

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3820003

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.

	COM	ATELIED EN CI	ERK OF THE VAL	entrugasu.	NT BOARD(YAB):				
Petition#	2024-	0735	County Lake	Ta	ax year 2024	Date received 9.12.24				
organistica es		<u> </u>		HE PENINONER						
PART 1. Taxp	ayer Informat	ion								
Taxpayer name		8-2 IH Borrower LP		Representative: F	Ryan, LLC c/o	Robert Peyton				
Mailing address for notices	16220 N	.C orth Scottsdale F ile, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account # 418 Southridge Rd						
Phone 954-74	0-6240			Email	ReșidentialA	ppeals@ryan.com				
			US mail. If possible							
		er the petition de my statement.	eadline. I have attac	hed a statement o	f the reasons	I filed late and any				
your evidence. T	ce to the value he VAB or spe	adjustment boar cial magistrate r	d clerk. Florida law a	llows the property a r the same statuto	appraiser to cro ry guidelines a	st submit duplicate copies of oss examine or object to your is if you were present.) Historic, commercial or nonprofit				
Commercial				☐ Vacant lots and		Business machinery, equipment				
PART 2. Reas	on for Petitio	n Chec	k one. If more than	one, file a separ	ate petition.					
☐ Denial of cla ☐ Parent/gran ☐ Property was	assification dparent reduc not substant	ally complete or	n January 1	(Include a dat	e filing of exeme-stamped co	or enter type: nption or classification py of application.) .1555(5), F.S.) or change of				
return require		52. (s.194.034, F		ownership or (193.1555(5), F	control (s. 193.1	155(3), 193,1554(5), or				
determina 5 Enter the t	ition that they time (in minute	are substantially s) you think you		1(3)(e), (f), and (g r case. Most heari), F.S.) ngs take 15 mi	erty appraiser's nutes. The VAB is not bound the time needed for the entire				
	ses or I will no	ot be available to	attend on specific	dates. I have attac	ched a list of d	ates.				
evidence direct appraiser's evid	ly to the prope dence. At the	erty appraiser at hearing, you hav	least 15 days before the right to have	e the hearing and witnesses sworn.	make a writte	ou must submit your request for the property				
of your property	y record card acted. When	containing inforr the property app	nation relevant to th	e computation of	your current a	e property appraiser a copy ssessment, with confidential nd the property record card				

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.

Complete part 3 if you are representing yourself or if you a without attaching a completed power of attorney or author Written authorization from the taxpayer is required for acc collector. I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true. Signature, taxpayer PART 4. Employee, Attorney, or Licensed Professional Complete part 4 if you are the taxpayer's or an affiliated erepresentatives. I am (check any box that applies): An employee of	rization for representation to this form. ess to confidential information from the p s to any confidential information related to f the property described in this petition ar Print name Signature	o this petition. nd that I have read this
Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true. Signature, taxpayer PART 4. Employee, Attorney, or Licensed Professional Complete part 4 if you are the taxpayer's or an affiliated erepresentatives. I am (check any box that applies): An employee of	f the property described in this petition at Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Complete part 4 if you are the taxpayer's or an affiliated e representatives. I am (check any box that applies): An employee of	Signature	
Complete part 4 if you are the taxpayer's or an affiliated erepresentatives. I am (check any box that applies): An employee of		
I am (check any box that applies): An employee of		
An employee of		
· ·		
		entity).
A Florida Bar licensed attorney (Florida Bar number _	· · · · · · · · · · · · · · · · · · ·	
A Florida real estate appraiser licensed under Chapte	r 475, Florida Statutes (license number -	RD6182).
A Florida real estate broker licensed under Chapter 4	75, Florida Statutes (license number).
A Florida certified public accountant licensed under Cl	napter 473, Florida Statutes (license num	ber).
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential inform	nation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have r	filing this petition and of becoming an ag	ent for service of process
Robert I. Penton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative no	ot listed in part 4 above.	
☐ I am a compensated representative not acting as one AND (check one)	•	yees listed in part 4 above
☐ Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR ☐ the taxpayer's authorized signature.		
	ion AND (check one)	
I am an uncompensated representative filing this petit		
☐ I am an uncompensated representative filing this petit☐ the taxpayer's authorization is attached OR ☐ the tax	,	of this form.
	xpayer's authorized signature is in part 3	
☐ the taxpayer's authorization is attached OR ☐ the tax I understand that written authorization from the taxpayer	expayer's authorized signature is in part 3 is required for access to confidential info	rmation from the property of filing this petition and of

