

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.

	COMPLETEDEN	GLERIX OF THE VA		NT BOXARD (VAB)
Petition# 20	024-0718	County Lake	Ta	ax year 2024	Date received 9.12.24
		COMPLETED BY T	HEPENMONER	43.7	
PART 1. Taxpay	er Information		n jan jan ka	a filozófia	
Taxpayer name: I	NV_HOME; THR Florida, LP		Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsda Scottsdale, AZ 85254		Parcel ID and physical address or TPP account #	1922260075- 405 Rob Roy	
Phone 954-740-	6240		Email	ResidentialA	ppeals@ryan.com
The standard way	to receive information is	s by US mail. If possibl	e, I prefer to receiv	e information l	oy 🗹 email 🗌 fax.
	petition after the petition nat support my statemer		ched a statement o	f the reasons	filed late and any
your evidence evidence. The	to the value adjustment b VAB or special magistra ☑ Res. 1-4 units☐ Indu	poard clerk. Florida law a ate ruling will occur unde	allows the property a er the same statutor	appraiser to cro ry guidelines a charge	st submit duplicate copies of ss examine or object to your s if you were present.) Historic, commercial or nonprofit Business machinery, equipment
					Dubil 1655 Triad liftery, equip the fit
PART 2. Reason		heck one. If more than			The state of the s
☐ Denial of class ☐ Parent/grandp ☐ Property was n ☐ Tangible perso return required	parent reduction ot substantially complete	e on January 1 must have timely filed 34, F.S.))	(Include a date a ☐Qualifying impro	filing of exeme-stamped copvernent (s. 193.	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination 5 Enter the time by the reque group.		tially similar. (s. 194.01 you need to present you petitions for multiple ur	I1(3)(e), (f), and (g) ur case. Most hearin nits, parcels, or acco), F.S.) ngs take 15 min punts, provide t	nutes. The VAB is not bound he time needed for the entire
You have the right evidence directly appraiser's evider You have the right of your property reinformation redactions.	nt to exchange evidence to the property appraise nce. At the hearing, you nt, regardless of whether ecord card containing in	with the property appr er at least 15 days befor have the right to have you initiate the evider formation relevant to the appraiser receives the	raiser. To initiate the treather the hearing and witnesses sworn. Ince exchange, to recomputation of y	e exchange, y make a writter eceive from the your current as	

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 without attaching a completed power of attorney or authoriza Written authorization from the taxpayer is required for access collector.	ation for representation to this form.	,
☐ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signopplete part 4 if you are the taxpayer's or an affiliated entitive representatives.		llowing licensed
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 4	75, 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 Chap	oter 473, Florida Statutes (license num	ber).
I understand that written authorization from the taxpayer is reappraiser or tax collector.	equired for access to confidential inform	nation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of filiunder s. 194.011(3)(h), Florida Statutes, and that I have reac	ng this petition and of becoming an ag	ent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not li	isted in part 4 above.	
☐ I am a compensated representative not acting as one of AND (check one)	the licensed representatives or employ	yees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requtaxpayer's authorized signature OR ☐ the taxpayer's authorized signature.		
☐ I am an uncompensated representative filing this petition	AND (check one)	
the taxpayer's authorization is attached OR the taxpa	ayer's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is rappraiser or tax collector.	equired for access to confidential infor	mation from the property
Under penalties of perjury, I declare that I am the owner's at becoming an agent for service of process under s. 194.011(facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

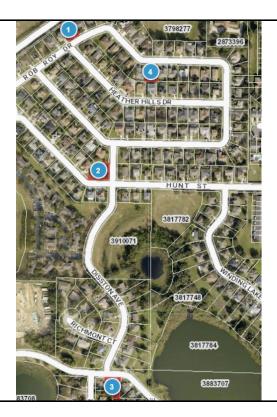
Petition #	!	2024-0718		Alternate K	ey: 3798239	Parcel I	D: 19-22-26-00 7	75-000-03900		
Petitioner Name The Petitioner is: Other, Explain:	Robert Taxpayer of Rec	Peyton, Rya		Property Address		B ROY DR RMONT	Check if Mu	Check if Multiple Parcels		
Owner Name	THE	R FLORIDA	LP	Value from	Value hefor	e Board Actio	n			
- Curror ruamo				TRIM Notice		nted by Prop App	i value atter i	Value after Board Action		
1. Just Value, red	quired			\$ 344,092 \$ 344,09)2			
2. Assessed or c	lassified use val	ue, *if appli	cable	\$ 218,37	70 \$	218,37	0			
3. Exempt value,	*enter "0" if nor	ne		\$	-					
4. Taxable Value,	*required			\$ 218,37	70 \$	218,37	0			
*All values entered	d should be coun	ty taxable va	lues, School an	d other taxing	authority values	s may differ.				
Last Sale Date		Pric	ce:		Arm's Length	Distressed	BookF	Page		
ITEM	Subje	ct	Compara		Compara		Compara			
AK#	37982		3815		1789		37982			
Address	405 ROB R CLERMO		248 HU CLERN		475 PIT CLERN		310 ROB F CLERM			
Proximity			0.40 N	/liles	0.97 N	/liles	0.37 N	1iles		
Sales Price			\$537,		\$520,		\$460,000			
Cost of Sale			-15		-15		-15°			
Time Adjust			4.00		0.00		1.60			
Adjusted Sale	0474.40	05	\$478,		\$442,		\$398,3			
\$/SF FLA Sale Date	\$174.49 p	er SF	\$162.27 2/17/2		\$218.06 12/27/		\$144.12 8/2/20			
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length		✓ Arm's Length	Distressed		
Terris or Sale			Amra Lengur	Distressed	Amis Length	Distressed	V Ami's Length	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 Y	-15000	Yes Y	15000	Yes			
Pool Fireplace	N 0		1	-2500	0	-15000 0	N 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		
Adi Calaa Duis	Market Value	\$344,092	Adj Market Value	\$367,675	Adj Market Value	\$402,875	Adj Market Value	\$333,960		
Adj. Sales Price	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:	DATE	

