



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3796767**

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 # 2024-0728	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME;		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 #	20-22-26-1905-000-06800 112 Pacific Ave
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"/> Property was not substantially complete on January 1 <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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.) <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"/> 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"/> 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. 5			
<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 # 2024-0728	Alternate Key: 3796767	Parcel ID: 20-22-26-1905-000-06800	
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 112 PACIFIC AVE 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	\$ 358,105	\$ 358,105	
2. Assessed or classified use value, *if applicable	\$ 325,490	\$ 325,490	
3. Exempt value, *enter "0" if none	\$ -	\$ -	
4. Taxable Value, *required	\$ 325,490	\$ 325,490	

*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#	3796767	3828396	3789953	3795292
Address	112 PACIFIC AVE CLERMONT	1510 PIER ST CLERMONT	1529 MUIR CIR CLERMONT	1505 SUNDOWN LN CLERMONT
Proximity		0.42 Miles	0.25 Miles	0.45 Miles
Sales Price		\$410,000	\$370,000	\$424,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	4.00%	3.20%
Adjusted Sale		\$351,780	\$329,300	\$374,762
\$/SF FLA	\$167.57 per SF	\$192.23 per SF	\$179.55 per SF	\$205.69 per SF
Sale Date		10/6/2023	2/13/2023	4/28/2023
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	2,137	1,830	15350	1,834	15150	1,822	15750
Year Built	2001	2006		2001		2002	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	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	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		Net Adj. 4.4%	15350	Net Adj. 4.6%	15150	-Net Adj. 1.1%	-4250
		Gross Adj. 4.4%	15350	Gross Adj. 4.6%	15150	Gross Adj. 9.5%	35750
Adj. Sales Price	Market Value \$358,105	Adj Market Value \$367,130		Adj Market Value \$344,450		Adj Market Value \$370,512	
	Value per SF 167.57						

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.

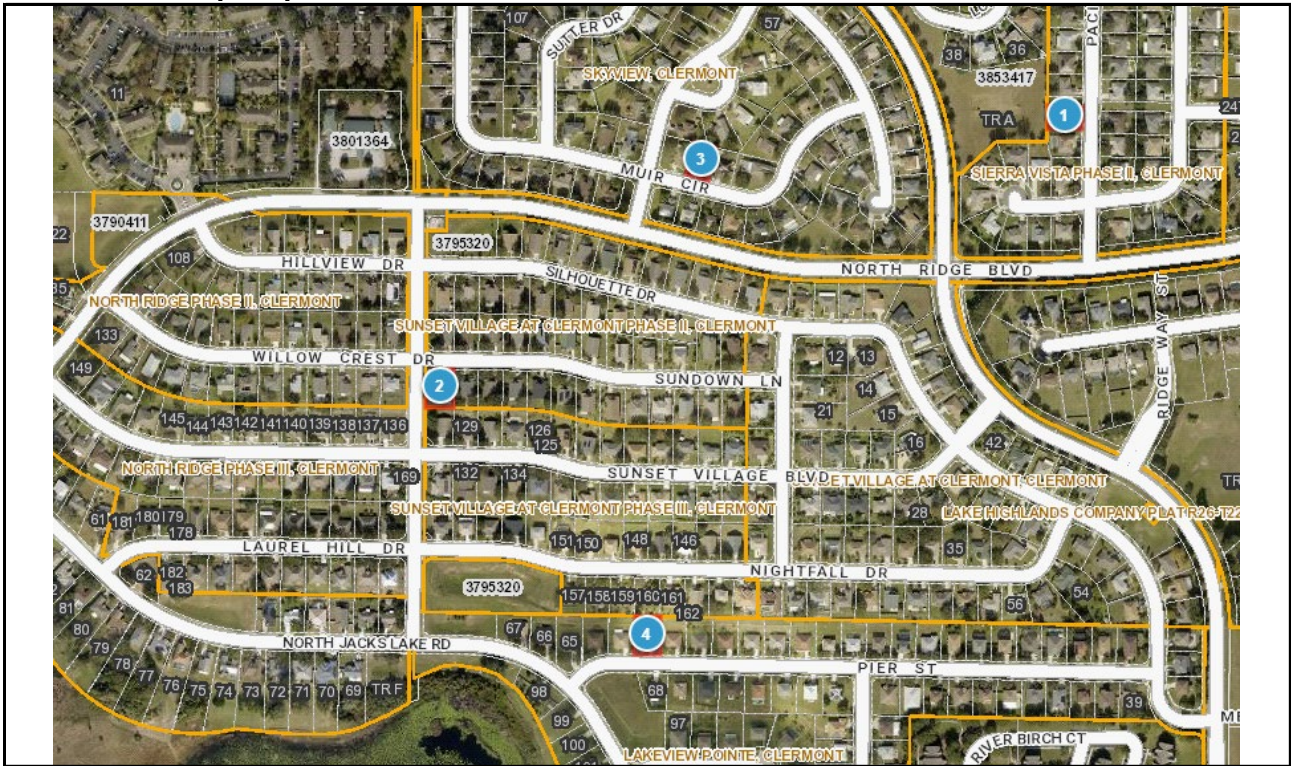
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0728 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3796767	112 PACIFIC AVE CLERMONT	-
2	comp 3	3795292	1505 SUNDOWN LN CLERMONT	0.45
3	comp 2	3789953	1529 MUIR CIR CLERMONT	0.25
4	comp 1	3828396	1510 PIER ST CLERMONT	0.42
5				
6				
7				
8				

