



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3798239

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), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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

Petition # 2024-0718	Alternate Key: 3798239	Parcel ID: 19-22-26-0075-000-03900	
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 405 ROB ROY DR CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name THR FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 344,092	\$ 344,092	
2. Assessed or classified use value, *if applicable	\$ 218,370	\$ 218,370	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 218,370	\$ 218,370	

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

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3798239	3815662	1789931	3798208
Address	405 ROB ROY DR CLERMONT	248 HUNT ST CLERMONT	475 PITT ST CLERMONT	310 ROB ROY DR CLERMONT
Proximity		0.40 Miles	0.97 Miles	0.37 Miles
Sales Price		\$537,500	\$520,000	\$460,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	0.00%	1.60%
Adjusted Sale		\$478,375	\$442,000	\$398,360
\$/SF FLA	\$174.49 per SF	\$162.27 per SF	\$218.06 per SF	\$144.12 per SF
Sale Date		2/17/2023	12/27/2023	8/2/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,972	2,948	-73200	2,027	-4125	2,764	-59400
Year Built	2002	2003		2016		2001	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	4.0	-10000	2.0		3.0	-5000
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	Y	-15000	Y	-15000	N	0
Fireplace	0	1	-2500	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		DGF	-20000	None	
Site Size	Lot	XL Lot	-10000	Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		-Net Adj. 23.1%	-110700	-Net Adj. 8.9%	-39125	-Net Adj. 16.2%	-64400
		Gross Adj. 23.1%	110700	Gross Adj. 8.9%	39125	Gross Adj. 16.2%	64400
Adj. Sales Price	Market Value \$344,092	Adj Market Value \$367,675		Adj Market Value \$402,875		Adj Market Value \$333,960	
	Value per SF 174.49						

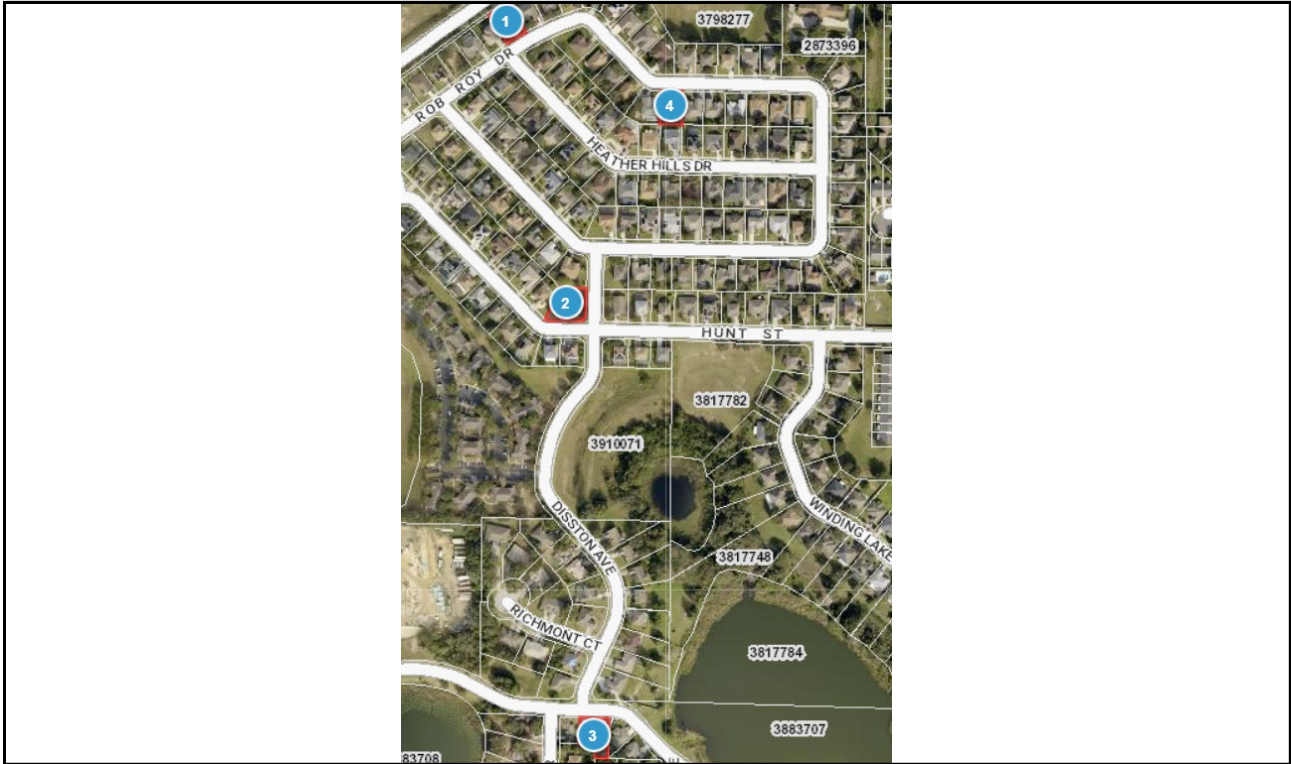
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: [REDACTED]

