



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3781577**

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 # 2024-0726	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: INV_HOME; IH6 Property Florida, LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	2022261900-000-03400 136 Lombard Cir
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
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 type="checkbox"/> 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0726	Alternate Key: 3781577	Parcel ID: 20-22-26-1900-000-03400	
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 136 LOMBARD CIR CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name IH6 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 380,584	\$ 380,584	
2. Assessed or classified use value, *if applicable	\$ 313,700	\$ 313,700	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 313,700	\$ 313,700	
*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#	3781577	3796787	3781471	3789942
Address	136 LOMBARD CIR CLERMONT	1768 PRESIDIO DR CLERMONT	1582 CHANCELLOR CT CLERMONT	1404 MUIR CIR CLERMONT
Proximity		0.12 Miles	0.23 Miles	0.17 Miles
Sales Price		\$470,000	\$453,000	\$425,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	0.80%	1.60%
Adjusted Sale		\$412,660	\$388,674	\$368,050
\$/SF FLA	\$160.04 per SF	\$195.02 per SF	\$147.17 per SF	\$196.40 per SF
Sale Date		5/16/2023	10/13/2023	8/23/2023
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	2,378	2,116	13100	2,641	-13150	1,874	25200
Year Built	2001	2001		2001		2001	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	3.0	-7500	2.1	-2500	2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	Y	-20000	N	0	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	Sierra Vista	Sierra Vista		Sierra Vista		Skyview	
View	Interior	Interior		Interior		Interior	
		-Net Adj. 3.5%	-14400	-Net Adj. 4.0%	-15650	Net Adj. 1.4%	5200
		Gross Adj. 9.8%	40600	Gross Adj. 4.0%	15650	Gross Adj. 12.3%	45200
Adj. Sales Price	Market Value \$380,584	Adj Market Value	\$398,260	Adj Market Value	\$373,024	Adj Market Value	\$373,250
	Value per SF 160.04						

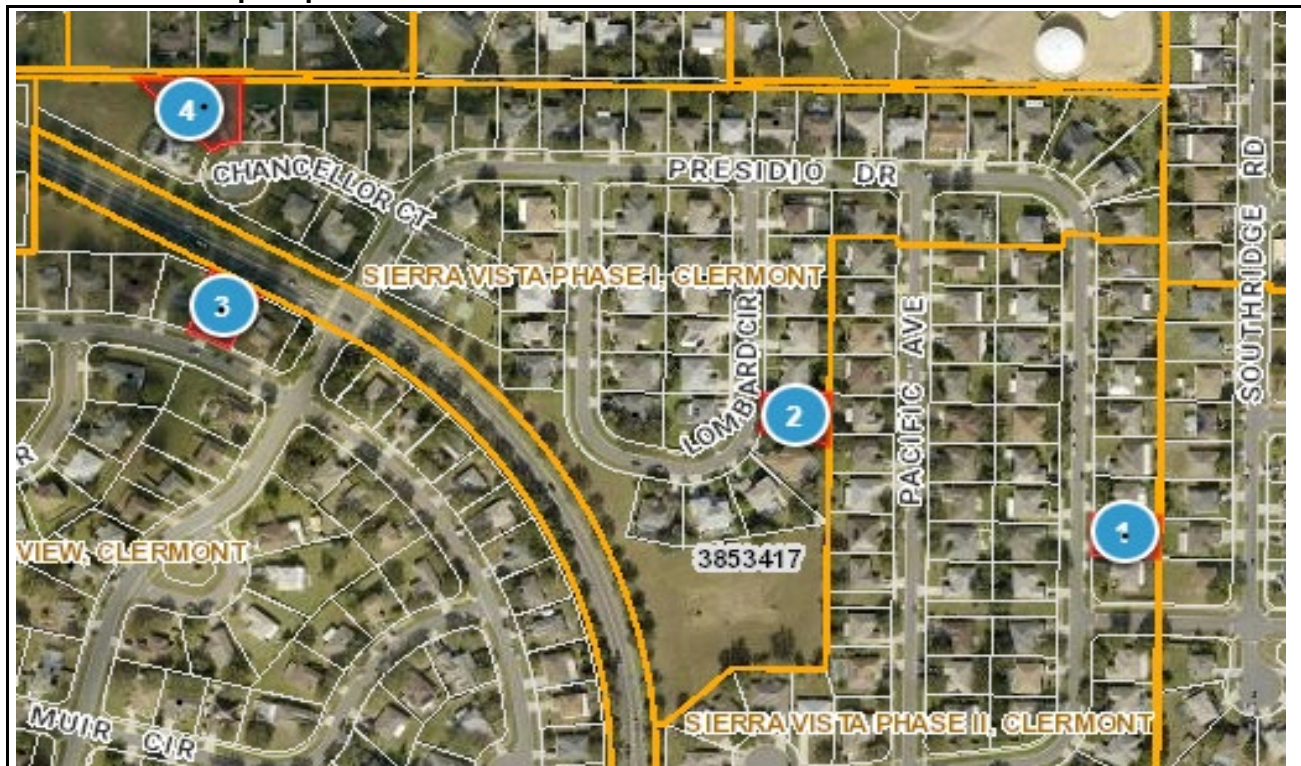
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0726 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	3796787	1768 PRESIDIO DR CLERMONT	0.12
2	Subject	3781577	136 LOMBARD CIR CLERMONT	-
3	Comp 3	3789942	1404 MUIR CIR CLERMONT	0.17
4	Comp 2	3781471	1582 CHANCELLOR CT CLERMONT	0.23
5				
6				
7				
8				

