



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3738462

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reason for petition.

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> 2024-0643	Alternate Key: 3738462	Parcel ID: 12-23-25-0255-000-03100
<b>Petitioner Name</b> 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:	<b>Property Address</b> 11425 VIA DE RENEE CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name NV_HOME; SRP Sub LLC a Delaware LLC</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 465,756	\$ 465,756
<b>2. Assessed or classified use value, *if applicable</b>	\$ 396,130	\$ 396,130
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 396,130	\$ 396,130

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

**Last Sale Date** 2/8/2018      **Price:** \$100       Arm's Length  Distressed      Book 5065 Page 658

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3738462	3738322	3738276	3788552
<b>Address</b>	11425 VIA DE RENEE CLERMONT	11328 AVENIDA AUGUSTA CLERMONT	10617 BELO HORIZONTE AVE	10535 ALAMEDA ALMA CLERMONT
<b>Proximity</b>				
<b>Sales Price</b>		\$560,000	\$560,000	\$480,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.60%	0.80%	2.40%
<b>Adjusted Sale</b>		\$496,160	\$480,480	\$419,520
<b>\$/SF FLA</b>	\$217.85 per SF	\$205.79 per SF	\$193.20 per SF	\$206.46 per SF
<b>Sale Date</b>		3/30/2023	10/19/2023	6/30/2023
<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>	2,138	2,411	-13650	2,487	-17450	2,032	5300
<b>Year Built</b>	2000	1997	0	1998	0	2001	0
<b>Constr. Type</b>	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
<b>Condition</b>	Good	Good	0	Good	0	Good	0
<b>Baths</b>	2.0	2.0	0	3.0	-5000	2.0	0
<b>Garage/Carport</b>	2 Car	2 Car	0	2 Car	0	2 Car	0
<b>Porches</b>	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
<b>Pool</b>	Y	Y	0	Y	0	N	20000
<b>Fireplace</b>	0	1	-2500	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	N	N	0	N	0	N	0
<b>Site Size</b>	Lot	Lot	0	Lot	0	Lot	0
<b>Location</b>	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
<b>View</b>	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 3.3%	-16150	-Net Adj. 4.7%	-22450	Net Adj. 6.0%	25300
		Gross Adj. 3.3%	16150	Gross Adj. 4.7%	22450	Gross Adj. 6.0%	25300
<b>Adj. Sales Price</b>	Market Value <b>\$465,756</b>	Adj Market Value	<b>\$480,010</b>	Adj Market Value	<b>\$458,030</b>	Adj Market Value	<b>\$444,820</b>
	Value per SF 217.85						

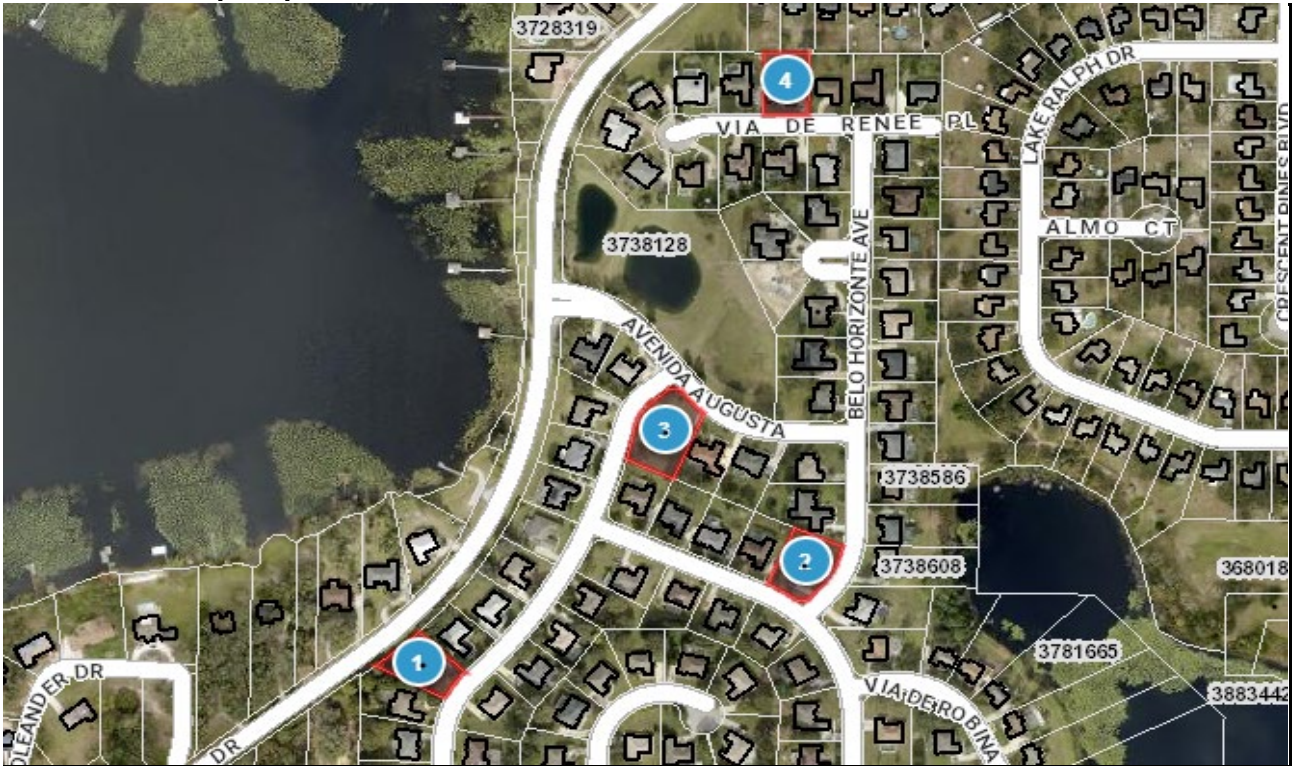
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

