



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3790067

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), PART 1. Taxpayer Information, PART 2. Reason for Petition, and various checkboxes for property type and hearing details.

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 # <b>2024-0734</b>	Alternate Key: <b>3790067</b>	Parcel ID: <b>20-22-26-1950-000-07100</b>	
Petitioner Name <b>Robert Peyton, Ryan LLC</b> The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address <b>2002 CRESTRIDGE DR CLERMONT</b>		<input type="checkbox"/> Check if Multiple Parcels
Owner Name <b>IH5 PROPERTY FLORIDA LP</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 403,898	\$ 403,898	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 317,090	\$ 317,090	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 317,090	\$ 317,090	
*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#	<b>3790067</b>	<b>3790091</b>	<b>3826773</b>	<b>3828913</b>
Address	2002 CRESTRIDGE DR CLERMONT	2003 CRESTRIDGE DR CLERMONT	778 PRINCETON DR CLERMONT	755 LAKEVIEW POINTE DR
Proximity		0.04 Miles	0.20 Miles	0.52 Miles
Sales Price		\$468,000	\$525,000	\$508,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	0.40%	2.80%
Adjusted Sale		\$416,520	\$448,350	\$446,024
\$/SF FLA	\$150.15 per SF	\$154.84 per SF	\$164.23 per SF	\$152.80 per SF
Sale Date		2/2/2023	11/22/2023	5/26/2023
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	2,690	2,690	0	2,730	-2000	2,919	-11450
Year Built	2000	2000		2005		2005	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.1	2.1		2.0	2500	2.1	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	Y	-20000	Y	-20000	N	0
Fireplace	0	0	0	1	-2500	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. 4.8%	-20000	-Net Adj. 4.9%	-22000	-Net Adj. 2.6%	-11450
		Gross Adj. 4.8%	20000	Gross Adj. 6.0%	27000	Gross Adj. 2.6%	11450
Adj. Sales Price	Market Value <b>\$403,898</b>	Adj Market Value	<b>\$396,520</b>	Adj Market Value	<b>\$426,350</b>	Adj Market Value	<b>\$434,574</b>
	Value per SF 150.15						

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.

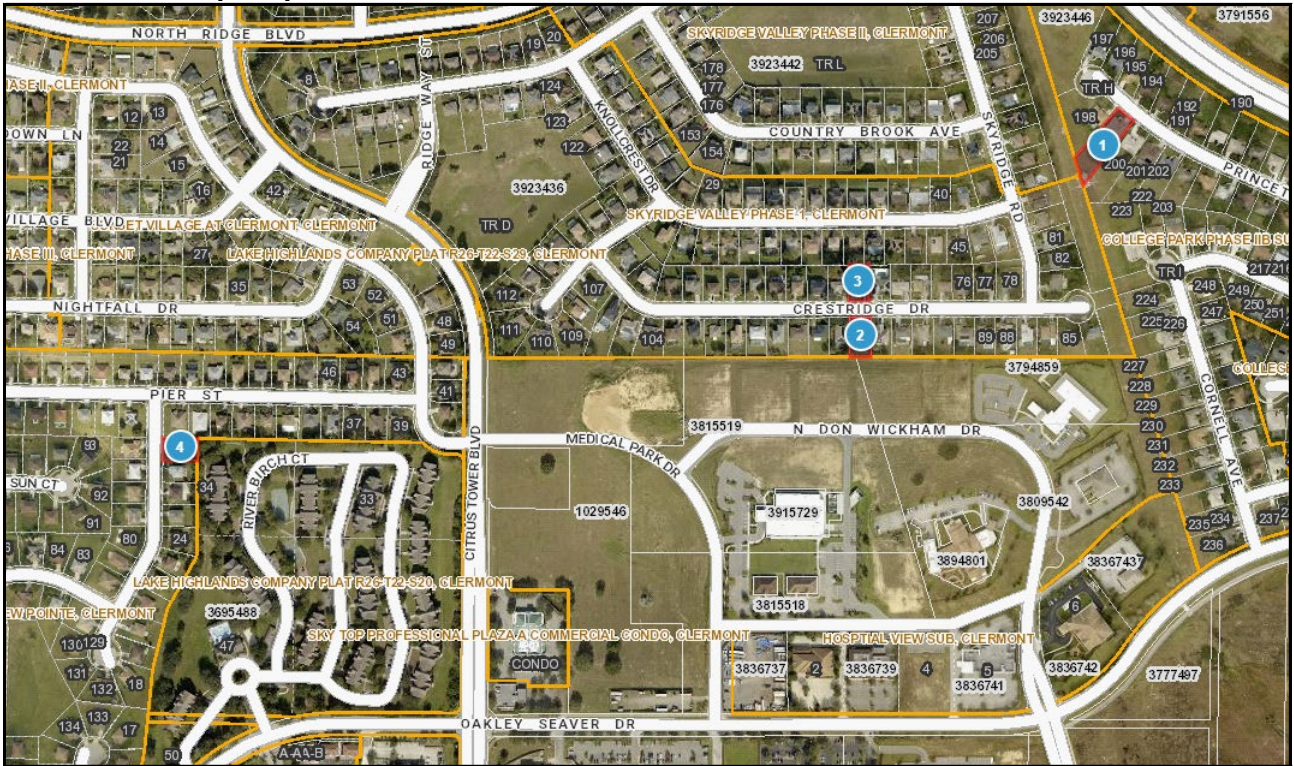
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

