



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3819034**

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>2024-0676</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; 2018-3 IH Borrower LP</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>1524261302-000-06600 15625 Markham Dr</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.**

**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

<b>Petition #</b> 2024-0676	Alternate Key: 3819034	Parcel ID: 15-24-26-1302-000-06600
<b>Petitioner Name</b> Ryan ,llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 15625 MARKHAM DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> 2018-3 IH borrower lp	<b>Value from TRIM Notice</b>	<b>Value before Board Action Value presented by Prop Appr</b>
<b>1. Just Value, required</b>	\$ 324,448	\$ 324,448
<b>2. Assessed or classified use value, *if applicable</b>	\$ 277,390	\$ 277,390
<b>3. Exempt value, *enter "0" if none</b>	\$ -	\$ -
<b>4. Taxable Value, *required</b>	\$ 277,390	\$ 277,390

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

**Last Sale Date** 6/18/2013      **Price:** \$138,000       Arm's Length  Distressed      **Book** 4350      **Page** 1

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3819034	3819763	3812662	3819772
<b>Address</b>	15625 MARKHAM DR CLERMONT	3158 RAWCLIFFE RD CLERMONT	15234 MARKHAM DR CLERMONT	3108 RAWCLIFFE RD CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$410,000	\$385,000	\$385,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.20%	0.40%	2.80%
<b>Adjusted Sale</b>		\$353,420	\$328,790	\$338,030
<b>\$/SF FLA</b>	\$197.11 per SF	\$211.25 per SF	\$169.92 per SF	\$202.05 per SF
<b>Sale Date</b>		9/13/2023	11/7/2023	5/1/2023
<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>	1,646	1,673	-1890	1,935	-20230	1,673	-1890
<b>Year Built</b>	2004	2004		2003		2004	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.0	3.0	-10000	2.0		2.0	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	162 SF	96 sf		169 sf		132 sf	
<b>Pool</b>	y	Y	0	N	20000	Y	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>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		-Net Adj. 3.4%	-11890	-Net Adj. 0.1%	-230	-Net Adj. 0.6%	-1890
		Gross Adj. 3.4%	11890	Gross Adj. 12.2%	40230	Gross Adj. 0.6%	1890
<b>Adj. Sales Price</b>	Market Value <b>\$324,448</b>	Adj Market Value	<b>\$341,530</b>	Adj Market Value	<b>\$328,560</b>	Adj Market Value	<b>\$336,140</b>
	Value per SF 197.11						

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.

1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Mohamed Shariff**

**DATE 11/18/2024**

**2024-067€ Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject 4	3819034	15625 MARKHAM DR CLERMONT	same sub
2	comp 2	3812662	15234 MARKHAM DR CLERMONT	same sub
3	comp 1	3819763	3158 RAWCLIFFE RD CLERMONT	same sub
4	comp 3	3819772	3108 RAWCLIFFE RD CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3819034  
 Parcel ID 15-24-26-1302-000-06600

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0676 Subject  
 PRC Run: 12/4/2024 By