Alternate Key 3796767
 Parcel ID 20-22-26-1905-000-06800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0728 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

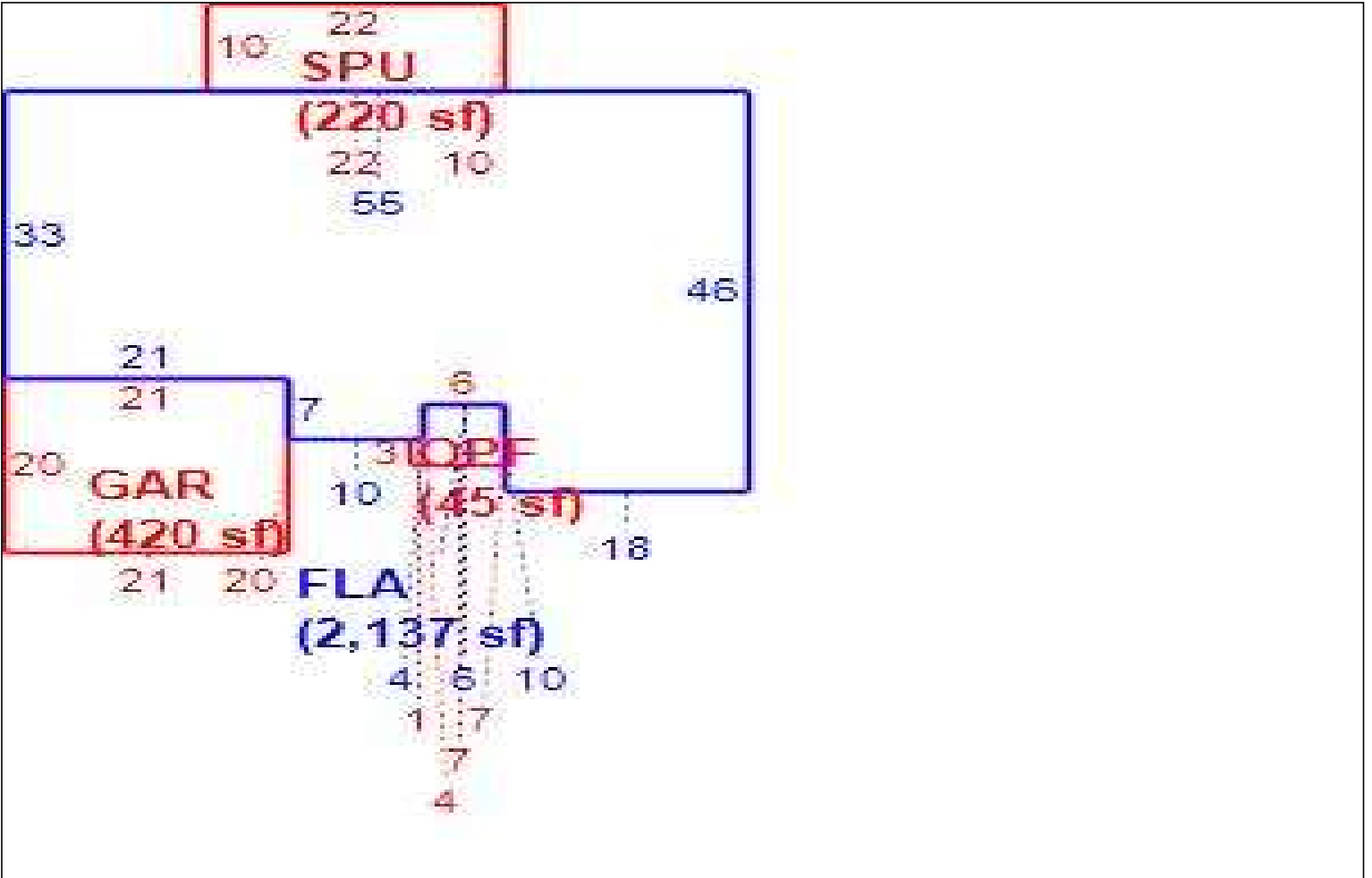
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 112 PACIFIC AVE			
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 68 PB 43 PGS 85-86 ORB 5721 PG 2209