DATE [REDACTED]

2024-0718 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3798208	310 ROB ROY DR CLERMONT	0.37
2	Comp 1	3815662	248 HUNT ST CLERMONT	0.4
3	Comp 2	1789931	475 PITT ST CLERMONT	0.97
4	Subject	3798239	405 ROB ROY DR CLERMONT	-
5				
6				
7				
8				

Alternate Key 3798239
Parcel ID 19-22-26-0075-000-03900

LCPA Property Record Card
Roll Year 2024 Status: A

2027-0718 Subject
PRC Run: 12/9/2024 By

Card # 1 of 1

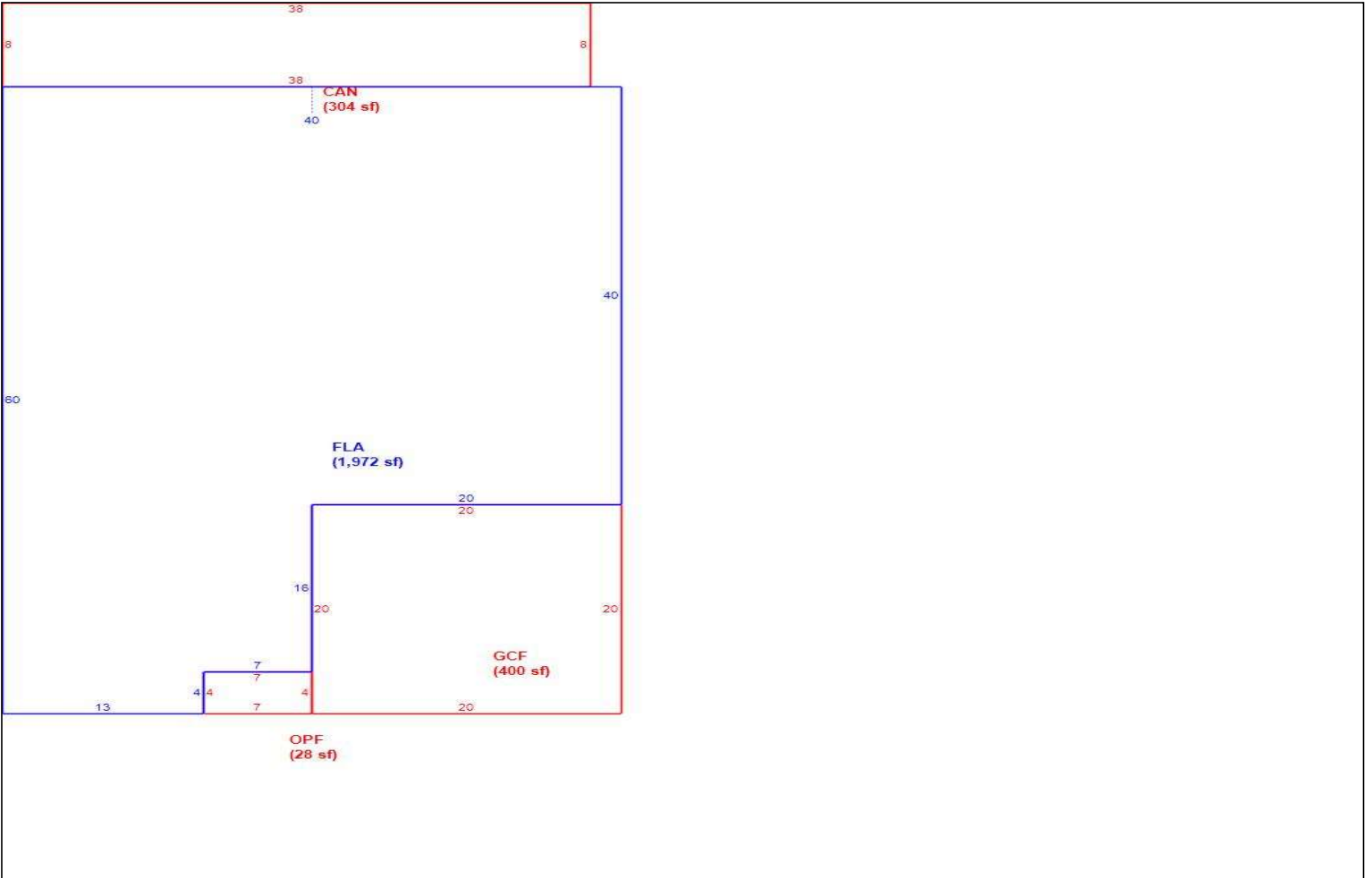
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location			
Site Address	405 ROB ROY DR	CLERMONT	FL 34711
Mill Group	000C	NBHD	0584
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, HIGHLANDER ESTATES SUB LOT 39 PB 44 PGS 41-43 ORB 4554 PG 555 ORB 5025 PG 1989

