



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3807426*

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>2024-0675</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; 2018-2 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>1522251305-000-11100 15839 Golden Club St</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 # 2024-0675	Alternate Key: 3807426	Parcel ID: 15-22-25-1305-000-11100	
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 15839 GOLDEN CLUB ST CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name INV_HOME; 2018-2 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 315,246	\$ 315,246	
2. Assessed or classified use value, *if applicable	\$ 258,530	\$ 258,530	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 258,530	\$ 258,530	

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

Last Sale Date 11/2/2006 **Price:** \$238,000 Arm's Length Distressed Book 3303 Page 2254

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3807426	3815716	3807408	3806206
Address	15839 GOLDEN CLUB ST CLERMONT	9537 WATER ORCHID AVE	9631 WATER FERN CIR CLERMONT	9930 WATER FERN CIR CLERMONT
Proximity		0.15 Miles	0.05 Miles	0.36 Miles
Sales Price		\$385,000	\$380,000	\$363,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	0.40%	0.40%
Adjusted Sale		\$331,870	\$324,520	\$310,002
\$/SF FLA	\$170.22 per SF	\$178.91 per SF	\$173.17 per SF	\$165.42 per SF
Sale Date		9/8/2023	11/21/2023	11/6/2023
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	1,852	1,855	-150	1,874	-1100	1,874	-1100
Year Built	2002	2003	0	2002	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	Open Finished	0
Pool	N	N	0	Y	-20000	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. 0.0%	-150	-Net Adj. 6.5%	-21100	-Net Adj. 0.4%	-1100
		Gross Adj. 0.0%	150	Gross Adj. 6.5%	21100	Gross Adj. 0.4%	1100
Adj. Sales Price	Market Value \$315,246	Adj Market Value	\$331,720	Adj Market Value	\$303,420	Adj Market Value	\$308,902
	Value per SF 170.22						

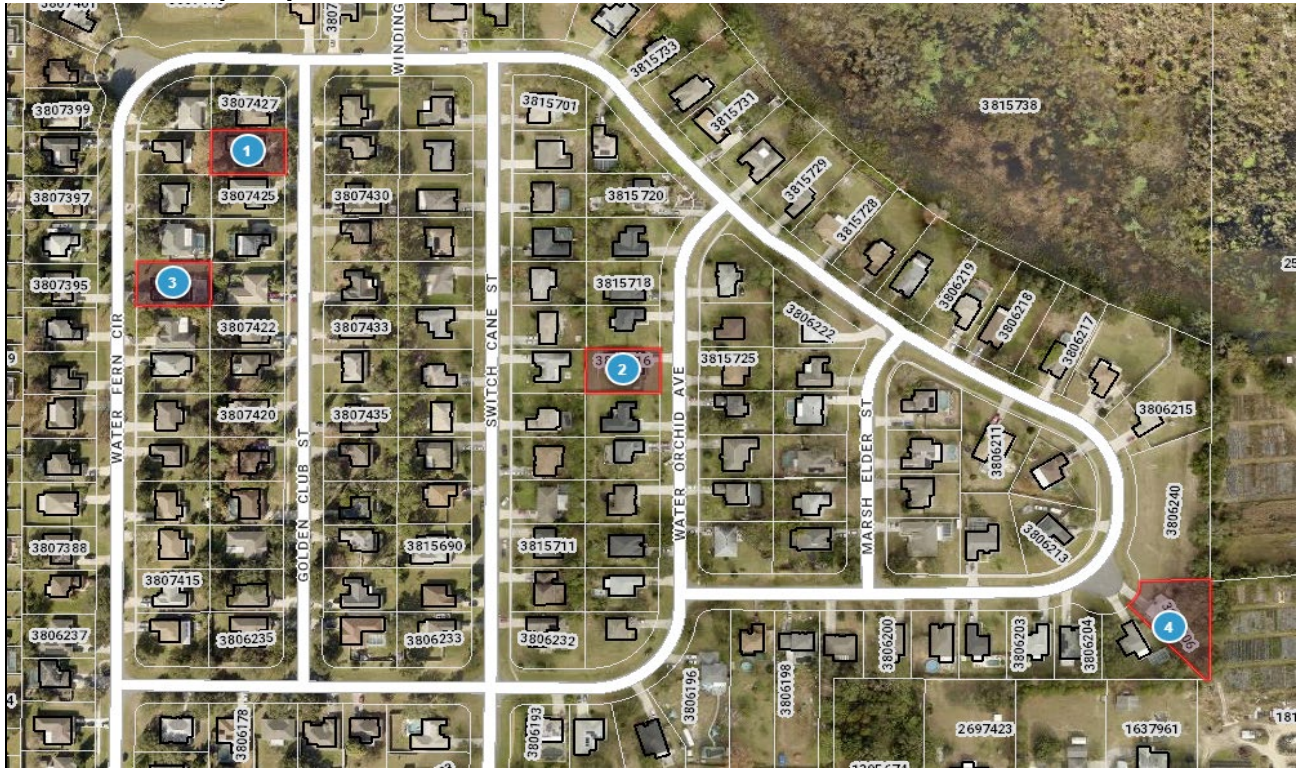
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0675 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3807426	15839 GOLDEN CLUB ST CLERMONT	-
2	comp 1	3815716	9537 WATER ORCHID AVE CLERMONT	0.15
3	comp 2	3807408	9631 WATER FERN CIR CLERMONT	0.05
4	comp 3	3806206	9930 WATER FERN CIR CLERMONT	0.36
5				
6				
7				
8				

