



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3826003

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 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.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0735		Alternate Key: 3820003		Parcel ID: 20-22-26-1956-000-32700	
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 418 SOUTHRIDGE RD 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		\$ 348,643	\$ 348,643		
2. Assessed or classified use value, *if applicable		\$ 273,360	\$ 273,360		
3. Exempt value, *enter "0" if none					
4. Taxable Value, *required		\$ 273,360	\$ 273,360		

*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#	3820003	3789944	3789953	3891378
Address	418 SOUTHRIDGE RD CLERMONT	1629 MUIR CIR CLERMONT	1529 MUIR CIR CLERMONT	151 BRIDGER TRAIL CT MINNEOLA
Proximity		0.47 Miles	0.57 Miles	0.61 Miles
Sales Price		\$370,000	\$370,000	\$449,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	4.00%	2.80%
Adjusted Sale		\$323,380	\$329,300	\$395,012
\$/SF FLA	\$164.53 per SF	\$172.56 per SF	\$179.55 per SF	\$189.91 per SF
Sale Date		6/7/2023	2/13/2023	5/10/2023
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	2,119	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	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. 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
Adj. Sales Price	Market Value \$348,643	Adj Market Value	\$335,630	Adj Market Value	\$343,550	Adj Market Value	\$391,962
	Value per SF 164.53						

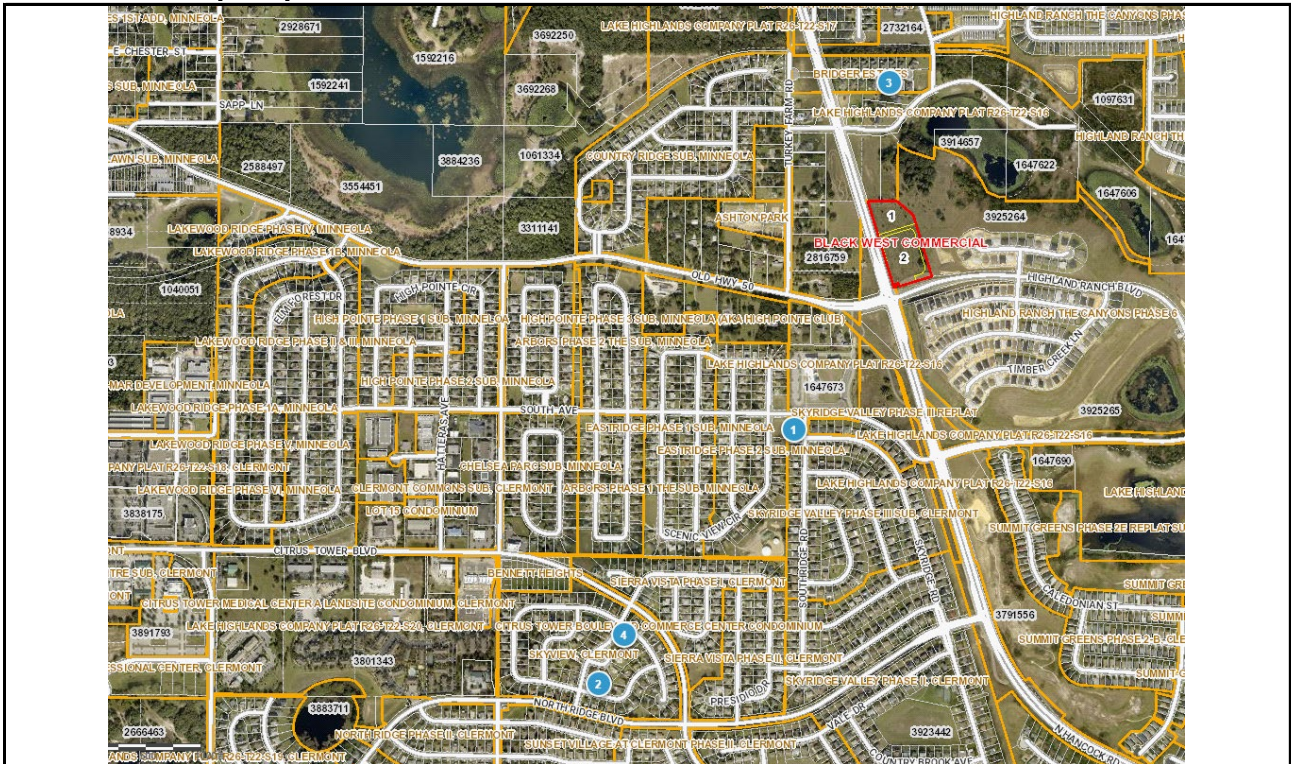
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

