



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3790062

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reason for petition.

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert 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 # 2024-0733	Alternate Key: 3790062	Parcel ID: 20-22-26-1950-000-06600	
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 1924 CRESTRIDGE DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name IH3 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 403,848	\$ 403,848	
2. Assessed or classified use value, *if applicable	\$ 309,440	\$ 309,440	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 309,440	\$ 309,440	
*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#	3790062	3828913	3781471	3828483
Address	1924 CRESTRIDGE DR CLERMONT	755 LAKEVIEW POINTE DR	1582 CHANCELLOR CT CLERMONT	1190 AQUA LN CLERMONT
Proximity		0.44 Miles	0.70 Miles	0.77 Miles
Sales Price		\$508,000	\$453,000	\$450,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	0.80%	0.80%
Adjusted Sale		\$446,024	\$388,674	\$386,100
\$/SF FLA	\$147.28 per SF	\$152.80 per SF	\$147.17 per SF	\$149.48 per SF
Sale Date		5/26/2023	10/13/2023	10/4/2023
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	2,742	2,919	-8850	2,641	5050	2,583	7950
Year Built	2001	2005		2001		2006	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	3.0	2.1	2500	2.1	2500	2.1	2500
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	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. 1.4%	-6350	Net Adj. 1.9%	7550	Net Adj. 2.7%	10450
		Gross Adj. 2.5%	11350	Gross Adj. 1.9%	7550	Gross Adj. 2.7%	10450
Adj. Sales Price	Market Value \$403,848	Adj Market Value	\$439,674	Adj Market Value	\$396,224	Adj Market Value	\$396,550
	Value per SF 147.28						

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.

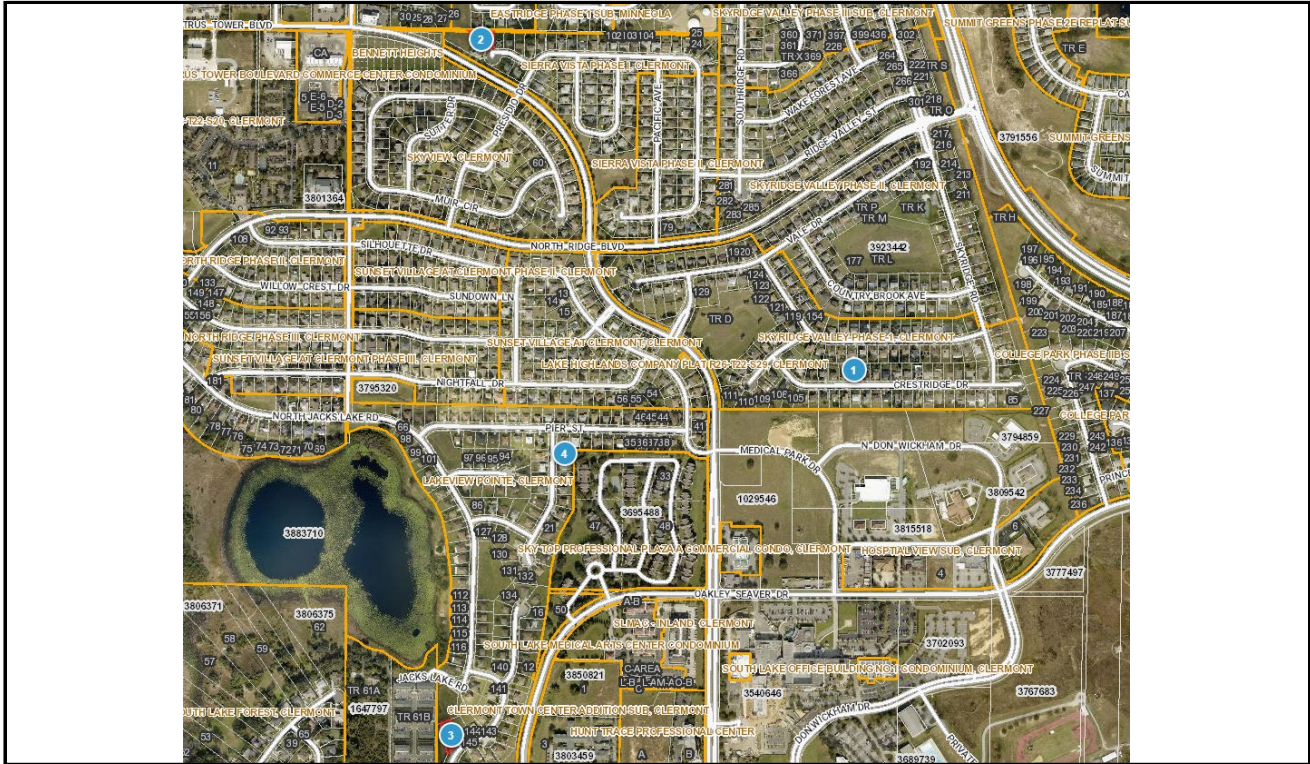
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0733 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3790062	1924 CRESTRIDGE DR CLERMONT	-
2	comp 2	3781471	1582 CHANCELLOR CT CLERMONT	0.7
3	comp 3	3828483	1190 AQUA LN CLERMONT	0.77
4	comp 1	3828913	755 LAKEVIEW POINTE DR CLERMONT	0.44
5				
6				
7				
8				

