



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3781648*

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 # <i>2024-0644</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>7/22/24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; 2017-1 IH Borrower LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>1223250265-000-07500 10321 Alameda Alma Rd</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit <input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type: <input type="checkbox"/> Denial of classification <input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.) <input type="checkbox"/> Property was not substantially complete on January 1 <input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.) <input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0644	Alternate Key: 3781648	Parcel ID: 12-23-25-0265-000-07500	
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 10321 ALAMEDA ALMA CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name INV_HOME; 2017-1 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 424,593	\$ 424,593	
2. Assessed or classified use value, *if applicable	\$ 351,040	\$ 351,040	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 351,040	\$ 351,040	

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

Last Sale Date 3/5/2013 **Price:** \$184,700 Arm's Length Distressed Book 4292 Page 1392

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3781648	3788552	3738276	3738322
Address	10321 ALAMEDA ALMA CLERMONT	10535 ALAMEDA ALMA CLERMONT	10617 BELO HORIZONTE AVE	11328 AVENIDA AUGUSTA CLERMONT
Proximity		0.20 Miles	0.18 Miles	0.24 Miles
Sales Price		\$480,000	\$560,000	\$560,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	0.80%	3.60%
Adjusted Sale		\$419,520	\$480,480	\$496,160
\$/SF FLA	\$220.00 per SF	\$206.46 per SF	\$193.20 per SF	\$205.79 per SF
Sale Date		6/30/2023	10/19/2023	3/30/2023
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	1,930	2,032	-5100	2,487	-27850	2,411	-24050
Year Built	2000	2001	0	1998	0	1997	0
Constr. Type	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
Condition	Good	Good	0	Good	0	Good	0
Baths	2.0	2.0	0	3.0	-5000	2.0	0
Garage/Carport	2 Car	2 Car	0	2 Car	0	2 Car	0
Porches	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
Pool	Y	N	20000	Y	0	Y	0
Fireplace	0	0	0	0	0	1	-2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N	0	N	0	N	0
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		Net Adj. 3.6%	14900	-Net Adj. 6.8%	-32850	-Net Adj. 5.4%	-26550
		Gross Adj. 6.0%	25100	Gross Adj. 6.8%	32850	Gross Adj. 5.4%	26550
Adj. Sales Price	Market Value \$424,593	Adj Market Value \$434,420		Adj Market Value \$447,630		Adj Market Value \$469,610	
	Value per SF 220.00						

