



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3774246

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 reasons 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

Petition # 2024-0662	Alternate Key: 3774246	Parcel ID: 13-23-25-1905-000-09700
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 11524 GRAND HILLS BLVD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name INV_HOME; IH2 Property Florida, LP.	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 388,025	\$ 388,025
2. Assessed or classified use value, *if applicable	\$ 363,360	\$ 363,360
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 363,360	\$ 363,360

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

Last Sale Date 8/29/2013 **Price:** \$142,700 Arm's Length Distressed Book 4407 Page 1454

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3774246	3788314	3774281	3788412
Address	11524 GRAND HILLS BLVD CLERMONT	11527 GRAND BAY BLVD CLERMONT	11748 GRAND HILLS BLVD CLERMONT	11454 GRAND BAY BLVD CLERMONT
Proximity		0.17 Miles	0.21 Miles	0.06 Miles
Sales Price		\$467,500	\$448,800	\$409,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	4.40%	3.20%
Adjusted Sale		\$410,465	\$401,227	\$361,532
\$/SF FLA	\$182.34 per SF	\$239.76 per SF	\$248.13 per SF	\$198.32 per SF
Sale Date		5/25/2023	1/23/2023	4/20/2023
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	2,128	1,712	20800	1,617	25550	1,823	15250
Year Built	1999	2000	0	1999	0	2001	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	2.0	0	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	Screened	-2500
Pool	Y	Y	0	Y	0	N	20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N	0	N	0	N	0
Site Size	Lot	Lot		Lot		Lot	
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		Net Adj. 5.1%	20800	Net Adj. 6.4%	25550	Net Adj. 9.1%	32750
		Gross Adj. 5.1%	20800	Gross Adj. 6.4%	25550	Gross Adj. 10.4%	37750
Adj. Sales Price	Market Value \$388,025	Adj Market Value	\$431,265	Adj Market Value	\$426,777	Adj Market Value	\$394,282
	Value per SF 182.34						

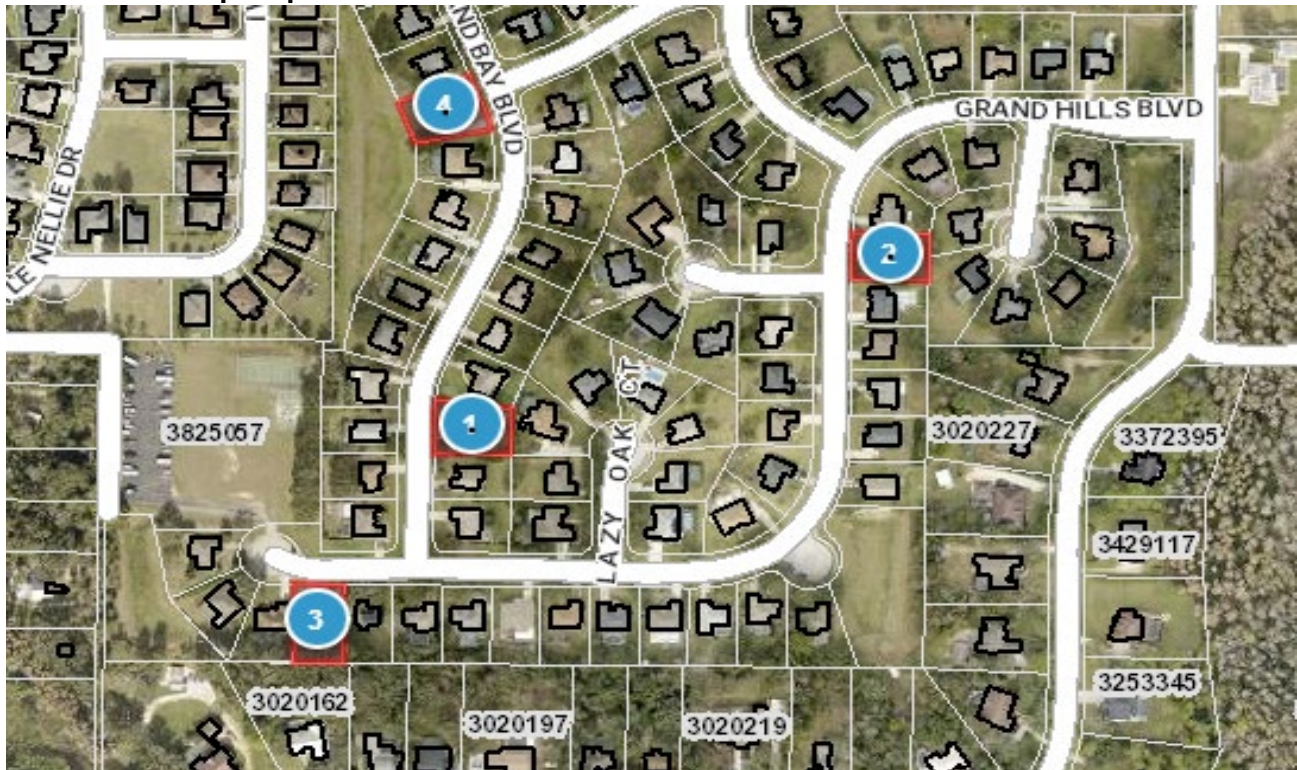
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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 12/9/2024