**2024-0734 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3826773	778 PRINCETON DR CLERMONT	0.2
2	comp 1	3790091	2003 CRESTRIDGE DR CLERMONT	0.04
3	subject	3790067	2002 CRESTRIDGE DR CLERMONT	-
4	comp 3	3828913	755 LAKEVIEW POINTE DR CLERMONT	0.52
5				
6				
7				
8				

Alternate Key 3790067  
 Parcel ID 20-22-26-1950-000-07100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0734 Subject  
 PRC Run: 12/9/2024 By

Card # 1 of 1

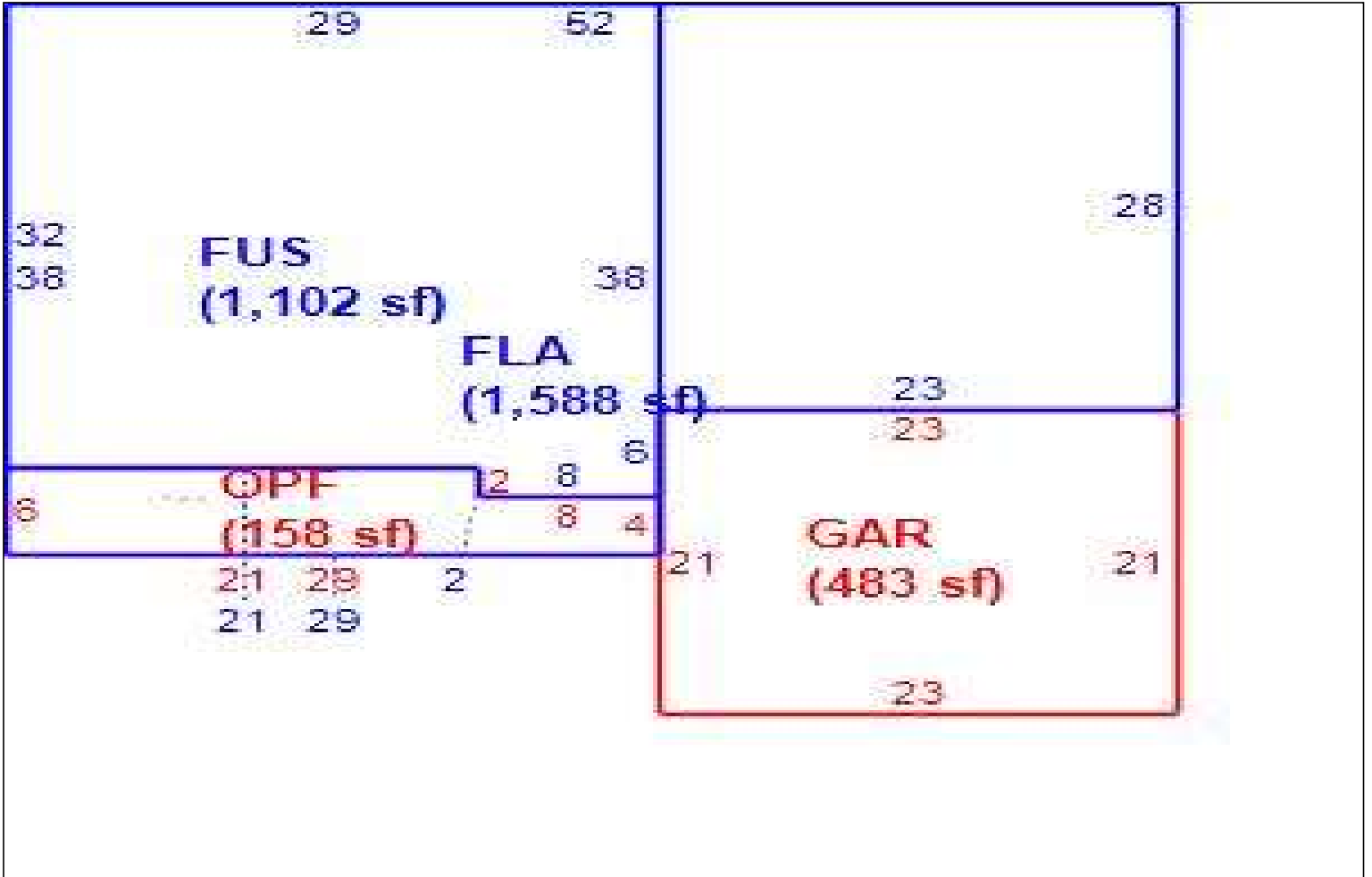
Current Owner		
IH5 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 2002 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 71 PB 42 PGS 63-65 ORB 4577 PG 398