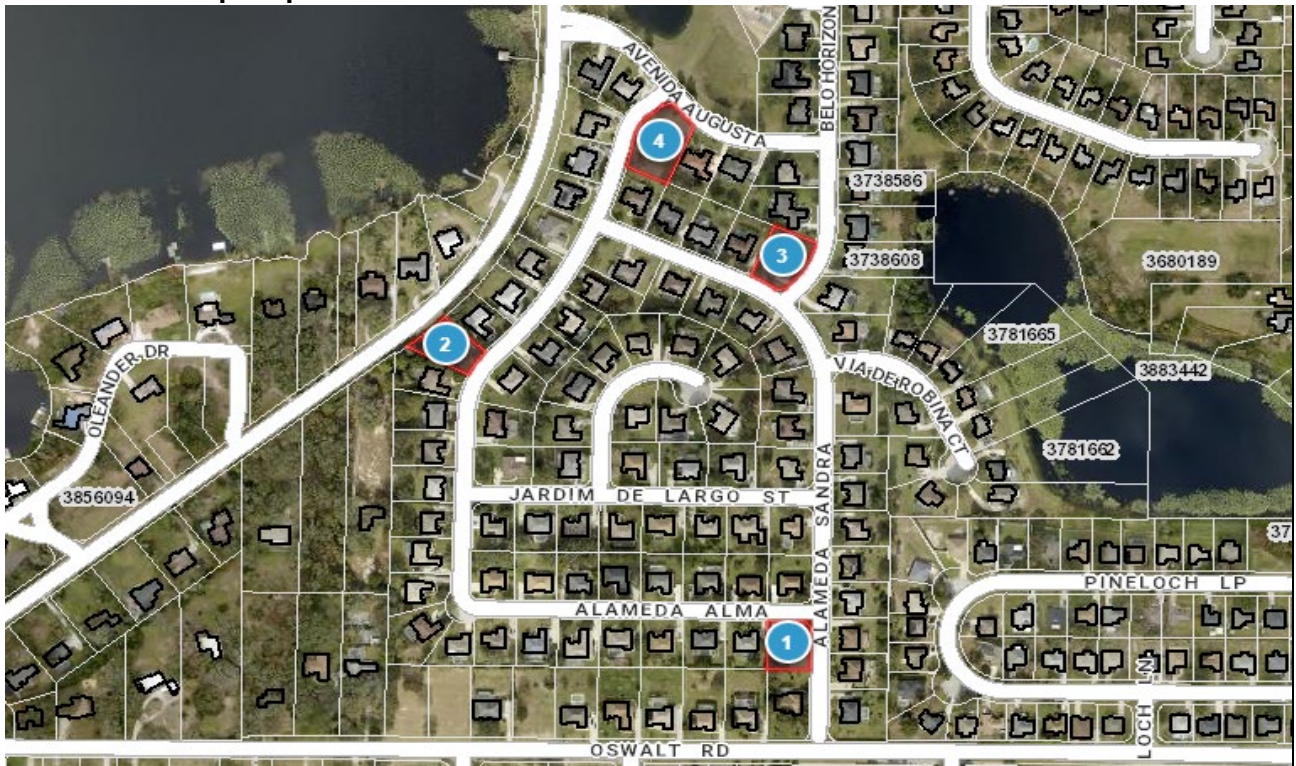
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0644 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3781648	10321 ALAMEDA ALMA CLERMONT	-
2	comp 1	3788552	10535 ALAMEDA ALMA CLERMONT	0.2
3	comp 2	3738276	10617 BELO HORIZONTE AVE CLERMONT	0.18
4	comp 3	3738322	11328 AVENIDA AUGUSTA CLERMONT	0.24
5				
6				
7				
8				

Alternate Key 3781648
 Parcel ID 12-23-25-0265-000-07500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0644 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

