



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3838445*

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 #	<i>2024-0634</i>	County <b>Lake</b>	Tax year <b>2024</b> Date received <i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; SRP Sub LLC a Delaware LLC</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>1123260800-000-10100 3341 Tumbling River Dr</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"/> 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"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.) <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"/> 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

<b>Petition #</b> 2024-0634	Alternate Key: 3838445	Parcel ID: 11-23-26-0800-000-10100
<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> 3341 TUMBLING RIVER DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> SRP SUB LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 399,720	\$ 399,720
<b>2. Assessed or classified use value, *if applicable</b>	\$ 349,750	\$ 349,750
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 349,750	\$ 349,750

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

**Last Sale Date** 5/21/2013      **Price:** \$170,000       Arm's Length  Distressed      Book 4332 Page 423

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3838445	3838511	3838552	3838392
<b>Address</b>	3341 TUMBLING RIVER DR	3698 PEACFUL VALLEY DR	3675 PEACEFUL VALLEY DR	3320 TUMBLING RIVER DR
<b>Proximity</b>		SAME SUB	SAME SUB	SAME SUB
<b>Sales Price</b>		\$565,000	\$555,000	\$575,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.20%	4.00%	2.00%
<b>Adjusted Sale</b>		\$498,330	\$493,950	\$500,250
<b>\$/SF FLA</b>	\$157.12 per SF	\$181.41 per SF	\$199.01 per SF	\$196.33 per SF
<b>Sale Date</b>		4/7/2023	2/15/2023	7/25/2023
<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>	2,544	2,747	-14210	2,482	4340	2,548	-280
<b>Year Built</b>	2006	2006		2006		2006	
<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>	35 SF	193 SF		432 SF		186 SF	
<b>Pool</b>	n	Y	-20000	N	0	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%	-34210	Net Adj. 0.9%	4340	-Net Adj. 4.1%	-20280
		Gross Adj. 6.9%	34210	Gross Adj. 0.9%	4340	Gross Adj. 4.1%	20280
<b>Adj. Sales Price</b>	Market Value <b>\$399,720</b>	Adj Market Value	<b>\$464,120</b>	Adj Market Value	<b>\$498,290</b>	Adj Market Value	<b>\$479,970</b>
	Value per SF 157.12						

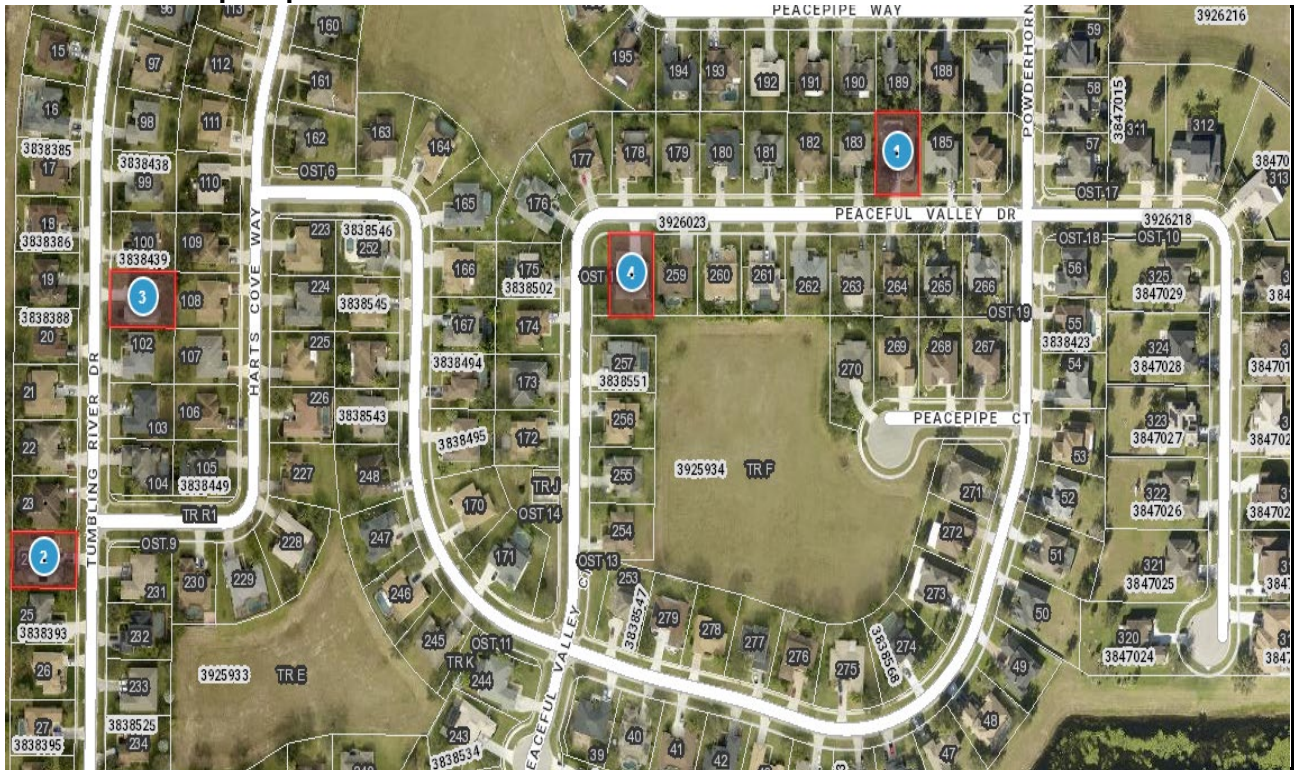
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