Alternate Key 3807426
 Parcel ID 15-22-25-1305-000-11100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0675 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

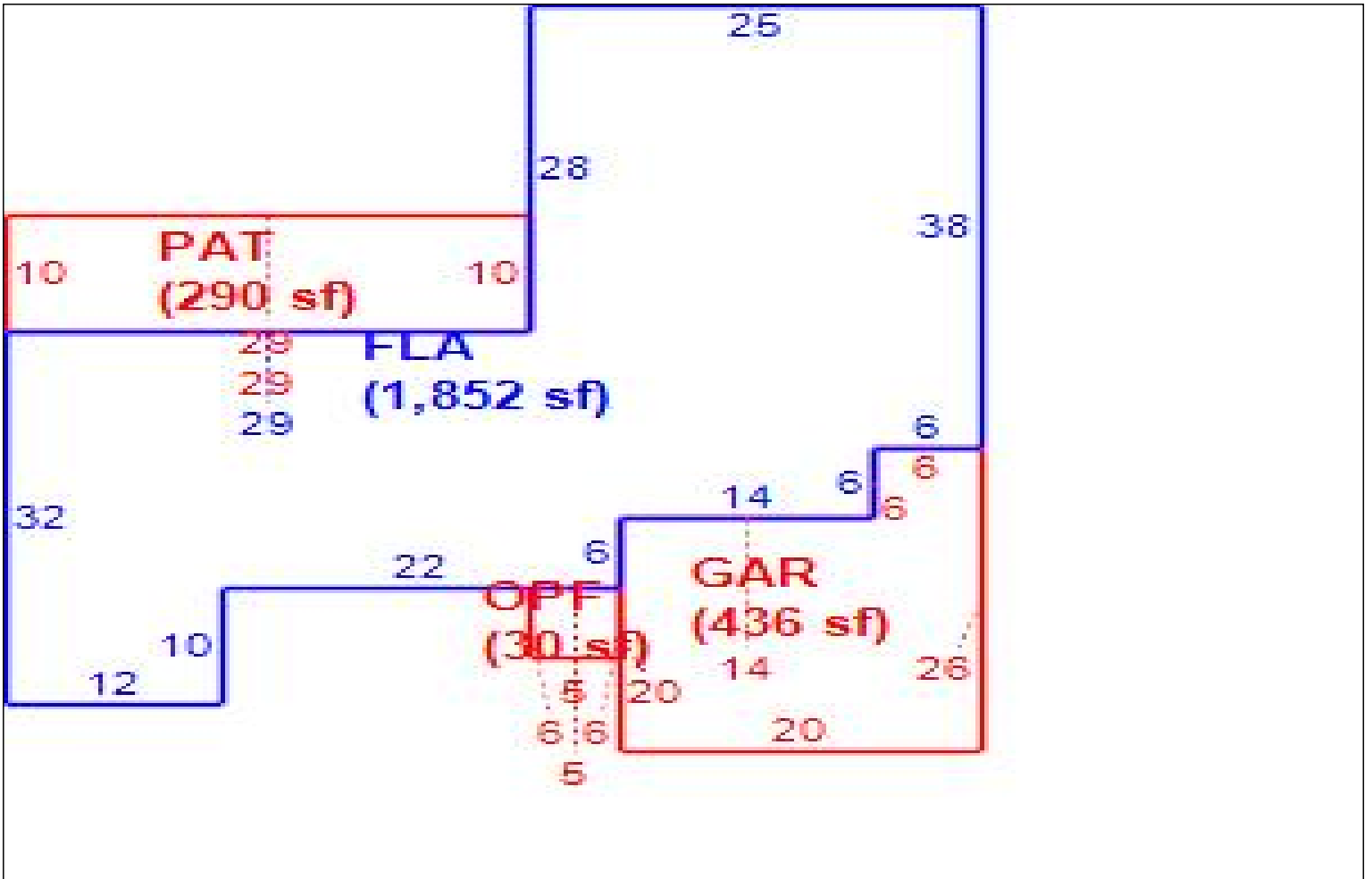
Current Owner
 2018-2 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 15839 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 111 PB 46 PGS 49-50 ORB 4582 PG 891 ORB 5107 PG 1533

