



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3831687**

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 #	2024-0625	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>INVITATION HOMES 7 LP</i>			
Taxpayer name: INV_HOME; Progress Residential Hvh Borrower Llc		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 #	10-23-26-1900-000-12600 4702 Barbados Loop
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 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

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 # 2024-0625	Alternate Key: 3831687	Parcel ID: 10-23-26-1900-000-12600
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 4702 BARBADOS LOOP CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name invitation homes 7 lp	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 384,860	\$ 384,860
2. Assessed or classified use value, *if applicable	\$ 384,860	\$ 384,860
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 384,860	\$ 384,860

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

Last Sale Date 8/30/2021 Price: \$100 Arm's Length Distressed Book 5831 Page 1100

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3831687	3902002	3846717	3846658
Address	4702 BARBADOS LOOP CLERMONT	4502 LINWOOD TRACE CLERMONT	3089 TOBAGO AVE CLERMONT	4553 BARBADOS LOOP CLERMONT
Proximity		.23 miles	SAME SUB	SAME SUB
Sales Price		\$520,000	\$532,000	\$540,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	1.60%	2.40%
Adjusted Sale		\$460,720	\$460,712	\$471,960
\$/SF FLA	\$137.45 per SF	\$187.82 per SF	\$139.44 per SF	\$138.53 per SF
Sale Date		3/1/2023	8/17/2023	6/20/2023
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	2,800	2,453	24290	3,304	-35280	3,407	-42490
Year Built	2005	2016		2007		2007	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.1	-5000	3.1	-15000	3.1	-15000
Garage/Carport	3 car	3 car		2 car	10000	2 car	10000
Porches	83 SF	176 SF		184 SF		150 SF	
Pool	n	N	0	Y	-20000	N	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. 4.2%	19290	-Net Adj. 13.1%	-60280	-Net Adj. 10.1%	-47490
		Gross Adj. 6.4%	29290	Gross Adj. 17.4%	80280	Gross Adj. 14.3%	67490
Adj. Sales Price	Market Value \$384,860	Adj Market Value \$480,010		Adj Market Value \$400,432		Adj Market Value \$424,470	
	Value per SF 137.45						

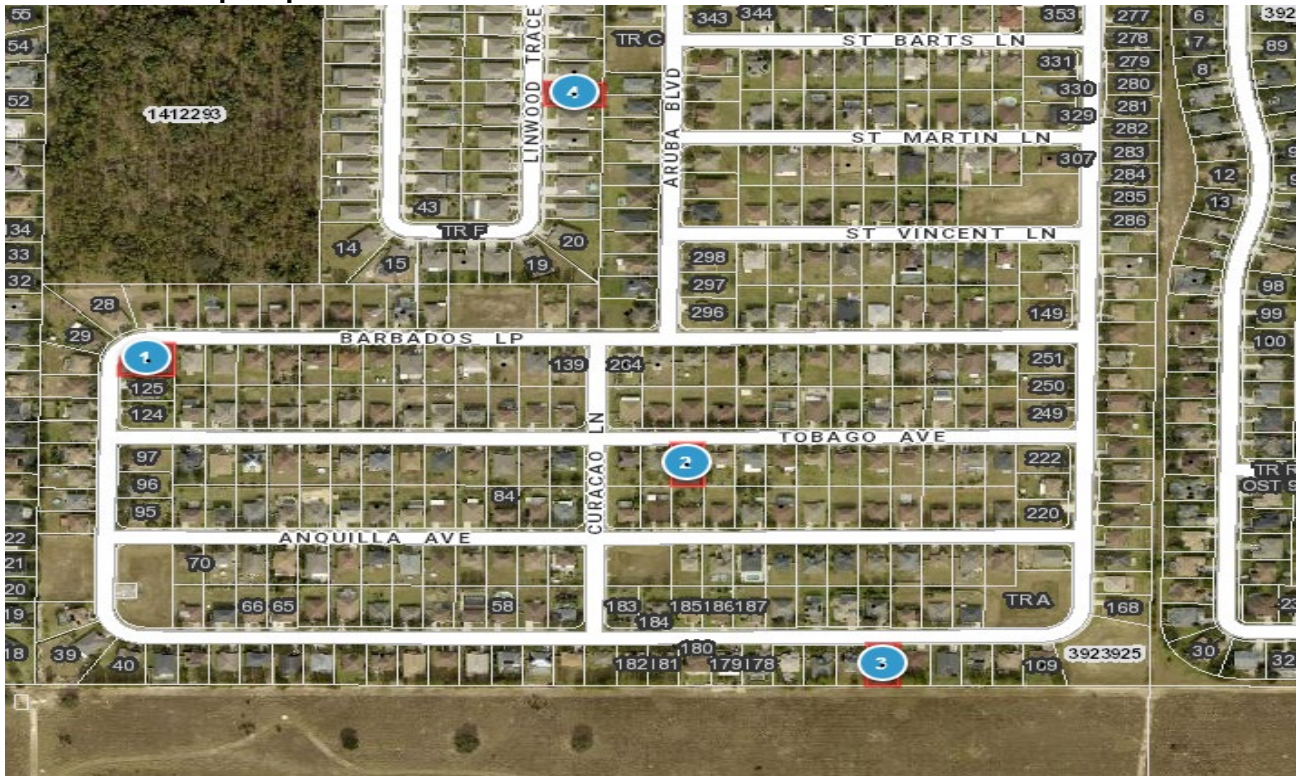
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0625 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3831687	4702 BARBADOS LOOP CLERMONT	same sub
2	comp 1	3902002	4502 LINWOOD TRACE CLERMONT	.23 miles
3	comp 2	3846717	3089 TOBAGO AVE CLERMONT	same sub
4	comp 3	3846658	4553 BARBADOS LOOP CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3831687
Parcel ID 10-23-26-1900-000-12600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0625 Subject
PRC Run: 12/4/2024 By mshariff
Card # 1 of 1