Card # 1 of 1

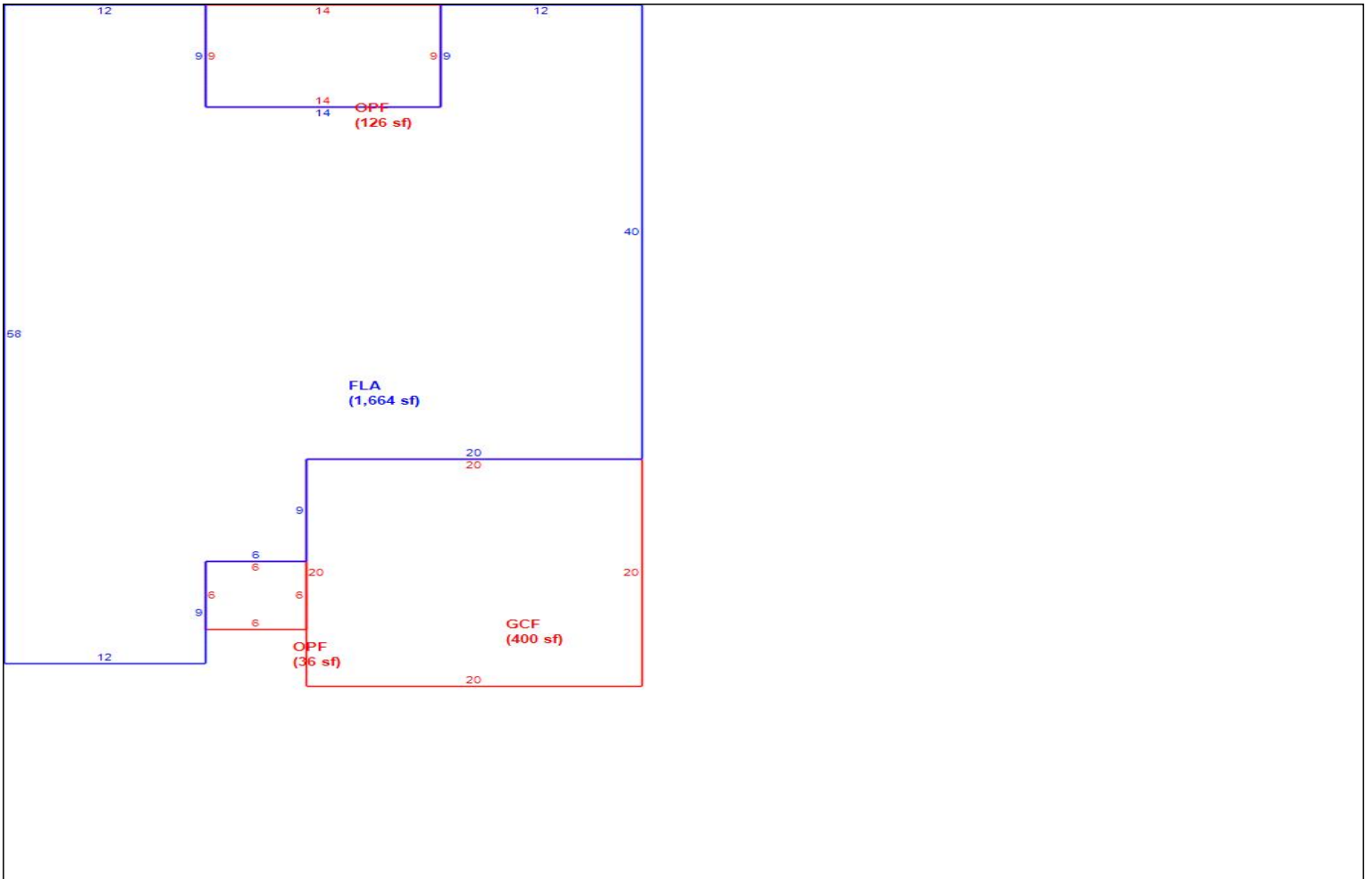
**Current Owner**  
 2018-3 IH BORROWER LP  
 C/O INVITATION HOMES TAX DEPT  
 1717 MAIN ST STE 2000  
 DALLAS TX 75201

**Property Location**  
 Site Address 15625 MARKHAM DR  
 CLERMONT FL 34714  
 Mill Group 0005 NBHD 0581  
**Property Use** 0010 SINGLE FAMILY  
**Last Inspection** PJF 01-01-202

**Legal Description**  
 MISSION PARK PHASE II PB 50 PG 6-7 LOT 66 ORB 5135 PG 1894

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
<b>Total Acres</b>		0.00		<b>JV/Mkt</b>		0		<b>Total Adj JV/Mkt</b>		79,500		
<b>Classified Acres</b>		0		<b>Classified JV/Mkt</b>		79,500		<b>Classified Adj JV/Mkt</b>		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 236,359 Deprec Bldg Value 229,268 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,664	1,664	1664	Effective Area	1664	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	116.57	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	162	0	Building RCN	236,359	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
<b>TOTALS</b>		1,664	2,226	1,664	Building RCNLD	229,268				

