



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *382 3680*

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 BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	<i>2024-0721</i>	County	<i>Lake</i>
		Tax year	<i>2024</i>
		Date received	<i>9/2.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>INV_HOME; 2018-2 IH Borrower LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>1922260950-000-00500 435 Disston Ave</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1 <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.))			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> 5 Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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 # 2024-0721	Alternate Key: 3823680	Parcel ID: 19-22-26-0950-000-00500	
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 435 DISSTON AVE CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 445,953	\$ 445,953	
2. Assessed or classified use value, *if applicable	\$ 285,460	\$ 285,460	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 285,460	\$ 285,460	

*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#	3823680	3823674	1789931	3815675
Address	435 DISSTON AVE CLERMONT	451 DISSTON AVE CLERMONT	475 PITT ST CLERMONT	263 HUNT ST CLERMONT
Proximity		0.06 Miles	0.10 Miles	0.17 Miles
Sales Price		\$485,000	\$520,000	\$490,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.00%	4.00%
Adjusted Sale		\$412,250	\$442,000	\$436,100
\$/SF FLA	\$161.23 per SF	\$200.41 per SF	\$218.06 per SF	\$155.09 per SF
Sale Date		12/22/2023	12/27/2023	2/23/2023
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	2,766	2,057	35450	2,027	36950	2,812	-2300
Year Built	2006	2005		2016		2004	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.0		3.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	Y	-20000	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	Water	Water		Water		Water	

		Net Adj. 8.6%	35450	Net Adj. 3.8%	16950	-Net Adj. 5.1%	-22300
		Gross Adj. 8.6%	35450	Gross Adj. 12.9%	56950	Gross Adj. 5.1%	22300
Adj. Sales Price	Market Value \$445,953	Adj Market Value	\$447,700	Adj Market Value	\$458,950	Adj Market Value	\$413,800
	Value per SF 161.23						

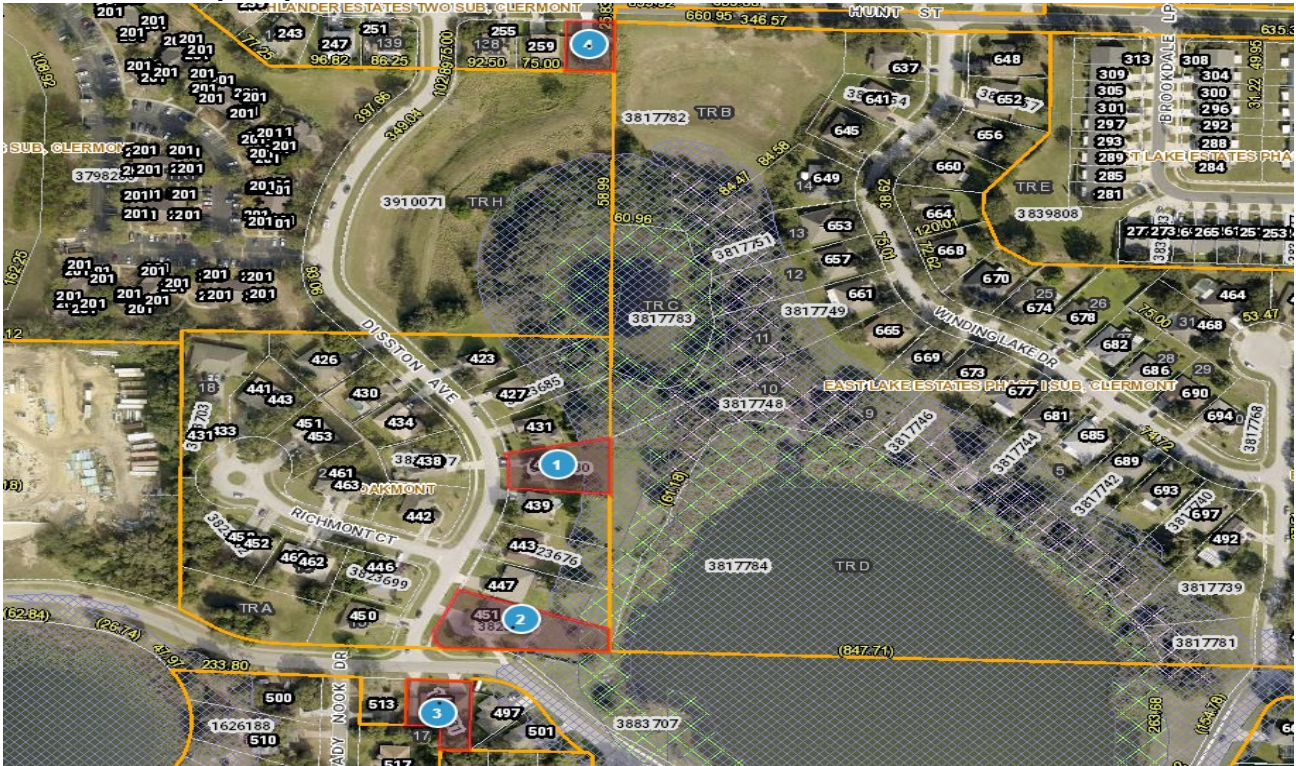
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0721 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3823680	435 DISSTON AVE CLERMONT	-
2	Comp 1	3823674	451 DISSTON AVE CLERMONT	0.06
3	Comp 2	1789931	475 PITT ST CLERMONT	0.1
4	Comp 3	3815675	263 HUNT ST CLERMONT	0.17
5				
6				
7				
8				

