



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3790003**

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 #	2024-0731	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2018-2 IH Borrower 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 #	2022261950-000-01300 1780 Vale 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 (Include a date-stamped copy of application.)			
<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"/> 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 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.			
<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 # 2024-0731	Alternate Key: 3790003	Parcel ID: 20-22-26-1950-000-01300	
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 1780 VALE DR CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 483,834	\$ 483,834	
2. Assessed or classified use value, *if applicable	\$ 347,280	\$ 347,280	
3. Exempt value, *enter "0" if none	\$ -	\$ -	
4. Taxable Value, *required	\$ 347,280	\$ 347,280	

*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#	3790003	3781614	3806741	3820108
Address	1780 VALE DR CLERMONT	121 LOMBARD CIR CLERMONT	1918 VALE DR CLERMONT	684 SKYRIDGE RD CLERMONT
Proximity		0.23 Miles	0.35 Miles	0.46 Miles
Sales Price		\$570,000	\$465,000	\$559,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	4.40%	3.20%
Adjusted Sale		\$500,460	\$415,710	\$493,832
\$/SF FLA	\$137.45 per SF	\$158.27 per SF	\$133.84 per SF	\$122.48 per SF
Sale Date		5/5/2023	1/23/2023	4/13/2023
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	3,520	3,162	17900	3,106	20700	4,032	-25600
Year Built	2001	2000		2002		2005	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	4.0	3.0	5000	2.1	7500	4.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	Y	-20000	N	0	N	0
Fireplace	1	0	2500	0	2500	0	2500
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. 1.1%	5400	Net Adj. 7.4%	30700	-Net Adj. 4.7%	-23100
		Gross Adj. 9.1%	45400	Gross Adj. 7.4%	30700	Gross Adj. 5.7%	28100
Adj. Sales Price	Market Value \$483,834	Adj Market Value	\$505,860	Adj Market Value	\$446,410	Adj Market Value	\$470,732
	Value per SF 137.45						

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.

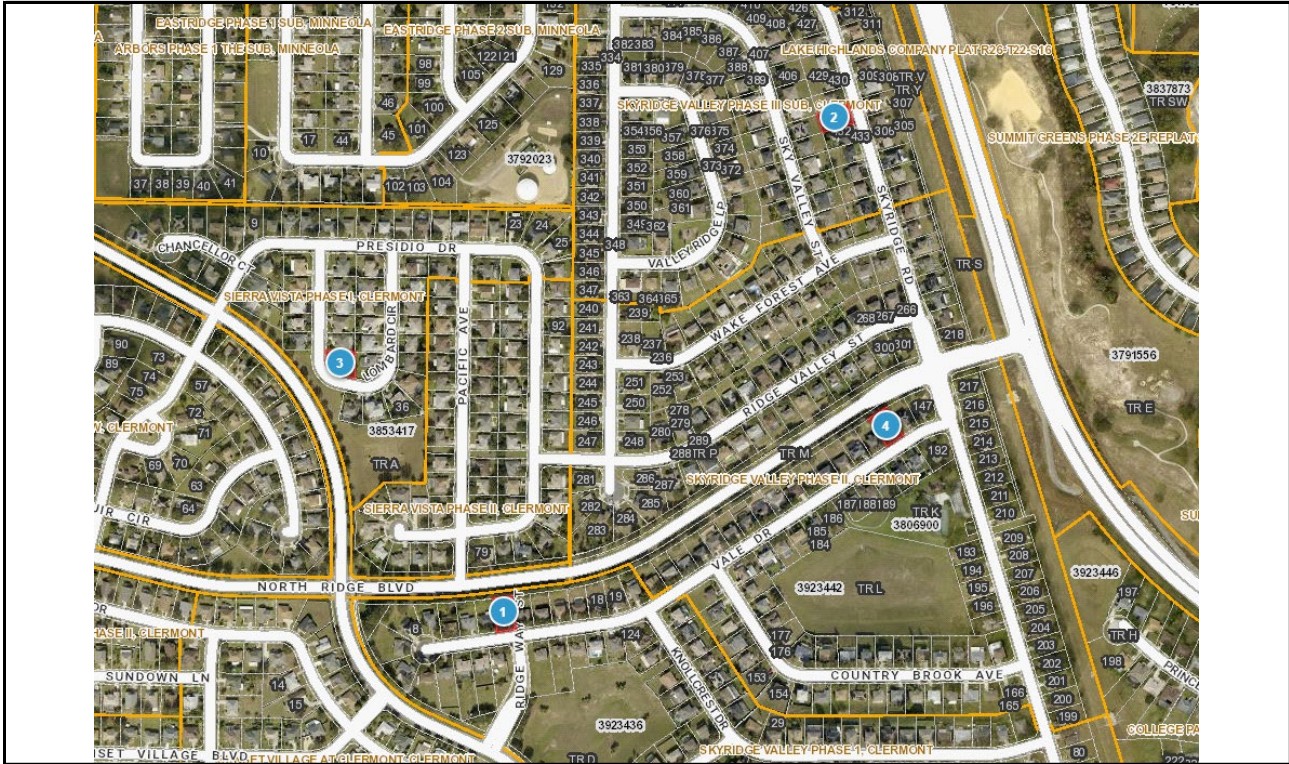
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0731 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3790003	1780 VALE DR CLERMONT	-
2	comp 3	3820108	684 SKYRIDGE RD CLERMONT	0.46
3	comp 1	3781614	121 LOMBARD CIR CLERMONT	0.23
4	comp 2	3806741	1918 VALE DR CLERMONT	0.35
5				
6				
7				
8				