**2024-0634 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3838445	3341 TUMBLING RIVER DR CLERMONT	same sub
2	comp 1	3838511	3698 PEACEFUL VALLEY DR	same sub
3	comp 2	3838552	3675 PEACEFUL VALLEY DR CLERMONT	same sub
4	comp 3	3838392	3320 TUMBLING RIVER DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3838445  
 Parcel ID 11-23-26-0800-000-10100

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

2024-0634 Subject  
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000	DALLAS	TX 75201

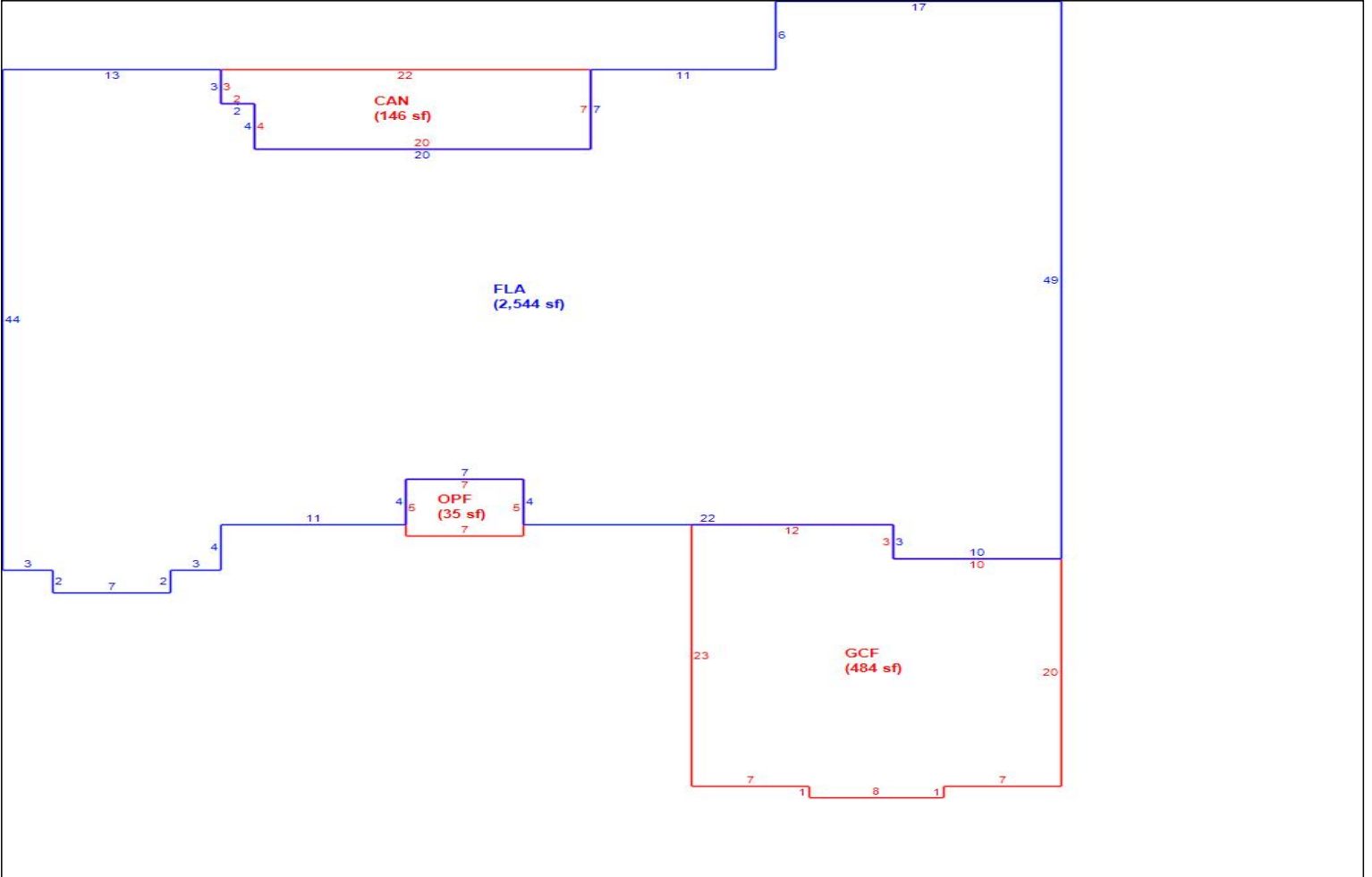
Property Location			
Site Address	3341 TUMBLING RIVER DR	CLERMONT	FL 34711
Mill Group	000C	NBHD	0582

Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
HARTWOOD RESERVE PHASE 1 PB 54 PG 88-98 LOT 101 ORB 5065 PG 658

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 308,990	Deprec Bldg Value 299,720	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,544	2,544	2544	2006				
GAR	GARAGE FINISH	0	484	0	Effective Area				
OPF	OPEN PORCH FINISHE	0	35	0	Base Rate	102.80	No Stories	1.00	Full Baths 3
PAT	PATIO UNCOVERED	0	146	0	Building RCN	308,990	Quality Grade	670	Half Baths 0
TOTALS		2,544	3,209	2,544	Condition	EX	Wall Type	03	Heat Type 6
					% Good	97.00	Foundation	3	Fireplaces 0
					Functional Obsol	0	Roof Cover	3	Type AC 03
					Building RCNLD	299,720			

Alternate Key 3838445  
 Parcel ID 11-23-26-0800-000-10100

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

2024-0634 Subject  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2005060317	01-01-2006	07-25-2006	141,636	0000	SFR FOR 07	07-25-2006		
2006	2005060317	07-20-2005	01-09-2006	141,636	0000	SFR 15923 TUMBLING RIVER 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
2018016011	5065	0658	02-08-2018	WD	U	M	I	100			
	4465	2079	04-10-2014	WD	U	M	I	2,465,500			
	4354	1794	05-21-2013	CT	U	U	I	100			
	4332	0423	05-21-2013	CT	U	U	I	170,000			
	3095	1088	02-24-2006	WD	Q	Q	I	278,200			
<b>Total</b>											0.00

<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	299,720	0	399,720	49970	349750	0.00	349750	399720	364,953	

\*\*\*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 3838511  
Parcel ID 11-23-26-0800-000-18400

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

2024-0634 Comp 1  
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner			
CCA2 LLC			
3685 FALLSCREST CIR			
CLERMONT	FL	34711	

