

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 38/9735

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.

<u> </u>	END AS CELETAINO	rix of the val	UE ADJUSTME	NT BOARD (M	
Petition# 2024		County Lake		ax year <b>2024</b>	Date received 9./2.24
	The state of the s	ALTERED BY M	EPEUMONER	4,75	
PART 1. Taxpayer Info	rmation				
Taxpayer name: INV_HOMI	E; SRP Sub LLC a Delaware	LLC	Representative: F	Ryan, LLC c/o	Robert Peyton
for notices 162:	n, LLC 20 North Scottsdale Rd, ttsdale, AZ 85254	, Ste 650	Parcel ID and physical address or TPP account #	1524261303-0 15443 Markha	
Phone <b>954-740-6240</b>			Email	ResidentialAp	peals@ryan.com
The standard way to rece					
☐ I am filing this petition documents that supplements.	n after the petition dead port my statement.	dline. I have attac	hed a statement o	f the reasons I	filed late and any
your evidence to the v evidence. The VAB of Type of Property ✓ Res	alue adjustment board o r special magistrate ruli	clerk. Florida law a ng will occur unde and miscellaneou	llows the property a r the same statuto	appraiser to cros ry guidelines as charge	s submit duplicate copies of s examine or object to your if you were present.) istoric, commercial or nonprofit usiness machinery, equipment
					doll loos i lido il lory, equipi lioric
PART 2. Reason for Pe			one, file a separa		er comment to a comment
Real property value ( Denial of classificatio	•	e 🗌 increase	Denial of exer	nption Select or	enter type:
	tantially complete on J perty value (You must 93.052. (s.194.034, F.S	have timely filed	(Include a date a_Qualifying impro	e-stamped copy evement (s. 193.1 control (s. 193.15	tion or classification of application.) 555(5), F.S.) or change of 5(3), 193.1554(5), or
	s a joint petition. Attach				ty appraiser's
5 Enter the time (in m by the requested tim group.	inutes) you think you ne ne. For single joint petition	eed to present you ons for multiple un	r case. Most heari its, parcels, or acco	ngs take 15 min ounts, provide th	utes. The VAB is not bound e time needed for the entire
ı— <i>'</i>	vill not be available to a	•			
You have the right to exc evidence directly to the pappraiser's evidence. At	property appraiser at le the hearing, you have	ast 15 days befor the right to have	e the hearing and witnesses sworn.	make a written	request for the property
of your property record of	ard containing informathen the property appra	tion relevant to th	e computation of	your current ass	property appraiser a copy sessment, with confidential d the property record card

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.

	· · · · · · · · · · · · · · · · · · ·
re authorizing a representative listed in zation for representation to this form. ess to confidential information from the	
to any confidential information related the property described in this petition a	
Print name	Date
Signature	
ntity's employee or you are one of the f	following licensed
(taxpayer or an affiliate	ed entity).
).	
475, Florida Statutes (license number	. <u>RD6182</u> ).
5, Florida Statutes (license number	).
apter 473, Florida Statutes (license nui	mber).
required for access to confidential info	rmation from the property
n to file this petition on the taxpayer's lifting this petition and of becoming an a ead this petition and the facts stated in	agent for service of process
Robert Peyton	9/10/2024
Print name	Date
t listed in part 4 above.	
of the licensed representatives or empl	loyees listed in part 4 above
equirements of Part II of Chapter 709, F norized signature is in part 3 of this for	
on AND (check one)	
payer's authorized signature is in part	3 of this form.
s required for access to confidential info	ormation from the property
authorized representative for purpose 1(3)(h), Florida Statutes, and that I have	
Print name	Date
	zation for representation to this form. It is to confidential information from the ses to confidential information from the ses to confidential information related the property described in this petition.  Print name  Signature  (taxpayer or an affiliate ).  475, Florida Statutes (license number