Alternate Key 3790003
 Parcel ID 20-22-26-1950-000-01300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0731 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

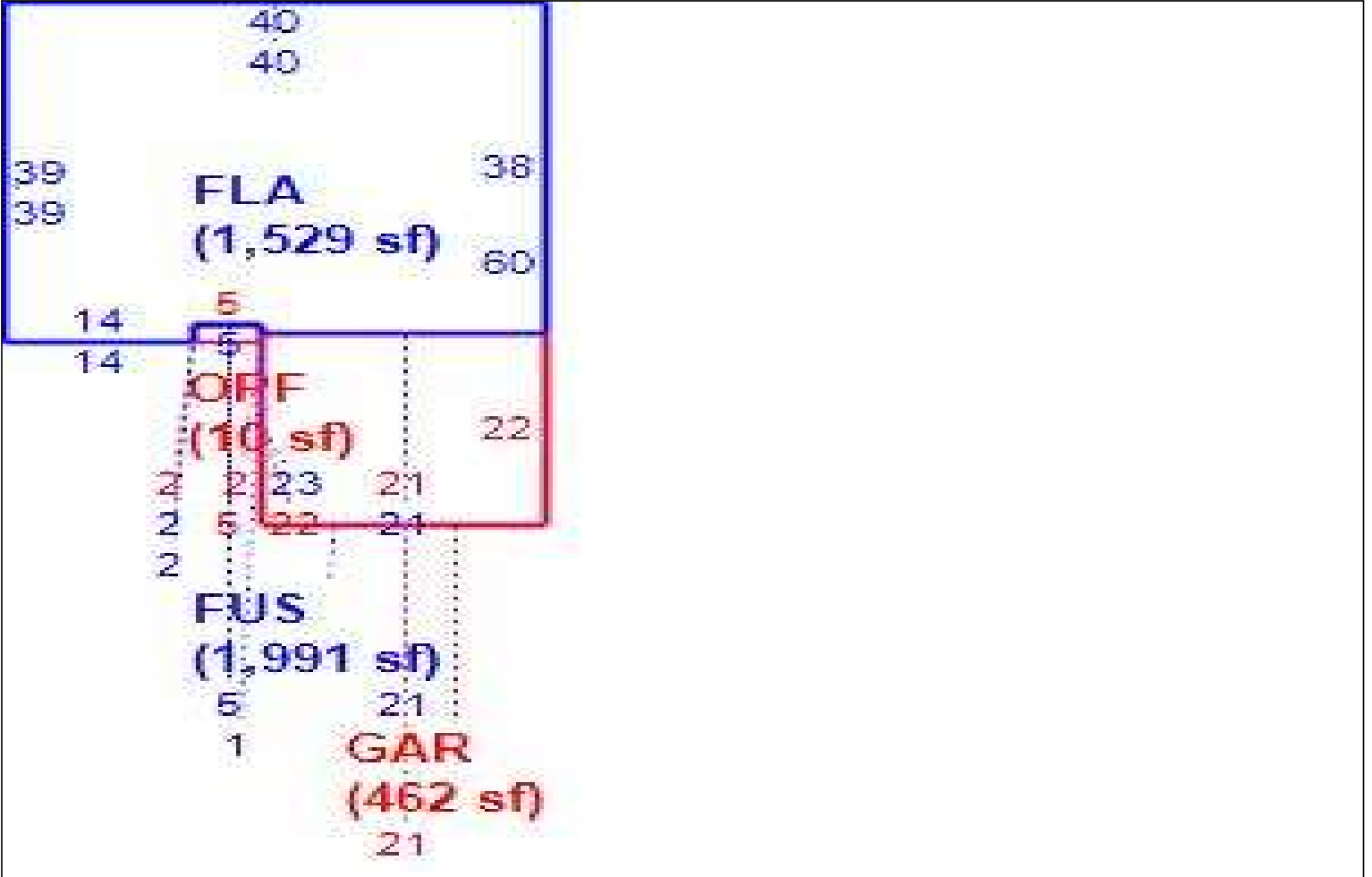
Current Owner
 2018-2 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 1780 VALE 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 13 PB 42 PGS 63-65 ORB 4614 PG 732 ORB 4649 PG 2339 ORB 5107 PG 1533

