



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3796806*

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>2024-0730</i>	County Lake	Tax year 2024 Date received <i>9-12-24</i>
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 #	2022261905-000-10300 1755 Presidio Dr
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 <input type="checkbox"/> Property was not substantially complete on January 1 (Include a date-stamped copy of application.) <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"/> 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"/> 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.**

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 _____ Robert Peyton _____ 9/10/2024
Signature, representative _____ Print name _____ 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 # 2024-0730	Alternate Key: 3796806	Parcel ID: 20-22-26-1905-000-10300	
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 1755 PRESIDIO DR 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	\$ 348,828	\$ 348,828	
2. Assessed or classified use value, *if applicable	\$ 269,510	\$ 269,510	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 269,510	\$ 269,510	

**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#	3796806	3789942	3828396	3790069
Address	1755 PRESIDIO DR CLERMONT	1404 MUIR CIR CLERMONT	1510 PIER ST CLERMONT	2010 CRESTRIDGE DR CLERMONT
Proximity		0.30 Miles	0.48 Miles	0.46 Miles
Sales Price		\$425,000	\$410,000	\$390,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	0.80%	1.60%
Adjusted Sale		\$368,050	\$351,780	\$337,740
\$/SF FLA	\$171.41 per SF	\$196.40 per SF	\$192.23 per SF	\$193.55 per SF
Sale Date		8/23/2023	10/6/2023	8/6/2023
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	2,035	1,874	8050	1,830	10250	1,745	14500
Year Built	2002	2001		2006		2000	
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	Y	-20000	N	0	N	0
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. 3.2%	-11950	Net Adj. 2.9%	10250	Net Adj. 4.3%	14500
		Gross Adj. 7.6%	28050	Gross Adj. 2.9%	10250	Gross Adj. 4.3%	14500
Adj. Sales Price	Market Value \$348,828	Adj Market Value	\$356,100	Adj Market Value	\$362,030	Adj Market Value	\$352,240
	Value per SF 171.41						

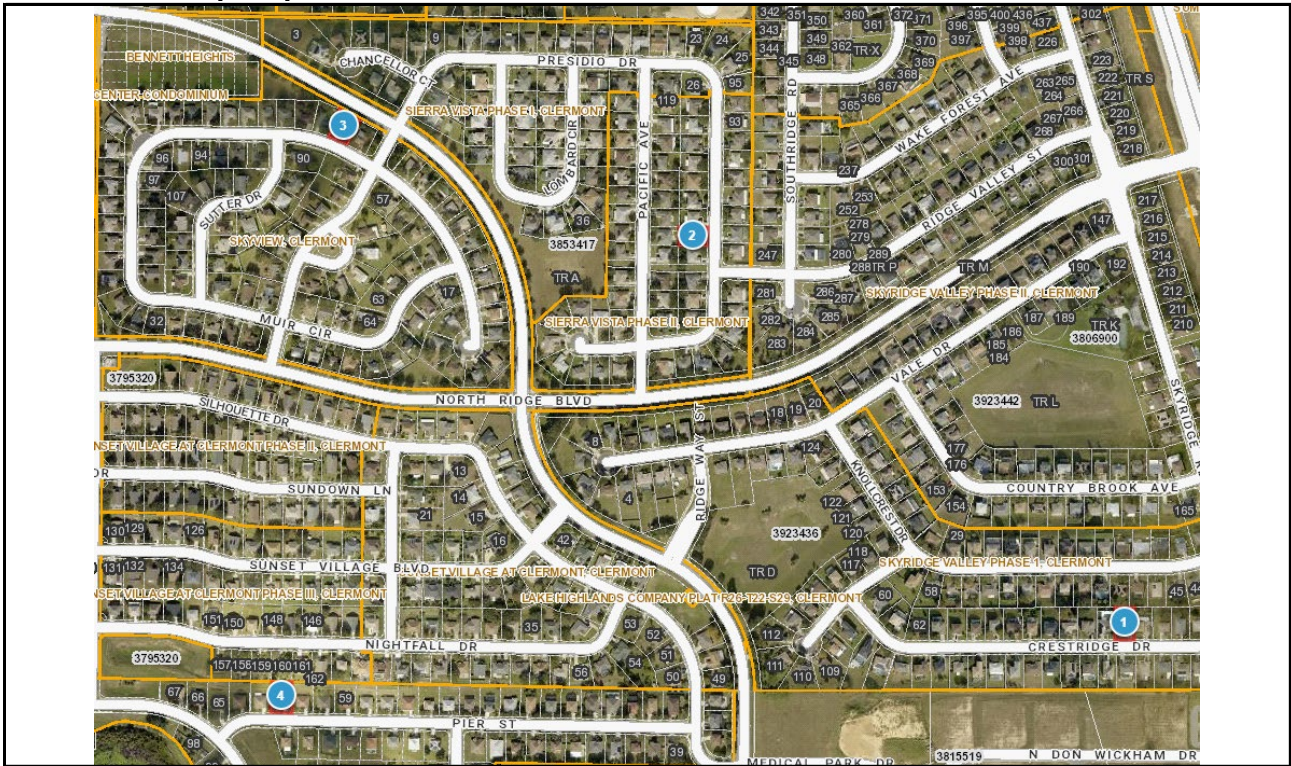
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0730 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3790069	2010 CRESTRIDGE DR CLERMONT	0.46
2	subject	3796806	1755 PRESIDIO DR CLERMONT	-
3	comp 1	3789942	1404 MUIR CIR CLERMONT	0.3
4	comp 2	3828396	1510 PIER ST CLERMONT	0.48
5				
6				
7				
8				