Alternate Key 3781577
 Parcel ID 20-22-26-1900-000-03400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0726 Subject
 PRC Run: 12/11/2024 By

Card # 1 of 1

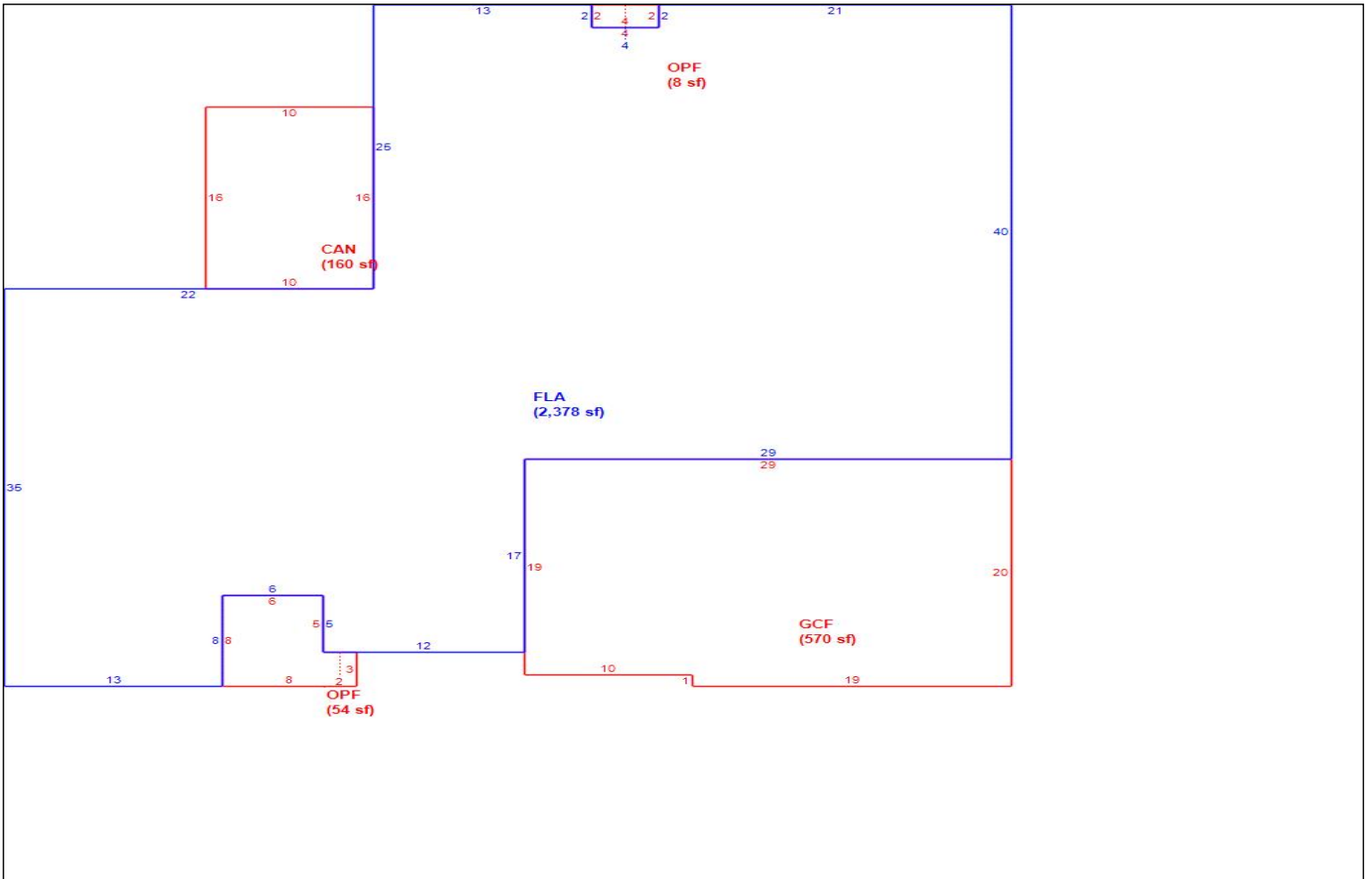
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 136 LOMBARD CIR CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SIERRA VISTA PHASE 1 SUB LOT 34 PB 40 PGS 95-96 ORB 4814 PG 1958