Alternate Key 3790062
 Parcel ID 20-22-26-1950-000-06600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0733 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

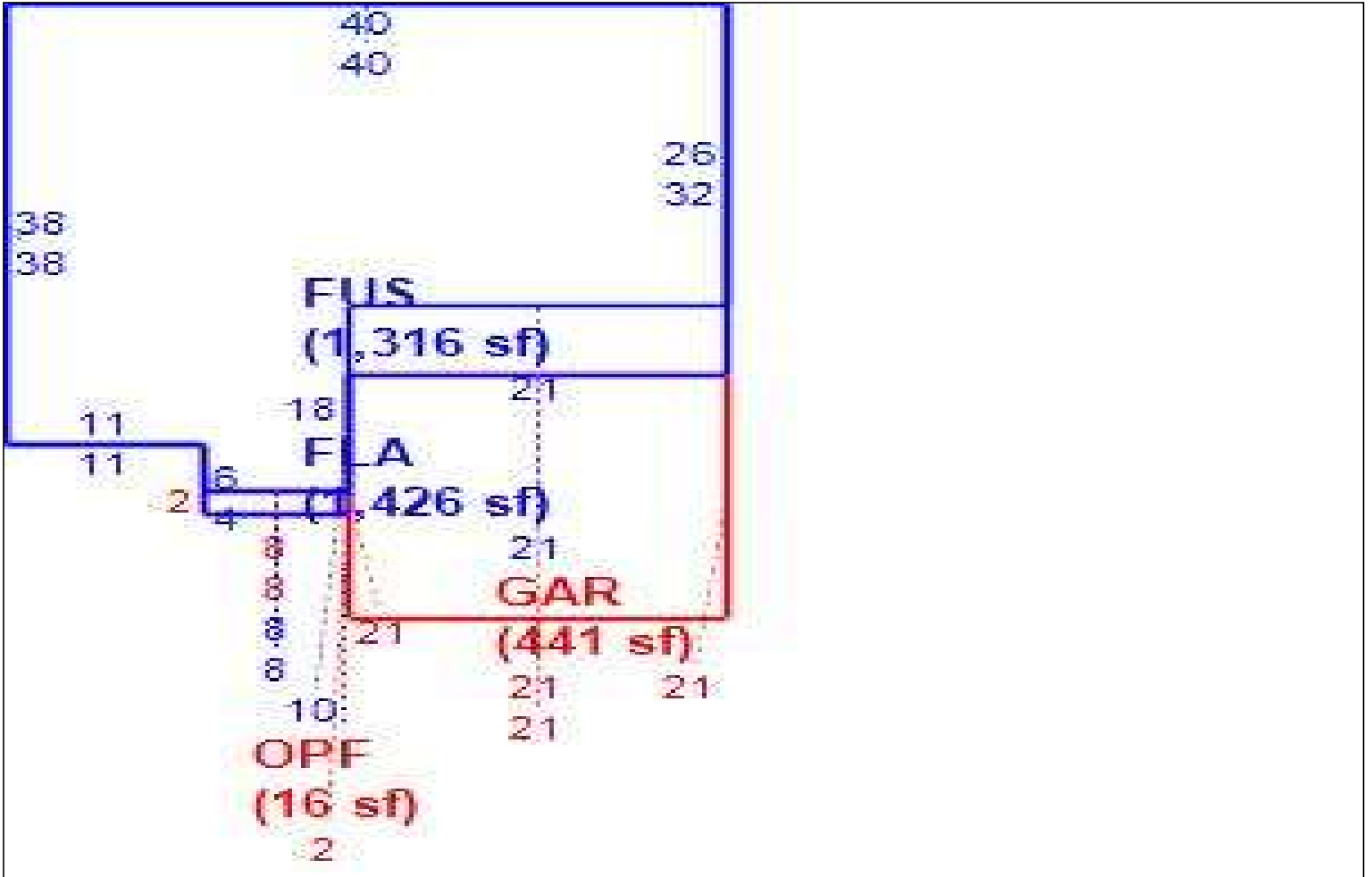
Current Owner		
IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 1924 CRESTRIDGE 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 I SUB LOT 66 PB 42 PGS 63-65 ORB 4412 PG 2141