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	75,000.00	0.0000	1.50	1.000	1.000	0	112,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		112,500		
Classified Acres		0		Classified JV/Mkt		112,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 238,755 Deprec Bldg Value 231,592 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	1,972	1,972	1972	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	102.11	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	238,755	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	304	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,972	2,704	1,972	97.00	Roof Cover	3	Type AC	03

Alternate Key 3798239
 Parcel ID 19-22-26-0075-000-03900

LCPA Property Record Card
 Roll Year 2024 Status: A

2027-0718 Subject
 PRC Run: 12/9/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2002070459	07-25-2002	02-11-2003	105,600	0000	SFR/405 ROB ROY DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120619	5025	1989	11-09-2017	WD	U	M	I	100			
	4554	0555	11-12-2014	WD	U	M	I	100			
	4282	2365	02-05-2013	CT	U	U	I	123,000			
	2218	0696	11-12-2002	WD	Q	Q	I	150,000			
	2136	0031	06-28-2002	WD	U	M	V	1			
Total											0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
112,500	231,592	0	344,092	125722	218370	0.00	218370	344092	297,500	

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 3815662
 Parcel ID 19-22-26-0076-000-12400

LCPA Property Record Card
 Roll Year 2024 Status: A

2027-0718 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

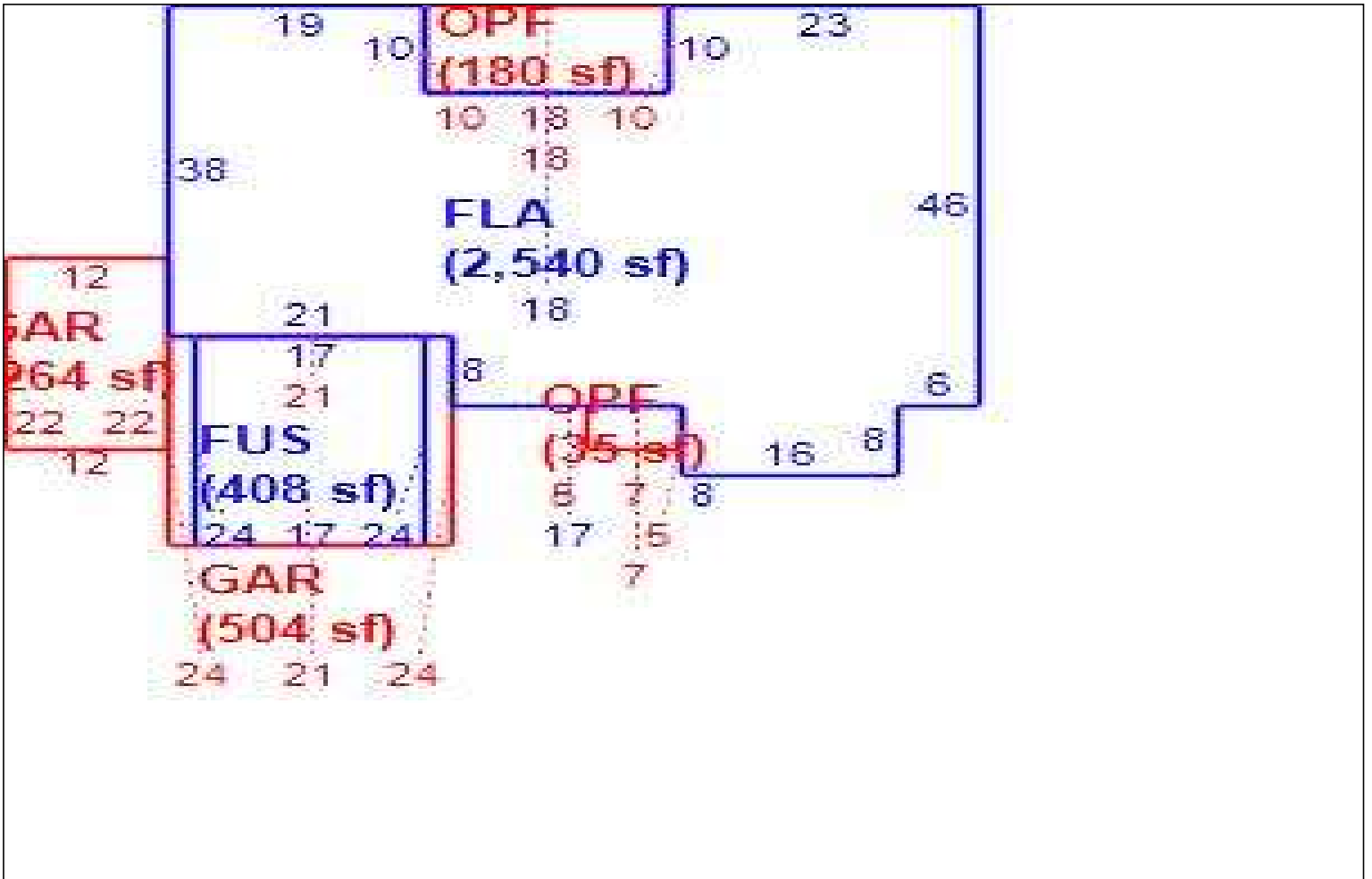
Current Owner		
JONES BRADLEY A & KALYN G		
248 HUNT ST		
CLERMONT	FL	34711

Property Location			
Site Address	248 HUNT ST		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0584
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
HIGHLANDER ESTATES TWO PB 48 PG 63-64 LOT 124 ORB 6095 PG 2232

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	75,000.00	0.0000	1.50	1.000	1.000	0	112,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		112,500		
