



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3807422

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

Petition # 2024-0674	Alternate Key: 3807422	Parcel ID: 15-22-25-1305-000-10700	
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 15815 GOLDEN CLUB ST CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name NV_HOME; SRP Sub LLC a Delaware LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 360,743	\$ 360,743	
2. Assessed or classified use value, *if applicable	\$ 261,760	\$ 261,760	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 261,760	\$ 261,760	

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

Last Sale Date 8/15/2002 **Price:** \$137,200 Arm's Length Distressed Book 2160 Page 892

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3807422	3806194	3815690	3815717
Address	15815 GOLDEN CLUB ST CLERMONT	9444 WATER ORCHID AVE	15745 SWITCH CANE ST CLERMONT	9543 WATER ORCHID AVE
Proximity		0.18 Miles	0.10 Miles	0.13 Miles
Sales Price		\$393,000	\$375,000	\$381,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	1.20%	2.00%
Adjusted Sale		\$334,050	\$323,250	\$331,470
\$/SF FLA	\$155.49 per SF	\$158.32 per SF	\$142.34 per SF	\$149.04 per SF
Sale Date		12/20/2023	9/28/2023	7/10/2023
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	2,320	2,110	10500	2,271	2450	2,224	4800
Year Built	2002	2001	0	2003	0	2003	0
Constr. Type	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
Condition	Good	Good	0	Good	0	Good	0
Baths	2.1	2.0	1000	2.0	1000	2.1	0
Garage/Carport	2 Car	2 Car	0	2 Car	0	2 Car	0
Porches	Open Finished	Screened	-2500	Open Finished	0	Screened	-2500
Pool	N	N	0	N	0	N	0
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							
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	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
Adj. Sales Price	Market Value \$360,743	Adj Market Value	\$343,050	Adj Market Value	\$326,700	Adj Market Value	\$333,770
	Value per SF 155.49						

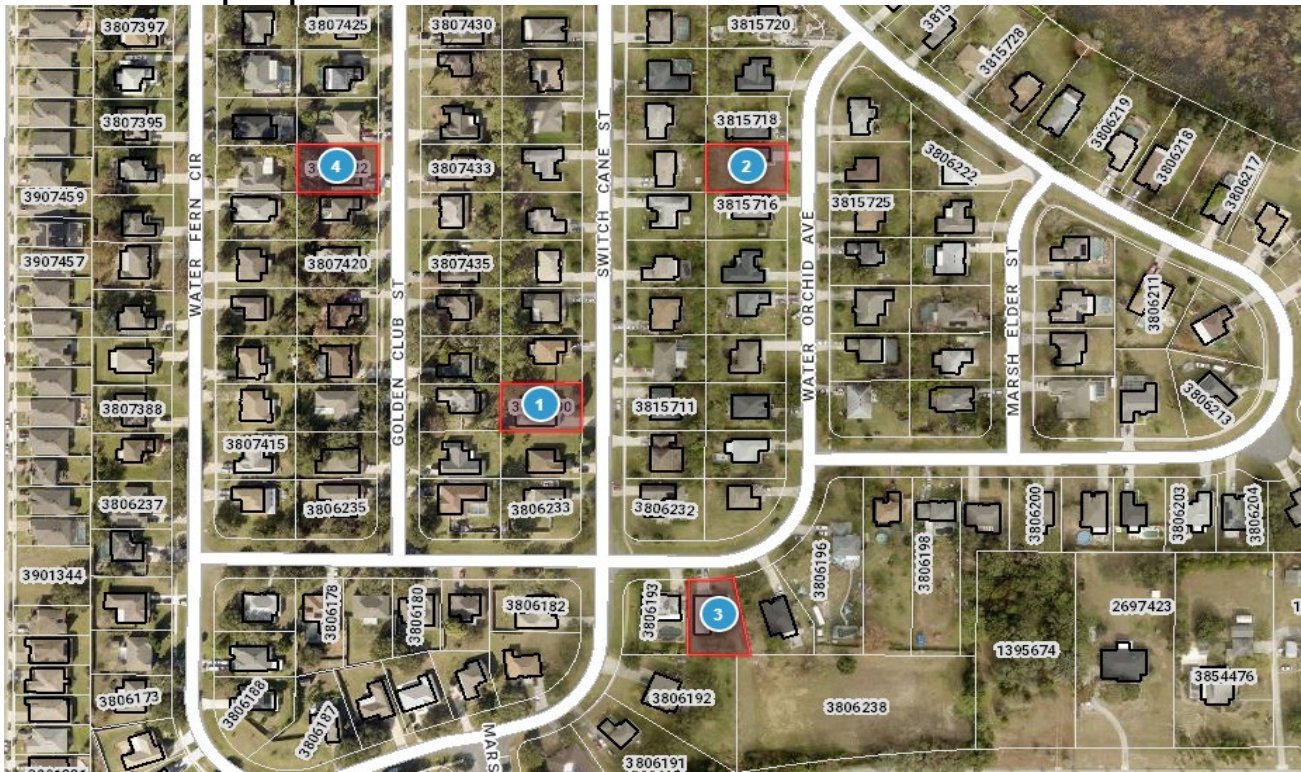
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0674 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3815690	15745 SWITCH CANE ST CLERMONT	0.1
2	comp 3	3815717	9543 WATER ORCHID AVE CLERMONT	0.13
3	comp 1	3806194	9444 WATER ORCHID AVE CLERMONT	0.18
4	subject	3807422	15815 GOLDEN CLUB ST CLERMONT	-
5				
6				
7				
8				