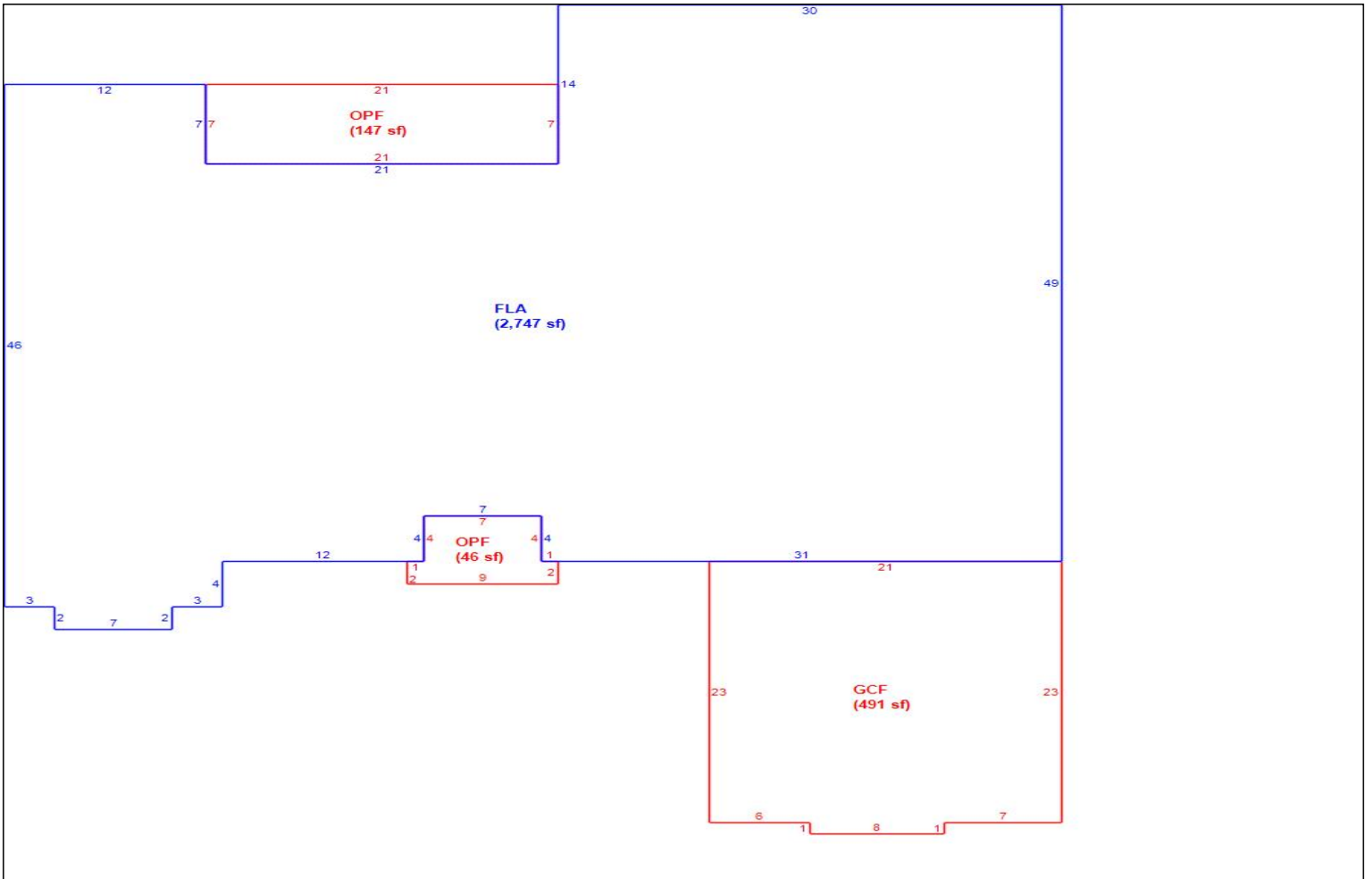
Property Location			
Site Address	3698 PEACEFUL VALLEY DR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0582

Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
HARTWOOD RESERVE PHASE 1 PB 54 PG 88-98 LOT 184 ORB 6119 PG 1141

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 329,537 Deprec Bldg Value 319,651 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	4	
FLA	FINISHED LIVING AREA	2,747	2,747	2747	Effective Area	2747	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	491	0	Base Rate	101.92	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	193	0	Building RCN	329,537	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0	
					% Good	97.00	Functional Obsol	0			
					Building RCNLD	319,651	Roof Cover	3	Type AC	03	
TOTALS		2,747	3,431	2,747							



Alternate Key 3838511  
 Parcel ID 11-23-26-0800-000-18400

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

2024-0634 Comp 1  
 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	252.00	SF	35.00	2006	2006	8820.00	85.00	7,497
PLD2	POOL/COOL DECK	778.00	SF	5.38	2006	2006	4186.00	70.00	2,930
SEN2	SCREEN ENCLOSED STRUCTURE	1813.00	SF	3.50	2006	2006	6346.00	57.50	3,649