**DATE    12/10/2024**

2024-0643 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3788552	10535 ALAMEDA ALMA CLERMONT	0
2	comp 2	3738276	10617 BELO HORIZONTE AVE CLERMONT	0
3	comp 1	3738322	11328 AVENIDA AUGUSTA CLERMONT	0
4	subject	3738462	11425 VIA DE RENEE CLERMONT	-
5				
6				
7				
8				

Alternate Key 3738462  
 Parcel ID 12-23-25-0255-000-03100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0643 Subject  
 PRC Run: 12/10/2024 By

Card # 1 of 1

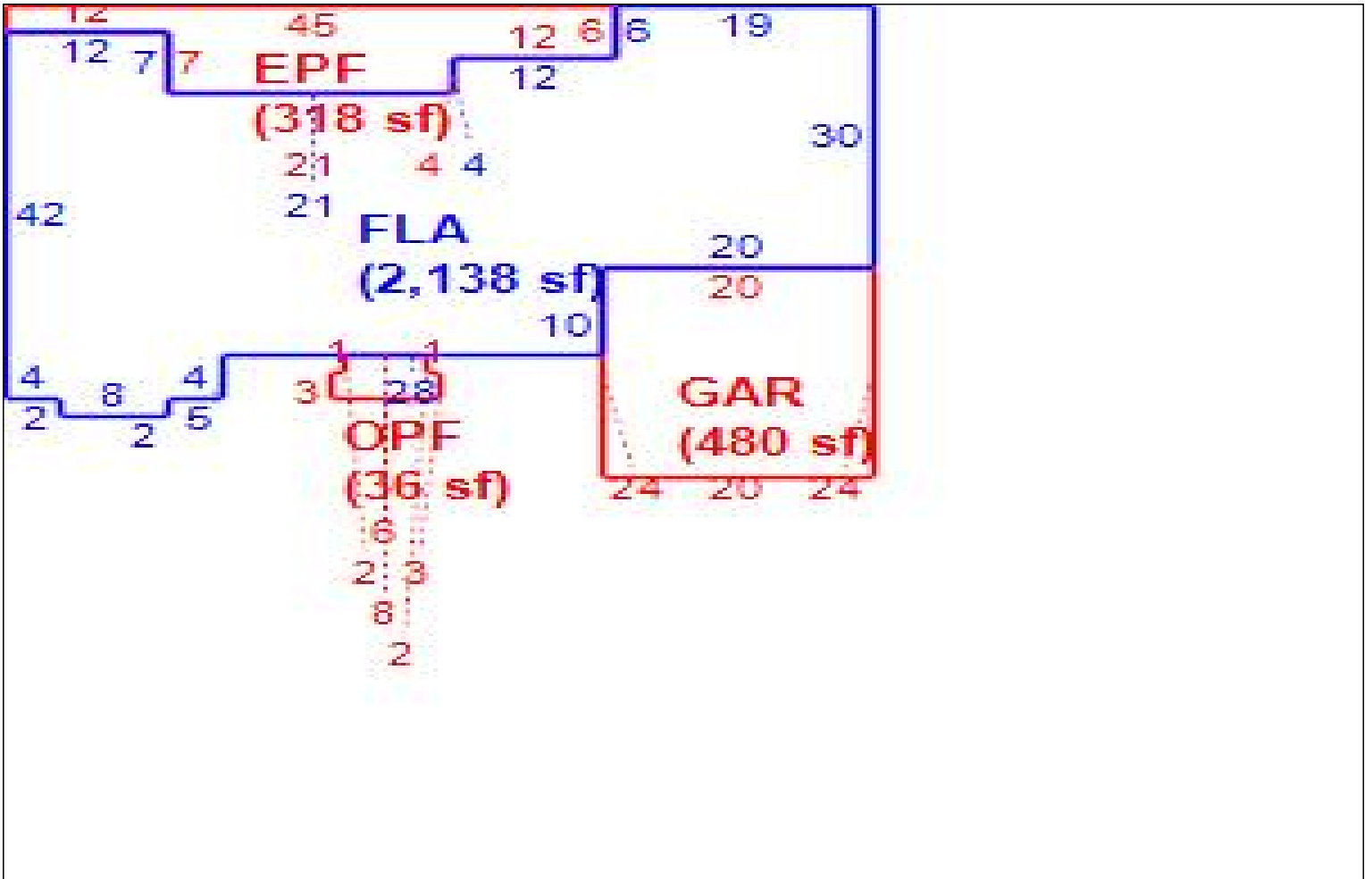
Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address 11425 VIA DE RENE		
CLERMONT FL 34711		
Mill Group 0005 NBHD 1797		
Property Use		Last Inspection
00100 SINGLE FAMILY		LPD 03-16-201