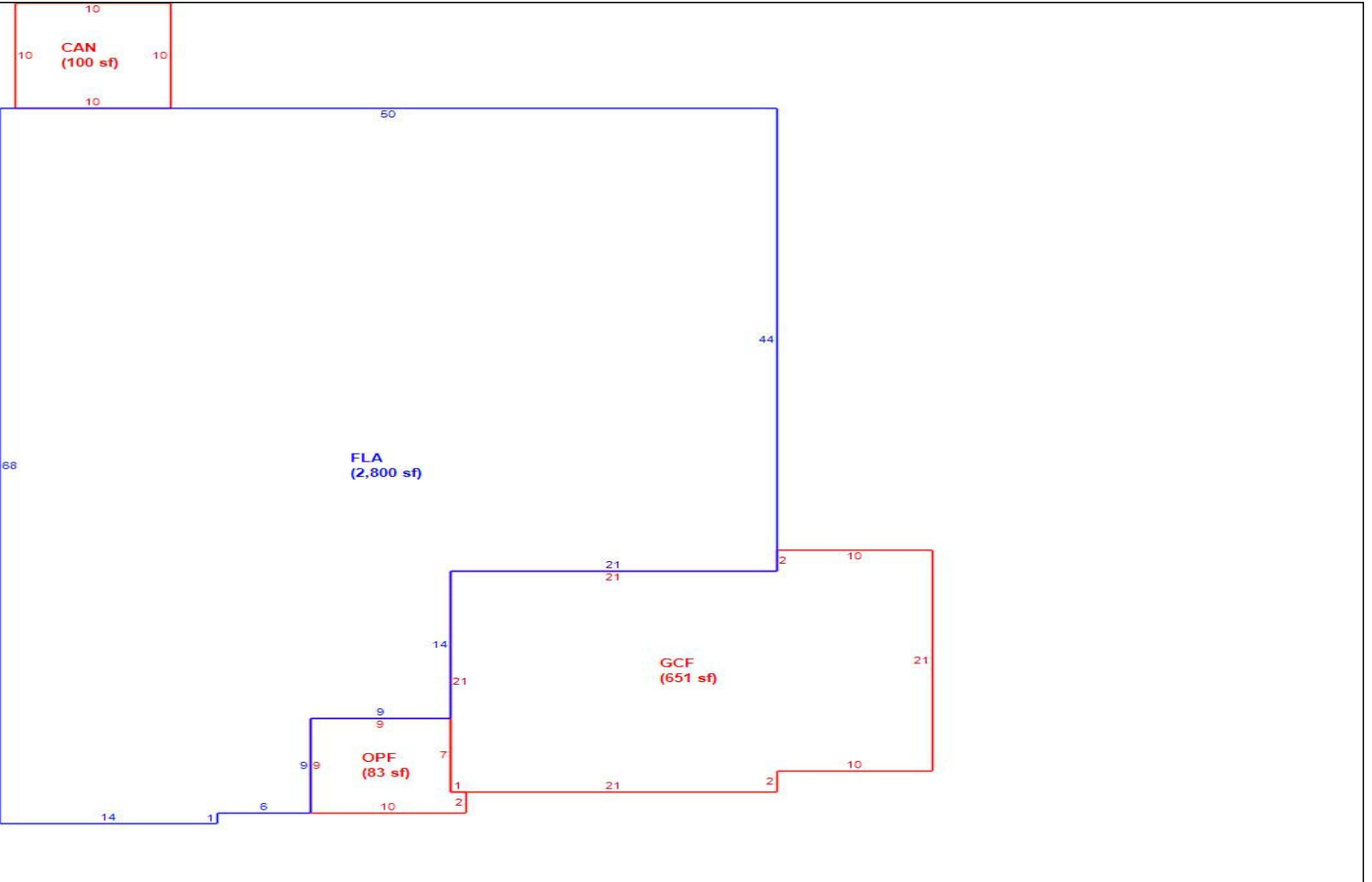
Current Owner		
INVITATION HOMES 7 LP		
1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 4702 BARBADOS LOOP		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0582
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
SOUTHERN FIELDS PHASE I PB 53 PG 30-32 LOT 126 ORB 6179 PG 1802