Alternate Key 3819034  
Parcel ID 15-24-26-1302-000-06600

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0676 Subject  
PRC Run: 12/4/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b> <i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	378.00	SF	35.00	2004	2004	13230.00	85.00	11,246
PLD2	POOL/COOL DECK	502.00	SF	5.38	2004	2004	2701.00	70.00	1,891
SEN2	SCREEN ENCLOSED STRUCTURE	1384.00	SF	3.50	2004	2004	4844.00	52.50	2,543

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	04-18-2006	1	0000	CHECK VALUE			
2005	2004101436	10-28-2004	01-28-2005	2,200	0000	SCRN ENCL 40X20			
2005	2004100013	10-11-2004	01-28-2005	2,350	0000	RETAINING WALL TO EX POOL			
2005	2004081030	08-24-2004	01-28-2005	19,000	0000	20X40 POOL & DECK			
2005	2004040207	04-23-2004	01-28-2005	98,736	0000	SFR 15625 MARKHAM DR			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018078381	5135 1894	06-28-2018	WD	U	M	I	0				
	4646 1567	06-25-2015	WD	U	M	I	100				
	4350 0001	06-18-2013	WD	Q	Q	I	138,000				
	3698 0828	10-30-2008	WD	U	U	I	142,000				
	3673 1838	09-03-2008	CT	U	U	I	100				
<b>Total</b>											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	229,268	15,680	324,448	47058	277390	0.00	277390	324448	317,314	

\*\*\*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 3819763  
Parcel ID 15-24-26-1303-000-17800

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0676 Comp 1  
PRC Run: 12/4/2024 By