Alternate Key 3807422
 Parcel ID 15-22-25-1305-000-10700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0674 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

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

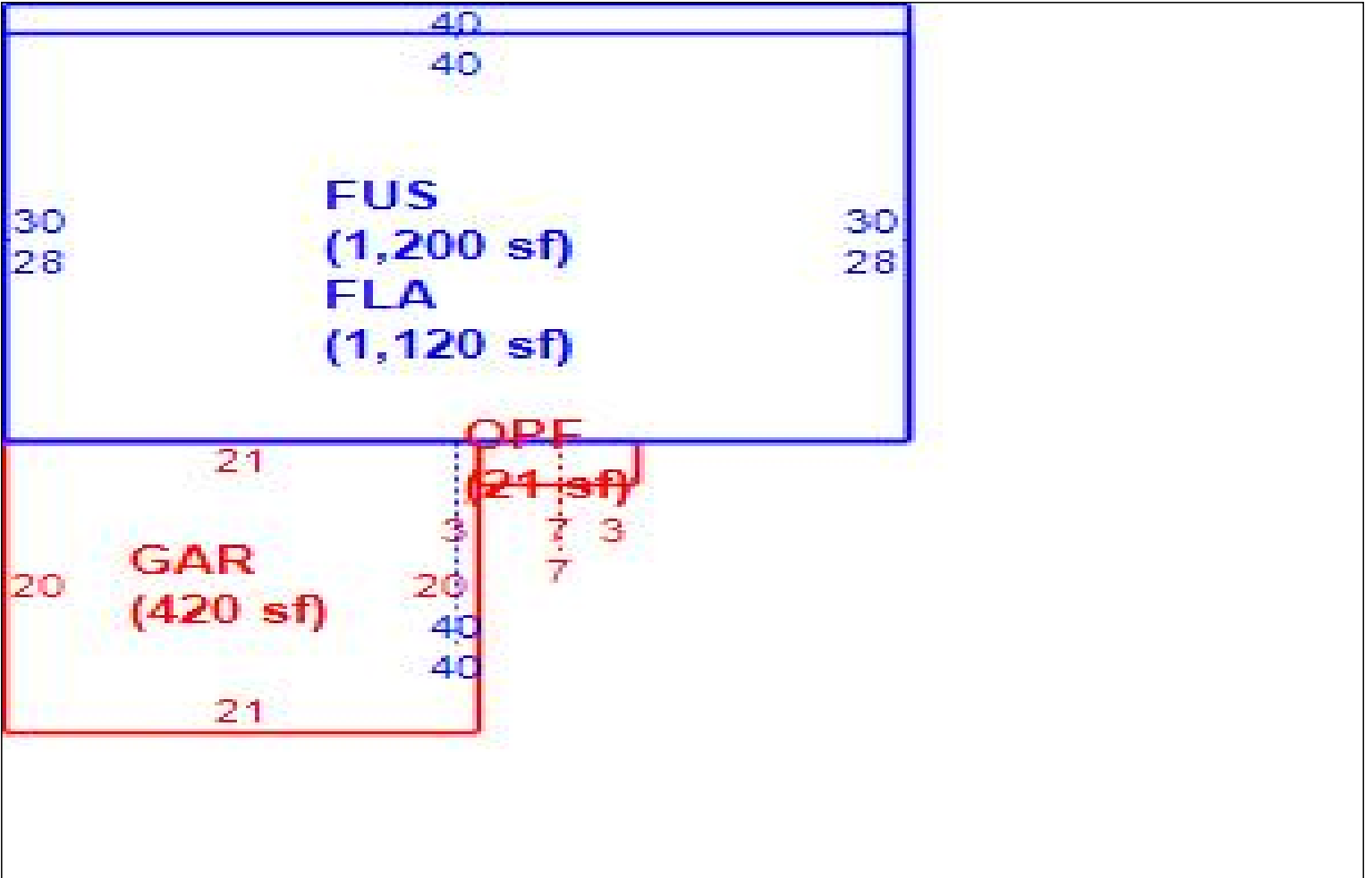
Property Location			
Site Address	15815 GOLDEN CLUB ST		
	CLERMONT FL	34711	
Mill Group	00GR	NBHD	0532

Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 01-24-201

Legal Description
 GROVELAND, MARSH HAMMOCK PHASE II SUB LOT 107 PB 46 PGS 49-50 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	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 281,694
Deprec Bldg Value 273,243		Multi Story 1	



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	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	281,694	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		2,320	2,761	2,320	Building RCNLD	273,243				

Alternate Key 3807422
 Parcel ID 15-22-25-1305-000-10700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0674 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	
2003	2002040449	04-25-2002	04-02-2003	117,436	0000	SFR/15815 GOLDEN CLUB ST			

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				
	4357 1273	04-09-2013	CT	U	U	I	100				
	4320 1078	04-09-2013	CT	U	U	I	140,000				
	2160 0892	08-15-2002	WD	Q	Q	I	137,200				
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	273,243	0	360,743	72813	287930	0.00	287930	360743	360,743	

Parcel Notes

2160/892 JAMES M SR & KIMBERLY K PROULX HW
 06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND
 4320/1078 CT VS JAMES M SR & KIMBERLY K PROULX SOLD TO COLFIN A1-FL 4 LLC
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 073013
 4357/1273 AMENDED CT DOES NOT SAY WHAT IS BEING CORRECTED BUT APPEARS TO BE ADDING ET AL TO DEFENDANTS
 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
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB 080416
 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
 23BILL CORRECTION 2023-0145 ADJUSTED MARKET VALUE AFTER REVIEW TMP 022824

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0674 Comp 1
 PRC Run: 12/9/2024 By
 Card # 1 of 1