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 325,668 Deprec Bldg Value 315,898 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	5		
FLA	FINISHED LIVING AREA	1,588	1,588	1588	2000						
FUS	FINISHED AREA UPPER	1,102	1,102	1102	Effective Area	2690	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	483	0	Base Rate	102.16	Quality Grade	670	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	158	0	Building RCN	325,668	Wall Type	03	Heat Type	6	
TOTALS		2,690	3,331	2,690	Condition	EX	Foundation	3	Fireplaces	0	
					% Good	97.00	Roof Cover	3	Type AC	03	
					Functional Obsol	0					
					Building RCNLD	315,898					

Alternate Key 3790067  
 Parcel ID 20-22-26-1950-000-07100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0734 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
2001	0030841	03-15-2000	08-14-2000	1	0000	SFR/2002 CRESTRIDGE DR		

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4577 0398	01-05-2015	WD	U	U	I	170,000				
	4460 1094	03-28-2014	WD	U	U	I	0				
	4462 2180	03-12-2014	QC	U	U	I	100				
	4410 1196	11-14-2013	CT	U	U	I	100				
	3712 2394	12-17-2008	WD	Q	Q	I	214,900				
<b>Total</b>											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	315,898	0	403,898	55108	348790	0.00	348790	403898	403,898

**Parcel Notes**

1862/682 MICHAEL A & SUZANNE V DIAZ HW  
 03 QG FROM 400 FER 111202  
 3712/2394 MICHAEL A & SUZANNE V DIAZ TO ET AL MILDRED L ROUSE SINGLE AND RICHARD BRYANT MARRIED AND BETTY BRYANT SINGLE  
