



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3808175**

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 #	2024-0632	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; THR 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 #	1122251020-000-25200 10804 Masters 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. 193.155(5), F.S.) or change of ownership or control (s. 193.155(3), 193.155(4), or 193.155(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.**

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 # 2024-0632	Alternate Key: 3808175	Parcel ID: 11-22-25-1020-000-25200
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 10804 MASTERS DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name THR florida lp	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 435,705	\$ 435,705
2. Assessed or classified use value, *if applicable	\$ 358,350	\$ 358,350
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 358,350	\$ 358,350

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

Last Sale Date 2/14/2013 **Price:** \$182,500 Arm's Length Distressed Book 4292 Page 1729

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3808175	3431545	3431405	3432061
Address	10804 MASTERS DR CLERMONT	9929 SPRING LAKE DR CLERMONT	10317 SMOKERISE LN CLERMONT	9906 SPRING LAKE DR CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$585,000	\$490,000	\$539,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	1.20%	2.00%
Adjusted Sale		\$508,950	\$422,380	\$469,713
\$/SF FLA	\$175.76 per SF	\$240.64 per SF	\$236.49 per SF	\$207.38 per SF
Sale Date		7/13/2023	9/6/2023	7/28/2023
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	2,479	2,115	18200	1,786	34650	2,265	10700
Year Built	2006	2000		2001		1995	
Constr. Type	block stucco	block stucco		block stucco		block stucco	
Condition	good	good		good		good	
Baths	2.1	2.1		2.0		2.0	
Garage/Carport	2 car	3 car	-10000	2 car		2 car	
Porches	yes	yes		yes		yes	
Pool	N	Y	-20000	Y	-20000	Y	-20000
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. 2.3%	-11800	Net Adj. 3.5%	14650	-Net Adj. 2.0%	-9300
		Gross Adj. 9.5%	48200	Gross Adj. 12.9%	54650	Gross Adj. 6.5%	30700
Adj. Sales Price	Market Value \$435,705	Adj Market Value	\$497,150	Adj Market Value	\$437,030	Adj Market Value	\$460,413
	Value per SF 175.76						

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 12/10/2024

2024-0632 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3431545	9929 SPRING LAKE DR CLERMONT	same sub
2	comp 3	3432061	9906 SPRING LAKE DR CLERMONT	same sub
3	comp 2	3431405	10317 SMOKERISE LN CLERMONT	same sub
4	subject	3808175	10804 MASTERS DR CLERMONT	-
5				
6				
7				
8				

Alternate Key 3808175
Parcel ID 11-22-25-1020-000-25200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0632 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

