



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3807390**

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 # <b>2024-0673</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; IH3 Property Florida, L.P.</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>1522251305-000-07600 9606 Water Fern Cir</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"/> 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 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

<b>Petition #</b> 2024-0673	Alternate Key: 3807390	Parcel ID: 15-22-25-1305-000-07600	
<b>Petitioner Name</b> 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:	<b>Property Address</b> 9606 WATER FERN CIR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> INV_HOME; IH3 Property Florida, LP.	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 363,513	\$ 363,513	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 268,320	\$ 268,320	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 268,320	\$ 268,320	

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

**Last Sale Date** 10/1/2013      **Price:** \$146,500       Arm's Length     Distressed    Book 4390 Page 206

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3807390	3806194	3815690	3815717
<b>Address</b>	9606 WATER FERN CIR CLERMONT	9444 WATER ORCHID AVE	15745 SWITCH CANE ST CLERMONT	9543 WATER ORCHID AVE
<b>Proximity</b>		0.18 Miles	0.10 Miles	0.13 Miles
<b>Sales Price</b>		\$393,000	\$375,000	\$381,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	1.20%	2.00%
<b>Adjusted Sale</b>		\$334,050	\$323,250	\$331,470
<b>\$/SF FLA</b>	\$156.69 per SF	\$158.32 per SF	\$142.34 per SF	\$149.04 per SF
<b>Sale Date</b>		12/20/2023	9/28/2023	7/10/2023
<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>	2,320	2,110	10500	2,271	2450	2,224	4800
<b>Year Built</b>	2002	2001	0	2003	0	2003	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>	2.1	2.0	1000	2.0	1000	2.1	0
<b>Garage/Carport</b>	2 Car	2 Car	0	2 Car	0	2 Car	0
<b>Porches</b>	Open Finished	Screened	-2500	Open Finished	0	Screened	-2500
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	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>							
<b>Location</b>	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
<b>View</b>	Residential	Residential	0	Residential	0	Residential	0
		Net Adj. 2.7%	9000	Net Adj. 1.1%	3450	Net Adj. 0.7%	2300
		Gross Adj. 4.2%	14000	Gross Adj. 1.1%	3450	Gross Adj. 2.2%	7300
<b>Adj. Sales Price</b>	Market Value <b>\$363,513</b>	Adj Market Value	<b>\$343,050</b>	Adj Market Value	<b>\$326,700</b>	Adj Market Value	<b>\$333,770</b>
	Value per SF 156.69						

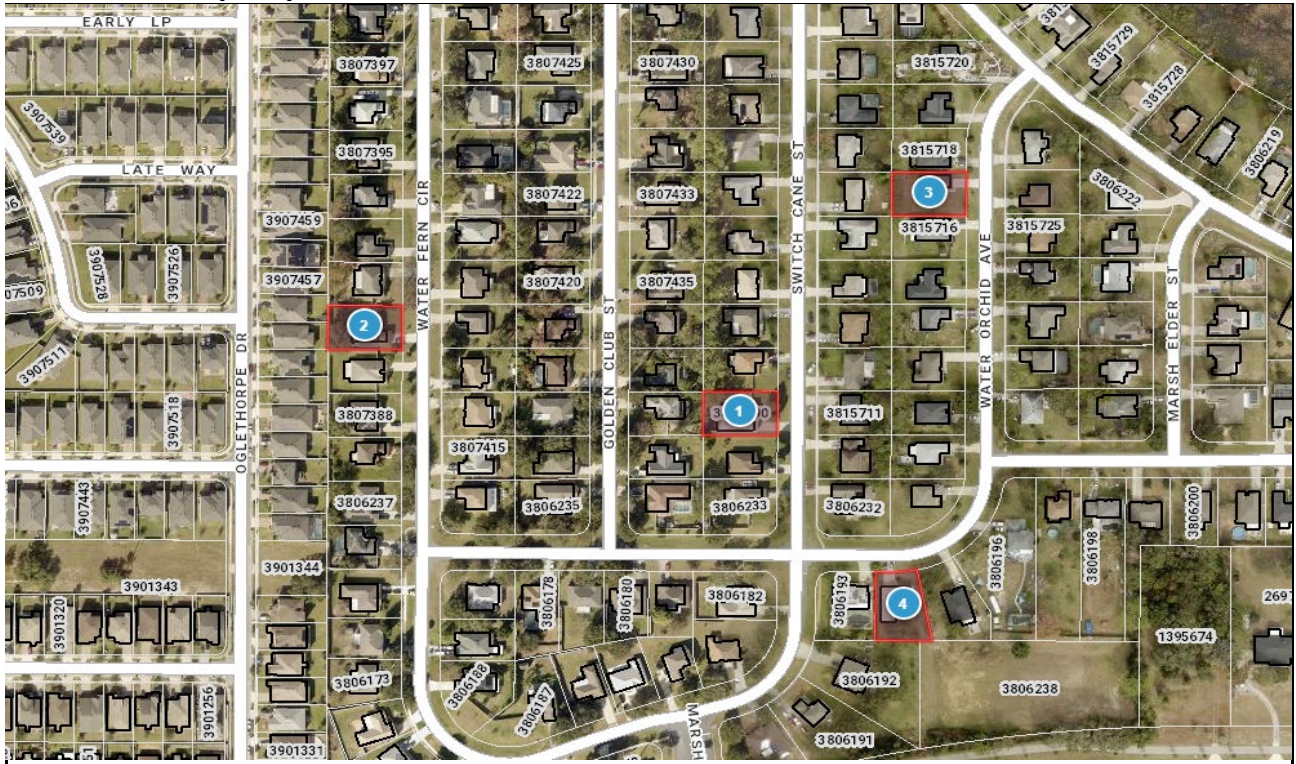
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

