



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3818367**

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 #	2024-0623	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; IH6 Property Florida, LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	1023261801-000-13400 2856 Majestic Isle Dr
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.			
<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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0623	Alternate Key: 3818367	Parcel ID: 10-23-26-1801-000-13400
Petitioner Name Ryan, llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 2856 MAJESTIC ISLE DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name IH6 property florida lp	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 447,393	\$ 447,393
2. Assessed or classified use value, *if applicable	\$ 387,660	\$ 387,660
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 387,660	\$ 387,660

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

Last Sale Date 7/26/2016 **Price:** \$225,000 Arm's Length Distressed **Book** 4812 **Page** 980

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3818367	3818421	3818313	3818311
Address	2856 MAJESTIC ISLE DR CLERMONT	2684 VALIANT DR CLERMONT	4557 BARRISTER DR CLERMONT	4533 BARRISTER DR CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$550,000	\$590,000	\$563,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	1.60%	1.60%
Adjusted Sale		\$489,500	\$510,940	\$487,991
\$/SF FLA	\$159.16 per SF	\$195.18 per SF	\$194.50 per SF	\$194.73 per SF
Sale Date		2/28/2023	8/24/2023	8/16/2023
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	2,811	2,508	15150	2,627	9200	2,506	15250
Year Built	2003	2003		2005		2005	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	3.0	3.0		3.0		3.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	yes	yes		yes		yes	
Pool	N	Y	-20000	Y	-20000	Y	-20000
Fireplace	0	0	0	0	0	1	-2500
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. 1.0%	-4850	-Net Adj. 2.1%	-10800	-Net Adj. 1.5%	-7250
		Gross Adj. 7.2%	35150	Gross Adj. 5.7%	29200	Gross Adj. 7.7%	37750
Adj. Sales Price	Market Value \$447,393	Adj Market Value	\$484,650	Adj Market Value	\$500,140	Adj Market Value	\$480,741
	Value per SF 159.16						

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.

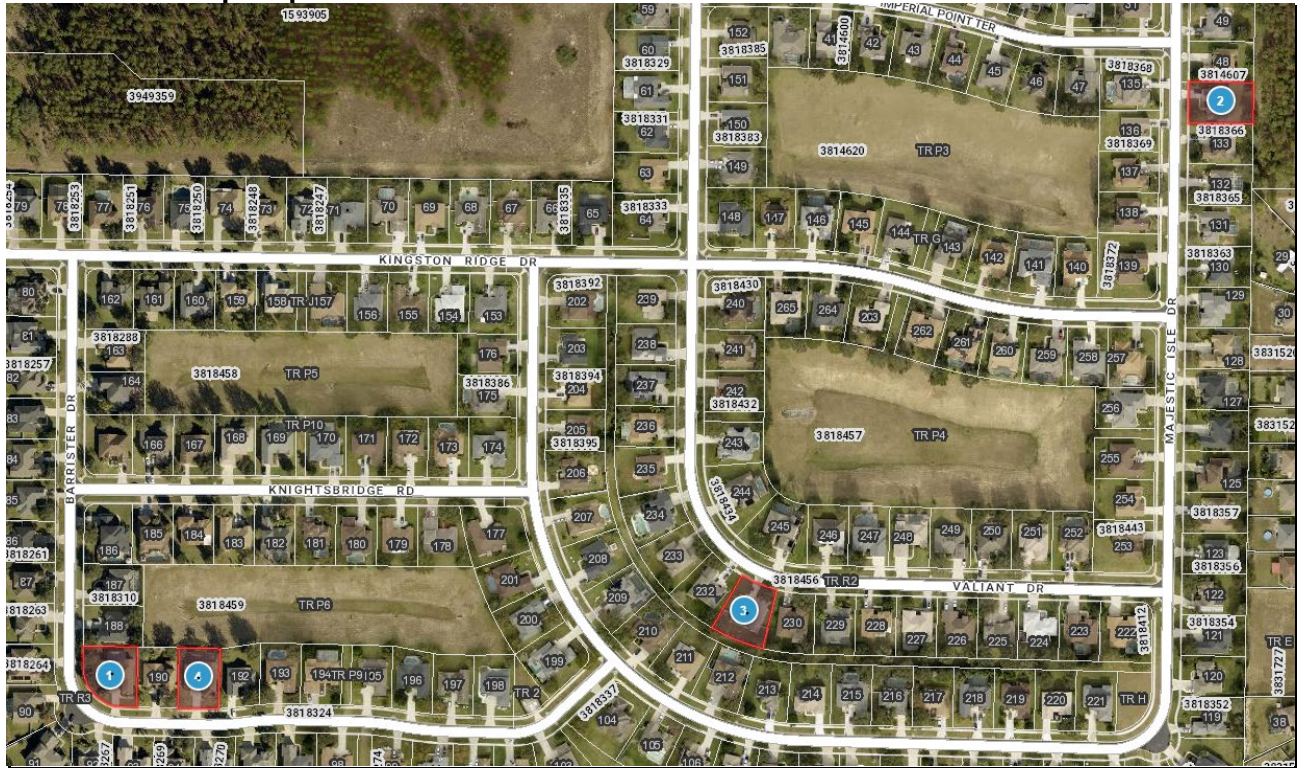
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