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	301,633	Deprec Bldg Value	292,584	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	2,378	2,378	2378	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	570	0	107.38	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	62	0	301,633	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,378	3,170	2,378	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	292,584			

Alternate Key 3781577
 Parcel ID 20-22-26-1900-000-03400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0726 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
2002	00001	01-01-2001	06-19-2001	10	0000	*****		
2001	100312	10-23-2000	12-31-2000	132,000	0000	SFR/136 LOMBARD CIR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2016079277	4814	1958	07-29-2016	WD	U	U	I				
	4148	1278	03-26-2012	QC	U	U	I				
	1991	1740	08-08-2001	WD	Q	Q	I				
	1780	2201	12-15-1999	WD	U	M	V				
	1670	1244	12-15-1998	WD	U	M	V				
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	292,584	0	380,584	66884	313700	0.00	313700	380584	353,057

Parcel Notes

LOC TO 100 FER
 01FC NBHD FROM 4580 & ADD LOC 090500 RS
 00 LOC FROM 140 FER 122800
 1991/1740 TO FRED J HEATON JR SINGLE
 03 QG FROM 575 FER 021903
 4148/1278 FRED J HEATON JR & OLESVA PANKIV TO OLESVA PANKIV MARRIED
 14X FRED JEFFRIE HEATON JR MARRIED ANN FRANCIS ABRAHAM 060413 ADDR 6 EDWARDS SHRS HAINES CITY 33844 9734
 14X EMAIL CONFIRMATION FROM COURTNEY THOMAS POLK COUNTY PA ANN FRANCIS ABRAHAM HAS 2014 HX AT 6 EDWARDS SHRS HAINES CITY 33844 9734 JMK 012414
 14X DENY
 14X FRED HEATON & OLESYA PANKIV DIVORCED 02152012 OR 4152/2023 OLESYA PANKIV STILL LIVES ON PROPERTY REINSTATED HX FOR OLESYA PANKIV AW 032414
 4814/1958 OLESYA AKA OLESVA PANKIV TO IH6 PROPERTY FLORIDA LP
 4814/1958 DEED CONTAINS CERTAIN RESTRICTIONS WHICH MAY SIGNAL SHORT SALE
 16SALE ORB 4814/1958 U SALE FORECLOSURE FILED 4787/1933 ALSO MLS LISTING G4816994 STATES SHORT SALE SEE SCANNED INFO CRA 082216
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418

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Alternate Key 3796787
 Parcel ID 20-22-26-1905-000-08700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0726 Comp 1
 PRC Run: 12/11/2024 By

