



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3816223

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 reason 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 I. 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 # 2024-0725	Alternate Key: 3816223	Parcel ID: 20-22-26-1506-000-15100	
Petitioner Name Ryan LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1266 N RIDGE BLVD CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name INV-HOME 2017-1 HP Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 431,923	\$ 431,923	
2. Assessed or classified use value, *if applicable	\$ 354,500	\$ 354,500	
3. Exempt value, *enter "0" if none	\$ -	\$ -	
4. Taxable Value, *required	\$ 354,500	\$ 354,500	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 10/17/2012 **Price:** \$156,500 Arm's Length Distressed Book 4230 Page 32

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3816223	3816253	3795292	3797467
Address	1266 N RIDGE BLVD CLERMONT	1328 LAUREL HILL DR CLERMONT	1505 SUNDOWN LN CLERMONT	1518 SUNDOWN LN CLERMONT
Proximity		.02 mi	.1 mi	.15 mi
Sales Price		\$440,000	\$424,900	\$420,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	3.20%	3.60%
Adjusted Sale		\$384,560	\$374,762	\$372,120
\$/SF FLA	\$141.66 per SF	\$188.97 per SF	\$205.69 per SF	\$201.80 per SF
Sale Date		6/3/2023	4/28/2023	3/7/2023
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	3,049	2,035	50700	1,822	61350	1,844	60250
Year Built	2004	2004		2002		2001	
Constr. Type	Block	Block		Block		Block	
Condition	VG	VG		VG		VG	
Baths	3.0	2.0	7500	2.0	7500	2.0	7500
Garage/Carport	2	2		2		2	
Porches	Open	Open		Open		Open	
Pool	N	N	0	Y	-20000	Y	-20000
Fireplace	1	0	2500	0	2500	0	2500
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size	LOT	LOT		LOT		LOT	
Location	NBHD	NBHD		NBHD		NBHD	
View	Lake	Interior	35000	Interior	35000	Interior	35000
		Net Adj. 24.9%	95700	Net Adj. 23.0%	86350	Net Adj. 22.9%	85250
		Gross Adj. 24.9%	95700	Gross Adj. 33.7%	126350	Gross Adj. 33.7%	125250
Adj. Sales Price	Market Value \$431,923	Adj Market Value \$480,260		Adj Market Value \$461,112		Adj Market Value \$457,370	
	Value per SF 141.66						

