



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3819779

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), PART 1. Taxpayer Information, PART 2. Reason for Petition, and instructions regarding evidence exchange and filing fees.

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> 2024-0678	Alternate Key: 3819779	Parcel ID: 15-24-26-1303-000-19400
<b>Petitioner Name</b> RYAN, LLC 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> 3123 RAWCLIFFE RD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> 2018-3 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 347,623	\$ 347,623
<b>2. Assessed or classified use value, *if applicable</b>	\$ 285,710	\$ 285,710
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 285,710	\$ 285,710

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

**Last Sale Date** 6/28/2018      **Price:** \$0       Arm's Length  Distressed      Book 5135 Page 1894

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3819779	3812662	3819763	3819772
<b>Address</b>	3123 RAWCLIFFE RD CLERMONT	15234 MARKHAM DR CLERMONT	3158 RAWCLIFFE RD CLERMONT	3108 RAWCLIFFE RD CLERMONT
<b>Proximity</b>		200 FEET	360 FEET	180 FEET
<b>Sales Price</b>		\$385,000	\$410,000	\$385,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.40%	1.20%	2.80%
<b>Adjusted Sale</b>		\$328,790	\$353,420	\$338,030
<b>\$/SF FLA</b>	\$183.44 per SF	\$169.92 per SF	\$211.25 per SF	\$202.05 per SF
<b>Sale Date</b>		11/7/2023	9/13/2023	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>	1,895	1,935	-2000	1,673	11100	1,673	11100
<b>Year Built</b>	2005	2003		2004		2004	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		3.0	-7500	2.0	
<b>Garage/Carport</b>	GARAGE	GARAGE		GARAGE		GARAGE	
<b>Porches</b>	OPF	OPF		OPF/OPF	-4000	OPF/OPF	-4000
<b>Pool</b>	Y	N	20000	Y	0	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>	NONE	NONE		NONE		NONE	
<b>Site Size</b>	.13 AC	.15 AC		.18 AC		.12 AC	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 5.5%	18000	-Net Adj. 0.1%	-400	Net Adj. 2.1%	7100
		Gross Adj. 6.7%	22000	Gross Adj. 6.4%	22600	Gross Adj. 4.5%	15100
<b>Adj. Sales Price</b>	Market Value <b>\$347,623</b>	Adj Market Value	<b>\$346,790</b>	Adj Market Value	<b>\$353,020</b>	Adj Market Value	<b>\$345,130</b>
	Value per SF 183.44						

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.

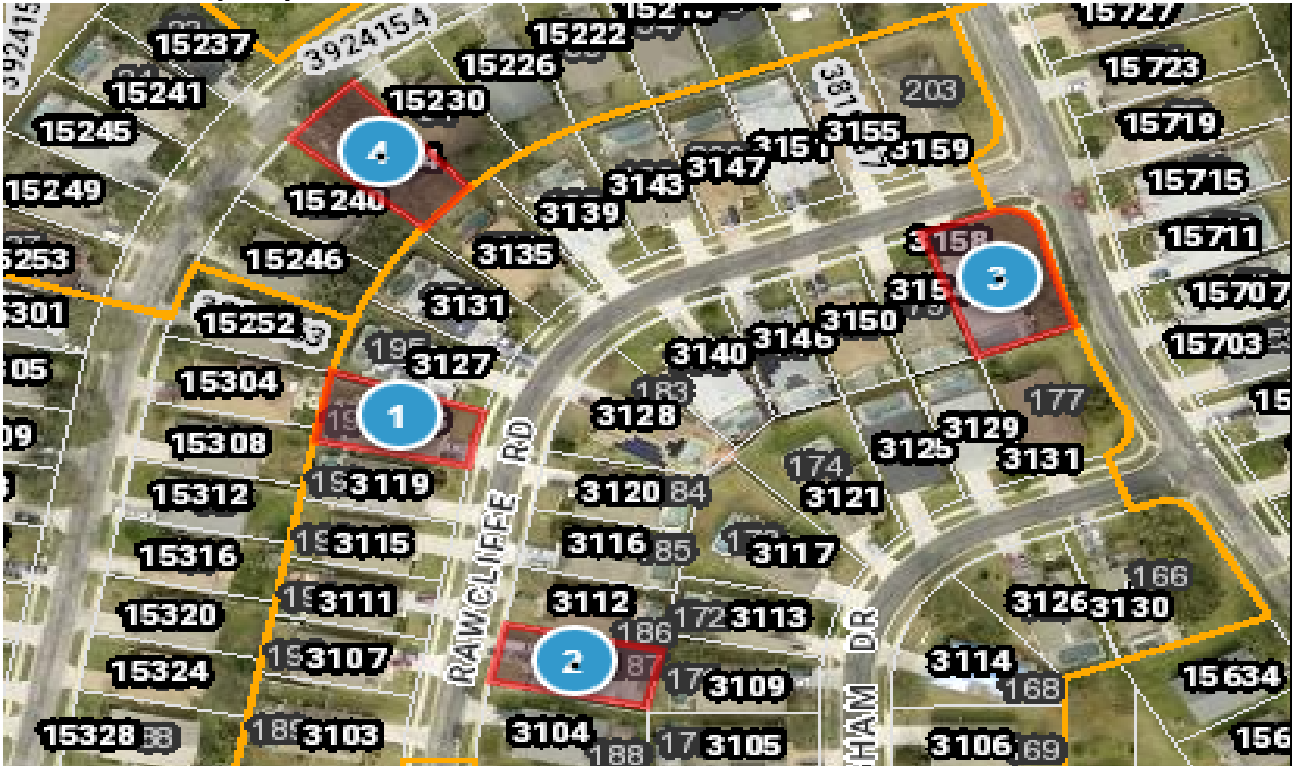
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: R. Bryan Boone**

