



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3824537**

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>2024-0627</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; 2017-2 IH Borrower 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>1024262000-000-22700 15325 Montauk Ln</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

**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

<b>Petition #</b> 2024-0627	Alternate Key: 3824537	Parcel ID: 10-24-26-2000-000-22700
<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> 15325 MONTAUK LN CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> 2017-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 343,244	\$ 343,244
<b>2. Assessed or classified use value, *if applicable</b>	\$ 274,540	\$ 274,540
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 274,540	\$ 274,540

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

**Last Sale Date** 10/31/2012      **Price:** \$134,900       Arm's Length  Distressed      Book 4236 Page 158

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3824537	3824406	3824487	3824522
<b>Address</b>	15325 MONTAUK LN CLERMONT	15518 MARBLEHEAD WAY CLERMONT	4731 CAPE HATTERAS DR CLERMONT	15320 GRAND HAVEN DR CLERMONT
<b>Proximity</b>		SAME SUB	SAME SUB	SAME SUB
<b>Sales Price</b>		\$520,000	\$515,000	\$485,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.80%	2.00%	1.60%
<b>Adjusted Sale</b>		\$456,560	\$448,050	\$420,010
<b>\$/SF FLA</b>	\$183.55 per SF	\$160.82 per SF	\$177.52 per SF	\$172.42 per SF
<b>Sale Date</b>		5/9/2023	7/28/2023	8/14/2023
<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>	1,870	2,839	-87210	2,524	-58860	2,436	-50940
<b>Year Built</b>	2006	2005		2005		2005	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.0	3.1	-15000	3.1	-15000	2.0	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	162 SF	812 SF		356 SF		410 SF	
<b>Pool</b>	n	N	0	Y	-20000	n	0
<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. 22.4%	-102210	-Net Adj. 20.9%	-93860	-Net Adj. 12.1%	-50940
		Gross Adj. 22.4%	102210	Gross Adj. 20.9%	93860	Gross Adj. 12.1%	50940
<b>Adj. Sales Price</b>	Market Value <b>\$343,244</b>	Adj Market Value	<b>\$354,350</b>	Adj Market Value	<b>\$354,190</b>	Adj Market Value	<b>\$369,070</b>
	Value per SF 183.55						

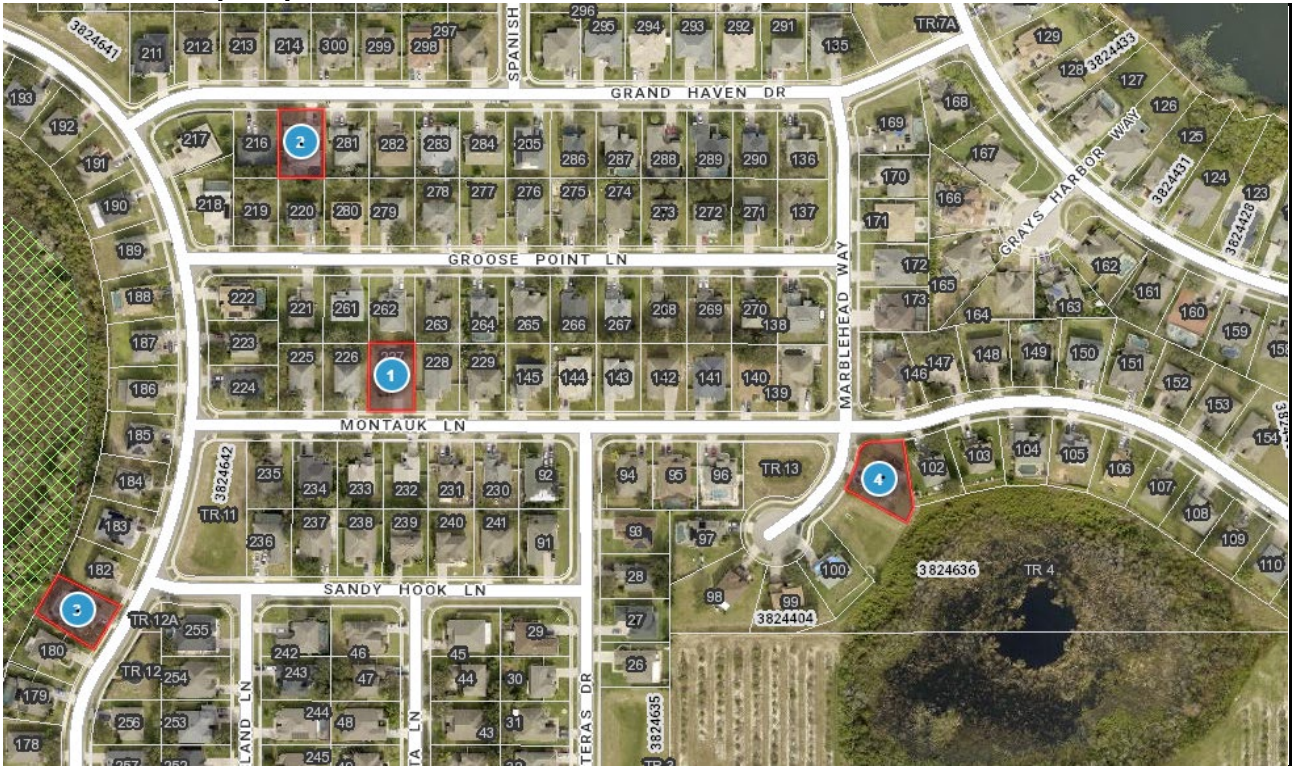
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