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 278,459 Deprec Bldg Value 270,105 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	2,137	2,137	2137	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	110.07	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	45	0	EX	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	220	0	97.00	Foundation	3	Fireplaces	0
TOTALS		2,137	2,822	2,137	0	Roof Cover	3	Type AC	03

Alternate Key 3796767
 Parcel ID 20-22-26-1905-000-06800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0728 Subject
 PRC Run: 12/9/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	SALE	01-01-2004	05-17-2005	1	0000	CHECK VALUE			
2004	2003041338	04-30-2003	02-19-2004	3,338	0000	27X10 SLAB & SCRNM RM			
2002	2001090220	09-14-2001	01-10-2002	1	0000	SFR/1121 PACIFIC AVE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021076076	5721	2209	05-27-2021	WD	Q	01	I	305,000				
	4149	1243	04-09-2012	WD	U	U	I	134,900				
	4149	1240	02-02-2012	WD	U	U	I	189,000				
	2674	1623	09-30-2004	WD	Q	Q	I	210,000				
	2084	0001	03-01-2002	WD	Q	Q	I	152,900				
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	
88,000	270,105	0	358,105	75	358030	0.00	358030	358105	358,105	

Parcel Notes

02FC LOTS 59 119 NBHD FROM 4580 & ADD LOC TO EQUAL PHS I RSA 082301
 2084/0001 TO WALLACE L MITCHELL JR AND JOHN M DURKEE JTWROS
 04FC CHG 140SF CAN4 TO 220SF SPU4 LG 021904
 2674/1623 KATHLEEN TILLINGHAST SINGLE
 05FC QG FROM 600 JWP 051705
 06 CHANGED BEDRM COUNT FROM 3 TO 4 VIA EMAIL RAR 070506
 10X RENEWAL CARD RETURNED WITH ADDR 3569 EVERSOLT ST CLERMONT 34711 SENT LETTER 012210
 10X FI
 10X DENY
 4149/1240 WD IN LIEU OF FORECLOSURE KATHLEEN TILLINGHAST TO FT ARC LLC
 4149/1243 FT ARC LLC TO MARIAN HUMBERSON SINGLE
 16CC SOS APP RECEIVED DB 021116
 16CC REQUESTED INCOME FOR 2015 NT 050916
 16CC RECD COPY OF DL AND INCOME DB 051816
 5721/2209 MARIAN HUMBERSON TO IH6 PROPERTY FLORIDA LP

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 3828396
 Parcel ID 20-22-26-0160-000-06200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0728 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

