



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3818291**

DR-486  
R. 11/23  
Rule 12D-16.002  
F.A.C.  
Eff. 11/23  
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<b>2024-0624</b>	County <b>Lake</b>	Tax year <b>2024</b> Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; IH6 Property Florida, LP</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>1023261802-000-16600 2710 Knightsbridge Rd</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> . Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer	Print name	Date
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**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.

<i>Robert L. Peyton</i>	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 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
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# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0624	Alternate Key: 3818291	Parcel ID: 10-23-26-1802-000-16600
<b>Petitioner Name</b> Ryan, llc c/o Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 2710 KNIGHTSBRIDGE RD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> IH6 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 498,318	\$ 498,318
<b>2. Assessed or classified use value, *if applicable</b>	\$ 441,710	\$ 441,710
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 441,710	\$ 441,710

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

**Last Sale Date** 2/5/2018      **Price:** \$250,000       Arm's Length  Distressed      Book 5063 Page 2491

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3818291	3818421	3818275	3818313
<b>Address</b>	2710 KNIGHTSBRIDGE RD CLERMONT	2684 VALIANT DR CLERMONT	4580 BARRISTER DR CLERMONT	4557 BARRISTER DR CLERMONT
<b>Proximity</b>		SAME SUB	SAME SUB	SAME SUB
<b>Sales Price</b>		\$550,000	\$620,000	\$590,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		4.00%	1.60%	1.60%
<b>Adjusted Sale</b>		\$489,500	\$536,920	\$510,940
<b>\$/SF FLA</b>	\$151.97 per SF	\$195.18 per SF	\$187.34 per SF	\$194.50 per SF
<b>Sale Date</b>		2/28/2023	8/4/2023	8/24/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	3,279	2,508	53970	2,866	28910	2,627	45640
<b>Year Built</b>	2005	2003		2005		2005	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	3.0	3.0		3.0		3.0	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	338 sf	172 SF		297 SF		191 SF	
<b>Pool</b>	n	Y	-20000	Y	-20000	Y	-20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		Net Adj. 6.9%	33970	Net Adj. 1.7%	8910	Net Adj. 5.0%	25640
		Gross Adj. 15.1%	73970	Gross Adj. 9.1%	48910	Gross Adj. 12.8%	65640
<b>Adj. Sales Price</b>	Market Value <b>\$498,318</b>	Adj Market Value	<b>\$523,470</b>	Adj Market Value	<b>\$545,830</b>	Adj Market Value	<b>\$536,580</b>
	Value per SF 151.97						

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**

**2024-0624 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3818291	2710 KNIGHTSBRIDGE RD CLERMONT	same sub
2	comp 1	3818421	2684 VALIANT DR CLERMONT	same sub
3	comp 2	3818275	4580 BARRISTER DR CLERMONT	same sub
4	comp 3	3818313	4557 BARRISTER DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3818291  
Parcel ID 10-23-26-1802-000-16600