Alternate Key 3796806
 Parcel ID 20-22-26-1905-000-10300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0730 Subject
 PRC Run: 12/9/2024 By
 Card # 1 of 1

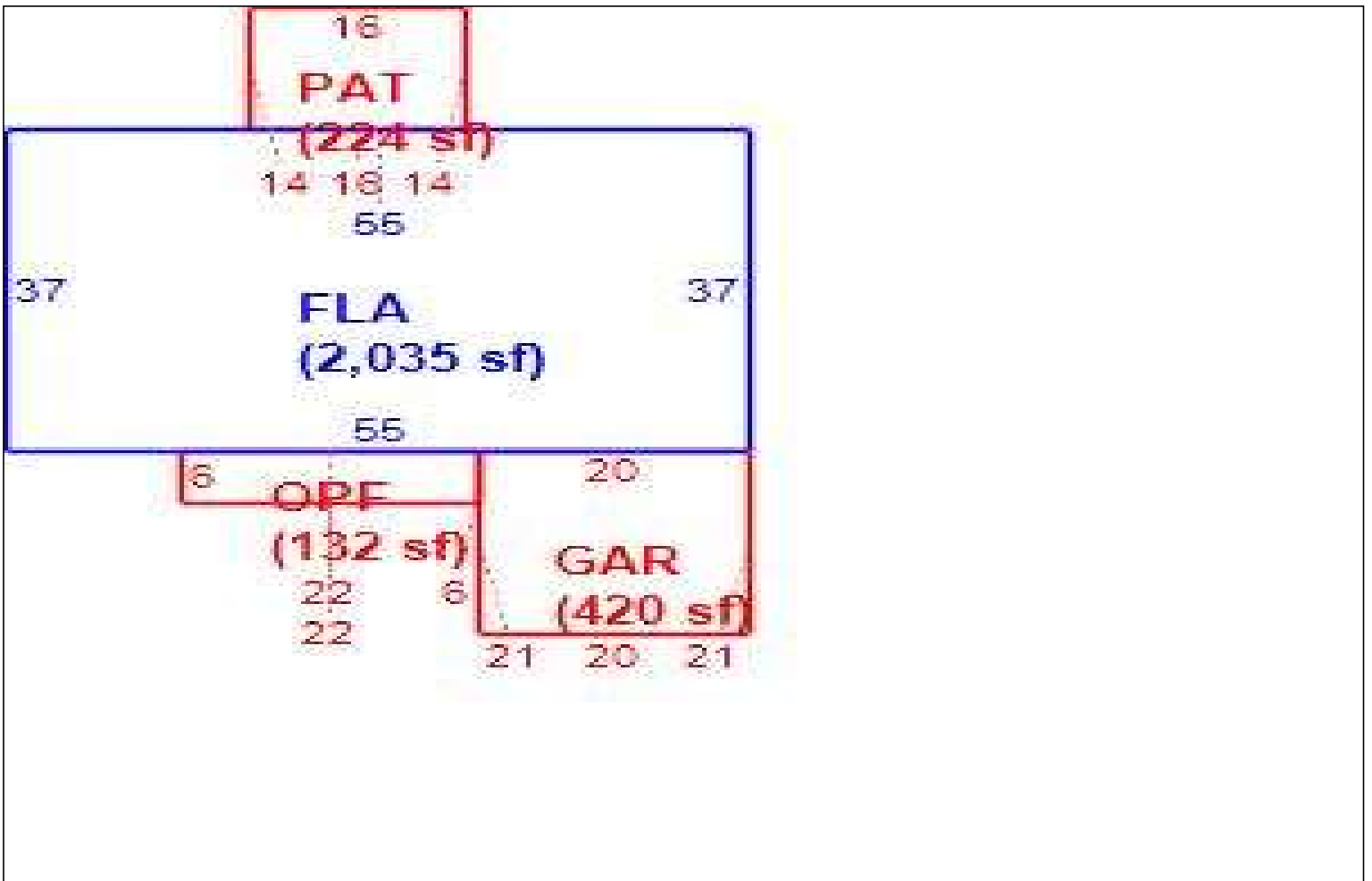
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 1755 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 103 PB 43 PGS 85-86 ORB 4963 PG 2460