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 293,670 Deprec Bldg Value 284,860 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	2,800	2,800	2800	Effective Area	2800	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	651	0	Base Rate	89.72	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	83	0	Building RCN	293,670	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	100	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,800	3,634	2,800	Building RCNLD	284,860				

Alternate Key 3831687
 Parcel ID 10-23-26-1900-000-12600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0625 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	
2006	2005031924	04-01-2005	02-09-2006	143,484	0000	SFR 4702 BARBADOS LP			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023087604	6179	1802	07-11-2023	WD	Q	05	I	4,994,400				
2021154200	5831	1100	08-30-2021	WD	U	11	I	100				
2018118272	5181	1273	10-04-2018	WD	U	M	I	100				
	4535	2358	09-30-2014	WD	U	M	I	100				
	4275	0266	01-28-2013	WD	U	U	I	180,000				
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	284,860	0	384,860	0	384860	0.00	384860	384860	338,810	

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 3902002
Parcel ID 10-23-26-0200-000-02600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0625 Comp 1
PRC Run: 12/4/2024 By

Card # 1 of 1

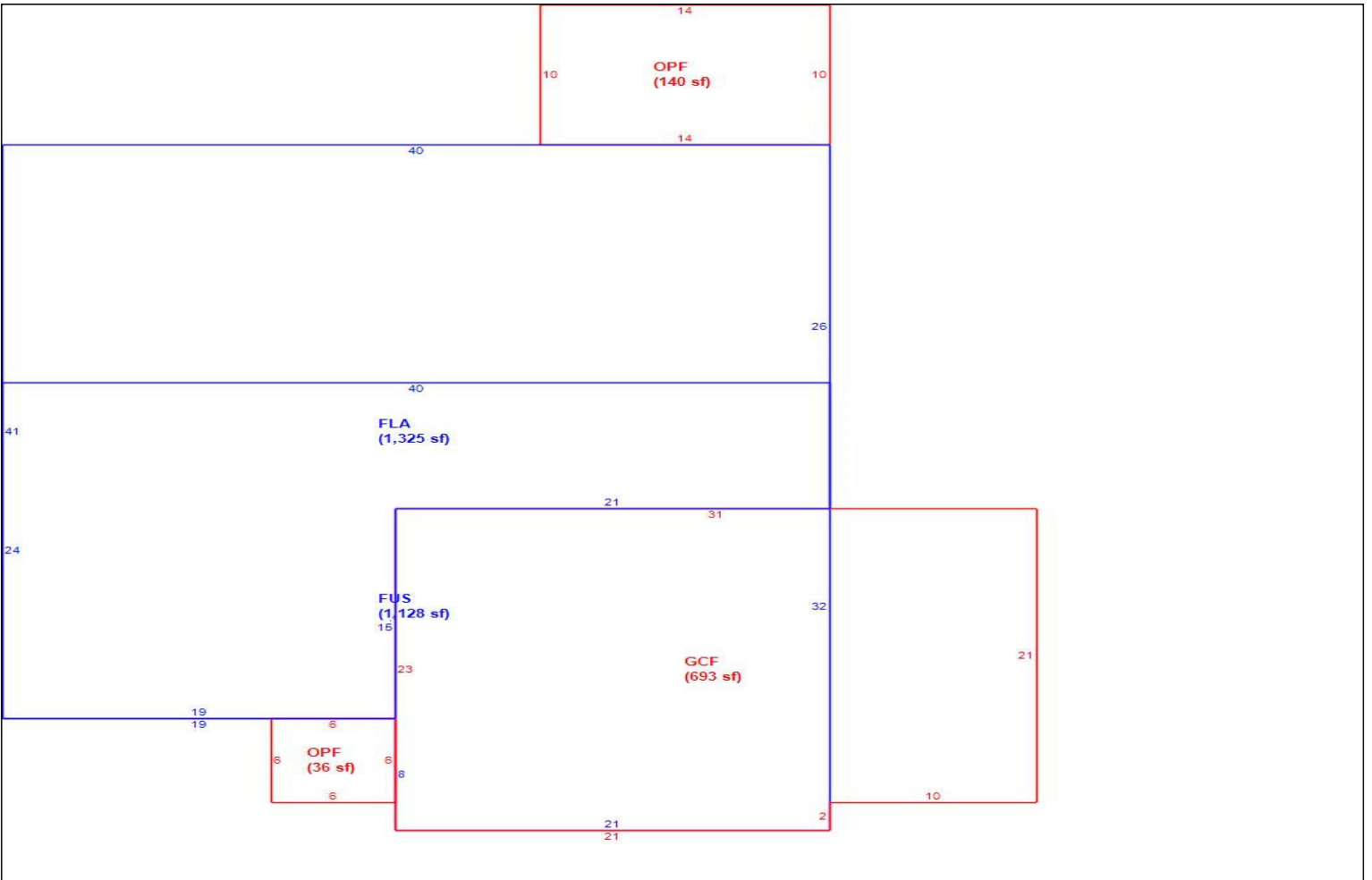
Current Owner		
RATZLAFF IAN J AND MEGHAN T SCHOFIEL		
4504 LINWOOD TRACE LN		
CLERMONT	FL	34711

Property Location		
Site Address 4504 LINWOOD TRACE LN		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 07-11-202

