



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3820095*

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

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

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

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	<i>2024-0737</i>	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2017-2 IH Borrower LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	2022261956-000-41900 606 Skyridge Rd
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

PART 3. Taxpayer Signature

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

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

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

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

I am (check any box that applies):

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

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

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

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
 - I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

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

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

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0737	Alternate Key: 3820095	Parcel ID: 20-22-26-1956-000-41900	
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 606 SKYRIDGE RD CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2017-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 402,268	\$ 402,268	
2. Assessed or classified use value, *if applicable	\$ 319,710	\$ 319,710	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 319,710	\$ 319,710	
*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#	3820095	3781471	3783348	3820093
Address	606 SKYRIDGE RD CLERMONT	1582 CHANCELLOR CT CLERMONT	1605 SILHOUETTE DR CLERMONT	594 SKYRIDGE RD CLERMONT
Proximity		0.47 Miles	0.61 Miles	0.03 Miles
Sales Price		\$453,000	\$565,000	\$445,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	1.60%	3.60%
Adjusted Sale		\$388,674	\$489,290	\$394,270
\$/SF FLA	\$149.54 per SF	\$147.17 per SF	\$194.70 per SF	\$139.42 per SF
Sale Date		10/13/2023	8/4/2023	3/2/2023
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	2,641	2450	2,513	8850	2,828	-6900
Year Built	2005	2001		1999		2005	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	3.0	2.1	2500	2.0	5000	3.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	Y	-20000	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. 1.3%	4950	-Net Adj. 1.3%	-6150	-Net Adj. 1.8%	-6900
		Gross Adj. 1.3%	4950	Gross Adj. 6.9%	33850	Gross Adj. 1.8%	6900
Adj. Sales Price	Market Value \$402,268	Adj Market Value	\$393,624	Adj Market Value	\$483,140	Adj Market Value	\$387,370
	Value per SF 149.54						

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.

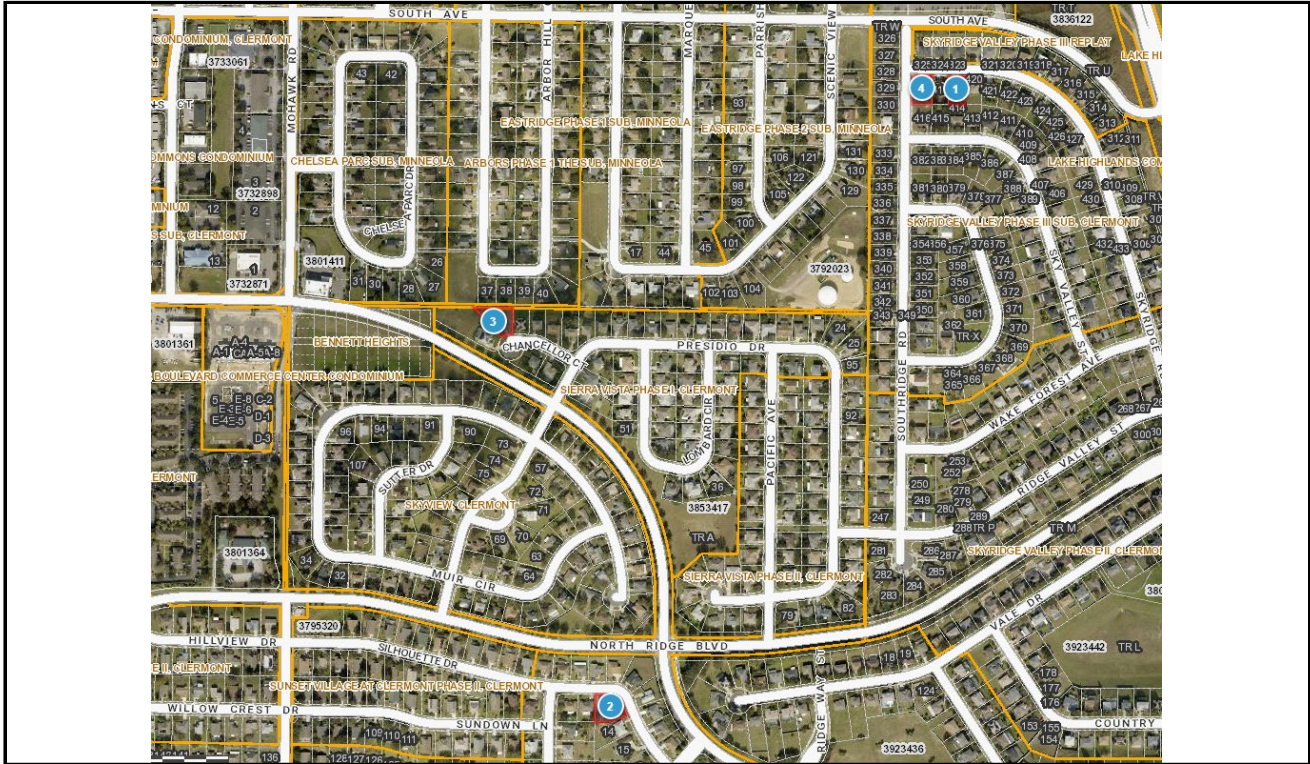
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0737 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3820095	606 SKYRIDGE RD CLERMONT	-
2	comp 2	3783348	1605 SILHOUETTE DR CLERMONT	0.61
3	comp 1	3781471	1582 CHANCELLOR CT CLERMONT	0.47
4	comp 3	3820093	594 SKYRIDGE RD CLERMONT	0.03
5				
6				
7				
8				