 JTWROS  
 12TR KEYED FORWARDING ADDRESS OF 9910 WILTSHIRE MANOR DR APT 202 RIVERVIEW 33578 3597  
 4410/1196 CT VS BETTY & RICHARD L BRYANT AND MILDRED L ROUSE PROP SOLD TO FREEDOM MTG CORP  
 4460/1094 FREEDOM MTG CORP TO US BANK NA TTEE OF THE ONE WILLIAM STREET REMIC TRS 2012-1  
 4462/2180 POST DEED ONLY FREEDOM MORTGAGE CORP TO US BANK NA TTEE OF THE OWS REO TRS 2012-1 GRANTOR DOES NOT OWN  
 4577/398 US BANK NA TTEE TO IH5 PROPERTY FLORIDA LP  
 15IT SKETCH APPEARS ACCURATE FLA2 TO FUS WALL TYPE FROM 3 SFR NEEDS NEW CARPET INT PAINT PER MLS 05232329 CRA 021915  
 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 AK3789176 CB 080516  
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818  
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418  
 18VAB PETITION 2018-064 TJW 091418  
 18VAB PETITION 2018-064 WITHDRAWN NO CHANGE TJW 103018  
 19IT 091417 FLA1 FROM 946SF NBR STORIES FROM 2 FUS2 FROM 156SF GCF3 FROM 501SF DELETE FLA5 626SF TO MAKE CONSISTENT WITH  
 SUB CRA 070318  
 22BILL CORRECTION 2022-0079 ADJUSTED BLDG VALUE DUE TO VAB TJW 042823

\*\*\*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 3790091  
 Parcel ID 20-22-26-1950-000-09500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0734 Comp 1  
 PRC Run: 12/9/2024 By

Card # 1 of 1

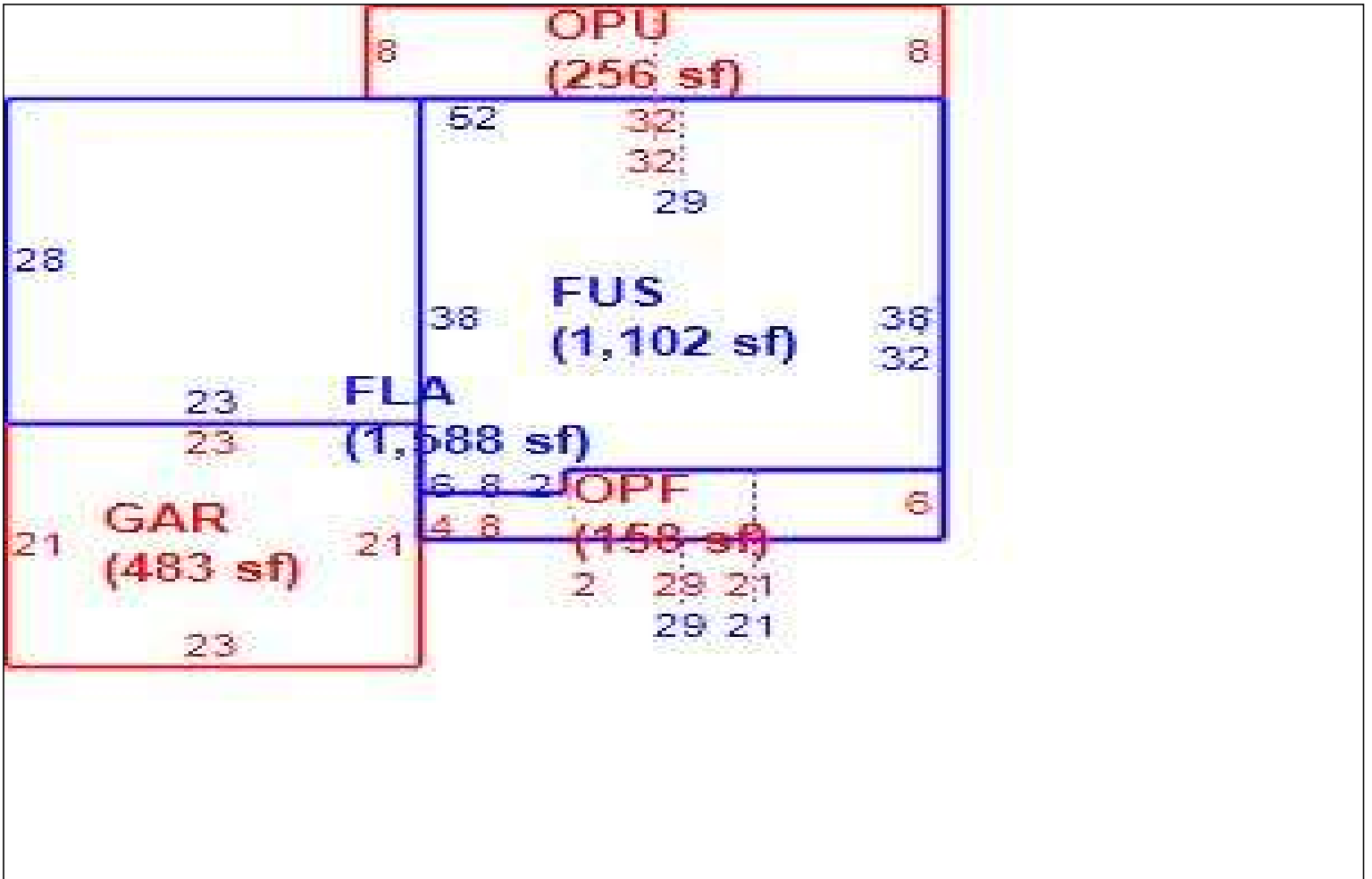
Current Owner		
BELISARIO FUENTES GUSTAVO A & CARM		
9408 AZALEA RIDGE WAY		
GOTHA	FL	34734