Legal Description
LINWOOD PB 67 PG 89-90 LOT 26 ORB 6102 PG 2107

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	26,500.00	0.0000	2.50	1.000	1.000	0	66,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,250		
Classified Acres		0		Classified JV/Mkt		66,250		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 330,455 Deprec Bldg Value 320,541 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2016	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,325	1,325	1325	Effective Area	2453	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,128	1,128	1128	Base Rate	110.35	Quality Grade	680	Half Baths	1
GAR	GARAGE FINISH	0	693	0	Building RCN	330,455	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	176	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		2,453	3,322	2,453	Building RCNLD	320,541	Roof Cover	3	Type AC	03

Alternate Key 3902002
 Parcel ID 10-23-26-0200-000-02600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0625 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	16-0614	04-15-2016	09-27-2016	237,250	0001	SFR 4504 LINWOOD TRACE LN	10-06-2016		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023025223	6102	2107	03-01-2023	WD	Q	01	I	520,000	039	HOMESTEAD	2024	25000
2021052835	5689	1631	02-24-2021	WD	Q	01	I	357,000	059	ADDITIONAL HOMESTEAD	2024	25000
2019080997	5312	1900	06-26-2019	WD	Q	Q	I	330,000				
2017042071	4931	2429	04-14-2017	WD	Q	Q	I	294,000				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
66,250	320,541	0	386,791	0	386791	50,000.00	336791	361791	376,717	