Alternate Key 3820095
 Parcel ID 20-22-26-1956-000-41900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0737 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

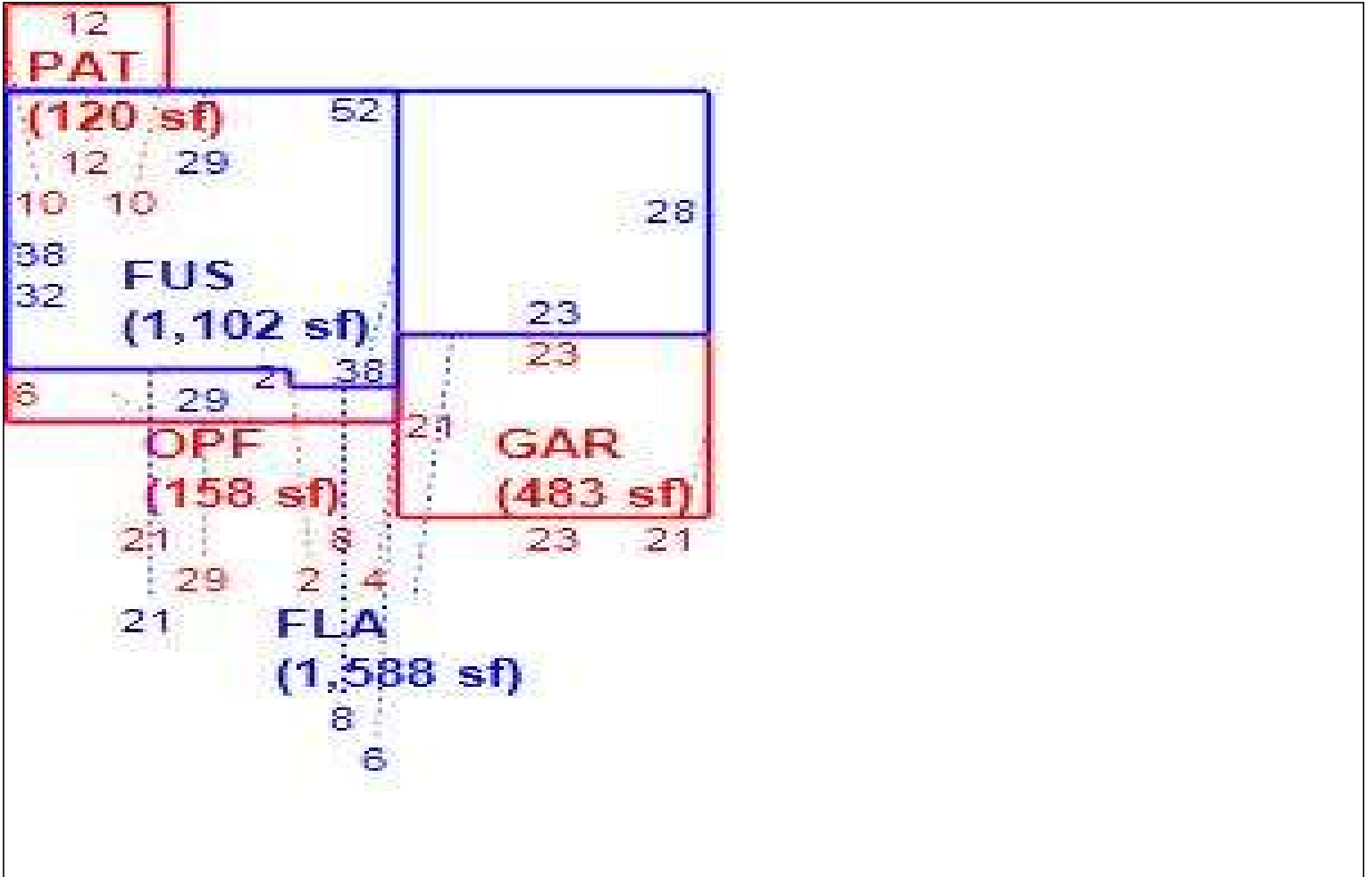
Current Owner
 2017-2 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 606 SKYRIDGE RD
 CLERMONT FL 34711
 Mill Group 000C NBHD 0583
Property Use 00100 SINGLE FAMILY
Last Inspection PJF 01-01-202