2024-0662 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3788412	11454 GRAND BAY BLVD CLERMONT	0.06
2	comp 2	3774281	11748 GRAND HILLS BLVD CLERMONT	0.21
3	subject	3774246	11524 GRAND HILLS BLVD CLERMONT	-
4	comp 1	3788314	11527 GRAND BAY BLVD CLERMONT	0.17
5				
6				
7				
8				

Alternate Key 3774246
 Parcel ID 13-23-25-1905-000-09700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0662 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

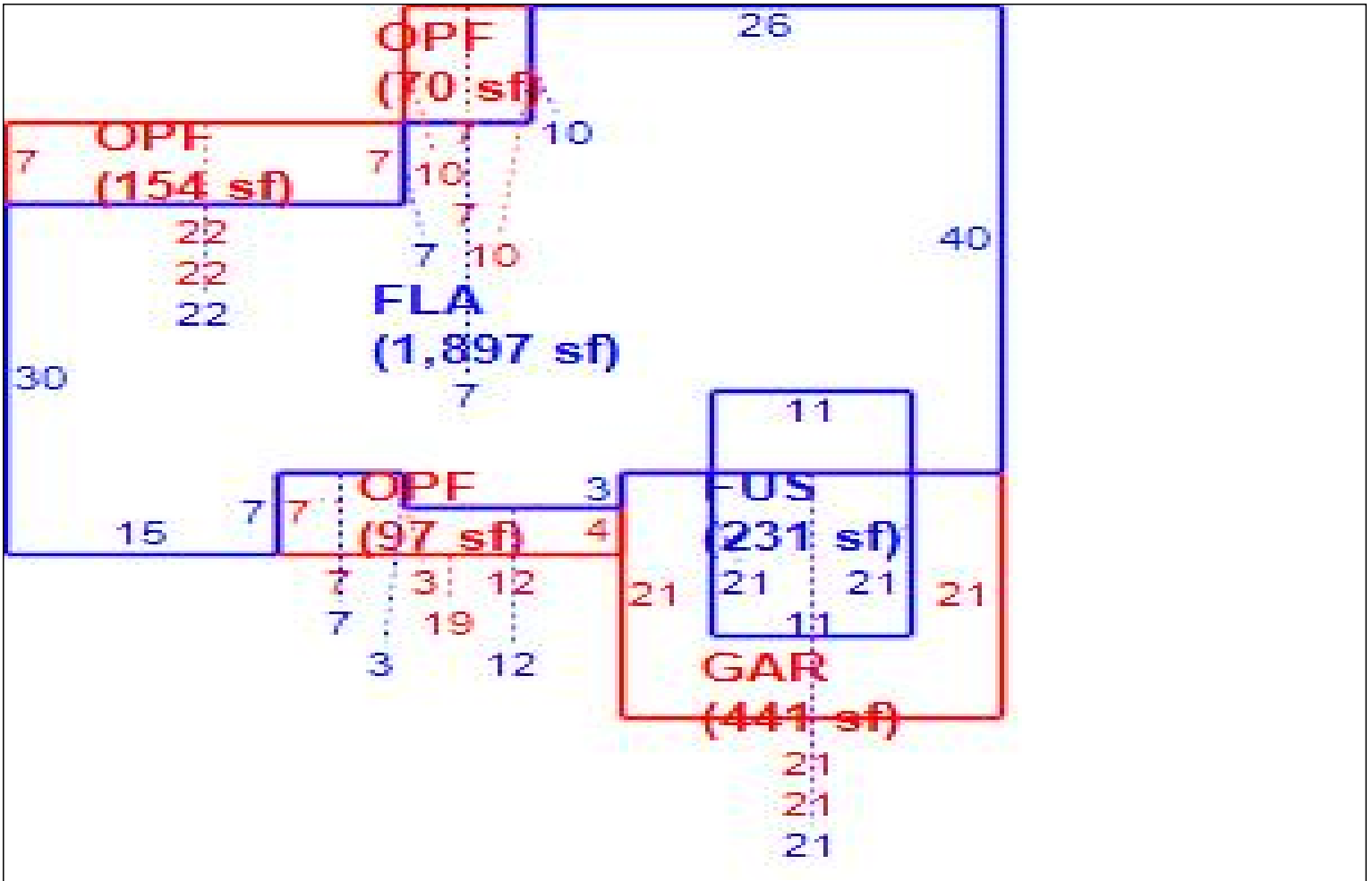
Current Owner		
IH2 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 11524 GRAND HILLS BLVD			
CLERMONT FL 34711			
Mill Group	0005	NBHD	4490
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-16-201