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 325,616 Deprec Bldg Value 315,848 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	1,426	1,426	1426	2001	No Stories	1.00	Full Baths	3	
FUS	FINISHED AREA UPPER	1,316	1,316	1316	Effective Area	2742	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	441	0	Base Rate	101.95	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	16	0	Building RCN	325,616	Foundation	3	Fireplaces	0
TOTALS		2,742	3,199	2,742	Condition	EX	Roof Cover	3	Type AC	03
					% Good	97.00				
					Functional Obsol	0				
					Building RCNLD	315,848				

Alternate Key 3790062
 Parcel ID 20-22-26-1950-000-06600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0733 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	
2004	SALE	01-01-2003	04-09-2004	1	0000	CHECK VALUE			
2002	00001	03-13-2001	06-25-2001	10	0000	C-NOTE			
2001	0070715	07-31-2000	03-13-2001	123,084	0000	SFR/1924 CRESTRIDGE DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4412 2141	11-07-2013	WD	Q	Q	I	170,000				
	3574 0121	12-10-2007	WD	U	M	I	1				
	2847 1430	02-28-2005	WD	Q	Q	I	220,000				
	2444 2323	10-28-2003	WD	Q	Q	I	175,000				
	1904 1839	01-30-2001	WD	Q	Q	I	145,500				
Total											0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	315,848	0	403,848	63468	340380	0.00	340380	403848	403,848	

Parcel Notes

1904/1839 TONY D & STEPHANIE I COOK HW
 01 CO DATE 011201 SKETCH IN FOLDER 031301 RON
 03 QG FROM 425 FER 111702
 2444/2323 TONY D & STEPHANIE I COOK TO RAMON TAVAREZ MARRIED
 04FC QG FROM 435 JRH 040904
 04TR RETURNED VACANT RETURN TO SENDER 1924 CRESTRIDGE DR CLERMONT 34711
 2847/1430 ROBERT NEBB MARRIED
 3574/121 ROBERT M & LIDIA NEBB CO TTEES OF THE ROBERT M NEBB FAMILY TRS DTD 122006
 4412/2141 ROBERT M & LIDIA NEBB CO TTEES TO IH3 PROPERTY FLORIDA LP
 14 3FIX FROM 1 4FIX FROM 1 PER MLS G4697215 CRA 020514
 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 AK3829828 CB 080516
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 19IT 091417 FLA1 FROM 1300SF NBR STORIES FROM 2 FLA2 TO FUS SIZE FROM 7X21 GCF3 FROM 20X21 TO MAKE CONSISTENT WITH SUB
 2FIX FROM 1 3FIX FROM 0 PER CDPLUS CRA 070218

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 3828913
Parcel ID 20-22-26-0160-000-02800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0733 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 1