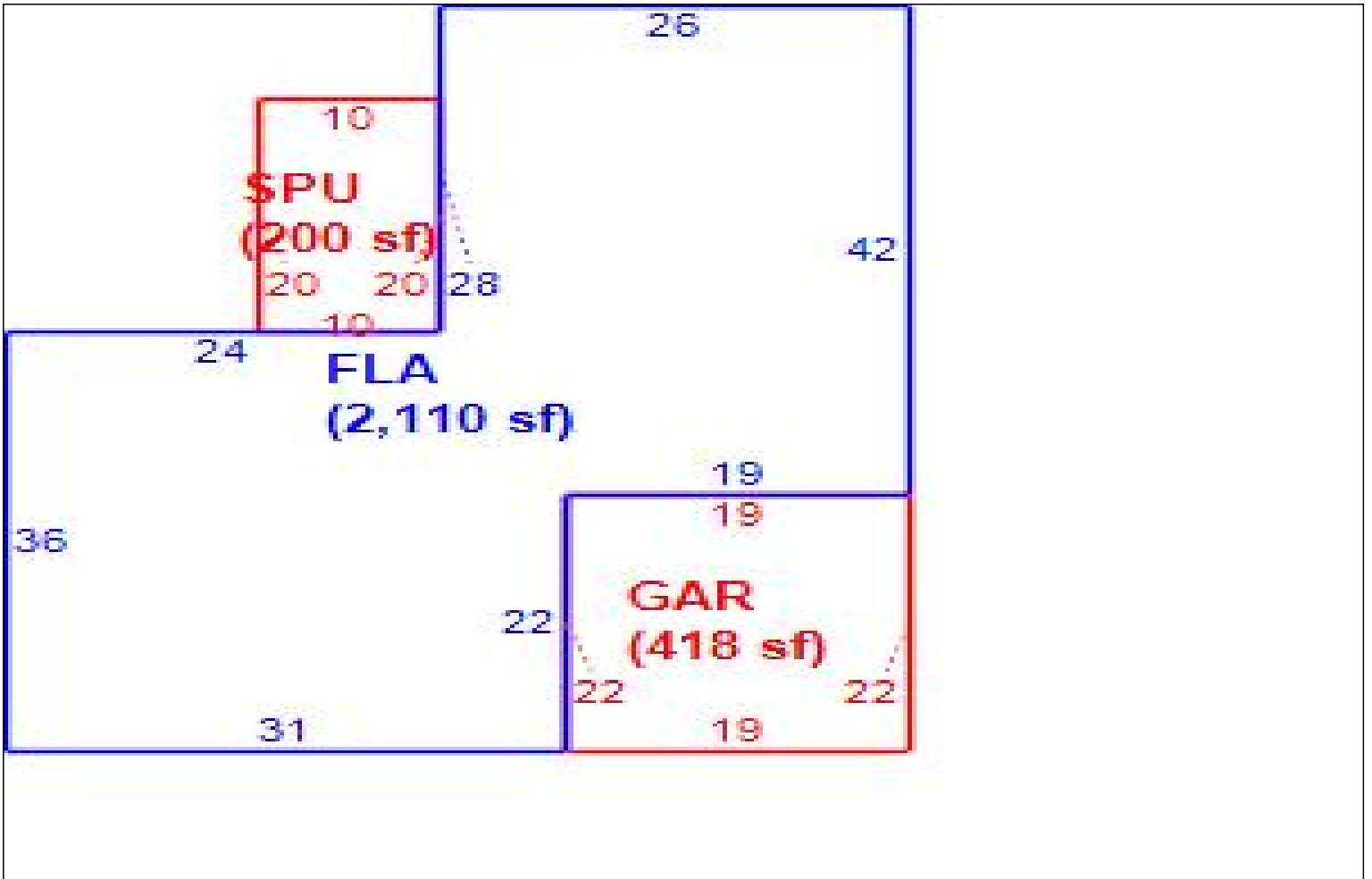
Current Owner		
RAMOS MATIAS LILIANA & NELSON VEGER		
12324 HAMMOCK HILL DR		
CLERMONT	FL	34711

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 Are	Gross Are	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