**2024-0627 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3824537	15325 MONTAUK LN CLERMONT	same sub
2	comp 1	3824406	15518 MARBLEHEAD WAY CLERMONT	same sub
3	comp 2	3824487	4731 CAPE HATTERAS DR CLERMONT	same sub
4	comp 3	3824522	15320 GRAND HAVEN DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3824537  
 Parcel ID 10-24-26-2000-000-22700

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

2024-0627 Subject  
 PRC Run: 12/4/2024 By

Card # 1 of 1

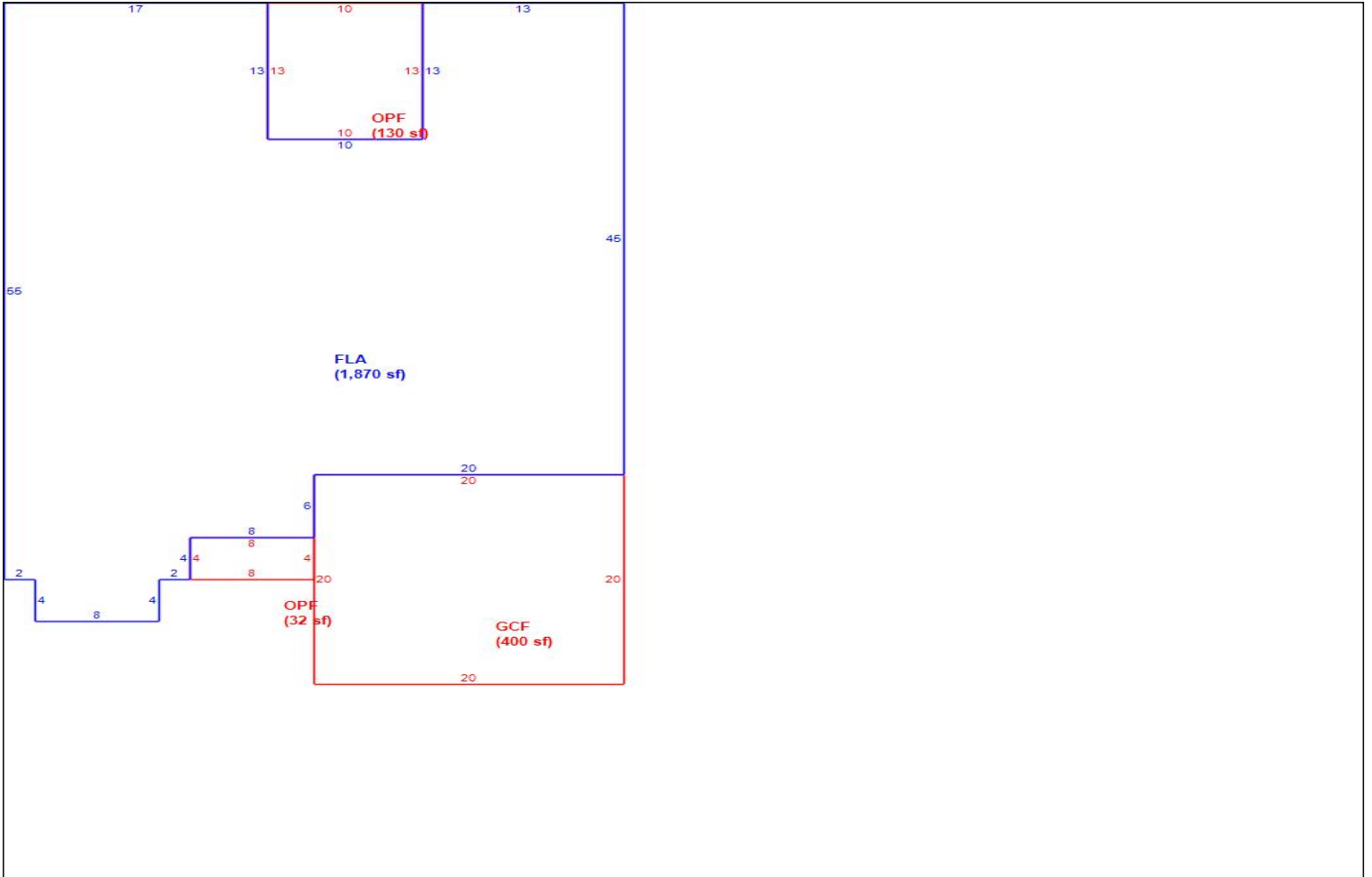
Current Owner		
2017-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 15325 MONTAUK LN CLERMONT FL 34714		
Mill Group 0005	NBHD 2282	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
 TRADD'S LANDING PB 51 PG 8-20 LOT 227 ORB 4554 PG 555 ORB 5025 PG 2026