**2024-0673 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3815690	15745 SWITCH CANE ST CLERMONT	0.1
2	subject	3807390	9606 WATER FERN CIR CLERMONT	-
3	comp 3	3815717	9543 WATER ORCHID AVE CLERMONT	0.13
4	comp 1	3806194	9444 WATER ORCHID AVE CLERMONT	0.18
5				
6				
7				
8				

Alternate Key 3807390  
 Parcel ID 15-22-25-1305-000-07600

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

2024-0673 Subject  
 PRC Run: 12/9/2024 By

Card # 1 of 1

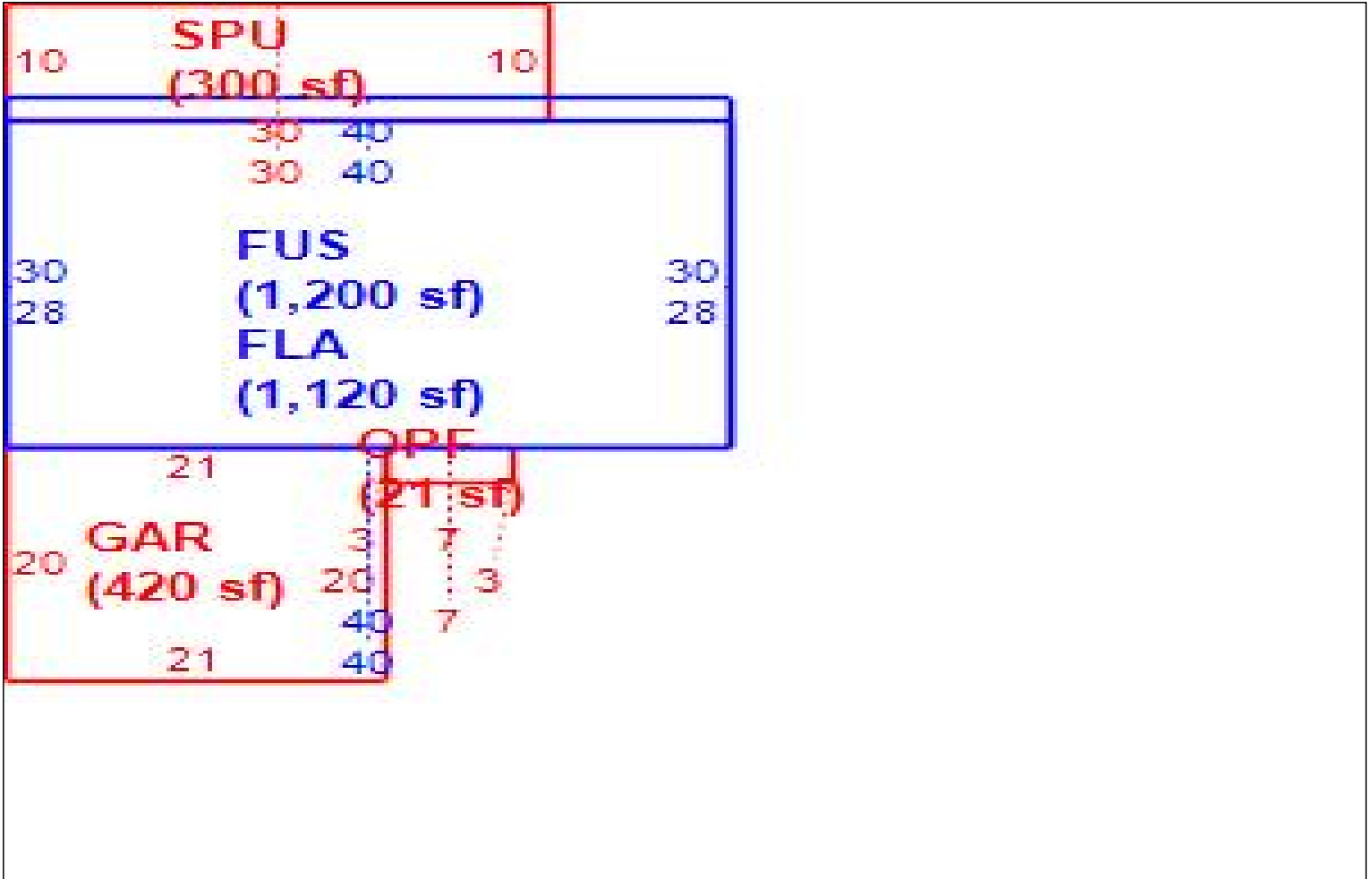
Current Owner		
IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 9606 WATER FERN CIR CLERMONT FL 34711		
Mill Group 00GR	NBHD 0532	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-24-201