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #				Alternate K	ey: <b>3819735</b>	Parcel I	D: <b>15-24-26-13</b> 0	3-000-15000	
Petitioner Name	Ryan ,lld	c/o Robert	Peyton				Check if Mu	ıltiple Parcels	
The Petitioner is:	Taxpayer of Red	cord 🗸 Tax	payer's agent	Property		ARKHAM DR			
Other, Explain:				Address	CLE	RMONT			
Owner Name		SRP Sub Ilc		Value from	Value befor	e Board Actio	_		
Owner Maine	,	SKF Sub lic		TRIM Notice	Value boloi	e Board Actio	i value alleri	Board Action	
					· ·				
1. Just Value, rec				\$ 330,9		330,97			
2. Assessed or cl			cable	\$ 281,1		281,11	0		
3. Exempt value,	*enter "0" if nor	16		\$	- \$	-			
4. Taxable Value,	*required			\$ 281,1	10 \$	281,11	0		
*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	authority values	may differ.			
		•	,	<u> </u>	-	-		•	
Last Sale Date	6/6/2013	Pric	ce: \$13	5,800	Arm's Length .	/ Distressed	Book <u>4339</u> I	Page <u>1882</u>	
ITEM	Subje	ct	Compar	ahlo #1	Compara	ahla #2	Compara	hlo #3	
AK#	38197		3819		3812		38197		
	15443 MARK		3158 RAWC		15234 MAR		3108 RAWC		
Address	CLERMO		CLERN		CLERM		CLERM		
Proximity	OLLIWIN	3111	same sub		same		same		
Sales Price			\$410,		\$385,0		\$385,000		
Cost of Sale			-15		-15		-15		
Time Adjust			1.20	)%	0.40	1%	2.80	%	
Adjusted Sale			\$353,	420	\$328,	790	\$338,0	030	
\$/SF FLA	\$201.08 p	er SF	\$211.25	per SF	\$169.92	per SF	\$202.05	per SF	
Sale Date			9/13/2	·	11/7/2	·	5/1/20		
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,646		1,673	-1890	1,935	-20230	1,673	-1890	
Year Built	2005		2004		2003		2004		
Constr. Type	block/stucco		block/stucco		block/stucco		block/stucco		
Condition	good		good		good		good		
Baths	3.0		3.0		2.0	10000	2.0	10000	
Garage/Carport	2 car		2 car		2 car		2 car		
Porches	142 sf		96 sf		169 sf		132 sf		
Pool	У		Y	0	N	20000	Υ	0	
Fireplace	0		0	0	0	0	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds	no		no		no		no		
Site Size	lot		lot		lot		lot		
Location	good		good		good		good		
View	good		good		good		good		
			-Net Adj. 0.5%	-1890	Net Adj. 3.0%	9770	Net Adj. 2.4%	8110	
			Gross Adj. 0.5%	_	Gross Adj. 15.3%		Gross Adj. 3.5%	11890	
	Market Value	\$330,976	Adj Market Value	\$351,530	Adj Market Value	\$338,560	Adj Market Value	\$346,140	
Adj. Sales Price	Value per SF	201.08		+	,	, ,	, ,	·	

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





Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3819735	15443 MARKHAM DR CLERMONT	_
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 3819735 Parcel ID 15-24-26-1303-000-15000

**Current Owner** 

SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

**DALLAS**  $\mathsf{TX}$ 75201 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0677 Subject PRC Run: 12/4/2024 By

Card # of

**Property Location** 

Site Address 15443 MARKHAM DR

CLERMONT FL 34714

Mill Group 0005 NBHD 0581

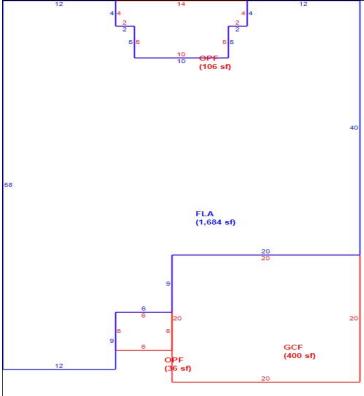
Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

MISSION PARK PHASE III PB 50 PG 28-29 LOT 150 ORB 5065 PG 658

Lan	Land Lines													
LL #	Use Code	Front	Depth	Notes Adj	3	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 A		0.00			1kt 0	•			al Adj JV/MI			79,500
Classified Acres 0 Classified JV/Mkt 79					9,500		Classifie	d Adj JV/MI	ct		0			