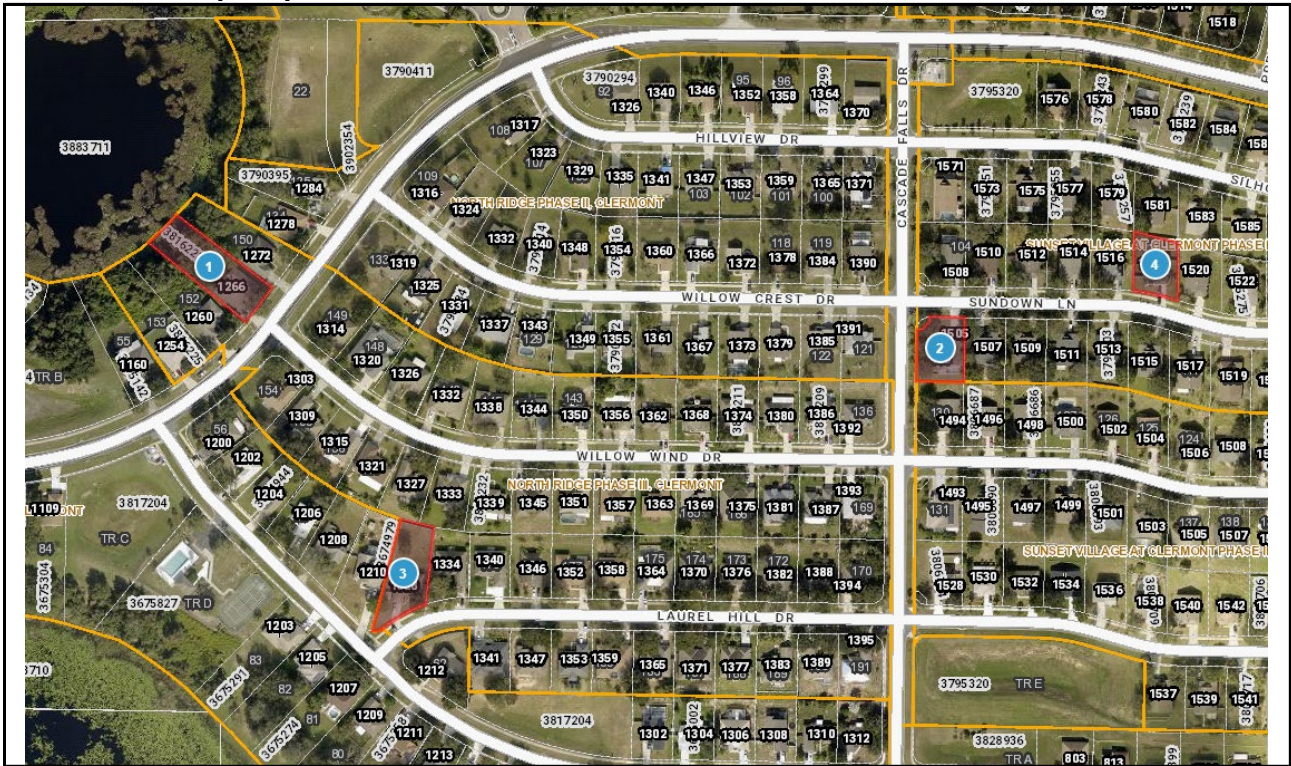
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0725 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3816223	1266 N RIDGE BLVD CLERMONT	-
2	comp 2	3795292	1505 SUNDOWN LN CLERMONT	.1 mi
3	comp 1	3816253	1328 LAUREL HILL DR CLERMONT	.02 mi
4	comp 3	3797467	1518 SUNDOWN LN CLERMONT	.15 mi
5				
6				
7				
8				

Alternate Key 3816223
 Parcel ID 20-22-26-1506-000-15100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0725 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

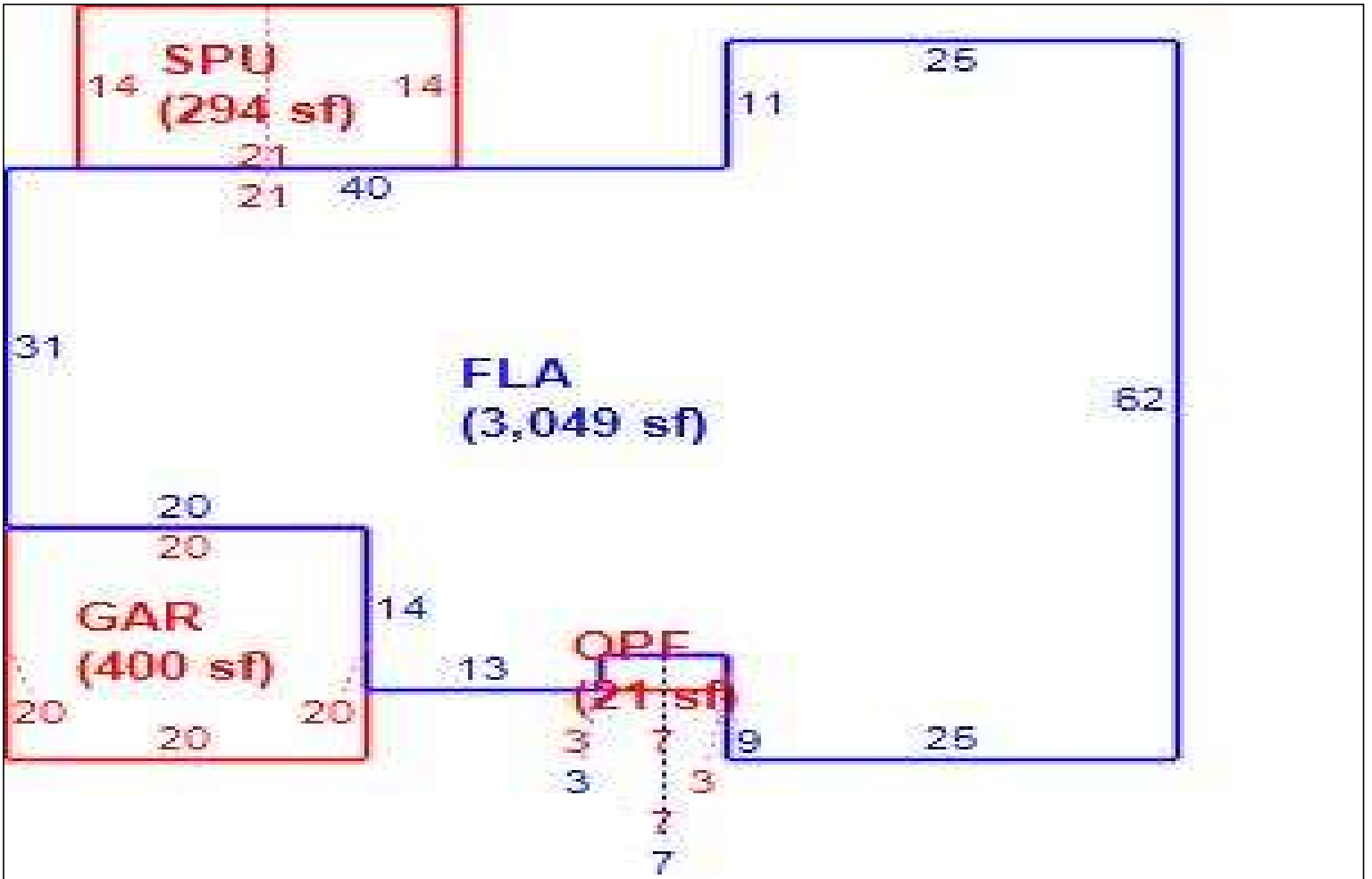
Current Owner		
2017-1 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 1266 N RIDGE BLVD			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
NORTH RIDGE PHASE III PB 48 PG 78-79 LOT 151 ORB 4999 PG 2468