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 268,895 Deprec Bldg Value 260,828 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	2002	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	132	0	268,895	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	224	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,035	2,811	2,035	97.00	Roof Cover	3	Type AC	03
					0				
					260,828				

Alternate Key 3796806
 Parcel ID 20-22-26-1905-000-10300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0730 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
2013	SALE	01-01-2012	01-31-2013	1	0099	CHECK VALUE	01-25-2013	
2006	SALE	01-01-2005	04-21-2006	1	0000	CHECK VALUE		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017069177	4963 2460	06-23-2017	WD	Q	Q	I	203,000				
	4234 1031	10-29-2012	WD	U	U	I	154,500				
	4190 1022	06-28-2012	CT	U	U	I	100				
	3333 2182	12-19-2006	WD	Q	Q	I	265,000				
	2913 0243	07-27-2005	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	260,828	0	348,828	52368	296460	0.00	296460	348828	348,828

Parcel Notes

02FC LOTS 59-119 NBHD FROM 4580 AND ADD LOC TO EQUAL PHS I RS 082301
 2813/243 JUN KUN KIM ONLY
 06 LOC FROM 175 QG FROM 610 JSB 042106
 4190/1022 CT VS KEVIN BARR JR ET AL PROP SOLD TO FEDERAL NATL MTG ASSN
 4234/1031 FEDERAL NATL MTG ASSN TO MCANNUFF INVESTMENTS LLC
 13FC NO CHGS SFR IN GOOD COND PER LISTING VALUE CHGS IN MASS EVEN THOUGH SALE WAS A BANK SALE IT WAS THE HIGHEST SALE
 IN SUB DURING 2012 CRA 012513
 13TR NOT DELIVERABLE AS ADDRESSED 155 OFFICE PLZ STE A TALLAHASSEE FL 32301 2844
 14TR ATTEMPTED NOT KNOWN 155 OFFICE PLZ STE A TALLAHASSEE FL 32301 2844
 15TR NOT DELIVERABLE AS ADDRESSED 155 OFFICE PLZ STE A TALLAHASSEE FL 32301 2844
 4963/2460 MC ANNUFF INVESTMENTS LLC TO IH6 PROPERTY FLORIDA LP
 18 MLS 05507307 CRA 082917
 18VAB PETITION 2018-073 TJW 091418
 18VAB PETITION 2018-073 DENIED TJW 011019

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0730 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