Alternate Key 3823680
 Parcel ID 19-22-26-0950-000-00500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0721 Subject
 PRC Run: 12/11/2024 By

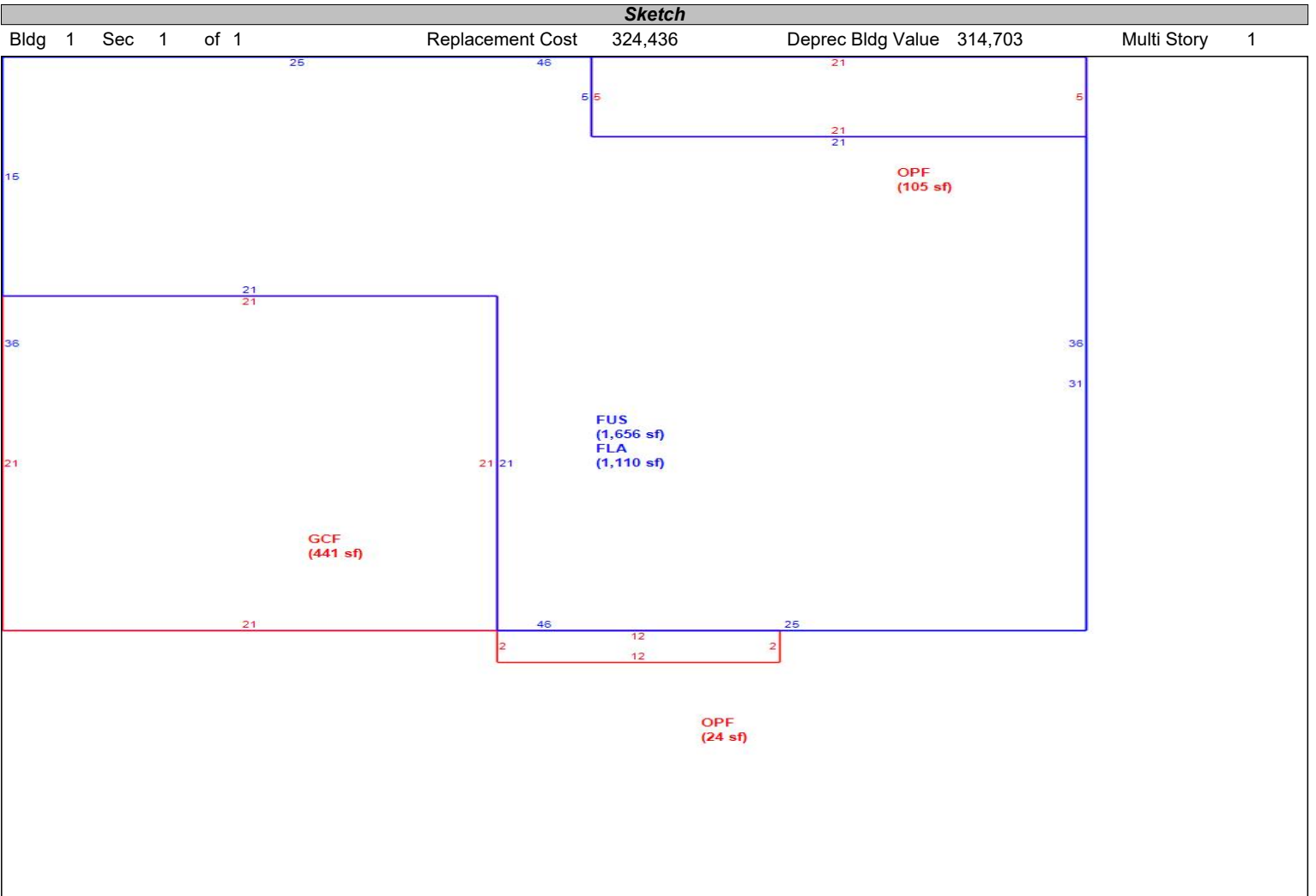
Card # 1 of 1

Current Owner		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 435 DISSTON AVE			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0584
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
OAKMONT PB 50 PG 91-92 LOT 5 ORB 4582 PG 891 ORB 5107 PG 1533

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	1.75	1.000	1.000	0	131,250	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		131,250			
Classified Acres		0		Classified JV/Mkt		131,250		Classified Adj JV/Mkt		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	1,110	1,110	1110	2006					
FUS	FINISHED AREA UPPER	1,656	1,656	1656						
GAR	GARAGE FINISH	0	441	0						
OPF	OPEN PORCH FINISHE	0	129	0						
TOTALS		2,766	3,336	2,766						
					Effective Area	2766	No Stories	1.00	Full Baths	2
					Base Rate	101.84	Quality Grade	670	Half Baths	0
					Building RCN	324,436	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	314,703				

Alternate Key 3823680
Parcel ID 19-22-26-0950-000-00500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0721 Subject
PRC Run: 12/11/2024 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	
2007	200509003	01-12-2006	03-13-2007	138,468	0000	SFR FOR 07	03-13-2007		
2006	2005090039	09-28-2005	01-12-2006	138,468	0000	SFR 435 DISSTON AVE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107 1533	05-08-2018	WD	U	M	I	100				