2024-0674 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

2024-0674 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

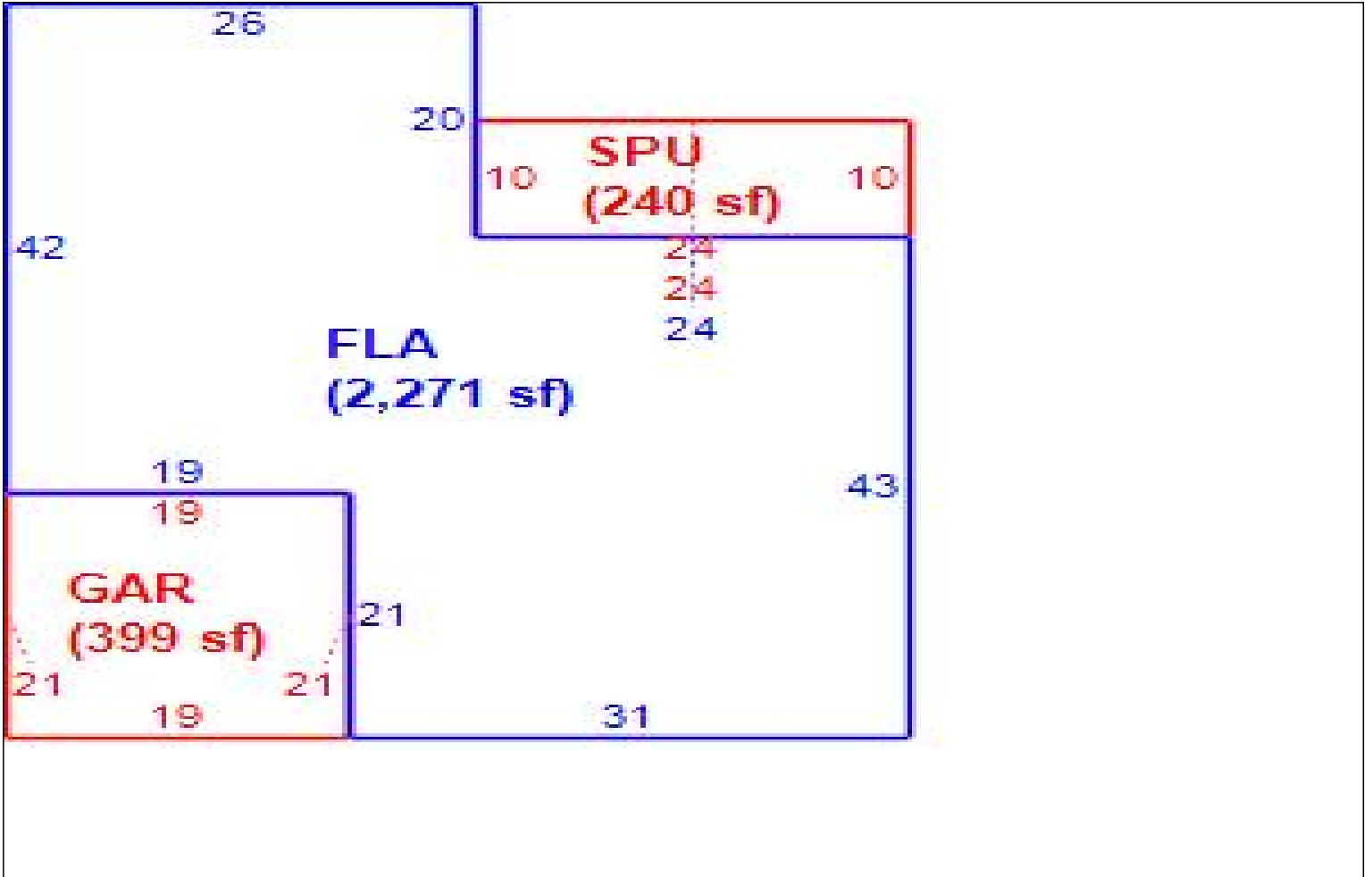
Current Owner		
HUSBAND JOSHUA J & MADDISON C		
15745 SWITCH CANE ST		
CLERMONT	FL	34711

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 Are	Gross Are	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

2024-0674 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

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Alternate Key 3815717
 Parcel ID 15-22-25-1306-000-15300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0674 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