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	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 408,076 Deprec Bldg Value 395,834 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	6
FLA	FINISHED LIVING AREA	1,529	1,529	1529	2001	3520	No Stories	1.00	Full Baths	4
FUS	FINISHED AREA UPPER	1,991	1,991	1991	100.64	408,076	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	462	0	EX	97.00	Wall Type	03	Heat Type	6
OFF	OPEN PORCH FINISHE	0	10	0	% Good	0	Foundation	3	Fireplaces	1
TOTALS		3,520	3,992	3,520	Functional Obsol	395,834	Roof Cover	3	Type AC	03
					Building RCNLD					

Alternate Key 3790003
 Parcel ID 20-22-26-1950-000-01300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0731 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	2004031649	03-31-2004	03-21-2005	2,200	0000	REPAIR & REPLACE EXT DAMAGE			
2002	0110497	01-24-2001	06-21-2001	174,856	0000	SFR/1780 VALE DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107	1533	05-08-2018	WD	U	M	I	100			
	4649	2339	07-01-2015	MI	U	M	I	100			
	4614	0732	04-10-2015	WD	U	M	I	100			
	4331	0889	04-22-2013	WD	U	U	I	165,000			
	4289	1474	02-07-2013	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	395,834	0	483,834	101834	382000	0.00	382000	483834	483,834	

Parcel Notes

1972/1058 TO ELMERITA ORTEGA SINGLE
 2879/1624 ELMERITA ORTEGA ANDAL TO HERSELF & HUSBAND JOSE B
 3641/1998 ELMERITA ANDAL QCS TO LOUIS M STEELE SR & ELMERITA ANDAL HW
 4125/2016 LOUIS M STEELE SR & ELMERITA ANDAL TO FEDERAL NATIONAL MORTGAGE ASSN
 4289/1474 FEDERAL NATL MTG ASSN TO CITIMORTGAGE INC
 4331/889 CITIMORTGAGE INC TO IH2 PROPERTY FLORIDA LP
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 4614/732 IH2 PROPERTY FLORIDA LP TO 2015-2 IH BORROWER LP
 4614/732 M SALE INCL OVER 25 PARCELS MULTI SUBS AND M&B
 4649/2339 CORRECTIVE DEED FOR 4614/732 TO CORRECT GRANTEE NAME SB 2015-2 IH2 BORROWER LP
 4649/2339 M SALE INCL OVER 25 PARCELS MULTI SUBS AND M&B
 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 AK1818893 CB 080516
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 5107/1533 2018-2 IH BORROWER LP SUCC BY MERGER WITH 2015-1 IH2 BORROWER LP AND 2015-2 IH2 BORROWER LP TO 2018-2 1H BORROWER LP
 5107/1533 M SALE INCL OVER 25 LOTS IN VARIOUS SUBS
 19IT 091917 FLA1 FROM 1508SF NBR STYS FROM 2 GCF2 FUS3 BOTH FROM 483SF ADD FPL BEDS FROM 5 3FIX FROM 2 PER CD PLUS CRA 071718
 20VAB PETITION 2020-089 TJW 091620
 20VAB PETITION 2020-089 WITHDRAWN NO CHANGE TJW 111620