Property Location		
Site Address 2003 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 95 PB 42 PGS 63-65 ORB 6088 PG 828

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 327,461 Deprec Bldg Value 317,637 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	5
FLA	FINISHED LIVING AREA	1,588	1,588	1588	2000	2690	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,102	1,102	1102	102.16	327,461	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	483	0	EX	97.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	158	0	% Good	0	Foundation	3	Fireplaces	0
OPU	OPEN PORCH UNFINIS	0	256	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,690	3,587	2,690	Building RCNLD	317,637				



Alternate Key 3790091  
Parcel ID 20-22-26-1950-000-09500

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0734 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	364.00	SF	35.00	2004	2004	12740.00	85.00	10,829
PLD2	POOL/COOL DECK	732.00	SF	5.38	2004	2004	3938.00	70.00	2,757
SEN2	SCREEN ENCLOSED STRUCTURE	2152.00	SF	3.50	2005	2005	7532.00	52.50	3,954

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005040450	04-08-2005	01-18-2006	7,436	0000	SEN 26X52			
2005	2004071001	07-22-2004	03-21-2005	29,000	0000	POOL			
2005	2004020252	02-06-2004	03-21-2005	2,200	0000	REPAIR FLASHING			
2001	0040105	04-03-2000	08-16-2000	1	0000	SFR/2003 CRESTRIDGE DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023012976	6088	0828	02-02-2023	WD	Q	01	I	468,000			
2022088862	5982	1352	06-27-2022	CT	U	11	I	372,000			
	4206	0236	08-14-2012	CT	U	U	I	5,400			
	1857	0795	08-31-2000	WD	Q	Q	I	142,400			
<b>Total</b>											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	317,637	17,540	423,177	0	423177	0.00	423177	423177	423,366	

**Parcel Notes**

1857/795 GRACE PICCIO MARRIED  
03 QG FROM 400 FER 111202  
05FC STUCCO REPAIRED QG FROM 435 ADD MISC JWP 032205  
06FC ADD MISC QG FROM 590 JSB 011806  
12X RENEWAL CARD RETURNED WITH ADDRESS OF 223 MALAYSIA ISLAND LN LEESBURG 34788 SENT LETTER 020712  
12X DENY  
12X PICCIO DENIAL RETURNED NOT DELIVERABLE AS ADDR UNABLE TO FWD 070112 CMD 071112  
12TR NOT DELIVERABLE AS ADDRESSED 2003 CRESTRIDGE DR CLERMONT FL 34711 5121  
4206/236 CT VS GRACE PICCIO PROP SOLD TO 488 LLC  
15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
19IT 091417 FLA1 FROM 946SF NBR STORIES FROM 2 FLA2 TO FUS SIZE FROM 626SF GCF3 FROM 501SF DELETE FUS4 156SF TO MAKE CONSISTENT WITH SUB ADD OPU4 NPA POL FROM 450SF PLD FROM 902SF SEN FROM 2392SF CRA 070318  
19TR NO MAIL RECEPTACLE PO BOX 696 APOPKA FL 32704 0696  
20TR NOT DELIVERABLE AS ADDRESSED PO BOX 696 APOPKA FL 32704 0696  
21 MAILING ADDR CHGD FROM PO BOX 696 APOPKA FL 32704 0696 INFO SCANNED KCH 122820  
5982/1352 CT VS GRACE A PICCIO ET AL SOLD TO BLUE SPRING PLANTATION INC  
6088/828 BLUE SPRING PLANTATION INC TO GUSTAVO ADOLFO BELISARIO FUENTES & CARMEN AMELIA GIL HW