	4582 0891	01-29-2015	WD	U	M	I	100				
	4380 0138	09-03-2013	CT	U	U	I	105,000				
	3314 0407	11-17-2006	WD	Q	Q	I	323,400				
	2501 0719	01-20-2004	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	
131,250	314,703	0	445,953	160493	285460	0.00	285460	445953	270,765	

Parcel Notes

2501/719 DEED LEGAL INCL TRACT A NOT OWNED BY GRANTOR TRACT A IS OWNED BY OAKMONT HOMEOWNERS ASSN
 06FC PROPERTY OVERLOOKS LAKE ADD PHYS JSB 011206
 08 PHYS FROM 177 QG FROM 680 JSB 012508
 12TR BRIAN & JACQUELINE STILE MOVED LEFT NO ADDR RETURN TO SENDER KM 091312
 13X BRIAN & JACQUELINE STILE RENEWAL CARD RETURNED WITH ADDR 533 KEY BISCAYNE AVE DAVENPORT 33897 SENT LETTER KM 032113
 13X DENY
 4380/138 CT VS BRIAN STILE ET AL PROP SOLD TO IH2 PROPERTY FLORIDA LP
 14VAB PETITION 2014-193 TJW 091714
 14VAB PETITION 2014-193 WITHDRAWN NO CHANGE TJW 010615
 4582/891 IH2 PROPERTY FLORIDA LP TO 2015-1 IH2 BORROWER LP
 4582/891 M SALE INCL OVER 25 PARCELS MULTI SUBS
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO SCANNED TO AK3821698 CB 080516
 17IT GSV 060112 FLA3 TO FUS WALL TYPE FROM 3 CRA 072616
 17VAB PETITION 2017-136 TJW 092617
 17VAB PETITION 2017-136 WITHDRAWN NO CHANGE TJW 111417
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 5107/1533 2018-2 IH BORROWER LP SUCC BY MERGER WITH 2015-1 IH2 BORROWER LP AND 2015-2 IH2 BORROWER LP TO 2018-2 1H BORROWER LP
 5107/1533 M SALE INCL OVER 25 LOTS IN VARIOUS SUBS
 19VAB PETITION 2019-079 ADT 091219
 19VAB PETITION 2019-079 WITHDRAWN NO CHANGE TJW 121319
 20VAB PETITION 2020-090 TJW 091620