DEPUTY: Mohamed Shariff

DATE 12/4/2024

2024-0623 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3818311	4533 BARRISTER DR CLERMONT	same sub
2	subject	3818367	2856 MAJESTIC ISLE DR CLERMONT	-
3	comp 1	3818421	2684 VALIANT DR CLERMONT	same sub
4	comp 2	3818313	4557 BARRISTER DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3818367
Parcel ID 10-23-26-1801-000-13400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0623 Subject
PRC Run: 12/4/2024 By mshariff
Card # 1 of 1

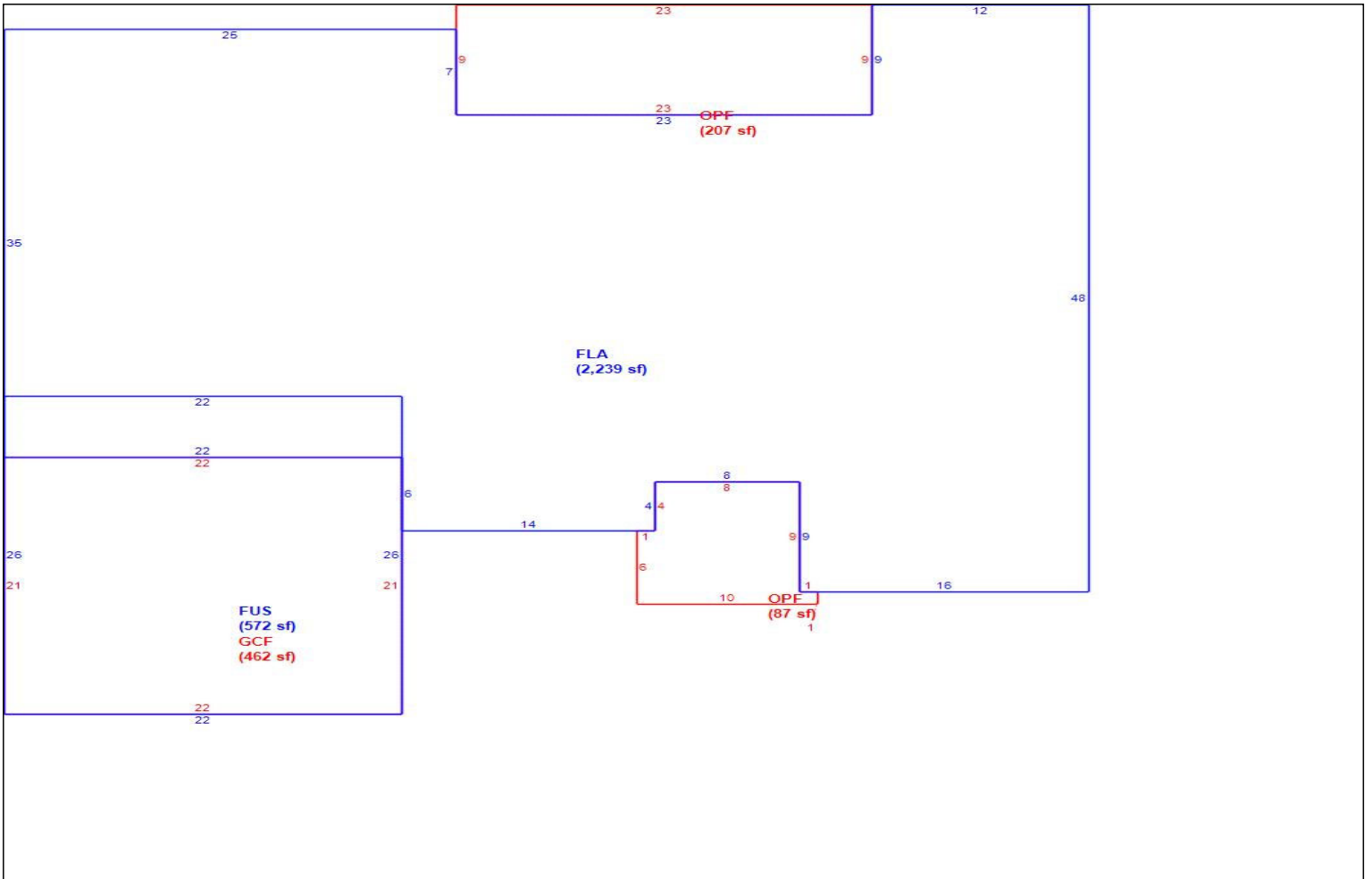
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 2856 MAJESTIC ISLE DR CLERMONT FL 34711		
Mill Group 000C	NBHD 0582	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CLERMONT, REGENCY HILLS PHASE 2 SUB LOT 134 PB 49 PG 51-56 ORB 4812 PG 980