Legal Description
 SKYRIDGE VALLEY PHASE III PB 50 PG 39-41 LOT 419 ORB 4519 PG 1200 ORB 5025 PG 2026

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 323,988 Deprec Bldg Value 314,268 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,588	1,588	1588	2005	2690	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,102	1,102	1102	102.16	323,988	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	483	0	Condition	EX	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	158	0	% Good	97.00	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	120	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,690	3,451	2,690	Building RCNLD	314,268				

Alternate Key 3820095
 Parcel ID 20-22-26-1956-000-41900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0737 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	
2006	2005010136	01-12-2005	01-17-2006	145,992	0000	SFR 606 SKYRIDGE RD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2017120620	5025	2026	11-09-2017	WD	U	M	I	100				
	4519	1200	08-14-2014	WD	U	M	I	100				
	4295	2211	03-06-2013	CT	U	U	I	142,000				
	2997	1467	10-28-2005	WD	Q	Q	I	328,000				
	2916	0944	07-29-2005	WD	Q	Q	I	221,300				
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	314,268	0	402,268	50588	351680	0.00	351680	402268	402,268	

Parcel Notes

2916/944 MARSHA J ADAMS MARRIED
 2997/1467 LUIS F LOPEZ SINGLE
 07TR ATTEMPTED NOT KNOWN 606 SKYRIDGE RD CLERMONT FL 34711 5286