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

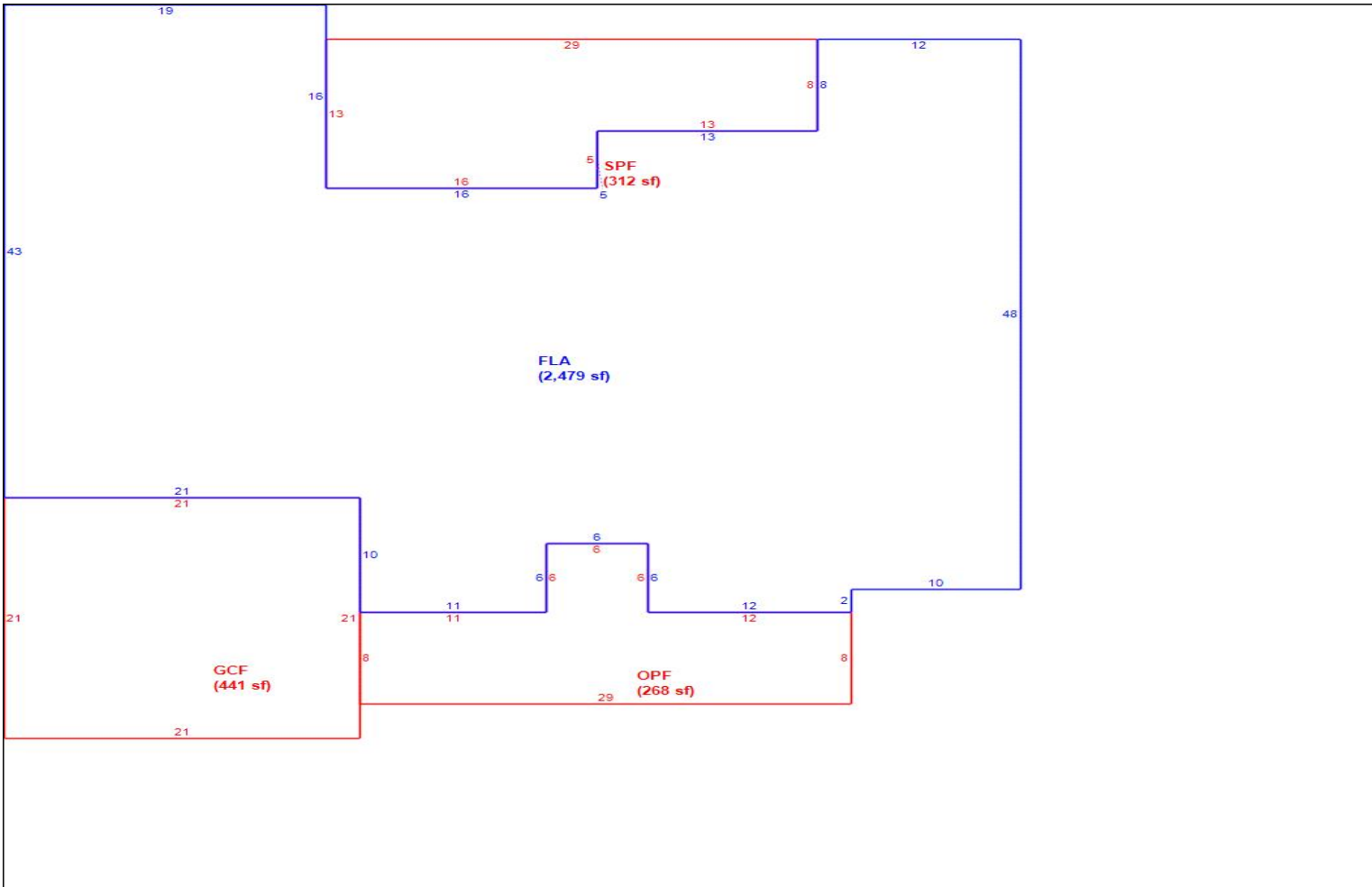
Property Location		
Site Address	10804 MASTERS DR	
	CLERMONT FL	34711
Mill Group	0003 NBHD	4508

Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

Legal Description
PALISADES PHASE 2E SUB LOT 252 PB 46 PG 64-66 ORB 4519 PG 1200 ORB 5025 PG 1989

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	62,000.00	0.0000	1.65	1.000	1.000	0	102,300
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		102,300				
Classified Acres		0		Classified JV/Mkt 102,300		Classified Adj JV/Mkt		0				

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 343,716 Deprec Bldg Value 333,405 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,479	2,479	2479	Effective Area	2479	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	113.85	Quality Grade	685	Half Baths	1
OPF	OPEN PORCH FINISHE	0	268	0	Building RCN	343,716	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	312	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		2,479	3,500	2,479	Building RCNLD	333,405	Roof Cover	3	Type AC	03

Alternate Key 3808175
 Parcel ID 11-22-25-1020-000-25200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0632 Subject
 PRC Run: 12/10/2024 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	2004100534	01-13-2006	06-30-2006	154,572	0000	SFR FOR 07	06-30-2006		
2006	2004100534	03-01-2005	01-13-2006	154,572	0000	SFR 10804 MASTERS DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120619	5025	1989	11-09-2017	WD	U	M	I	100			
	4519	1200	08-14-2014	WD	U	M	I	100			
	4292	1729	02-14-2013	WD	U	U	I	182,500			
	4247	0220	10-24-2012	CT	U	U	I	141,000			
	3076	1394	01-25-2006	WD	Q	Q	I	329,900			
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	
102,300	333,405	0	435,705	77355	358350	0.00	358350	435705	425,172	