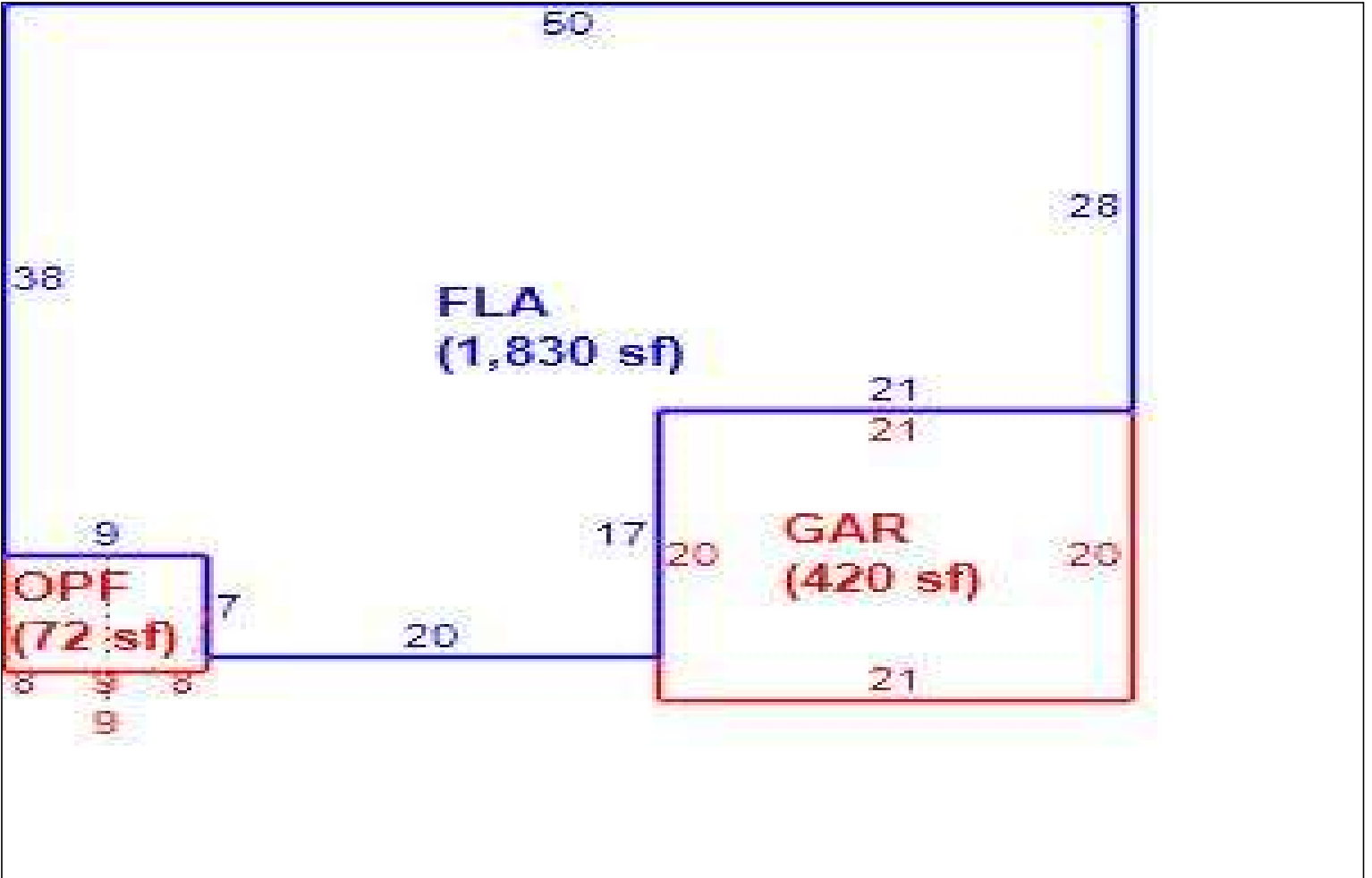
Current Owner			
ROJAS DAVILA OSFREDO I & ESTRELLA RO			
1510 PIER ST			
CLERMONT	FL	34711	

Property Location			
Site Address 1510 PIER ST			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
LAKEVIEW POINTE PB 52 PG 52-56 LOT 62 ORB 6225 PG 219

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 238,763
Deprec Bldg Value 231,600		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Base Rate	Condition	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,830	1,830	1830	2006	108.87	EX	No Stories	1.00	3
GAR	GARAGE FINISH	0	420	0		238,763		Quality Grade	670	2
OFF	OPEN PORCH FINISHE	0	72	0				Wall Type	03	0
TOTALS		1,830	2,322	1,830				Foundation	3	0
						231,600		Roof Cover	3	03