Classified Acres		0		Classified JV/Mkt		112,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 339,881
		Deprec Bldg Value	329,685
		Multi Story	1



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,540	2,540	2540	Effective Area	2948	No Stories	1.00	Full Baths	4
FUS	FINISHED AREA UPPER	408	408	408	Base Rate	95.10	Quality Grade	660	Half Baths	0
GAR	GARAGE FINISH	0	768	0	Building RCN	339,881	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	215	0	Condition	EX	Foundation	3	Fireplaces	1
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,948	3,931	2,948	Building RCNLD	329,685				

Alternate Key 3815662
 Parcel ID 19-22-26-0076-000-12400

LCPA Property Record Card
 Roll Year 2024 Status: A

2027-0718 Comp 1
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL1	SWIMMING POOL - RESIDENTIAL	189.00	SF	25.00	2006	2006	4725.00	85.00	4,016
PLD2	POOL/COOL DECK	391.00	SF	5.38	2006	2006	2104.00	70.00	1,473
SEN2	SCREEN ENCLOSED STRUCTURE	1201.00	SF	3.50	2006	2006	4204.00	57.50	2,417

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008	2007010604	01-29-2007	03-17-2008	8,448	0000	GARAGE 12X22	03-14-2008		
2007	2005120389	05-12-2006	03-12-2007	15,000	0000	POL SEE NOTES	03-12-2007		
2007	2006011257	01-31-2006	03-12-2007	4,000	0000	SEN	03-12-2007		
2006	2005120389	12-14-2005	05-12-2006	15,000	0000	POL W/ DECK			
2004	2003090240	09-15-2003	03-01-2004	142,032	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023019726	6095	2232	02-17-2023	WD	Q	01	I	537,500	039	HOMESTEAD	2024	25000
2022146170	6050	0966	11-02-2022	WD	U	37	I	453,700	059	ADDITIONAL HOMESTEAD	2024	25000
2020061569	5483	0210	06-04-2020	WD	Q	01	I	362,800				
2020009174	5410	1036	01-22-2020	CT	U	11	I	125,000				
	2976	0958	09-02-2005	QC	U	U	I	0				
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	
112,500	329,685	7,906	450,091	0	450091	50,000.00	400091	425091	409,513	