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Alternate Key 3781614
 Parcel ID 20-22-26-1900-000-05000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0731 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

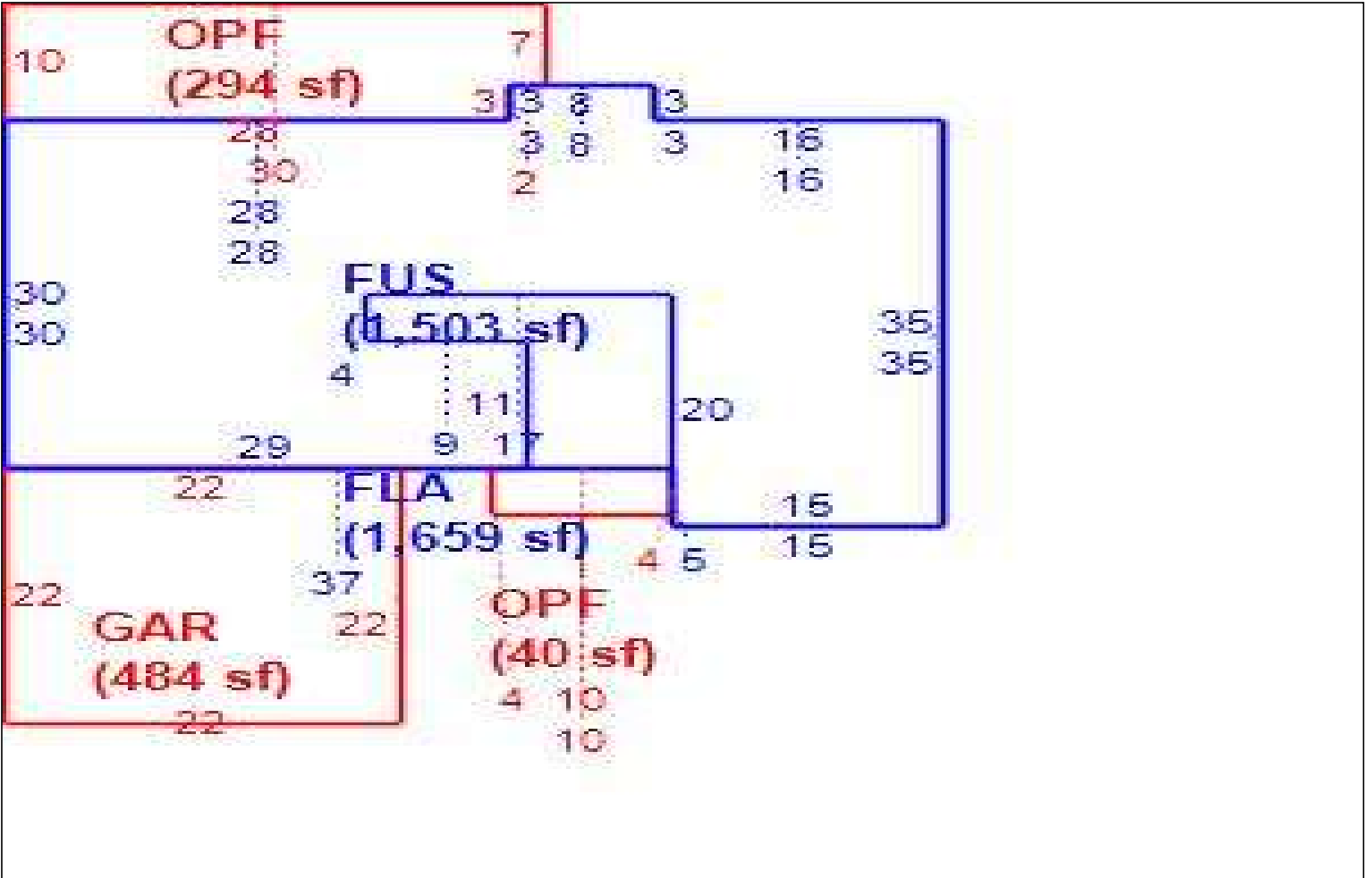
Current Owner		
ETIENNE MARIE F H & FRITZNER		
121 LOMBARD CIR		
CLERMONT	FL	34711

Property Location			
Site Address 121 LOMBARD CIR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	02-10-202

