

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 38/9779

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:	MOLITICO XITEUD VI		NT BOARD (N	(AB)	
Petition# 20	A	County Lake	Ta	ax year <b>2024</b>	Date received 4	7.12.24
		COMPLETED BY TO	HE PRIMOMER			A STATE OF
PART 1. Taxpaye	er Information					16.
	V_HOME; 2018-3 IH Borro	wer LP	Representative: F	Ryan, LLC c/o	Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scotts Scottsdale, AZ 852		Parcel ID and physical address or TPP account #	1524261303-0 3123 Rawclift		
Phone 954-740-6	240		Email	ResidentialAp	peals@ryan.com	n
		is by US mail. If possible				] fax.
	petition after the petit at support my statem	ion deadline. I have attac ent.	hed a statement o	f the reasons I	filed late and any	
your evidence evidence. The	to the value adjustmen VAB or special magist	like my evidence conside t board clerk. Florida law a trate ruling will occur unde	llows the property a r the same statuto	appraiser to cros ry guidelines as	ss examine or obje if you were prese	ect to your ent.)
		dustrial and miscellaneou		• —	listoric, commercial o	•
		gricultural or classified use	☐ Vacant lots and		Business machinery,	equipment ————
PART 2. Reason	for Petition	Check one. If more than	one, file a separ	ate petition.		
Real property	value (check one) <b>⊡</b> d ification	ecrease 🗌 increase	☐ Denial of exer	nption Select o	r enter type:	
Tangible persor	ot substantially compl	ou must have timely filed and 034, F.S.))	(Include a date a _Qualifying impro	e-stamped copy evement (s. 193.1 control (s. 193.1	otion or classificat y of application.) 1555(5), F.S.) or cha 55(3), 193.1554(5)	ange of
determinatio  Enter the time by the request group.	n that they are substa e (in minutes) you thin sted time. For single jo	n. Attach a list of units, pa antially similar. (s. 194.01 k you need to present you int petitions for multiple un	1(3)(e), (f), and (g ir case. Most heari its, parcels, or acco	), F.S.) ngs take 15 min punts, provide th	utes. The VAB is ne time needed for	
1 -		able to attend on specific				
evidence directly tappraiser's evider	to the property apprais nce. At the hearing, yo	ce with the property approser at least 15 days befor ou have the right to have	re the hearing and witnesses sworn.	make a written	request for the p	roperty
of your property re information redact	ecord card containing	ner you initiate the eviden information relevant to the ty appraiser receives the ne.	e computation of	your current as	sessment, with co	onfidential