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

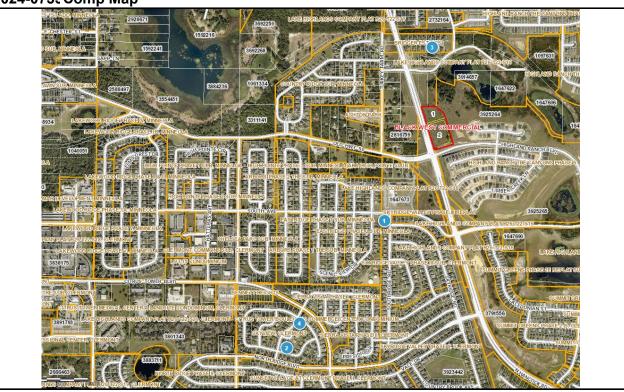
Petition #		2024-0735		Alternate K	ey: 3820003	Parcel l	D: 20-22-26-19	56-000-32700
Petitioner Name The Petitioner is: Other, Explain:	Robert Taxpayer of Rec	Peyton, Rya		Property Address		THRIDGE RD RMONT	Check if Mu	ultiple Parcels
Owner Name	2018-2 I	H BORROV	VER LP	Value from TRIM Notice	1	e Board Action	i value alier	Board Action
1. Just Value, red	uired			\$ 348,64	43 \$	348,64	13	
2. Assessed or cl	•	ue, *if appli	cable	\$ 273,36		273,36		
3. Exempt value,				-,-		-,		
4. Taxable Value,				\$ 273,36	60 \$	273,36	60	
*All values entered	-	tv taxable va	lues. School an	· · · · · · · · · · · · · · · · · · ·		•		
Last Sale Date		Prid			Arm's Length		Book	Page
ITEM	Subje	ct	Compara	able #1	Compara	able #2	Compara	able #3
AK#	38200		3789		3789		3891	
Address	418 SOUTHR CLERMO		1629 MU CLERM		1529 MU CLERN		151 BRIDGEF MINNE	
Proximity			0.47 N	1iles	0.57 N		0.61 Miles	
Sales Price			\$370,0		\$370,		\$449,	
Cost of Sale			-15		-15		-15	
Time Adjust			2.40		4.00		2.80	
Adjusted Sale \$/SF FLA	\$164.53 p	or SE	\$323,3 \$172.56		\$329, \$179.55		\$395,0 \$189.91	
Sale Date	φ104.55 μ	el or	6/7/2		2/13/2		5/10/2	•
Terms of Sale			✓ Arm's Length	_	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Territo or oute			<u> </u>			<u> </u>	<u> </u>	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,119		1,874	12250	1,834	14250	2,080	1950
Year Built	2005		2001		2001		2015	
Constr. Type	Blk/Stucco		Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good		Good		Good		Good	
Baths	2.0		2.0		2.0		3.0	-5000
Garage/Carport	Yes		Yes		Yes		Yes	
Porches Pool	Yes N		Yes N	0	Yes N	0	Yes 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. 3.8%	12250	Net Adj. 4.3%	14250	-Net Adj. 0.8%	-3050
			Gross Adj. 3.8%	12250	Gross Adj. 4.3%	14250	Gross Adj. 1.8%	6950
Adi Calaa Drisa	Market Value	\$348,643	Adj Market Value	\$335,630	Adj Market Value	\$343,550	Adj Market Value	\$391,962
Adj. Sales Price	Value per SF	164.53						

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:	DATE	

2024-0735 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3820003	418 SOUTHRIDGE RD CLERMONT	
2	comp 2	3789953	1529 MUIR CIR CLERMONT	0.57
3	comp 3	3891378	151 BRIDGER TRAIL CT MINNEOLA	0.61
4	comp 1	3789944	1629 MUIR CIR CLERMONT	0.47
5				
6				
7				
8				

2018-2 IH BORROWER LP

1717 MAIN ST STE 2000

C/O INVITATION HOMES TAX DEPT

Parcel ID 20-22-26-1956-000-32700 Current Owner

LCPA Property Record Card Roll Year 2025

Status: A

2024-0735 Subject PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 418 SOUTHRIDGE RD CLERMONT FL 34711