Legal Description
CLERMONT, SIERRA VISTA PHASE 1 SUB LOT 50 PB 40 PGS 95-96 ORB 6141 PG 1494

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 381,495
Deprec Bldg Value 370,050		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	1,659	1,659	1659	2000	No Stories	1.00	Full Baths	3	
FUS	FINISHED AREA UPPER	1,503	1,503	1503	Effective Area	3162	Quality Grade	675	Half Baths	0
GAR	GARAGE FINISH	0	484	0	Base Rate	103.73	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	334	0	Building RCN	381,495	Foundation	3	Fireplaces	0
TOTALS		3,162	3,980	3,162	Condition	EX	Roof Cover	3	Type AC	03
					% Good	97.00				
					Functional Obsol	0				
					Building RCNLD	370,050				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL4	SWIMMING POOL - RESIDENTIAL	360.00	SF	52.50	2001	2001	18900.00	85.00	16,065
PLD2	POOL/COOL DECK	762.00	SF	5.38	2001	2001	4100.00	70.00	2,870
SEN2	SCREEN ENCLOSED STRUCTURE	2200.00	SF	3.50	2001	2001	7700.00	42.50	3,273
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2001	2001	7000.00	50.00	3,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	20-1721	05-29-2020	12-04-2020	25,300	0002	REPL WINDOWS 28	09-17-2020		
2021	NICK	01-01-2020	02-10-2021	1	0008	CHECK ALL IMPS	02-11-2021		
2002	2001070100	07-05-2001	01-15-2002	4,889	0000	48X30 SEN			
2002	1050444	05-11-2001	01-15-2002	28,111	0000	20X45 POOL W/SPA			
2001	0001	01-01-2000	08-10-2000	10	0000	SFR U/C Y2K			
2000	9990313	09-09-1999	12-31-1999	1	0000	SFR/121 LOMBARD CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023056594	6141 1494	05-05-2023	WD	Q	01	I	570,000				
2016081325	4817 0838	07-27-2016	WD	Q	Q	I	246,500				
	4634 0790	05-22-2015	WD	Q	Q	I	254,000				
	4601 1436	03-12-2015	CT	U	U	I	190,000				
	1823 1066	03-30-2000	WD	Q	Q	I	190,400				
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	370,050	25,708	483,758	0	483758	0.00	483758	483758	483,950	

Parcel Notes

LOC TO 100 FER
 01FC NBHD FROM 4580 & ADD LOC RS 090500
 00 LOC FROM 1.40 FER 122800
 02FC ADD MISC RS 011502
 03 QG FROM 525 FER 111202
 15X RENEWAL CARD RETURNED WITH A NEW MAILING ADDRESS OF 164 DAKOTA AVE GROVELAND 34736
 15X OWNER MOVED 2014
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 4601/1436 CT VS SCOTT D OLAFSEN ET AL SOLD TO GORILLA CAPITAL FL UU LLC
 4634/790 GORILLA CAPITAL FL UU LLC TO MICHELLE A COOK
 15X COURTESY HX CARD SENT 072115
 16IT SKETCH CORRECT SFR RENO NEW PAINT INSIDE OUT NEW CARPET PER MLS G4811351 CRA 090115
 16X COURTESY HX CARD SENT 012716
 4817/838 MICHELLE A COOK TO GUSTAV & CANDICE CZAPLAK HW
 16 MLS UNABLE TO FIND REASON TO UNQUAL ALSO UNABLE TO FIND LISTING LOW SALE SOLD FOR 77SF ALL OTHER SALES IN SUB SELLING FOR 80-90SF CRA 082916
 16X 17 PORT PEND 501T EMAILED FORM LP 091616
 17X COURTESY HX CARD SENT 102516
 19IT 091417 FLA1 FROM 1532SF STYS FROM 2 FLA3 TO FUS SIZE FROM 8X14 WALL TYPE FROM 3 TO MAKE CONSISTENT WITH SUB OPF5 FROM 10X28 PLD FROM 632 SEN FROM 1932 BEDS FROM 5 PER CD PLUS CRA 080918
 21FC SFR IN GOOD COND NO CHANGE TO VALUE NPD 120420
 21FC SFR IN GOOD COND POL AND HTB GR FROM 2 ALL NEW WINDOWS IN SFR TMP 021021
 6141/1494 GUSTAV & CANDICE CZAPLAK TO MARIE FRANCE H & FRITZNER ETIENNE HW