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 3431545
Parcel ID 11-22-25-1005-000-07200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0632 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

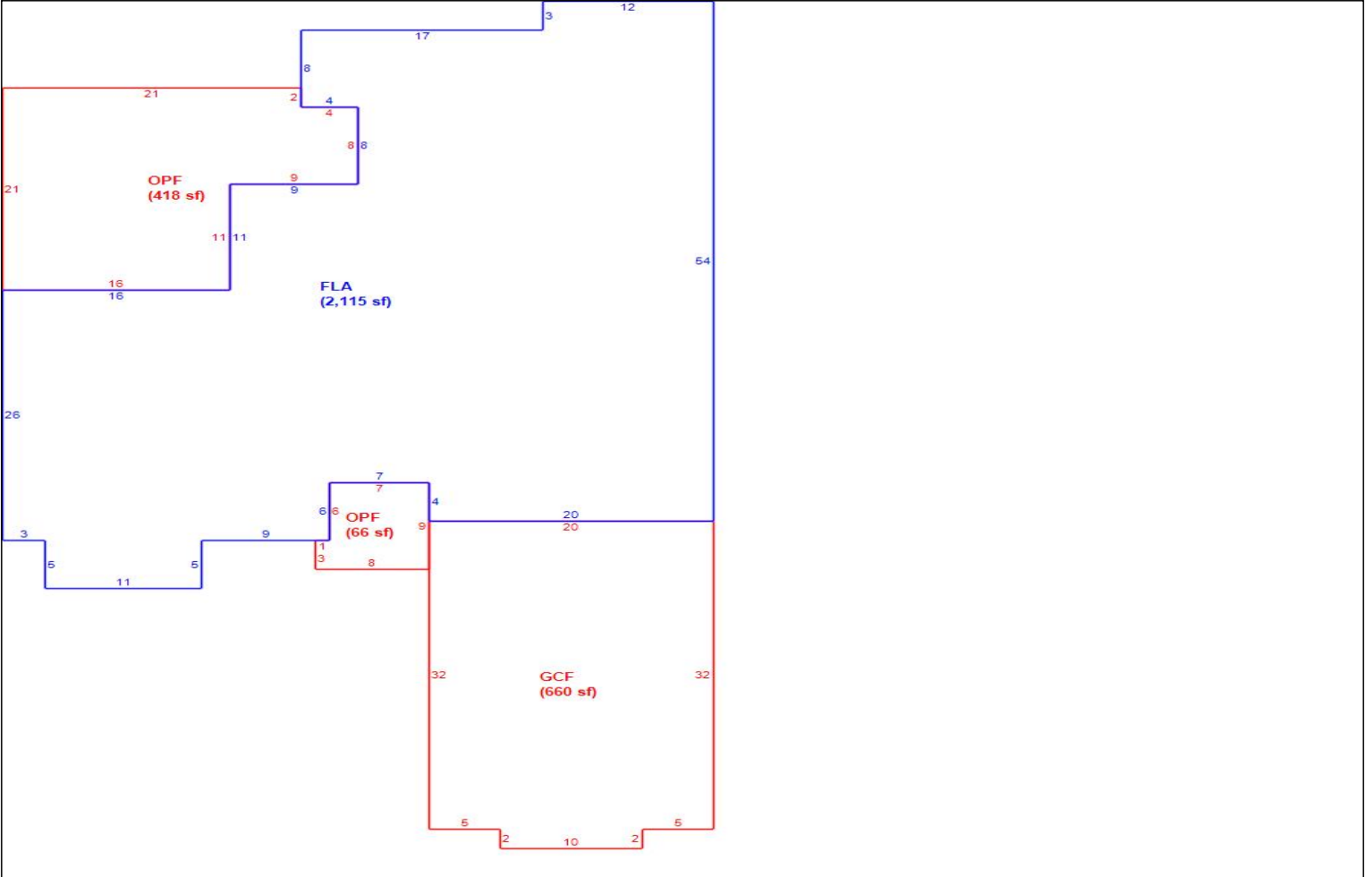
Current Owner		
HOEY ROBERT G & ELIZABETH S		
9929 SPRING LAKE DR		
CLERMONT	FL	34711