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 358,137 Deprec Bldg Value 347,393 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	4
FLA	FINISHED LIVING AREA	2,239	2,239	2239	Effective Area	2811	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	572	572	572	Base Rate	108.37	Quality Grade	680	Half Baths	0
GAR	GARAGE FINISH	0	462	0	Building RCN	358,137	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	294	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,811	3,567	2,811	Building RCNLD	347,393				

Alternate Key 3818367
 Parcel ID 10-23-26-1801-000-13400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0623 Subject
 PRC Run: 12/4/2024 By mshariff
 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
2007	SALE	01-01-2006	03-22-2007	1	0000	CHECK VALUES	03-22-2007	
2004	2003060359	06-20-2003	05-17-2004	1	0000	SFR HX CK C/O		12-24-2003

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2016077262	4812	0980	07-26-2016	WD	U	U	I	225,000			
2016047425	4776	2487	01-21-2016	WD	U	U	I	0			
	4404	2120	10-24-2013	CT	U	U	I	176,000			
	3926	1153	07-13-2010	QC	U	U	I	100			
	3643	1396	05-22-2008	WD	U	U	I	251,900			
Total											0.00

Exemptions

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	347,393	0	447,393	59733	387660	0.00	387660	447393	436,006

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 3818421
Parcel ID 10-23-26-1801-000-23100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0623 Comp 1
PRC Run: 12/4/2024 By