**Legal Description**  
 GROVELAND, MARSH HAMMOCK PHASE II SUB LOT 76 PB 46 PGS 49-50 ORB 4390 PG 206

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	35,000.00	0.0000	2.50	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500		
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 284,549
Deprec Bldg Value 276,013		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,120	1,120	1120	2002					
FUS	FINISHED AREA UPPER	1,200	1,200	1200	Effective Area	2320	No Stories	1.00	Full Baths 2	
GAR	GARAGE FINISH	0	420	0	Base Rate	101.86	Quality Grade	665	Half Baths 1	
OPF	OPEN PORCH FINISHE	0	21	0	Building RCN	284,549	Wall Type	03	Heat Type 6	
SPU	SCREEN PORCH UNFIN	0	300	0	Condition	EX	Foundation	3	Fireplaces 0	
TOTALS		2,320	3,061	2,320	% Good	97.00	Functional Obsol	0		
					Building RCNLD	276,013	Roof Cover	3	Type AC 03	

Alternate Key 3807390  
 Parcel ID 15-22-25-1305-000-07600

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

2024-0673 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

**Building Permits**

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2006 2003	SALE 2002080042	01-01-2005 08-14-2002	03-04-2006 04-03-2003	1 117,348	0000 0000	CHECK VALUE SFR/9606 WATER FERN CIR		

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4390 0206	10-01-2013	WD	Q	Q	I	146,500				
	3771 1025	05-06-2009	WD	U	U	I	117,500				
	3706 2313	12-02-2008	CT	U	U	I	100				
	2913 0554	05-31-2005	WD	Q	Q	I	207,900				
	2239 0351	12-13-2002	WD	Q	Q	I	142,900				
Total											0.00

**Value Summary**

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
87,500	276,013	0	363,513	68363	295150	0.00	295150	363513	363,513

**Parcel Notes**

2258/1238 DEC OF DOM FOR GEORGIA LYNN DUNBAR  
 2913/554 GARY A & GEORGIA L DUNBAR TO VEJAI L SINGH  
 06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND  
 06FC ROM ASSET REALTY 394 4510 NO CHANGES TO SFR IN VERY GOOD COND QG FROM 500 DN 013106  
 3706/2313 CT VS VEJAI L SINGH SOLD TO WELLS FARGO BANK NA TTEE  
 3771/1025 WELLS FARGO BANK NA TTEE TO STEPHANE E & SOLEDAD AKLI HW  
 3795/2474 AFFIDAVIT OF FLORIDA RESIDENT FOR STEPHANE E AKLI SINCE 060109  
 4390/206 STEPHANE E & SOLEDAD AKLI TO IH3 PROPERTY FLORIDA LP  
 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 AK3829828 CB 080516  
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418  
 23BILL CORRECTION 2023-0144 ADJUSTED MARKET VALUE AFTER REVIEW TMP 022824

\*\*\*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 3806194  
Parcel ID 15-22-25-1300-000-02900