**DATE 11/21/2024**

2024-0678 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3819779	3123 RAWCLIFFE RD CLERMONT	-
2	3	3819772	3108 RAWCLIFFE RD CLERMONT	180 FEET
3	2	3819763	3158 RAWCLIFFE RD CLERMONT	360 FEET
4	1	3812662	15234 MARKHAM DR CLERMONT	200 FEET
5				
6				
7				
8				

Alternate Key 3819779  
 Parcel ID 15-24-26-1303-000-19400

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

2024-0678 Subject  
 PRC Run: 11/22/2024 By

Card # 1 of 1

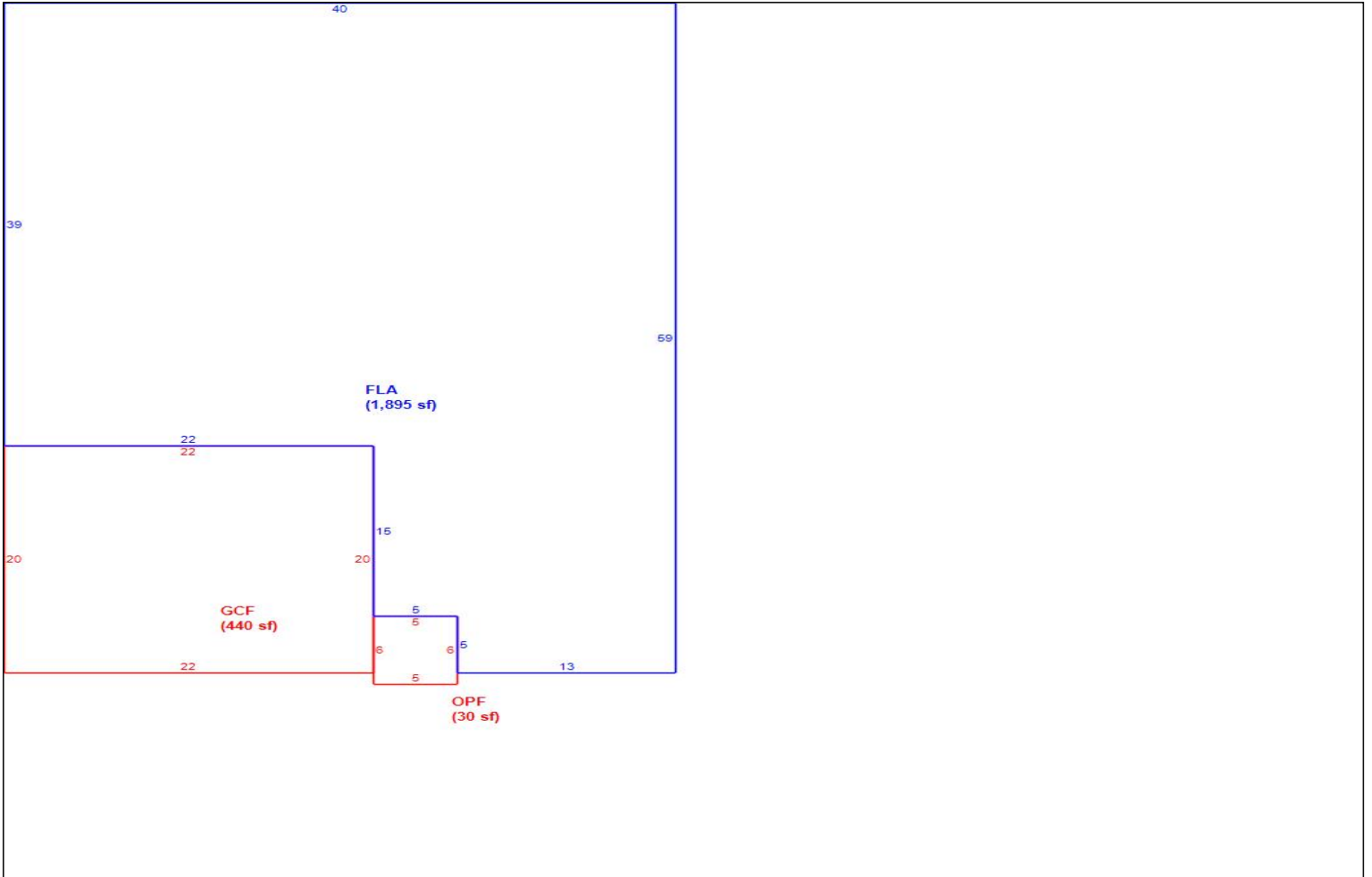
Current Owner		
2018-3 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 3123 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 194 ORB 5135 PG 1894