Card # 1 of 1

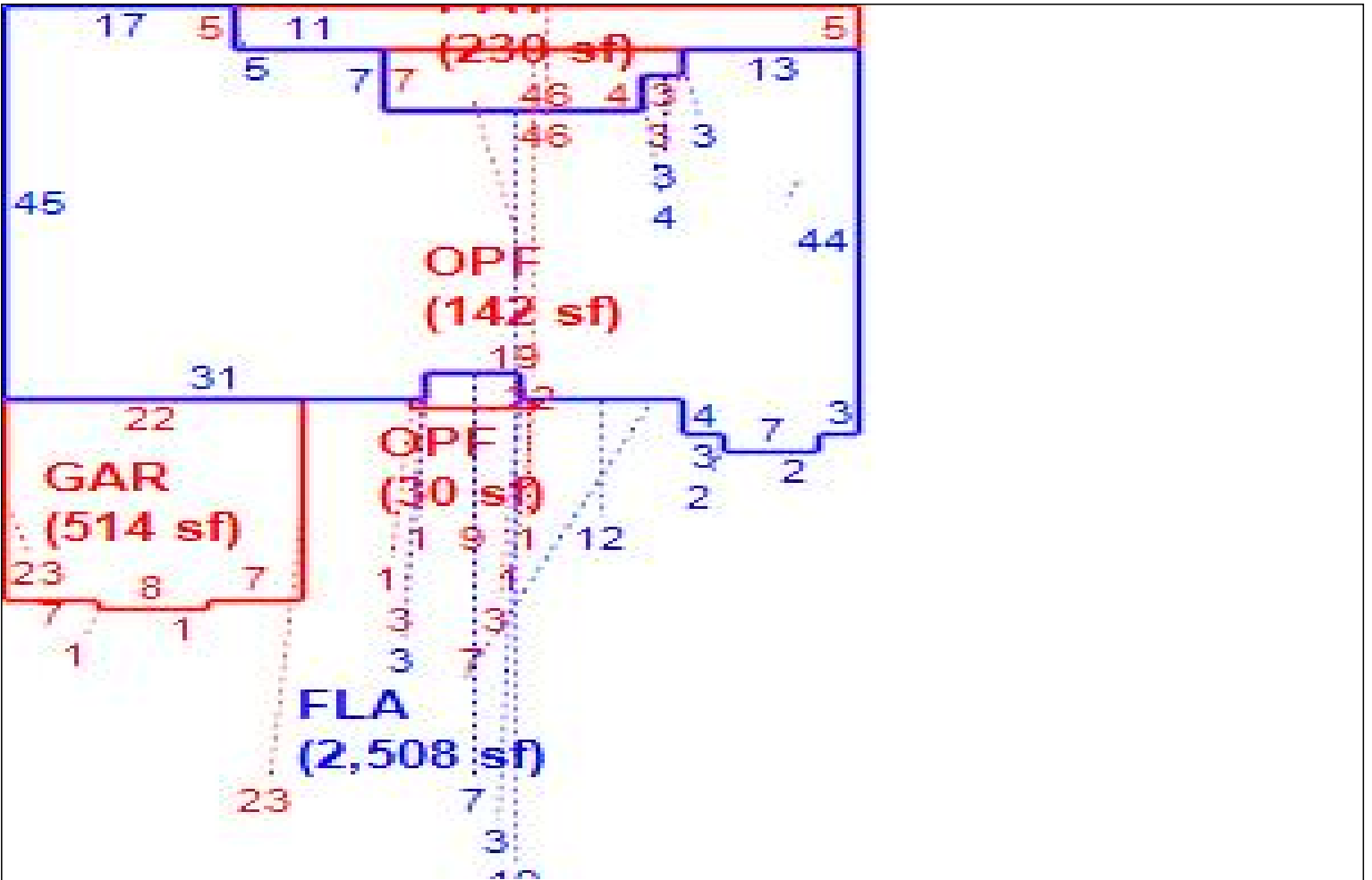
Current Owner		
MAXWELL ROGER C JR & SYLVIA C		
2684 VALIANT DR		
CLERMONT	FL	34711

Property Location			
Site Address 2684 VALIANT DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	01-01-202

Legal Description
CLERMONT, REGENCY HILLS PHASE 2 SUB LOT 231 PB 49 PG 51-56 ORB 6101 PG 1991

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 328,659 Deprec Bldg Value 318,799 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,508	2,508	2508	Effective Area	2508	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	514	0	Base Rate	109.77	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	172	0	Building RCN	328,659	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	230	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	318,799	Roof Cover	3	Type AC	03
TOTALS		2,508	3,424	2,508						

Alternate Key 3818421
 Parcel ID 10-23-26-1801-000-23100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0623 Comp 1
 PRC Run: 12/4/2024 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
POL5	SWIMMING POOL - RESIDENTIAL	450.00	SF	75.00	2023	2023	33750.00	100.00	33,750
PLD3	POOL/COOL DECK	516.00	SF	7.33	2023	2023	3782.00	100.00	3,782
SEN4	SCREEN ENCLOSED STRUCTURE	1846.00	SF	8.75	2023	2023	16153.00	100.00	16,153

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-3569	09-13-2023	11-08-2023	13,825	0003	SEN	04-23-2024		
2024	23-1981	05-22-2023	11-08-2023	58,000	0003	POL & DECK	11-15-2023		
2016	15-1071	04-17-2015	12-04-2015	16,284	0003	REPL 9 WINDOWS & 1 DOOR	12-04-2015		
2004	2003060276	06-16-2003	02-11-2004	140,316	0000	SFSR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023024334	6101	1991	02-28-2023	WD	Q	03	I	550,000	024	DISABILITY VETERAN TOT	2024	422484
2021161419	5841	0915	11-16-2021	WD	Q	01	I	465,000	039	HOMESTEAD	2024	25000
2021021778	5644	2087	02-10-2021	WD	Q	01	I	351,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2462	0152	11-21-2003	WD	Q	Q	I	235,100				
Total											472,484.00	