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	0103	0	0		1.00 LT	75,000.00	0.0000	2.00	1.000	0.500	0	75,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		75,000		
Classified Acres		0		Classified JV/Mkt		75,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 367,962
Deprec Bldg Value 356,923		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	3,049	3,049	3049	2004	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	103.77	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	21	0	EX	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	294	0	97.00	Foundation	3	Fireplaces	1
TOTALS		3,049	3,764	3,049	0	Roof Cover	3	Type AC	03

Alternate Key 3816223
 Parcel ID 20-22-26-1506-000-15100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0725 Subject
 PRC Run: 12/10/2024 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	2006090676	09-22-2006	03-22-2007	4,120	0000	SCRN ENCL 14X21	03-22-2007		
2005	2003081177	02-23-2004	03-31-2005	151,624	0000	SFR FOR 2005		01-15-2004	
2004	2003081177	09-16-2003	02-23-2004	151,624	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017098521	4999 2468	09-06-2017	WD	U	M	I	100				
	4487 0835	05-30-2014	WD	U	M	I	5,966,800				
	4320 1415	04-15-2013	MI	U	U	I	0				
	4230 0032	10-17-2012	WD	Q	Q	I	156,500				
	2655 1165	08-07-2004	WD	Q	Q	I	241,500				
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	
75,000	356,923	0	431,923	41973	389950	0.00	389950	431923	431,923	

Parcel Notes

05 THIS IS NOT RENTAL PROP MS 022205
 07FC CHG CAN4 TO SPU4 JSB 032207
 4230/32 ANTHONY C & ELIZABETH J LORD TO THR FLORIDA LLC
 13 LOWEST SALE PER SF IN SUB MOST OTHER SALES SELLING IN THE 60SF RANGE SUBJECT ASSESSED AT 54SF ALSO SEE AK 3795240
 3796806 3806334 MUCH SMALLER IN SF SOLD FOR CLOSE TO WHAT SUBJECT SOLD CRA 013113
 4320/1415 CONFIRMATORY DEED THR FLORIDA LLC TO THR FLORIDA LP
 4320/1415 PURPOSE OF DEED IS TO REFLECT THE CORRECT ORGANIZATIONAL JURISDICTION OF THE GRANTEE ENTITY
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 4487/835 THR FLORIDA LP TO 2014-1 IH BORROWER LP
 4487/835 M SALE INCL OVER 25 PARCELS IN MULT 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 AK2987979 CB 080516
 4999/2468 2014-1 IH BORROWER LP TO 2017-1 IH BORROWER LP
 4999/2468 M SALE INCL OVER 25 PARCELS IN MULTI SUBS
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418