2024-0718 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3798208	310 ROB ROY DR	
•	Comp 3	3790200	CLERMONT	0.37
2	Comp 1	3815662	248 HUNT ST	
	Comp	3013002	CLERMONT	0.4
3	Comp 2	1789931	475 PITT ST	
3	Comp 2	1703301	CLERMONT	0.97
4	Subject	3798239	405 ROB ROY DR	
4	Subject	0730203	CLERMONT	-
5				
6				
7				
8				

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

Current Owner

LCPA Property Record Card Roll Year 2024 Status: A 2027-0718 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 405 ROB ROY DR

00100

CLERMONT FL 34711

PJF 01-01-202

Mill Group 000C NBHD 0584

Property Use Last Inspection

SINGLE FAMILY

THR FLORIDA LP C/O INVITATION HOMES TAX DEPT

1717 MAIN ST STE 2000

DALLAS TX 75201

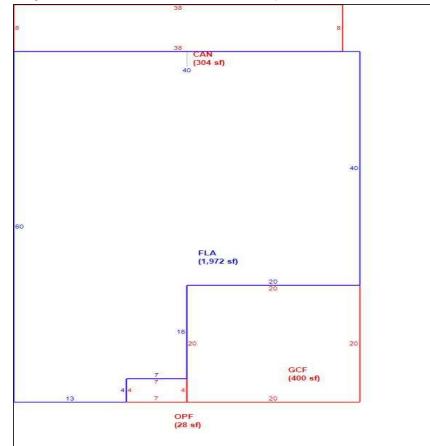
Legal Description

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

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 1011	Берит	Adj	Office	Price	Factor	Factor	Factor	Factor	Olass vai	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				1		Tota	Adj JV/Mk	ct		112,500
	Cla	ssified A	cres	0 (2,500	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 S	Sub Areas							ction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,972	1,972	1972	Effective Area	1972					
_	GARAGE FINISH	0	400	0	Base Rate	102.11	No Stories	1.00	Full Baths	2	
_	OPEN PORCH FINISHE PATIO UNCOVERED	0	28 304	0	Building RCN	238,755	Quality Grade	660	Half Baths	0	
		· ·		·	Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	VVall Type	03	riout Typo	١	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,972	2,704	1,972	Building RCNLD	231,592	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

						*Only			aneous F records a	eatures re reflected b	elow				
Code		Descrip	tion		Uni		Туре		it Price	Year Blt	Effect Y	r RCN	%Good	d I d	or Value
														<u> </u>	
								Rui	lding Per	mite					
Roll Yea	r Permit	: ID	Issue Da	ate C	Comp C	ate	Am	ount	Type		Descrip	otion	Review	Date	CO Date
2003	20020704	159	07-25-20		2-11-2			105,60		SFR/405 RO			Ì		
				Sales II									mptions		
	ment No	+	/Page	Sale [Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio	n	Year	Amount
2017	120619	5025	1989	11-09-		WD	U	M	!	100					
		4554 4282	0555 2365	11-12- 02-05-	2014 2013	WD CT	U	M U		100 123,000					
		2218	0696	11-12-		WD	Q	Q	l i	150,000					