**Legal Description**  
 CRESCENT LAKE CLUB FIRST ADDITION SUB LOT 31 PB 38 PGS 27-28 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	55,000.00	0.0000	2.50	1.000	1.000	0	137,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		137,500		
Classified Acres		0		Classified JV/Mkt		137,500		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 316,497 Deprec Bldg Value 307,002 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	3
EPF	ENCLOSED PORCH FIN	0	318	0	Effective Area	2138	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	2,138	2,138	2138	Base Rate	121.86	Quality Grade	690	Half Baths	0
GAR	GARAGE FINISH	0	480	0	Building RCN	316,497	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	36	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,138	2,972	2,138	Building RCNLD	307,002				

Alternate Key 3738462  
 Parcel ID 12-23-25-0255-000-03100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0643 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
POL2	SWIMMING POOL - RESIDENTIAL	540.00	SF	35.00	2001	2001	18900.00	85.00	16,065
PLD2	POOL/COOL DECK	532.00	SF	5.38	2001	2001	2862.00	70.00	2,003
SEN2	SCREEN ENCLOSED STRUCTURE	2023.00	SF	3.50	2001	2001	7081.00	42.50	3,009

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	2001110472	11-15-2001	01-15-2002	4,000	0000	29X37 SEN			
2002	2001090519	09-19-2001	01-15-2002	15,000	0000	15X30 POOL & DECK			
2001	0062691	07-03-2000	10-02-2000	116,000	0000	SFR/11425 VIA DE RENEE PL			

Sales Information								Exemptions			
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			
	4500	1402	06-30-2014	WD	U	M	I	100			
	4354	1844	05-21-2013	CT	U	U	I	100			
	4332	0416	05-21-2013	CT	U	U	I	150,000			
	3798	0473	07-09-2009	QC	U	U	I	88,050			
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	
137,500	307,002	21,077	465,579	29839	435740	0.00	435740	465579	465,756	

**Parcel Notes**

1834/1749 POST DEED ONLY A E ANDERSON JR TO DURACRAFT HOMES INC DURACRAFT HOMES INC ALREADY SOLD TO ESTELL GILHAM  
 02FC ADD POL PLD SEN TO MISC DN 011502  
 03 QG FROM 590 FER 032403  
 05 QG FROM 600 FER 030405  
 3798/473 ESTELLE GILHAM TO ESTELLE & TIMMY GILLHAM WH  
 4332/416 CT VS TIMMY AKA TIM & ESTELLE GILLHAM PROP SOLD TO COLFIN A1-FL4 LLC  
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 073013  
 4354/1844 AMENDED CT VS TIMMY GILHAM ET AL SOLD TO COLFIN AI-FL 4 LLC  
 4500/1402 COLFIN AI-FL 4 LLC TO CAH 2014-2 BORROWER LLC  
 4500/492 M SALE INCL OVER PARCELS MUTLI SUB AND M&B  
 14VAB PETITION 2014-123 TJW 091714  
 14VAB PETITION 2014-123 WITHDRAWN NO CHANGE TJW 010615  
 15FC OPF4 TO EPC ADD PLH BOTH NPA POL SF FROM 450SF PLD FROM 623SF NPA SEN SF OK VAL OK SEE SALES AK 3788530 3740084  
 3788944 NO POL DN 092414  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB 080416  
 17VAB PETITION 2017-089 TJW 092517  
 17VAB PETITION 2017-089 PETITION DENIED TJW 120417  
 5065/658 2018-1 IH BORROWER LP AS SUCC BY MERGER WITH CAH 2014-1 BORROWER LLC AND CAH 2014-2 BORROWER LLC TO SRP SUB LLC  
 5065/658 M SALE INCL 85 PARCELS MULTI SUBS  
 18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218  
 18VAB PETITION 2018-045 DLS 091218