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 3823674
 Parcel ID 19-22-26-0950-000-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0721 Comp 1
 PRC Run: 12/11/2024 By

Card # 1 of 1

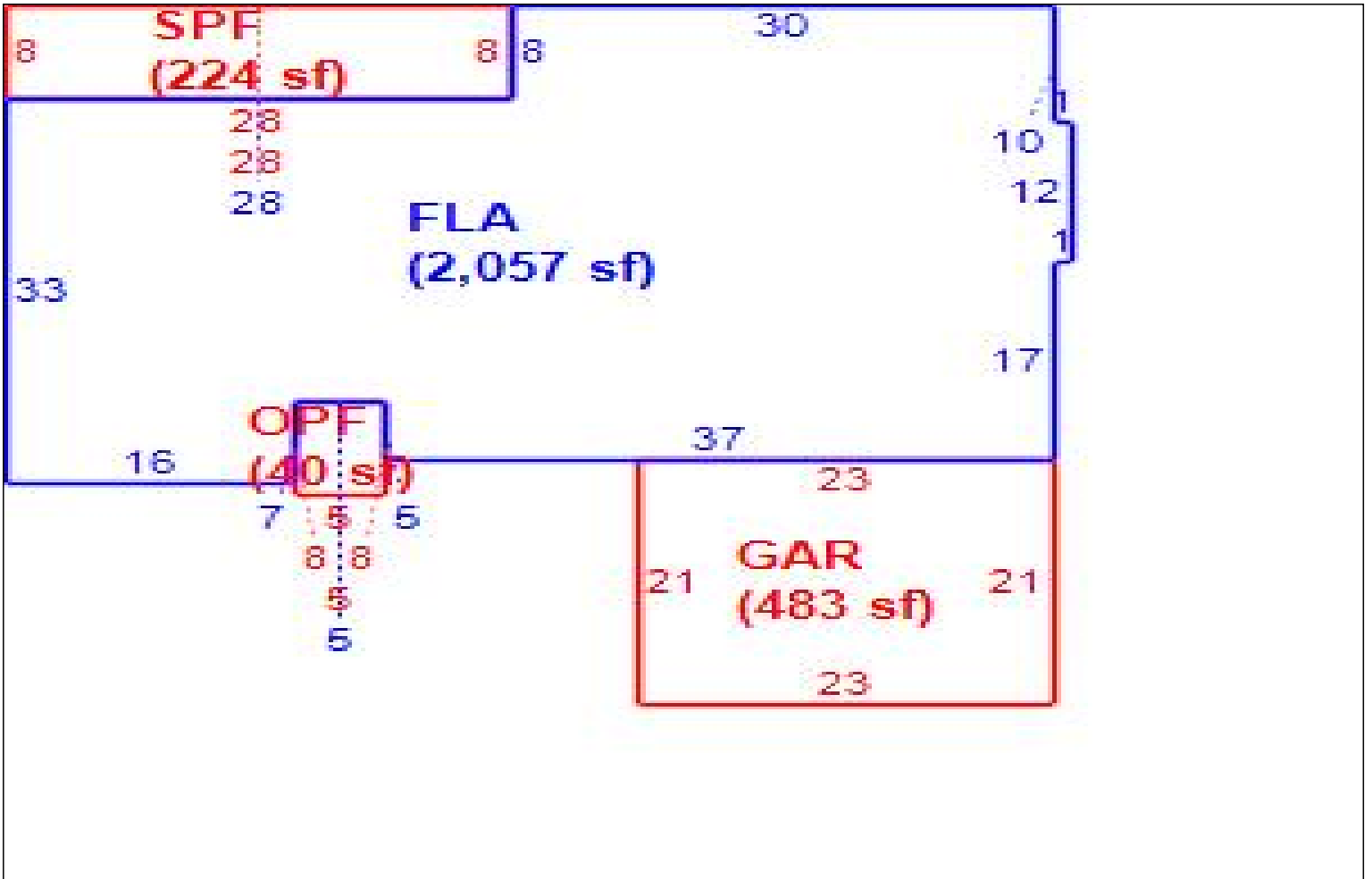
Current Owner			
COSTA MANUEL J			
451 DISSTON AVE			
CLERMONT	FL	34711	