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

2024-0624 Subject  
PRC Run: 12/4/2024 By

Card # 1 of 1

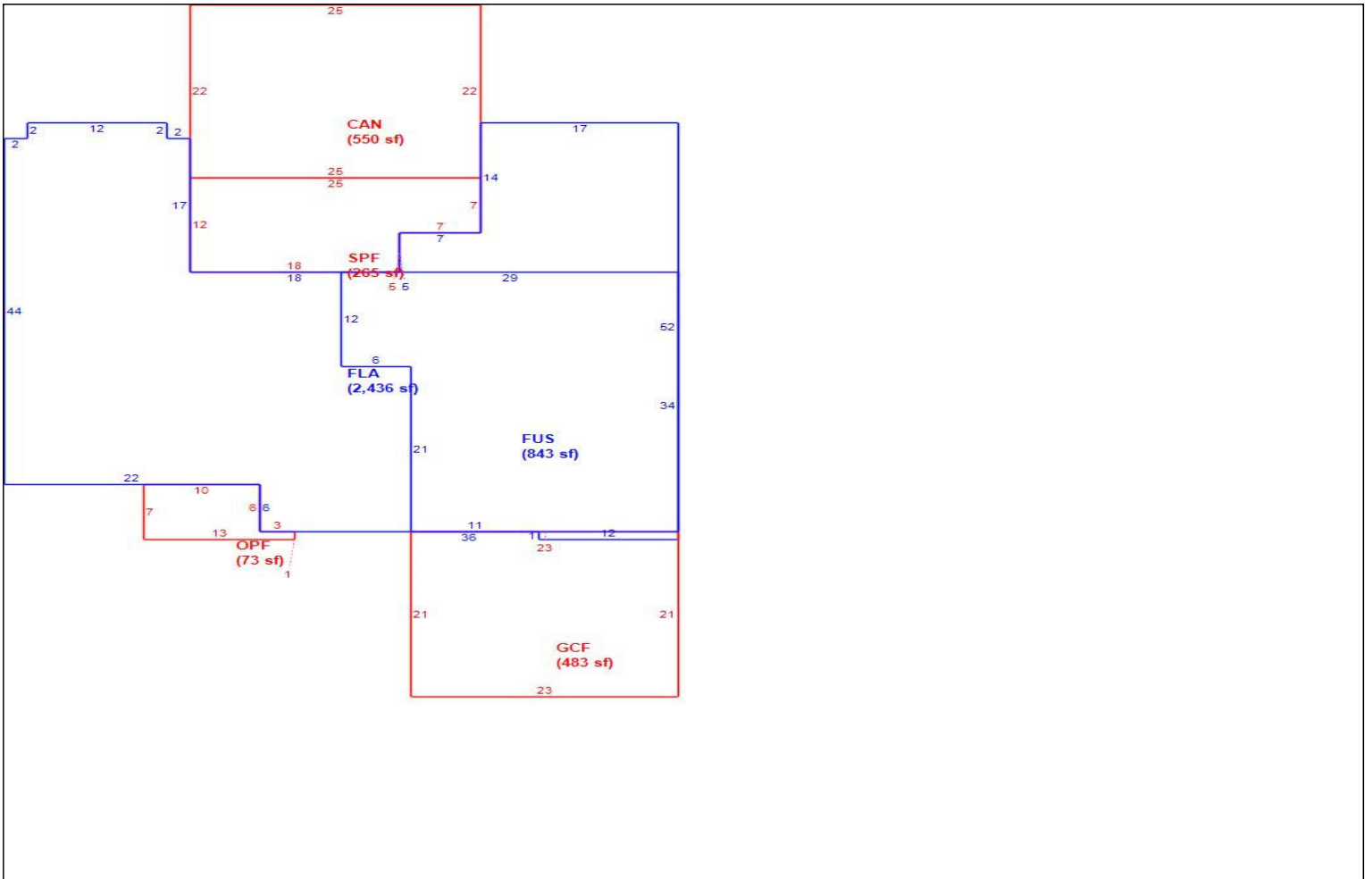
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 2710 KNIGHTSBRIDGE RD			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	07-12-202

Legal Description
CLERMONT, REGENCY HILLS PHASE 3 SUB LOT 166 PB 49 PG 57-61 ORB 5063 PG 2491

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 410,637
Deprec Bldg Value 398,318		Multi Story 1	



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	2,436	2,436	2436	Effective Area	3279	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	843	843	843	Base Rate	107.39	Quality Grade	680	Half Baths	0
GAR	GARAGE FINISH	0	483	0	Building RCN	410,637	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	73	0	% Good	97.00	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	550	0	Functional Obsol	0	Roof Cover	3	Type AC	03
SPF	SCREEN PORCH FINIS	0	265	0	Building RCNLD	398,318				
TOTALS		3,279	4,650	3,279						