Sketch Bldg 1 1 of 1 Replacement Cost 243,452 Deprec Bldg Value 236,148 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,684	1,684	1684	Effective Area	1684	l			
-	GARAGE FINISH	0	400	0	Base Rate	116.51	No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	142	0	Building RCN	243,452	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS		2,226	1,684	Building RCNLD	236,148	Roof Cover	3	Type AC	03

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

2024-0677 Subject 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	360.00	SF	35.00	2005	2005	12600.00	85.00	10,710				
PLD2	POOL/COOL DECK	440.00	SF	5.38	2005	2005	2367.00	70.00	1,657				
SEN2	SCREEN ENCLOSED STRUCTURE	1538.00	SF	3.50	2005	2005	5383.00	55.00	2,961				
						l							

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date					
2007 2006 2006 2006 2005	SALE 2005020729 2004120601 2004041053 2004041053	01-01-2006 02-11-2005 01-01-2005 01-01-2005 07-12-2004	03-13-2007 08-11-2005 08-11-2005 08-11-2005 12-13-2004	1 4,240 15,000 98,736 98,736	0000 0000 0000 0000	CHECK VALUES SEN 20X40 POOL 30X15 DECK 450SF SFR TO 06 SFR 15443 MARKHAM DR	03-13-2007	oo Bate					

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018016011	5065 4465 4339 3144 2780	0658 2079 1882 2454 0268	02-08-2018 04-10-2014 06-06-2013 04-06-2006 02-14-2005	WD WD CT WD WD	טטטמ	MMUQQ		100 2,465,500 135,800 315,000 237,200				
										Total		0.00
						Val	ue Summ	arv				

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	236 148	15 328	330 976	49866	281110	0.00	281110	330976	323 791

<sup>\*\*\*</sup>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

Current Owner

L(

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0677 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

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

 ${\bf HOSKINS\ TYLER\ C\ AND\ MONICA\ B\ MOREN}$ 

3158 RAWCLIFFE RD

CLERMONT FL 34714

Legal Description

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

Lan	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				1		Tota	d Adj JV/Mk	t		79,500	
Classified Acres 0 Classified JV/Mkt 79,50							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 S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,673	1,673	1673	Effective Area	1673	l			
GAR	GARAGE FINISH	0	400	Λ.	Base Rate	116.54	No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	153	0	Building RCN	242,337	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS 1		2,226	1,673	Building RCNLD	235,067	Roof Cover	3	Type AC	03

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

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

2024-0677 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

	Missell-masses Fashing											
			Mis	scellaneous F	eatures							
		*On	ly the first	t 10 records a	re reflected	below						
Code	Description	Units	Туре	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			

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

			Sales Informa	ation						Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023115340 2020059833	6213 5480 3343 3248 2677	0963 1311 1609 0906 1458	09-13-2023 05-27-2020 11-22-2006 05-18-2006 10-05-2004	WD WD QC WD WD	00000	01 01 U Q Q	 	410,000 253,500 0 295,000 215,900	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024			
	Total 50,000.00													

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

<sup>\*\*\*</sup>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 3812662 Parcel ID 15-24-26-1300-000-03000