Legal Description
 HILLS OF LAKE LOUISA PHASE 2 SUB LOT 97 PB 38 PGS 95-96 ORB 4407 PG 1454

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	36,500.00	0.0000	2.50	1.000	1.000	0	91,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		91,250		
Classified Acres		0		Classified JV/Mkt		91,250		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 289,493 Deprec Bldg Value 280,808 Multi Story 1



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	1,897	1,897	1,897	1999	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	231	231	231	114.12	Quality Grade	680	Half Baths	0
GAR	GARAGE FINISH	0	441	0	289,493	Wall Type	03	Heat Type	6
OFF	OPEN PORCH FINISHE	0	321	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,128	2,890	2,128	0	Roof Cover	3	Type AC	03

Alternate Key 3774246
 Parcel ID 13-23-25-1905-000-09700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0662 Subject
 PRC Run: 12/9/2024 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	320.00	SF	35.00	2001	2001	11200.00	85.00	9,520
PLD2	POOL/COOL DECK	898.00	SF	5.38	2001	2001	4831.00	70.00	3,382
SEN2	SCREEN ENCLOSED STRUCTURE	1946.00	SF	3.50	2001	2001	6811.00	42.50	2,895

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	1050014	05-01-2001	01-28-2002	4,142	0000	29X42 SEN			
2002	0140055	04-03-2001	01-28-2002	17,375	0000	12X29 POOL & DECK			
2000	9901132	01-22-1999	12-01-1999	111,000	0000	SFR/11524 GRAND HILLS BL			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
	4407 1836 1645	1454 0391 1222	08-29-2013 06-29-2000 09-18-1998	CT WD WD	U Q U	U I M	I I V	142,700 145,900 1				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
91,250	280,808	15,797	387,855	0	387855	0.00	387855	387855	388,025	