\*\*\*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 3738322  
Parcel ID 12-23-25-0255-000-01500

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0643 Comp 1  
PRC Run: 12/10/2024 By

Card # 1 of 1

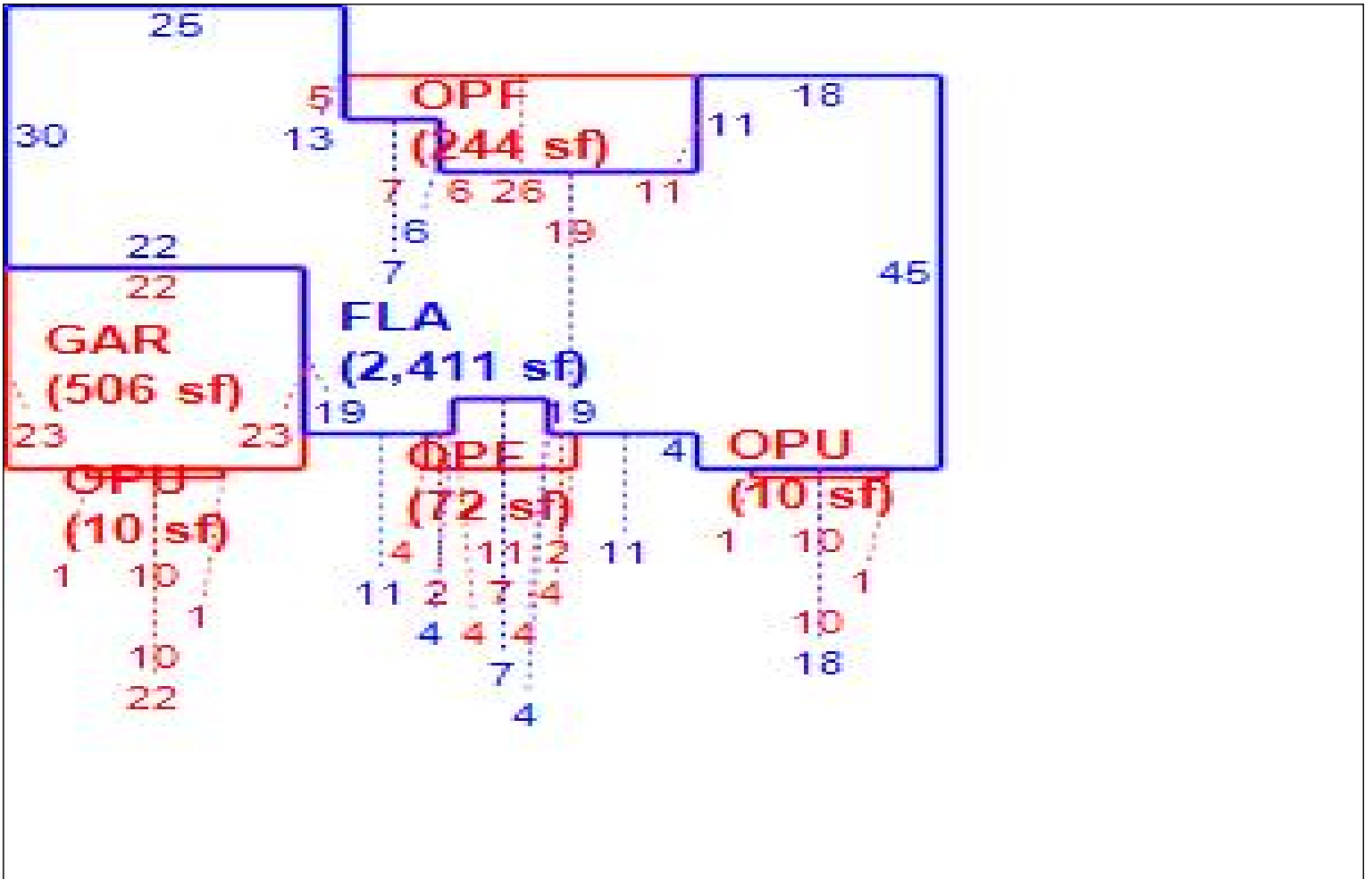
Current Owner		
RAGATZ GARY & PAULA		
11328 AVENIDA AUGUSTA		
CLERMONT	FL	34711

Property Location		
Site Address 11328 AVENIDA AUGUSTA		
CLERMONT FL 34711		
Mill Group	0005	NBHD 1797
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
CRESCENT LAKE CLUB FIRST ADDITION SUB LOT 15 PB 38 PGS 27-28 ORB 6116 PG 1771