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 3816253
 Parcel ID 20-22-26-1506-000-18100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0725 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

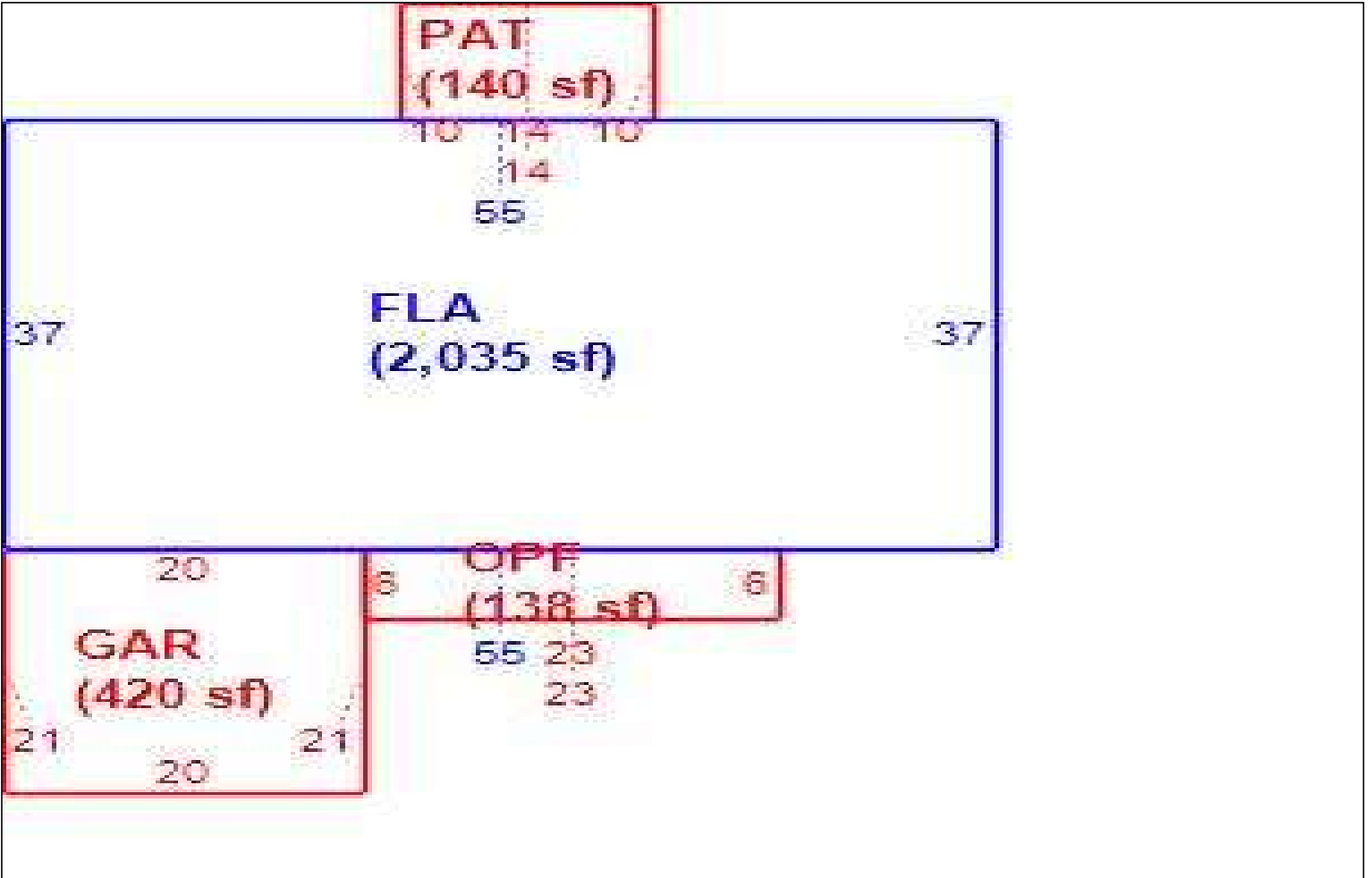
Current Owner		
MACKAY KYLE S		
1328 LAUREL HILL DR		
CLERMONT	FL	34711