Alternate Key 3828396
 Parcel ID 20-22-26-0160-000-06200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0728 Comp 1
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features
 *Only the first 10 records are reflected below

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2007	2005080631	01-01-2006	08-10-2006	102,608	0000	SFR FOR 07	08-10-2006	
2006	2005080631	09-15-2005	01-20-2006	102,608	0000	SFR & PATIO/1510 PIER ST		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023125199	6225 0219	10-06-2023	WD	Q	01	I	410,000				
2017042422	4932 1005	04-19-2017	WD	Q	Q	I	216,000				
	3620 1510	04-14-2008	WD	U	U	I	179,900				
	3536 2266	10-25-2007	CT	U	U	I	0				
	3173 1836	05-25-2006	WD	Q	Q	I	260,000				
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
88,000	231,600	0	319,600	0	319600	0.00	319600	319600	319,600

Parcel Notes

3173/1836 STEVEN HALFORD MARRIED
 07TR KEYED FORWARDING ADDR OF 19 REGAL PL WINTER GARDEN FL 34787 2332
 3620/1510 FEDERAL HOME LOAN MORTGAGE CORP TO CHRISTOPHER M SUMNER SINGLE AND AMANDA N BROEMEL SINGLE ONLY
 08SALE ORB 3620/1510 U SALE FER 051608
 09X CHRISTOPHER MICHAEL SUMNER MARRIED AMANDA NICOLE BROEMEL 080808 ML FROM PA
 4932/1005 CHRISTOPHER MICHAEL & AMANDA NICOLE SUMNER TO BONNIE SUE BLACK SINGLE
 17X COURTESY HX CARD SENT 051917
 18 3FIX FROM 1 4FIX FROM 1 XFIX FROM 0 SFR IN VERY GOOD COND PER MLS 05495646 CRA 081017
 18X PORT APP RECVD LP 113017
 6225/219 BONNIE SUE BLACK TO OSFREDO I ROJAS DAVILA & ESTRELLA ROJAS HW

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Alternate Key 3789953
 Parcel ID 20-22-26-1975-000-06600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0728 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

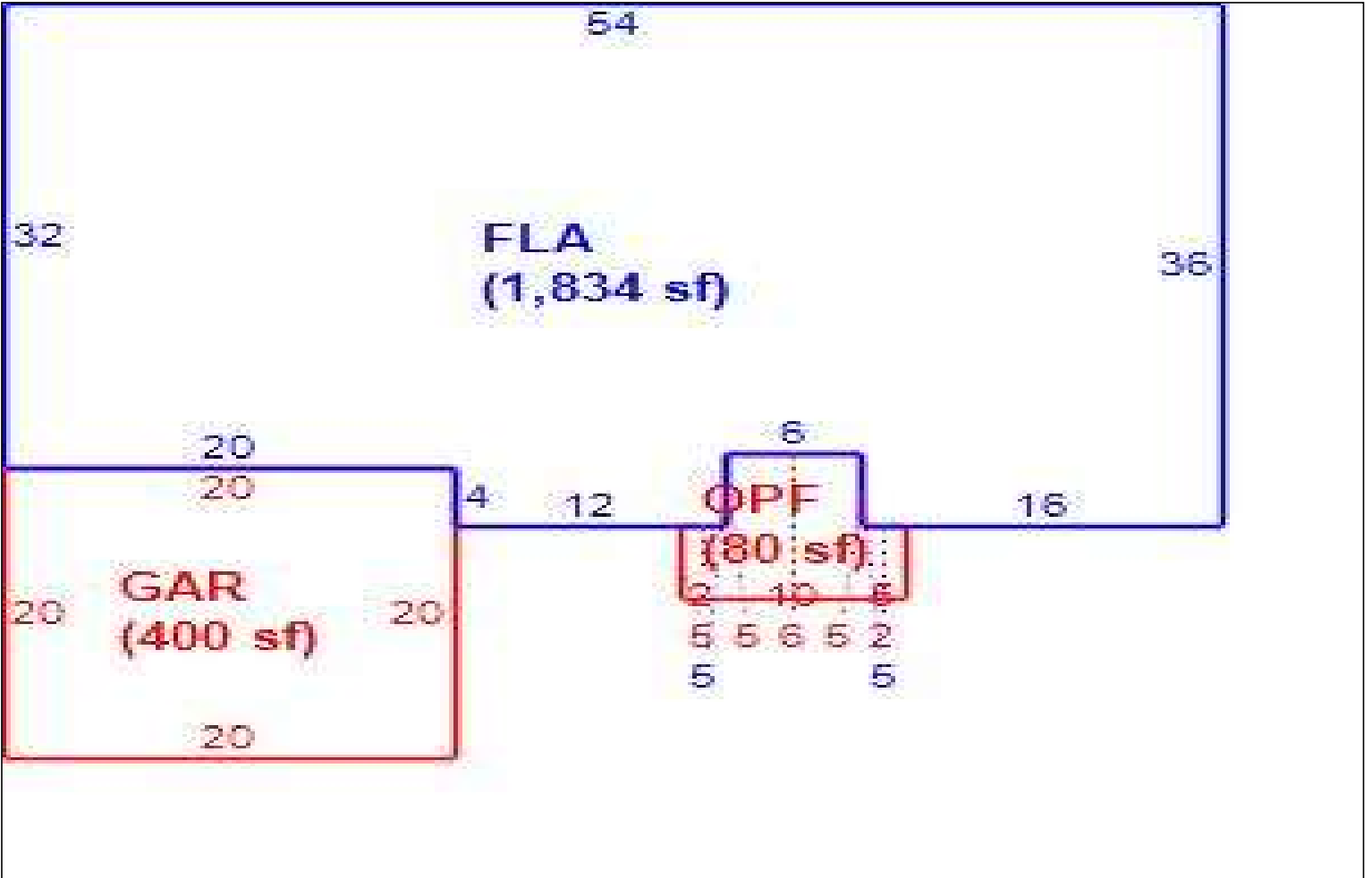
Current Owner		
PROGRESS ORLANDO LLC		
PO BOX 4090		
SCOTTSDALE	AZ	85261-4090