Alternate Key 3818291  
 Parcel ID 10-23-26-1802-000-16600

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

2024-0624 Subject  
 PRC Run: 12/4/2024 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	
2019	SALE	01-06-2018	02-22-2019	1	0099	CK SALE MLS HAS IT AS SHORT SALE.	02-13-2019		
2019	SALE	01-01-2018	02-22-2019	1	0099	CHECK VALUE	02-13-2019		
2006	2004071544	01-01-2005	09-30-2005	177,408	0000	SFR TO 06			
2005	2004071544	09-15-2004	12-13-2004	177,408	0000	SFR 2 STORY 2710 KNIGHTSBRIDGE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018014842	5063	2491	02-05-2018	WD	U	U	I	250,000			
	2874	1972	06-27-2005	WD	U	U	I	286,100			
	2891	0420	06-24-2005	WD	U	U	I	0			
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	398,318	0	498,318	56608	441710	0.00	441710	498318	485,173	

\*\*\*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

2024-0624 Comp 1  
PRC Run: 12/4/2024 By

Card # 1 of 1

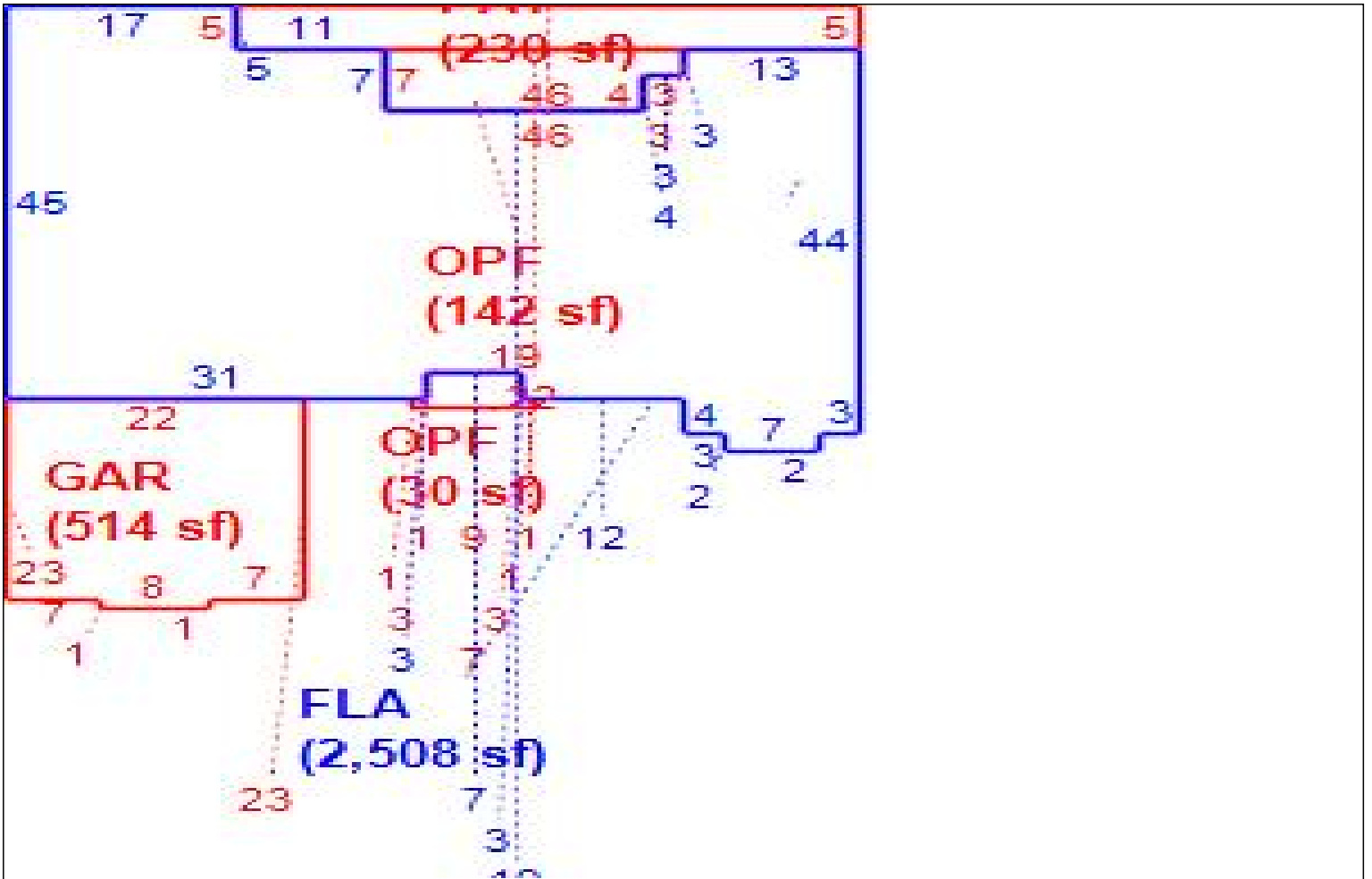
Current Owner		
MAXWELL ROGER C JR & SYLVIA C		
2684 VALIANT DR		
CLERMONT	FL	34711