Property Location		
Site Address 9929 SPRING LAKE DR		
CLERMONT FL 34711		
Mill Group	0003	NBHD 4508
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 02-24-202

Legal Description
PALISADES PHASE I LOT 72 PB 32 PG 55-57 ORB 6181 PG 17

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	62,000.00	0.0000	1.65	1.000	1.000	0	102,300
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		102,300		
Classified Acres		0		Classified JV/Mkt		102,300		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 314,252
		Deprec Bldg Value	304,824
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,115	2,115	2115	Effective Area	2115	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	660	0	Base Rate	118.20	Quality Grade	685	Half Baths	1
OPF	OPEN PORCH FINISHE	0	484	0	Building RCN	314,252	Condition	EX	Heat Type	6
				% Good		97.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		2,115	3,259	2,115	Building RCNLD	304,824				

Alternate Key 3431545
 Parcel ID 11-22-25-1005-000-07200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0632 Comp 1
 PRC Run: 12/10/2024 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	210.00	SF	35.00	2000	2000	7350.00	85.00	6,248
PLD2	POOL/COOL DECK	551.00	SF	5.38	2000	2000	2964.00	70.00	2,075
SEN2	SCREEN ENCLOSED STRUCTURE	1591.00	SF	3.50	2000	2000	5569.00	42.50	2,367
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2000	2000	6000.00	50.00	3,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023	2022070962	07-22-2022	02-24-2023	22,178	0002	REPL WINDOWS 26	02-24-2023		
2001	0061983	06-20-2000	04-03-2001	4,277	0000	40X32 SEN			
2001	0021094	02-16-2000	04-03-2001	26,194	0000	POOL W/SPA			
2001	9920877	01-14-2000	04-03-2001	1	0000	SFR/9929 SPR LAKE DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023088767	6181	0017	07-13-2023	WD	Q	01	I	585,000	039	HOMESTEAD	2024	25000
	1772	0854	11-18-1999	WD	U	U	V	43,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1772	1145	11-12-1999	WD	Q	Q	I	214,300				
	1431	0003	04-01-1996	WD	Q	Q	V	49,900				
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
102,300	304,824	13,690	420,814	0	420814	50,000.00	370814	395814	411,629

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 3431405
Parcel ID 11-22-25-1005-000-05800