Property Location			
Site Address 451 DISSTON AVE			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0584
Property Use		Last Inspection	
00100	SINGLE FAMILY	TDS	01-01-202

Legal Description
 OAKMONT PB 50 PG 91-92 LOT 1 ORB 6262 PG 1192

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	1.75	1.000	1.000	0	131,250	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		131,250			
Classified Acres		0		Classified JV/Mkt		131,250		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 266,658 Deprec Bldg Value 258,658 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,057	2,057	2057	2005					
GAR	GARAGE FINISH	0	483	0		No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	40	0		Quality Grade	670	Half Baths	0	
SPF	SCREEN PORCH FINIS	0	224	0		Wall Type	03	Heat Type	6	
TOTALS		2,057	2,804	2,057		Foundation	3	Fireplaces	0	
					Building RCNLD	258,658	Roof Cover	3	Type AC	03

Alternate Key 3823674
Parcel ID 19-22-26-0950-000-00100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0721 Comp 1
PRC Run: 12/11/2024 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
FOP3	OPEN PORCH FINISHED	300.00	SF	13.25	2022	2022	3975.00	97.50	3,876

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023	22-2550	06-01-2022	04-03-2023	15,000	0003	RET	04-03-2023		
2023	22-3418	01-21-2022	04-03-2023	6,000	0002	RTN 80X6	04-03-2023		
2019	SALE	01-01-2018	04-25-2019	1	0099	CHECK VALUE	04-29-2019		
2006	2005011255	02-10-2005	07-12-2005	126,588	0000	SFR 451 DISSTON AVE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023156162	6262 1192	12-22-2023	WD	Q	01	I	485,000					
2018105583	5166 2074	09-06-2018	WD	Q	Q	I	245,000					
2016056255	4787 0024	05-26-2016	WD	Q	Q	I	220,000					
	2985 1547	10-17-2005	WD	Q	Q	I	335,000					
	2910 0105	07-27-2005	WD	Q	Q	I	244,900					
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	
131,250	258,658	3,876	393,784	0	393784	0.00	393784	393784	264,233	

Parcel Notes

2501/719 DEED LEGAL INCL TRACT A NOT OWNED BY GRANTOR TRACT A IS OWNED BY OAKMONT HOMEOWNERS ASSN
 06FC PROPERTY OVERLOOKS LAKE ADD PHYS JSB 011206
 08 PHYS FROM 177 JSB 012508
 4787/24 ALEJANDRO & ANA ALONSO TO FRANKLIN & MIOSSOTTYS COSS HW
 16CC HX APP SUBMITTED FOR 2017 DB 062016
 16X COURTESY HX CARD SENT 062016
 17IT MLS 052616 OPF4 TO SPF BEDS FROM 3 SFR IN VERY GOOD COND PER MLS G4822666 CRA 070616
 5166/2074 FRANKLIN & MIOSSOTTYS COSS TO JOSE V ORTEGA & YANIN RINCON HW
 18X COURTESY HX CARD SENT 092018
 19X COURTESY HX CARD SENT 010219
 19FCL LOC FROM 115 QG FROM 625 MHS 042519
 23IT SFR IN GOOD COND RTN WALL FOR LANSCAPING PURPOSES ADD MISC TDS 040323
 6262/1192 JOSE V ORTEGA & YANIN RINCON TO MANUEL J COSTA UNMARRIED

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0721 Comp 2
 PRC Run: 12/11/2024 By