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	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	2,508	2,508	2508	2003	2508	No Stories	1.00	Full Baths 3
GAR	GARAGE FINISH	0	514	0		109.77	Quality Grade	680	Half Baths 0
OPF	OPEN PORCH FINISHE	0	172	0		328,659	Wall Type	03	Heat Type 6
PAT	PATIO UNCOVERED	0	230	0		EX	Foundation	3	Fireplaces 0
TOTALS		2,508	3,424	2,508		0	Roof Cover	3	Type AC 03
					Building RCNLD	318,799			



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

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

2024-0624 Comp 1  
 PRC Run: 12/4/2024 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
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 3818275  
 Parcel ID 10-23-26-1802-000-10000

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

2024-0624 Comp 2  
 PRC Run: 12/4/2024 By

Card # 1 of 1

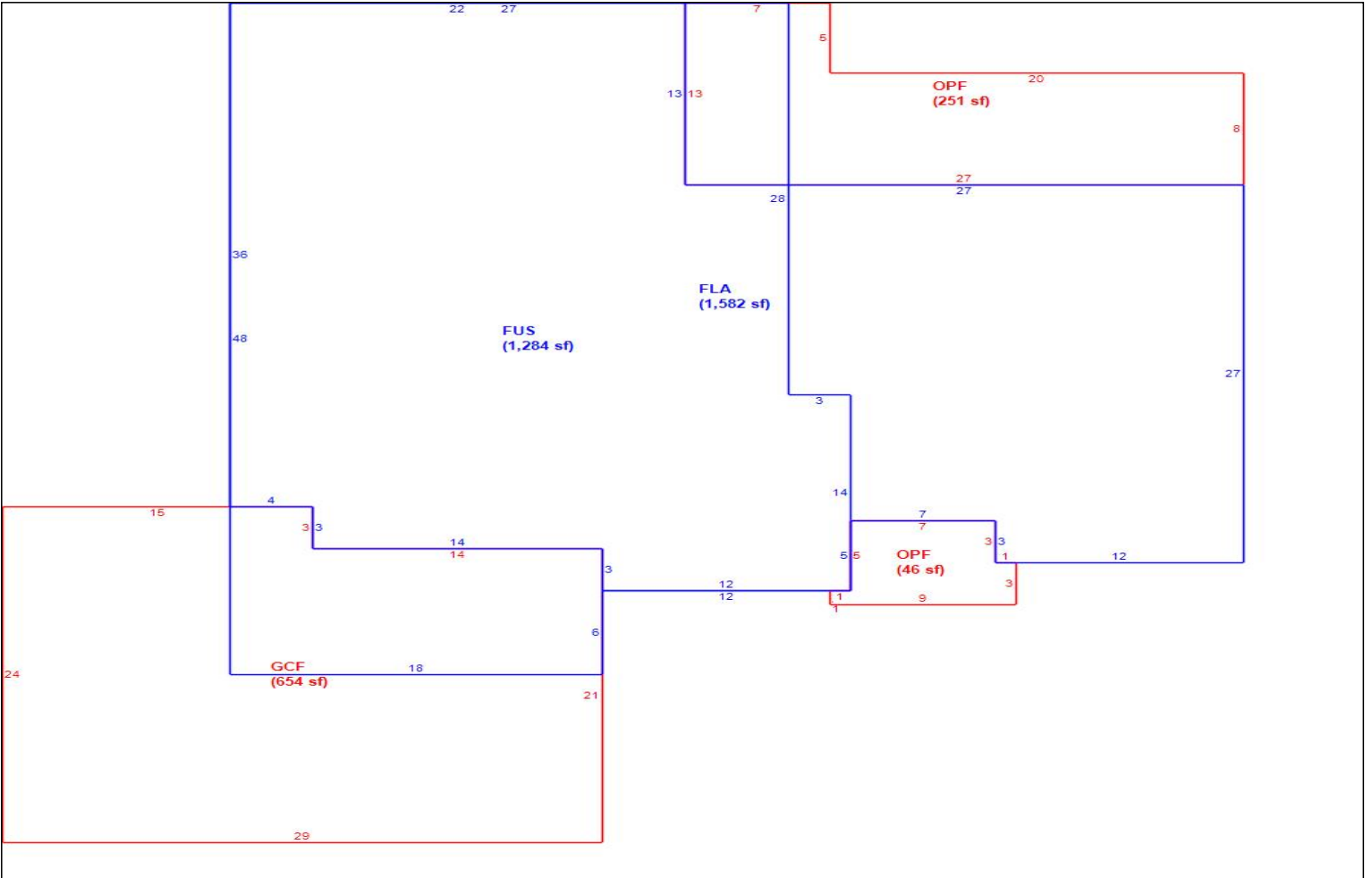
Current Owner		
WARNER REGINA J & JOHN W		
4580 BARRISTER DR		
CLERMONT	FL	34711