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Alternate Key 3806741
 Parcel ID 20-22-26-1955-000-14500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0731 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

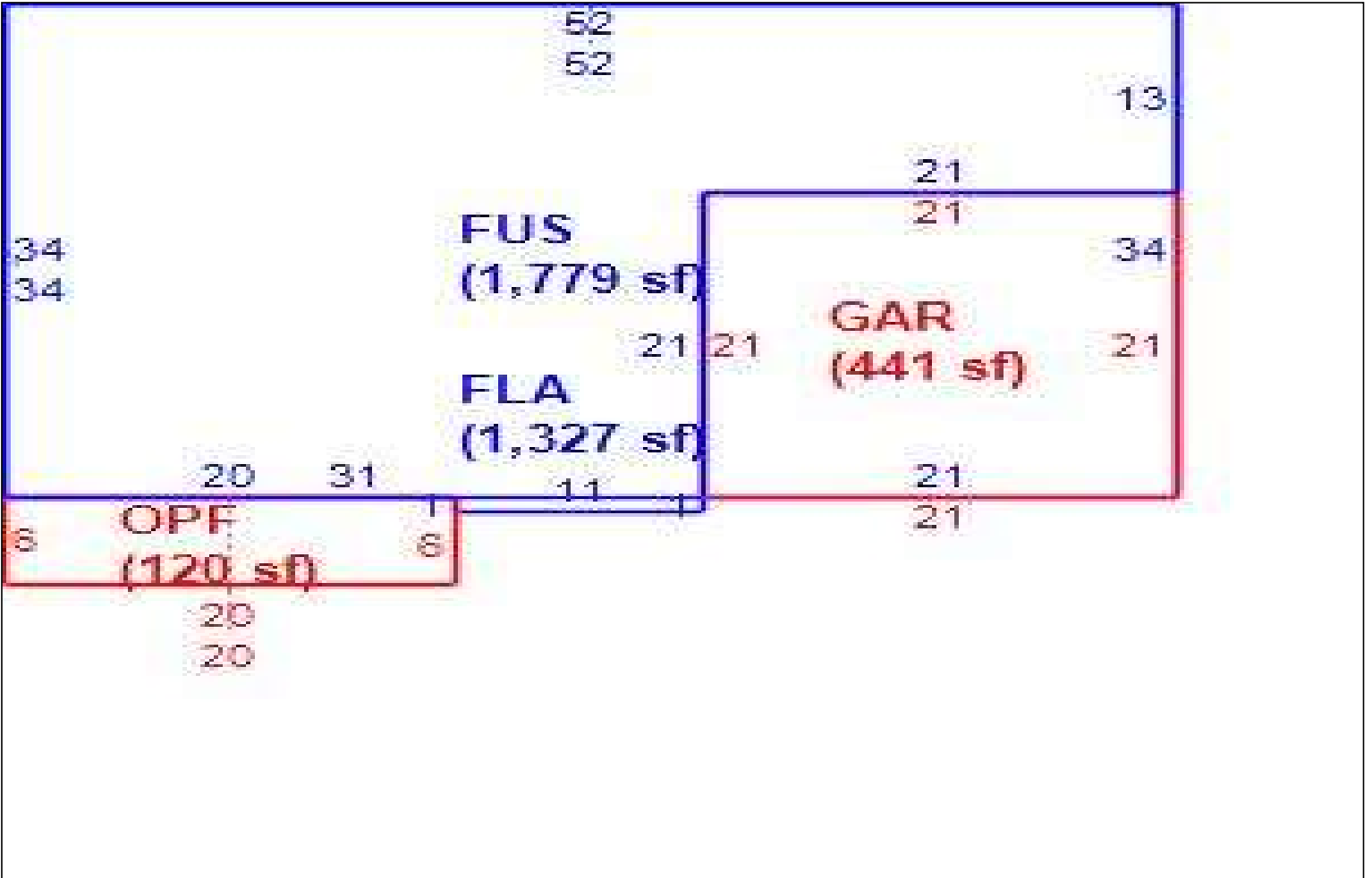
Current Owner		
TERRY TWANISHA		
1918 VALE DR		
CLERMONT	FL	34711

Property Location			
Site Address	1918 VALE DR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 CLERMONT, SKYRIDGE VALLEY PHASE II SUB LOT 145 PB 45 PGS 46-48 ORB 6086 PG 802