Card # 1 of 1

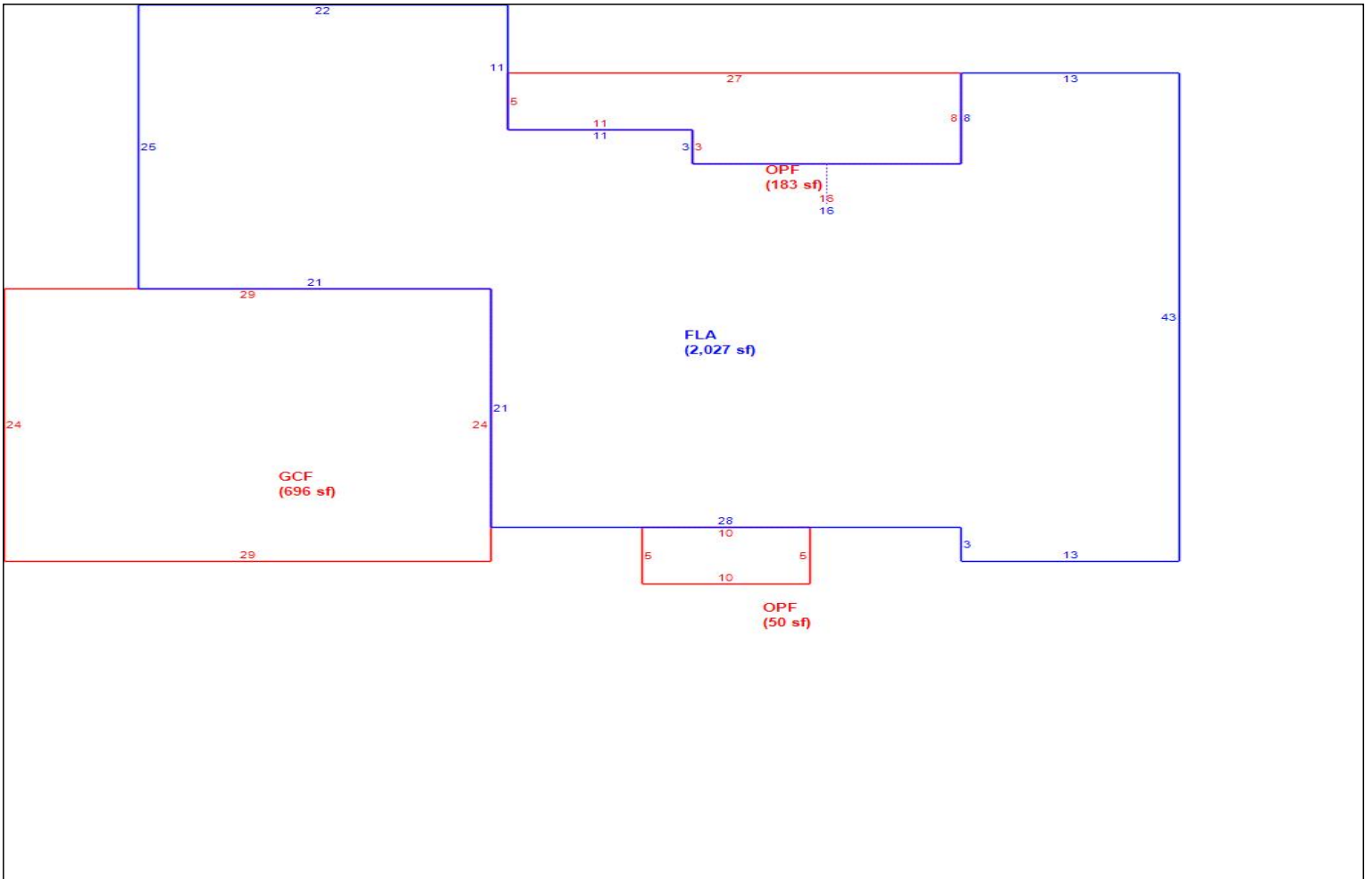
Current Owner		
KALBOW JOSHUA & JOHNATHAN M BEZON		
475 PITT ST		
CLERMONT	FL	34711

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	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,027	2,027	2027	2016	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	696	0	119.25	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	233	0	295,925	Wall Type	03	Heat Type	6
TOTALS		2,027	2,956	2,027	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					287,047				

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0721 Comp 2
 PRC Run: 12/11/2024 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
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	

Parcel Notes

711/1853 LAWRENCE L FLECKINGER TO DENNIS & MARIE WRIGHT HW
 88 NBHD CHANGED FROM 3620
 04FC VALUE OK DN 101003
 06X DENNIS WRIGHT DECEASED 111805 FL DEATH LIST
 4596/1607 MARIE L WRIGHT TO PILLAR HOMES LLC
 16IT PHYS FROM 100 CRA 050416
 4827/1053 PILLAR HOMES LLC TO DOUGLAS BRUCE GEHRIG MARRIED
 16X COURTESY HX CARD SENT 092116
 17X COURTESY HX CARD SENT 122216
 18FC ADD DGF 12X35 QG FROM 700 CRA 032918
 6263/2397 DOUGLAS B GEHRIG TO JOSHUA KALBOW & JOHNATHAN MICHAEL BEZON HH