NBHD Mill Group 000C 0583

Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

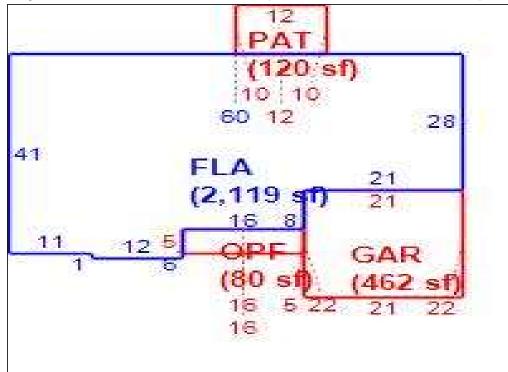
DALLAS

 TX 75201

SKYRIDGE VALLEY PHASE III PB 50 PG 39-41 LOT 327 ORB 4582 PG 891 ORB 5107 PG 1533

Land	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
LL	Code	Code Front Deptin Adj	Ullits	Price	Factor	Factor	Factor	Factor	Class vai	Value		
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
				0.00	10 //041 / 10				<u> </u>			
		Total A	cres	0.00	JV/Mkt 0			lota	l Adj JV/Mk	[]		88,000
	Cla	assified A	cres	0	Classified JV/Mkt 88							0
						Sketch						

Bldg 1 of 1 268,704 Deprec Bldg Value 260,643 0 Sec 1 Replacement Cost Multi Story



	Building S				Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	2,119 0	2,119 462	2119 0	Effective Area	2119	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	80 120	0	Base Rate Building RCN	107.13 268,704	Quality Grade	670	Half Baths	0
				· ·	Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	2,119	2,781	2,119	Building RCNLD	260,643	Roof Cover	3	Type AC	03

Alternate Key 3820003 Parcel ID 20-22-26-1956-000-32700

LCPA Property Record Card Roll Year 2025

PRC Run: 12/9/2024

Card# 1 of 1 Status: A Miscellaneous Features *Only the first 10 records are reflected below Unit Price RCN Code Units Туре Year Blt Effect Yr %Good Description Apr Value

				Build	ing Perr	nits				
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Description		Review Date	CO Date
2014	SALE	01-01-2013	05-28-2014	1	0099	CHECK VALU	E		03-21-2014	
	2005011477	01-31-2005	01-13-2006	115,456	0000	SFR 418 SOU	ITHRIDGE RD			
	ı	Sale	s Information				Exemptions			

			Sales Illioilli	alion					Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107 4582 4581 4361 3879	1533 0891 2330 1572 0419	05-08-2018 01-29-2015 12-26-2014 07-18-2013 02-25-2010	WD WD MI FS WD	UUUQQ	M M U Q Q	 	100 100 0 152,000 128,000				
										Total		0.00

,	Va	lue	Sun	mary

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	260,643	0	348,643	47953	300690	0.00	300690	348643	348,643

2923/968 MARIA M MOLINA SINGLE AND MARGARITA SEDA SINGLE JTWROS

3879/419 MARIA M MOLINA AND MARGARITA SEDA TO ROBYN SOCA UNMARRIED

11TR NOT DELIVERABLE AS ADDRESSED 418 SOUTHRIDGE RD CLERMONT 34711

12TR ATTEMPTED NOT KNOWN 418 SOUTHRIDGE RD CLERMONT FL 34711 5288

4361/1572 ROBYN SOCA NKA ROBYN HOLTON TO IH2 PROPERTY LP

4361/1572 GRANTEE NAME SPELLED EXACTLY AS IT APPEARS ON DEED

13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513

13TRIM MLS LISTING O5168628 CRA 102113

14FC SKETCH CORRECT BEDS FROM 3 PER LISTING SUB UPDATED IN MASS CRA 032114

4581/2330 CORRECTIVE DEED FOR 4361/1572 TO CORRECT GRANTEE NM SB IH2 PROPERTY FLORIDA LP

4582/891 IH2 PROPERTY FLORIDA LP TO 2015-1 IH2 BORROWER LP

4582/891 M SALE INCL OVER 25 PARCELS MULTI SUBS

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 AK3821698 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 2140SF GCF2 FROM 21X21 TO MAKE CONSISTENT WITH SUB CRA 071118

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Parcel ID 20-22-26-1975-000-05700