Property Location		
Site Address 1328 LAUREL HILL DR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
NORTH RIDGE PHASE III PB 48 PG 78-79 LOT 181 ORB 6158 PG 1392

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 268,718
Deprec Bldg Value 260,656		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	2,035	2,035	2035	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	111.22	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	138	0	268,718	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	140	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,035	2,733	2,035	97.00	Roof Cover	3	Type AC	03
					0				
					260,656				

Alternate Key 3816253
 Parcel ID 20-22-26-1506-000-18100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0725 Comp 1
 PRC Run: 12/10/2024 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	
2005	2003070943	02-23-2004	07-13-2004	113,036	0000	SFR FOR 2005			
2004	2003070943	08-29-2003	02-23-2004	113,036	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023070007	6158	1392	06-03-2023	WD	Q	01	I	440,000	039	HOMESTEAD	2024	25000
	2494	1230	01-09-2004	WD	Q	Q	I	164,900	059	ADDITIONAL HOMESTEAD	2024	25000
	2402	1495	08-29-2003	WD	U	M	V	1				
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	
88,000	260,656	0	348,656	0	348656	50,000.00	298656	323656	348,656	

Parcel Notes

2494/1230 LEON I LORA MARRIED
 6158/1392 LEON I LORA AKA ISRAEL LEON LORA & ELSA MARIA OCHOA LORA TO KYLE STEWART MACKAY SINGLE
 24CC EFILE HX APP CP 101723

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 3795292
 Parcel ID 20-22-26-2005-000-10500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0725 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

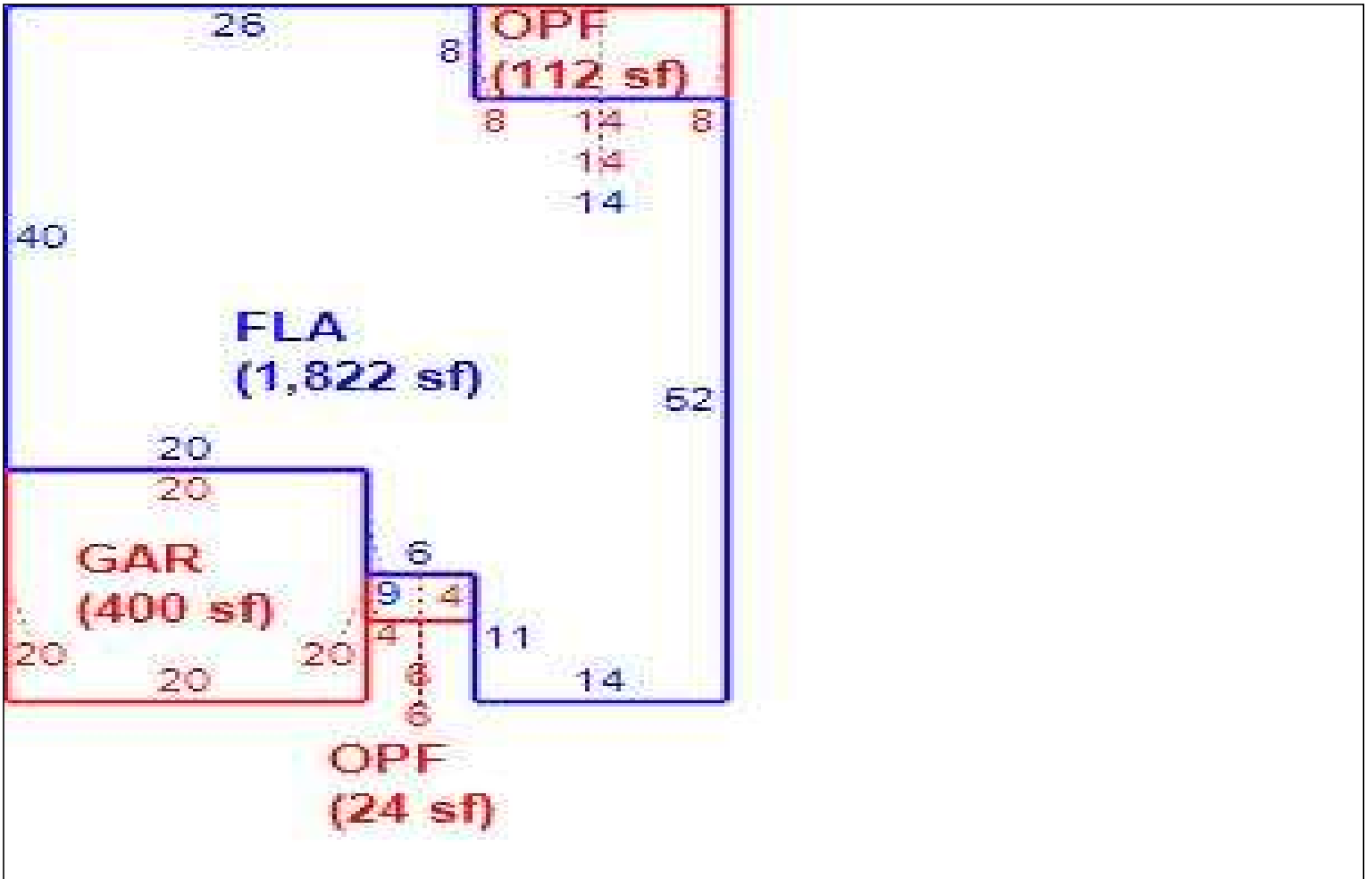
Current Owner		
KASER LISA M & JAMES L		
1505 SUNDOWN LN		
CLERMONT	FL	34711