Current Owner

**LCPA Property Record Card** Roll Year 2024

Status: A

2024-0677 Comp 2 PRC Run: 12/4/2024 By

Card # 1 of

**Property Location** 

Site Address 15234 MARKHAM DR

CLERMONT FL 34714 0005 NBHD 0581

Mill Group Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

CLERMONT FL 34714

Legal Description

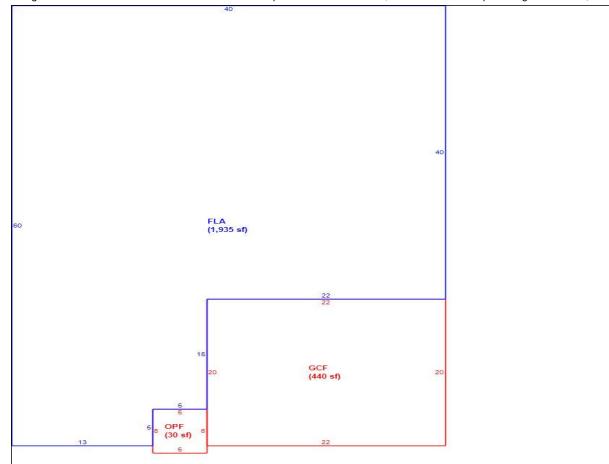
WINNE MICHAEL & AMY

15234 MARKHAM DR

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

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Берш	Adj	Office	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	Γ 26,500.0	0.0000	3.00	1.000	1.000	0	79,500
					1 11							
	Total Acres 0.00 JV/Mkt 0 Total Adj JV/Mkt 79,500											
	Cla	assified A	cres	0	Classified JV/Mkt	t 79,500		Classifie	d Adj JV/MI	kt		0
						Sketch						

Bldg 1 1 of 1 Replacement Cost 266,436 Deprec Bldg Value 258,443 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,935	1,935	1935	Effective Area	1935			- " - "	
GAR	GARAGE FINISH	0	440	0	Base Rate	115.78	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	266,436	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,935	2,405	1,935	Building RCNLD	258,443	Roof Cover	3	Type AC	03

Alternate Key 3812662

79,500

258.443

337,943

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

2024-0677 Comp 2 PRC Run: 12/4/2024 By

Card # 1 of 1

Parcel I	D 15-24-	26-130	0-000-0	3000		Ro		r 202		itus: A			Card #	1 0	of 1
						*Onlv			laneous F records a	eatures re reflected b	elow				
Code		Descrip	tion		Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	Apr	Value
		r   Permit ID   Issue Date					-77-								
								Bui	ilding Peri	mits					
Roll Yea					omp [		Am	ount	Туре		Descri	otion	Review D	ate C	O Date
2004	4 2003041119 05-02-2003				-18-2			106,08	0000	SFR					
				Sales In									nptions		
	ment No 3138470	800k 6240 2405	2191 1574	Sale D 11-07-2 08-28-2	2023	WD WD	Q/U Q Q	Ode 01 Q	Vac/Imp I I	Sale Price 385,000 152,600		Description DISABILITY VET HOMESTEA ADDITIONAL HOM	ERAN D	Year 2024 2024 2024	Amount 5000 25000 25000
													Total		55,000.00
								Va	lue Summ	ary	-				
Land Va	alue Bldç	g Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value (	Cnty Ex A	mt Co Tax Val	Sch Tax \	Val Prev	ious Valu

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 2024-0677 Comp 3 PRC Run: 12/4/2024 By

Card # 1 of 1

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

Current Owner

ARIELNM 6 LLC

3108 RAWCLIFFE RD

CLERMONT FL 34714

Legal Description

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

	ad Lines													
Lar	d Lines													
LL #	Use Code	Front	Depth	1	tes dj	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
	1	Total A	cres	0.00 JV/Mkt						Tota	d Adj JV/MI	kt		79,500
	Classified Acres 0 Classified JV/Mk					1kt   79	,500		Classifie	d Adj JV/MI	ct		0	

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 237,262 Deprec Bldg Value 230,144 Multi Story 0

OPF (117 st) 13

13

13

FLA (1.673 st) 55

OPF (400 st) 255

OPF (160 st) 35

OPF (160 st)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,673	1,673	1673	Effective Area	1673				
-	GARAGE FINISH	0	400	0		116.54	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	153	0	Building RCN	237,262	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,673	2,226	1,673	Building RCNLD	230,144	Roof Cover	3	Type AC	03

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

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

2024-0677 Comp 3 PRC Run: 12/4/2024 By

Card # 1 of 1

	Non-row 221 Outdoor A													
			Mis	scellaneous F	eatures									
		*On	ly the firs	t 10 records a	re reflected	below								
Code														
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														
				D '' '' D	•.									

				Build	ing Perr	nits		
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		
							1	

			Sales Informa	ation						Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023055152 2018039184	6139 5090 3988 3988 2704	2452 1490 1638 1634 1973	05-01-2023 03-30-2018 12-07-2010 07-07-2010 11-02-2004	WD WD WD WD WD	00000	01 Q Q U Q		385,000 220,000 125,000 108,000 208,600						
	Total 0.00													

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

<sup>\*\*\*</sup>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.\*\*\*