 08TR ATTEMPTED NOT KNOWN 606 SKYRIDGE RD CLERMONT FL 34711 5286
 10TR VACANT 606 SKYRIDGE RD CLERMONT FL 34711 5286
 11TR NOT DELIVERABLE AS ADDRESSED 606 SKYRIDGE RD CLERMONT 34711
 12TR NOT DELIVERABLE AS ADDRESSED 606 SKYRIDGE RD CLERMONT FL 34711 5286
 4295/2211 CT VS LUIS F LOPEZ SOLD TO THR FLORIDA LP
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 4519/1200 THR FLORIDA LP TO 2014-2 IH BORROWER LP
 4519/1200 M SALE INCL OVER 25 PARCELS IN 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 AK3784225 CB 080516
 17VAB PETITION 2017-148 TJW 092617
 17VAB PETITION 2017-148 WITHDRAWN NO CHANGE TJW 111417
 5025/2026 2017-2 IH BORROWER LP TO 2017-2 IH BORROWER LP
 5025/2026 M SALE INCL OVER 25 PARCELS IN MULTI SUBS
 18 CERTIFICATE OF MERGER BT 2014-2 IH BORROWER LP AND 2014-3 IH BORROWER LP AND 2017-2 IH BORROWER LP SURVIVING DELAWARE LP IS 2017-2 IH BORROWER LP RECD WITHIN ORB 5025/2026 CB 113017
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 19IT 091417 FUS4 FROM 30X38 TO MAKE CONSISTENT WITH SUB BEDS FROM 3 4FIX FROM 1 PER CD PLUS CRA 070318
 19VAB PETITION 2019-224 ADT 091219
 19VAB PETITION 2019-224 WITHDRAWN NO CHANGE TJW 121319

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0737 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

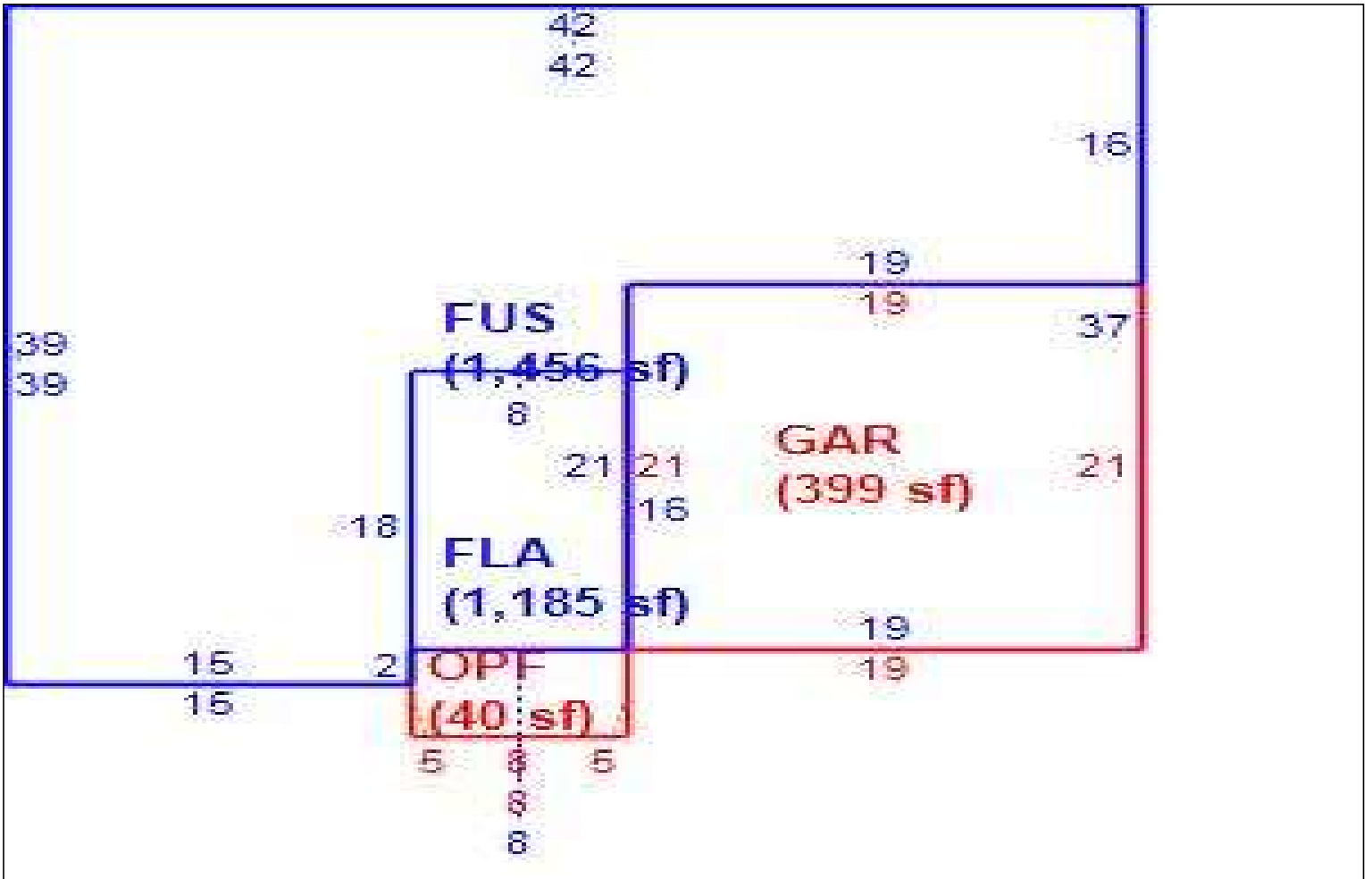
Current Owner		
REMONVIL JAMES W & ETIENNEISE UTIL		
1582 CHANCELLOR CT		
CLERMONT	FL	34711