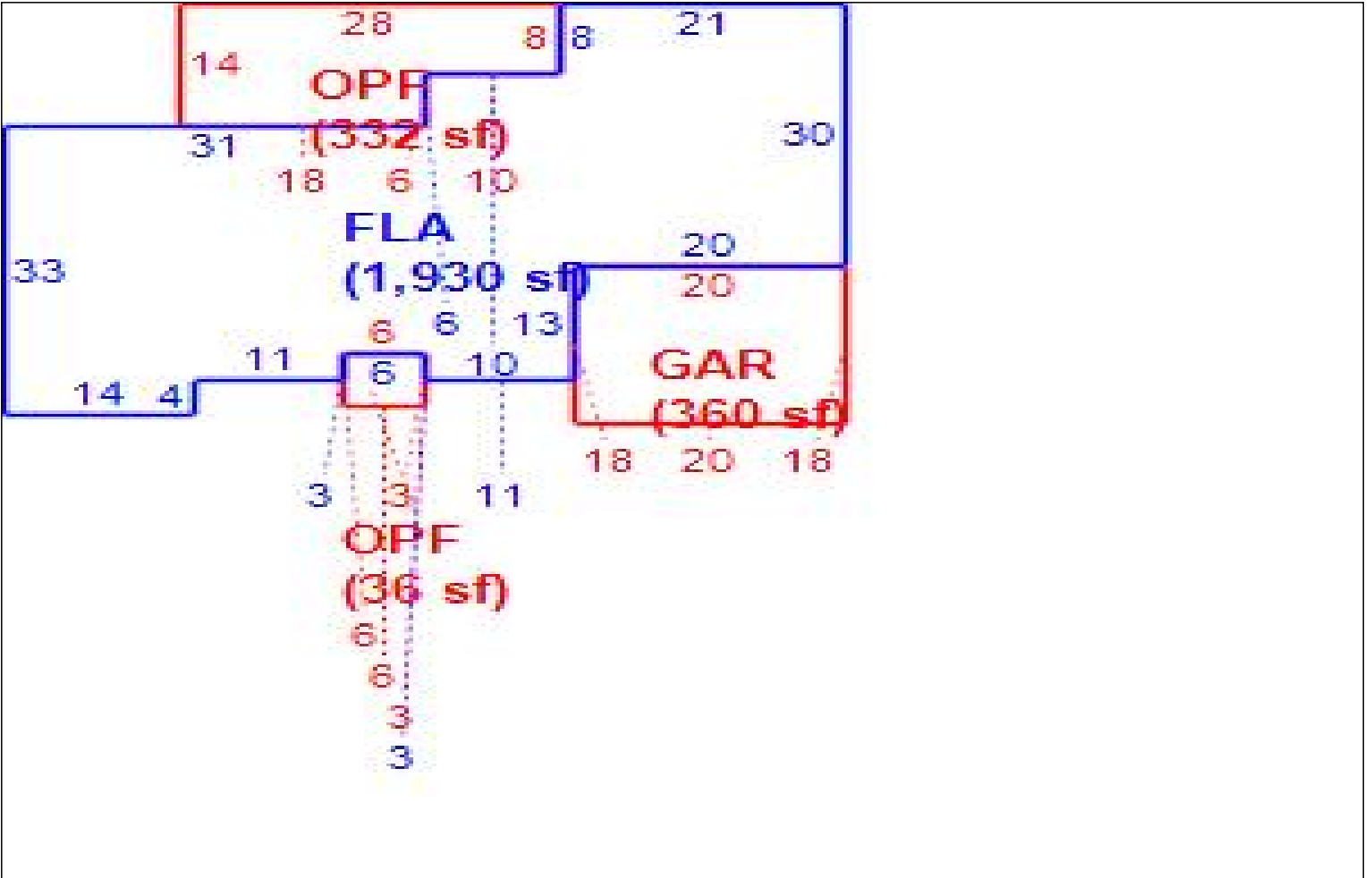
Current Owner
 2017-1 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 10321 ALAMEDA ALMA
 CLERMONT FL 34711
 Mill Group 0005 NBHD 1797
Property Use **Last Inspection**
 00100 SINGLE FAMILY DN 03-16-201

Legal Description
 CRESCENT LAKE CLUB SECOND ADDITION SUB LOT 75 PB 40 PGS 80-81 ORB 4999 PG 2468

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 286,538 Deprec Bldg Value 277,942 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	1,930	1,930	1930	2000	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	360	0	123.78	Quality Grade	690	Half Baths	0	
OFF	OPEN PORCH FINISHE	0	368	0	286,538	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	277,942				
TOTALS		1,930	2,658	1,930						

Alternate Key 3781648
 Parcel ID 12-23-25-0265-000-07500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0644 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	200.00	SF	35.00	2000	2000	7000.00	85.00	5,950
PLD2	POOL/COOL DECK	360.00	SF	5.38	2000	2000	1937.00	70.00	1,356
SEN2	SCREEN ENCLOSED STRUCTURE	1240.00	SF	3.50	2000	2000	4340.00	40.00	1,736

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	SALE	01-01-2014	04-01-2015	1	0099	CHECK VAL ADD SALES	04-01-2015		
2009	VALU	12-22-2008	01-23-2009	1	0000	SEE NOTES VAL OK DN	01-23-2009		
2006	SALE	01-01-2005	12-02-2005	1	0000	CHECK VALUE			
2005	SALE	01-01-2004	01-06-2005	1	0000	CHECK VALUE			
2001	9991135	04-03-2000	07-18-2000	10	0000	SFR FOR 2001			
2001	0032060	03-29-2000	07-18-2000	3,000	0000	SEN			
2001	0030030	03-02-2000	07-18-2000	14,200	0000	POOL			
2000	9991135	09-23-1999	04-03-2000	1	0000				