LCPA Property Record Card
Roll Year 2024 Status:
A

2024-0632 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

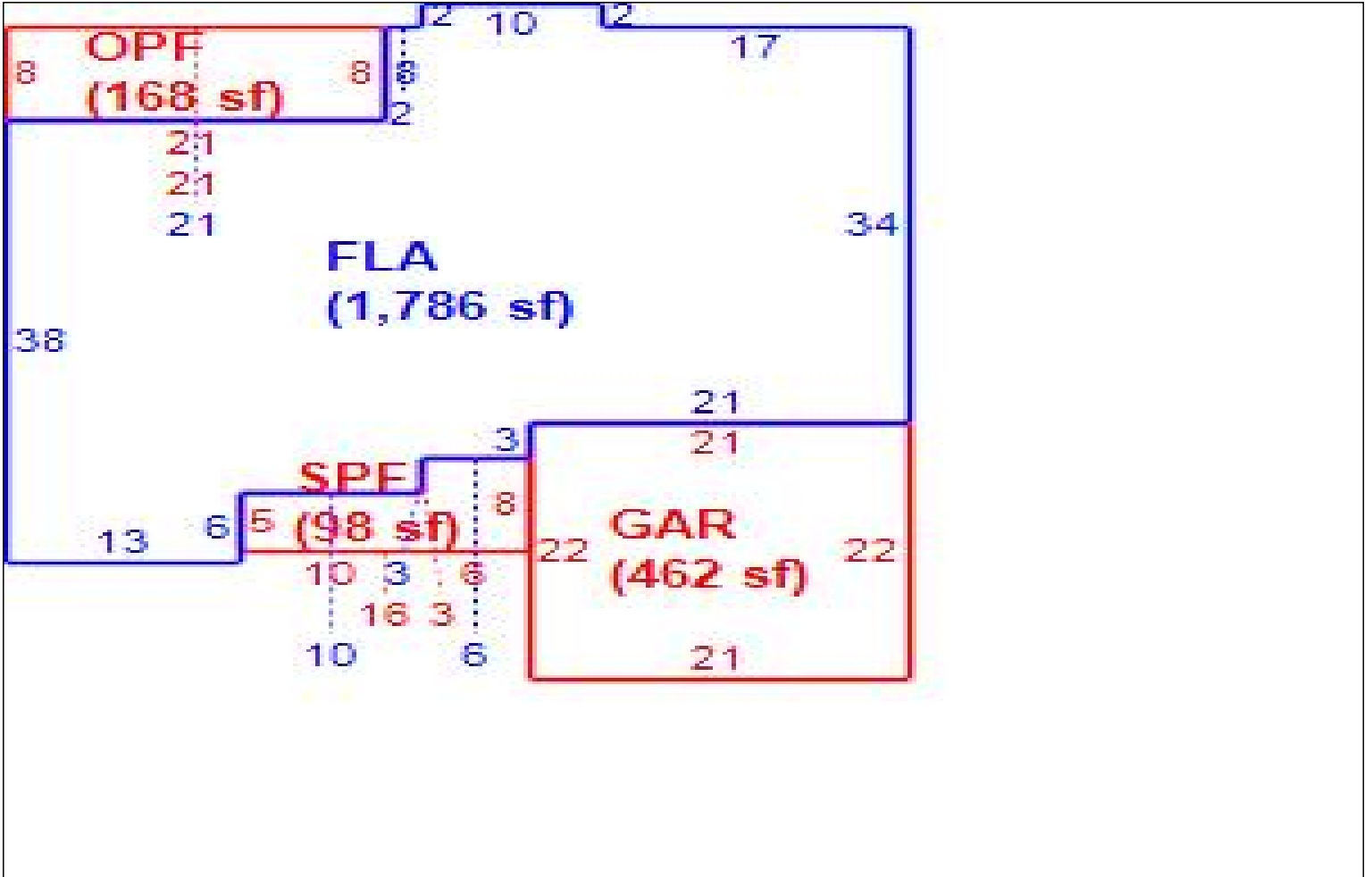
Current Owner		
PETERSON DANIEL & CLAIRE		
10317 SMOKERISE LN		
CLERMONT	FL	34711

Property Location		
Site Address 10317 SMOKERISE LN		
CLERMONT FL 34711		
Mill Group 0003	NBHD 4508	
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 01-26-201

Legal Description
PALISADES PHASE I LOT 58 PB 32 PG 55-57 ORB 6209 PG 99

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	62,000.00	0.0000	1.65	1.000	1.000	0	102,300
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		102,300		
Classified Acres		0		Classified JV/Mkt		102,300		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 262,470
Deprec Bldg Value 254,596		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,786	1,786	1786	Effective Area	1786	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	Base Rate	120.21	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	168	0	Building RCN	262,470	Condition	EX	Heat Type	6
SPF	SCREEN PORCH FINIS	0	98	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		1,786	2,514	1,786	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	254,596				

Alternate Key 3431405
Parcel ID 11-22-25-1005-000-05800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0632 Comp 2
PRC Run: 12/10/2024 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	280.00	SF	35.00	2001	2001	9800.00	85.00	8,330
PLD2	POOL/COOL DECK	470.00	SF	5.38	2001	2001	2529.00	70.00	1,770
SEN2	SCREEN ENCLOSED STRUCTURE	1690.00	SF	3.50	2001	2001	5915.00	45.00	2,662
SEN2	SCREEN ENCLOSED STRUCTURE	988.00	SF	3.50	2004	2004	3458.00	52.50	1,815
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2004	2004	6000.00	52.50	3,150