Card # 1 of 1

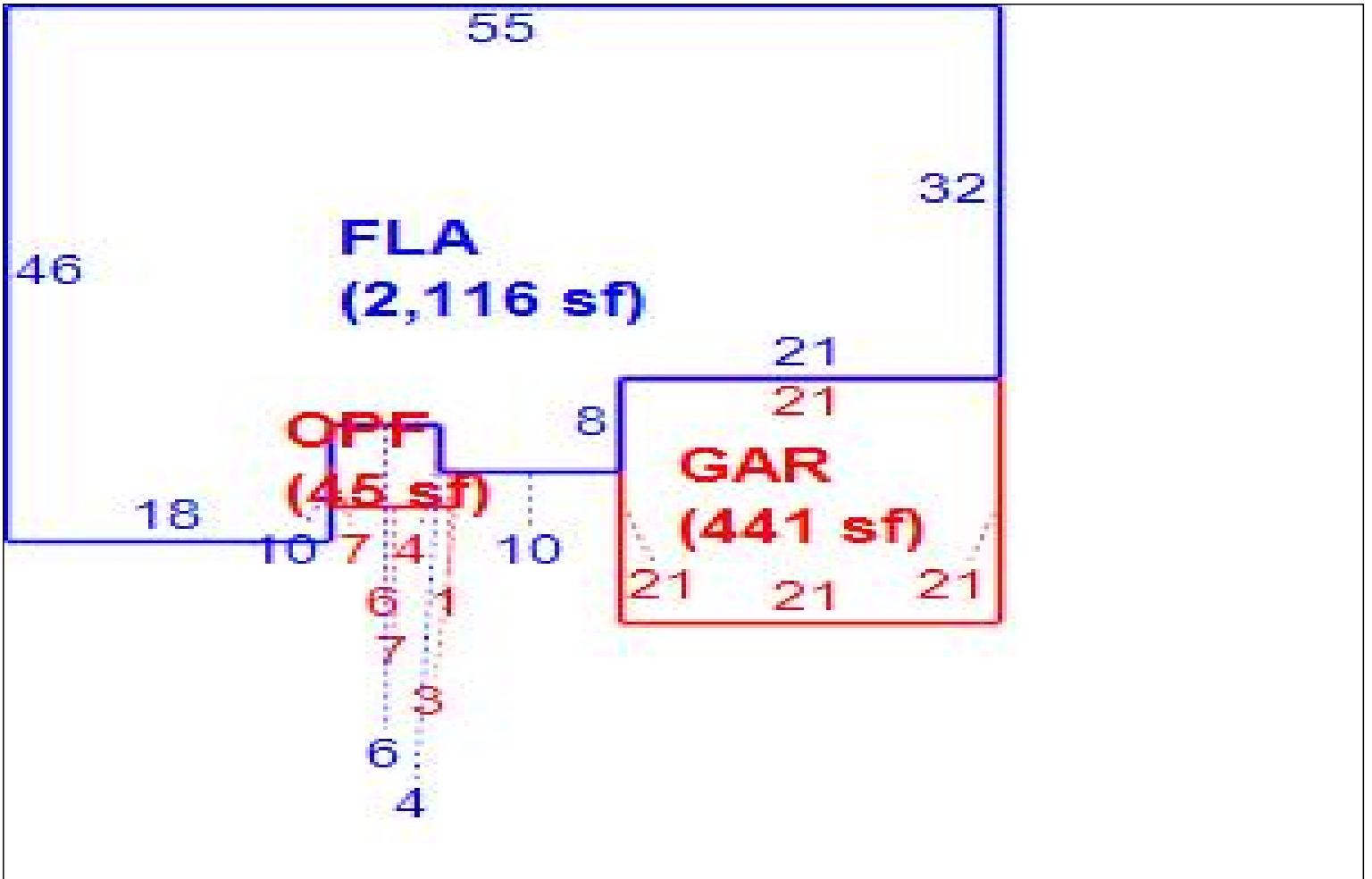
Current Owner		
BLEAKNEY SAGE J & ALYSSA B		
400 ATKINSON LN		
AMBLER	PA	19002-2811

Property Location			
Site Address	1768 PRESIDIO DR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SIERRA VISTA PHASE II SUB LOT 87 PB 43 PGS 85-86 ORB 6145 PG 490

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 279,851 Deprec Bldg Value 271,455 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	2,116	2,116	2116	2001	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	110.31	Quality Grade	675	Half Baths	0
OFF	OPEN PORCH FINISHE	0	45	0	279,851	Wall Type	03	Heat Type	6
TOTALS		2,116	2,602	2,116	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					271,455				