LCPA Property Record Card Roll Year 2025 Status: A 2024-0735 Comp1 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 1629 MUIR CIR

CLERMONT FL 34711

Mill Group 000C NBHD 0583

Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Current Owner

RUIZ ISABEL & CHRISTOPHER D PENA

1629 MUIR CIR

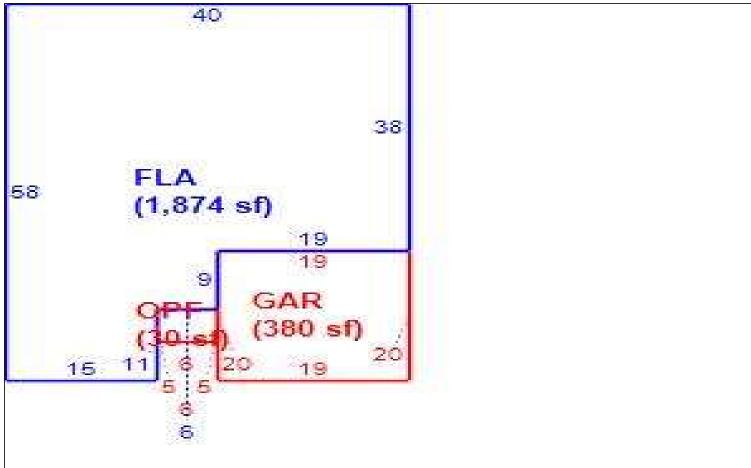
CLERMONT FL 34711

Legal Description

CLERMONT, SKYVIEW SUB LOT 57 PB 42 PGS 69-70 ORB 6162 PG 677

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
LL	Code	FIORE	Debili	Adj	Units	Price	Factor	Factor	Factor	Factor	Class vai	Value	
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000	
		Total A	croc	0.00	JV/Mkt 0			Tota	l Adi IV/Mk	+1		88,000	
	Cla	assified A	cres	0	Classified JV/Mkt 88	,000		Classified	d Adj JV/Mk	t	·	0	
	Sketch												

Bldg 1 Sec 1 of 1 Replacement Cost 241,881 Deprec Bldg Value 234,625 Multi Story 0



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	4
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,874 0	1,874 380	1874 0	Effective Area	1874	No Stories	1.00	Full Baths	2
_			30	0	Base Rate Building RCN	108.76 241,881	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,874	2,284	1,874	Building RCNLD	234,625	Roof Cover	3	Type AC	03

LCPA Property Record Card

2024-0735 Comp 1 PRC Run: 12/9/2024

Parcel ID 20-22-26-1975-000-05700 Card# 1 of 1 Roll Year 2025 Status: A

	Miscellaneous Features *Only the first 10 records are reflected below														
Code	Descr	ription	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
	Building Permits														
Roll Yea	r Permit ID	Issue Date	Comp Date	Amou	nt Type		Descriptio	n	Review Date	CO Date					

	Building Permits														
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Description	Review Date	CO Date						
		Sale	s Information				Fyor	nntions							

			Sales Informa	ation			<u>'</u>			Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023073183	6162 1912 1850	0677 0902 1936	06-07-2023 02-21-2001 08-08-2000	WD WD WD	QQU	01 Q M	 	370,000 115,700 1	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										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	234.625	0	322.625	0	322625	50.000.00	272625	297625	322.625					

Parcel Notes

1912/902 WILLIAM R & EMILY F CONDE H/W 2001 LOC FROM 1.20 073001 RS 2003 QG FROM 525 FER 042803 6162/677 WILLIAM R & EMILY F CONDE TO ISABEL RUIZ & CHRISTOPHER D PENA HW 24CC EFILE HX APP CP 030124

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Parcel ID 20-22-26-1975-000-06600 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0735 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 1529 MUIR CIR CLERMONT