DATE [REDACTED]

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				

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0735 Subject
 PRC Run: 12/9/2024 By
 Card # 1 of 1

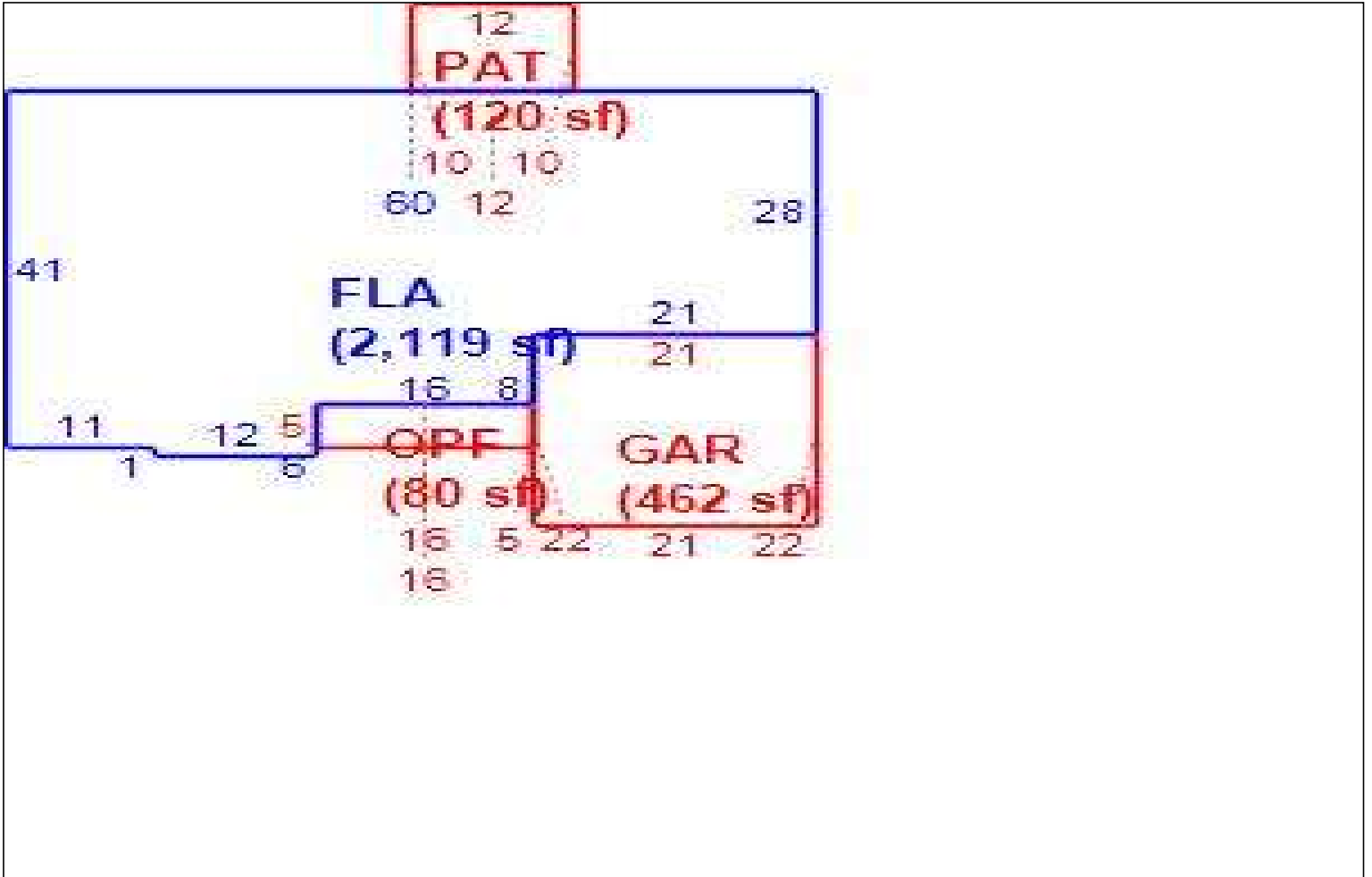
Current Owner
 2018-2 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 418 SOUTHRIDGE 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 327 ORB 4582 PG 891 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 268,704 Deprec Bldg Value 260,643 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,119	2,119	2119	2005		No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0		107.13	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	80	0			Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	120	0		268,704	Foundation	3	Fireplaces	0
TOTALS		2,119	2,781	2,119		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 Status: A