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

2024-0673 Comp 1  
PRC Run: 12/9/2024 By  
Card # 1 of 1

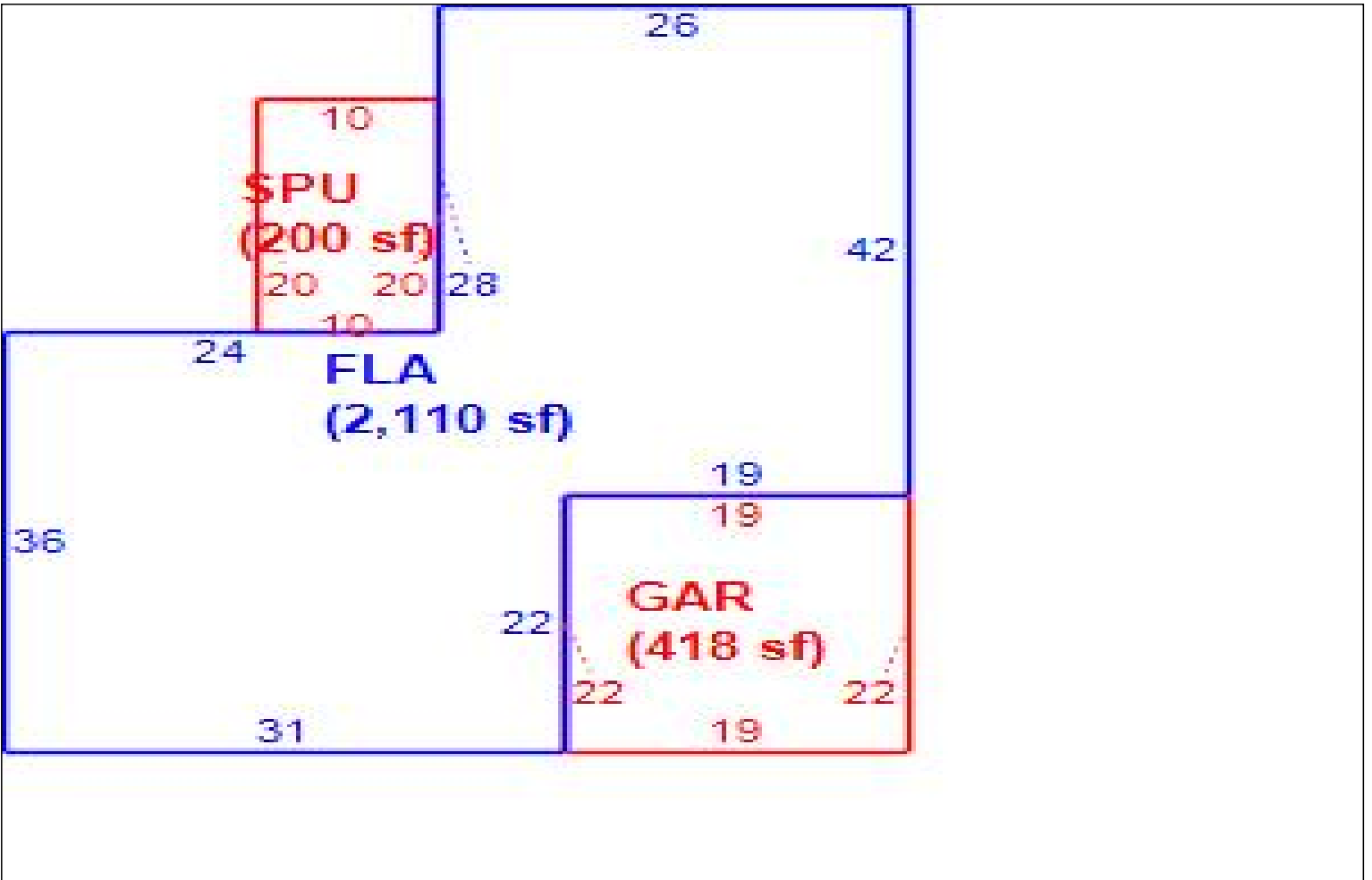
Current Owner		
RAMOS MATIAS LILIANA & NELSON VEGER		
12324 HAMMOCK HILL DR		
CLERMONT	FL	34711

Property Location			
Site Address	9444 WATER ORCHID AVE		
	CLERMONT	FL	34711
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-12-202

Legal Description
GROVELAND, MARSH HAMMOCK PHASE I SUB LOT 29 PB 45 PGS 10-11 ORB 6263 PG 1614

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	35,000.00	0.0000	2.50	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500		
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 259,527 Deprec Bldg Value 251,741 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	2,110	2,110	2110	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	418	0	104.07	Quality Grade	665	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	200	0	259,527	Wall Type	03	Heat Type	6
TOTALS		2,110	2,728	2,110	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					251,741				