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2006020249	02-15-2006	10-24-2006	21,000	0000	POL 25X44 W/DECK	10-24-2006		
2007	2005101183	01-01-2006	10-24-2006	144,814	0000	SFR 3698 PEACEFUL VALLEY DR	10-24-2006		

<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
2023038422	6119	1141	04-07-2023	WD	Q	01	I	565,000				
2022123212	6023	0638	09-12-2022	CT	U	11	I	431,000				
	3228	0039	07-31-2006	WD	Q	Q	I	441,000				
<b>Total</b>												0.00

<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	319,651	14,076	433,727	0	433727	0.00	433727	433727	423,450	

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Alternate Key 3838552  
 Parcel ID 11-23-26-0800-000-25800

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

2024-0634 Comp 2  
 PRC Run: 12/4/2024 By

Card # 1 of 1

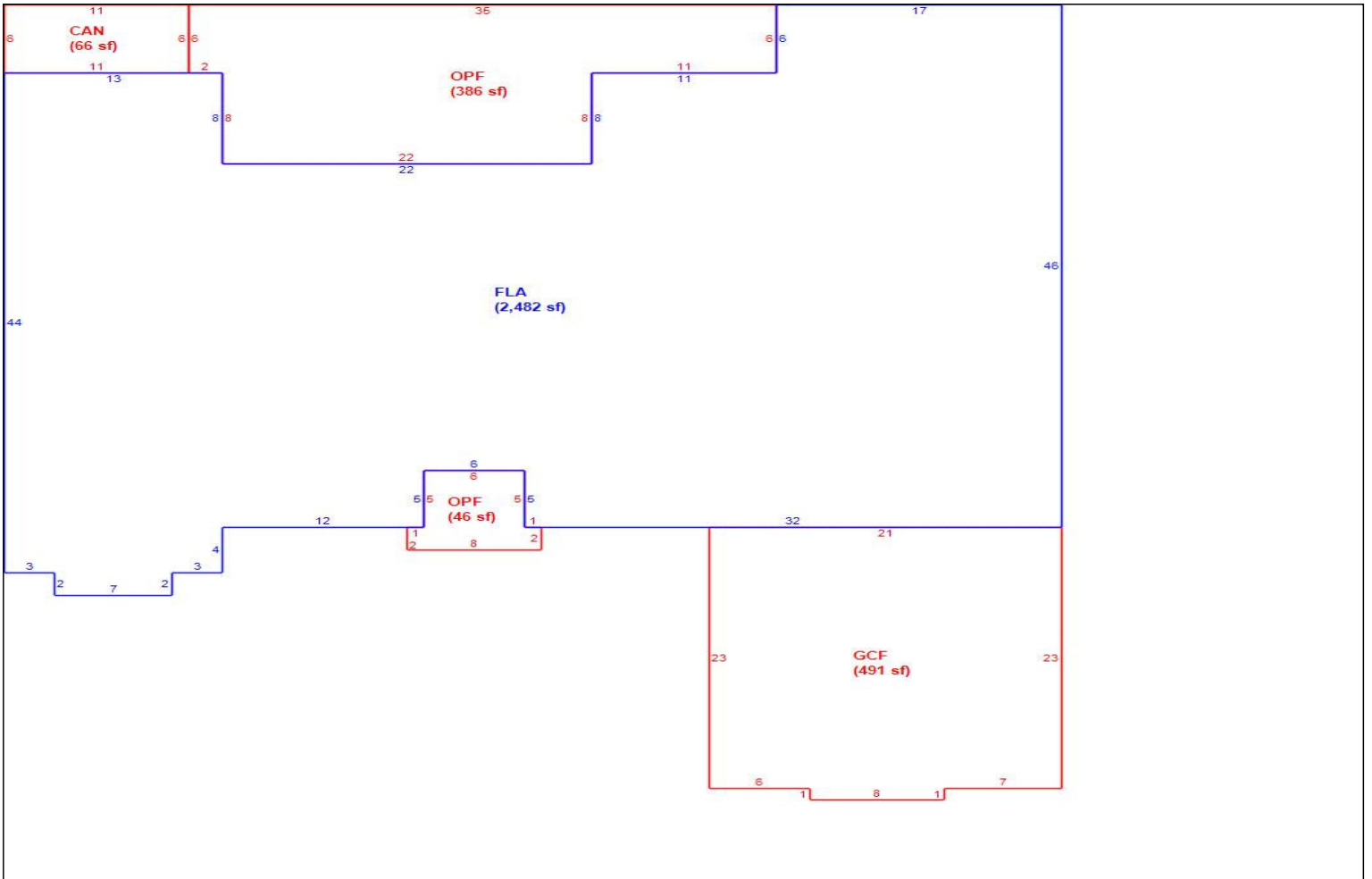
Current Owner		
VARMA AMIT R & RAJAL A DESAI		
3675 PEACEFUL VALLEY DR		
CLERMONT	FL	34711