Property Location			
Site Address	1505 SUNDOWN LN		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 CLERMONT, SUNSET VILLAGE AT CLERMONT PHASE II SUB LOT 105 PB 44 PGS 54-55 ORB 6134 PG 2156

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 245,190 Deprec Bldg Value 237,834 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	1,822	1,822	1822	2002	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	112.10	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	136	0	245,190	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,822	2,358	1,822	Building RCNLD	237,834				

Alternate Key 3795292
 Parcel ID 20-22-26-2005-000-10500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0725 Comp 2
 PRC Run: 12/10/2024 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	288.00	SF	35.00	2002	2002	10080.00	85.00	8,568
PLD2	POOL/COOL DECK	472.00	SF	5.38	2002	2002	2539.00	70.00	1,777
SEN2	SCREEN ENCLOSED STRUCTURE	1432.00	SF	3.50	2002	2002	5012.00	45.00	2,255

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2002030339	03-14-2002	02-13-2003	15,000	0000	12X24 POOL/1505 SUNDOWN LN			
2003	2002021336	03-13-2002	02-13-2003	103,840	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023050967	6134	2156	04-28-2023	WD	Q	01	I	424,900			
	2156	0675	07-12-2002	WD	Q		I	174,400			
	1900	0055	01-08-2001	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	
88,000	237,834	12,600	338,434	0	338434	0.00	338434	338434	338,560	

Parcel Notes

2156/675 DAVID & CHARLOTTE DRESPEL HW AND BARBARA DRESPEL UNMARRIED JTWROS
 15X DAVID NOAH DRESPEL 88 DECEASED 111214 STATE FILE NBR 2014158125
 6134/2155 CHARLOTTE H DRESPEL 92 DECEASED 111821 PER DC AFF
 6134/2156 BARBARA DRESPEL TO LISA M & JAMES L KASER HW

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 3797467
Parcel ID 20-22-26-2005-000-09900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0725 Comp 3
PRC Run: 12/10/2024 By ahayes
Card # 1 of 1