Alternate Key 3806194  
 Parcel ID 15-22-25-1300-000-02900

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

2024-0673 Comp 1  
 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	
2020	1904-0165	04-24-2019	02-12-2020	23,900	0002	REPL WINDOWS	02-13-2020		
2018	SALE	01-01-2017	01-12-2018	1	0099	CHECK VALUE	01-18-2018		
2015	SALE	01-01-2014	04-06-2015	1	0099	CHECK VALUE	04-06-2015		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023157047	6263 1614	12-20-2023	WD	Q	01	I	393,000					
2017083510	4981 1894	06-22-2017	WD	Q	Q	I	205,000					
	4475 2220	05-07-2014	WD	Q	Q	I	155,000					
	4212 0944	08-29-2012	WD	U	U	I	110,500					
	3227 1297	08-01-2006	WD	U	U	I	270,000					
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	
87,500	251,741	0	339,241	0	339241	0.00	339241	339241	339,241	

**Parcel Notes**

2031/428 CYNTHIA S GARY UNMARRIED  
 03 QG FROM 500 FER 012403  
 03X CYNTHIA ALDEN SIMMONS GARY MARRIED JAMES JOSEPH JENNINGS 042702 ML FROM EL DORADO COUNTY CA  
 04X GARY-JENNINGS MOVED TO AK3551443 15029 GREEN VALLEY BLVD CLERMONT  
 2883/123 CYNTHIA GARY JENNINGS MARRIED  
 06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND  
 3227/1297 CYNTHIA GARY JENNINGS TO JASON ROY GARY UNMARRIED  
 4212/944 JASON ROY GARY TO JONATHAN DIAZ SINGLE  
 12SALE ORB 4212/944 U SALE LP FILED IN 4080/1918 270000 MTG FER 091712  
 13TR NOT DELIVERABLE AS ADDRESSED 9444 WATER ORCHID AVE CLERMONT FL 34711 6636  
 4475/2220 JONATHAN DIAZ TO MICHAEL & BRANDI LONG HW  
 14X COURTESY HX CARD SENT 052214  
 15X COURTESY HX CARD SENT 012315  
 15FC LOC FROM 88 QG FROM 535 MHS 040615  
 4981/1894 MICHAEL & BRANDI LONG TO VALERIE O CORNELIUS MARRIED AND KEISHA L CORNELIUS SINGLE JTWROS  
 17X COURTESY HX CARD SENT 092117  
 18X COURTESY HX CARD SENT 122617  
 18FC SFR IS IN GOOD EXT COND NO CHGS SOME SMALL SHINGLE DAMAGE POSS FROM IRMA DN 011217  
 20FC SFR HAS NEW WINDOWS MHS 021220  
 6263/1614 VALERIE O CORNELIUS AND KEISHA L CORNELIUS TO LILIANA RAMOS MATIAS & NELSON VEGERANO HW

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Alternate Key 3815690  
Parcel ID 15-22-25-1306-000-12600