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Alternate Key 3815675
Parcel ID 19-22-26-0076-000-13600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0721 Comp 3
PRC Run: 12/11/2024 By

Card # 1 of 1

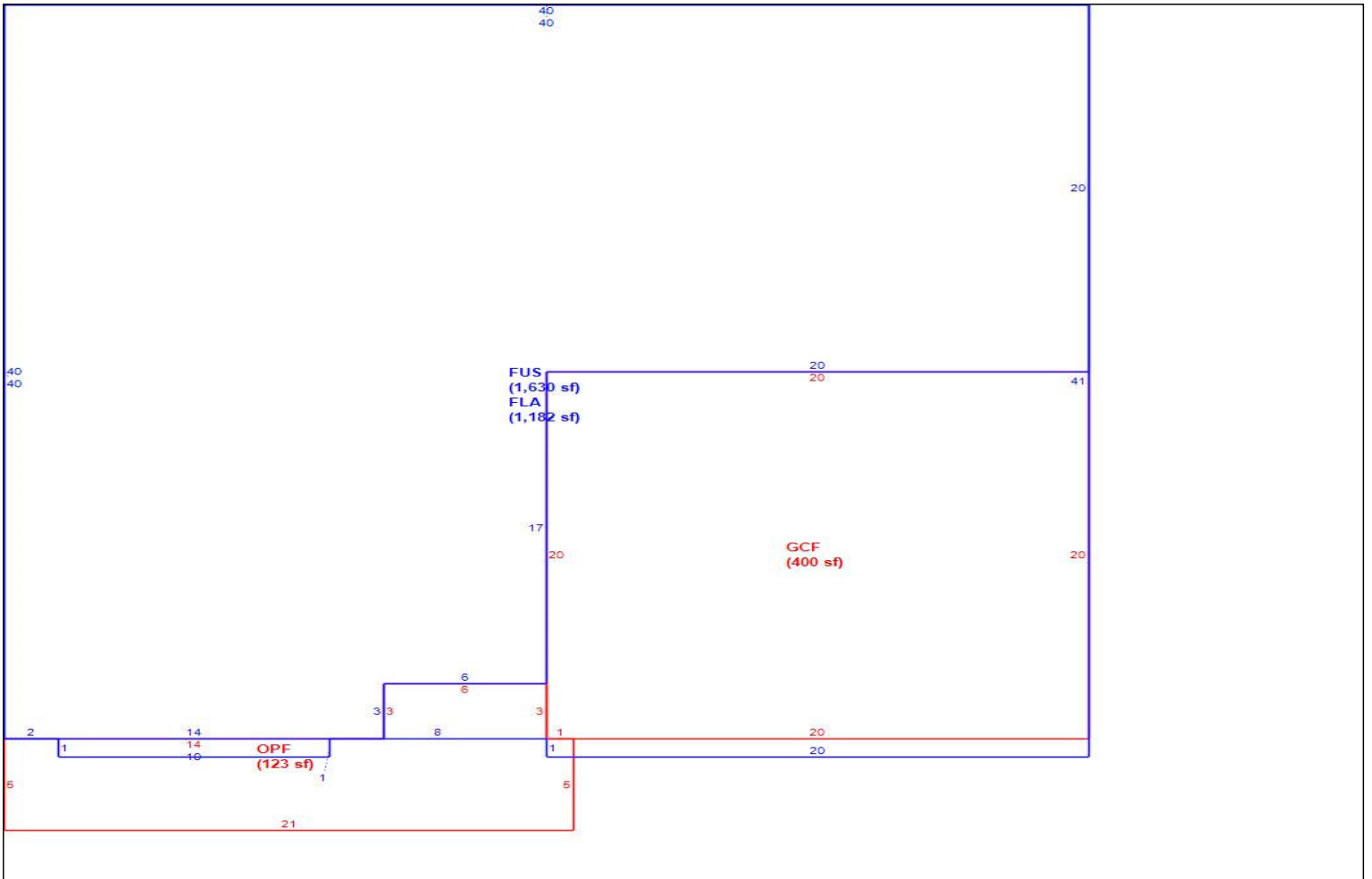
Current Owner		
LEE JENNIFER & MATTHEW		
263 HUNT ST		
CLERMONT	FL	34711