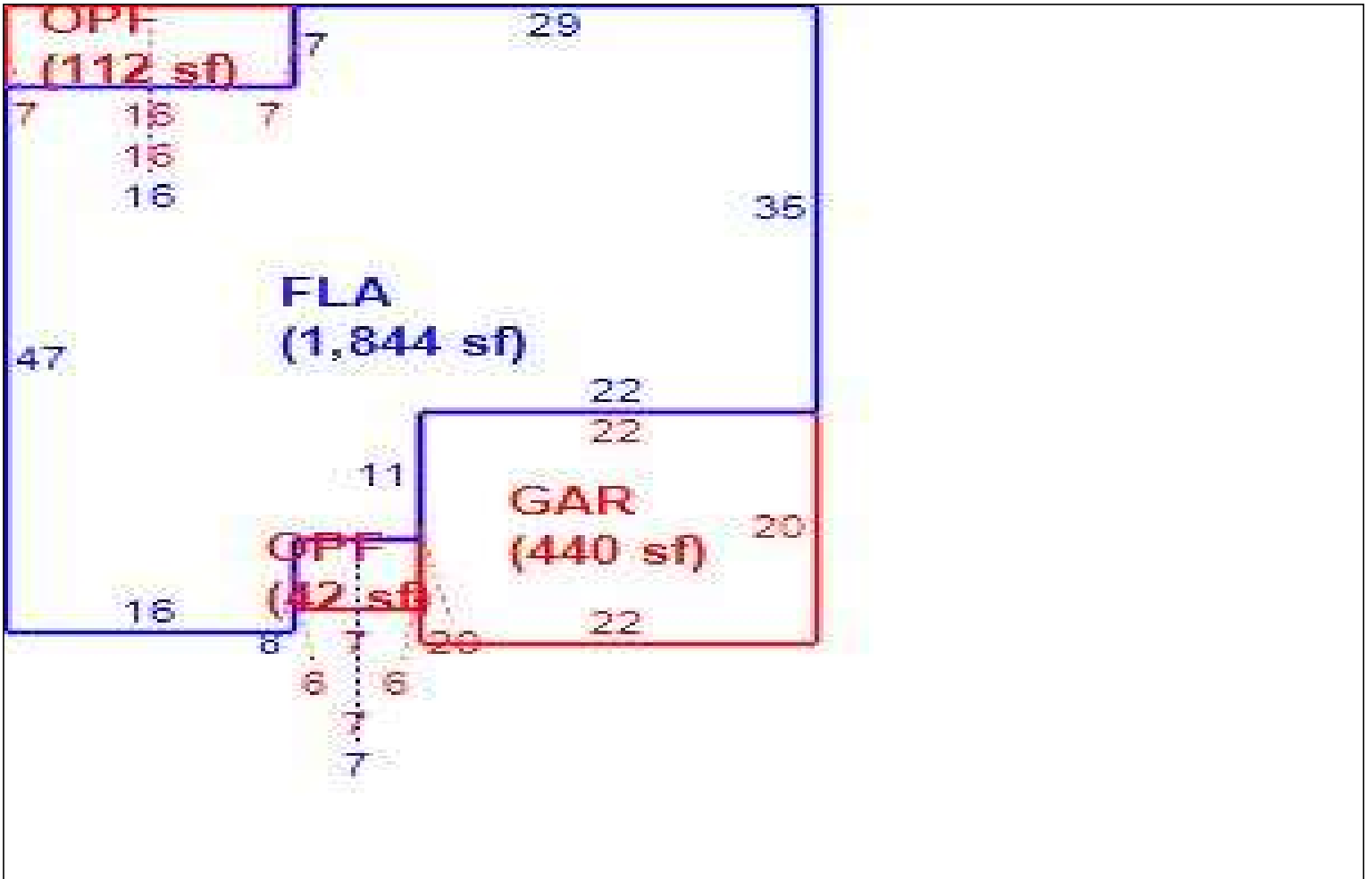
Current Owner		
MOORE CRISTIAN & LEONOR		
1518 SUNDOWN LN		
CLERMONT	FL	34711

Property Location			
Site Address 1518 SUNDOWN LN			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SUNSET VILLAGE AT CLERMONT PHASE II SUB LOT 99 PB 44 PGS 54-55 ORB 6106 PG 86

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 248,905 Deprec Bldg Value 241,438 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	1,844	1,844	1844	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	112.04	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	154	0	248,905	Wall Type	03	Heat Type	6
TOTALS		1,844	2,438	1,844	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					241,438				
					Building RCNLD				