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 261,935
Deprec Bldg Value 254,077		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,895	1,895	1895	Effective Area	1895	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	Base Rate	115.90	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	261,935	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		1,895	2,365	1,895	Building RCNLD	254,077					

Alternate Key 3819779  
 Parcel ID 15-24-26-1303-000-19400

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

2024-0678 Subject  
 PRC Run: 11/22/2024 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	312.00	SF	35.00	2005	2005	10920.00	85.00	9,282
PLD2	POOL/COOL DECK	488.00	SF	5.38	2005	2005	2625.00	70.00	1,838
SEN2	SCREEN ENCLOSED STRUCTURE	1520.00	SF	3.50	2005	2005	5320.00	55.00	2,926

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005021237	03-14-2005	08-12-2005	3,291	0000	SEN 20X40			
2006	2004121631	01-01-2005	08-12-2005	2,200	0000	19X40 POOL SEN			
2006	200411144	01-01-2005	08-12-2005	19,400	0000	POOL 15X30 DECK 19.8X40			
2006	2004040923	01-01-2005	08-12-2005	104,984	0000	SFR TO 06			
2005	2004040923	08-06-2004	12-13-2004	104,984	0000	SFR 3123 RAWCLIFFE RD			

Sales Information								Exemptions			
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			
	4313	1928	04-11-2013	CT	U	U	I	140,500			
	2907	1171	07-29-2005	WD	Q	Q	I	295,000			
	2780	0306	02-28-2005	WD	Q	Q	I	213,300			
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	
79,500	254,077	14,046	347,623	61913	285710	0.00	285710	347623	339,547	