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 250,767 Deprec Bldg Value 243,244 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,870	1,870	1870	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	111.97	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	162	0	250,767	Wall Type	03	Heat Type	6
TOTALS		1,870	2,432	1,870	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0	Building RCNLD	243,244		

Alternate Key 3824537  
 Parcel ID 10-24-26-2000-000-22700

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

2024-0627 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	
2007	2005081072	01-01-2006	07-11-2006	106,788	0000	SFR FOR 07	07-12-2006		
2006	2005081072	09-13-2005	12-27-2005	106,788	0000	SFR 15325 MONTAUK LN			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120620	5025	2026	11-09-2017	WD	U	M	I	100			
	4554	0555	11-12-2014	WD	U	M	I	100			
	4236	0158	10-31-2012	WD	Q	Q	I	134,900			
	3194	0463	05-26-2006	WD	Q	Q	I	270,000			
	2852	0752	06-03-2005	WD	U	M	V	1			
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	243,244	0	343,244	68704	274540	0.00	274540	343244	274,970	

\*\*\*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 3824406  
Parcel ID 10-24-26-2000-000-10100

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

2024-0627 Comp 1  
PRC Run: 12/4/2024 By

Card # 1 of 1

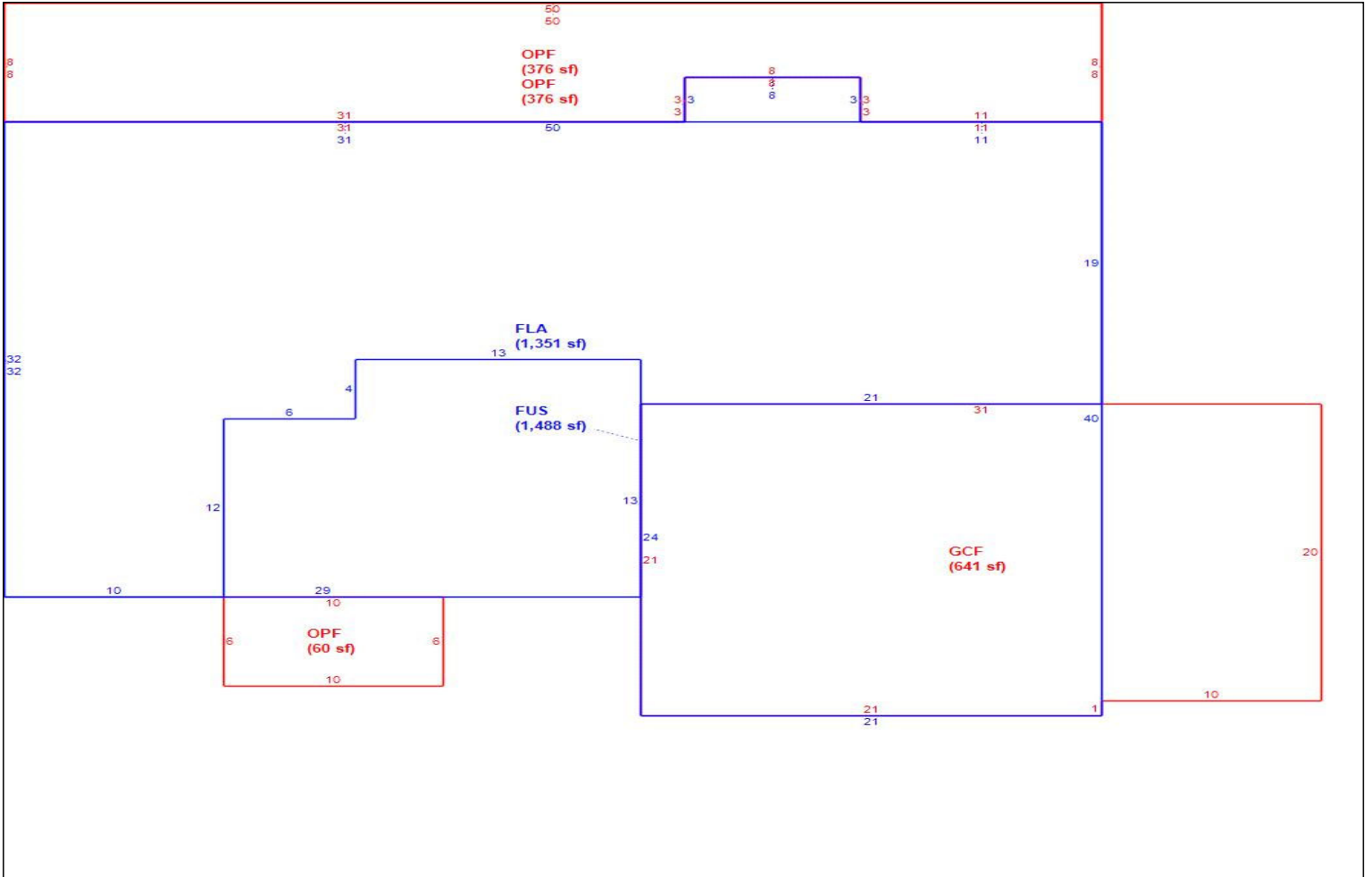
Current Owner		
MONAL DURONAL		
15518 MARBLEHEAD WAY		
CLERMONT	FL	34714

Property Location			
Site Address 15518 MARBLEHEAD WAY			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	2282
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
TRADD'S LANDING PB 51 PG 8-20 LOT 101 ORB 6154 PG 1024

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 341,333
Deprec Bldg Value 331,093		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	1,351	1,351	1351	Effective Area	2839	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,488	1,488	1488	Base Rate	95.55	Quality Grade	675	Half Baths	1
GAR	GARAGE FINISH	0	641	0	Building RCN	341,333	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	812	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		2,839	4,292	2,839	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	331,093	Type AC	03		



Alternate Key 3824406  
 Parcel ID 10-24-26-2000-000-10100

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

2024-0627 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005050521	05-23-2005	02-24-2006	190,608	0000	SFR 15518 MARBLEHEAD WAY			