Parcel Notes

00FC CARPET AND TILE IN 122299 99% DONE NO METER AS OF 122299 DN 020300
 02FC ADD FLA06 NPA QG FROM 575 ADD POL PLD SEN TO MISC DN 012802
 03 QG FROM 565 FER 032403
 04 QG FROM 590 FER 012904
 05 LOC FROM 125 FER 061705
 12X REMOVED BY MARK MARSHALL
 4407/1454 CT VS KATHLEEN & MARK MARSHALL PROP SOLD TO IH2 PROPERTY FLORIDA LP
 14VAB PETITION 2014-174 TJW 091714
 14VAB PETITION 2014-174 WITHDRAWN NO CHANGE TJW 010615
 15FC ROOF HAS HAD REPAIR POL FROM 280SF PLD FROM 938SF SEN FROM 1946SF ALL NPA IS RENTED DN 092414
 15 SEE SALES AK 3774232 3680073 3774272 3679385 VAL OK FOR 2015 DN 031215
 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 AK3863626 CB 080516
 17VAB PETITION 2017-098 TJW 092517
 17VAB PETITION 2017-098 WITHDRAWN NO CHANGE TJW 111417
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 20TRIM FLA6 TO FUS WALL FROM 3 SF FROM 10X17 TMP 091420
 20VAB PETITION 2020-071 TJW 091620
 20VAB PETITION 2020-071 WITHDRAWN NO CHANGE TJW 111020
 21VAB PETITION 2021-090 TJW 091521
 21BILL CORRECTION 2021-0012 REDUCED BLDG VALUE TO TMP PAP 030422

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 3788314
Parcel ID 13-23-25-1910-000-13200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0662 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 1

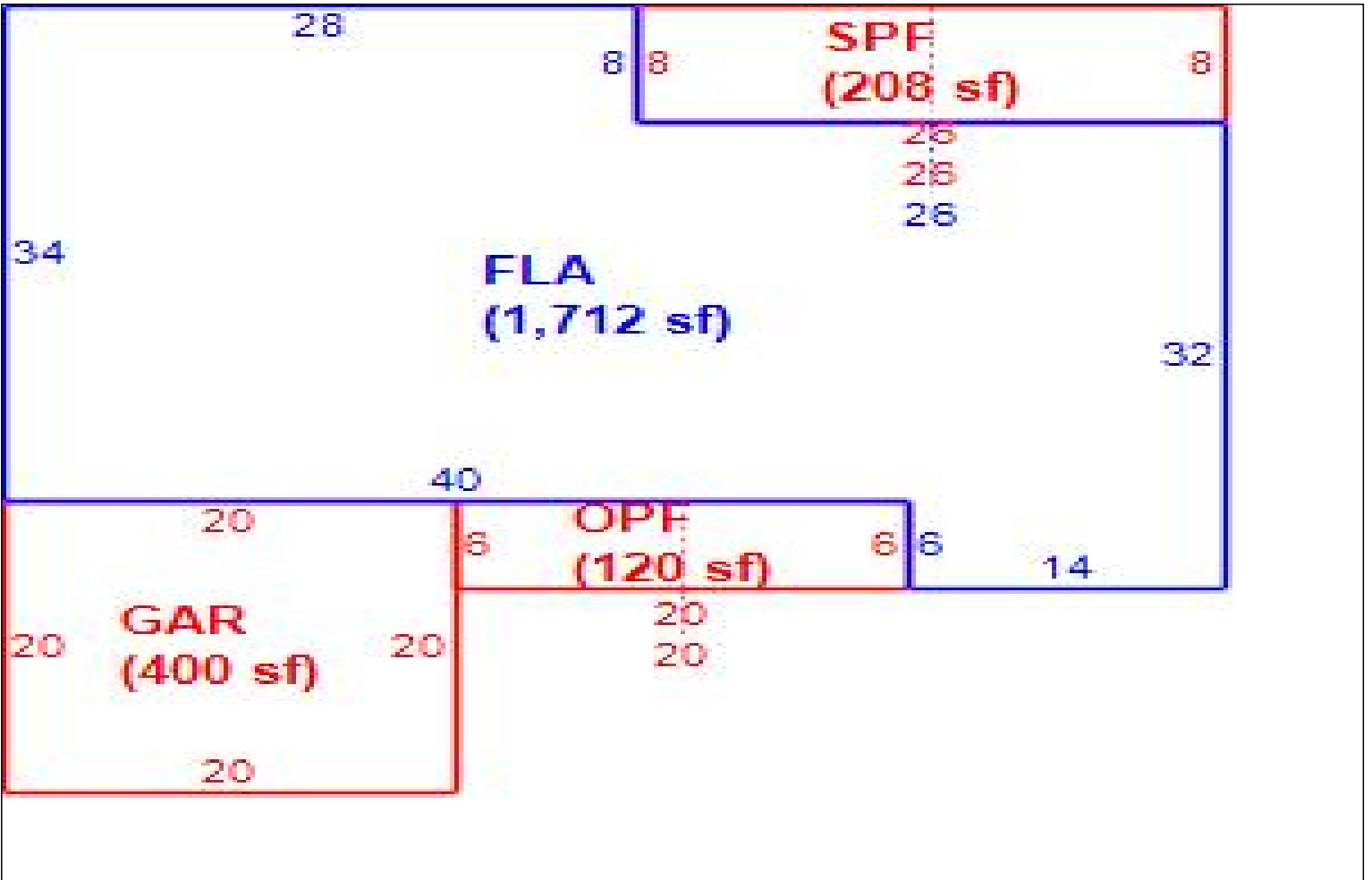
Current Owner		
KEEVEN MICHAEL A & MONICA N LIFE EST		
3700 HIGHWAY EE		
BEAUFORT	MO	63013