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 234,790 Deprec Bldg Value 227,746 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	1,852	1,852	1852	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	436	0	105.61	Quality Grade	665	Half Baths	0
OFF	OPEN PORCH FINISHE	0	30	0	234,790	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	290	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,852	2,608	1,852	97.00	Roof Cover	3	Type AC	03
					0				
					227,746				

Alternate Key 3807426
Parcel ID 15-22-25-1305-000-11100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0675 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	
2007	SALE	01-01-2006	01-26-2007		1 0000	CHECK VALUE	01-26-2007		
2003	IMPS	01-01-2002	04-02-2003		1 0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2018054192	5107 1533	05-08-2018	WD	U	M	I	100					
	4582 0891	01-29-2015	WD	U	M	I	100					
	4360 0878	07-17-2013	CT	U	U	I	116,000					
	3303 2254	11-02-2006	WD	Q	Q	I	238,000					
	2220 0975	11-26-2002	WD	Q	Q	I	122,800					
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	227,746	0	315,246	30866	284380	0.00	284380	315246	315,246	

Parcel Notes

2220/0975 TO JOSE L GUERRERO AND SANDRA M CARMONA BOTH SINGLE AS JTWROS
 06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND
 3303/2254 ROY WILLIAMS SINGLE AND JACQUELINE HAYNES SINGLE ONLY
 07FC QG FROM 500 MHS 012607
 07TR NOT DELIVERABLE AS ADDRESSED 6501 CONROY RD APT 208 ORLANDO FL 32835 3502
 08TR INSUFFICIENT ADDRESS 6501 CONROY RD APT 208 ORLANDO FL 32835 3502
 09TR NOT DELIVERABLE AS ADDRESSED 6501 CONROY RD APT 208 ORLANDO FL 32835 3502
 10TR ATTEMPTED NOT KNOWN 6501 CONROY WINDERMERE RD APT 208 ORLANDO FL 32835 3502
 4360/878 CT VS JACQUELINE HAYNES AND ROY WILLIAMS PROP SOLD TO IH2 PROPERTY FL LP
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 4582/891 IH2 PROPERTY FLORIDA LP TO 2015-1 IH2 BORROWER LP
 4582/891 M SALE INCL OVER 25 PARCELS MULTI SUBS
 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 AK3821698 CB 080516
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 5107/1533 2018-2 IH BORROWER LP SUCC BY MERGER WITH 2015-1 IH2 BORROWER LP AND 2015-2 IH2 BORROWER LP TO 2018-2 1H BORROWER LP
 5107/1533 M SALE INCL OVER 25 LOTS IN VARIOUS SUBS
 22BILL CORRECTION 2022-0069 ADJUSTED BUILDING VALUE DUE TO VAB TJW 042823