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

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

2024-0678 Comp 1  
PRC Run: 11/22/2024 By

Card # 1 of 1

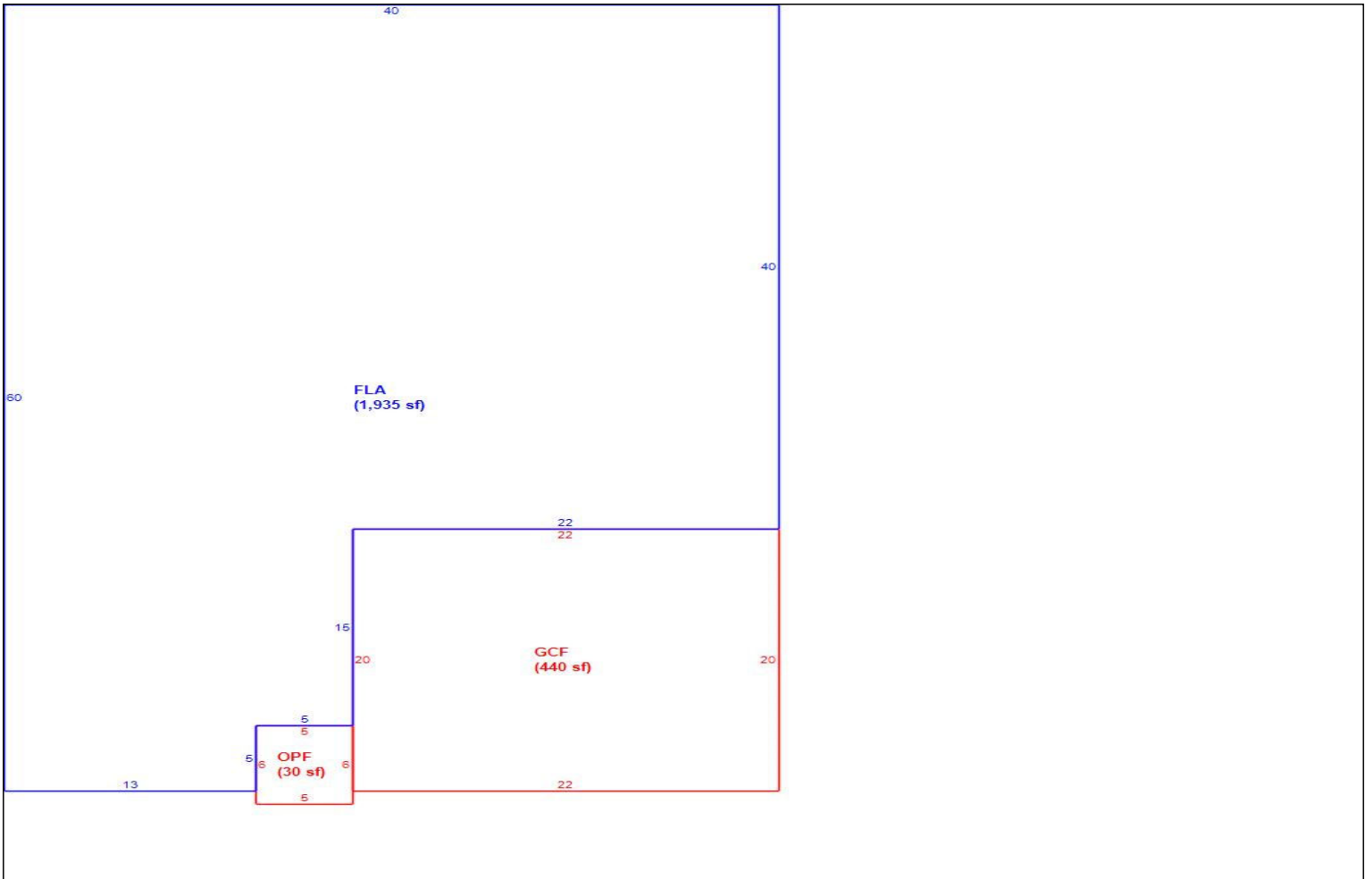
Current Owner		
WINNE MICHAEL & AMY		
15234 MARKHAM DR		
CLERMONT	FL	34714

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	2003	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,935	1,935	1935	Effective Area	1935	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	115.78	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	266,436	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		1,935	2,405	1,935	Building RCNLD	258,443				



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

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

2024-0678 Comp 1  
 PRC Run: 11/22/2024 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	2003041119	05-02-2003	11-18-2003	106,084	0000	SFR			

Sales Information									Exemptions			
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	

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	258,443	0	337,943	0	337943	55,000.00	282943	307943	329,560	