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017098521	4999	2468	09-06-2017	WD	U	M	I	100			
	4487	0835	05-30-2014	WD	U	M	I	5,966,800			
	4292	1392	03-05-2013	WD	Q	Q	I	184,700			
	2811	0943	04-14-2005	WD	Q	Q	I	271,000			
	2612	0473	05-26-2004	WD	Q	Q	I	214,000			
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	
137,500	277,942	9,042	424,484	38344	386140	0.00	386140	424484	424,593	

Parcel Notes

03 QG FROM 600 FER 032403
 04 LOC FROM 250 FER 020304
 2612/473 CONSTANTINE & HEATHER D VARKAROTAS TO LAWRENCE J & DOREEN M ABREU HW
 05FC NO CHGS TO SFR IN EXCELLENT COND SPF4 TO OPF QG FROM 615 ROM FOR 279K DN 010605
 2811/943 JOHN A & LISA MOKRI C HW
 06FC NO CHGS TO SFR IN VERY GOOD COND DN 120205
 09 CALL ON VAL SEE SALES AK 3788939 3788523 3783323 3240537 VAL OK DN 122208
 09 SEE 09 NOTE CALL ON VAL SUB UPDATED FOR 2009 DN 012309
 4292/1392 JOHN A & LISA C MOKRI TO THR FLORIDA LP
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 14X JOHN & LISA MOKRI FILED PORTABILITY IN BREVARD COUNTY KM 120213
 4487/835 THR FLORIDA LP TO 2014-1 1H BORROWER LP
 4487/835 M SALE INCL OVER 25 PARCELS IN MULT SUBS
 15FC SFR IN GOOD EXT COND IS RENTED GCF IS 18 PLUS POL AREA BEING USED SEE SALES AK3498151 AK3788530 AK3788944 NO POL DN 040115
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO SCANNED TO AK2987979 CB 080516
 4999/2468 2014-1 IH BORROWER LP TO 2017-1 IH BORROWER LP
 4999/2468 M SALE INCL OVER 25 PARCELS IN MULTI SUBS
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 18IT QG FROM 640 SEE SALE AK3788530 DN 050118
 20VAB PETITION 2020-064 TJW 091620
 20VAB PETITION 2020-064 WITHDRAWN NO CHANGE TJW 111620
 21VAB PETITION 2021-086 TJW 091521