Property Location			
Site Address 3675 PEACEFUL VALLEY DR			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
HARTWOOD RESERVE PHASE 1 PB 54 PG 88-98 LOT 258 ORB 6094 PG 1129

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 308,233	Deprec Bldg Value 298,986	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	4
FLA	FINISHED LIVING AREA	2,482	2,482	2482	Effective Area	2482	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	491	0	Base Rate	103.18	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	432	0	Building RCN	308,233	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	66	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		2,482	3,471	2,482	Building RCNLD	298,986	Roof Cover	3	Type AC	03

Alternate Key 3838552  
 Parcel ID 11-23-26-0800-000-25800

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

2024-0634 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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022 2007	DENY06 2005091614	01-01-2021 01-01-2006	01-01-2024 10-24-2006	1 151,712	0030 0000	S3 SFR 3675 PEACEFUL VALLEY DR	10-24-2006		

<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
2023018469	6094	1129	02-15-2023	WD	Q	01	I	555,000				
2021097172	5751	1611	07-09-2021	TR	Q	01	I	440,000				
2016120427	4865	0727	11-08-2016	QC	U	U	I	100				
2016044449	4773	1297	04-26-2016	WD	Q	Q	I	223,500				
	3266	1951	09-07-2006	WD	Q	Q	I	354,600				
Total											0.00	

<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	298,986	0	398,986	0	398986	0.00	398986	398986	389,458	

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Alternate Key 3838392  
Parcel ID 11-23-26-0800-000-02400