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

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

2024-0678 Comp 2  
PRC Run: 11/22/2024 By

Card # 1 of 1

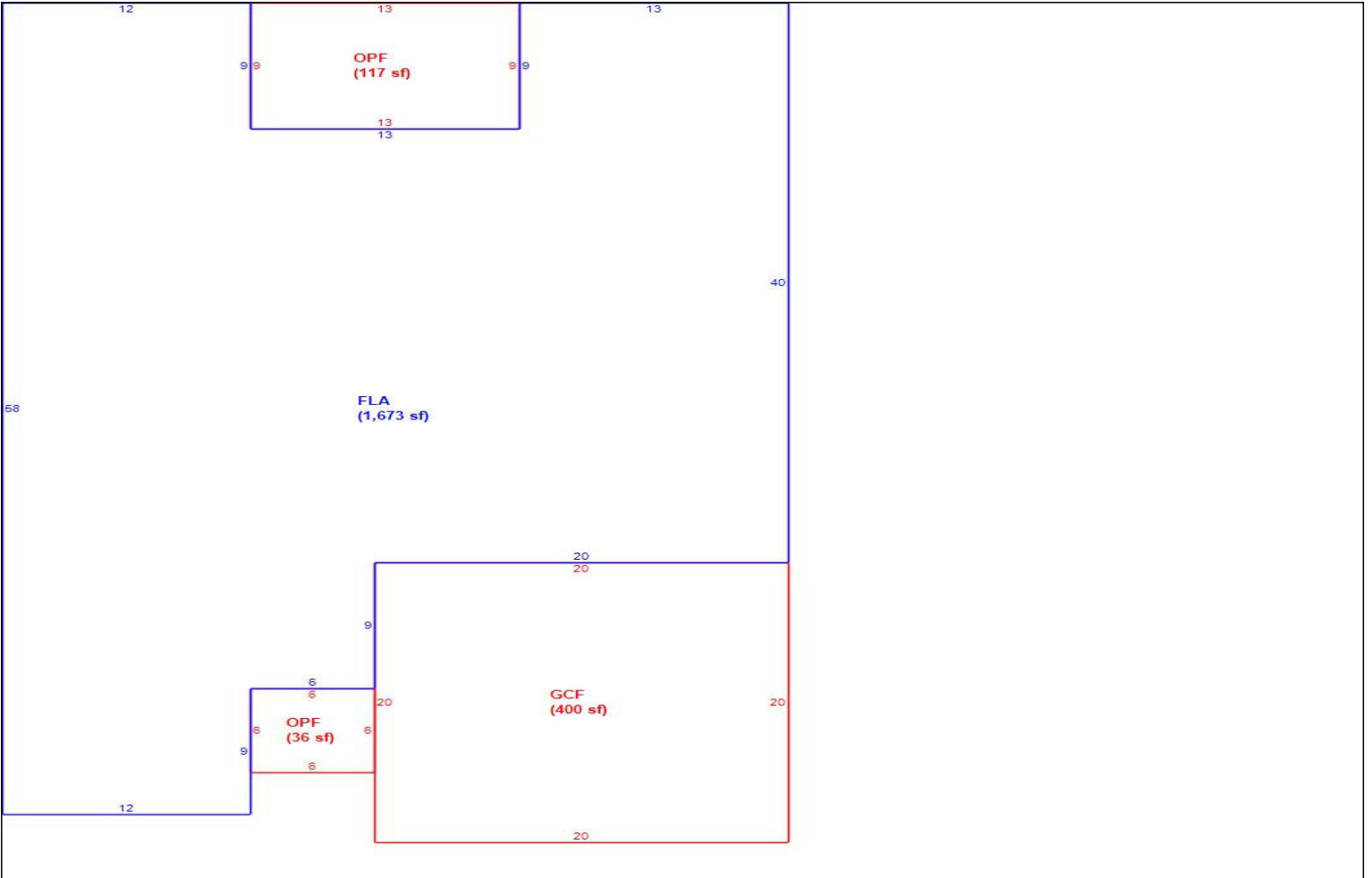
Current Owner		
HOSKINS TYLER C AND MONICA B MOREN		
3158 RAWCLIFFE RD		
CLERMONT	FL	34714

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	1673	No Stories	1.00	Full Baths	3		
GAR	GARAGE FINISH	0	400	0		116.54	Quality Grade	680	Half Baths	0		
OPF	OPEN PORCH FINISHE	0	153	0		242,337	Wall Type	03	Heat Type	6		
TOTALS					1,673	2,226	1,673	Foundation	3	Fireplaces	0	
							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

2024-0678 Comp 2  
 PRC Run: 11/22/2024 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	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

<b>Building Permits</b>									
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			

<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	
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				
<b>Total</b>											50,000.00	

**Value Summary**

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
79,500	235,067	16,708	331,275	0	331275	50,000.00	281275	306275	324,137