Property Location	
Site Address	11527 GRAND BAY BLVD
	CLERMONT FL 34711
Mill Group	0005 NBHD 4490
Property Use	Last Inspection
00100 SINGLE FAMILY	TRF 03-16-201

Legal Description
HILLS OF LAKE LOUISA PHASE THREE SUB LOT 132 PB 41 PGS 31-32 ORB 6152 PG 1852

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	36,500.00	0.0000	2.50	1.000	1.000	0	91,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		91,250		
Classified Acres		0		Classified JV/Mkt		91,250		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 244,885 Deprec Bldg Value 237,538 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	1,712	1,712	1712	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	116.42	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	120	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	208	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,712	2,440	1,712	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
POL2	SWIMMING POOL - RESIDENTIAL	390.00	SF	35.00	2008	2008	13650.00	85.00	11,603
PLD2	POOL/COOL DECK	560.00	SF	5.38	2008	2008	3013.00	70.00	2,109
SEN2	SCREEN ENCLOSED STRUCTURE	1654.00	SF	3.50	2008	2008	5789.00	60.00	3,473
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2008	2008	6000.00	60.00	3,600

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2009	2008110374	12-22-2008	01-23-2009	31,200	0000	SEN 25X39	03-02-2009		
2009	2008040664	04-25-2008	01-23-2009	32,800	0000	POL 13X30 W/SPA	01-23-2009		
2001	9921521	01-01-2000	10-06-2000	1	0000	SFR/11527 GRAND BAY BLVD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023065456	6152 1852	05-25-2023	WD	Q	01	I	467,500					
2022086018	5979 0220	06-17-2022	WD	Q	01	I	460,000					
	3535 1895	10-29-2007	WD	Q	Q	I	237,000					
	1824 0558	05-22-2000	WD	U	U	I	0					
	1815 1954	04-19-2000	WD	Q	Q	I	132,300					
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	
91,250	237,538	20,785	349,573	0	349573	0.00	349573	349573	349,868	