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

2024-0634 Comp 3  
PRC Run: 12/4/2024 By

Card # 1 of 1

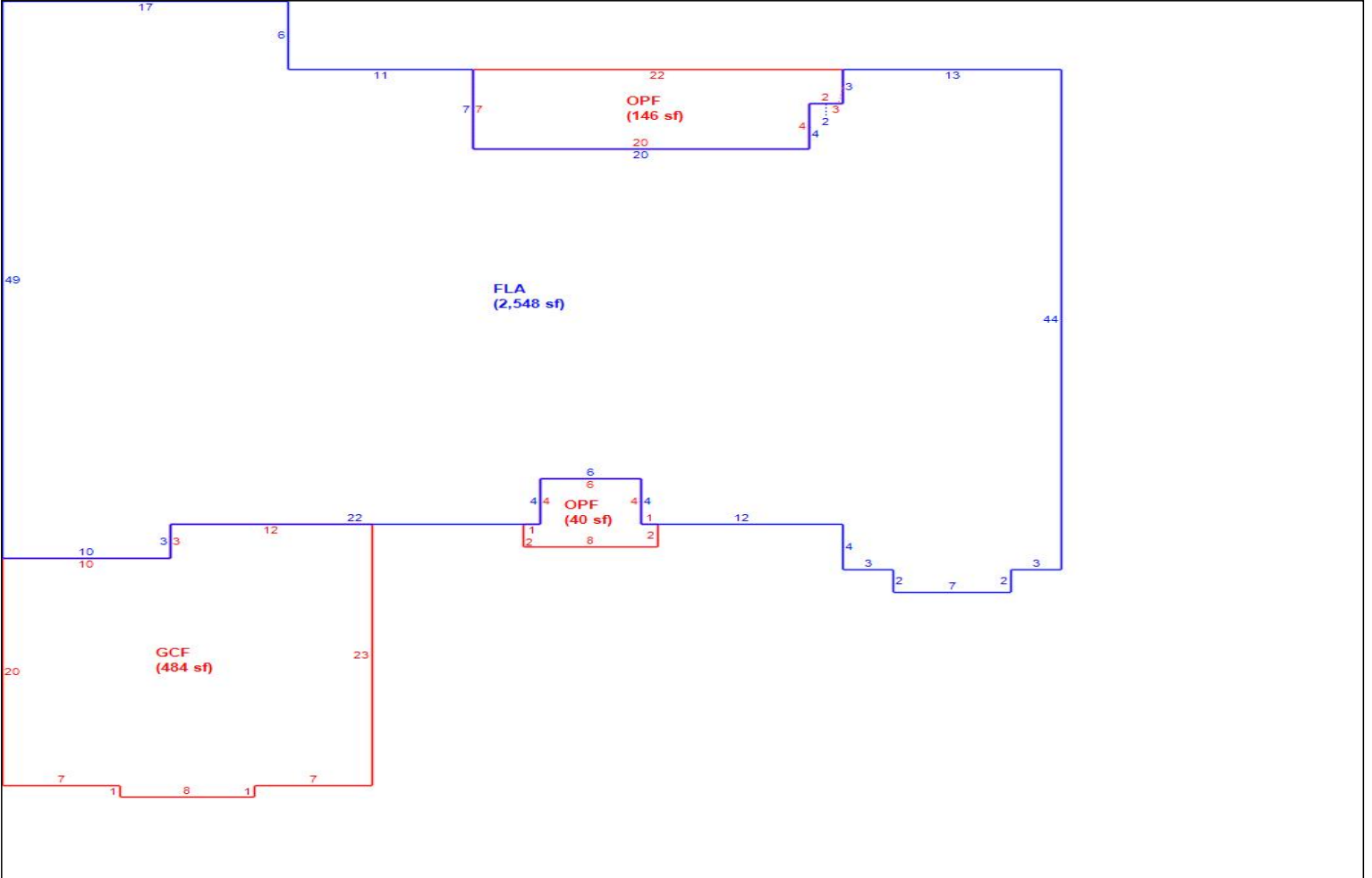
Current Owner		
NUNEZ SUSAN M		
3320 TUMBLING RIVER DR		
CLERMONT	FL	34711

Property Location			
Site Address 3320 TUMBLING RIVER DR			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
HARTWOOD RESERVE PHASE 1 PB 54 PG 88-98 LOT 24 ORB 6190 PG 524

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 310,785
		Deprec Bldg Value 301,461	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,548	2,548	2548	2006	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	484	0	102.79	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	186	0	310,785	Wall Type	03	Heat Type	6
TOTALS		2,548	3,218	2,548	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					301,461				

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Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	378.00	SF	35.00	2006	2006	13230.00	85.00	11,246
PLD3	POOL/COOL DECK	547.00	SF	7.33	2006	2006	4010.00	70.00	2,807
SEN2	SCREEN ENCLOSED STRUCTURE	1897.00	SF	3.50	2006	2006	6640.00	57.50	3,818

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2005091412	01-01-2006	07-20-2006	7,500	0000	SEN FOR 07	07-20-2006		
2007	2005050804	01-01-2006	07-20-2006	179,768	0000	SFR FOR 07	07-20-2006		
2006	2005091412	10-26-2005	02-01-2006	7,500	0000	SEN 26X37			
2006	2005091344	10-05-2005	12-27-2005	24,000	0000	POL 26X37 W/ DECK			
2006	2005050804	07-08-2005	12-27-2005	155,768	0000	SFR 15904 TUMBLING RIVER DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023095453	6190	0524	07-25-2023	WD	Q	01	I	575,000			
2022023196	5899	0712	02-11-2022	WD	Q	01	I	520,000			
2018114617	5176	2270	09-24-2018	WD	Q	Q	I	350,000			
2017000951	4884	1805	12-13-2016	QC	U	U	I	92,400			
	3827	0026	09-11-2009	WD	U	U	I	192,000			
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	301,461	17,871	419,332	0	419332	0.00	419332	419332	409,717	

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