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

2024-0673 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

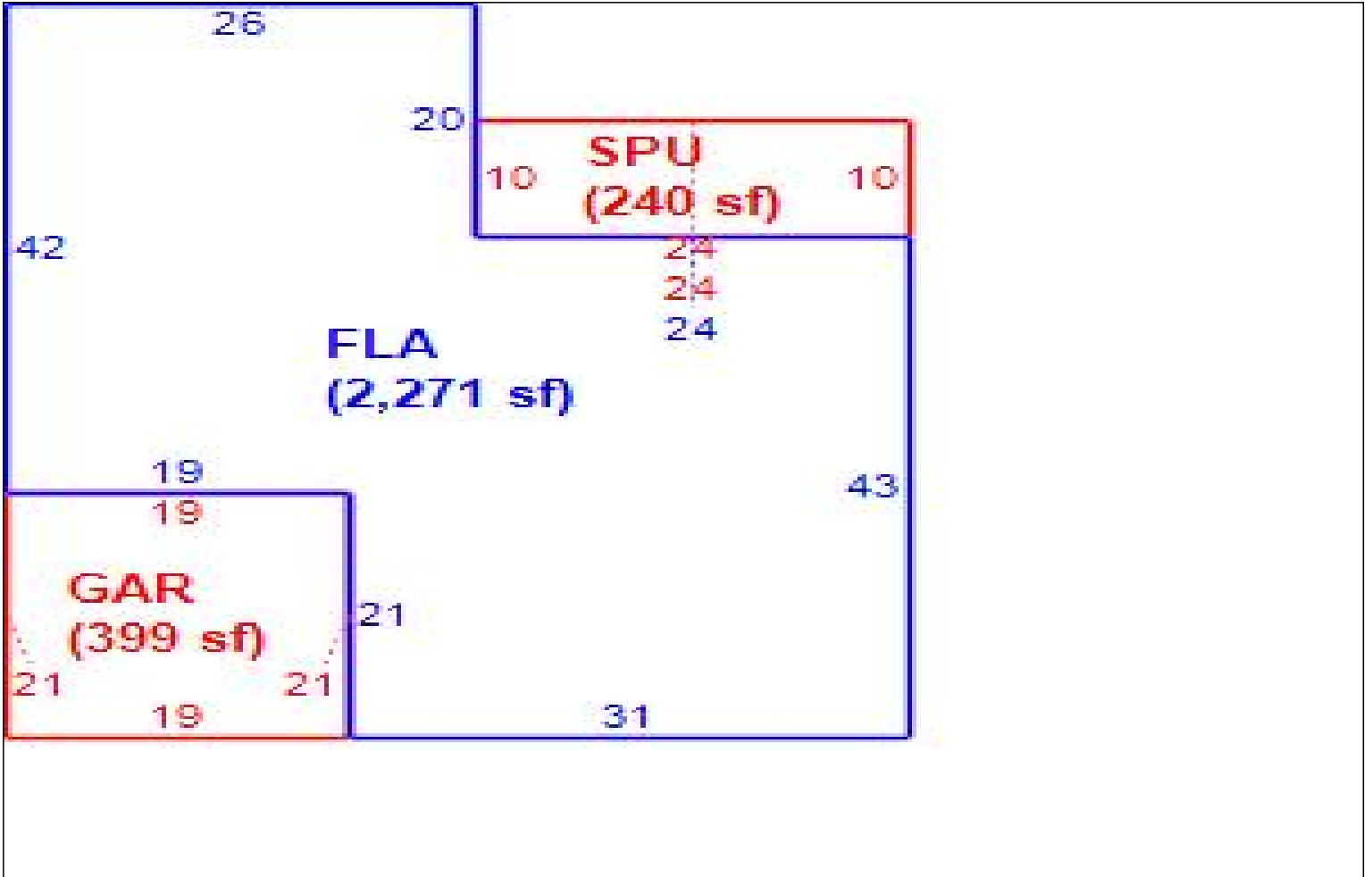
Current Owner		
HUSBAND JOSHUA J & MADDISON C		
15745 SWITCH CANE ST		
CLERMONT	FL	34711

Property Location		
Site Address 15745 SWITCH CANE ST		
CLERMONT FL 34711		
Mill Group 00GR	NBHD 0532	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
MARSH HAMMOCK PHASE III PB 48 PG 57-58 LOT 126 ORB 6219 PG 870

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	35,000.00	0.0000	2.50	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500		
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 272,672
Deprec Bldg Value 264,492		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,271	2,271	2271	2003	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0	102.38	Quality Grade	665	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	240	0	272,672	Wall Type	03	Heat Type	6
TOTALS		2,271	2,910	2,271	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					264,492				

Alternate Key 3815690  
 Parcel ID 15-22-25-1306-000-12600

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

2024-0673 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015 2004	SALE 2003011070	01-01-2014 02-21-2003	04-06-2015 11-25-2003	1 111,232	0099 0000	CHECK VALUE SFR W/10X24 ?	04-06-2015		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023120351	6219	0870	09-28-2023	WD	Q	01	I	375,000	039	HOMESTEAD	2024	25000
2019023889	5243	2015	02-22-2019	WD	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2018145063	5212	0352	12-12-2018	WD	U	U	I	100				
	4628	0151	04-10-2015	WD	U	U	I	100				
	4475	1306	04-30-2014	WD	Q	Q	I	170,000				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
87,500	264,492	0	351,992	10512	341480	50,000.00	291480	316480	351,992	