Property Location			
Site Address	1529 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 66 PB 42 PGS 69-70 ORB 6093 PG 407

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 238,781
Deprec Bldg Value 231,618		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	1,834	1,834	1834	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.87	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	80	0	238,781	Wall Type	03	Heat Type	6
TOTALS		1,834	2,314	1,834	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					231,618				

Alternate Key 3789953
 Parcel ID 20-22-26-1975-000-06600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0728 Comp 2
 PRC Run: 12/9/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	00001	01-01-2001	09-04-2001	10	0000	*****			
2001	0070268	07-25-2000	12-31-2000	92,469	0000	SFR/1529 MUIR CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023017434	6093 0407	02-13-2023	WD	Q	01	I	370,000				
	4051 1412	06-27-2011	WD	Q	Q	I	120,500				
	3820 0281	08-11-2009	WD	U	U	I	117,000				
	3797 0938	07-21-2009	CT	U	U	I	100				
	3624 0984	05-08-2008	QC	U	U	I	100				
Total											0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	231,618	0	319,618	0	319618	0.00	319618	319618	319,618	

Parcel Notes

1967/0451 EDWIN ALMODOVAR MARRIED
 01 LOC FROM 120 RS 073001
 03 QG FROM 525 FER 042803
 2346/1738 EDWIN ALMODOVAR TO EDWIN & IVETTE ALMODOVAR HW
 3624/984 EDWIN & IVETTE ALMODOVAR TO IVETTE ALMODOVAR MARRIED
 08X IVETTE AND EDWIN ARE SEPARATED HE DOES NOT HAVE AN EXEMPTION IN ANOTHER CO PER LETTER DTD 052208
 09X IVETTE ALMODOVAR MOVED 010109 PER NOTE DTD 011609
 3797/938 CT VS IVETTE ALMODOVAR PROP SOLD TO AURORA LOAN SERVICES LLC
 09TR WITH FORWARDING ADDR OF 10350 PARK MEADOWS DR STE 200 LITTLETON CO 80124 6800
 3820/281 AURORA LOAN SERVICES LLC TO MIRTA F CRUZ SINGLE
 4051/1412 MIRTA F CRUZ TO CAROLE A FERNANDES SINGLE
 13X CAROLE FERANDES GRANTED SOS AW 082313
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 6093/407 CAROLE A FERNANDES TO PROGRESS ORLANDO LLC