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	55,000.00	0.0000	2.50	1.000	1.000	0	137,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		137,500		
Classified Acres		0		Classified JV/Mkt		137,500		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 339,788 Deprec Bldg Value 329,594 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	2,411	2,411	2411	1997	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	506	0	118.48	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	316	0	339,788	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	20	0	EX	Foundation	3	Fireplaces	1
TOTALS		2,411	3,253	2,411	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD				
					329,594				



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	420.00	SF	35.00	1997	1997	14700.00	85.00	12,495
PLD2	POOL/COOL DECK	400.00	SF	5.38	1997	1997	2152.00	70.00	1,506
SEN2	SCREEN ENCLOSED STRUCTURE	1436.00	SF	3.50	1997	1997	5026.00	40.00	2,010

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1998	6120145	05-01-1997	12-01-1997	11,000	0000	POOL/11328 AVENIDA AUGUST			
1998	6101461	05-01-1997	12-01-1997	125,502	0000	SFR 15 AVENIDA AUGUSTA BL			
1997	6121170	12-01-1996	12-01-1997	2,750	0000	22X38 POL ENCL			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023036358	6116 1771	03-30-2023	WD	Q	01	I	560,000	039	HOMESTEAD	2024	25000
2022115549	6014 0844	08-22-2022	CT	U	11	I	391,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1576 1497	01-09-1998	WD	Q	Q	I	190,000				
	1492 1182	12-01-1996	WD	U	U	V	7,900				
	1472 0737	10-01-1996	QC	U	M	V	56,200				
<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	
137,500	329,594	16,011	483,105	130185	352920	50,000.00	302920	327920	483,105	

**Parcel Notes**

1492/1182 TO INCL THE LEGAL DESC AND DOC STAMPS  
 97 FC SFR FINALED 010397 RS 060997  
 98FC GAS FPL MB 110597  
 99FC QG FROM 550 MB 020999  
 03 QG FROM 575 FER 032403  
 05 QG FROM 590 FER 030405  
 21 WILLIAM HARVEY SMITHSON SR 78 DECEASED 112420 STATE DEATH LIST FILE 2020223314 KD 011921  
 21 JOYCE SMITHSON 77 DECEASED 112420 STATE DEATH LIST FILE 2020227913 JLB 032521  
 21TR VACANT 11328 AVENIDA AUGUSTA CLERMONT FL 34711 7887  
 6014/844 CT VS EST OF WILLIAM HARVEY SMITHSON AND CRESCENT LAKE CLUB HOA INC AND EST OF ERIC RUSSELL SMITHSON AND EST OF JOYCE LORRAINE SMITHSON AND WILLIAM HARVEY SMITHSON JR PROP SOLD TO BLUE SPRING PLANTATION INC  
 6116/1771 BLUE SPRING PLANTATION INC TO GARY & PAULA RAGATZ HW  
 23CC EFILE HX PORT APP CP 080823

\*\*\*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 3738276  
 Parcel ID 12-23-25-0255-000-01000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0643 Comp 2  
 PRC Run: 12/10/2024 By