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	378.00	SF	35.00	2003	2003	13230.00	85.00	11,246
PLD2	POOL/COOL DECK	611.00	SF	5.38	2003	2003	3287.00	70.00	2,301
SEN2	SCREEN ENCLOSED STRUCTURE	1790.00	SF	3.50	2003	2003	6265.00	50.00	3,133
PUG2	POOL UPGRADE	1.00	UT	4000.00	2003	2003	4000.00	85.00	3,400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	03-26-2007	1	0000	CHECK VALUES	03-26-2007		
2004	2003101309	10-29-2003	02-19-2004	5,000	0000	24X43 SEN			
2004	2003080183	08-06-2003	02-19-2004	400	0000	RTN			
2004	2003050729	05-19-2003	02-19-2004	20,000	0000	15X30 POOL			
2004	2003040087	04-02-2003	02-19-2004	500	0000	15X27 CONC SLAB			
2002	2001090217	09-14-2001	01-09-2002	114,092	0000	SFR/1768 PRESIDIO DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020359476	6145	0490	05-16-2023	WD	Q	01	I	470,000			
2019037786	5260	0555	04-03-2019	WD	Q	Q	I	285,000			
	3146	1556	04-17-2006	WD	Q	Q	I	320,000			
	2124	2411	05-31-2002	WD	Q	Q	I	153,400			
	1867	0590	09-28-2000	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	271,455	20,080	379,535	0	379535	0.00	379535	379535	352,985	

Parcel Notes

02FC LOTS 59-119--NBHD FROM 4580 ADD LOC TO EQUAL PHS I 082301 RS
2124/2411 TO DAVANIA L BRANCH UNMARRIED
04FC DELETE 140SF CAN4 ADD POL PLD SEN PUG PUG IS FOR PLANTER WATERSPRAYERS AND RTN LG 021904
3146/1556 DAVANIA L BRANCH AKA BURNS & DARRIEN BURNS TO LESLIE D MC KINZIE SINGLE
07FC LOC FROM 205 QG FROM 630 JSB 032607
18X HUSBAND IS A RESIDENT OF OKLAHOMA VERIFIED ONLINE THERE IS NO EX ON HOME LOCATED AT 11912 WIND FLOWER PL OKLAHOMA CITY OK 73120 DB 081418
18 LESLIE DELAHAY MC KINZIE MARRIED ROBERT ALAN ROBISON 051515 ML RECD IN MONROE CO INFO SCANNED CB 081618
5260/555 LESLIE D ROBINSON FKA MC KINZIE TO HARRY A CASTIBLANCO CANTOR MARRIED
19X COURTESY HX CARD SENT 052119
19 SUBMITTED HX APP WITH COPY OF PERM RES CARD CS 081619
20 MLS R4901087 ADT 112519
20 3FIX FROM 1 BEDS FROM 3 ADT 112519
18DS RESEARCH TO FIND SPOUSES INFO AFTER ML SUBMITTED DB 081418
6145/490 HARRY A CASTIBLANCO CANTOR & ANDREA CATALINA PARRA LOPEZ TO SAGE JUSTIN & ALYSSA BETH BLEAKNEY HW
23TR NOT DELIVERABLE AS ADDR 2925 THUNDERHEAD RD ABINGTON PA 19001 ACS 092023
24TR KEYED FORWARDING ADDR OF 400 ATKINSON LN AMBLER PA 19002 2811

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Alternate Key 3781471
 Parcel ID 20-22-26-1900-000-00400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0726 Comp 2
 PRC Run: 12/11/2024 By