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 3815716
 Parcel ID 15-22-25-1306-000-15200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0675 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

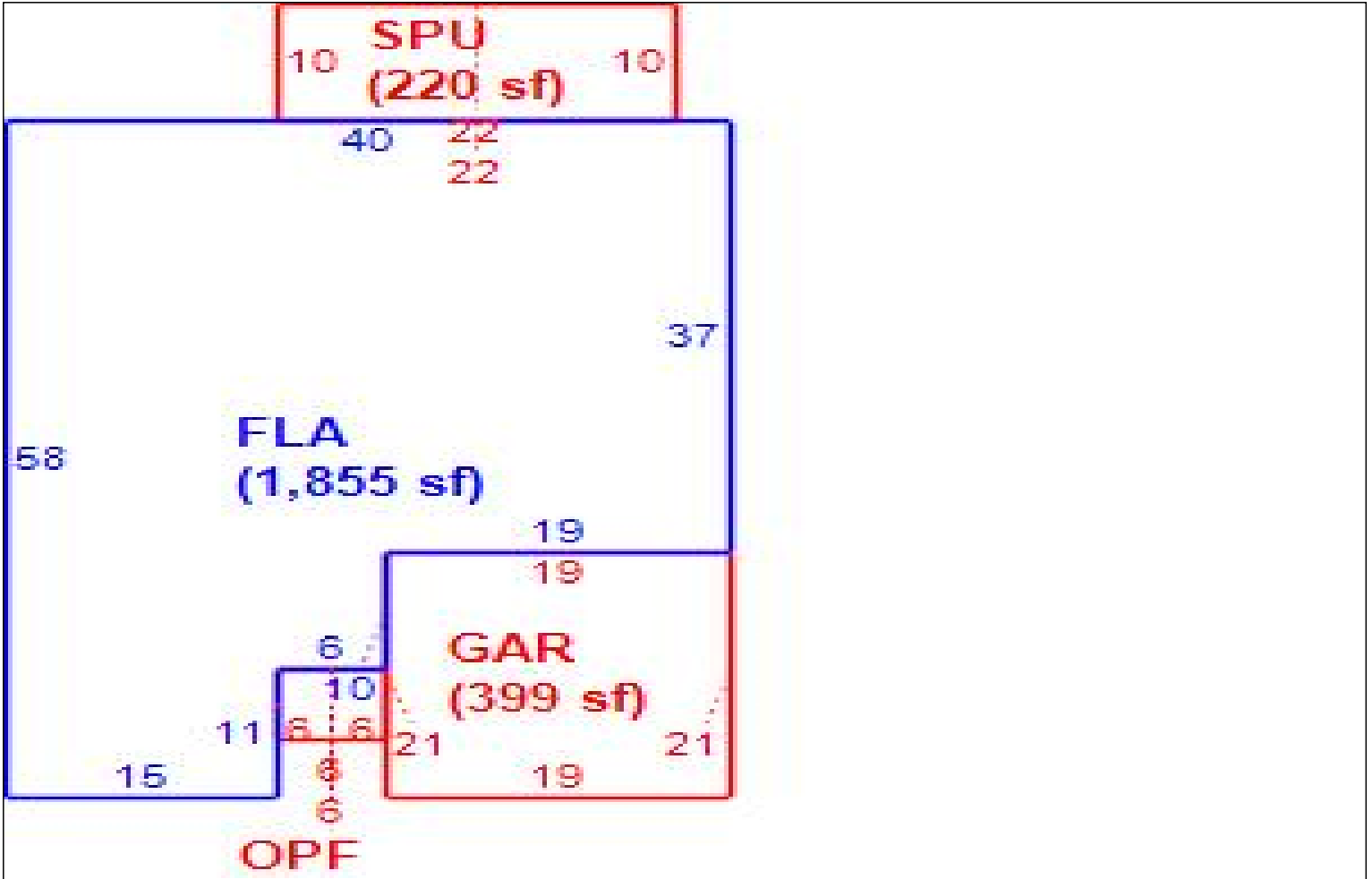
Current Owner		
DIEUDONNE MIRANDA		
9537 WATER ORCHID AVE		
CLERMONT	FL	34711