Sales Information									Exemptions			
Instrument No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023066638	6154	1024	05-09-2023	WD	Q	01	I	520,000	039	HOMESTEAD	2024	25000
	3028	1034	11-30-2005	WD	Q	Q	I	385,800	059	ADDITIONAL HOMESTEAD	2024	25000
	2817	2356	04-26-2005	WD	U	M	V	289,200				
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	331,093	0	431,093	0	431093	50,000.00	381093	406093	343,911	

\*\*\*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 3824487  
Parcel ID 10-24-26-2000-000-18100

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

2024-0627 Comp 2  
PRC Run: 12/4/2024 By

Card # 1 of 1

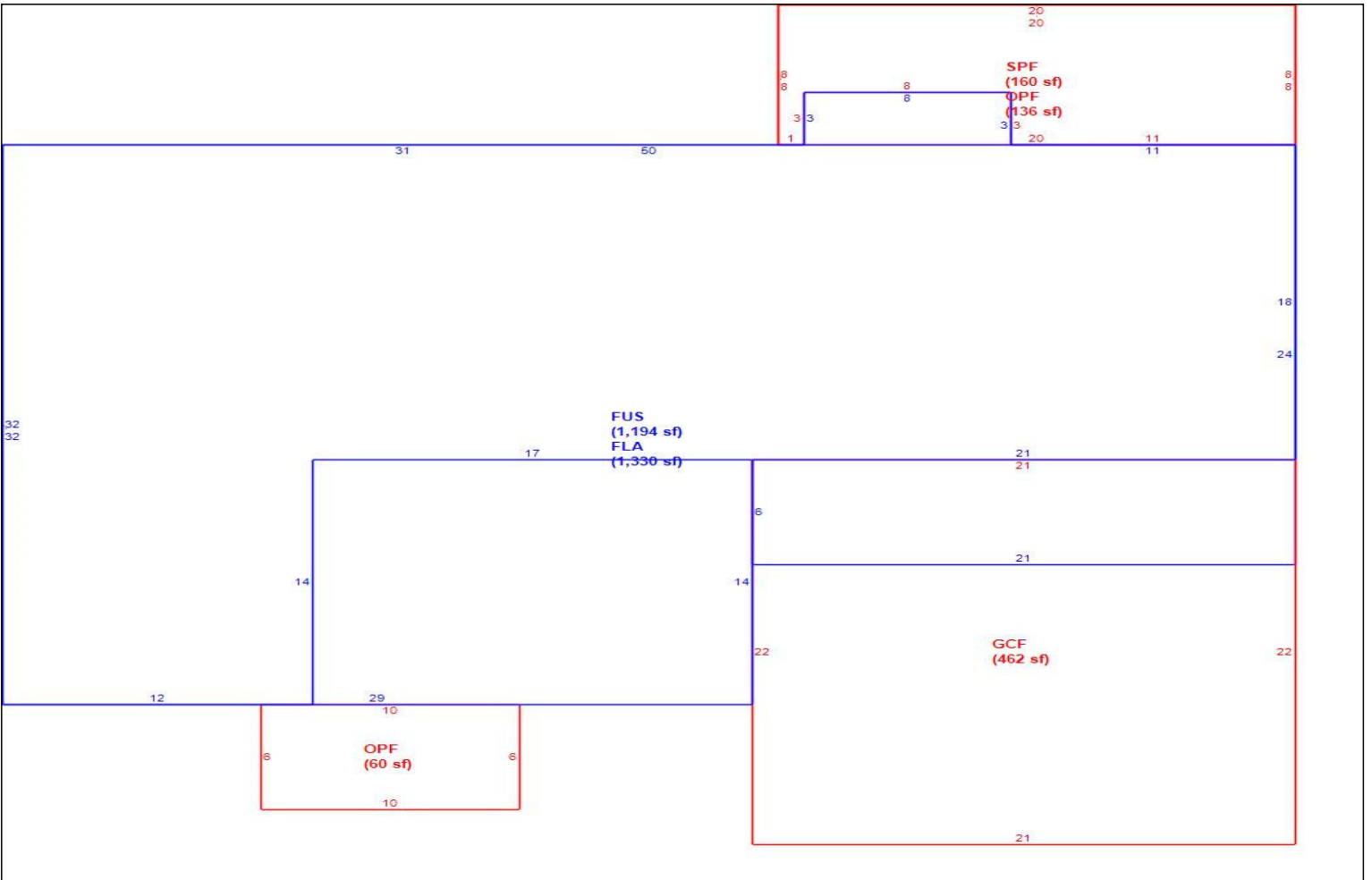
Current Owner		
FROMETA BLONDINE & WILLMAR		
4731 CAPE HATTERAS DR		
CLERMONT	FL	34714