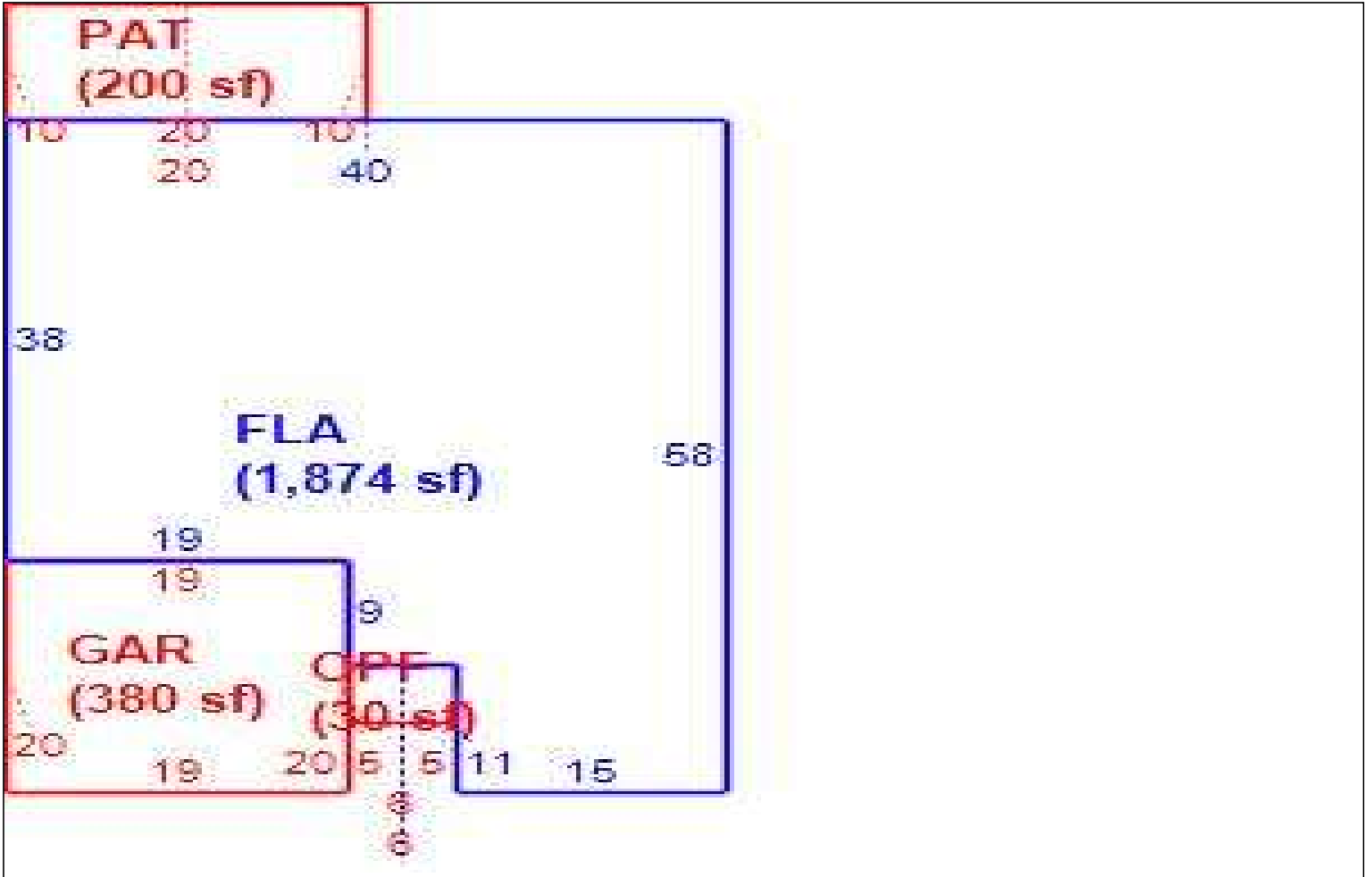
Current Owner		
MIRTO MARIA & GIANFRANCO		
1404 MUIR CIR		
CLERMONT	FL	34711