Property Location			
Site Address 9537 WATER ORCHID AVE			
CLERMONT FL 34711			
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
 MARSH HAMMOCK PHASE III PB 48 PG 57-58 LOT 152 ORB 6210 PG 150

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 235,468
Deprec Bldg Value 228,404		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	1,855	1,855	1855	2003	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0	105.61	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	Condition	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	220	0	% Good	Foundation	3	Fireplaces	0
TOTALS		1,855	2,510	1,855	Building RCNLD	Roof Cover	3	Type AC	03

Alternate Key 3815716
 Parcel ID 15-22-25-1306-000-15200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0675 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	
2006 2004	SALE 2003021110	01-01-2005 03-19-2003	03-04-2006 11-25-2003	1 100,672	0000 0000	CHECK VALUES SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023112390	6210 3760 3735 3027 2413	0150 1546 2174 0601 1575	09-08-2023 04-06-2009 02-23-2009 11-22-2005 09-05-2003	WD WD CT WD WD	Q U U U Q	01 U U U Q	I I I I I	385,000 110,000 100 169,000 126,200	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
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	228,404	0	315,904	0	315904	50,000.00	265904	290904	315,904	

Parcel Notes

05TR NOT DELIVERABLE AS ADDRESSED 9537 WATER ORCHID AVE CLERMONT 34711
 3027/601 ALTON LAWRENCE SINGLE
 06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND
 06FC SEE SALES AK3815713 AK3815707 AK3807434 NO CHGS TO SFR IN VERY GOOD COND QG FROM 550 DN 020106
 07TR MOVED LEFT NO ADDR UNABLE TO FORWARD 9537 WATER ORCHID AVE CLERMONT 34711
 3735/2174 CT VS ALTON LAWRENCE PROP TO DEUTSCHE BANK NATIONAL TRUST CO TTEE
 3760/1546 DEUTSCHE BANK NATIONAL TRUST CO TTEE TO KYLE & BRITTANY BRIGGS HW
 6210/150 KYLE & BRITTANY BRIGGS TO MIRANDA DIEUDONNE UNMARRIED
 24CC MIRANDA DIEUDONNE SUBMITTED HX APP WITH EXEMPTION REQUEST FORM NT 122623

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Alternate Key 3807408
Parcel ID 15-22-25-1305-000-09300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0675 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