Property Location			
Site Address 4731 CAPE HATTERAS DR			
CLERMONT FL 34714			
Mill Group	0005	NBHD	2282
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	07-29-202

**Legal Description**  
TRADD'S LANDING PB 51 PG 8-20 LOT 181 ORB 6192 PG 1988

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 303,905 Deprec Bldg Value 294,788 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	5
FLA	FINISHED LIVING AREA	1,330	1,330	1330	Effective Area	2524	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,194	1,194	1194	Base Rate	96.84	Quality Grade	675	Half Baths	1
GAR	GARAGE FINISH	0	462	0	Building RCN	303,905	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	196	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	160	0	% Good	97.00	Functional Obsol	0		
TOTALS		2,524	3,342	2,524	Building RCNLD	294,788	Roof Cover	3	Type AC	03

Alternate Key 3824487  
 Parcel ID 10-24-26-2000-000-18100

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

2024-0627 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	390.00	SF	35.00	2005	2005	13650.00	85.00	11,603
PLD2	POOL/COOL DECK	950.00	SF	5.38	2005	2005	5111.00	70.00	3,578
SEN2	SCREEN ENCLOSED STRUCTURE	2510.00	SF	3.50	2005	2005	8785.00	55.00	4,832
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2005	2005	7000.00	55.00	3,850

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005061777	07-05-2005	08-05-2005	8,800	0000	SEN 31X50			
2006	2005011815	02-02-2005	08-05-2005	33,809	0000	POOL 15X30 DECK 727SF			
2006	2004061486	01-01-2005	08-05-2005	144,804	0000	SFR TO 06			
2005	2004061486	10-27-2004	12-13-2004	144,804	0000	SFR 4731 CAPE HATTERAS 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	
2023097676	6192	1988	07-28-2023	WD	Q	01	I	515,000	039	HOMESTEAD	2024	25000
2016085570	4822	0884	08-12-2016	WD	Q	Q	I	295,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2910	1238	07-29-2005	WD	Q	Q	I	302,900				
	2584	2314	05-28-2004	WD	U	M	V	1				
<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	294,788	23,863	418,651	0	418651	50,000.00	368651	393651	336,948

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Alternate Key 3824522  
Parcel ID 10-24-26-2000-000-21500