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	318,799	53,685	472,484	0	472484	472,484.00	0	0	408,534

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Alternate Key 3818313
Parcel ID 10-23-26-1802-000-19100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0623 Comp 2
PRC Run: 12/4/2024 By

Card # 1 of 1

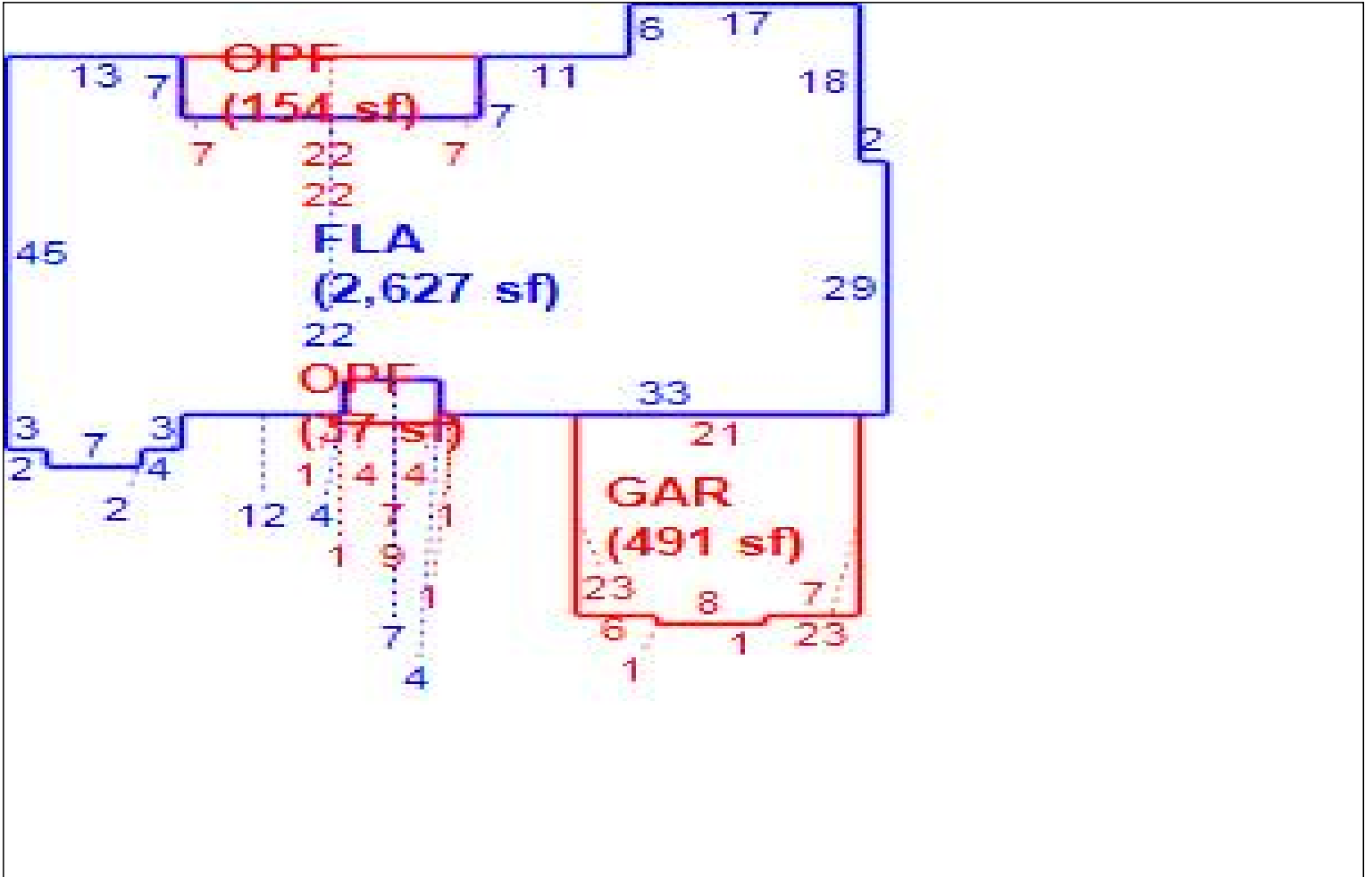
Current Owner		
MC CLOUD ELIZABETH V		
4557 BARRISTER DR		
CLERMONT	FL	34711