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 363,214 Deprec Bldg Value 352,318 Multi Story 1



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,327	1,327	1327	2002	3106	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,779	1,779	1779	Base Rate	100.79	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	441	0	Building RCN	363,214	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	120	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		3,106	3,667	3,106	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	352,318			Type AC	03

Alternate Key 3806741
 Parcel ID 20-22-26-1955-000-14500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0731 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	
2003	2001110630	01-01-2002	02-11-2003	158,576	0000	SFR/1918 VALE DR.			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023011322	6086	0802	01-23-2023	WD	Q	01	I	465,000	039	HOMESTEAD	2024	25000
	3026	1282	08-04-2005	QC	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2117	1584	05-17-2002	WD	Q	Q	I	173,800				
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	352,318	0	440,318	0	440318	50,000.00	390318	415318	440,318	

Parcel Notes

3026/1282 POST DEED ONLY ALREADY IN GRANTEE'S NAMES
 15TR WILIS & KIM WEAVER RETURN TO SENDER UNABLE TO FORWARD 091715
 19IT 091417 FLA1 FROM 2 STY OPF2 FROM 8X20 GCF3 FROM 20X21 FUS4 FROM 20X21 TO MAKE CONSISTENT TO SUB CRA 062818
 6086/802 WILLIS A JR & KIMM G WEAVER TO TWANISHA TERRY SINGLE
 24CC EFILE HX APP CP 011924

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 3820108
Parcel ID 20-22-26-1956-000-43200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0731 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

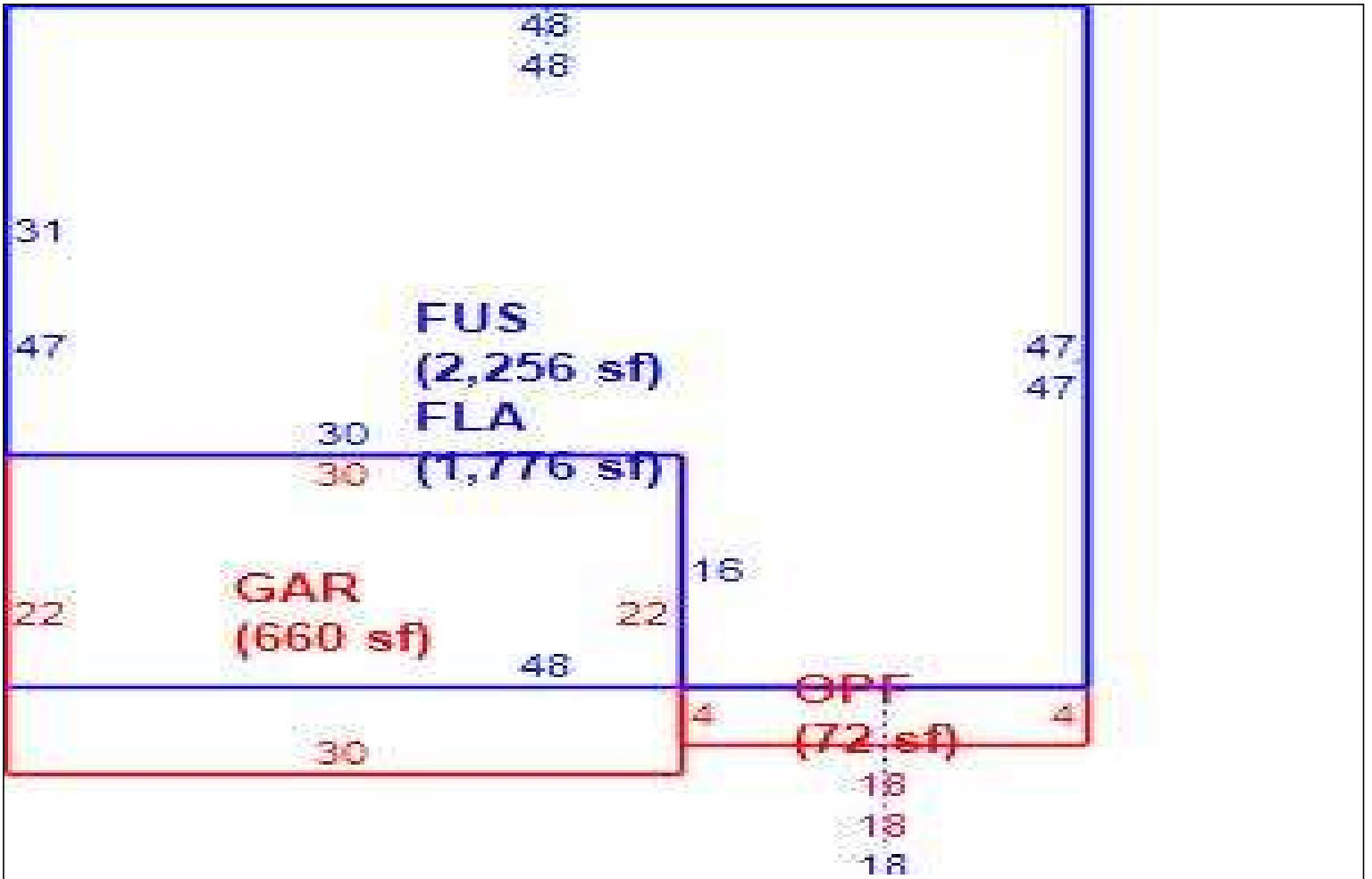
Current Owner		
BRADEN TAYLOR L & CODY R		
684 SKYRIDGE RD		
CLERMONT	FL	34711