Property Location			
Site Address 263 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 136 ORB 6098 PG 246

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 289,676
Deprec Bldg Value 280,986		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,182	1,182	1182	2004	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,630	1,630	1630	Base Rate	Quality Grade	660	Half Baths	0
GAR	GARAGE FINISH	0	400	0	Building RCN	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	123	0	% Good	Foundation	3	Fireplaces	0
TOTALS		2,812	3,335	2,812	Building RCNLD	Roof Cover	3	Type AC	03

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	390.00	SF	35.00	2005	2005	13650.00	85.00	11,603
PLD2	POOL/COOL DECK	290.00	SF	5.38	2005	2005	1560.00	70.00	1,092
SEN2	SCREEN ENCLOSED STRUCTURE	1272.00	SF	3.50	2005	2005	4452.00	55.00	2,449
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2004120112	04-01-2005	05-12-2006	34,500	0000	POL ETC FOR 06 SEE NOTES			
2006	2005021416	02-23-2005	05-12-2006	3,238	0000	SEN 19X34			
2005	2004120112	12-02-2004	04-01-2005	34,500	0000	POOL 19X34 W/SPA			
2005	2004041480	05-25-2004	04-01-2005	145,948	0000	SFR 263 HUNT ST			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023021525	6098 0246	02-23-2023	WD	Q	01	I	490,000	039	HOMESTEAD	2024	25000
2022078976	5970 2271	05-31-2022	WD	U	37	I	510,200	059	ADDITIONAL HOMESTEAD	2024	25000
	4636 2301	06-05-2015	WD	Q	Q	I	250,000				
	4405 0537	08-19-2013	WD	U	U	I	100				
	3632 1759	05-01-2008	WD	Q	Q	I	270,000				
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	280,986	18,444	411,930	0	411930	50,000.00	361930	386930	392,013	

Parcel Notes

05 LOC FROM 110 RWT 110204
 2708/1583 DAVID E TILLOTSON MARRIED
 05FC POL FOR 06 POL 390SF PLD 290SF SEN 1272SF HTB 1UT GR 2 PLH 390SF JWB 040105
 06 ADD MISC JSB 051206
 3536/132 CT VS DAVID E TILLOTSON SOLD TO HSBC BANK USA NATL ASSN TTEE FOR ACE SECURITIES CORP HOME EQUITY LOAN TRUST
 SERIES 2006 NC3 ASSET BACKED PASS THROUGH CERTS SERIES 2006 NC3
 08X SEAN & KELLY LEWIS MOVED FROM AK050108
 4405/537 SEAN & KELLY P LEWIS TO SEAN M & KELLY P LEWIS CO TTEES OF THE SEAN M LEWIS REVC TRS DTD 081913 AND THE KELLY P
 LEWIS REVC TRS DTD 081913 JTWROS
 15X KELLY LEWIS CALLED MOVED TO ORANGE COUNTY NOV 2014 JMK 011215
 15X DENY
 15IT WEB CHG 5 BEDS 3 FULL BATH 1 BONUS ROOM PER EMAIL FROM KELLY CHG BEDS FROM 4 DLS 011415
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 15X KELLY & SEAN LEWIS FILED PORTABILITY IN ORANGE COUNTY 030615
 4636/2301 SEAN M & KELLY P LEWIS INDIV & AS CO-TTEES AND KELLY P & SEAN M LEWIS INDIV & AS CO-TTEES TO JOHN A HOUSTON
 MARRIED
 15X COURTESY HX CARD SENT 072115
 16IT FLA2 TO FUS WALL TYPE FROM 3 SFR VERY GOOD COND PER MLS 05340251 CRA 090415
 16X JOHN A HOUSTON SUBMITTED HX APPL MLR 01112016
 16X JOHN A AND LAURA F HOUSTON NO EX AT 1420 LYNN DR POTTSTOWN PA 19464 JMK 030816
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 5970/2271 JOHN A JR & LAURA F HOUSTON TO OPENDOOR PROPERTY TRUST I
 6098/246 OPENDOOR PROPERTY TRUST I TO JENNIFER & MATTHEW LEE HW
 24CC EFILE HX APP CP 112723

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