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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0737 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
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 3783348
Parcel ID 20-22-26-2000-000-01300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0737 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

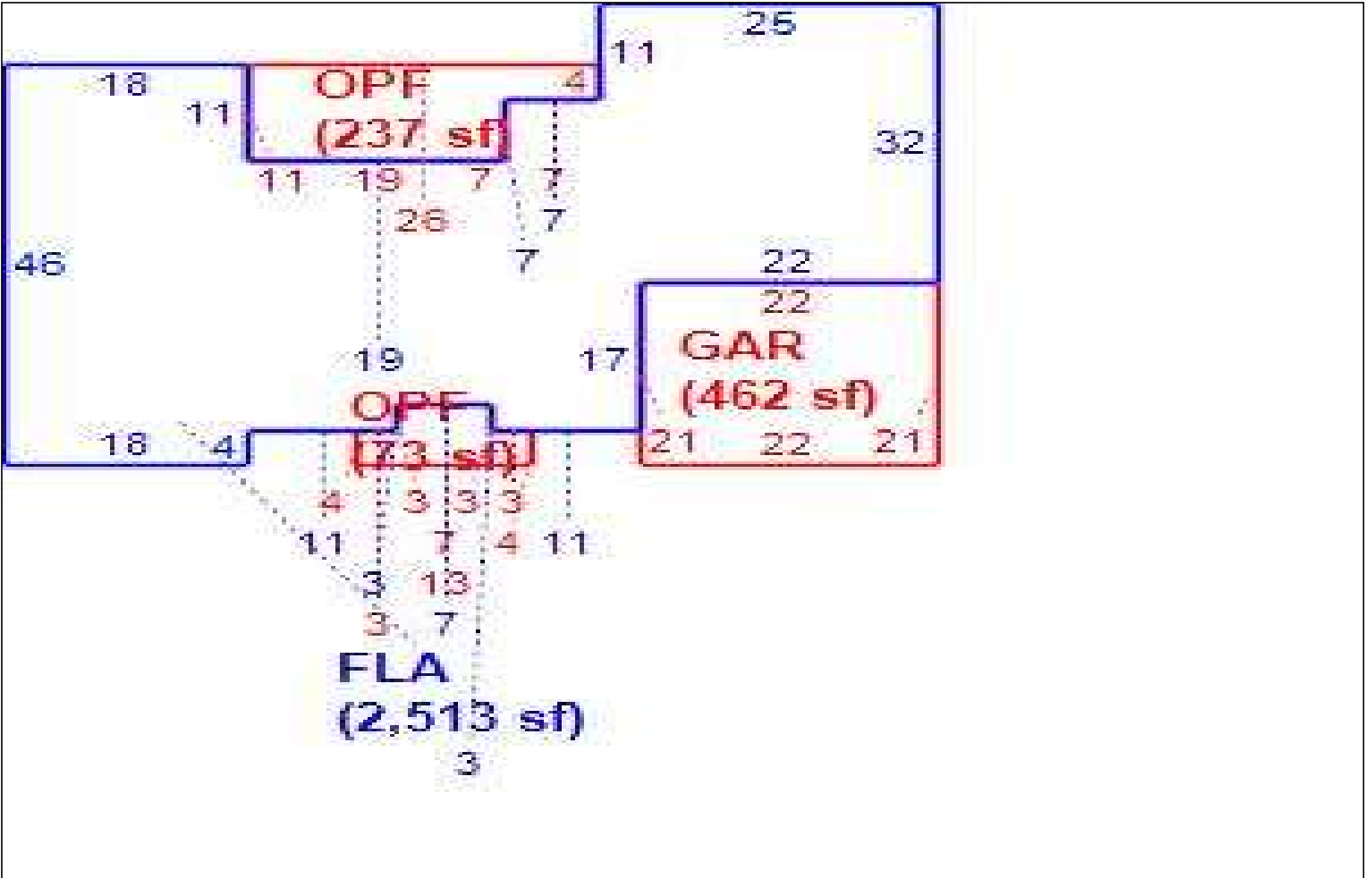
Current Owner		
BENANI HASSAN & MARYAM LAZZIZ		
2215 CEDAR GARDEN DR		
ORLANDO	FL	32824