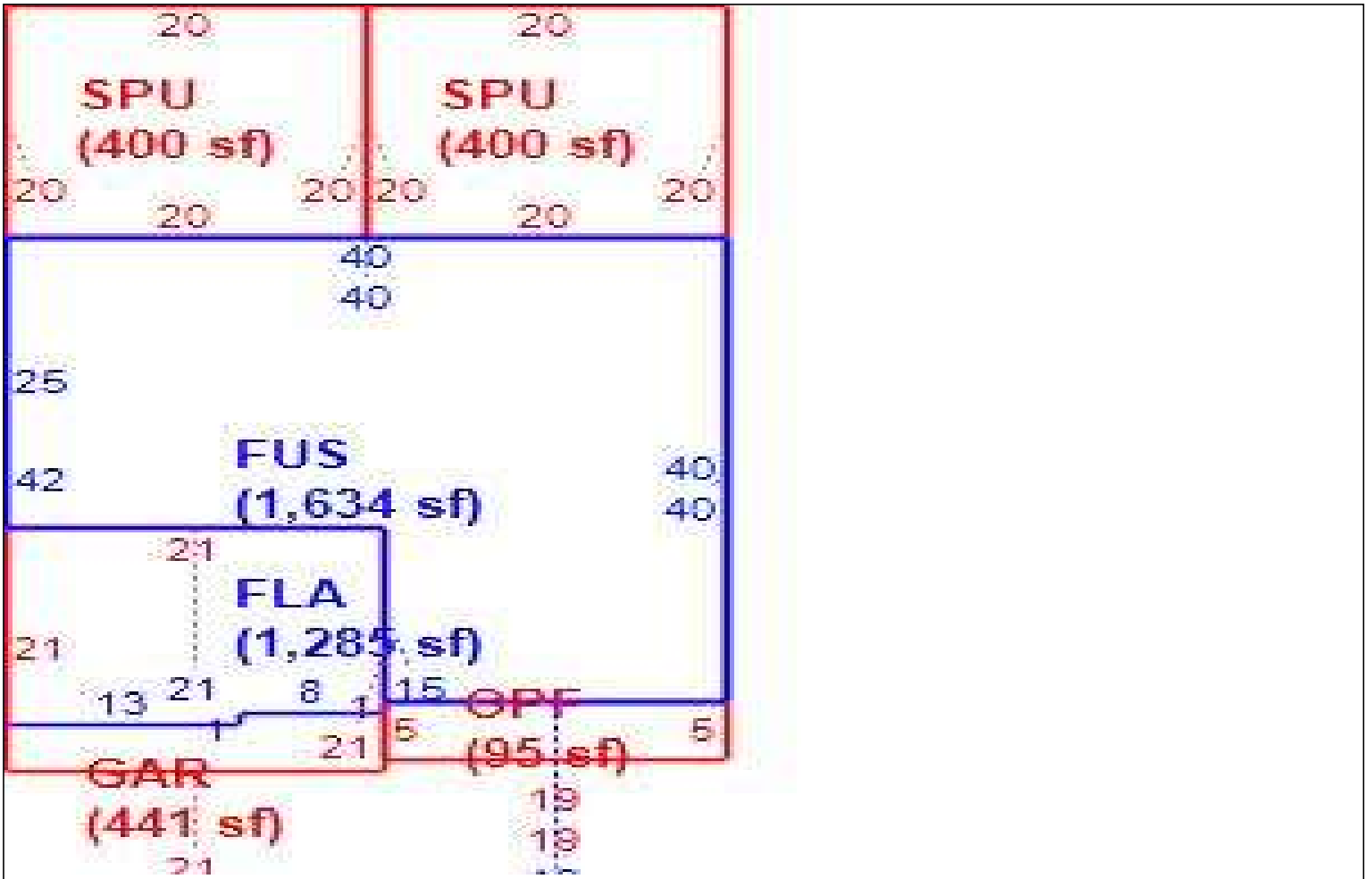
Current Owner		
TODD GILMORE & CLAUDIA A SMITH TODD		
755 LAKEVIEW POINTE DR		
CLERMONT	FL	34711

Property Location			
Site Address 755 LAKEVIEW POINTE DR			
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 28 ORB 6151 PG 1074

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 352,622
Deprec Bldg Value 342,043		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	1,285	1,285	1285	2005					
FUS	FINISHED AREA UPPER	1,634	1,634	1634	Effective Area	2919	No Stories	1.00	Full Baths 2	
GAR	GARAGE FINISH	0	441	0	Base Rate	101.17	Quality Grade	670	Half Baths 1	
OPF	OPEN PORCH FINISHE	0	95	0	Building RCN	352,622	Wall Type	03	Heat Type 6	
SPU	SCREEN PORCH UNFIN	0	800	0	Condition	EX	Foundation	3	Fireplaces 0	
TOTALS		2,919	4,255	2,919	% Good	97.00	Functional Obsol	0		
					Building RCNLD	342,043	Roof Cover	3	Type AC 03	

Alternate Key 3828913
 Parcel ID 20-22-26-0160-000-02800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0733 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
PAV3	PAVING	624.00	SF	3.36	2015	2015	2097.00	64.00	1,342