Card # 1 of 1

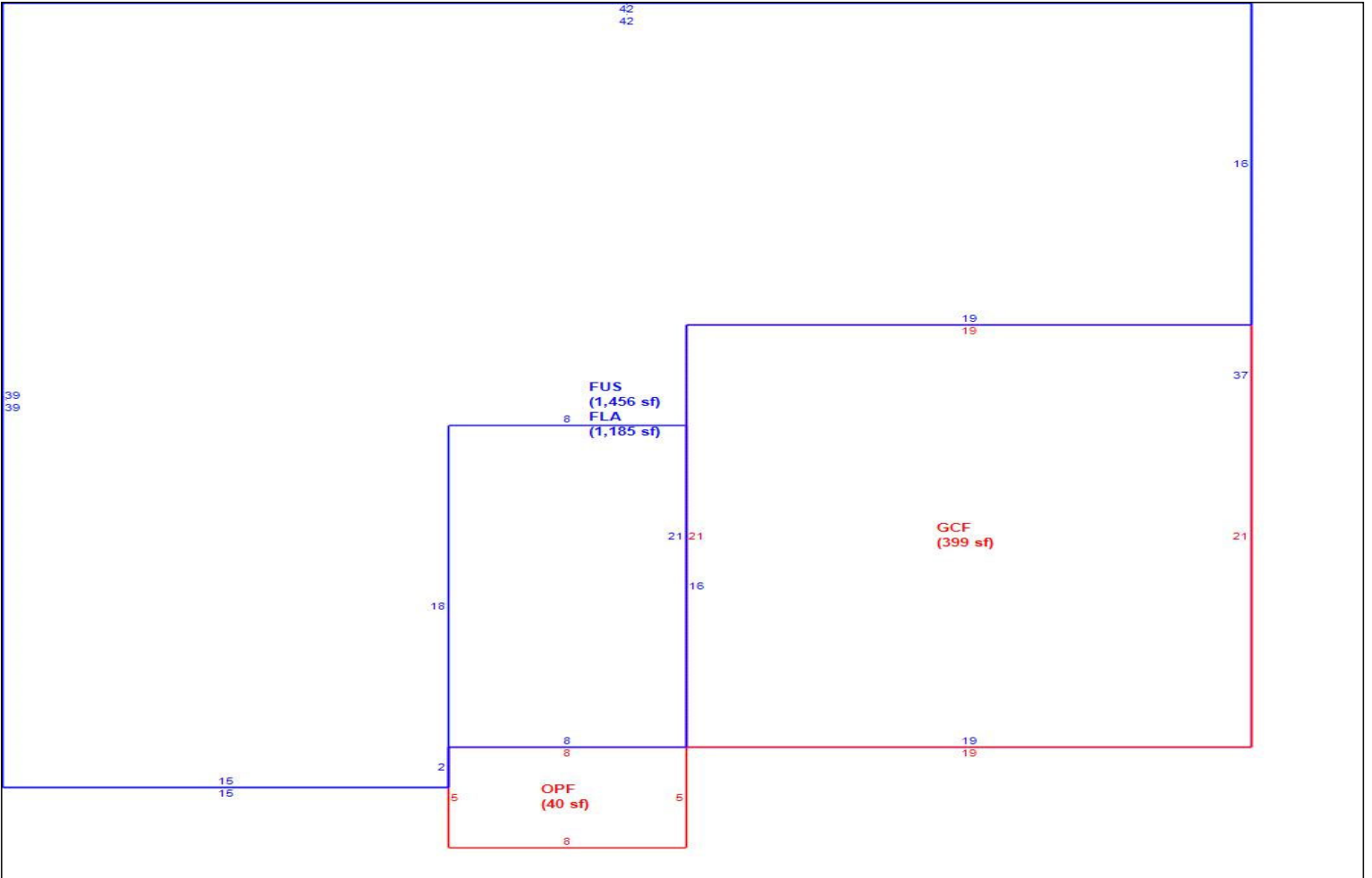
Current Owner		
REMONVIL JAMES W & ETIENNEISE UTIL		
1582 CHANCELLOR CT		
CLERMONT	FL	34711

Property Location			
Site Address 1582 CHANCELLOR CT			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SIERRA VISTA PHASE 1 SUB LOT 4 PB 40 PGS 95-96 ORB 6239 PG 256

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 326,828	Deprec Bldg Value 317,023	Multi Story 1



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	1,185	1,185	1185	2001	No Stories	1.00	Full Baths	2	
FUS	FINISHED AREA UPPER	1,456	1,456	1456	Effective Area	Quality Grade	675	Half Baths	1	
GAR	GARAGE FINISH	0	399	0	Base Rate	Wall Type	03	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	Foundation	3	Fireplaces	0	
TOTALS		2,641	3,080	2,641	Condition	Roof Cover	3	Type AC	03	
					% Good					
					Functional Obsol					
					Building RCNLD					

Alternate Key 3781471
 Parcel ID 20-22-26-1900-000-00400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0726 Comp 2
 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
DEC3	DECK - WOOD	250.00	SF	5.66	2004	2004	1415.00	50.00	708