Property Location			
Site Address 4557 BARRISTER DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, REGENCY HILLS PHASE 3 SUB LOT 191 PB 49 PG 57-61 ORB 6202 PG 313

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	339,495		Deprec Bldg Value 329,310
Multi Story	0		



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,627	2,627	2627	Effective Area	2627	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	491	0	Base Rate	109.23	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	191	0	Building RCN	339,495	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		2,627	3,309	2,627	Building RCNLD	329,310				

Alternate Key 3818313
Parcel ID 10-23-26-1802-000-19100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0623 Comp 2
PRC Run: 12/4/2024 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	325.00	SF	35.00	2006	2006	11375.00	85.00	9,669
PLD3	POOL/COOL DECK	1129.00	SF	7.33	2006	2006	8276.00	70.00	5,793
SEN2	SCREEN ENCLOSED STRUCTURE	2408.00	SF	3.50	2006	2006	8428.00	57.50	4,846
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2006	2006	6000.00	57.50	3,450
PUG2	POOL UPGRADE	1.00	UT	4000.00	2006	2006	4000.00	85.00	3,400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2006061315	06-29-2006	11-14-2006	8,400	0000	SEN 50X24			
2007	2006050150	05-17-2006	11-14-2006	26,000	0000	POL W/DECK & SPA			
2006	2004060337	01-01-2005	09-29-2005	144,496	0000	SFR TO 06			
2005	2004060337	07-07-2004	12-13-2004	144,496	0000	SFR 4557 BARRISTER DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023105905	6202 0313	08-24-2023	WD	Q	01	I	590,000	039	HOMESTEAD	2024	25000
2023074987	6164 1268	06-20-2023	WD	U	37	I	477,900	059	ADDITIONAL HOMESTEAD	2024	25000
2018147983	5215 1693	12-20-2018	WD	Q	Q	I	353,500				
	4691 2400	09-30-2015	CT	U	U	I	191,000				
	3207 1777	05-25-2006	QC	U	U	I	0				
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	329,310	27,158	456,468	0	456468	50,000.00	406468	431468	446,115

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Alternate Key 3818311
Parcel ID 10-23-26-1802-000-18900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0623 Comp 3
PRC Run: 12/4/2024 By