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	15-1334	05-22-2015	04-11-2016	7,000	0002	SCRN RM	04-11-2016		
2016	15-0843	03-26-2015	04-11-2016	3,400	0003	SLAB 20X40	04-11-2016		
2012	SALE	01-01-2011	03-05-2012	1	0099	CHECK VALUE	01-10-2012		
2006	2005021118	03-03-2005	01-20-2006	148,236	0000	SFR 755 LAKEVIEW POINTE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064421	6151 1074	05-26-2023	WD	Q	01	I	508,000					
	4077 0910	09-23-2011	WD	U	U	I	140,000					
	3331 2010	12-13-2006	QC	U	U	I	0					
	3035 2248	10-28-2005	WD	Q	Q	I	325,400					
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	342,043	1,342	431,385	0	431385	0.00	431385	431385	431,469	

Parcel Notes

3331/2010 CORRECTIVE DEED DOESNT SAY WHAT ORB/PG ITS CORRECTING TO CORRECT GRANTEES NAME CHARLES & ADIRIANA PIVETZ SB CHARLES & ADRIANA PIVETZ
 4077/910 CHARLES & ADRIANA PIVETZ TO BALRAM TAHAL & OMMA V SAMAROO TAHAL HW
 12FC FLA3 WALL TYPE FROM 03 2FIX FROM 0 SHORT SALE PER LISTING VALU OK SEE AK 3828483 3828892 3816211 3820093 CRA 011012
 12SALE ORB 4077/910 U SALE SHORT SALE SATISFIED \$289000 MTG ORB 3331/2011 LISTING ALSO STATES SHORT SALE SCANNED CRA 022812
 16FC ADD SPU5 SPU6 PAV ALL NEW CONSTRUCT SCRNM SKETCHED IN HALF DUE TO SIZE CRA 041116
 6151/1074 BALRAM & OMMA V SAMAROO-TAHAL TO GILMORE TODD & CLAUDIA ANGELINE SMITH TODD HW

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0733 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

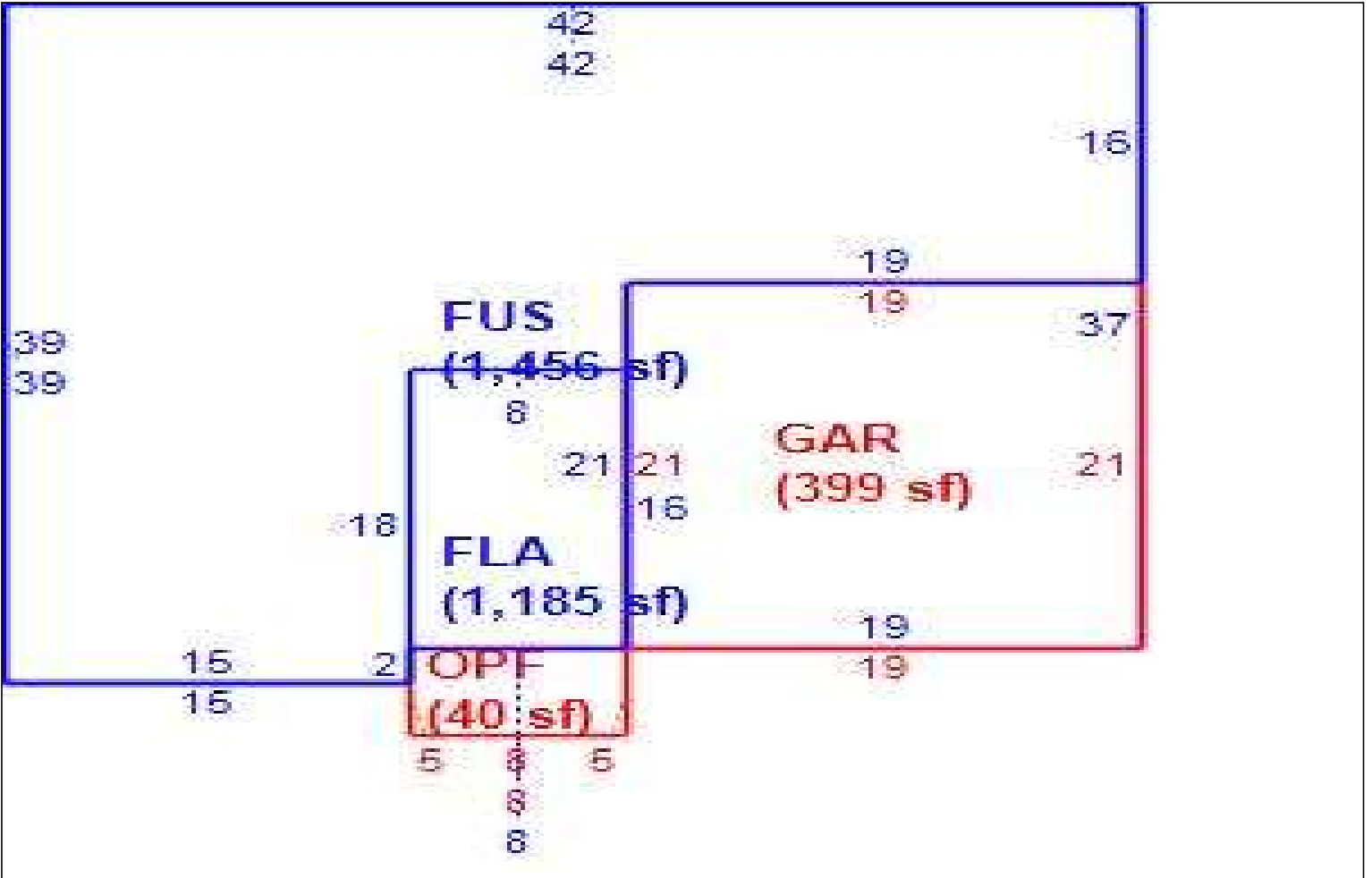
Current Owner		
REMONVIL JAMES W & ETIENNEISE UTIL		
1582 CHANCELLOR CT		
CLERMONT	FL	34711