2024-0735 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	
2014 2006	SALE 2005011477	01-01-2013 01-31-2005	05-28-2014 01-13-2006	1 115,456	0099 0000	CHECK VALUE SFR 418 SOUTHRIDGE RD	03-21-2014		

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			
	4582	0891	01-29-2015	WD	U	M	I	100			
	4581	2330	12-26-2014	MI	U	U	I	0			
	4361	1572	07-18-2013	FS	Q	Q	I	152,000			
	3879	0419	02-25-2010	WD	Q	Q	I	128,000			
Total											0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	260,643	0	348,643	47953	300690	0.00	300690	348643	348,643	

Parcel Notes

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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Alternate Key 3789944
 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

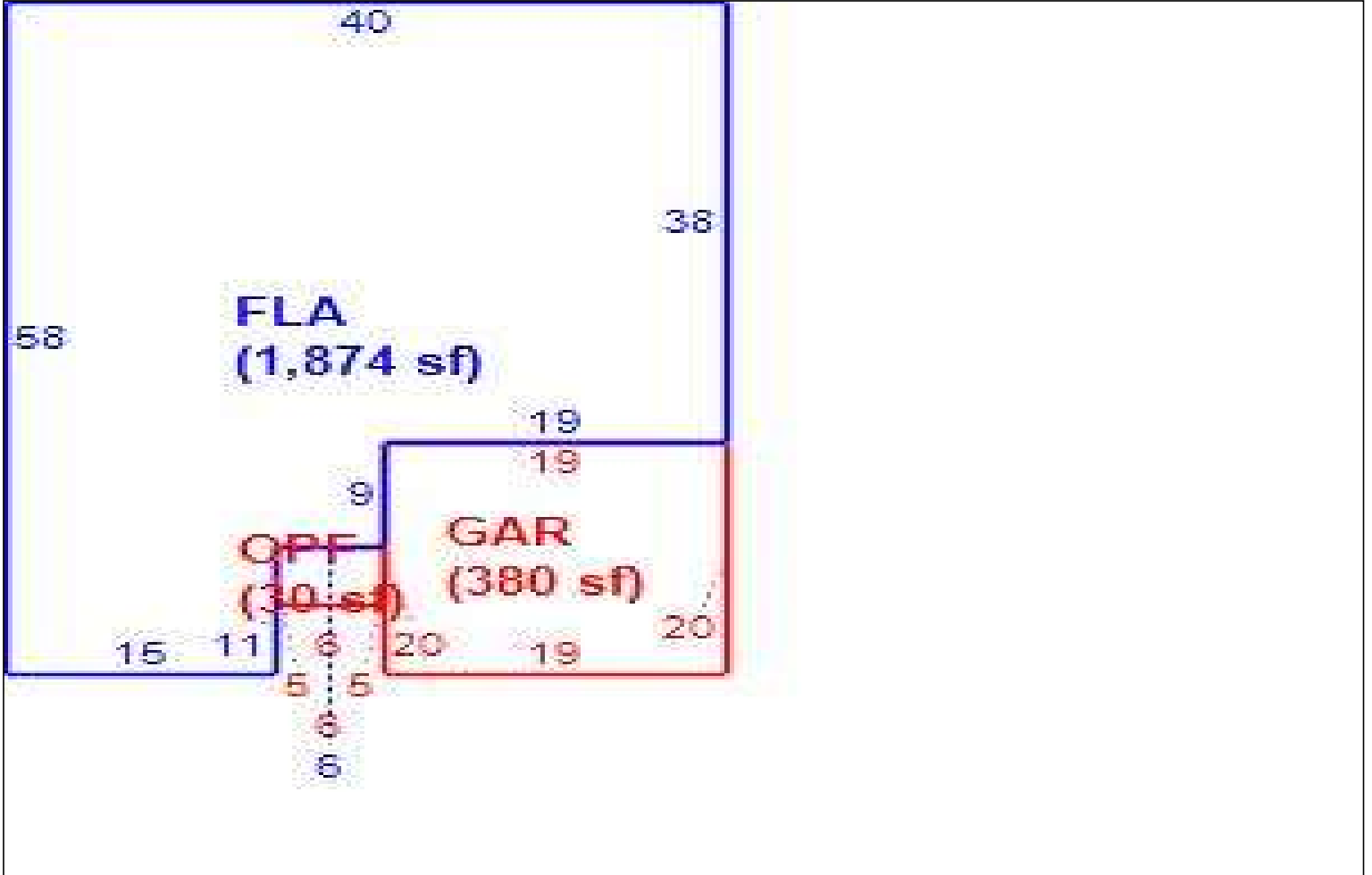
Current Owner		
RUIZ ISABEL & CHRISTOPHER D PENA		
1629 MUIR CIR		
CLERMONT	FL	34711