Alternate Key 3797467
 Parcel ID 20-22-26-2005-000-09900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0725 Comp 3
 PRC Run: 12/10/2024 By ahayes
 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	324.00	SF	35.00	2006	2006	11340.00	85.00	9,639
PLD3	POOL/COOL DECK	456.00	SF	7.33	2006	2006	3342.00	70.00	2,339
SEN2	SCREEN ENCLOSED STRUCTURE	2150.00	SF	3.50	2006	2006	7525.00	55.00	4,139
PUG1	POOL UPGRADE	1.00	UT	2000.00	2006	2006	2000.00	85.00	1,700

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	SALECVD	01-01-2013	03-13-2014	1	0098	ABOVE AVG N SHORT SALE	03-13-2014		
2007	2005111316	05-18-2006	03-26-2007	30,000	0000	POL FOR 07	03-26-2007		
2007	2006031510	04-05-2006	03-26-2007	6,431	0000	SEN	03-26-2007		
2006	2005111316	12-01-2005	05-18-2006	30,000	0000	POL 27X39 W/DECK			
2006	SALE	01-01-2005	05-18-2006	1	0000	CHECK VALUES			
2002	2001070390	07-13-2001	08-01-2001	400	0000	7X16 SCR N PORCH W/ROOF			
2002	0130968	04-03-2001	08-01-2001	106,260	0000	SFR/1518 SUNDOWN LN			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023027818	6106	0086	03-07-2023	WD	Q	01	420,000	039	HOMESTEAD	2024	25000
2021114846	5776	1941	07-28-2021	WD	Q	01	351,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3733	0400	02-10-2009	WD	U	U	159,900				
	2992	1329	10-14-2005	WD	Q	Q	305,000				
	1992	2415	07-30-2001	WD	Q	Q	149,000				
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	
88,000	241,438	17,817	347,255	0	347255	50,000.00	297255	322255	347,443	

Parcel Notes

1992/2415 WENDY O'BRIEN SINGLE AND CASEY HOWARD SINGLE ONLY
 2992/1329 CASEY & WENDY HOWARD FKA O'BRIEN TO SANDRA D & RORY O'CONNOR HW
 06FC LOC FROM 175 QG FROM 610 JSB 051806
 07FC CHG SPF4 TO OPF4 ADD MISC JSB 032607
 09X RENEWAL CARD RETURNED WITH ADDRESS 1290 N RIDGE BLVD APT 512 CLERMONT
 3733/400 VALERIE CHERRY SINGLE
 09SALE ORB 3733/400 U SALE LP FILED IN 3715/529 FER 030209
 09TR NOT DELIVERABLE AS ADDRESSED 1601 JOHNS LAKE RD CLERMONT 34711
 10TR NOT DELIVERABLE AS ADDRESSED 1290 N RIDGE BLVD APT 512 CLERMONT 34711
 11X VALERIE CHERRY FILED FOR HX SENT LETTER REQUESTING COPY OF VEHICLE REGISTRATION AND INFORMATION FOR SPOUSE
 11X PER TELECON WITH VALERIE CHERRY SPOUSE IS A UK RESIDENT HAS APPLIED FOR GREEN CARD AT THIS TIME HE DOES NOT HAVE DL
 OR SS # VALERIE WILL SEND LETTER BACK STATING THIS INFORMATION 060311
 14X VALERIE CHERRY IS MARRIED TO GARY JAMES MORRISON
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 5776/1941 GARY JAMES & VALERIE MORRISON FKA CHERRY TO MARK BEIMAL UNMARRIED AND RONALD T & CHARLENE M TEELING HW
 JTWROS
 21TR ATTEMPTED NOT KNOWN 1518 SUNDOWN LN CLERMONT FL 34711 2794 AS 091321
 21X COURTESY HX CARD SENT 092021
 6106/86 MARCELL M BEIMAL AND RONALD T & CHARLENE M TEELING TO CRISTIAN & LEONOR MOORE MARRIED COUPLE OUR SCR N HAD
 MARK BEIMAL OK TO SC PER TITLE CO
 23CC EFILE HX APP CP 091123

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.