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					
FUS	FINISHED AREA UPPER	1,456	1,456	1456	Effective Area	2641	No Stories	1.00	Full Baths 2	
GAR	GARAGE FINISH	0	399	0	Base Rate	105.39	Quality Grade	675	Half Baths 1	
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	326,828	Wall Type	03	Heat Type 6	
TOTALS		2,641	3,080	2,641	Condition	EX	Foundation	3	Fireplaces 0	
					% Good	97.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
					Building RCNLD	317,023				

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0733 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
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	405,731	

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 3828483
 Parcel ID 20-22-26-0160-000-14600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0733 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

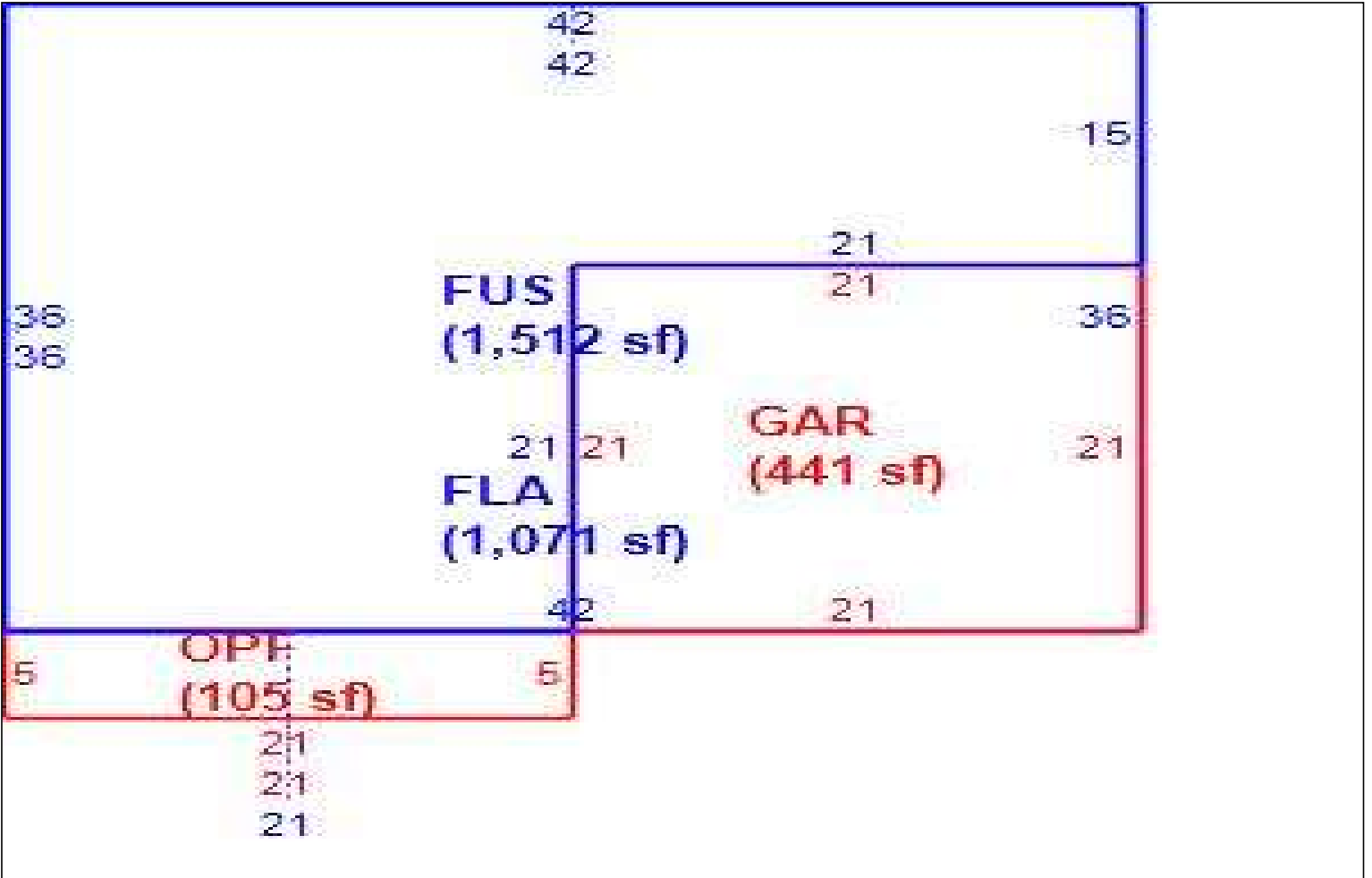
Current Owner		
RUBY SAMANTHA & STEVE A SARDONE		
1190 AQUA LN		
CLERMONT	FL	34711