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 3846717
 Parcel ID 10-23-26-1901-000-23300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0625 Comp 2
 PRC Run: 12/4/2024 By

Card # 1 of 1

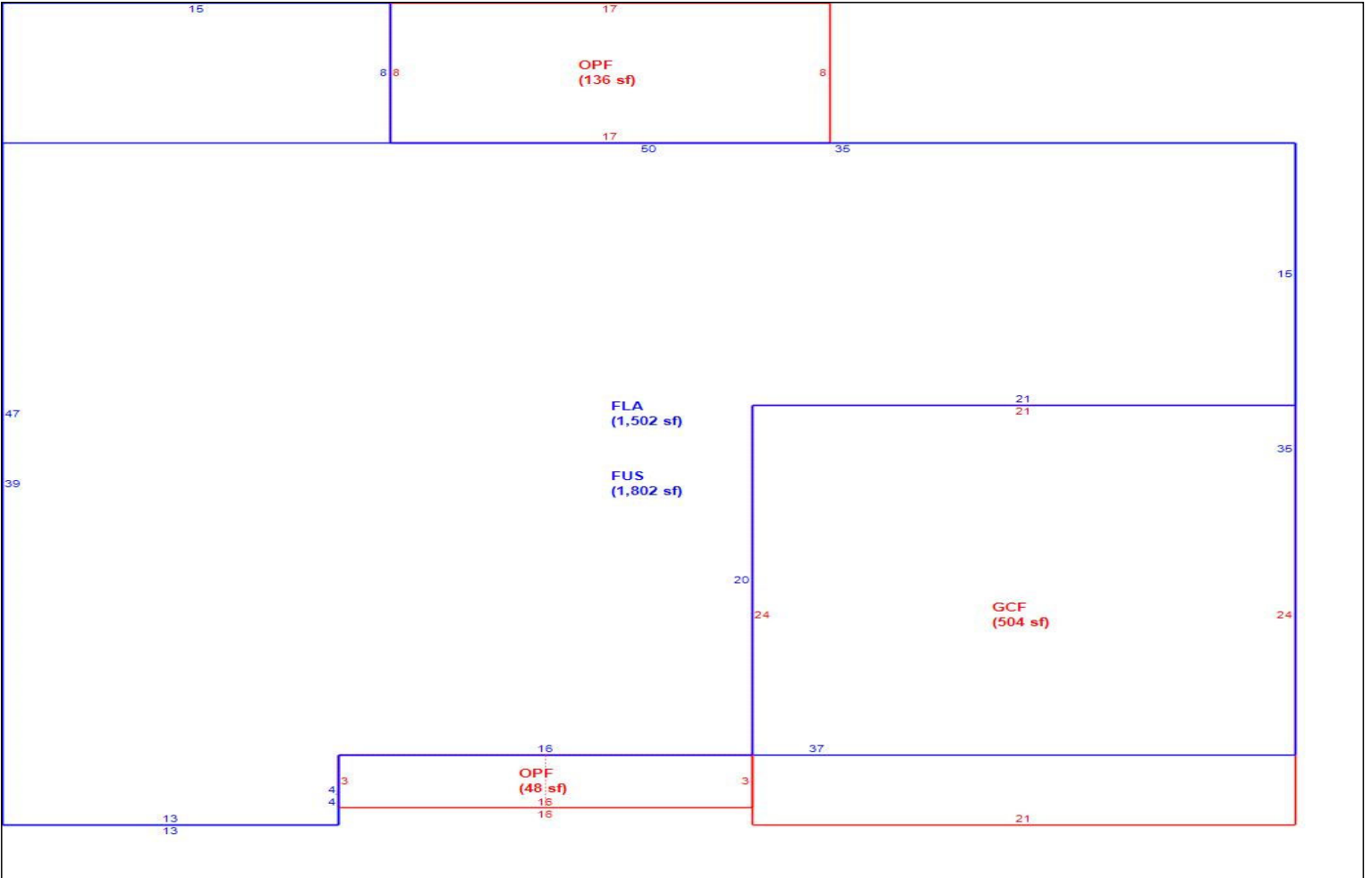
Current Owner		
MURIE LANCE & MADISON		
3089 TOBAGO AVE		
CLERMONT	FL	34711