Card # 1 of 1

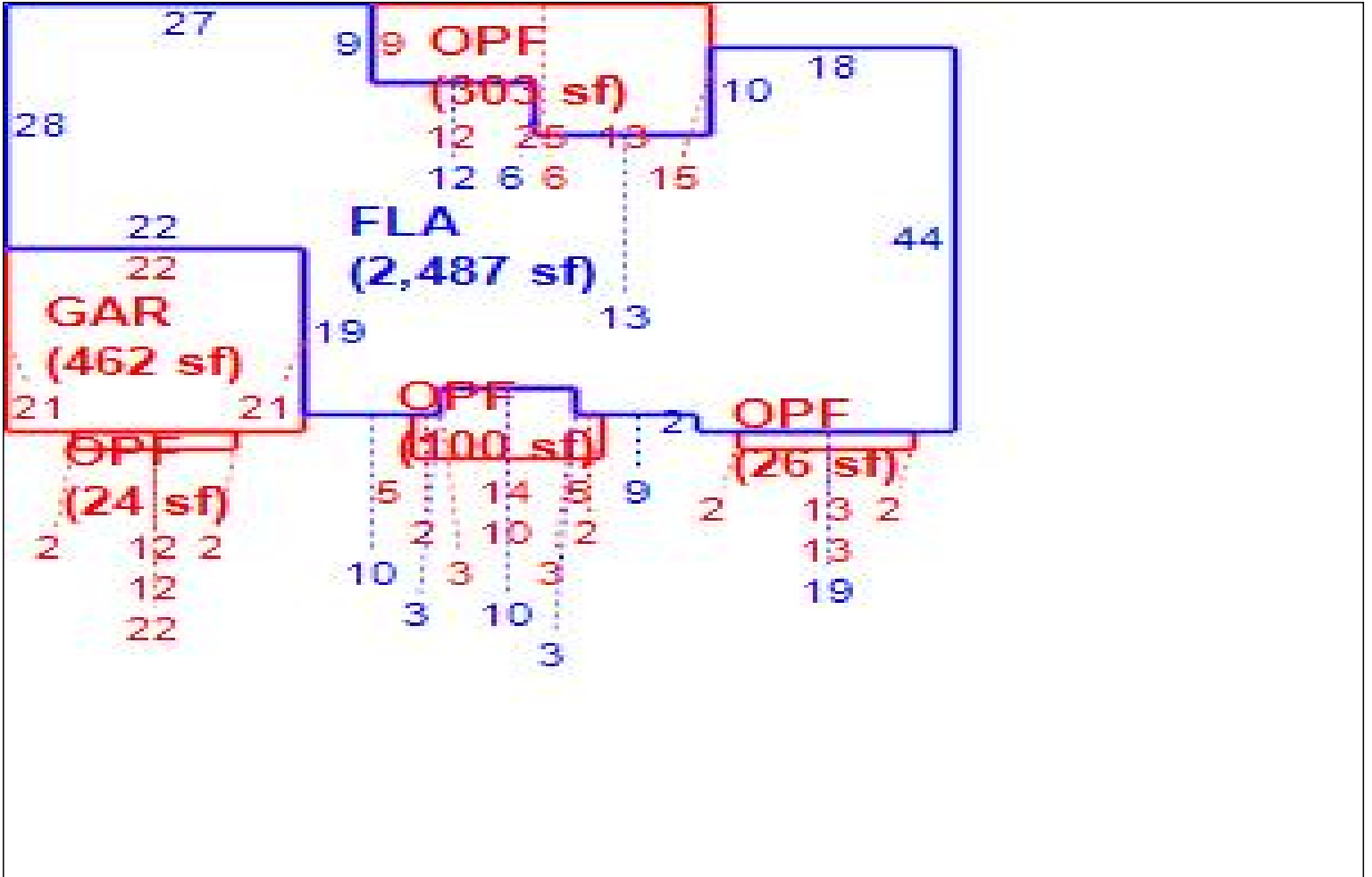
Current Owner		
GUSTAFSON RUDOLF S II & BU H		
10617 BELO HORIZONTE AVE		
CLERMONT	FL	34711

Property Location			
Site Address 10617 BELO HORIZONTE AVE			
CLERMONT FL 34711			
Mill Group	0005	NBHD	1797
Property Use		Last Inspection	
00100	SINGLE FAMILY	DLS	11-25-201

**Legal Description**  
 CRESCENT LAKE CLUB FIRST ADDITION SUB LOT 10 PB 38 PGS 27-28 ORB 6266 PG 586

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	55,000.00	0.0000	2.50	1.000	1.000	0	137,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		137,500		
Classified Acres		0		Classified JV/Mkt		137,500		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 350,943 Deprec Bldg Value 340,415 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	2,487	2,487	2487	1998	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	462	0	117.54	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	453	0	350,943	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,487	3,402	2,487	Building RCNLD	340,415				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL3	SWIMMING POOL - RESIDENTIAL	450.00	SF	46.00	1998	1998	20700.00	85.00	17,595
PLD3	POOL/COOL DECK	240.00	SF	7.33	1998	1998	1759.00	70.00	1,231
SEN2	SCREEN ENCLOSED STRUCTURE	1472.00	SF	3.50	1998	1998	5152.00	40.00	2,061
PLD3	POOL/COOL DECK	520.00	SF	7.33	2016	2016	3812.00	80.00	3,050
SEN2	SCREEN ENCLOSED STRUCTURE	1015.00	SF	3.50	2016	2016	3553.00	80.00	2,842

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	2021091125	09-27-2021	05-31-2022	13,075	0002	REPL WINDOWS 16			
2016	SALE	01-01-2015	12-10-2015	1	0099	CHECK VALUE	12-10-2015		
2000	9812007	01-01-1999	04-03-2000	3,100	0000	24X33 SEN			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024001457	6266 0586	10-19-2023	WD	Q	01	I	560,000	024	DISABILITY VETERAN TOT	2025	373860	
2019143507	5392 0253	12-12-2019	WD	Q	Q	I	365,600	039	HOMESTEAD	2024	25000	
	4594 0357	02-27-2015	WD	Q	Q	I	285,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	1629 2117	07-24-1998	WD	Q	Q	V	36,000					
	1628 1011	07-17-1998	WD	U	M	V	1					
Total											423,860.00	