Card # 1 of 1

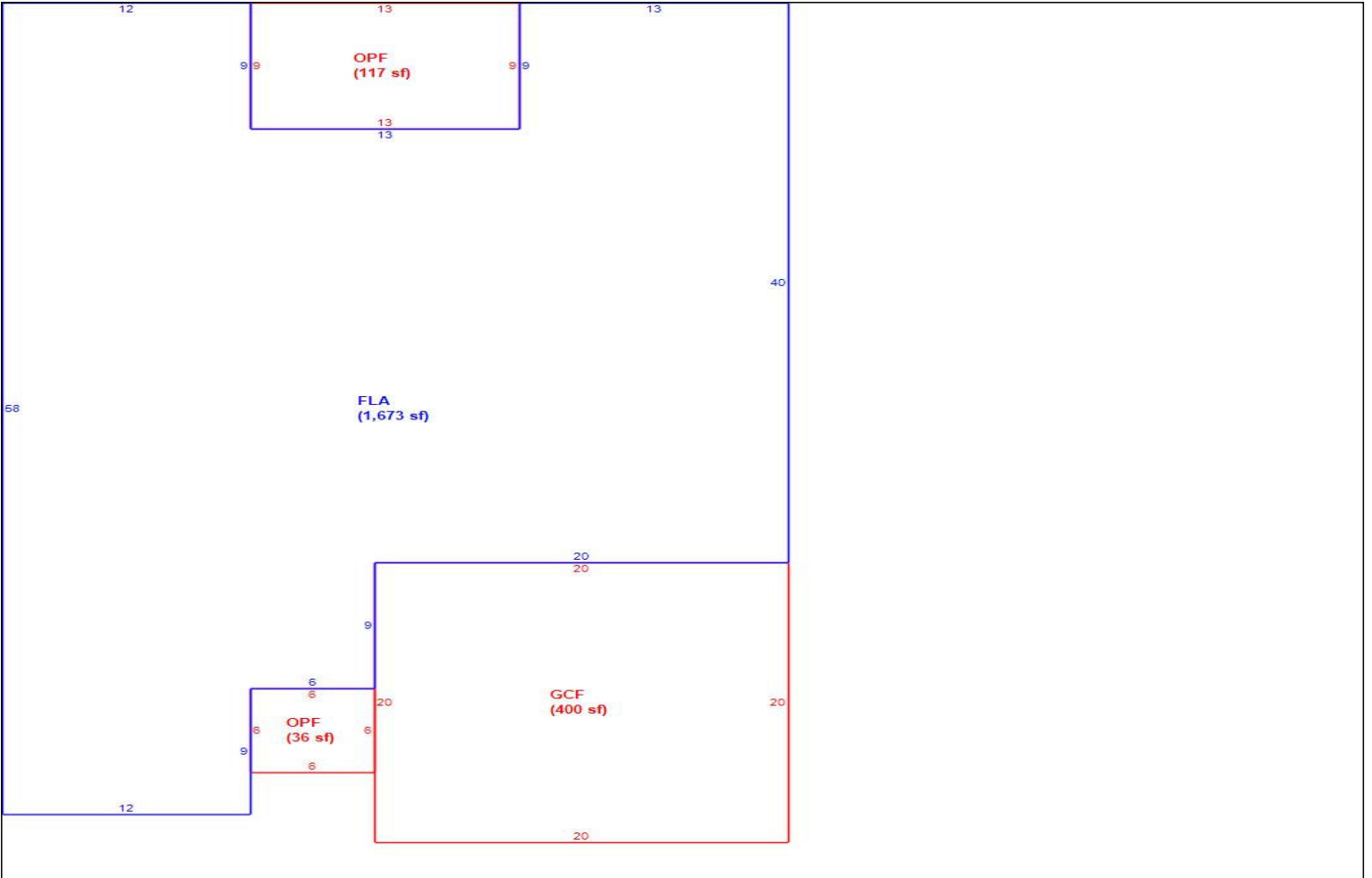
Current Owner		
HOSKINS TYLER C AND MONICA B MOREN		
3158 RAWCLIFFE RD		
CLERMONT	FL	34714

Property Location		
Site Address 3158 RAWCLIFFE RD		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 03-01-202

Legal Description
MISSION PARK PHASE III PB 50 PG 28-29 LOT 178 ORB 6213 PG 963

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 242,337
		Deprec Bldg Value 235,067	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	1,673	1,673	1673	2004	2004	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	116.54	116.54	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	153	0	242,337	242,337	Wall Type	03	Heat Type	6
						97.00	Foundation	3	Fireplaces	0
						0	Roof Cover	3	Type AC	03
TOTALS		1,673	2,226	1,673	235,067	235,067				



Alternate Key 3819763  
 Parcel ID 15-24-26-1303-000-17800

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0676 Comp 1  
 PRC Run: 12/4/2024 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	420.00	SF	35.00	2004	2004	14700.00	85.00	12,495
PLD2	POOL/COOL DECK	378.00	SF	5.38	2004	2004	2034.00	70.00	1,424
SEN2	SCREEN ENCLOSED STRUCTURE	1518.00	SF	3.50	2004	2004	5313.00	52.50	2,789

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	2020101222	10-27-2020	03-01-2021	13,477	0002	REPL WINDOWS 11	03-02-2021		
2005	2004080374	08-12-2004	12-22-2004	2,150	0000	42X19 SEN			
2005	2004071086	07-22-2004	12-22-2004	10	0000	POOL 15X30 DECK 19X42			
2005	2004030955	04-08-2004	12-22-2004	98,736	0000	SFR 3158 RAWCLIFFE RD			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023115340	6213	0963	09-13-2023	WD	Q	01	I	410,000	039	HOMESTEAD	2024	25000
2020059833	5480	1311	05-27-2020	WD	Q	01	I	253,500	059	ADDITIONAL HOMESTEAD	2024	25000
	3343	1609	11-22-2006	QC	U	U	I	0				
	3248	0906	05-18-2006	WD	Q	Q	I	295,000				
	2677	1458	10-05-2004	WD	Q	Q	I	215,900				
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
79,500	235,067	16,708	331,275	0	331275	50,000.00	281275	306275	324,137