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Alternate Key 3826773  
 Parcel ID 21-22-26-0307-000-19900

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0734 Comp 2  
 PRC Run: 12/9/2024 By

Card # 1 of 1

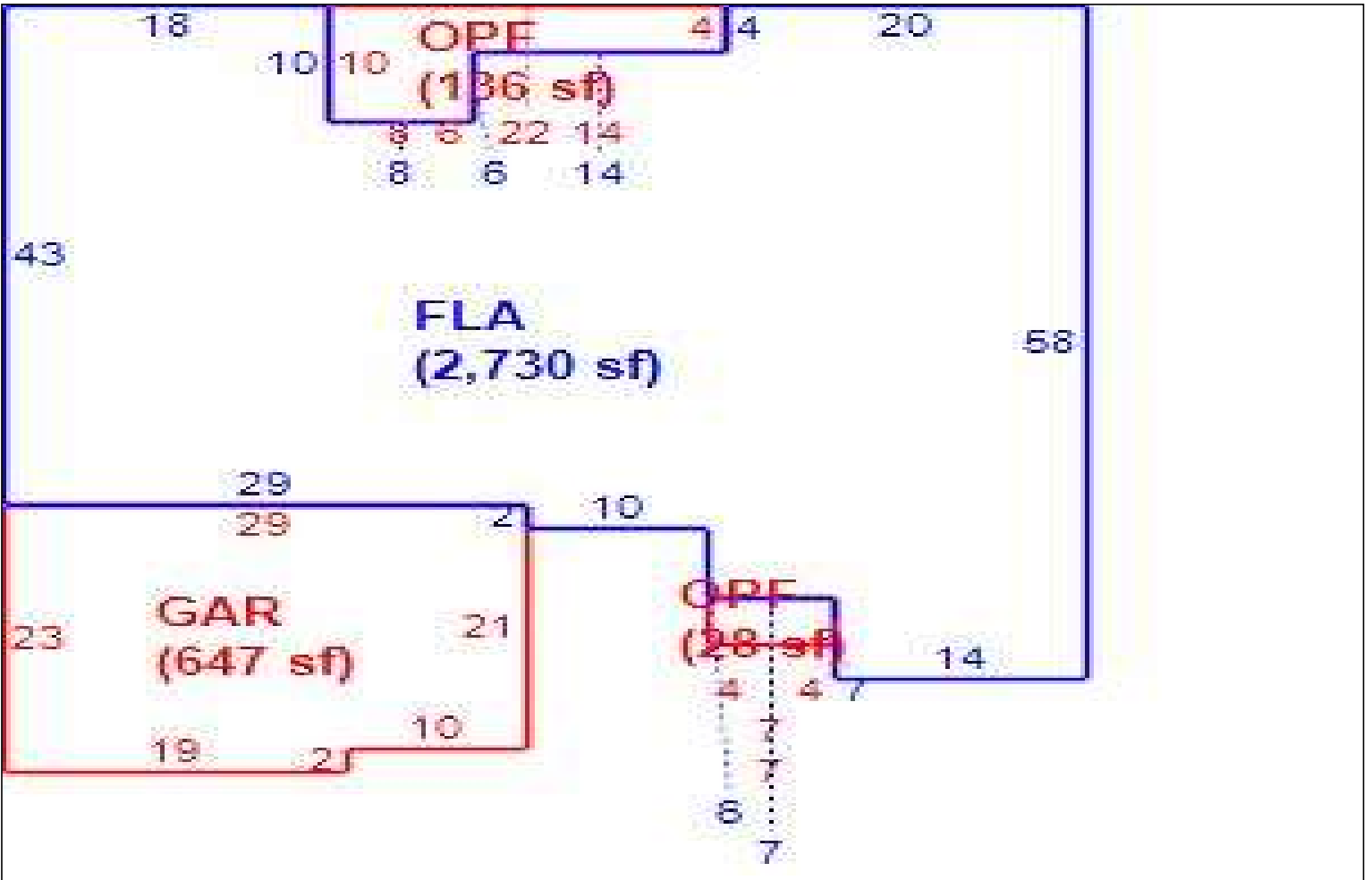
Current Owner		
BECKER FAMILY REVOCABLE LIVING TRUS		
6484 TERRACE VIEW CT		
DAYTON	OH	45424