Property Location		
Site Address 1605 SILHOUETTE DR		
CLERMONT FL 34711		
Mill Group 000C	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CLERMONT, SUNSET VILLAGE AT CLERMONT LOT 13 PB 40 PGS 39-41 ORB 6190 PG 2061

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 312,603 Deprec Bldg Value 287,595 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	2,513	2,513	2513	1999	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	105.97	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	310	0	312,603	Wall Type	03	Heat Type	6
TOTALS		2,513	3,285	2,513	VG	Foundation	3	Fireplaces	0
					92.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					287,595				

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	240.00	SF	35.00	1999	1999	8400.00	85.00	7,140
PLD2	POOL/COOL DECK	349.00	SF	5.38	1999	1999	1878.00	70.00	1,315
SEN2	SCREEN ENCLOSED STRUCTURE	1309.00	SF	3.50	1999	1999	4582.00	40.00	1,833

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2000	9903175	03-18-1999	12-01-1999	3,000	0000	SEN			
2000	9811150	02-19-1999	12-01-1999	133,000	0000	SFR U/C '99			
2000	9901192	01-28-1999	12-01-1999	15,000	0000	POOL/1605 SILHOUETTE DR			
1999	9811150	11-24-1998	12-31-1998	133,000	0000	SFR/1605 SILHOUETTE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023095926	6190	2061	08-04-2023	WD	Q	01	I	565,000				
2023017801	6093	1819	02-01-2023	WD	Q	01	I	412,000				
2021008072	5623	1479	01-19-2021	CT	U	11	I	104,100				
	4657	0313	03-10-2015	WD	U	U	I	100				
	4657	0310	03-10-2015	WD	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	287,595	10,288	385,883	0	385883	0.00	385883	385883	385,883	