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Alternate Key 3812662  
 Parcel ID 15-24-26-1300-000-03000

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0676 Comp 2  
 PRC Run: 12/4/2024 By

Card # 1 of 1

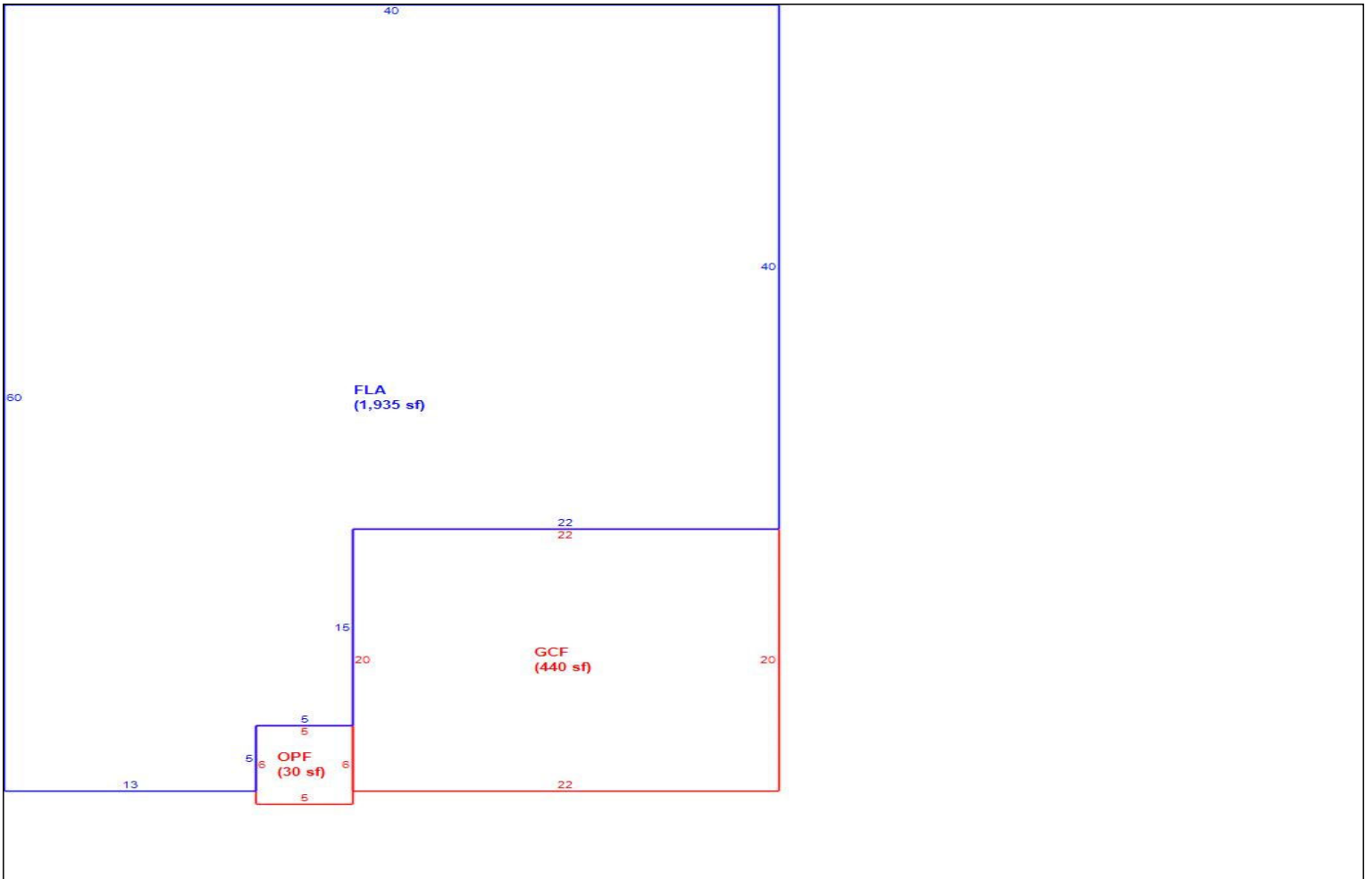
Current Owner		
WINNE MICHAEL & AMY		
15234 MARKHAM DR		
CLERMONT	FL	34714