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		Quality Grade	670	Half Baths	0
PAT	PATIO UNCOVERED	0	200	0		Condition	EX	Heat Type	6
					Base Rate	108.76		Foundation	3
					Building RCN	242,481		Fireplaces	0
					% Good	97.00		Roof Cover	3
					Functional Obsol	0		Type AC	03
TOTALS		1,874	2,484	1,874	Building RCNLD	235,207			

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0730 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
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	333,085	

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0730 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

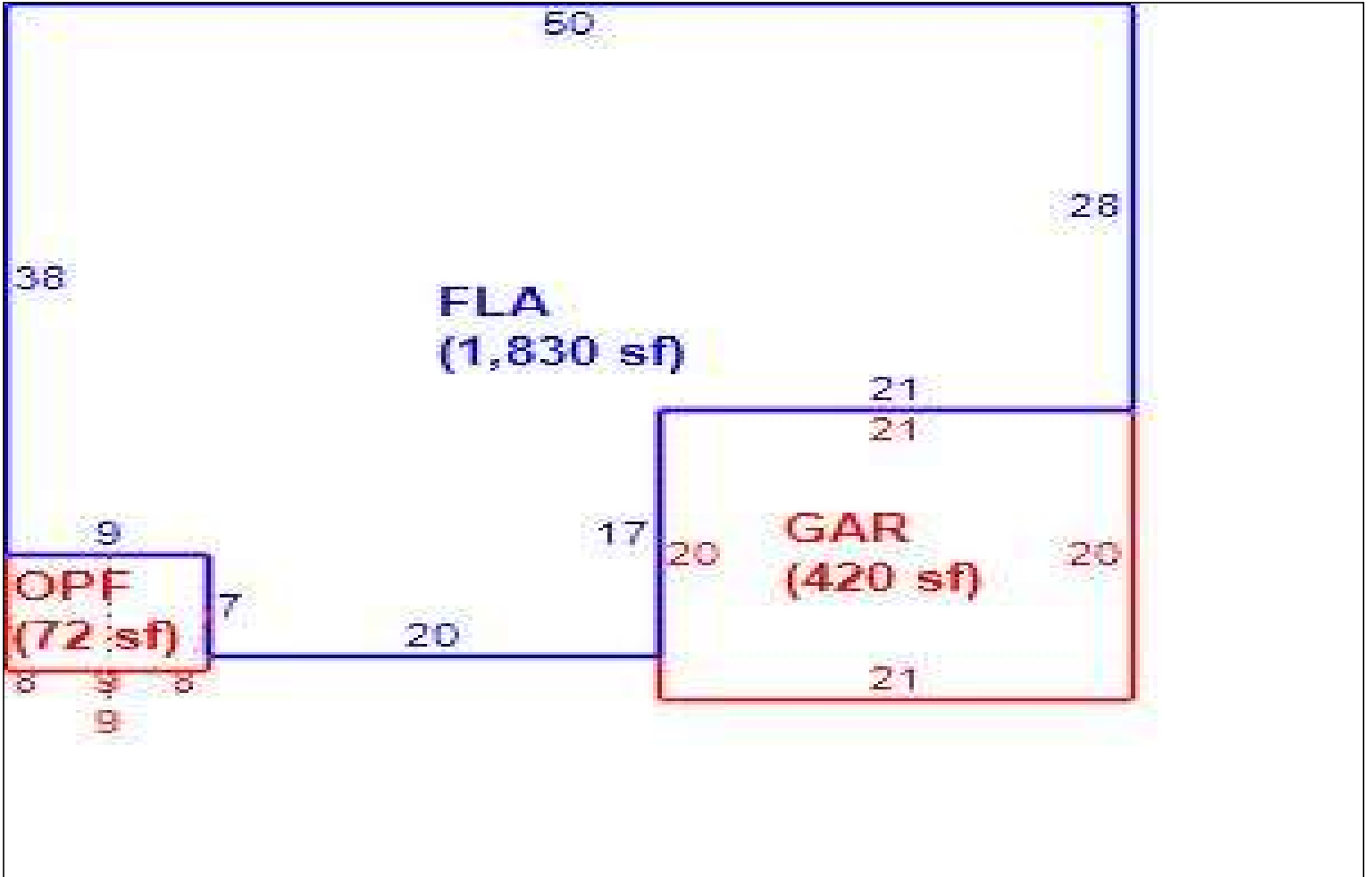
Current Owner		
ROJAS DAVILA OSFREDO I & ESTRELLA RO		
1510 PIER ST		
CLERMONT	FL	34711