Property Location			
Site Address 4580 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 100 PB 49 PG 57-61 ORB 6194 PG 525

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 368,871 Deprec Bldg Value 357,805 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	1,582	1,582	1582	2005	2866	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,284	1,284	1284	Base Rate	108.11	Quality Grade	680	Half Baths	0
GAR	GARAGE FINISH	0	654	0	Building RCN	368,871	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	297	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,866	3,817	2,866	Building RCNLD	357,805				

Alternate Key 3818275  
 Parcel ID 10-23-26-1802-000-10000

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

2024-0624 Comp 2  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	364.00	SF	35.00	2005	2005	12740.00	85.00	10,829
PLD2	POOL/COOL DECK	814.00	SF	5.38	2005	2005	4379.00	70.00	3,065
SEN2	SCREEN ENCLOSED STRUCTURE	2060.00	SF	3.50	2005	2005	7210.00	55.00	3,966
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2004121119	01-01-2005	09-28-2005	4,100	0000	23X48 POOL ENCL			
2006	2004041587	01-01-2005	09-28-2005	189,376	0000	SFR POL TO 06			
2005	2004080119	08-10-2004	12-13-2004	22,000	0000	22X49 POOL, SPA & DECK			
2005	2004041587	06-18-2004	12-13-2004	167,376	0000	SFR 4580 BARRISTER DR			

<b>Sales Information</b>								<b>Exemptions</b>				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023098758	6194	0525	08-04-2023	WD	Q	01	I	620,000	039	HOMESTEAD	2024	25000
	2799	2357	03-31-2005	WD	U	U	I	294,100	059	ADDITIONAL HOMESTEAD	2024	25000
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
100,000	357,805	21,160	478,965	0	478965	50,000.00	428965	453965	467,766	