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 an without attaching a completed power of attorney or authority. Written authorization from the taxpayer is required for acceptable.	zation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional	Signature	2.5
Complete part 4 if you are the taxpayer's or an affiliated er representatives.	ntity's employee or you are one of the follo	owing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated e	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 47	5, Florida Statutes (license number	).
A Florida certified public accountant licensed under Ch	apter 473, Florida Statutes (license numb	er).
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential inform	ation from the property
Under penalties of perjury, I certify that I have authorizatio am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have re	filing this petition and of becoming an age	ent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative no	t listed in part 4 above.	
☐ I am a compensated representative not acting as one (AND (check one)		ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR ☐ the taxpayer's auth		., executed with the
☐ I am an uncompensated representative filing this petition	on AND (check one)	
the taxpayer's authorization is attached OR  the tax	payer's authorized signature is in part 3 o	of this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential inform	mation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.	authorized representative for purposes of 1(3)(h), Florida Statutes, and that I have	of filing this petition and of read this petition and the
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	!	2024-0678		Alternate K	ey: <b>3819779</b>	Parcel I	D: <b>15-24-26-130</b>	3-000-19400	
<b>Petitioner Name</b>		RYAN, LLC					Check if Mul	tiple Parcels	
The Petitioner is:	Taxpayer of Re	<u> </u>	payer's agent	Property		VCLIFFE RD			
Other, Explain:				Address	CLE	RMONT			
Owner Name	2018-3	H BORROV	VERIP	Value from	Value before	e Board Actio	n		
Owner Hame	2010-01	III BOILIKOV	VEIX EI	TRIM Notice		ted by Prop Appr	I Value affer B	loard Action	
1. Just Value, red	quired			\$ 347,62	23 \$	347,62	3		
2. Assessed or c	lassified use val	ue, *if appli	cable	\$ 285,7	10 \$	\$ 285,7			
3. Exempt value,	*enter "0" if nor	пе		\$	-				
4. Taxable Value,	, *required			\$ 285,7	10 \$	285,71	0		
*All values entered	d should be coun	ty taxable va	lues, School and	d other taxing	authority values	may differ.			
Last Sale Date	6/28/2018	Pric	ce:\$	60	Arm's Length	Distressed	Book <u>5135</u> P	age 1894	
ITEM	Subje	ct	Compara	able #1	Compara	ble #2	Comparable #3		
AK#	38197		38126		38197		38197		
Address	3123 RAWCL	IFFE RD	15234 MARI	KHAM DR	3158 RAWC	LIFFE RD	3108 RAWCL	IFFE RD	
	CLERM	TNC	CLERM		CLERM		CLERM		
Proximity			200 FI		360 FE		180 FE		
Sales Price			\$385,0		\$410,0 -15%		\$385,000		
Cost of Sale				-15%			-15%		
Time Adjust				0.40%		%	2.809		
Adjusted Sale	<b>#</b> 400.44	05	\$328,790 \$169.92 per SF		\$353,4		\$338,0		
\$/SF FLA	\$183.44 p	per SF		•	\$211.25		\$202.05 p		
Sale Date Terms of Sale			11/7/2  Arm's Length	U23 Distressed	9/13/2  Arm's Length	U23 Distressed	5/1/20  Arm's Length	23 Distressed	
Terms of Sale			✓ Arm's Length	Distressed	Ann's Length	Distressed	Alli's Leligui	Distressed	
Value Adj.	Description	1	Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,895		1,935	-2000	1,673	11100	1,673	11100	
Year Built	2005		2003		2004	11111	2004		
Constr. Type	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		
Condition	GOOD		GOOD		GOOD		GOOD		
Baths	2.0		2.0		3.0	-7500	2.0		
Garage/Carport	GARAGE		GARAGE		GARAGE		GARAGE		
Porches	OPF		OPF		OPF/OPF	-4000	OPF/OPF	-4000	
Pool	Υ		N	20000	Υ	0	Υ	0	
Fireplace	0		0	0	0	0	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds	NONE		NONE		NONE		NONE		
Site Size	.13 AC		.15 AC		.18 AC		.12 AC		
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		
View	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	
Adi Salas Prica	Market Value	\$347,623	Adj Market Value	\$346,790	Adj Market Value	\$353,020	Adj Market Value	\$345,130	

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.