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

2024-0728 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

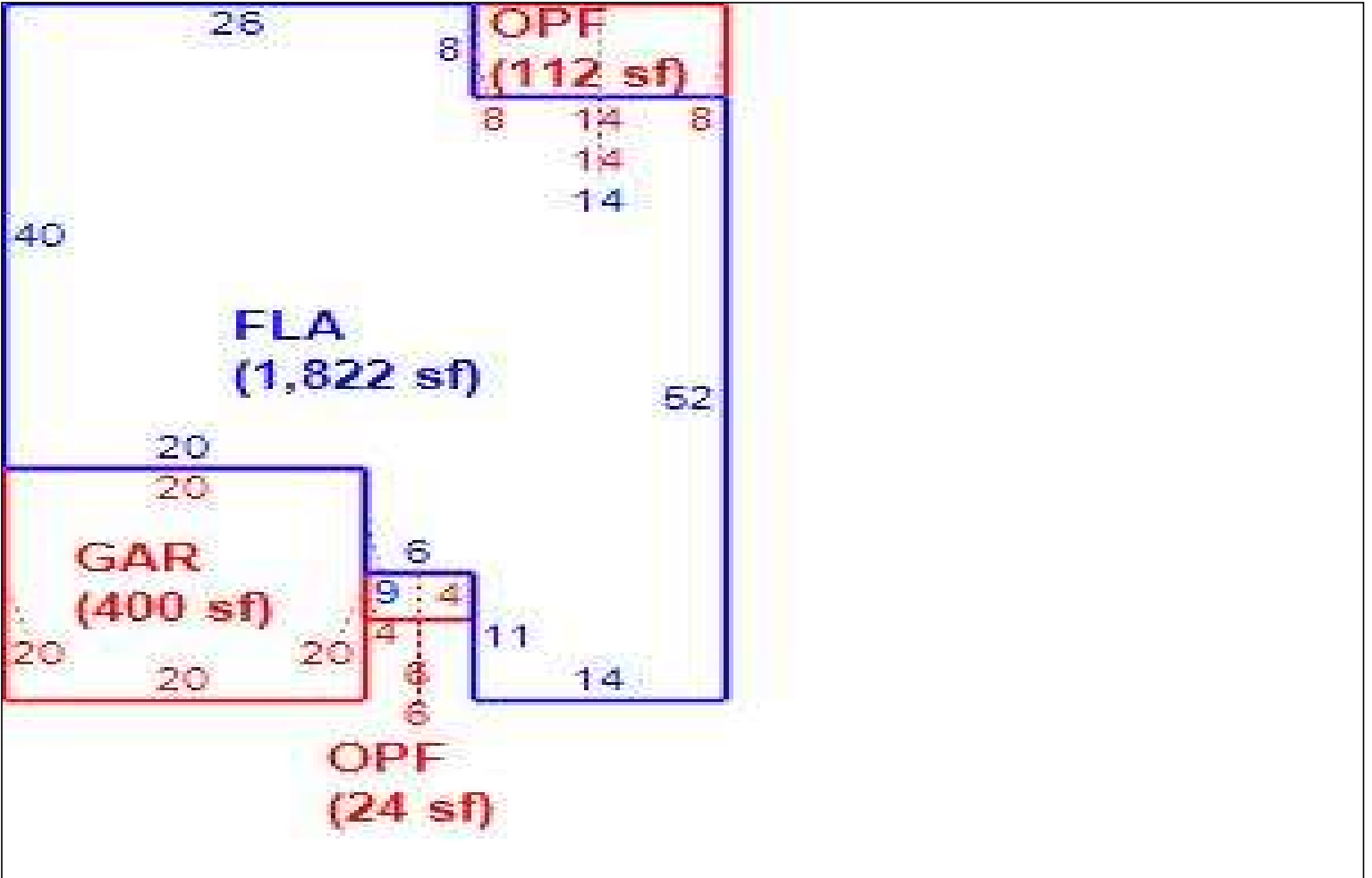
Current Owner		
KASER LISA M & JAMES L		
1505 SUNDOWN LN		
CLERMONT	FL	34711

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	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,822	1,822	1822	2002	1822	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	112.10	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	136	0	Building RCN	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				

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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	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

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