Parcel Notes

03 QG FROM 550 FER 111202
 15X OWNER MOVED 2014
 4595/1422 CT VS ANTHONY S CALABRARO ET AL PROP SOLD TO DELMONTE INVESTMENT INC
 4657/310 DELMONTE INVESTMENT INC TO THE CLERMONT PROPERTY FINANCE TRS W/HUGO N GERSTL TTEE
 4657/313 THE CLERMONT PROPERTY FINANCE TRS W/HUGH N GERSTL TTEE DEEDS TO THE 1605 SILHOUETTE DR TRS DTD 031015
 W/GRACIELA VIRGINIA MONTERO TTEE
 15X COURTESY HX CARD SENT 092115
 15TR NOT DELIVERABLE AS ADDRESSED 1605 SILHOUETTE DR CLERMONT FL 34711 2758
 16X COURTESY HX CARD SENT 012716
 16TR NOT DELIVERABLE AS ADDRESSED 1605 SILHOUETTE DR CLERMONT FL 34711 2758
 5623/1479 CT VS GRACIELA VIRGINIA MONTERO TTEE ET AL SOLD TO DLJ MORTGAGE CAPITAL INC
 6093/1819 DLJ MORTGAGE CAPITAL INC TO CARLOS J PUERTO
 6190/2061 CARLOS J PUERTO TO HASSAN BENANI & MARYAM LAAZIZ HW

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Alternate Key 3820093
 Parcel ID 20-22-26-1956-000-41700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0737 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

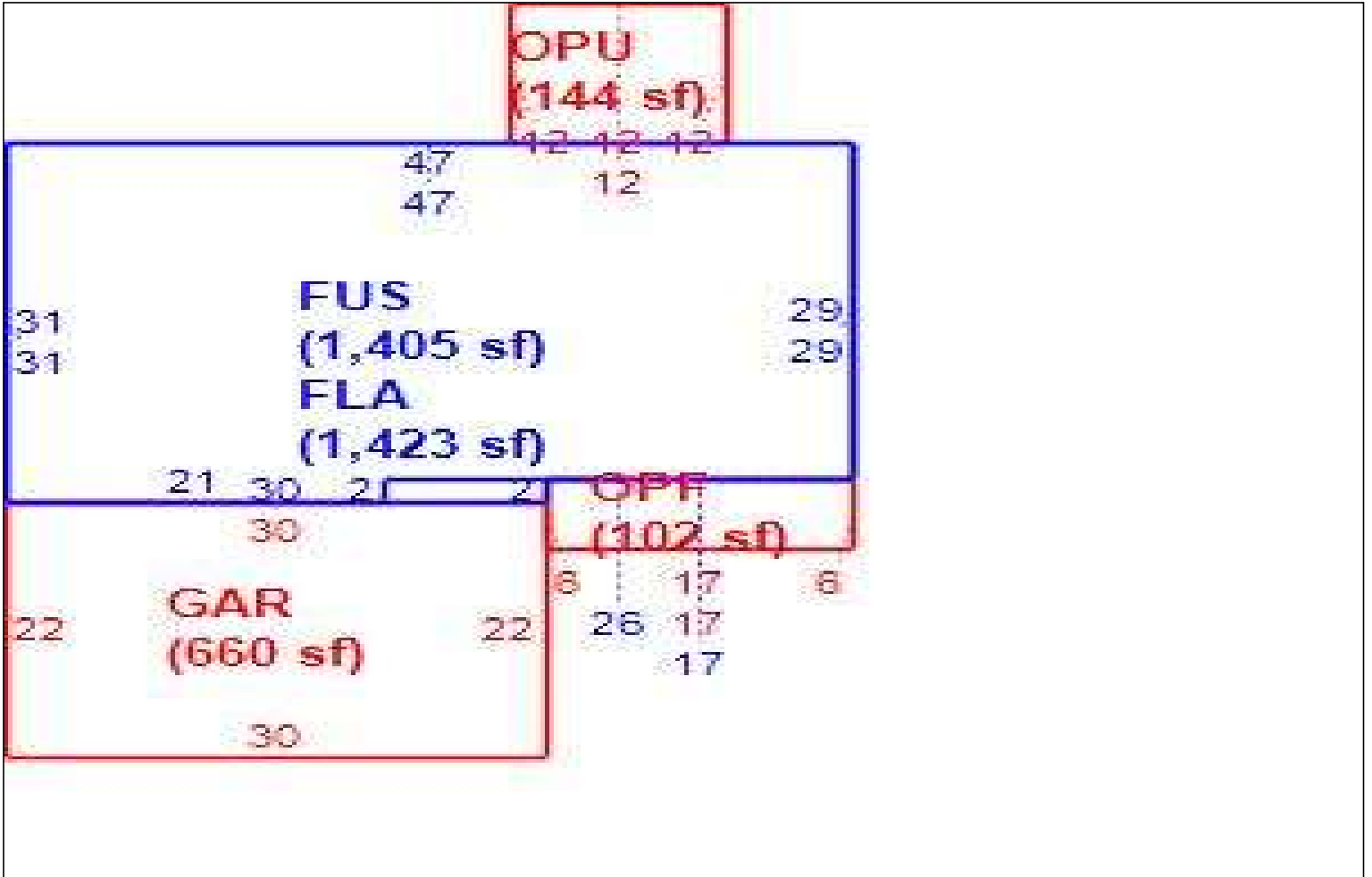
Current Owner			
WILLIAMS ELIZABETH			
1064 BIG TORCH ST			
WEST PALM BEAC	FL	33407	