**Parcel Notes**

2354/428 AMOZENE D LAMBERT MARRIED  
 06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND  
 10X FC OK SPOKE WITH OWNER LIVES HERE PERMANENT RESIDENCE JMK 041610  
 4280/556 CT VS AMOZENE D & WILLIAM D LAMBERT SOLD TO SECRETARY OF VETERANS AFFAIRS  
 4392/755 SEC OF VETERANS AFFAIRS TO ARMAN HEDAYAT MARRIED  
 4475/1306 ARMAN HEDAYAT TO JESSE CALVIN JR & AUDREY E DICKERSON HW  
 14X COURTESY HX CARD SENT 052214  
 15X COURTESY HX CARD SENT 012315  
 15FC LOC FROM 88 QG FROM 535 MHS 040615  
 4628/151 JESSE CALVIN JR & AUDREY E DICKERSON ENHANCED LE REM THE JESSE C DICKERSON JR TRS DTD 060614 1/2 AND THE AUDREY E DICKERSON TRS DTD 060614 1/2 ONLY  
 16 JESSE CALVIN DICKERSON JR 69 DECEASED 112215 STATE DEATH LIST FILE 2015170374 CB 120715  
 17CC RECEIVED HX WX JJN 121516  
 17X EMAILED OWNER TO REQUEST DC FOR WX 2017 RRB 021517  
 5212/352 AUDREY E DICKERSON INDIV AND AS TTEE OF HER EST AND AS SUCC TTEE OF THE JESSE C DICKERSON JR TRS AGMT DTD 060614 TO AUDREY E DICKERSON  
 5243/2015 AUDREY E DICKERSON ENHANCED LE REM THE JESSE C DICKERSON JR TRS DTD 060614 1/2 AND THE AUDREY E DICKERSON TRS DTD 060614 1/2 ONLY  
 6219/870 AUDREY E DICKERSON TO JOSHUA JURGEN & MADDISON CHLOE HUSBAND HW  
 24CC JOSHUA AND MADDISON HUSBAND SUBMITTED HX PORT APP NT 102023

\*\*\*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 3815717  
 Parcel ID 15-22-25-1306-000-15300

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

2024-0673 Comp 3  
 PRC Run: 12/9/2024 By

Card # 1 of 1

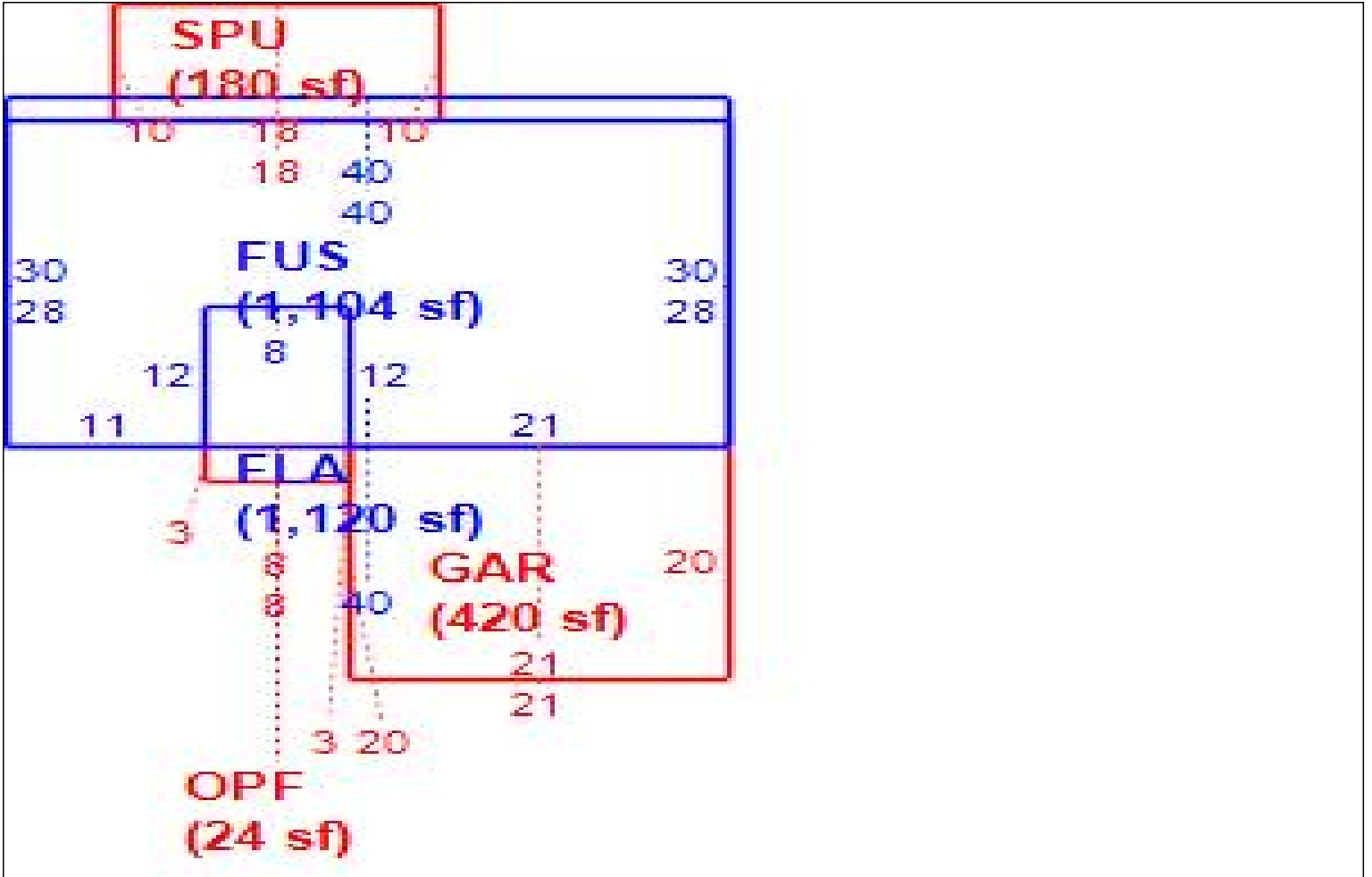
Current Owner		
MARTINEZ JARED M AND SELENA M MISCI		
9543 WATER ORCHID AVE		
CLERMONT	FL	34711