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
137,500	340,415	26,779	504,694	80834	423860	423,860.00	0	0	504,878

**Parcel Notes**

00FC SEN ALREADY ADDED 040300 DN  
 03 QG FROM 575 FER 032403  
 05 QG FROM 590 FER 030405  
 4594/357 MARVIN L & BARBARA J WHITAKER TO MARGARITA BAEZ SINGLE  
 15X COURTESY HX CARD SENT 032315  
 16FC SFR IN GOOD EXT COND NO CHGS TO SFR DN 121015  
 16X COURTESY HX CARD SENT 012716  
 16X HX POSTED - APPLIED FOR WX ALSO STILL NED D/C  
 16X DENIED WX NO D/C  
 17CC SUBMITTED DC NT 022117  
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818  
 5392/253 MARGARITA BAEZ TO ROBERT M & TINA L LANDRY HW  
 20IT PER LISTING AND PIC ADD MISC NPA IN MISC POL FROM GR 2 AND PLD FROM GR 2 SPJ 021220  
 20 MLS G5021859 SFR VERY WELL MAINTAINED MANY UPGRADES SPJ 021220  
 6266/586 ROBERT M & TINA L LANDRY TO GUDOLF SIGFRID II & BU HUI GUSTAFSON HW  
 24CC SUBMITTED HX PORT VADX APP WILL SUBMIT VA LTR WIFE HAS VIRGINIA DL NT 020924  
 24CC SUBMITTED VA LTR CP 022224  
 24X HX GRANTED FOR RUDOLF SPOUSE BU GUSTAFSON HAS NO FL INFO ALS 022324  
 24CC SPOKE TO RUDOLF AND STATED HE WILL EMAIL THEM TO US CP 040924  
 24CC RECEIVED 2022 TAX RETURN SPOKE WITH RUDOLF WILL SUBMIT REMOVAL OF SOS APP NT 041024  
 24CC SUBMITTED REMOVAL OF SOS APP NT 041124  
 24CC SUBMITTED HX PORT TVADX APP WITH T&P LTR ACS 100224

\*\*\*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 3788552  
 Parcel ID 12-23-25-0270-000-11500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0643 Comp 3  
 PRC Run: 12/10/2024 By

Card # 1 of 1

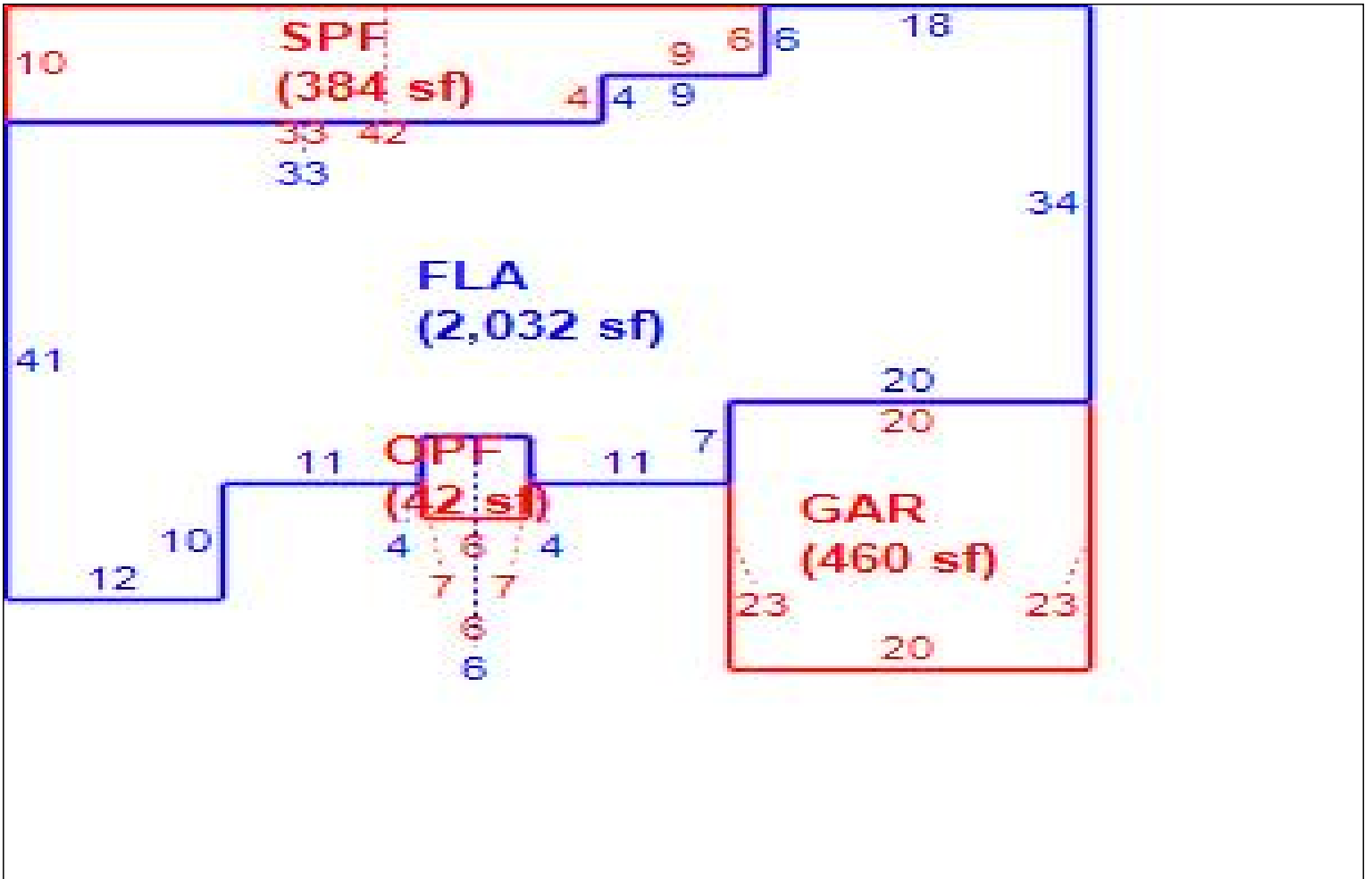
Current Owner		
CASSELL ANDREW R ET AL		
10535 ALAMEDA ALMA		
CLERMONT	FL	34711