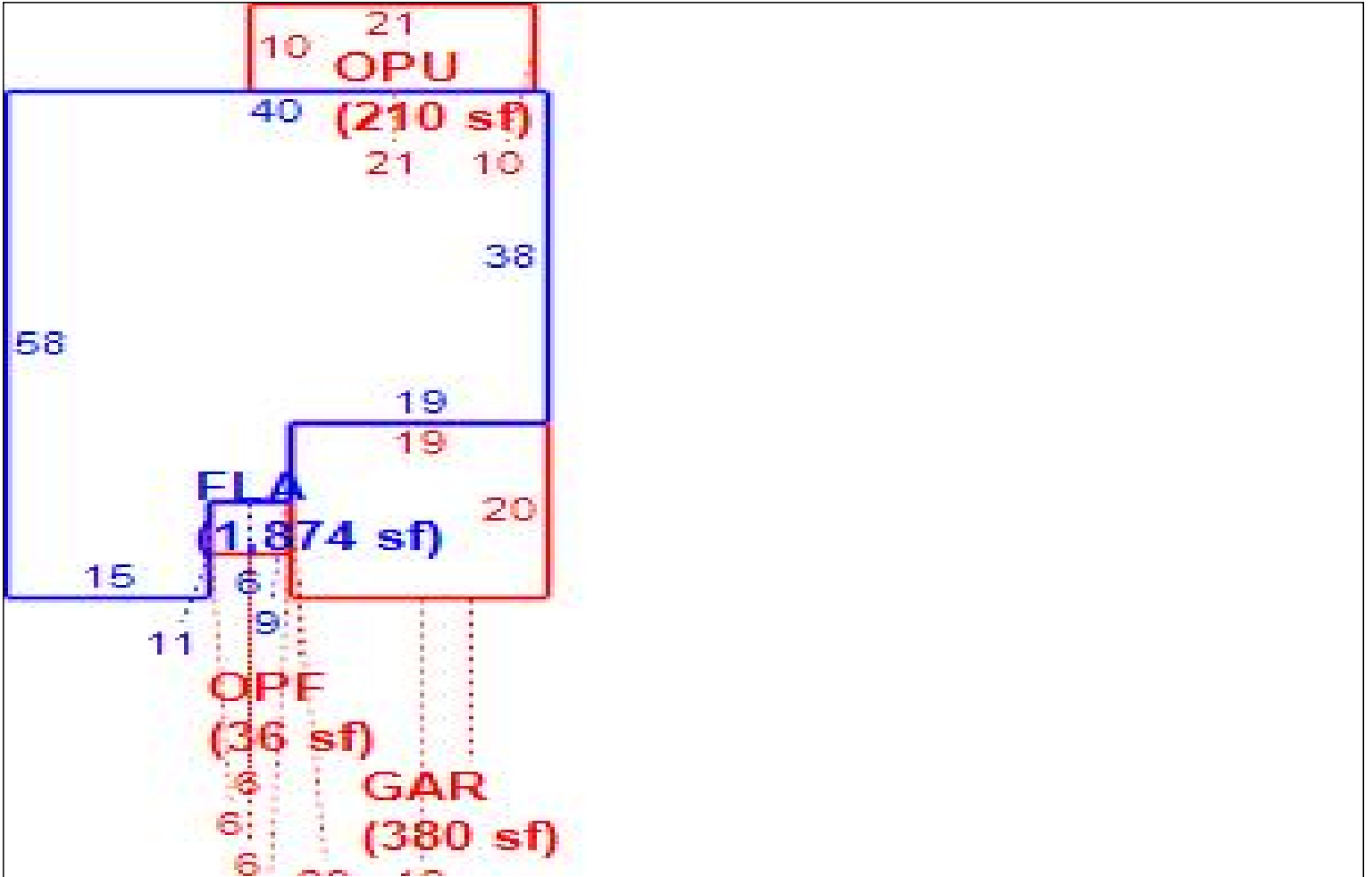
Current Owner		
KPANQUOI FATI S & MELVIN S		
1601 JOHNS LAKE RD 417		
CLERMONT	FL	34711

Property Location		
Site Address 9631 WATER FERN CIR		
CLERMONT FL 34711		
Mill Group	00GR	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 03-16-201

Legal Description
GROVELAND, MARSH HAMMOCK PHASE II SUB LOT 93 PB 46 PGS 49-50 ORB 6249 PG 2462

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 236,265
Deprec Bldg Value 229,177		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	1,874	1,874	1874	2002				
GAR	GARAGE FINISH	0	380	0	Effective Area	1874	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	36	0	Base Rate	105.56	Quality Grade	665	Half Baths 0
OPU	OPEN PORCH UNFINIS	0	210	0	Building RCN	236,265	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		1,874	2,500	1,874	Building RCNLD	229,177			

Alternate Key 3807408
Parcel ID 15-22-25-1305-000-09300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0675 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	352.00	SF	35.00	2005	2005	12320.00	85.00	10,472
PLD2	POOL/COOL DECK	548.00	SF	5.38	2005	2005	2948.00	70.00	2,064
SEN2	SCREEN ENCLOSED STRUCTURE	1530.00	SF	3.50	2005	2005	5355.00	52.50	2,811