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Alternate Key 1789931
Parcel ID 19-22-26-1300-000-01200

LCPA Property Record Card
Roll Year 2024 Status: A

2027-0718 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

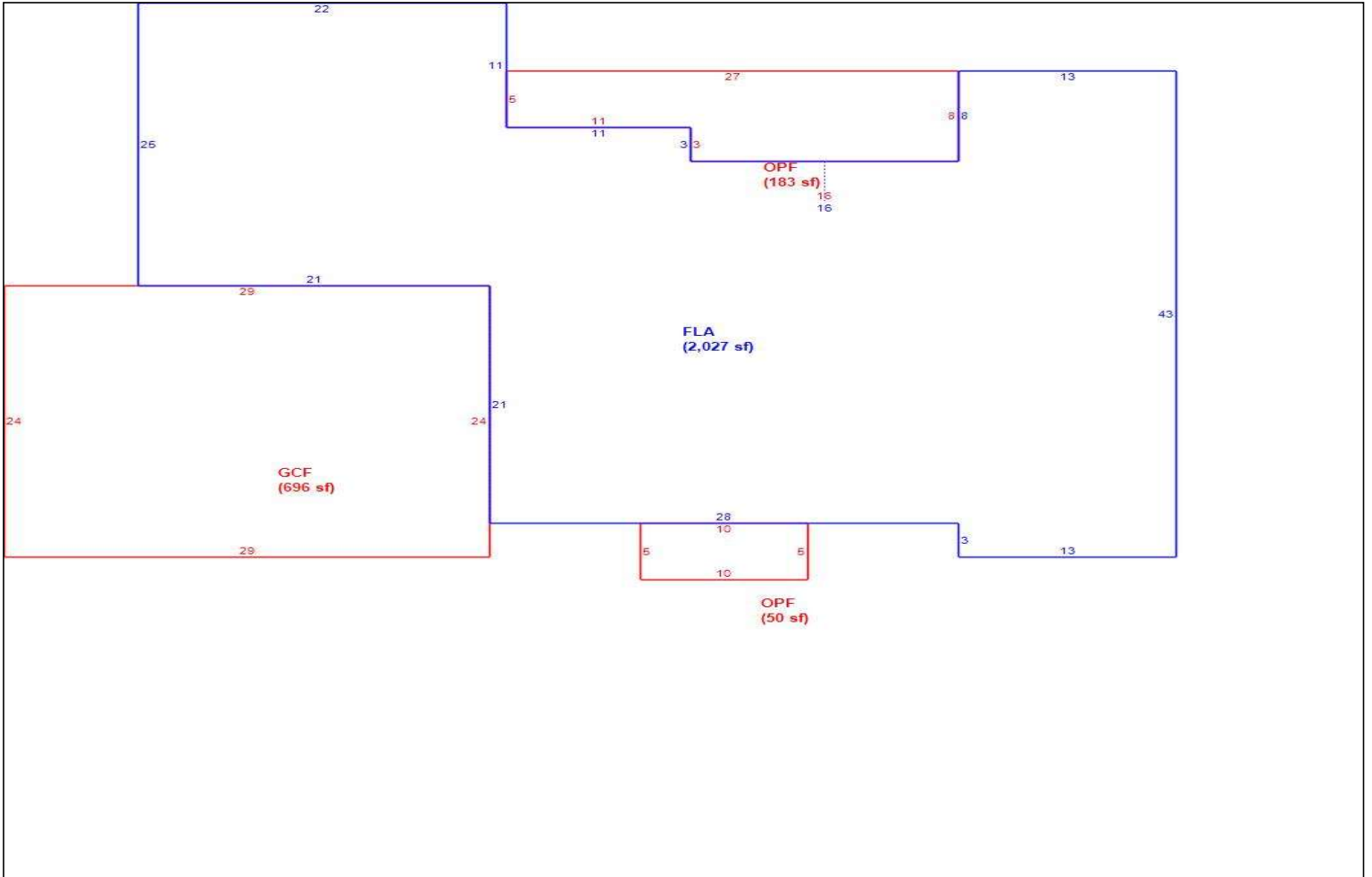
Current Owner			
KALBOW JOSHUA & JOHNATHAN M BEZON			
475 PITT ST			
CLERMONT	FL	34711	