Property Location		
Site Address 10535 ALAMEDA ALMA		
CLERMONT FL 34711		
Mill Group	0005	NBHD 1797
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 03-15-201

**Legal Description**  
 CRESCENT LAKE CLUB THIRD ADDITION SUB LOT 115 PB 42 PGS 46-47 ORB 6180 PG 292

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	55,000.00	0.0000	2.50	1.000	1.000	0	137,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		137,500		
Classified Acres		0		Classified JV/Mkt		137,500		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 303,728 Deprec Bldg Value 294,616 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	2,032	2,032	2032	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0	123.16	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	42	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	384	0	97.00	Foundation	3	Fireplaces	0
TOTALS		2,032	2,918	2,032	0	Roof Cover	3	Type AC	03

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	R1			
2018	SALE	01-01-2017	03-15-2018		1 0099	CHECK VALUE	03-15-2018		
2002	0080662	01-19-2001	06-21-2001	114,075	0000	SFR FOR 2002 SEE FILE			
2001	0080662	08-28-2000	01-19-2001	114,075	0000	SFR/10535 ALAMEDA ALMA			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023087997	6180 0292	06-30-2023	WD	Q	01	I	480,000	039	HOMESTEAD	2024	25000	
2017011076	4896 0790	01-27-2017	WD	Q	Q	I	222,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4099 0080	11-16-2011	WD	Q	Q	I	189,900					
	1945 1411	05-04-2001	WD	Q	Q	I	173,900					
	1838 2132	07-06-2000	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	
137,500	294,616	0	432,116	0	432116	50,000.00	382116	407116	432,116	

**Parcel Notes**

1945/1411 EDWARD J & WANDA E THOMAS HW  
 04 LOC FROM 250 FER 020304  
 05 QG FROM 615 FER 030405  
 4099/80 EDWARD J & WANDA E THOMAS TO MARTHA ANN & JAMES M WHITE HW  
 12X JAMES & MARTHA WHITE FILED PORTABILITY FROM ORANGE CO  
 17 MAILING ADDR CHGD PER NCOA CARD HX OUT 2017 RRB 020817  
 4896/790 MARTHA ANN & JAMES M WHITE TO GEORGE M GONZALEZ SINGLE  
 17X COURTESY HX CARD SENT 022117  
 18FC SFR IS IN VERY GOOD EXT COND NO CHGS EARLY 17 SALE QG FROM 650 DN 031518  
 6180/292 GEORGE M GONZALEZ TO ET AL ANDREW RYAN & AUTUMN MICHELLE CASSELL HW AND JONATHAN LANCE REESE MARRIED ONLY  
 24CC EFILE HX APP CP 011924  
 24X DENY HX PENDING 2ND FORM OF FL RES NO VOTER INFO FOUND KCH 040324  
 24X CALLED AND LEFT MESSAGE REQUESTING 2ND FORM OF FL RES STILL NO VOTER INFO KCH 060324  
 24X SPOKE TO OWNER WHO SUPPLIED VEHICLE TAG NUMBER KCH 071824

\*\*\*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.\*\*\*