	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	336.00	SF	35.00	2004	2004	11760.00	85.00	9,996			
PLD2	POOL/COOL DECK	358.00	SF	5.38	2004	2004	1926.00	70.00	1,348			
SEN2	SCREEN ENCLOSED STRUCTURE	1333.00	SF	3.50	2004	2004	4666.00	52.50	2,450			

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2005 2005	2004121428 2004090656	12-30-2004 09-16-2004	03-14-2005 01-03-2005	4,048 17,337	0000 0000	32.2X23.3 SEN 14X28 POOL/13634 VIA ROMA CIR		

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107 4582 4401 2726 2617	1533 0891 0021 1431 0761	05-08-2018 01-29-2015 10-30-2013 12-14-2004 05-07-2004	WD WD WD WD	UUUQQ	M M U Q Q	>	100 100 208,000 241,000 28,000				
							ue Summ			Total		0.00

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	335 764	13 794	469 558	53778	415780	0.00	415780	469558	398 984

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Alternate Key 3825144

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

Current Owner

DIAZ CASTRO DANNY J & MARIA QUERO U

13609 VIA ROMA CIR

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

2024-0618 Comp 1 PRC Run: 12/4/2024 By

Card # of

Property Location

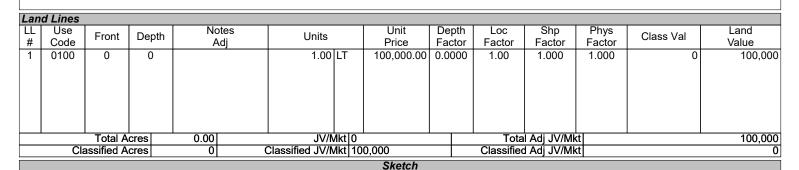
Site Address 13609 VIA ROMA CIR CLERMONT FL 34711

Mill Group 2267 0003 NBHD

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



Bldg 1 1 of 1 Replacement Cost 353,351 Deprec Bldg Value 342,750 Multi Story 1 Sec FUS (324 sf) FLA (x2) (1,230 sf) GCF (476 sf) OPE

	Building S	Sub Areas			Building Valuati	Cons	structio	n Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,460			Lilouivo / ilou	2784	No Charina	0.00	Cull Datha	•
FUS	FINISHED AREA UPPER	324			Base Rate	106.04	No Stories	2.00	Full Baths	2
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	476 60	0	Building RCN	353,351	Quality Grade	690	Half Baths	1
011	OI LIVI OIXOITT IIVIOITE	"	00	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	U
					Functional Obsol	0	Foundation	3	Fireplaces	1
	TOTALS	2,784	3,320	2,784	Building RCNLD	342.750	Roof Cover	3	Type AC	03

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

LCPA Property Record Card Roll Year 2024 Status: A

2024-0618 Comp 1 PRC Run: 12/4/2024 By

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

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

			Sales Informa			Exemptions						
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023022341 2022078206	6099 5969 3248 2935	0493 2186 2048 0822	02-24-2023 05-31-2022 08-25-2006 08-23-2005	WD WD WD	Q D Q Q	01 37 Q Q	<	565,000 620,800 349,000 28,000				
				arv.		Total		0.00				

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	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

ROGERIO AMORIM ADILSON & JULIANE C

Current Owner

FL

LCPA Property Record Card Roll Year 2024 Status: A

2024-0618 Comp 2 PRC Run: 12/4/2024 By

Card # of

Property Location

Site Address 13618 VIA ROMA CIR CLERMONT FL 34711

Mill Group 2267 0003 NBHD

Property Use Last Inspection 00100 SINGLE FAMILY PJF 07-05-202

Legal Description

CLERMONT

13618 VIA ROMA CIR

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

34711

Lan	d 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 A	cres	0.00	JV/Mkt ()	' I	Tota	il Adj JV/Mk	t		120,000		
	Cla	assified A	cres	0	Classified JV/Mkt	120,000		Classifie	d Adj JV/Mk	t		0		
						Sketch								

Bldg 1 1 of 1 Replacement Cost 343,523 Deprec Bldg Value 333,217 Multi Story 0 Sec OPU (234 sf) OPF (302 sf) FLA (2,376 sf) GCF (517 sf) OPF