Parcel Notes

1815/1954 LEGAL SAYS HILLS OF LAKE LOUISA PH 2 PHASE 2 DOES NOT HAVE LOT 132 S/B PH 3?
 1824/558 CORRECTIVE DEED FOR 1815/1954 TO CORRECT LEGAL
 03 QG FROM 575 FER 032403
 04 QG FROM 600 FER 012904
 3535/1895 LAWRENCE & GLORIA GOEHRIG TO JOSEPH D & CLARE L JONES HW
 3583/1980 DEC OF DOM FOR CLARE L JONES
 08X CLARE JONES HAS AN IMMIGRANT VISA BUT DOES NOT HAVE HER GREEN CARD YET
 09FC SPF STILL SPF ADD MISC FOR 09 DN 012309
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 5979/220 JOSEPH D & CLARE L JONES TO CHAD & ALEXANDRA HOPKINS HW
 23CC EFILE HX PORT APP CP 022023
 6152/1852 CHAD & ALEXANDRA HOPKINS TO MICHAEL A & MONICA N KEEVEN ENHANCED LE REM DALTON KEEVEN AND KEYONA KEEVEN ONLY

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Alternate Key 3774281
 Parcel ID 13-23-25-1905-000-11300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0662 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

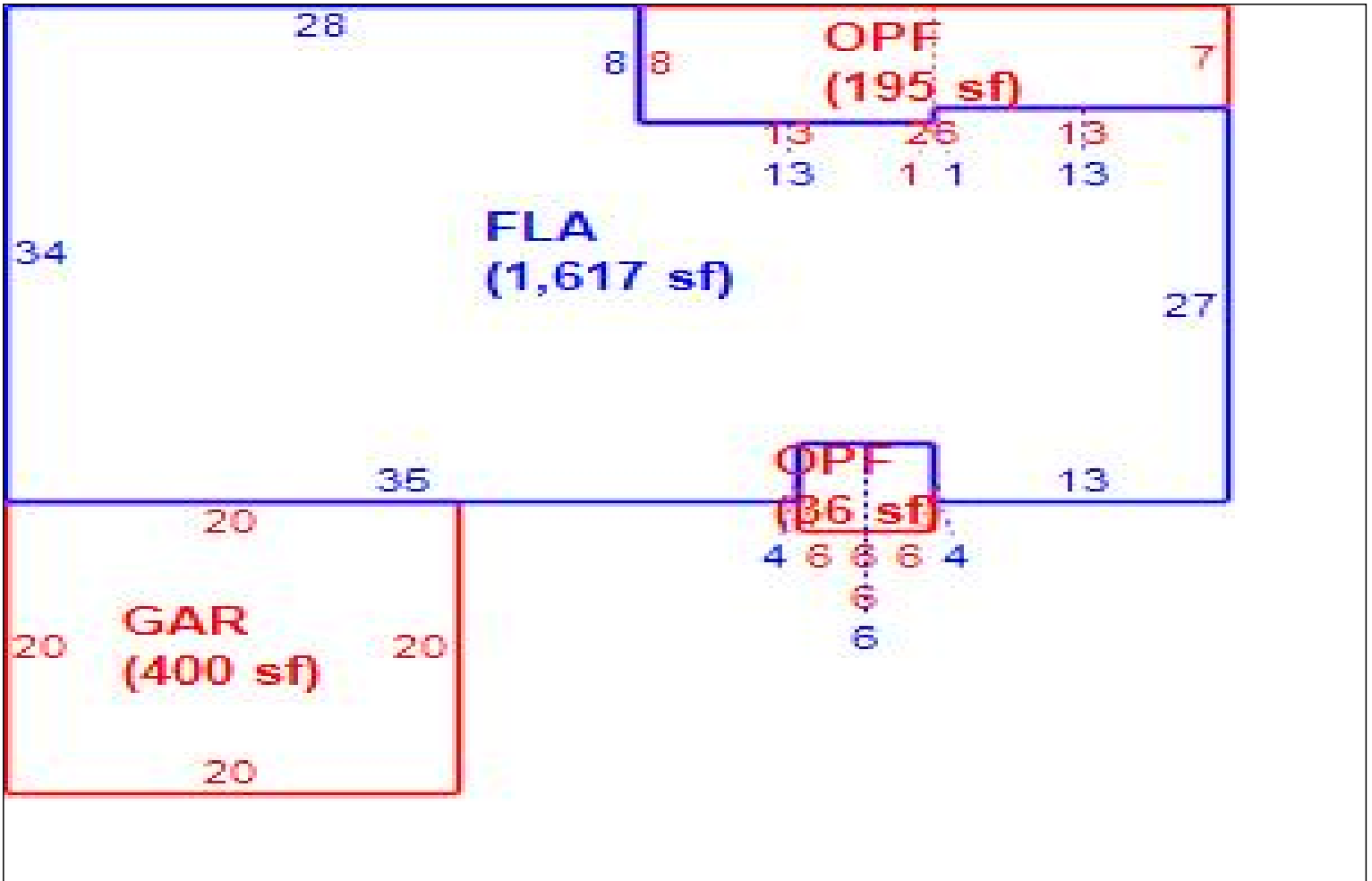
Current Owner		
GUZMAN PEDRO L & JESSICA		
11748 GRAND HILLS BLVD		
CLERMONT	FL	34711