Property Location			
Site Address 594 SKYRIDGE RD			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
SKYRIDGE VALLEY PHASE III PB 50 PG 39-41 LOT 417 ORB 6104 PG 1125

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 341,283
Deprec Bldg Value 331,045		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	1,423	1,423	1423	2005				
FUS	FINISHED AREA UPPER	1,405	1,405	1405		No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	660	0		Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	102	0		Condition	EX	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	144	0		% Good	97.00	Foundation	3
						Functional Obsol	0	Fireplaces	0
TOTALS		2,828	3,734	2,828		Building RCNLD	331,045	Roof Cover	3
								Type AC	03

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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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005010138	01-12-2005	01-17-2006	154,572	0000	SFR 594 SKYRIDGE RD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023026566	6104	1125	03-02-2023	WD	Q	01	I	445,000				
	4240	0320	11-11-2012	WD	U	U	I	100				
	4102	0617	12-02-2011	WD	U	U	I	143,000				
	4102	0616	09-14-2011	WD	U	U	I	100				
	4075	1387	09-08-2011	CT	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	331,045	0	419,045	0	419045	0.00	419045	419045	419,045	

Parcel Notes

4075/1387 CT VS KEVIN M & SARAH A KELLY PROP SOLD TO WELLS FARGO BANK NA
 4102/616 WELLS FARGO BANK NA TO FEDERAL HOME LOAN MORTGAGE CORP
 4102/617 FEDERAL HOME LOAN MORTGAGE CORP TO GLENN ANDREW MOHAN UNMARRIED
 4119/590 AFFIDAVIT OF FLORIDA RESIDENT FOR GLENN MOHAN RESIDENT SINCE 120511
 4240/320 GLENN ANDREW MOHAN TO ET AL DESMOND MOHAN MARRIED AND URMILLA J MOHAN MARRIED AND CHRISTINE Z MOHAN UNMARRIED ONLY
 13X URMILLA DOES HAS A FLORIDA ID GC 012413
 4268/360 AFFIDAVIT OF FLORIDA RESIDENT FOR DESMOND & URMILLA AND CHRISTINE RESIDENTS SINCE OCT 2011
 16CC SOS APP RECEIVED DB 012716
 19IT 091417 FLA1 FROM 29X47 GUF2 FROM 24X30 FUS3 FROM 1407SF TO MAKE CONSISTENT WITH SUB CAN5 TO OPU SIZE FROM 10X12 4FIX FROM 1 PER CD PLUS CRA 062918
 6104/1125 ET AL DESMOND & URMILLA J MOHAN AND CHRISTINE Z MOHAN TO ELIZABETH WILLIAMS MARRIED

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