Property Location			
Site Address	9543 WATER ORCHID AVE		
	CLERMONT	FL	34711
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	04-20-201

Legal Description
MARSH HAMMOCK PHASE III PB 48 PG 57-58 LOT 153 ORB 6175 PG 692

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	35,000.00	0.0000	2.50	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500		
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 275,698
Deprec Bldg Value 267,427		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,120	1,120	1120	2003	2224	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,104	1,104	1104	102.87	275,698	Quality Grade	665	Half Baths	1
GAR	GARAGE FINISH	0	420	0	EX	97.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	24	0	97.00	0	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	180	0	0	267,427	Roof Cover	3	Type AC	03
TOTALS		2,224	2,848	2,224						

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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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	SALE	01-01-2016	04-20-2017	1	0099	CHECK VALUE SEE 17 IT NOTES	04-20-2017		
2008	SALE	01-01-2007	11-19-2007	1	0000	CHECK VALUE	11-19-2007		
2004	2003020387	03-10-2003	11-25-2003	117,348	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023083907	6175 0692	07-10-2023	WD	Q	01	I	381,000	039	HOMESTEAD	2024	25000	
2016120610	4865 1239	11-17-2016	WD	Q	Q	I	197,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4021 0252	03-29-2011	WD	U	U	I	111,000					
	4012 0055	11-01-2010	WD	U	U	I	100					
	3969 2020	10-28-2010	CT	U	U	I	100					
<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	
87,500	267,427	0	354,927	0	354927	50,000.00	304927	329927	354,927	

**Parcel Notes**

04FC FLA IS 2STY JMK 112503  
 06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND  
 07X JEFFREY & AMY CHAPEL FILED FOR HX ON AK3847223  
 3365/907 JOHN MARK HANCOCK AND ANDREW SERANO TIC  
 08FC QG FROM 525 MHS 111907  
 3693/302 JOHN MARK HANCOCK & ANDREW SERANO TO BELLA STREET PROPERTIES LLC  
 3736/401 BELLA SSTREET PROPERTIES LC TO JOHN MARK HANCOCK AND ANDREW SERANO ONLY  
 3969/2020 CT VS JOHN MARK HANCOCK AND ANDREW SERANO PROP SOLD TO REGIONS BANK DBA REGIONS MTG  
 11FC ROM C 21 2 YEAR WARRANTY ARROW REALTY 326 8282 SFR IN VERY GOOD COND ALL KITCHEN APPLS SPU5 HAS TILE ON FLOOR DN 011211  
 4012/55 REGIONS BANK TO FEDERAL HOME LOAN MTG CORP  
 4021/252 FEDERAL HOME LOAN MTG CORP TO GRANVILLE ROSSER III & DEBORAH ANN ANDERSON HW  
 17IT PER MLS G4830531 2FIX FROM 0 ADD XFIX BEDS FROM 3 DN 090116  
 4865/1239 GRANVILLE ROSSER III & DEBORAH ANN ANDERSON TO ELIUT MIRANDA GONZALEZ & MARIA ELENA CRUZ MEDINA HW  
 17X COURTESY HX CARD SENT 122216  
 17FC VALUE OK SUB UPDATED FOR 2017 FLA2 TO FUS2 MHS 042017  
 6175/692 ELIUT MIRANDA MIRANDA GONZALEZ & MARIE ELENA CRUZ MEDINA TO JARED MICHAEL MARTINEZ SINGLE AND SELENA MARIE MISCIAGNO SINGLE JTWROS  
 23TR UNABLE TO FORWARD 9543 WATER ORCHID AVE CLERMONT FL 34711 ACS 101223  
 24CC EFILE HX APP CP 022324

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