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

2024-0627 Comp 3  
PRC Run: 12/4/2024 By

Card # 1 of 1

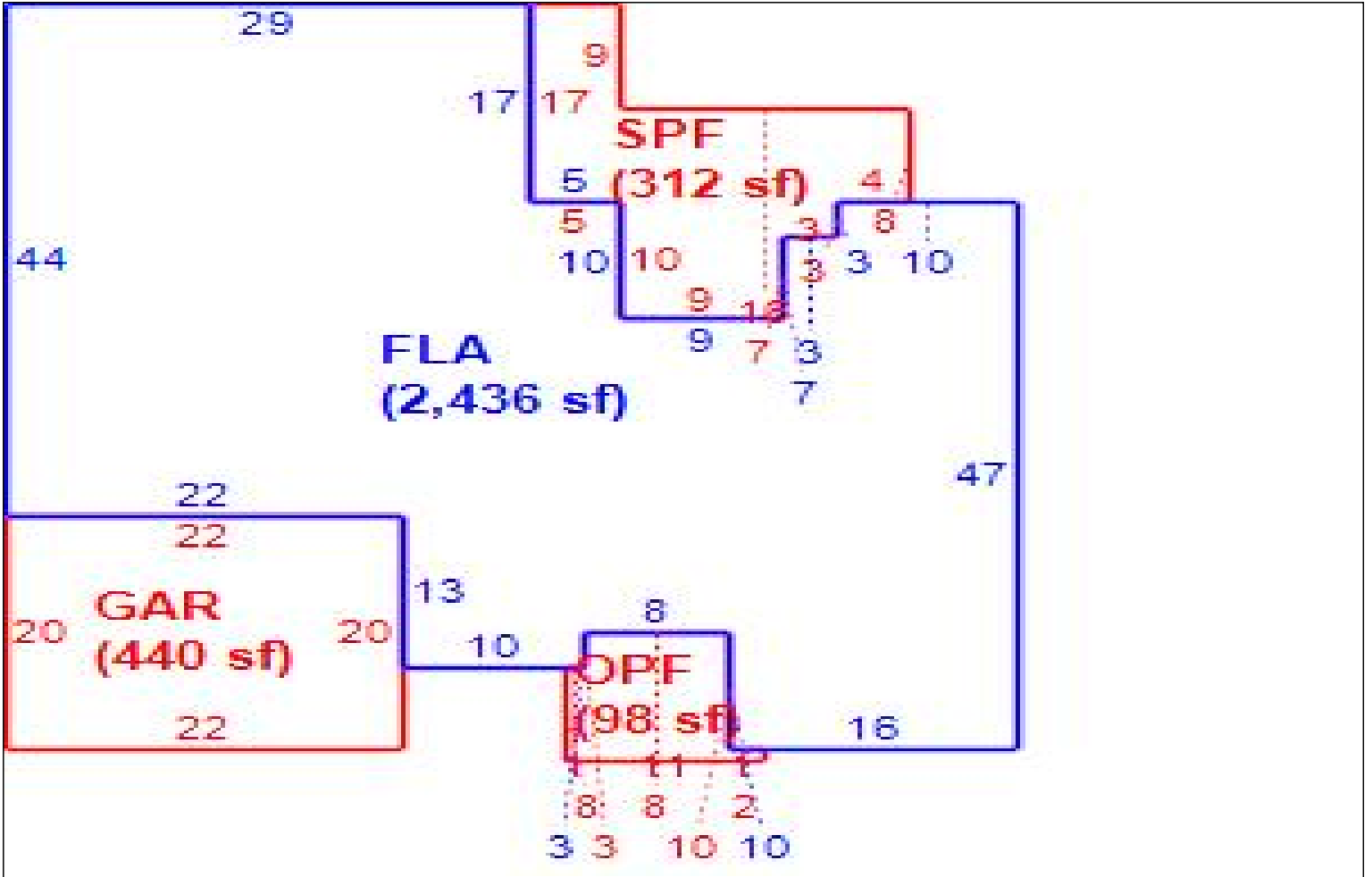
Current Owner		
BALDERAS NOE V		
15320 GRAND HAVEN DR		
CLERMONT	FL	34714

Property Location		
Site Address 15320 GRAND HAVEN DR		
CLERMONT FL 34714		
Mill Group 0005	NBHD 2282	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
TRADD'S LANDING PB 51 PG 8-20 LOT 215 ORB 6211 PG 2372

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 308,129
Deprec Bldg Value 298,885		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	2,436	2,436	2436	2005	2436	No Stories	1.00	3
GAR	GARAGE FINISH	0	440	0		106.74	Quality Grade	675	2
OPF	OPEN PORCH FINISHE	0	98	0		308,129	Wall Type	03	0
SPF	SCREEN PORCH FINIS	0	312	0		EX	Foundation	3	6
TOTALS		2,436	3,286	2,436		97.00	Roof Cover	3	0
						0	Type AC	03	

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 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	
2024	DENY39	01-01-2023		1	0030	I1			
2006	2005101242	11-02-2005	03-07-2006	26,070	0000	POOL W/SPA & DECK			
2006	2005040083	04-04-2005	03-07-2006	144,760	0000	SFR 15320 GRAND HAVEN DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023114038	6211	2372	08-14-2023	WD	Q	01	I	485,000	039	HOMESTEAD	2024	25000
2021091781	5743	2265	06-23-2021	WD	Q	01	I	400,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3027	0216	11-29-2005	WD	Q	Q	I	367,500				
	2824	2181	04-26-2005	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	298,885	0	398,885	0	398885	50,000.00	348885	373885	325,668	

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