FL 34711 NBHD Mill Group 000C 0583

Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Current Owner

PROGRESS ORLANDO LLC

PO BOX 4090

SCOTTSDALE ΑZ 85261-4090

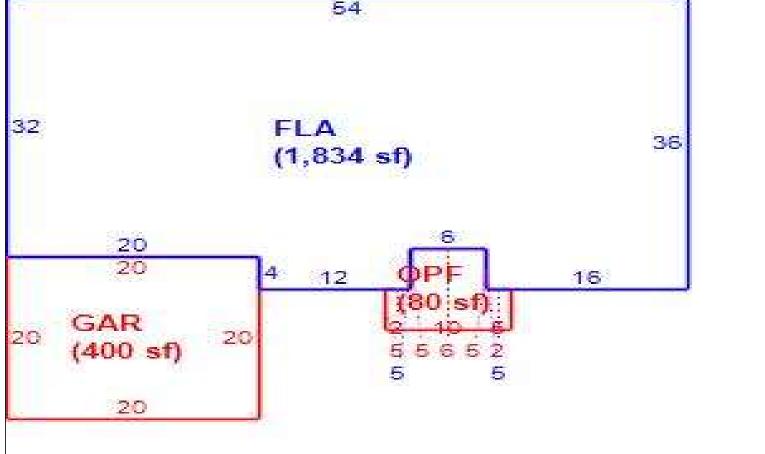
Legal Description

CLERMONT, SKYVIEW SUB LOT 66 PB 42 PGS 69-70 ORB 6093 PG 407

•														
Lan	d Lines													
LL	Use Code	Front	Depth	Note Ad		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/M									Tota	l Adj JV/Mi	kt	1	88,000
	Cla	assified A	cres	0	С	lassified JV/M	lkt 88	3,000		Classifie	d Adj JV/Mi	ct		0

Bldg 1 of 1 Replacement Cost 238,781 Deprec Bldg Value 231,618 Multi Story Sec 1

Sketch



	Building S	Sub Areas			Building Valua	ntion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,834 0	1,834 400		Effective Area	1834	No Stories	1.00	Full Baths	2
_			80	0	Base Rate Building RCN	108.87 238.781	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00	Foundation	3	Fireplaces	0
	TOTALS	1,834	2,314	1,834	Ruilding RCNLD	231 618	Roof Cover	3	Type AC	03

Alternate Key 3789953 LCPA P
Parcel ID 20-22-26-1975-000-06600 Roll Yea

LCPA Property Record Card Roll Year 2025 Status: A

2024-0735 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

			*On	Miscella ly the first 10 re			below			
Code	Desci	ription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Build	ling Peri	mits				
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Description	n	Review Date	CO Date
2002 2001	00001 0070268	01-01-2001 07-25-2000	09-04-2001 12-31-2000	10 92,469	0000	SFR/1529 N				

				Sales Inform	ation					Exer	nptions		
Instrume	strument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description								Year	Amount			
202301	7434	6093 4051 3820 3797 3624	0407 1412 0281 0938 0984	02-13-2023 06-27-2011 08-11-2009 07-21-2009 05-08-2008	WD WD WD CT QC	00000	01 Q U U U		370,000 120,500 117,000 100 100				
											Total		0.00

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

Parcel Notes

1967/0451 EDWIN ALMODOVAR MARRIED

01 LOC FROM 120 RS 073001

03 QG FROM 525 FER 042803

2346/1738 EDWIN ALMODOVAR TO EDWIN & IVETTE ALMODOVAR HW

3624/984 EDWIN & IVETTE ALMODOVAR TO IVETTE ALMODOVAR MARRIED

08X IVETTE AND EDWIN ARE SEPARATED HE DOES NOT HAVE AN EXEMPTION IN ANOTHER CO PER LETTER DTD 052208

09X IVETTE ALMODOVAR MOVED 010109 PER NOTE DTD 011609

3797/938 CT VS IVETTE ALMODOVAR PROP SOLD TO AURORA LOAN SERVICES LLC

09TR WITH FORWARDING ADDR OF 10350 PARK MEADOWS DR STE 200 LITTLETON CO 80124 6800

3820/281 AURORA LOAN SERVICES LLC TO MIRTA F CRUZ SINGLE

4051/1412 MIRTA F CRUZ TO CAROLE A FERNANDES SINGLE

13X CAROLE FERANDES GRANTED SOS AW 082313

18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818

6093/407 CAROLE A FERNANDES TO PROGRESS ORLANDO LLC

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Parcel ID 16-22-26-0300-000-01200 Current Owner