Property Location			
Site Address 11748 GRAND HILLS BLVD			
CLERMONT		FL 34711	
Mill Group	0005	NBHD	4490
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-16-201

Legal Description
 HILLS OF LAKE LOUISA PHASE 2 SUB LOT 113 PB 38 PGS 95-96 ORB 6095 PG 1310

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	36,500.00	0.0000	2.50	1.000	1.000	0	91,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		91,250		
Classified Acres		0		Classified JV/Mkt		91,250		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 231,886 Deprec Bldg Value 224,929 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	1,617	1,617	1617	1999	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	116.70	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	231	0	231,886	Wall Type	03	Heat Type	6	
TOTALS		1,617	2,248	1,617	EX	Foundation	3	Fireplaces	0	
					97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD					
					224,929					

Alternate Key 3774281
 Parcel ID 13-23-25-1905-000-11300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0662 Comp 2
 PRC Run: 12/9/2024 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	288.00	SF	35.00	2000	2000	10080.00	85.00	8,568
PLD2	POOL/COOL DECK	415.00	SF	5.38	2000	2000	2233.00	70.00	1,563
SEN2	SCREEN ENCLOSED STRUCTURE	1453.00	SF	3.50	2000	2000	5086.00	40.00	2,034

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	03-04-2006	1	0000	CHECK VALUES			
2004	SALE	01-01-2003	01-29-2004	1	0000	CHECK VALUES			
2001	0022249	03-02-2000	04-04-2001	2,406	0000	36X16 SEN			
2001	0010552	01-12-2000	04-04-2001	19,100	0000	POOL			
2000	9903106	03-16-1999	12-01-1999	88,000	0000	SFR/11748 GRAND HILLS BLV			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023019434	6095 1310	01-23-2023	WD	Q	01	I	448,800	003	DISABILITY VETERAN	2024	5000	
2022090645	5984 1473	06-30-2022	QC	U	11	I	100	039	HOMESTEAD	2024	25000	
2022082041	5974 0836	06-03-2022	WD	Q	01	I	376,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2021123306	5788 2338	09-07-2021	CT	U	11	I	284,100					
2020007310	5407 2123	01-16-2020	WD	U	11	I	100					
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	
91,250	224,929	12,165	328,344	0	328344	55,000.00	273344	298344	328,472	