Property Location			
Site Address 778 PRINCETON DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 COLLEGE PARK PHASE IIB PB 51 PG 89-91 LOT 199 ORB 6252 PG 978

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	1.50	1.000	1.000	0	66,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,000		
Classified Acres		0		Classified JV/Mkt		66,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 328,506 Deprec Bldg Value 318,651 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	2,730	2,730	2730	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	647	0	102.00	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	164	0	328,506	Wall Type	03	Heat Type	6
TOTALS		2,730	3,541	2,730	EX	Foundation	3	Fireplaces	1
					97.00	Roof Cover	3	Type AC	03
					0				
					Building RCNLD				
					318,651				

Alternate Key 3826773  
Parcel ID 21-22-26-0307-000-19900

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0734 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
POL3	SWIMMING POOL - RESIDENTIAL	300.00	SF	46.00	2005	2005	13800.00	85.00	11,730
PLD3	POOL/COOL DECK	1600.00	SF	7.33	2005	2005	11728.00	70.00	8,210
SEN2	SCREEN ENCLOSED STRUCTURE	1900.00	SF	3.50	2005	2005	6650.00	52.50	3,491
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2005	2005	7000.00	52.50	3,675
UBF1	UTILITY BLDG FINISHED	80.00	SF	5.00	2006	2006	400.00	60.00	240

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2006041369	05-01-2006	03-27-2007	1,889	0000	STORAGE SHED 10X8	03-27-2007		
2006	2005051051	05-25-2005	06-29-2005	5,500	0000	23.6 X 40 SEN			
2006	2005021106	02-18-2005	06-29-2005	26,000	0000	POOL & SPA			
2006	2004070685	01-01-2005	06-29-2005	156,596	0000	SFR FOR 2006			
2005	2004070685	08-17-2004	12-15-2004	156,596	0000	SFR 778 PRINCETON DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023147974	6252	0978	11-22-2023	WD	Q	01	I	525,000				
	2760	0328	02-10-2005	WD	U	U	I	259,600				
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	
66,000	318,651	27,346	411,997	0	411997	0.00	411997	411997	412,339	

**Parcel Notes**

2760/328 JANE AMBROSELLI MARRIED  
 07X JANE AMBROSELLI IS MARRIED TO JOHN AMBROSELLI  
 07FC ADD FPL AND UBF TO MISC JSB 032707  
 10X JOHN AMBROSELLI 66 DECEASED 062210 DC  
 12IT CHG 06 PLH SF FROM 1 TO CORRECT DLS 062112  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 17CC SUBMITTED SOS TF 013017  
 6252/978 JANE AMBROSELLI TO PATRICIA G BECKER TTEE OF THE BECKER FAMILY REVOCABLE LIVING TRUST DTD 032100

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0734 Comp 3  
 PRC Run: 12/9/2024 By