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	SALE	01-01-2015	02-26-2016	1	0099	CHECK VALUE	02-26-2016		
2006	2005070473	07-25-2005	02-01-2006	2,750	0000	SEN 30X30			
2006	2005021687	02-28-2005	02-01-2006	20,000	0000	POOL			
2003	2002040898	07-17-2002	04-03-2003	100,672	0000	SFR/9631 WATER FERN CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023146117	6249	2462	11-21-2023	WD	Q	01	I	380,000			
	4622	0909	04-30-2015	WD	Q	Q	I	186,800			
	2203	0840	10-30-2002	WD	Q	Q	I	118,800			
	2143	0455	06-28-2002	WD	U	M	V	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	
87,500	229,177	15,347	332,024	0	332024	0.00	332024	332024	332,158	

Parcel Notes

06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND
 06FC ADD MISC FOR 06 SFR IN EXCELLENT COND QG FROM 550 POL AT ANGLE DN 020106
 4622/909 MELISSA K BRYANT- & MICHAEL L LANG TO EDWARD M & MARCY J STANSFIELD-JUDSON HW
 15X COURTESY HX CARD SENT 062215
 15X MELISSA & MICHAEL LANG FILED 16X PORTABILITY ON 3870169 082515
 16X COURTESY HX CARD SENT 012716
 16FC SFR IN GOOD EXT COND CAN4 TO OPU NPA DN 022616
 6249/2462 EDWARD M JUDSON AND MARCY J STANSFIELD-JUDSON TO FATI S & MELVIN S KPANQUOI HW

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Alternate Key 3806206
Parcel ID 15-22-25-1300-000-04100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0675 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

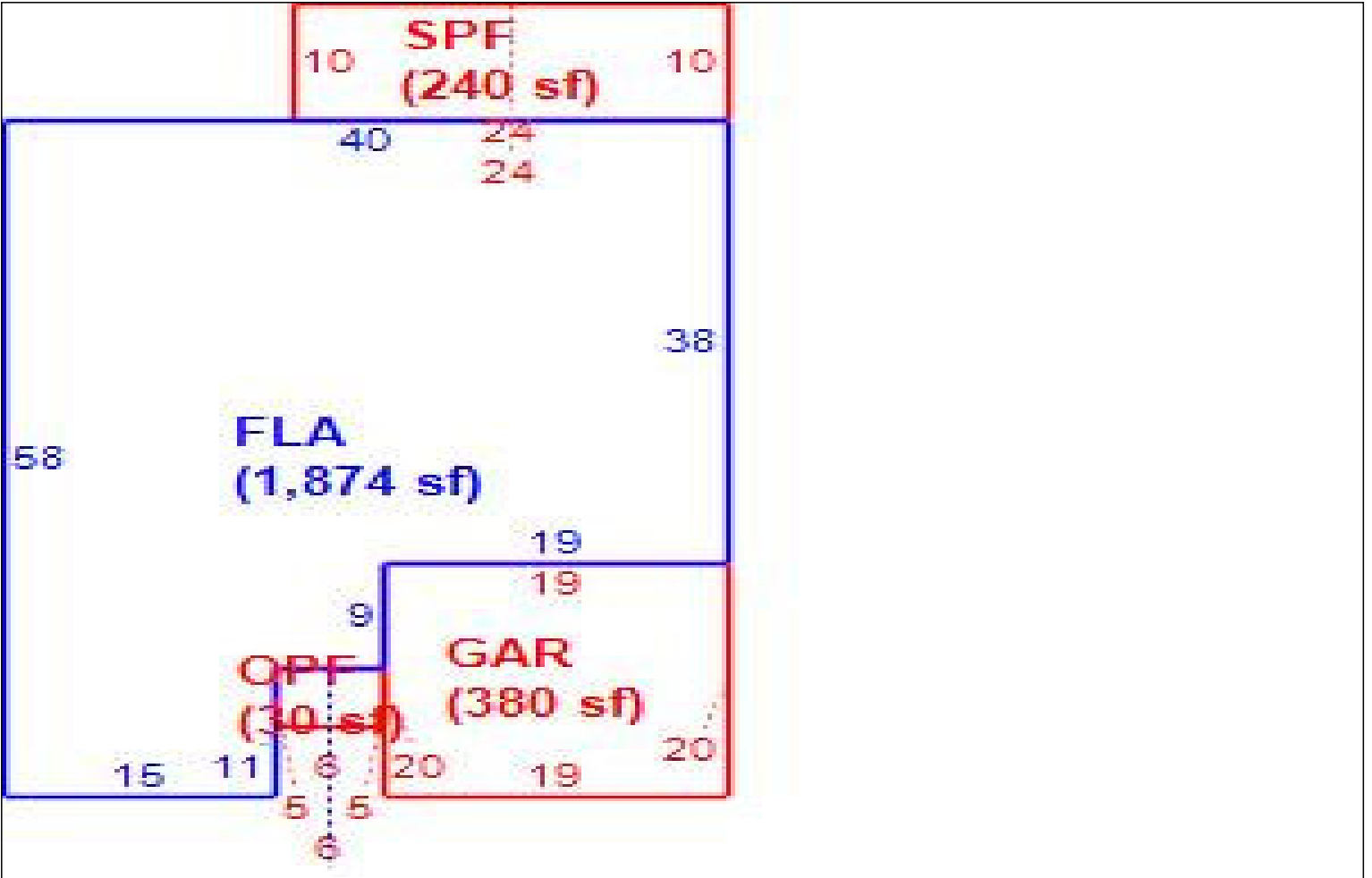
Current Owner			
WALSH BRIAN & AMANDA			
9930 WATER FERN CIR			
CLERMONT	FL	34711	