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	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,830	1,830	1830	2006	1830	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	108.87	0	Quality Grade	670	Half Baths	0
OFF	OPEN PORCH FINISHE	0	72	0	238,763	0	Wall Type	03	Heat Type	6
TOTALS		1,830	2,322	1,830	EX	97.00	Foundation	3	Fireplaces	0
					% Good	0	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	231,600				

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0730 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	
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 3790069
 Parcel ID 20-22-26-1950-000-07300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0730 Comp 3
 PRC Run: 12/9/2024 By
 Card # 1 of 2

Current Owner
 GUIFARRO VASQUEZ PAULINO D & CLAUDI
 2010 CRESTRIDGE DR
 CLERMONT FL 34711

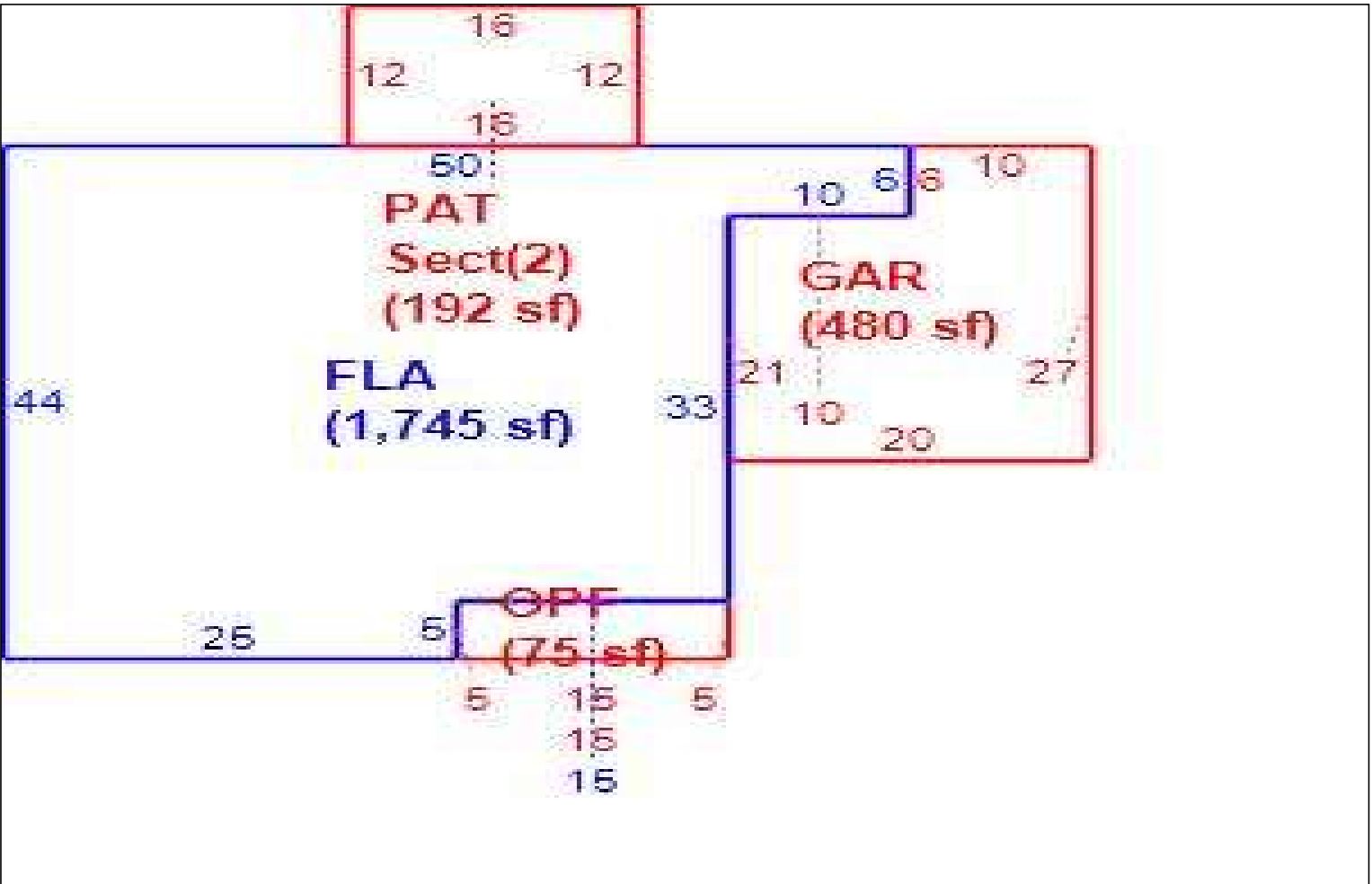
Property Location
 Site Address 2010 CRESTRIDGE DR
 CLERMONT FL 34711
 Mill Group 000C NBHD 0583
Property Use 00100 SINGLE FAMILY
Last Inspection PJF 01-01-202