Property Location		
Site Address 15234 MARKHAM DR		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MISSION PARK PHASE I PB 48 PG 3 LOT 30 ORB 6240 PG 2191

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 266,436
Deprec Bldg Value 258,443		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	1,935	1,935	1935	2003	1935	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0		115.78	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0		266,436	Wall Type	03	Heat Type	6
						EX	Foundation	3	Fireplaces	0
						97.00	Roof Cover	3	Type AC	03
						0				
						Functional Obsol				
						Building RCNLD	258,443			
TOTALS		1,935	2,405	1,935						

Alternate Key 3812662  
 Parcel ID 15-24-26-1300-000-03000

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0676 Comp 2  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	2003041119	05-02-2003	11-18-2003	106,084	0000	SFR			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023138470	6240	2191	11-07-2023	WD	Q	01	I	385,000	003	DISABILITY VETERAN	2024	5000
	2405	1574	08-28-2003	WD	Q	Q	I	152,600	039	HOMESTEAD	2024	25000
									059	ADDITIONAL HOMESTEAD	2024	25000
Total											55,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	258,443	0	337,943	0	337943	55,000.00	282943	307943	329,560	

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Alternate Key 3819772  
Parcel ID 15-24-26-1303-000-18700

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0676 Comp 3  
PRC Run: 12/4/2024 By