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

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

PJF 01-01-202

Property Location

Site Address 248 HUNT ST

00100

CLERMONT FL 34711

Mill Group NBHD 0584 000C Property Use Last Inspection

SINGLE FAMILY

Current Owner

JONES BRADLEY A & KALYN G

248 HUNT ST

CLERMONT FL 34711

Legal Description

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

d Lines											
Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
0100	0	0		1.00 LT	75,000.00	0.0000	1.50	1.000	1.000	0	112,500
											112,500
	Code 0100	Use Code Front 0100 0	Use Code Front Depth 0100 0 0	Use Code Front Depth Adj 0100 0 0 Total Acres 0.00	Use Code Front Depth Notes Adj Units 0100 0 0 1.00 LT Total Acres 0.00 JV/Mkt	Use Code Front Depth Notes Adj Units Units Unit Price 0100 0 0 1.00 LT 75,000.00 Total Acres 0.00 JV/Mkt 0	Use Code Front Depth Notes Adj Units Units Depth Factor 0100 0 0 1.00 LT 75,000.00 0.0000	Use Code Front Depth Notes Adj Units Units Depth Price Loc Factor 0100 0 0 1.00 LT 75,000.00 0.0000 1.50 Total Acres	Use Code Front Depth Notes Adj Units Units Depth Factor Loc Factor Factor Shp Factor Factor 0100 0 0 1.00 LT 75,000.00 0.0000 1.50 1.000 Total Acres 0.00 JV/Mkt 0 Total Adj JV/Mit	Use Code Front Depth Notes Adj Units Units Depth Factor Loc Factor Factor Shp Factor Factor Phys Factor 0100 0 0 1.00 LT 75,000.00 0.0000 1.50 1.000 1.000 Total Acres 0.00 JV/Mkt 0 Total Adj JV/Mkt	Use Code Front Depth Notes Adj Units Units Depth Price Loc Factor Shp Factor Phys Factor Class Val 0100 0 0 1.00 LT 75,000.00 0.0000 1.50 1.000 1.000 0 Total Acres 0.00 JV/Mkt 0 Total Adj JV/Mkt Total Adj JV/Mkt

Sketch Bldg 1 1 of 1 Replacement Cost 339,881 Deprec Bldg Value 329,685 Multi Story 1 Sec 19 10

-	38	10 18 10		
		FLA	46	
12		(2,540 sf)		
AR	21	18		
264 sf	1.7	8 005	6	
22 22	FUS	(35.00)	16 8	W2
12	(408 sf)	B 7/8	30.5	
	24 17 24	17 5		
	GAR	7		
	(504 sf)			
	24 21 2	4		

	Building S				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	4
	FINISHED LIVING AREA	2,540	2,540	2540	Effective Area	2948				
FUS	FINISHED AREA UPPER	408		408	Base Rate	95.10	No Stories	1.00	Full Baths	4
_	GARAGE FINISH	0	768	0	Building RCN	339,881	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	U	215	U	Condition	EX) A/ !! T			
					% Good	97.00	Wall Type	03	Heat Type	6
					Functional Obsol	07.00	Foundation	3	Fireplaces	1
	TOTAL 0	0.040	0.004	0.040	R ¹	U				
	TOTALS	2,948	3,931	2,948	Building RCNLD	329,685	Roof Cover	3	Type AC	03

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

Ton Tour 2021 Ottation A												
Miscellaneous Features *Only the first 10 records are reflected below												
Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
SWIMMING POOL - RESIDENTIAL	189.00	SF	25.00	2006	2006	4725.00	85.00	4,016				
POOL/COOL DECK	391.00	SF	5.38	2006	2006	2104.00	70.00	1,473				
SCREEN ENCLOSED STRUCTURE	1201.00	SF	3.50	2006	2006	4204.00	57.50	2,417				
	SWIMMING POOL - RESIDENTIAL POOL/COOL DECK	Description Units SWIMMING POOL - RESIDENTIAL 189.00 POOL/COOL DECK 391.00	*Only the first Description Units Type SWIMMING POOL - RESIDENTIAL POOL/COOL DECK 189.00 SF 391.00 SF	*Only the first 10 records a Description Units Type Unit Price SWIMMING POOL - RESIDENTIAL POOL/COOL DECK 189.00 SF 25.00 391.00 SF 5.38	*Only the first 10 records are reflected Description Units Type Unit Price Year Blt SWIMMING POOL - RESIDENTIAL POOL/COOL DECK 189.00 SF 25.00 2006 900L/COOL DECK 391.00 SF 5.38 2006	*Only the first 10 records are reflected below Description Units Type Unit Price Year Blt Effect Yr SWIMMING POOL - RESIDENTIAL POOL/COOL DECK 189.00 SF 25.00 2006 2006 POOL/COOL DECK 391.00 SF 5.38 2006 2006	*Only the first 10 records are reflected below Description Units Type Unit Price Year Blt Effect Yr RCN SWIMMING POOL - RESIDENTIAL POOL/COOL DECK 189.00 SF 25.00 2006 2006 4725.00 POOL/COOL DECK 391.00 SF 5.38 2006 2006 2104.00	*Only the first 10 records are reflected below Description Units Type Unit Price Year Bit Effect Yr RCN %Good SWIMMING POOL - RESIDENTIAL POOL/COOL DECK 189.00 SF 25.00 2006 2006 4725.00 85.00 POOL/COOL DECK 391.00 SF 5.38 2006 2006 2104.00 70.00				