LCPA Property Record Card Roll Year 2025 Status: A

2024-0735 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

Property Location

Site Address 151 BRIDGER TRAIL CT

MINNEOLA FL 34715

Mill Group 00MI **NBHD** 0583

Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

151 BRIDGER TRAIL CT

MINNEOLA FL 34715

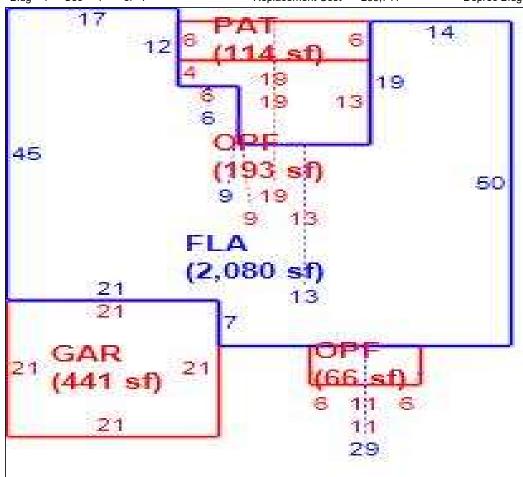
ROCHA RICHARD F JR & LESLIE A

Legal Description

BRIDGER ESTATES PB 65 PG 87-88 LOT 12 ORB 6143 PG 1989

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
	Code	1 TOTAL	Берит	Adj	Office		Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 L	Т	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
		Takal A		0.00	157/841	410			T-4-	 A al: \//\ Al	41		00.000
												88,000	
	Cla	assified A	cres	0	Classified JV/Mk	assified JV/Mkt 88,000 Classified Adj JV/Mkt (0

Sketch Bldg of 1 Replacement Cost 255,741 Deprec Bldg Value 248,069 Multi Story 1 Sec



	Building S				Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2015	Imp Type	R1	Bedrooms	5
GAR	FINISHED LIVING AREA GARAGE FINISH	2,080 0	2,080 441	0	Effective Area	2080	No Stories	1.00	Full Baths	3
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	259 114	-	Base Rate Building RCN	101.22 255,741	Quality Grade	660	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
TOTALS 2,080 2,894		2,080	Building RCNLD	248,069	Roof Cover	3	Type AC	03		

Alternate Key 3891378
Parcel ID 16-22-26-0300-000-01200

LCPA Property Record Card Roll Year 2025 Status: A

2024-0735 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

	Miscellaneous Features												
	*Only the first 10 records are reflected below												
0.1.													
Code	e Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value												
								l					
	Duilding Domite												

	Building Permits												
Roll Year							Description	Review Date	CO Date				
2016 2016	130-15-03 004-15-01	03-25-2015 01-07-2015	11-18-2015 11-18-2015	250 125,000		RTN SFR 2078SF 1	151 BRIDGE TRAIL CT	11-18-2015 11-18-2015					
		Sale	es Information	Exe	mptions								

Instrument No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023058387	6143	1989	05-10-2023	WD	Q	01	1	449,900	039	HOMESTEAD	2024	
2017010955	4896	0350	07-18-2016	QC	U	U		0	059	ADDITIONAL HOMESTEAD	2024	25000
	4637	2106	06-04-2015	WD	Q	Q	1	251,900				
	4637	2105	06-04-2015	QC	U	U	V	100				
										Total		50,000.00

	Value Summary 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	248 069	0	336 069	0	336069	50 000 00	286069	311069	336 069				

Parcel Notes

4637/2105 HIBISCUS LAND DEVELOPMENT OF LAKE COUNTY LLC TO HIBISCUS HOMES OF FLORIDA INC

4637/2016 HIBISCUS HOMES OF FLORIDA INC TO JUSTIN M & SHEENA U SHAFFER HW

15X COURTESY HX CARD SENT 072115

16X COURTESY HX CARD SENT 012716

4896/350 UMWATTEE SHEENA SHAFFER TO JUSTIN M SHAFFER PURSUANT TO MARITAL AGMT

4896/350 GRANTOR TOOK TILE AS SHEENA U SHAFFER OK TO SC PER ATTY

17 MAILING ADDR CHGD PER NCOA & DMV INFO HX OUT 2018 LTR RRB 080317

18X JUSTIN SHAFFER CALLED 407-534-9575 ASKED ABOUT HX DENIAL THIS IS HIS PERMANENT RESIDENCE WILL SEND LETTER AND DOCUMENTATION JMK 041718

18TR NOT DELIVERABLE AS ADDRESSED PO BOX 422151 KISSIMMEE FL 34742 2151

6143/1989 JUSTIN M & DARYA SHAFFER TO RICHARD JR & LESLIE A ROCHA HW

23CC EFILE HX APP CP 082223

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