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

2024-0644 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

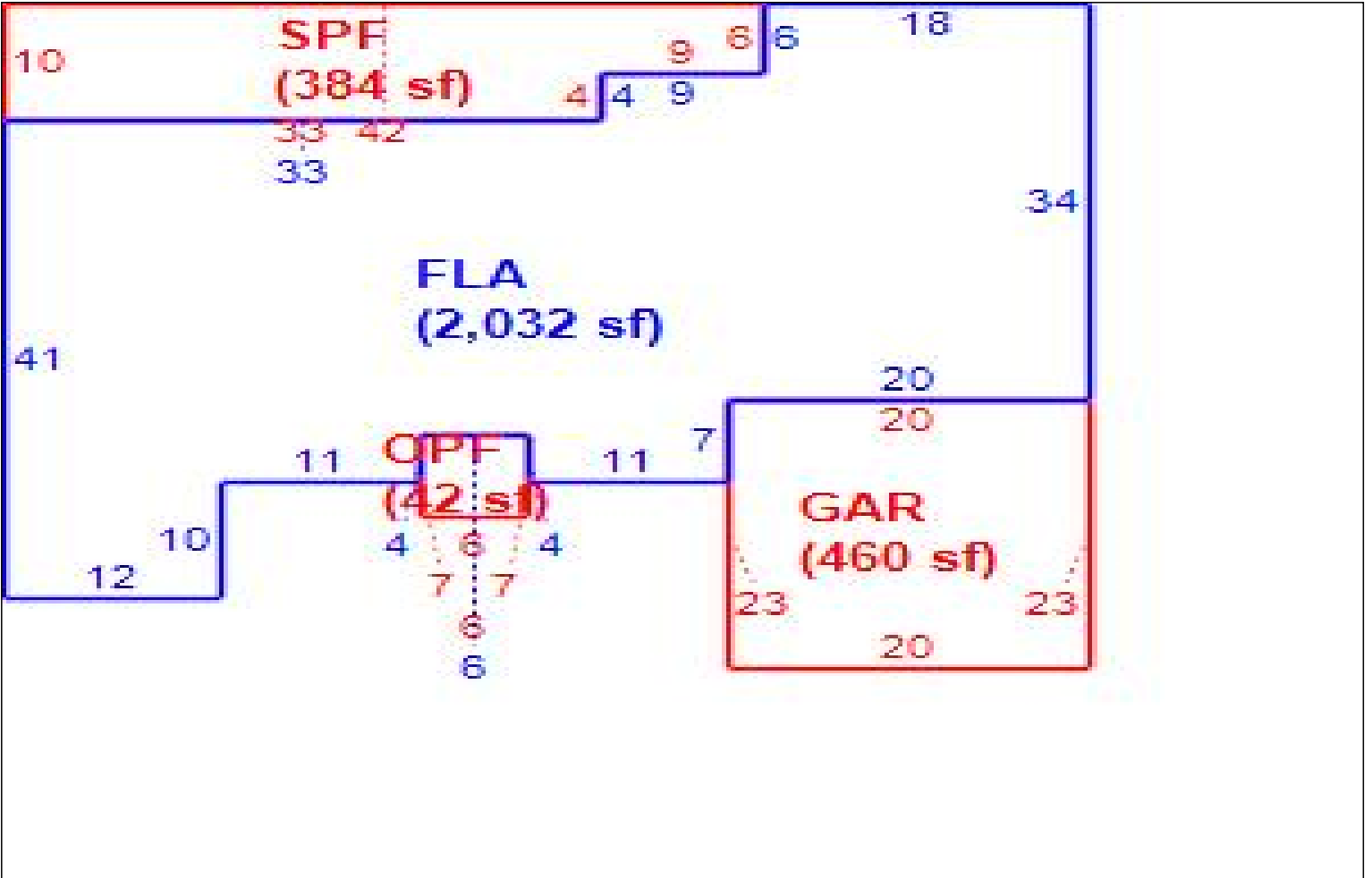
Current Owner		
CASSELL ANDREW R ET AL		
10535 ALAMEDA ALMA		
CLERMONT	FL	34711

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	303,728	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	384	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,032	2,918	2,032	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD				
					294,616				

Alternate Key 3788552
 Parcel ID 12-23-25-0270-000-11500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0644 Comp 1
 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	
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

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Alternate Key 3738276
Parcel ID 12-23-25-0255-000-01000

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0644 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