Property Location			
Site Address 3089 TOBAGO AVE			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
SOUTHERN FIELDS PHASE II PB 57 PG 11-16 LOT 233 ORB 6203 PG 973

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 344,608
		Deprec Bldg Value	334,270
		Multi Story	1



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	1,502	1,502	1502	2007	3304	88.87	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,802	1,802	1802	344,608	EX	97.00	Quality Grade	650	Half Baths	1
GAR	GARAGE FINISH	0	504	0	Condition	EX	97.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	184	0	% Good	97.00	0	Foundation	3	Fireplaces	0
TOTALS		3,304	3,992	3,304	Functional Obsol	0	0	Roof Cover	3	Type AC	03

Alternate Key 3846717
 Parcel ID 10-23-26-1901-000-23300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0625 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	448.00	SF	35.00	2008	2008	15680.00	85.00	13,328
PLD2	POOL/COOL DECK	299.00	SF	5.38	2008	2008	1609.00	70.00	1,126
PUG2	POOL UPGRADE	1.00	UT	4000.00	2008	2008	4000.00	85.00	3,400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2009	200801375	06-09-2008	11-18-2008	30,000	0000	POL	11-18-2008		
2008	2006110681	01-01-2007	07-05-2007	338,926	0000	SFR 3089 TOBAGO AVE	07-05-2007		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023106914	6203	0973	08-17-2023	WD	Q	01	I	532,000	039	HOMESTEAD	2024	25000
	4482	2374	05-19-2014	WD	U	U	I	232,500	059	ADDITIONAL HOMESTEAD	2024	25000
	4420	1917	12-11-2013	CT	U	U	I	0				
	3410	1974	04-09-2007	WD	Q	Q	I	328,000				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
100,000	334,270	17,854	452,124	0	452124	50,000.00	402124	427124	398,055	

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Alternate Key 3846658
Parcel ID 10-23-26-1901-000-17400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0625 Comp 3
PRC Run: 12/4/2024 By

Card # 1 of 1

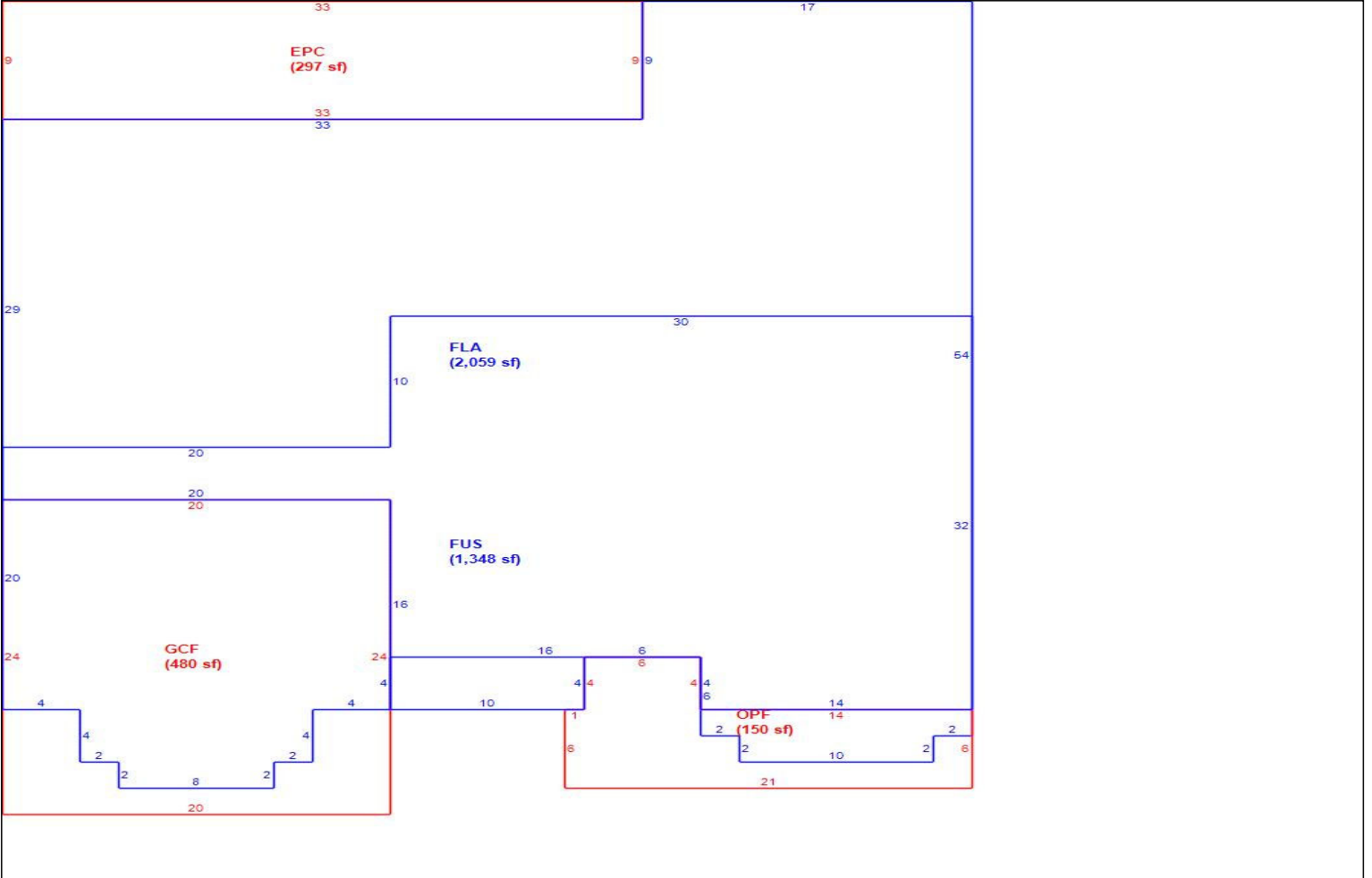
Current Owner		
QURESHI SHERAZ & JAVEIRA		
4553 BARBADOS LOOP		
CLERMONT	FL	34711