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	DENY39	01-01-2021	05-24-2022		1 0030	R1			
2007	SALE	01-01-2006	03-26-2007		1 0000	CHECK VALUES	03-26-2007		
2005	SALE	01-01-2004	05-17-2005		1 0000	CHECK VALUE			
2002	0130345	03-16-2001	06-19-2001	134,376	0000	SFR/1582 CHANCELLOR CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023136841	6239	0256	10-13-2023	WD	Q	01	I	453,000	039	HOMESTEAD	2024	25000
2021122926	5788	1126	08-31-2021	WD	Q	01	I	352,000	059	ADDITIONAL HOMESTEAD	2024	25000
2016020677	4746	0198	02-26-2016	WD	U	U	I	175,000				
	3169	1725	05-19-2006	WD	Q	Q	I	308,000				
	2676	0001	10-08-2004	WD	Q	Q	I	223,000				
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	317,023	708	405,731	0	405731	50,000.00	355731	380731	377,367	

Parcel Notes

01FC NBHD FROM 4580 ADD LOC RS 090500
 00 LOC FROM 140 FER 122800
 02FC ADD SFR FLA3 IS OVER GCF2 RS 061901
 2018/38 MARIA M RIVERA SINGLE
 2676/1 MARIA RIVIERA TO BEN & MIMA MC LAREN HW
 05FC QG FROM 590 ADD OPU5 NPA JWP 051705
 3169/1725 BEN & MIMA MC LAREN TO ALAN J & JUNE M CARLSON HW
 07FC LOC FROM 205 QG FROM 630 JSB 032607
 4746/198 ALAN J & JUNE M CARLSON TO JOSEPH S SLUDER UNMARRIED
 16X COURTESY HX CARD SENT 032216
 16SALE ORB 4746/198 U SALE LP FILED ORB 4586/1750 MLS LISTING O5185040 ALSO STATES SHORT SALE SCANNED CRA 062816
 17X COURTESY HX CARD SENT 122216
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 19IT 091417 FLA1 FROM 1170SF STY FROM 1.75 FUS3 FROM 19X21 TO MAKE CONSISTENT WITH SUB DELETE OPU5 10X25 ADD AS DEC CRA 080218
 5788/1126 JOSEPH S SLUDER TO AARON & SARAH MC LEOD HW
 22CC EFILE HX APP NT 010722
 22X DENY HX PENDING PROOF OF FL VEH TAG OR FL VOTERS INFO INFO SCANNED AS 032422
 22X RECEIVED FL RES FOR BOTH OWNERS HX OK LD 042122
 6239/256 AARON & SARAH MC LEOD TO JAMES W REMONVIL & ETIENNEISE UTIL HW
 24CC EFILE HX APP CP 013024

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Alternate Key 3789942
 Parcel ID 20-22-26-1975-000-05500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0726 Comp 3
 PRC Run: 12/11/2024 By