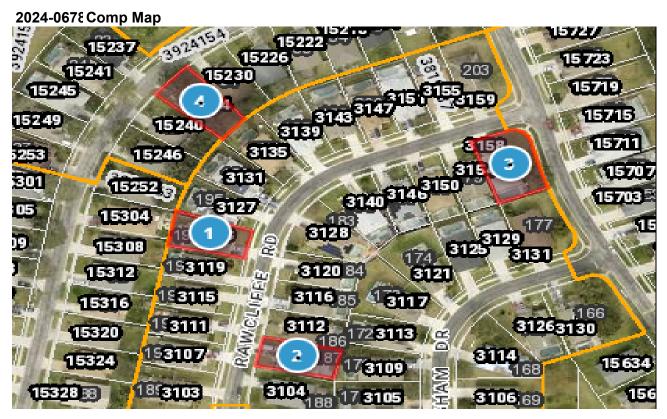
Value per SF

183.44

- 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



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

Current Owner 2018-3 IH BORROWER LP

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

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

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

Card # of

**Property Location** 

Site Address 3123 RAWCLIFFE RD CLERMONT FL 34714

0005 NBHD 0581 Mill Group

> Property Use Last Inspection

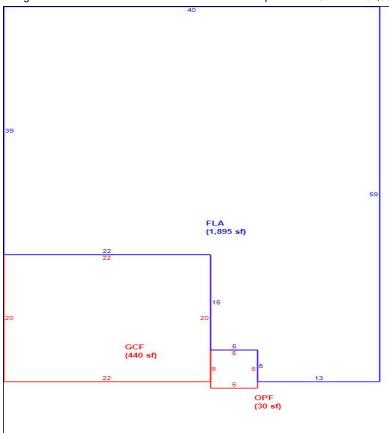
00100 SINGLE FAMILY PJF 01-01-202

Legal Description

MISSION PARK PHASE III PB 50 PG 28-29 LOT 194 ORB 5135 PG 1894

Lan	LL Use Notes												
LL #	Use Code	Front	Depth	Notes Adj	Units			Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00	1.00 LT		0.0000	3.00	1.000	1.000	0	79,500
	Total Acres 0.00 JV/Mkt 0			Total Adj JV/Mkt			kt		79,500				
Classified Acres 0 Classified JV/Mkt 79				,500		Classified	d Adj JV/Mk	(t		0			

Sketch Bldg 1 1 of 1 261,935 Deprec Bldg Value 254,077 Multi Story 0 Sec Replacement Cost



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,895	1,895	1895	Effective Area	1895			- " - "	
-	GARAGE FINISH	0	440	0	Base Rate	115.90	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	261,935	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,895	2,365	1,895	Building RCNLD	254,077	Roof Cover	3	Type AC	03

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

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

Card # 1 of 1

	Total												
	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Code   Description   Units   Type   Unit Price   Year Blt   Effect Yr   RCN   %Good   Apr Value												
POL2	SWIMMING POOL - RESIDENTIAL	312.00	SF	35.00		2005	10920.00		9,282				
PLD2	POOL/COOL DECK	488.00	SF	5.38		2005	2625.00	70.00	1,838				
SEN2	SCREEN ENCLOSED STRUCTURE	1520.00	SF	3.50		2005	5320.00	55.00	2,926				
OLINZ	CONCENT ENGLOSED STRUCTURE	1020.00	51	3.30	2000	2003	3320.00	55.00	2,920				

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

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018078381	5135 4646 4313 2907 2780	1894 1567 1928 1171 0306	06-28-2018 06-25-2015 04-11-2013 07-29-2005 02-28-2005	WD WD CT WD WD	UUUQQ	M M U Q Q		0 100 140,500 295,000 213,300				
										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	254.077	14.046	347.623	61913	285710	0.00	285710	347623	339.547

<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

FL

Current Owner

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

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

Card # 1 of 1

**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

34714

Legal Description

CLERMONT

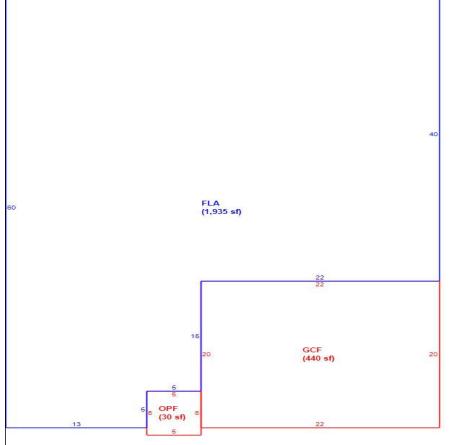
15234 MARKHAM DR

WINNE MICHAEL & AMY

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	FIORE	Depui	Adj	Ullis	Price	Factor	Factor	Factor	Factor	Class val	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							l Adj JV/Mk			79,500		
	Classified Acres 0 Classified JV/Mkt 79,500						Classified Adj JV/Mkt				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		2,405	1,935	Building RCNLD	258,443	Roof Cover	3	Type AC	03