Property Location		
Site Address 4553 BARBADOS LOOP		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0582
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 07-13-202

Legal Description
SOUTHERN FIELDS PHASE II PB 57 PG 11-16 LOT 174 ORB 6166 PG 2047

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	359,324	Deprec Bldg Value	348,544	Multi Story	1



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	5	
EPF	ENCLOSED PORCH FIN	0	297	0	2007	Effective Area	3407	No Stories	1.00	Full Baths	3
FLA	FINISHED LIVING AREA	2,059	2,059	2059		Base Rate	88.84	Quality Grade	650	Half Baths	1
FUS	FINISHED AREA UPPER	1,348	1,348	1348		Building RCN	359,324	Wall Type	03	Heat Type	6
GAR	GARAGE FINISH	0	480	0		Condition	EX	Foundation	3	Fireplaces	0
OPF	OPEN PORCH FINISHE	0	150	0		% Good	97.00	Functional Obsol	0		
TOTALS		3,407	4,334	3,407		Building RCNLD	348,544	Roof Cover	3	Type AC	03

Alternate Key 3846658
Parcel ID 10-23-26-1901-000-17400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0625 Comp 3
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
UBF2	UTILITY BLDG FINISHED	160.00	SF	7.50	2018	2018	1200.00	87.50	1,050

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	18-0357	02-01-2018	12-03-2018	1,000	0003	SHED 160SF	12-03-2018		
2018	17-0682	04-26-2017	03-08-2018	2,300	0002	ENCL LANAI	03-09-2018		
2008	2006090685	01-01-2007	06-27-2007	359,910	0000	SFR FOR 08	06-27-2007		
2007	2006090685	09-27-2006	02-23-2007	359,910	0000	SFR 2STY 4553 BARBADOS LOOP			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023076972	6166	2047	06-20-2023	WD	Q	01	I	540,000	039	HOMESTEAD	2024	25000
2022029095	5906	1846	02-23-2022	WD	Q	01	I	535,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3474	2363	06-29-2007	WD	Q	Q	I	390,000				
	3128	1443	04-03-2006	WD	U	M	V	1				
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	348,544	1,050	449,594	0	308744	50,000.00	258744	283744	393,357

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