Card # 1 of 1

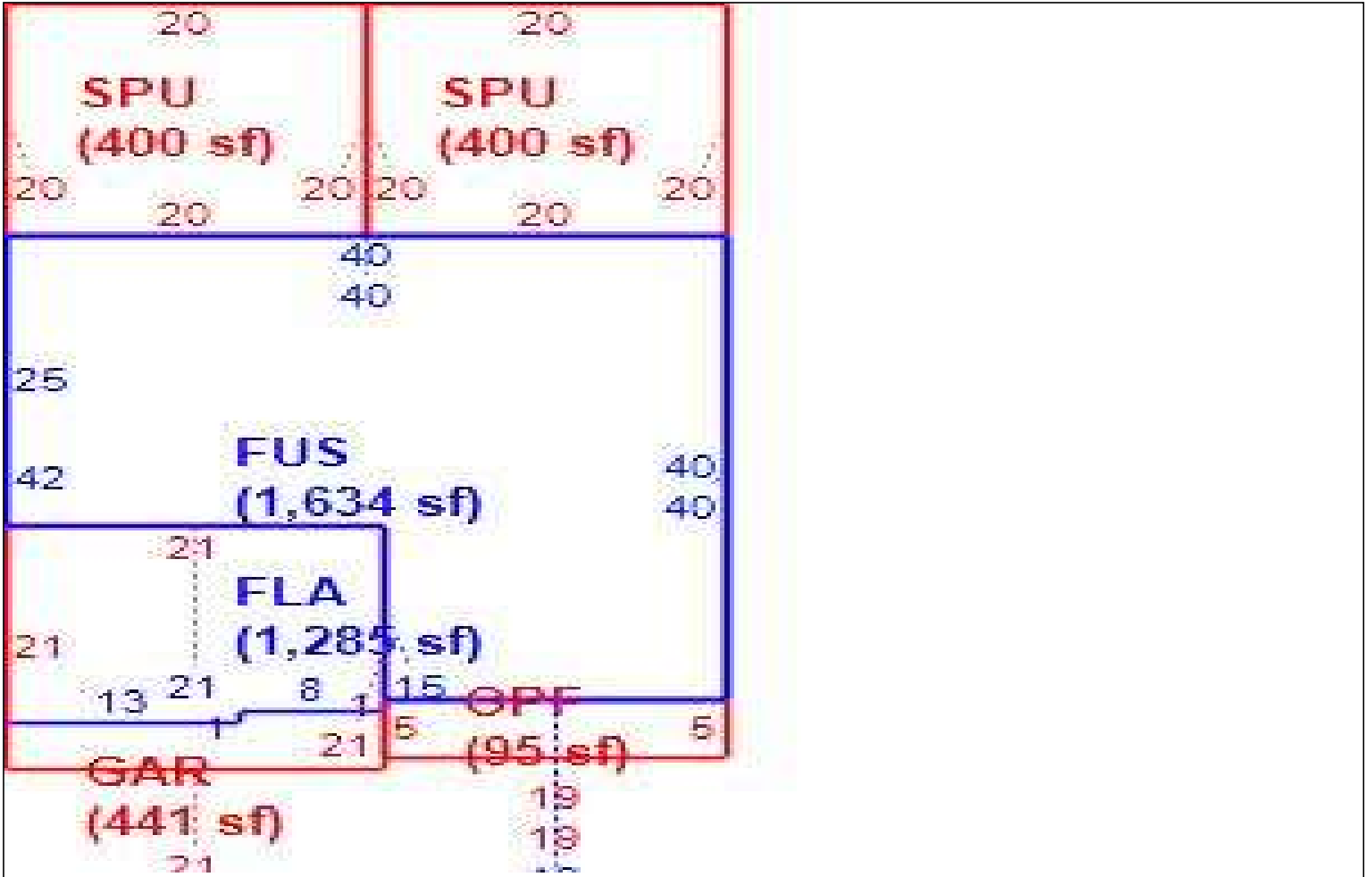
Current Owner		
TODD GILMORE & CLAUDIA A SMITH TODD		
755 LAKEVIEW POINTE DR		
CLERMONT	FL	34711

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	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,285	1,285	1285	2005	2919	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,634	1,634	1634	Base Rate	101.17	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	441	0	Building RCN	352,622	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	95	0	Condition	EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	800	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		2,919	4,255	2,919	Functional Obsol	0	Building RCNLD	342,043		

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 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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