Alternate Key 3812662

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

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

Parcel I	D 15-24-	26-130	0-000-0	03000		Rol	II Yea	r 202	24 Sta	atus: A			Card #	1	of 1
						*Only			laneous F records a	eatures ere reflected b	elow				
Code		Descrip	tion		Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	A	pr Value
									:/-/: D	:4					
Roll Yea	r Permit	ID I	Issue Da	ate C	omp D	)ate	Am	nount	ilding Per Type	mits 	Descri	ntion	Review D	Date	CO Date
2004	20030411		05-02-20		1-18-2		7 (11	106,08		SFR	Docon	paron	Itoriow E		OO Bato
				Sales II									nptions		
	ment No 138470	Book 6240 2405	2191 1574	Sale I 11-07-2 08-28-2	2023	WD WD	Q/U Q Q	Code 01 Q	Vac/Imp I I	Sale Price 385,000 152,600		Description DISABILITY VET HOMESTEA ADDITIONAL HOM	TERAN AD	Year 202 202 202	2500
												•	Total		55,000.0
		·				·		Va	lue Sumn	nary					
Land Va	alue Bldg	y Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	.mt Co Tax Val	Sch Tax	Val Pre	evious Valu

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

<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

HOSKINS TYLER C AND MONICA B MOREN

Current Owner

FL

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

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

Card # of

**Property Location** 

Site Address 3158 RAWCLIFFE RD

CLERMONT FL 34714

NBHD 0581

Mill Group 0005

Property Use Last Inspection 00100 SINGLE FAMILY MHS 03-01-202

Legal Description

CLERMONT

3158 RAWCLIFFE RD

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

34714

Lan	d Lines													
LL #	Use Code	Front	Depth	Not Ad		Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	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/N	lkt 0			Tota	d Adj JV/MI	kt	1	79,500
	Classified Acres (					Classified JV/M	lkt   79	,500		Classifie	d Adj JV/MI	ct		0

Sketch Bldg 1 1 of 1 Replacement Cost 242,337 Deprec Bldg Value 235,067 Multi Story 0 Sec OPF (117 sf) FLA (1,673 sf) GCF (400 sf) OPF (36 sf)

	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	4
FLA	FINISHED LIVING AREA	1,673	1,673	1673	Effective Area	1673				
GAR	GARAGE FINISH	0	400	0	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	vvan Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,673	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

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

Card # 1 of 1

PLD2   POOL/COOL DECK   378.00   SF   5.38   2004   2004   2034.00   70.00   1,424			*On		scellaneous F t 10 records a		below			
PLD2   POOL/COOL DECK   378.00   SF   5.38   2004   2004   2034.00   70.00   1,424	Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
	PLD2	POOL/COOL DECK	378.00	SF SF	5.38	2004	2004	2034.00	70.00	12,495 1,424 2,789

				Build	ing Peri	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	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	o baio

			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	0963 1311 1609 0906	09-13-2023 05-27-2020 11-22-2006 05-18-2006	WD WD QC WD	QQUQ	01 01 U Q		410,000 253,500 0 295,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
	2677	1458	10-05-2004	WD	Q	Q	I	215,900		Total		50,000.00
		<u> </u>				Val	ue Summ	201/				•

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 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 # of

**Property Location** 

Site Address 3108 RAWCLIFFE RD

CLERMONT FL 34714 0005 NBHD 0581

Mill Group 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

	d 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
Total Acres 0.00 JV/M						Mkt 0 Total Adj JV/Mkt				79,500				
	Classified Acres 0 Classified J						1kt   79	9,500 Classified Adj JV/Mkt					0	

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 237,262 Deprec Bldg Value 230,144 Multi Story 0 OPF (117 sf) FLA (1,673 sf) GCF (400 sf) OPF (36 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,673	1,673	1673	Effective Area	1673	l			
GAR	GARAGE FINISH	0	400	0	Base Rate	116.54	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	153	0	Building RCN		Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	O
					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

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

Card # 1 of 1

	Miscellaneous Features											
		*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	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 1,700			
PUG1   POOL UPGRADE   1.00   UT   2000.00   2004   2004   2000.00   85.00												

				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		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 Information								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	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.\*\*\*