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

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

2024-0624 Comp 3  
PRC Run: 12/4/2024 By

Card # 1 of 1

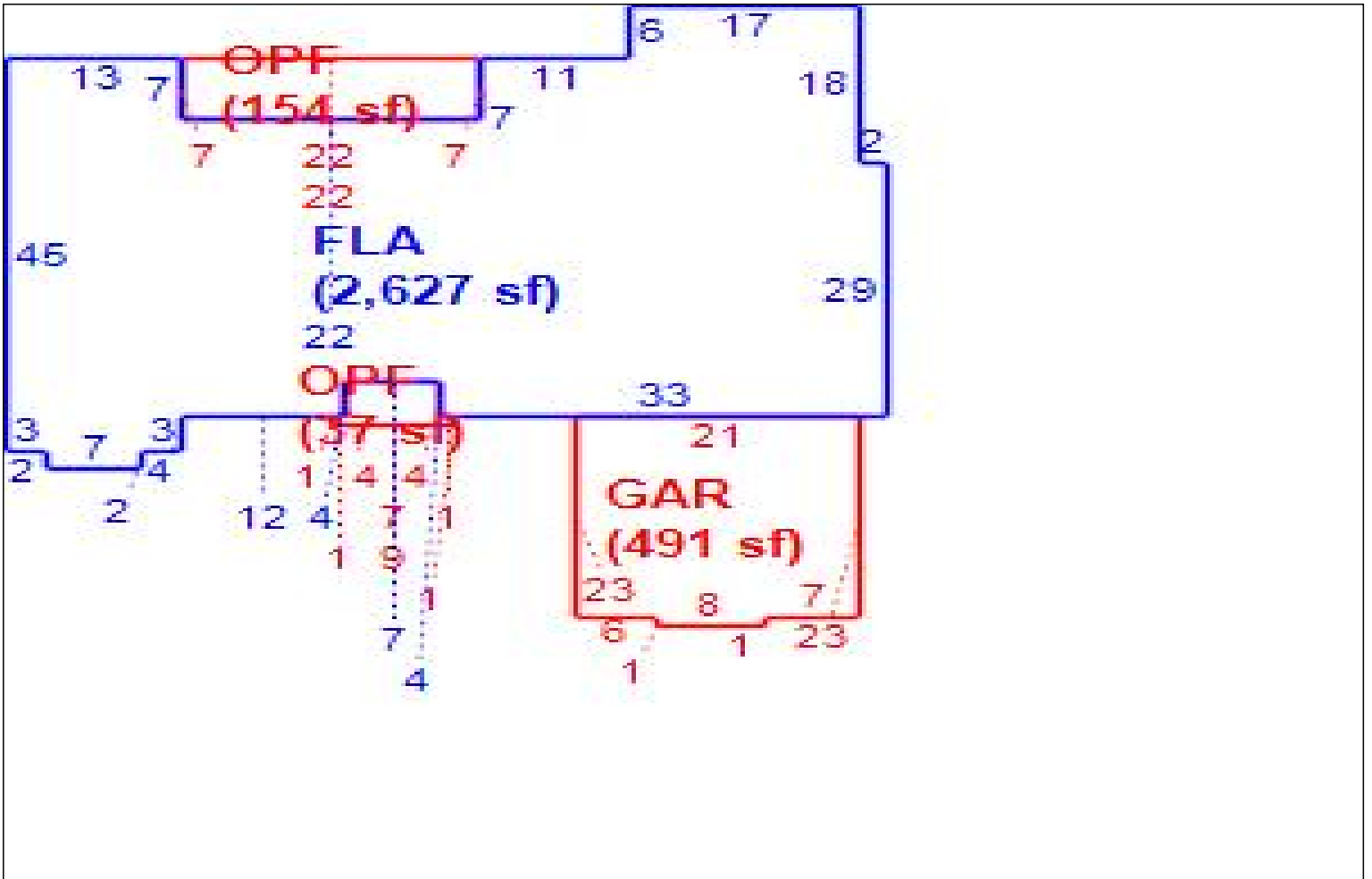
Current Owner		
MC CLOUD ELIZABETH V		
4557 BARRISTER DR		
CLERMONT	FL	34711

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	Effective Area	Base Rate	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,627	2,627	2627	2005	2627	109.23	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	491	0	Building RCN	339,495	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	191	0	Condition	EX	Wall Type	03	Heat Type	6	
		% Good	97.00	Functional Obsol	0	Foundation	3	Fireplaces	0		
TOTALS		2,627	3,309	2,627	Building RCNLD	329,310	Roof Cover	3	Type AC	03	

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Card # 1 of 1

<b>Miscellaneous Features</b> <i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	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

<b>Building Permits</b>									
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			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
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				
<b>Total</b>											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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