Property Location			
Site Address 475 PITT ST			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0584
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SHADY NOOK UNITS 1 & 3 LOT 12 PB 14 PG 1 ORB 6263 PG 2397

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	75,000.00	0.0000	1.50	1.170	1.000	0	131,625
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		131,625		
Classified Acres		0		Classified JV/Mkt		131,625		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 295,925 Deprec Bldg Value 287,047 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2016	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,027	2,027	2027	Effective Area	2027	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	696	0	Base Rate	119.25	Quality Grade	685	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	233	0	Building RCN	295,925	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					2,027	2,956	2,027				
					Building RCNLD	287,047					

Alternate Key 1789931
 Parcel ID 19-22-26-1300-000-01200

LCPA Property Record Card
 Roll Year 2024 Status: A

2027-0718 Comp 2
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	264.00	SF	35.00	2016	2016	9240.00	85.00	7,854
PLD2	POOL/COOL DECK	402.00	SF	5.38	2016	2016	2163.00	82.50	1,784
SEN2	SCREEN ENCLOSED STRUCTURE	1403.00	SF	3.50	2016	2016	4911.00	82.50	4,052
DGF1	DETACHED GARAGE	420.00	SF	15.00	2017	2017	6300.00	88.00	5,544

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2018	17-2308	08-09-2017	03-29-2018	10,000	0003	GARAGE DETACHED	03-29-2018		
2017	16-2424	08-10-2016	04-24-2017	4,260	0003	SEN	04-24-2017		
2017	16-1829	06-14-2016	04-24-2017	20,000	0003	POL & DECK	04-24-2017		
2017	16-0111	02-08-2016	04-24-2017	160,000	0001	SFR 475 PITT ST	04-24-2017		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023157281	6263	2397	12-27-2023	WD	Q	01	I	520,000				
2016089989	4827	1053	08-23-2016	WD	Q	Q	I	325,500				
	4596	1607	03-05-2015	WD	Q	Q	V	30,000				
	0711	1853	01-01-1980	MI	Q	Q	V	6,000				
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	
131,625	287,047	19,234	437,906	0	437906	0.00	437906	437906	344,359	

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Alternate Key 3798208
Parcel ID 19-22-26-0075-000-01400