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	SALE	01-01-2016	01-26-2017	1	0099	CHECK VALUE	01-27-2017		
2015	SALE	01-01-2014	03-16-2015	1	0099	CHECK VALUE	03-16-2015		
2011	2010040637	04-28-2010	01-07-2011	9,606	0002	REPL WINDOWS SIZE FOR SIZE	01-07-2011		
2005	2004060559	06-10-2004	04-12-2005	14,537	0000	10X44 SEN/10317 SMOKERISE LN			
2002	2001070773	07-25-2001	03-22-2002	3,021	0000	45X19 SEN			
2002	0140979	04-30-2001	03-22-2002	21,907	0000	12X24 POOL W/DECK & SPA			
2002	0110513	01-29-2001	03-22-2002	110,264	0000	SFR/10317 SMOKERISE LN			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023111582	6209	0099	09-06-2023	WD	Q	01	490,000	035	DISABILITY CIVILIAN	2024	5000
2020072177	5499	1171	06-28-2020	WD	Q	01	299,900	039	HOMESTEAD	2024	25000
2017064904	4959	0453	11-03-2016	WD	U	U	0	059	ADDITIONAL HOMESTEAD	2024	25000
2016125009	4871	0577	11-03-2016	WD	Q	Q	237,500				
2016081236	4817	0505	06-27-2016	WD	U	U	237,500				
Total											55,000.00

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	
102,300	254,596	17,727	374,623	0	220763	55,000.00	165763	190763	367,003	

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Alternate Key 3432061
Parcel ID 11-22-25-1005-000-12700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0632 Comp 3
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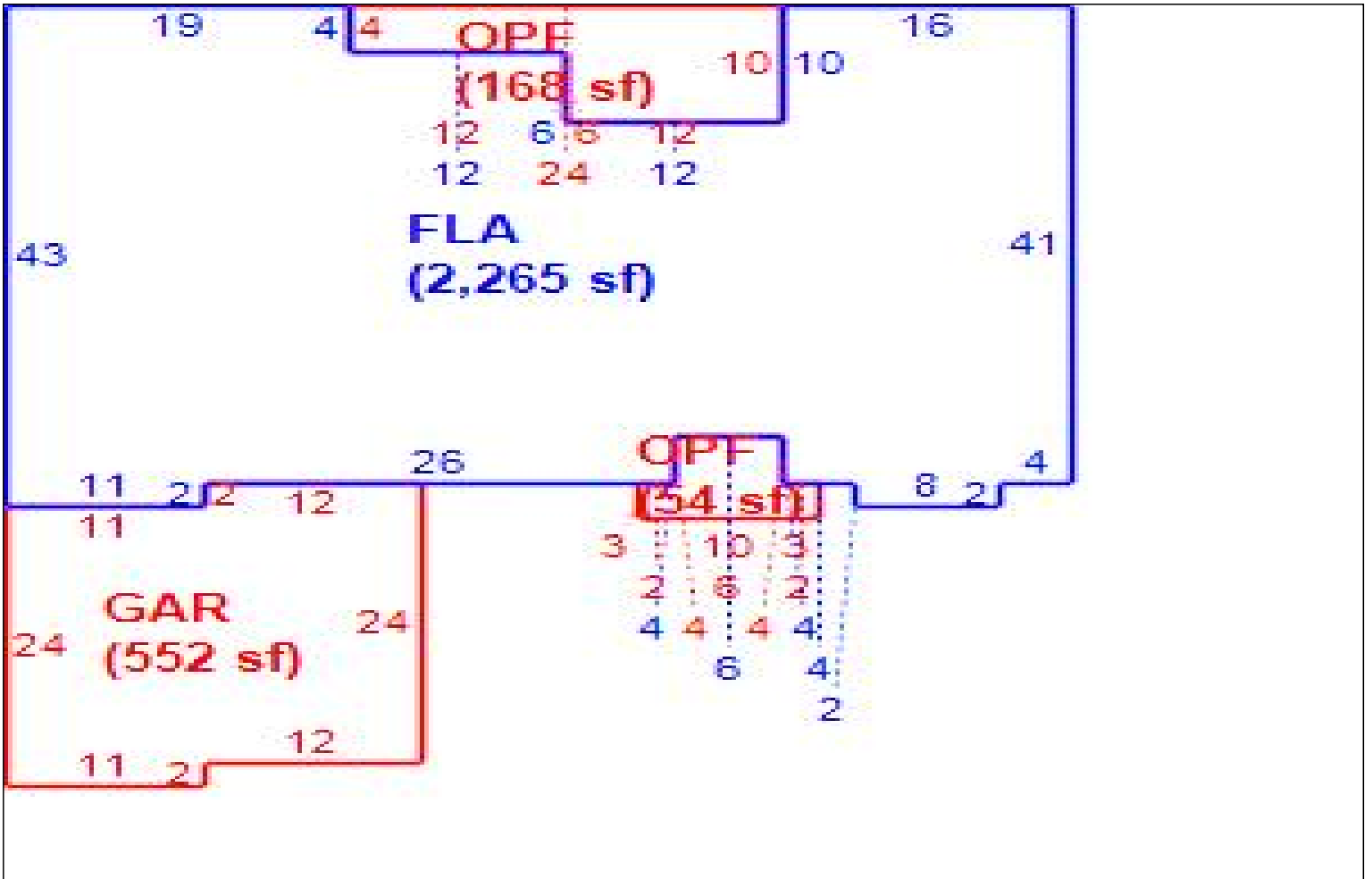
Current Owner			
GUTTRICH JODIE L AND JILL HOYLE			
9906 SPRING LAKE DR			
CLERMONT	FL	34711	