Parcel Notes

01FC ADD POL PLH PLD SEN TO MISC DN 040401
 2141/1378 DENNIS E & JENNIFER J FONTE TO JOAN E KELLER SINGLE
 03 QG FROM 575 FER 032403
 2366/2199 JOAN E KELLER TO BRANDON W & MELINDA ASTRAN HW
 04 QG FROM 590 FER 012904
 05 LOC FROM 125 FER 061705
 2945/784 BRANDON W & MELINDA ASTRAN TO PAUL ONDIS MARRIED
 06X DEBRA ONDIS IS PAUL ONDIS'S WIFE BUT SHE IS NOT A PERM RES OF FL
 06FC NO CHANGES TO SFR IN EXCELLENT COND QG FROM 615 DN 021606
 09 QG FROM 675 DN 110708
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 20 MAILING ADDR CHGD FROM 11748 GRAND HILLS BLVD CLERMONT FL 34711 INFO SCANNED JRF 120519
 5407/2123 PAUL ONDIS TO PAUL DAVID ONDIS TRUST NO TRUST DATE GIVEN
 20IT OWNER WANTED TO KNOW ORIGINAL PROPERTY DESCRIPTION OR ORIGINAL PARCEL IT IS AK1507740 HH 042420
 5788/2338 CT VS PAUL DAVID ONDIS ET AL SOLD TO WILMINGTON SAVINGS FUND SOCIETY FSB AS TTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-E
 21X COURTESY HX CARD SENT 092021
 5974/836 WILMINGTON SAVINGS FUND SOCIETY FSB AS TTEE OF TEH RESIDENTIAL CREDIT OPP TRUST V-E TO SILVERADO PROPERTIES INC
 5984/1473 SILVERADO PROPERTIES INC TO CATAMOUNT PROPERTIES 2018 LLC
 6095/1310 CATAMOUNT PROPERTIES 2018 LLC TO PEDRO LUIS & JESSICA GUZMAN MARRIED COUPLE
 23X RECD VA BENEFIT LTR FOR PEDRO ATTACHED TO HX VADX APP FOR 2024 INFO SCANNED AS 041123
 23CC EFILX HX APP CP 041123

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 3788412
 Parcel ID 13-23-25-1910-000-15900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0662 Comp 3
 PRC Run: 12/9/2024 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	
2021	SALE	01-01-2020	04-27-2021	1	0099	CHECK VALUE	04-28-2021		
2019	SALE	01-01-2018	06-01-2019	1	0099	CHECK VALUE	04-16-2019		
2002	2001070188	07-20-2001	01-07-2002	100,012	0000	SFR/11454 GRAND BAY BLVD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023048400	6131 1118	04-20-2023	WD	Q	01	I	409,900	039	HOMESTEAD	2024	25000	
2020099183	5539 1476	09-04-2020	WD	Q	01	I	275,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2018013546	5062 1434	02-05-2018	WD	Q	Q	I	250,000					
	2074 0729	02-19-2002	WD	Q	Q	I	135,500					
	1852 0529	08-15-2000	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	
91,250	244,992	0	336,242	12182	324060	50,000.00	274060	299060	336,242	

Parcel Notes

02FC ROM AS OF 01701 DN
 2074/0729 ADELBERT E & LESLIE L HOFFMAN HW
 090602 TRIM RETURNED NOT DELIVERABLE AS ADDRESSED 4301 SYCAMORE LN RED LION PA 17356-8196
 5062/1434 ADELBERT E & LESLIE L HOFFMAN TO BRANDON R RAMIREZ MARRIED
 18X COURTESY HX CARD SENT 032118
 19FCL LOC FROM 180 QG FROM 640 OPF TO SPF DLS 041219
 5539/1476 BRANDON R & LAUREN ASHLEY MITCHELL RAMIREZ TO RAMON L ZAYAS & MARIA S RIVERA HW
 20X COURTESY HX CARD SENT 102120
 20IT SFR IN GOOD COND PER LISTING SPF4 TO FLA BDK 100920
 21 MLS 05871235 BDK 100920
 21 XFIX FROM 0 BDK 100920
 21X COURTESY HX CARD SENT 122120
 21FC LOC FROM 200 QG FROM 655 MHS 042721
 21 MAILING ADDR CHGD FROM 13750 SW 171 LN MIAMI FL 33177 INFO SCANNED GG 050521
 18DS NEW HX APPL RRB 060718
 6131/1118 RAMON L ZAYAS & MARIA S RIVERA TO DREW A BRODERICK MARRIED
 24CC EFILE HX PORT APP CP 022424
 24X FINAL DISS OF MARRIAGE BETWEEN DREW & MELISSA RECORDED IN 6176/2251 DB 032124
 24X PORT APPROVED AT 50% PREVIOUS HOME WAS OWNED WITH EX SPOUSE DB 032124

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