Property Location			
Site Address	1190 AQUA LN		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	HH	04-20-202

Legal Description
LAKEVIEW POINTE PB 52 PG 52-56 LOT 146 ORB 6230 PG 1441

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 313,993 Deprec Bldg Value 304,573 Multi Story 1



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	1,071	1,071	1071	2006	No Stories	1.00	Full Baths	2	
FUS	FINISHED AREA UPPER	1,512	1,512	1512	102.64	Quality Grade	670	Half Baths	1	
GAR	GARAGE FINISH	0	441	0	313,993	Wall Type	03	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	105	0	EX	Foundation	3	Fireplaces	0	
TOTALS		2,583	3,129	2,583	97.00	Roof Cover	3	Type AC	03	
					Functional Obsol	0				
					Building RCNLD	304,573				

Alternate Key 3828483
 Parcel ID 20-22-26-0160-000-14600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0733 Comp 3
 PRC Run: 12/9/2024 By
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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
DEC2	DECK - WOOD	120.00	SF	4.63	2006	2006	556.00	50.00	278

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	SALE	01-01-2021		1	0099	CHECK VALUE			
2007	2006100778	11-27-2006	03-22-2007	12,000	0000	RTN			
2007	2006070832	08-17-2006	03-20-2007	261,010	0000	SFR 1190 AQUA LN	03-21-2007		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023129864	6230 1441	10-04-2023	WD	Q	01	I	450,000	039	HOMESTEAD	2024	25000	
2021103056	5760 0169	07-20-2021	WD	Q	01	I	377,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4068 1009	08-26-2011	WD	U	U	I	136,500					
	4035 1729	05-10-2011	CT	U	U	I	100					
	3338 1832	12-21-2006	WD	Q	Q	I	303,800					
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	304,573	278	392,851	0	392851	50,000.00	342851	367851	392,851	

Parcel Notes

4035/1729 CT VS REINALDO & LISA FUENTES PROP SOLD TO KONDAUR CAPITAL CORP
 4068/1009 KONDAUR CAPITAL CORP TO LEA VELLA
 5760/169 LEA VELLA TO ANDREW & ROSANA COZIER HW
 21X COURTESY HX CARD SENT 092021
 22IT MLS#05944789 NO MAJOR IMPS NEEDS 72K HH 042022
 6230/1441 ANDREW & ROSANA COZIER TO SAMANTHA RUBY & STEVE ANTHONY SARDONE HW
 24CC EFILE HX APP CP 022624

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