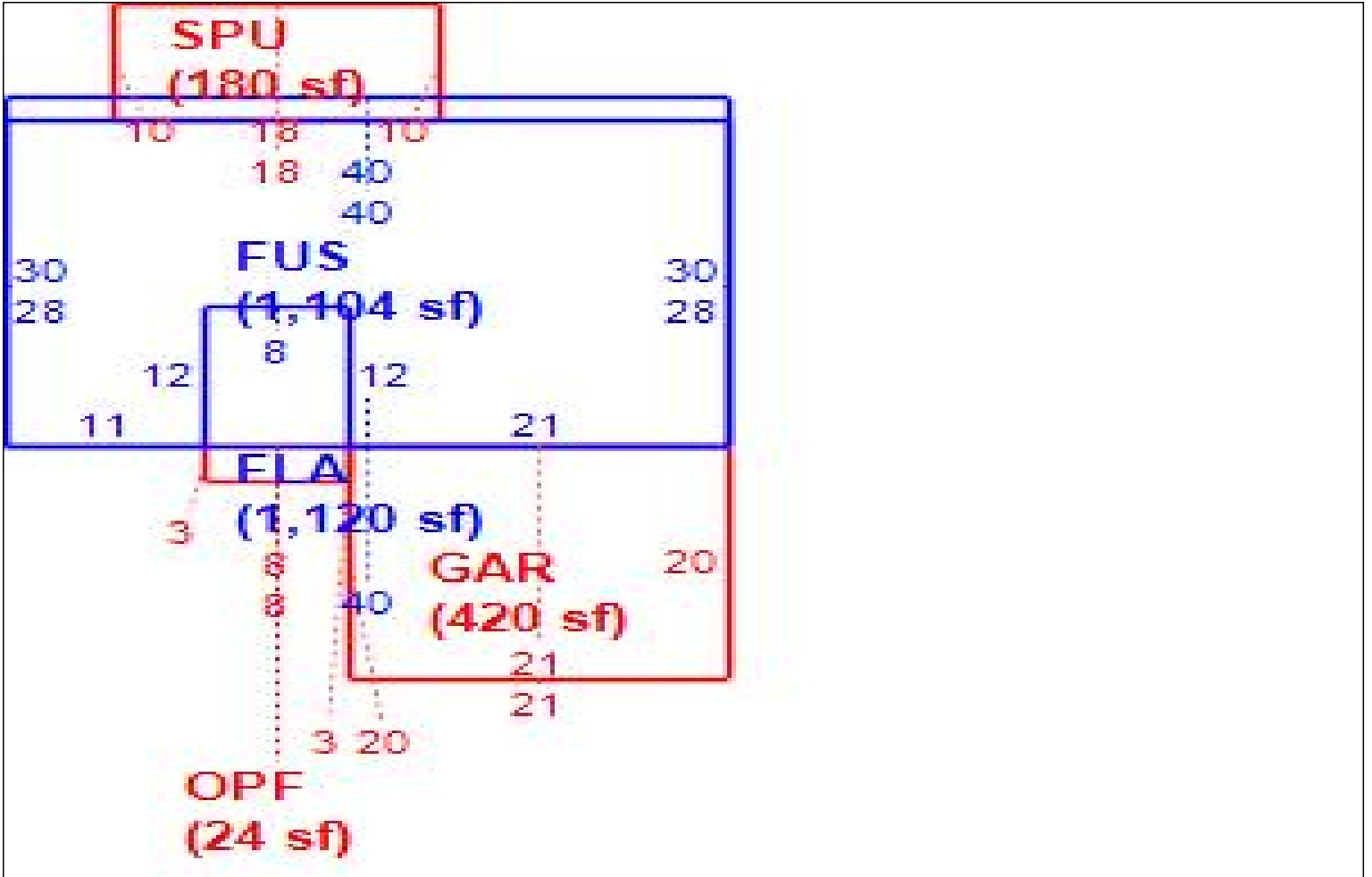
Current Owner		
MARTINEZ JARED M AND SELENA M MISCI		
9543 WATER ORCHID AVE		
CLERMONT	FL	34711

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	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,120	1,120	1120	2003				
FUS	FINISHED AREA UPPER	1,104	1,104	1104	Effective Area	2224	No Stories	1.00	Full Baths 2
GAR	GARAGE FINISH	0	420	0	Base Rate	102.87	Quality Grade	665	Half Baths 1
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	275,698	Wall Type	03	Heat Type 6
SPU	SCREEN PORCH UNFIN	0	180	0	Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
TOTALS		2,224	2,848	2,224	Building RCNLD	267,427			

Alternate Key 3815717
 Parcel ID 15-22-25-1306-000-15300

LCPA Property Record Card
 Roll Year 2025 Status: A

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 PRC Run: 12/9/2024 By
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Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

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					
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	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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