Property Location			
Site Address 9930 WATER FERN CIR			
CLERMONT FL 34711			
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	01-24-201

Legal Description
GROVELAND, MARSH HAMMOCK PHASE I SUB LOT 41 PB 45 PGS 10-11 ORB 6238 PG 2076

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 238,568 Deprec Bldg Value 231,411 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	1,874	1,874	1874	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	105.56	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	238,568	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	240	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,874	2,524	1,874	97.00	Roof Cover	3	Type AC	03
					0				
					231,411				

Alternate Key 3806206
 Parcel ID 15-22-25-1300-000-04100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0675 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
2004 2002	SALE 0140273	01-01-2003 04-24-2001	03-10-2004 08-09-2001	1 111,232	0000 0000	CHECK VALUE SFR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023136536	6238	2076	11-06-2023	WD	Q	01	I	363,000	039	HOMESTEAD	2024	25000
2017107882	5011	0364	09-26-2017	PR	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017090401	4989	2170	08-16-2017	PR	U	U	I	100				
	2424	1266	10-03-2003	WD	Q	Q	I	145,000				
	1983	0063	07-30-2001	WD	Q	Q	I	124,600				
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	231,411	0	318,911	0	318911	50,000.00	268911	293911	318,911

Parcel Notes

1983/63 KEVIN L KURTZ MARRIED
 2424/1266 KEVIN L & ROSHELL KURTZ TO MARILYN A LEIFHEIT UNMARRIED AND PATRICIA A ANDERSON UNMARRIED ONLY
 03X DONALD JOSEPH LEIFHEIT 68 DECEASED 112490 DC FROM OHIO
 06 ORD 2005-07-25 ANNEXED TO CITY OF GROVELAND
 11X MARILYN A LEIFHEIT 79 DECEASED 051511 FL DEATH LIST
 13FCL NO CHGS TO SFR IN GOOD EXT COND DN 011613
 4989/2170 PATRICIA A ANDERSON AS PR OF THE EST OF MARILYN ADELIN LEIFHEIT TO PATRICIA A ANDERSON
 5011/364 POST DEED ONLY PATRICIA A ANDERSON PR FOR EST OF MARILYN A LEIFHEIT TO PATRICIA A ANDERSON SINGLE ALREADY IN GRANTEE NAME
 18X COURTESY HX CARD SENT 122617
 6238/2076 PATRICIA A ANDERSON TO BRIAN & AMANDA WALSH HW
 24CC EFILE HX APP CP 012024

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