Property Location			
Site Address 9906 SPRING LAKE DR			
CLERMONT FL 34711			
Mill Group	0003	NBHD	4508
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-29-202

Legal Description
PALISADES PHASE I LOT 127 PB 32 PG 55-57 ORB 6191 PG 708

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	62,000.00	0.0000	1.65	1.000	1.000	0	102,300
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		102,300		
Classified Acres		0		Classified JV/Mkt		102,300		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 314,098 Deprec Bldg Value 304,675 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	3
FLA	FINISHED LIVING AREA	2,265	2,265	2265	1995	2265	116.40	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	552	0	314,098	314,098	EX	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	222	0	97.00	97.00	0	Wall Type	03	Heat Type	6
TOTALS		2,265	3,039	2,265	0	0	0	Foundation	3	Fireplaces	0
					Building RCNLD	304,675	304,675	Roof Cover	3	Type AC	03

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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	336.00	SF	35.00	1995	1995	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	574.00	SF	5.38	1995	1995	3088.00	70.00	2,162
SEN2	SCREEN ENCLOSED STRUCTURE	1693.00	SF	3.50	1995	1995	5926.00	40.00	2,370
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1995	1995	6000.00	50.00	3,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	DENY39	01-01-2023		1	0030	R3			
2022	SALE	01-01-2021	03-29-2022	1	0099	CHECK VALUE			
2015	IMPS	01-01-2014	01-26-2015	1	0008	PER CALL FROM OWNER CK SF OF S	01-23-2015		
2007	SALE	01-01-2006	10-11-2006	1	0000	CHECK VALUES	10-11-2006		
1996	9503447	06-01-1995	12-01-1995	3,400	0000	SEN FOR POOL			
1996	9500947	02-01-1995	12-01-1995	83,539	0000	SFR & POL			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023096337	6191	0708	07-28-2023	WD	Q	01	539,900	039	HOMESTEAD	2024	25000
2021052695	5689	1105	03-15-2021	WD	U	11	100	059	ADDITIONAL HOMESTEAD	2024	25000
2021037136	5667	0098	03-15-2021	WD	Q	01	380,000				
2020014561	5416	1783	02-03-2020	WD	U	11	100				
2016044451	4773	1301	04-29-2016	WD	Q	Q	245,000				
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	
102,300	304,675	17,528	424,503	0	424503	50,000.00	374503	399503	414,683	

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