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,376	2,376	2376	Effective Area	2376			E !! D !!	
GAR	GARAGE FINISH	0	517	0	Base Rate	118.92	No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	389	0	Building RCN	343.523	Quality Grade	690	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	234	U	Condition	EX				
					% Good	97.00	Wall Type	03	Heat Type	6
						97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	1 oundation	3	Поршосо	١
	TOTALS	2,376	3,516	2,376	Building RCNLD	333,217	Roof Cover	3	Type AC	03

LCPA Property Record Card Roll Year 2024 Status: A

2024-0618 Comp 2 PRC Run: 12/4/2024 By

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

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023094494 2019119473 2016098959	6188 5361 4838 2604	1946 1878 1773 2466	07-29-2023 10-14-2019 09-13-2016 06-01-2004	559,000 360,000 96,100 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

Parcel ID 08-23-26-1200-000-02300 *Current Owner*COOK DARRICK & ERIN

FL

LCPA Property Record Card
Roll Year 2024 Status:

2024-0618 Comp 3 PRC Run: 12/4/2024 By

Card # 1 of 1

Property Location

Site Address 13203 VIA ROMA CIR

CLERMONT FL 34711
Mill Group 0003 NBHD 2267

Property UseLast Inspection00100SINGLE FAMILYPJF 07-05-202

Legal Description

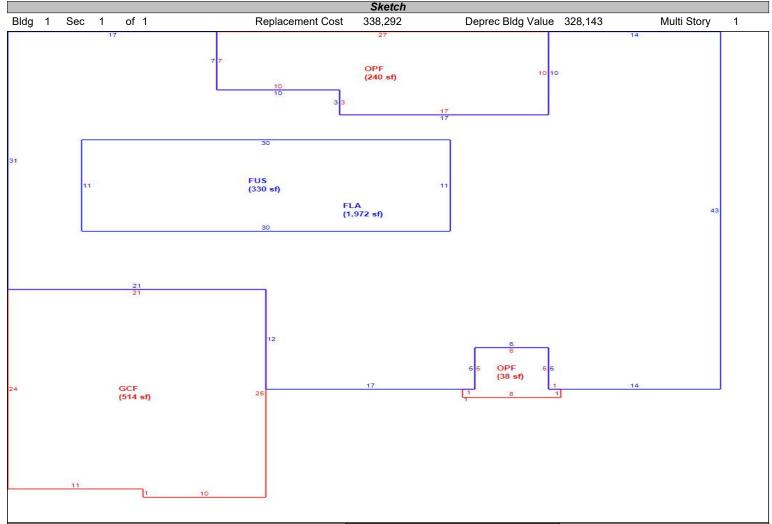
CLERMONT

13203 VIA ROMA CIR

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

34711

Lan	Land Lines Lines Lines Lines Lines 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		
					JV/Mkt 0			Tota	l Adj JV/MI	ct		100,000		
	Classified Acres 0 Classified JV/M					00,000		Classified	d Adj JV/Mi	ct		0		



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,972	1,972	1972	Effective Area	2302				-
FUS	FINISHED AREA UPPER	330		330	Base Rate	123.70	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	514	0	Building RCN	338,292	Quality Grade	695	Half Baths	0
OPF	OPEN PORCH FINISHE	0	278	0	•	•	Quality Oraco	090	riaii Batilo	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	,,	00	71	Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS 2,302		3,094	2,302	Building RCNLD	328,143	Roof Cover	3	Type AC	03

LCPA Property Record Card Roll Year 2024 Status: A

2024-0618 Comp 3 PRC Run: 12/4/2024 By

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

Sales Information								Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023039484 2018031135 2018001471	6120 5081 5049 4156 2907	1917 1651 0551 2115 1734	03-31-2023 02-12-2018 12-27-2017 04-30-2012 07-09-2005	WD WD WD WD WD	00000	01 U Q Q Q	 - - - -	520,000 100 318,000 239,000 299,900	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
							uo Summ			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	328 143	17 700	445 843	0	445843	50 000 00	395843	420843	308 994

^{***}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.***