Card # 1 of 1

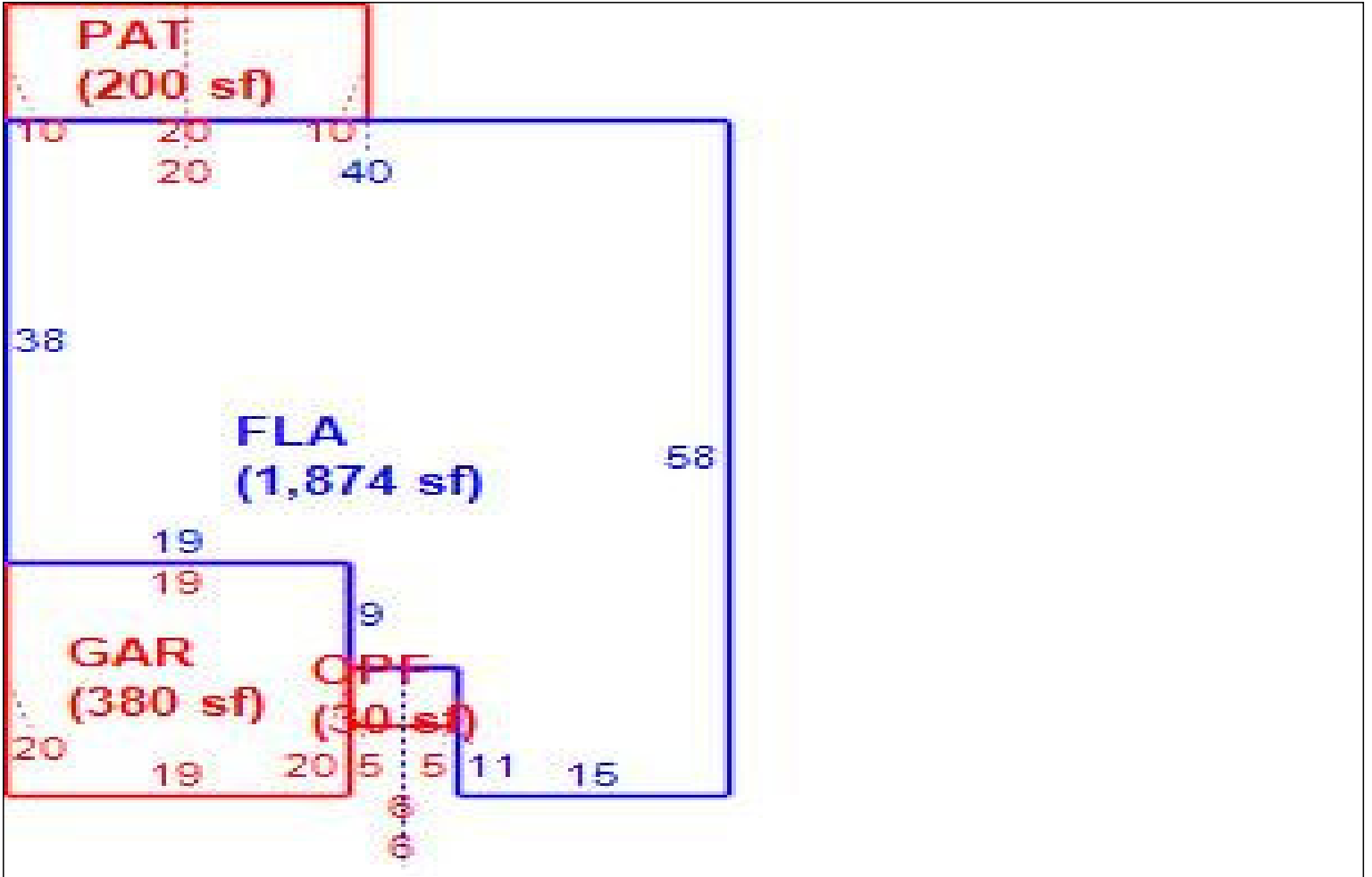
Current Owner		
MIRTO MARIA & GIANFRANCO		
1404 MUIR CIR		
CLERMONT	FL	34711

Property Location			
Site Address	1404 MUIR CIR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SKYVIEW SUB LOT 55 PB 42 PGS 69-70 ORB 6202 PG 1584

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 242,481
Deprec Bldg Value 235,207		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	1,874	1,874	1874	2001				
GAR	GARAGE FINISH	0	380	0		No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	30	0	108.76	Quality Grade	670	Half Baths	0
PAT	PATIO UNCOVERED	0	200	0	242,481	Wall Type	03	Heat Type	6
TOTALS		1,874	2,484	1,874	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	235,207			

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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	276.00	SF	35.00	2009	2009	9660.00	85.00	8,211
PLD3	POOL/COOL DECK	325.00	SF	7.33	2009	2009	2382.00	70.00	1,667

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	24-1177	03-22-2024		10,943	0002	PANEL ROOM 12X20			
2010	200900710	07-10-2009	04-06-2010	17,000	0003	POL	04-06-2010		
2002	110353	01-01-2001	09-04-2001	102,388	0000	SFR/1404 MUIR CIR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023106380	6202	1584	08-23-2023	WD	Q	01	I	425,000	039	HOMESTEAD	2024	25000
	2956	1653	09-16-2005	QC	U	U	I	64,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2692	1514	05-22-2003	WD	Q	Q	I	132,500				
	2203	0872	10-29-2002	WD	Q	Q	I	117,000				
	1949	0725	05-16-2001	WD	Q	Q	I	120,800				
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	235,207	9,878	333,085	0	333085	50,000.00	283085	308085	307,470	

Parcel Notes

1875/445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC
 1949/725 MARONDA HOMES INC TO OSCAR P & TIFFANY L SOBENES-DESME HW
 2203/872 LUKE A JR & PATRICIA M SEPE HW
 03 QG FROM 525 FER 042803
 2692/1514 DAVID TRAWICK SINGLE
 2956/1653 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW
 10FC BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 6202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW
 24CC EFILE HX APP CP 082924

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