Property Location			
Site Address 684 SKYRIDGE RD			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
SKYRIDGE VALLEY PHASE III PB 50 PG 39-41 LOT 432 ORB 6125 PG 413

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 464,312
Deprec Bldg Value 450,383		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	7
FLA	FINISHED LIVING AREA	1,776	1,776	1776	2005	4032	No Stories	1.00	Full Baths	4
FUS	FINISHED AREA UPPER	2,256	2,256	2256	100.45	464,312	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	660	0	EX	97.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	72	0	% Good	0	Foundation	3	Fireplaces	0
TOTALS		4,032	4,764	4,032	Functional Obsol	450,383	Roof Cover	3	Type AC	03

Alternate Key 3820108
Parcel ID 20-22-26-1956-000-43200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0731 Comp 3
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
PAV4	PAVING	250.00	SF	4.48	2009	2009	1120.00	50.00	560

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2004081233	01-01-2005	07-18-2005	209,572	0000	SFR FOR 2006			
2005	2004081233	10-27-2004	12-15-2004	209,572	0000	SFR 684 SKYRIDGE RD			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023043128	6125 0413	04-13-2023	WD	Q	01	I	559,900	039	HOMESTEAD	2024	25000
2016110899	4853 1592	10-20-2016	WD	Q	Q	I	268,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3686 0242	07-25-2008	WD	U	U	I	227,000				
	3592 1247	03-04-2008	CT	U	U	I	100				
	2846 2256	05-20-2005	WD	Q	Q	I	248,300				
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	450,383	560	538,943	0	538943	50,000.00	488943	513943	538,943	

Parcel Notes

07X RENEWAL CARD RETURNED WITH ADD PO 170732 ARLINGTON TX 76003
 07X DENY
 3592/1247 CT VS ANDY A & ERICA L HOLDER PROP SOLD TO SAXON MORTGAGE SERVICES INC
 3686/242 SAXON MORTGAGE SERVICES INC TO KYLE & LORENE MORRIS HW
 16X MAILING ADDR CHGD FROM 684 SKYRIDGE RD CLERMONT 34711 PER NCOA POSTCARD INFO SCANNED JMK 081116
 4853/1592 KYLE & LORENE MORRIS TO VICKI L & DEWEY E LAMBERT HW
 17X COURTESY HX CARD SENT 112116
 17IT MLS 102016 BEDS FROM 4 2FIX FROM 1 3FIX FROM 1 ADD PAV 10X25 FOR PAVER DECK SFR HAS NEW PAINT INSIDE OUT NEW CARPET
 PER MLS O5442346 CRA 120216
 19IT 091917 FLA1 FROM 1806SF STY FROM 2 GCF2 FROM 21X30 FUS3 FROM 15X30 TO MAKE CONSISTENT WITH SUB CRA 072018
 21 DEWEY EDWARD LAMBERT 53 DECEASED 081321 STATE DEATH LIST FILE 2021157241 LG 092321
 6125/413 VICKI L LAMBERT TO TAYLOR LYNN & CODY RYAN BRADEN HW
 24CC EFILE HX APP CP 022624

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