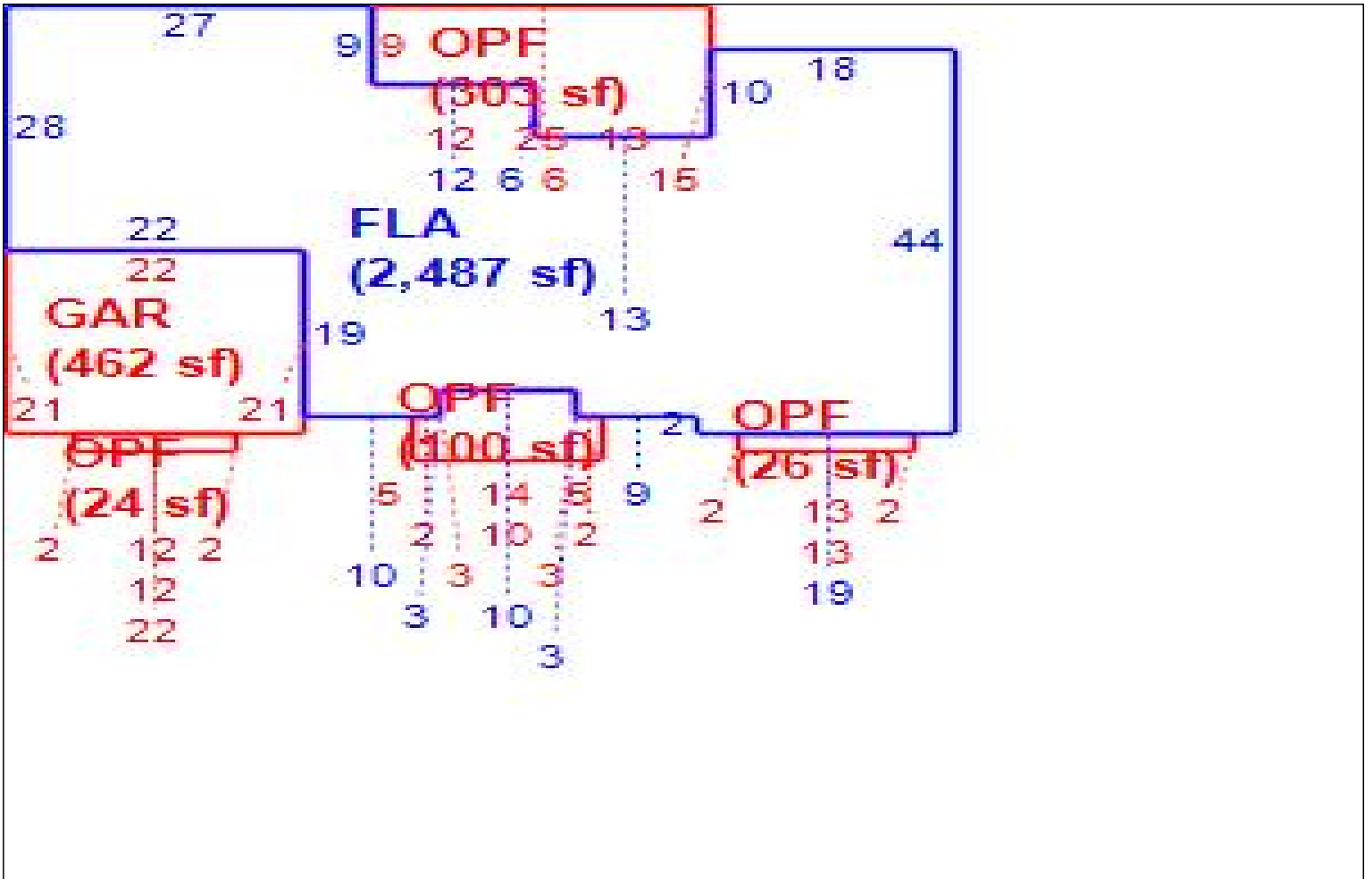
Current Owner		
GUSTAFSON RUDOLF S II & BU H		
10617 BELO HORIZONTE AVE		
CLERMONT	FL	34711

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
TOTALS		2,487	3,402	2,487	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					0				
					340,415				

Alternate Key 3738276
 Parcel ID 12-23-25-0255-000-01000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0644 Comp 2
 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
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 3738322
 Parcel ID 12-23-25-0255-000-01500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0644 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