Card # 1 of 1

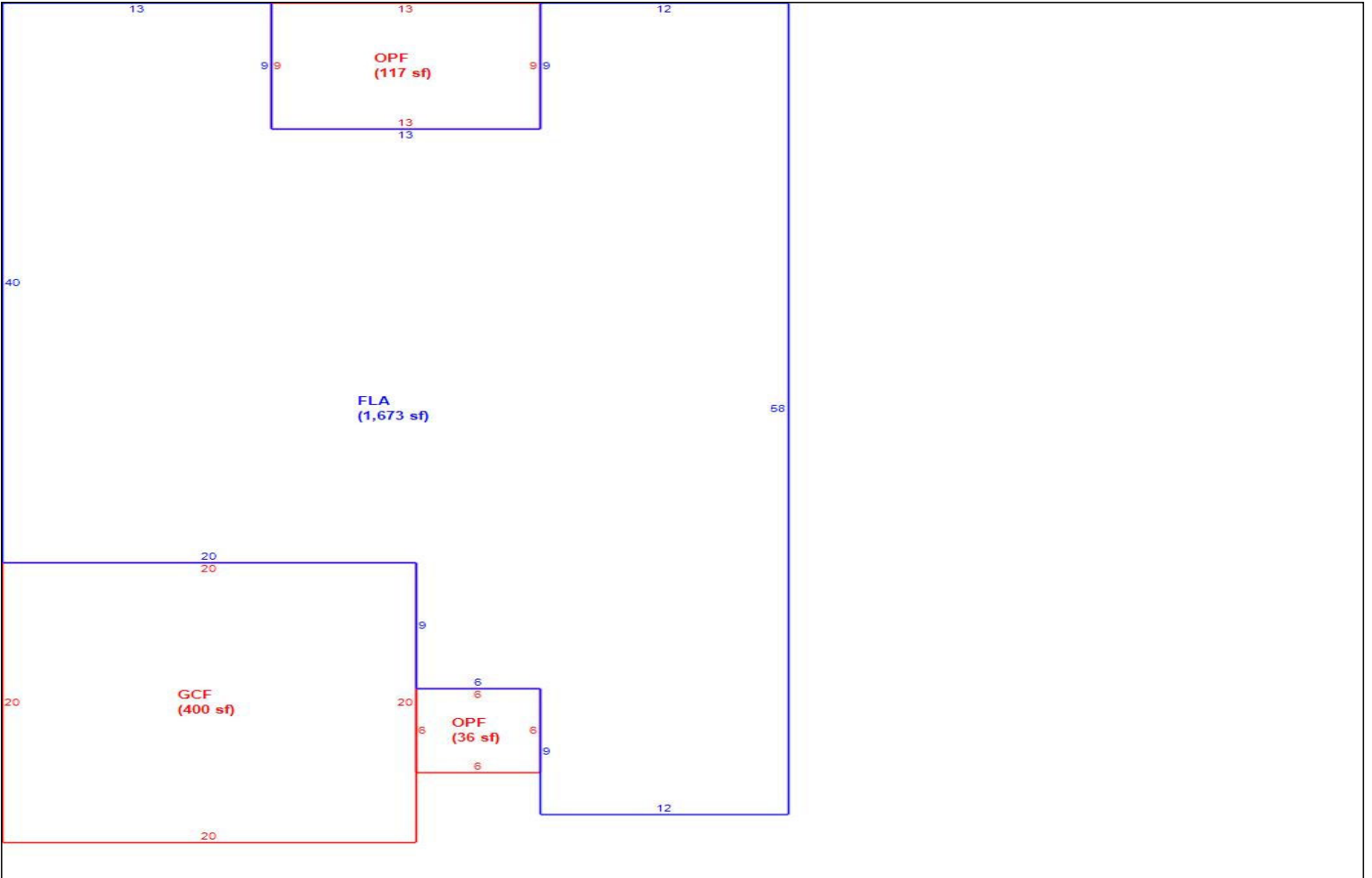
Current Owner		
ARIELNM 6 LLC		
3108 RAWCLIFFE RD		
CLERMONT	FL	34714

Property Location		
Site Address 3108 RAWCLIFFE RD		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MISSION PARK PHASE III PB 50 PG 28-29 LOT 187 ORB 6139 PG 2452

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 237,262
Deprec Bldg Value 230,144		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	1,673	1,673	1673	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	116.54	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	153	0	237,262	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
TOTALS		1,673	2,226	1,673	230,144	Building RCNLD	230,144	Type AC	03

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<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	364.00	SF	35.00	2004	2004	12740.00	85.00	10,829
PLD2	POOL/COOL DECK	396.00	SF	5.38	2004	2004	2130.00	70.00	1,491
SEN2	SCREEN ENCLOSED STRUCTURE	1462.00	SF	3.50	2004	2004	5117.00	52.50	2,686
PUG1	POOL UPGRADE	1.00	UT	2000.00	2004	2004	2000.00	85.00	1,700

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2004110740	11-10-2004	12-22-2004	3,000	0000	SCRN POOL ENCL 38X20			
2005	2004070342	07-08-2004	12-22-2004	12,000	0000	POOL 354SF DECK 38X19.6			
2005	2004020150	02-18-2004	12-22-2004	98,736	0000	SFR 3108 RAWCLIFFE RD			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023055152	6139	2452	05-01-2023	WD	Q	01	I	385,000				
2018039184	5090	1490	03-30-2018	WD	Q	Q	I	220,000				
	3988	1638	12-07-2010	WD	Q	Q	I	125,000				
	3988	1634	07-07-2010	WD	U	U	I	108,000				
	2704	1973	11-02-2004	WD	Q	Q	I	208,600				
<b>Total</b>												0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	230,144	16,706	326,350	0	326350	0.00	326350	326350	319,207	

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