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

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

2024-0678 Comp 3  
 PRC Run: 11/22/2024 By

Card # 1 of 1

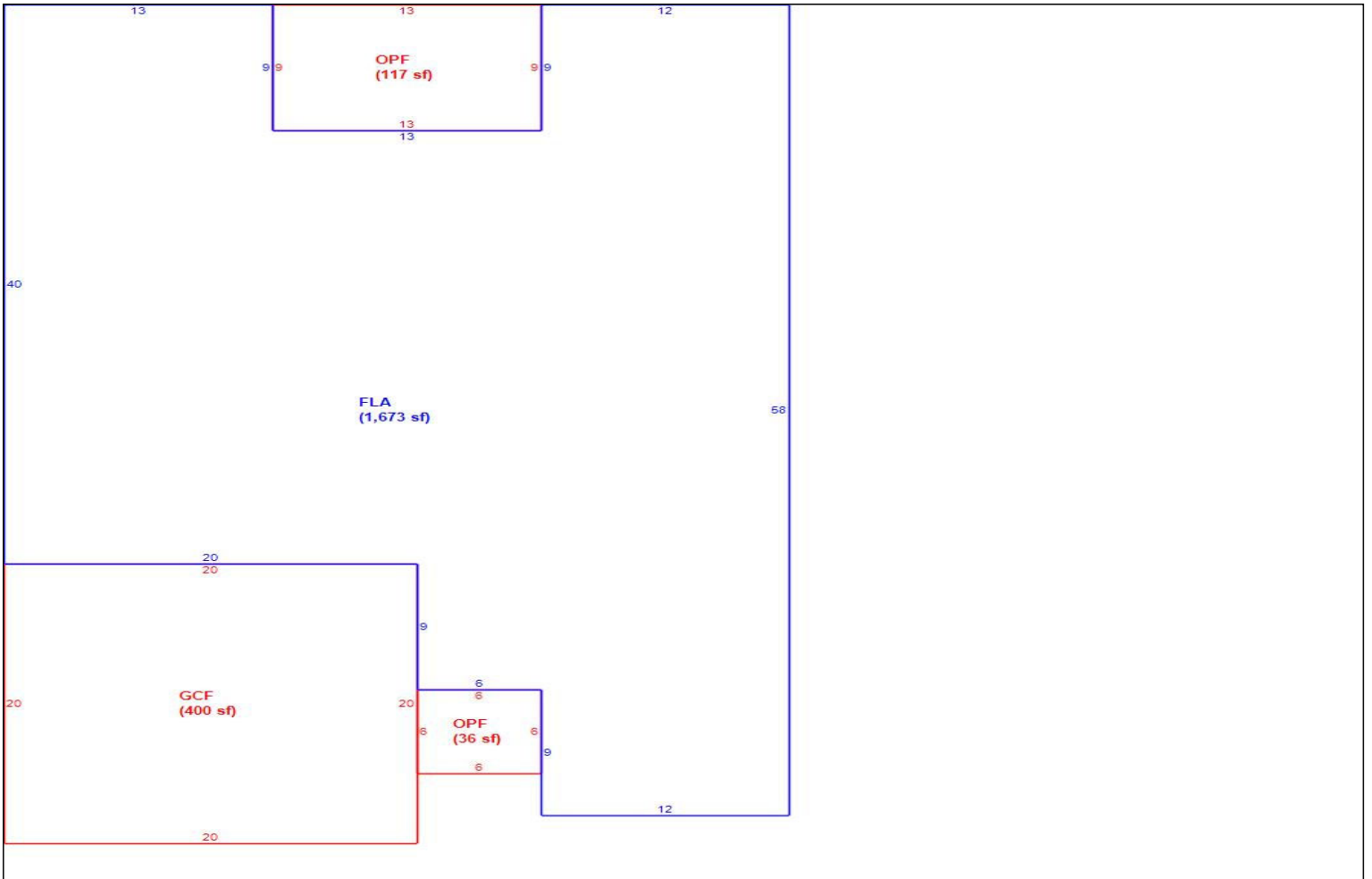
Current Owner		
ARIELNM 6 LLC		
3108 RAWCLIFFE RD		
CLERMONT	FL	34714

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



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	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,673	2,226	1,673	Building RCNLD	230,144				

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

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

2024-0678 Comp 3  
 PRC Run: 11/22/2024 By  
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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	

\*\*\*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.\*\*\*