Card # 1 of 1

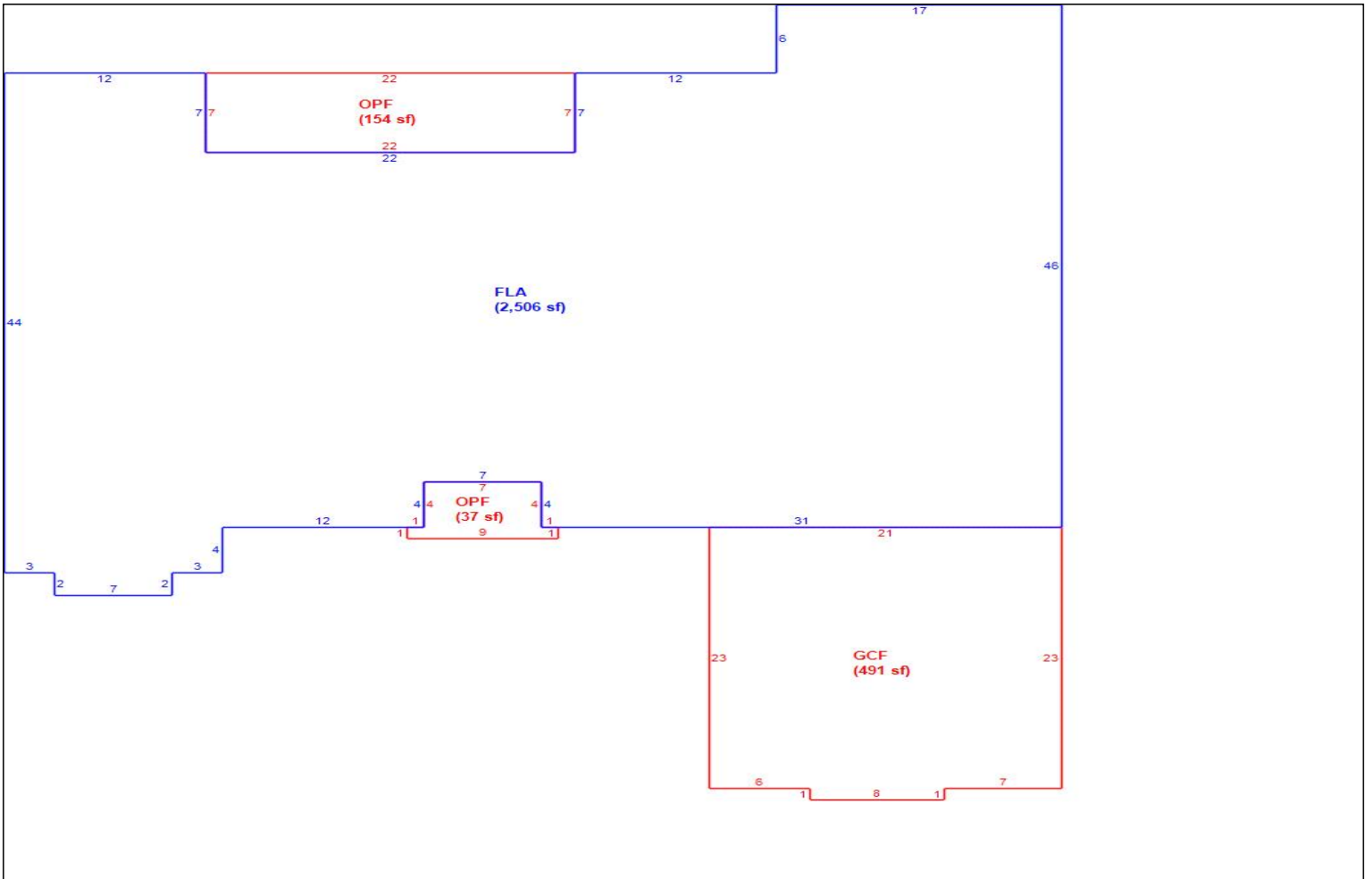
Current Owner		
GEORGE VICTORIA M AND CAROL BOTELH		
4533 BARRISTER DR		
CLERMONT	FL	34711

Property Location			
Site Address 4533 BARRISTER DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, REGENCY HILLS PHASE 3 SUB LOT 189 PB 49 PG 57-61 ORB 6197 PG 1576

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 328,932 Deprec Bldg Value 319,064 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,506	2,506	2506	Effective Area	2506	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	491	0	Base Rate	109.78	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	191	0	Building RCN	328,932	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	1
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,506	3,188	2,506	Building RCNLD	319,064				

Alternate Key 3818311
 Parcel ID 10-23-26-1802-000-18900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0623 Comp 3
 PRC Run: 12/4/2024 By
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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	351.00	SF	35.00	2005	2005	12285.00	85.00	10,442
PLD2	POOL/COOL DECK	537.00	SF	5.38	2005	2005	2889.00	70.00	2,022
SEN2	SCREEN ENCLOSED STRUCTURE	1599.00	SF	3.50	2005	2005	5597.00	55.00	3,078

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2004120207	01-01-2005	09-29-2005	4,170	0000	37X24 POOL ENCL			
2006	2004050514	01-01-2005	09-29-2005	158,816	0000	SFR TO 06			
2005	2004080125	08-10-2004	12-13-2004	18,500	0000	24X37 POOL & DECK			
2005	2004050514	06-01-2004	12-13-2004	140,316	0000	SFR 4533 BARRISTER DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023101760	6197	1576	08-16-2023	WD	Q	01	I	563,500	039	HOMESTEAD	2024	25000
	2757	0853	02-07-2005	WD	Q	Q	I	287,600	059	ADDITIONAL HOMESTEAD	2024	25000
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	319,064	15,542	434,606	0	434606	50,000.00	384606	409606	424,489	

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