Legal Description
 CLERMONT, SKYRIDGE VALLEY PHASE I SUB LOT 73 PB 42 PGS 63-65 ORB 6195 PG 45

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 2 Replacement Cost 231,341 Deprec Bldg Value 224,401 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Base Rate	Condition	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,745	1,745	1745	2000	109.10	EX	No Stories	1.00	3
GAR	GARAGE FINISH	0	480	0		231,341		Quality Grade	670	2
OPF	OPEN PORCH FINISHE	0	75	0				Wall Type	03	0
TOTALS		1,745	2,300	1,745		224,401		Foundation	3	0
								Roof Cover	3	03

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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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	23-1319	06-23-2023	02-28-2024	2,450	0003	DECK	02-28-2024		
2005	SALE	01-01-2004	04-04-2005	1	0000	CHECK VALUE			
2001	0001	01-01-2000	08-14-2000	90,000	0000	SFR U/C Y2K			
2000	9991693	09-30-1999	12-31-1999	90,000	0000	SFR/2010 CRESTRIDGE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023099519	6195 0045	08-06-2023	WD	Q	01	I	390,000	039	HOMESTEAD	2024	25000	
2021057880	5696 1991	04-20-2021	WD	Q	01	I	272,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	2917 1898	07-28-2005	QC	U	U	I	0					
	2619 2232	07-15-2004	WD	Q	Q	I	175,500					
	1818 1134	04-28-2000	WD	Q	Q	I	115,200					
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	228,527	0	316,527	0	316527	50,000.00	266527	291527	316,527	

Parcel Notes

03 QG FROM 475 FER 111202
 2619/2232 CARLOS TOMAS & LISAMAR MARIN TO DAVID DE SILVA & JUANITA PAET DE SILVA HW
 2917/1898 DAVID DE SILVA QCS TO JUANITA PAET DE SILVA MARRIED ONLY
 19IT 091417 FLA1 FROM 1763SF GCF2 FROM 462SF TO MAKE CONSISTENT WITH SUB XFIX FROM 0 CRA 071918
 5696/1991 JUANITA PAET-DE SILIVA TO ANDREI BOGDAN & ADRIANA MAIER HW
 21X COURTESY HX CARD SENT 051921
 21X RECEIVED PERM RES CARD FOR BOTH OWNERS ATTACHED TO HX APP LD 092321
 6195/45 ANDREI BOGDAN & ANDRIANA MAIER TO PAULINO D GUIFARRO VASQUEZ & CLAUDIA GISEL PAGUAGA MORALES HW
 24X HX APP EFILED DB 122623
 24X PERMANENT RESIDENT CARDS RECD BY EMAIL FOR PAULINO D AND CLAUDIA G ALS 122623
 24IT SFR GOOD COND ADD CAN TDS 022824

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