LCPA Property Record Card
Roll Year 2024 Status: A

2027-0718 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

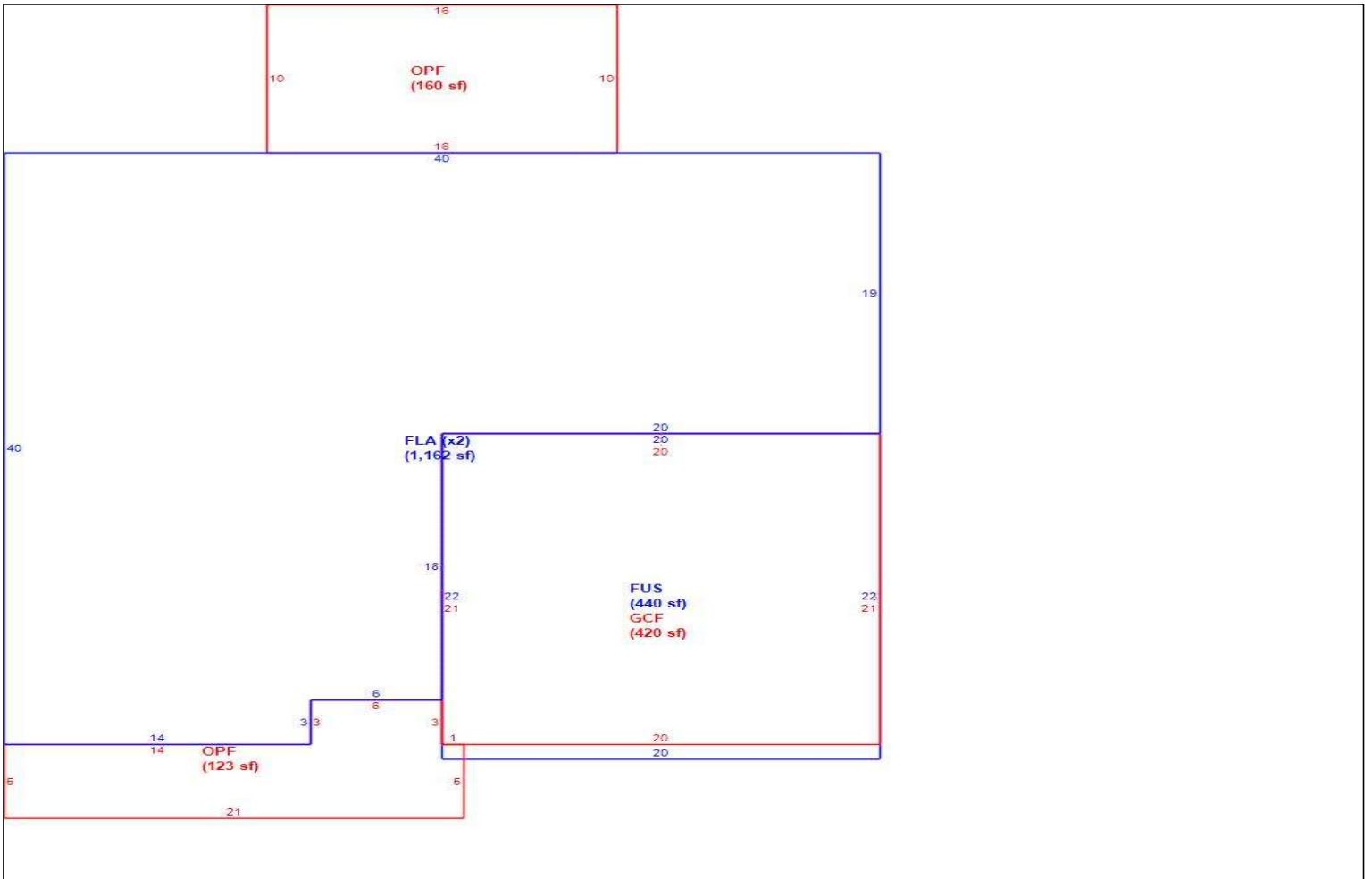
Current Owner		
DREGER TYLER J & AMANDA R		
310 ROB ROY DR		
CLERMONT	FL	34711

Property Location			
Site Address 310 ROB ROY DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0584
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, HIGHLANDER ESTATES SUB LOT 14 PB 44 PGS 41-43 ORB 6191 PG 1444

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	75,000.00	0.0000	1.50	1.000	1.000	0	112,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		112,500		
Classified Acres		0		Classified JV/Mkt		112,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 288,214
		Deprec Bldg Value	279,568
		Multi Story	1



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	5	
FLA	FINISHED LIVING AREA	2,324	2,324	2324	Effective Area	2764	No Stories	2.00	Full Baths	3	
FUS	FINISHED AREA UPPER	440	440	440	Base Rate	87.64	Quality Grade	660	Half Baths	0	
GAR	GARAGE FINISH	0	420	0	Building RCN	288,214	Wall Type	03	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	283	0	Condition	EX	Foundation	3	Fireplaces	0	
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
						Building RCNLD	279,568				
TOTALS		2,764	3,467	2,764							

Alternate Key 3798208
 Parcel ID 19-22-26-0075-000-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2027-0718 Comp 3
 PRC Run: 12/9/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014 2002	SALECVD 1050788	01-01-2013 05-29-2001	05-29-2014 10-18-2001	1 139,568	0098 0000	AVG N FORECLOSURE/BANK SFR/310 ROB ROY DR	03-11-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023096577	6191 1444	08-02-2023	WD	Q	01	I	460,000					
2020140308	5600 0226	12-04-2020	WD	Q	01	I	330,000					
2020116922	5565 1949	10-15-2020	WD	U	37	I	286,000					
	4276 0413	01-30-2013	WD	U	U	I	165,000					
	4216 0744	09-05-2012	CT	U	U	I	100					
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	
112,500	279,568	0	392,068	0	392068	0.00	392068	392068	348,405	

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