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

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

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 241,881
Deprec Bldg Value 234,625		Multi Story 0	



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

Alternate Key 3789944
 Parcel ID 20-22-26-1975-000-05700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0735 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023073183	6162	0677	06-07-2023	WD	Q	01	I	370,000	039	HOMESTEAD	2024	25000
	1912	0902	02-21-2001	WD	Q	Q	I	115,700	059	ADDITIONAL HOMESTEAD	2024	25000
	1850	1936	08-08-2000	WD	U	M	V	1				
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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Alternate Key 3789953
 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

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	
2002	00001	01-01-2001	09-04-2001	10	0000	*****			
2001	0070268	07-25-2000	12-31-2000	92,469	0000	SFR/1529 MUIR CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023017434	6093 0407	02-13-2023	WD	Q	01	I	370,000					
	4051 1412	06-27-2011	WD	Q	Q	I	120,500					
	3820 0281	08-11-2009	WD	U	U	I	117,000					
	3797 0938	07-21-2009	CT	U	U	I	100					
	3624 0984	05-08-2008	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	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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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

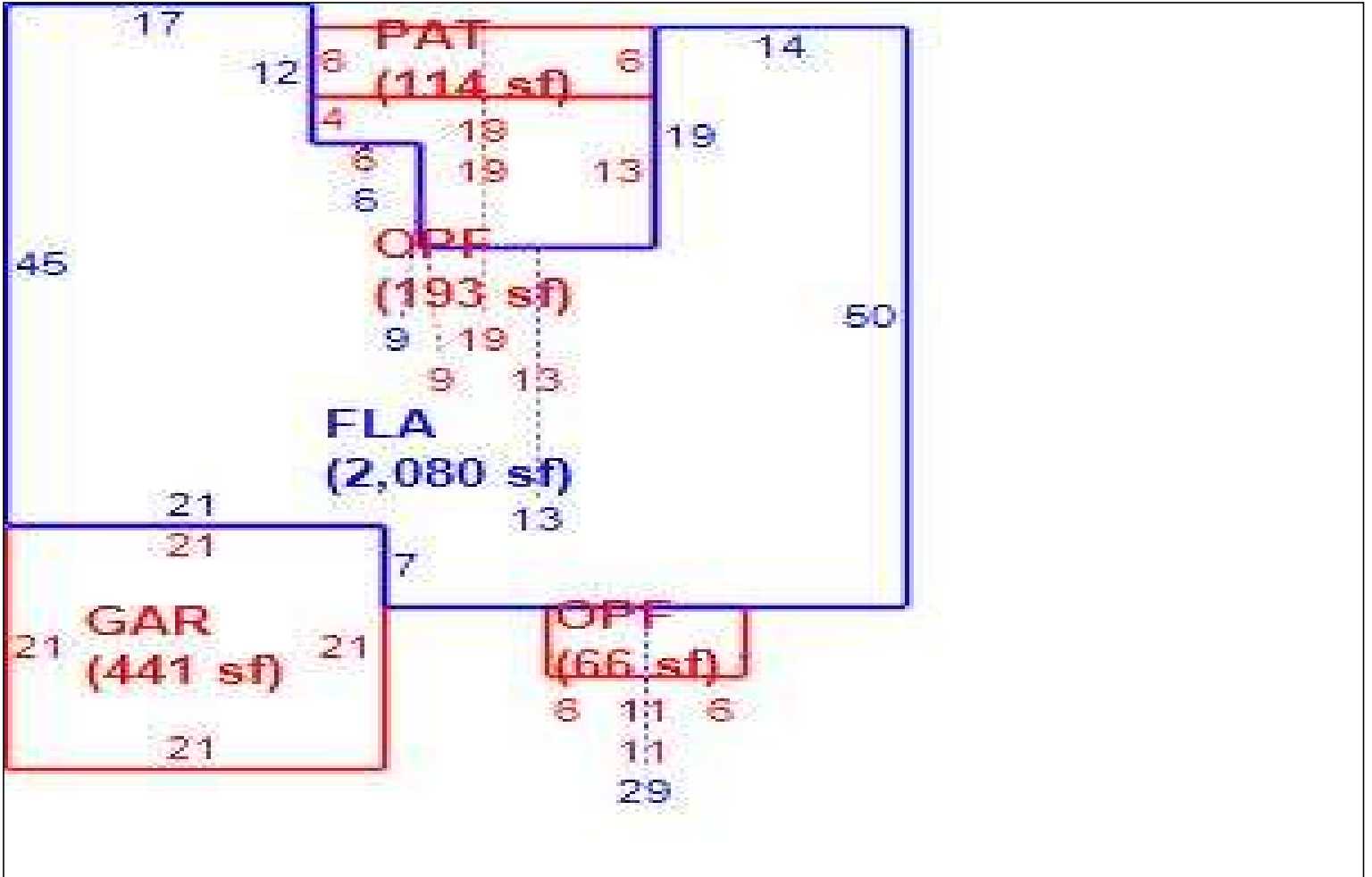
Current Owner		
ROCHA RICHARD F JR & LESLIE A		
151 BRIDGER TRAIL CT		
MINNEOLA	FL	34715

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

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

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 255,741 Deprec Bldg Value 248,069 Multi Story 0



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	2,080	2,080	2080	2015	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	259	0	Building RCN	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	114	0	Condition	Foundation	3	Fireplaces	0
TOTALS		2,080	2,894	2,080	% Good	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD				

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									
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	
2016	130-15-03	03-25-2015	11-18-2015	250	0003	RTN	11-18-2015		
2016	004-15-01	01-07-2015	11-18-2015	125,000	0001	SFR 2078SF 151 BRIDGE TRAIL CT	11-18-2015		

Sales Information									Exemptions			
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	I	449,900	039	HOMESTEAD	2024	25000
2017010955	4896	0350	07-18-2016	QC	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	4637	2106	06-04-2015	WD	Q	Q	I	251,900				
	4637	2105	06-04-2015	QC	U	U	V	100				
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	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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