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

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023019726 2022146170 2020061569 2020009174	6095 6050 5483 5410 2976	2232 0966 0210 1036 0958	02-17-2023 11-02-2022 06-04-2020 01-22-2020 09-02-2005	WD WD WD CT QC	Q U Q U U	01 37 01 11 U	 	537,500 453,700 362,800 125,000 0	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
	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
112 500	329 685	7 906	450 091	0	450091	50 000 00	400091	425091	409 513

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

Current Owner

LCPA Property Record Card Roll Year 2024 Status: A 2027-0718 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 475 PITT ST

CLERMONT FL 34711

Mill Group 000C NBHD 0584

Property Use Last Inspection

Property UseLast Inspection00100SINGLE FAMILYPJF 01-01-202

KALBOW JOSHUA & JOHNATHAN M BEZON

475 PITT ST

CLERMONT FL 34711

Legal Description

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

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	FIORE	Depui	Adj	Units	Price	Factor	Factor	Factor	Factor	Class val	Value	
1	0100	0	0		1.00 LT	75,000.00	0.0000	1.50	1.170	1.000	0	131,625	
				0.001	0.4941.410							101.00=	
		Total A	cres	0.00	JV/Mkt 0			lota	l Adj JV/Mk	α		131,625	
	Classified Acres 0 Classified JV/Mkt 131,625 Classified Adj JV/Mkt 0												
	Sketch												

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

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2016	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,027	2,027	2027	Effective Area	2027	No Stories	4.00	Full Daths	
GAR	GARAGE FINISH	0	696	-	Base Rate	119.25	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	233	0	Building RCN	295,925	Quality Grade	685	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	,,	00	,,	Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,027	2,956	2,027	Building RCNLD	287,047	Roof Cover	3	Type AC	03

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

	Non real 2024 Status. A											
	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре	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			

				Build	ing Perr	nits		
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 Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023157281 2016089989	6263 4827 4596 0711	2397 1053 1607 1853	12-27-2023 08-23-2016 03-05-2015 01-01-1980	WD WD WD MI	0000	01 Q Q Q	>>	520,000 325,500 30,000 6,000				
										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
131,625	287,047	19,234	437,906	0	437906	0.00	437906	437906	344,359

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

Property Location

Site Address 310 ROB ROY DR

CLERMONT FL 34711

Mill Group **NBHD** 0584 000C

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

Current Owner

DREGER TYLER J & AMANDA R

310 ROB ROY DR

CLERMONT FL 34711

Legal Description

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

Lan	Land 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	Ciass vai	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,				112,500			
Classified Acres 0 Classified JV/Mkt 112,500					2,500	Classified Adj JV/Mkt 0							
				-				<u> </u>		<u> </u>	<u> </u>		

Sketch Bldg 1 1 of 1 Replacement Cost 288,214 Deprec Bldg Value 279,568 Multi Story 1 Sec OPF (160 sf)

	9-510-00-00-0-4		
	16 40		-
			19
	FLA (v2)	20 20 20	
40	FLA (x2) (1,162 sf)	20	
	18	500	
	22 21	FUS (440 sf) GCF (420 sf)	22 21
		(420 sf)	
	3 3 3		
14 14 OPF (123 sf)		20 20	
5	5		
. 21			

	Building S				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				
_	FINISHED AREA UPPER	440	440	440	Base Rate	87.64	No Stories	2.00	Full Baths	3
_	GARAGE FINISH OPEN PORCH FINISHE	0	420 283	0	Building RCN	288,214	Quality Grade	660	Half Baths	0
011	OI EIVI OROITI INIOILE		200		Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		١ .
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,764	3,467	2,764	Building RCNLD	279,568	Roof Cover	3	Type AC	03

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 Status: A Miscellaneous Features *Only the first 10 records are reflected below Code Units Туре Unit Price Year Blt Effect Yr RCN %Good Description 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		AVG N FORECLOSURE/BANK SFR/310 ROB ROY DR	03-11-2014						

			Sales Inform	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023096577 2020140308 2020116922	6191 5600 5565 4276	1444 0226 1949 0413	08-02-2023 12-04-2020 10-15-2020 01-30-2013	WD WD WD	0000	01 01 37 U		460,000 330,000 286,000 165,000				
	4216	0744	09-05-2012	СТ	Ū	Ü	I	100		Total		0.00
		<u> </u>	1			1/2/	uo Summ	201/			1	

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

^{***}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.***