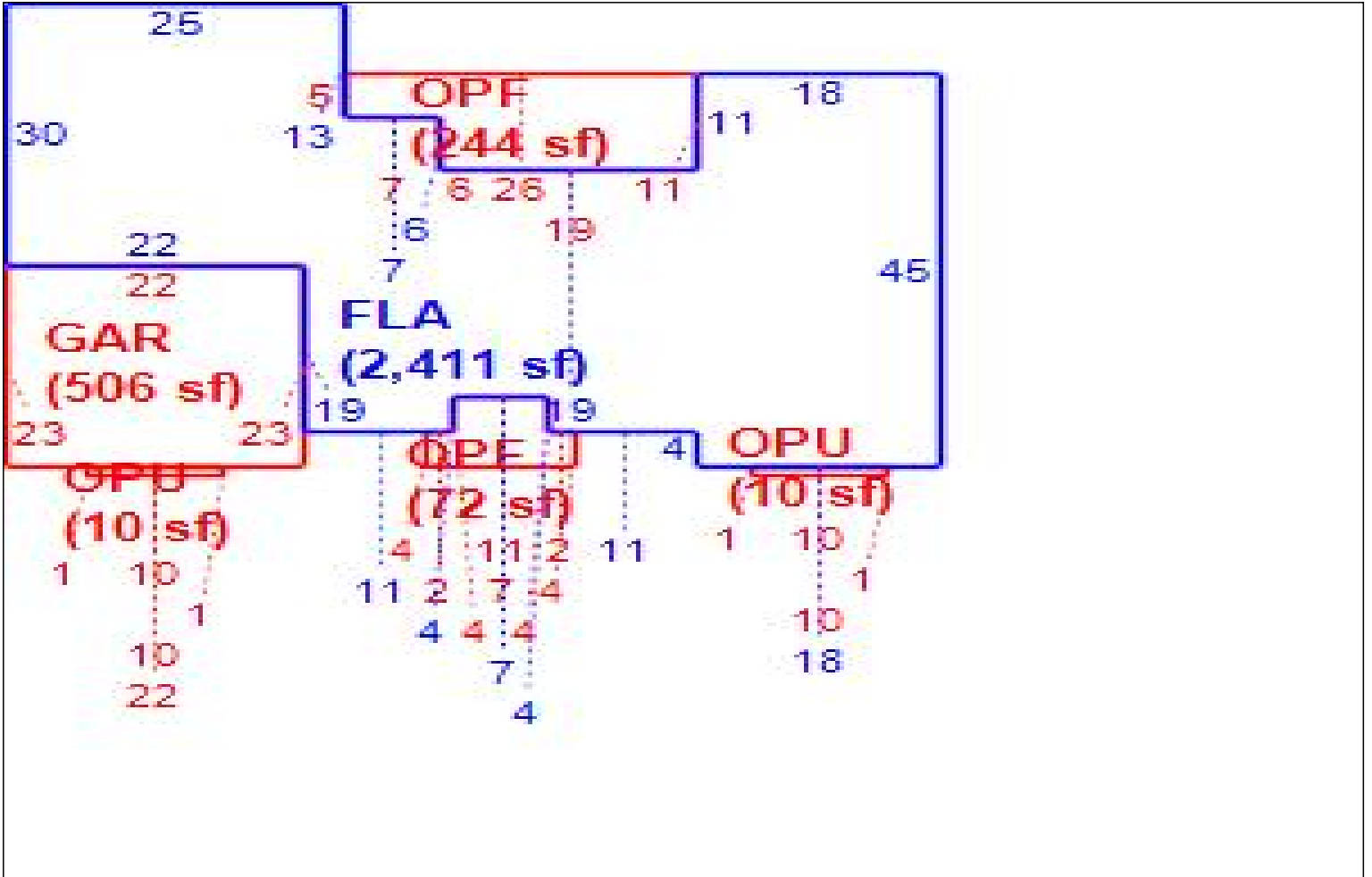
Current Owner		
RAGATZ GARY & PAULA		
11328 AVENIDA AUGUSTA		
CLERMONT	FL	34711

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
						% Good	97.00		
						Functional Obsol	0		
						Building RCNLD	329,594	Roof Cover	3
						Type AC	03		
TOTALS		2,411	3,253	2,411					

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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
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				
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	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

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