



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3822477

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

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

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

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

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

PART 3. Taxpayer Signature

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

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

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

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

I am (check any box that applies):

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

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

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

Robert L. Peyton

Signature, representative

Robert Peyton

Print name

9/10/2024

Date

PART 5. Unlicensed Representative Signature

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

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

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

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

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0738	Alternate Key: 3822477	Parcel ID: 21-22-26-0306-000-17600	
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 946 DARTMOUTH AVE CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name THR FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 366,693	\$ 366,693	
2. Assessed or classified use value, *if applicable	\$ 366,693	\$ 366,693	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 366,693	\$ 366,693	

*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#	3822477	3818094	3821888	3822479
Address	946 DARTMOUTH AVE CLERMONT	973 GEORGETOWN AVE CLERMONT	2527 SQUAW CREEK CLERMONT	956 DARTMOUTH AVE CLERMONT
Proximity		0.07 Miles	0.49 Miles	0.12 Miles
Sales Price		\$495,000	\$400,000	\$460,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.40%	0.00%
Adjusted Sale		\$434,610	\$349,600	\$391,000
\$/SF FLA	\$158.95 per SF	\$202.14 per SF	\$153.94 per SF	\$176.60 per SF
Sale Date		5/24/2023	6/9/2023	12/11/2023
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	2,307	2,150	7850	2,271	1800	2,214	4650
Year Built	2004	2004		2005		2004	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	3.0	2.0	5000	2.1	2500	3.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	Y	Y	0	N	20000	N	20000
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. 3.0%	12850	Net Adj. 7.0%	24300	Net Adj. 6.3%	24650
		Gross Adj. 3.0%	12850	Gross Adj. 7.0%	24300	Gross Adj. 6.3%	24650
Adj. Sales Price	Market Value \$366,693	Adj Market Value	\$447,460	Adj Market Value	\$373,900	Adj Market Value	\$415,650
	Value per SF 158.95						

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.

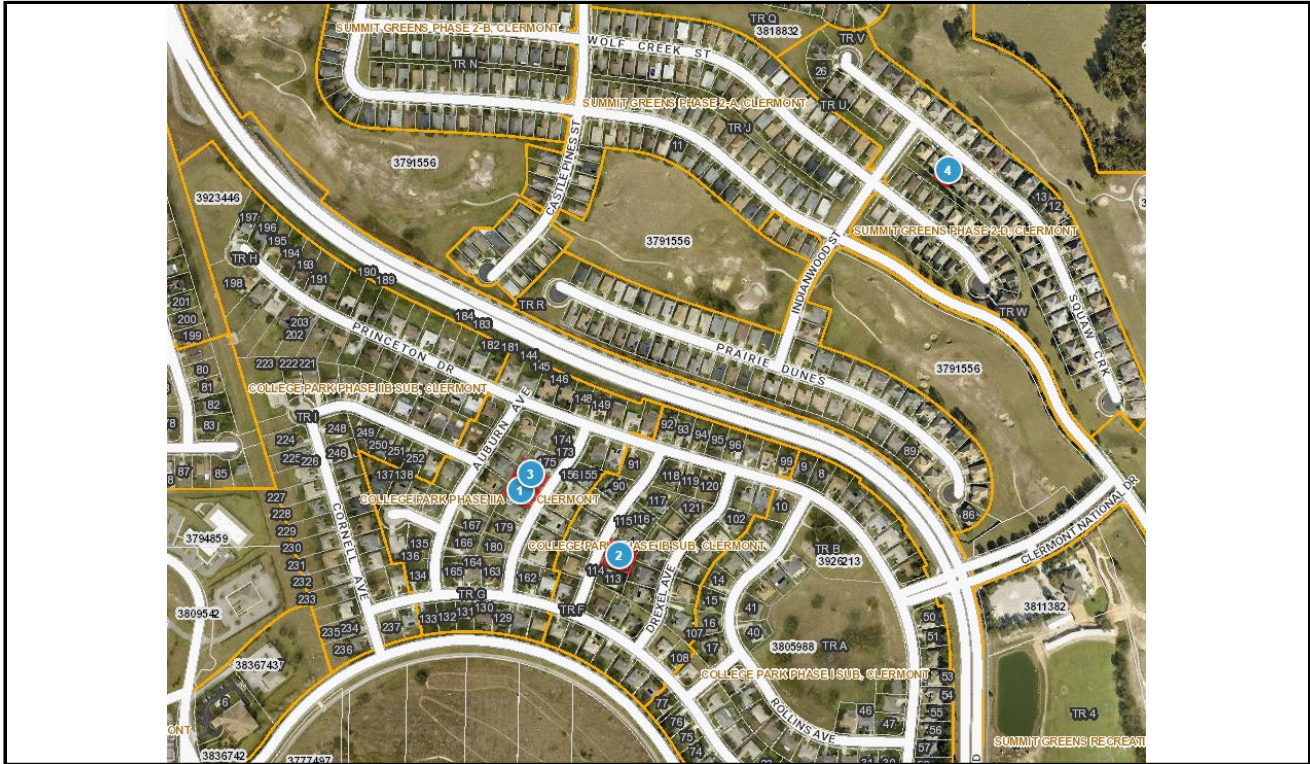
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0738 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3822479	956 DARTMOUTH AVE CLERMONT	0.12
2	comp 1	3818094	973 GEORGETOWN AVE CLERMONT	0.07
3	subject	3822477	946 DARTMOUTH AVE CLERMONT	-
4	comp 2	3821888	2527 SQUAW CREEK CLERMONT	0.49
5				
6				
7				
8				

Alternate Key 3822477
 Parcel ID 21-22-26-0306-000-17600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0738 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

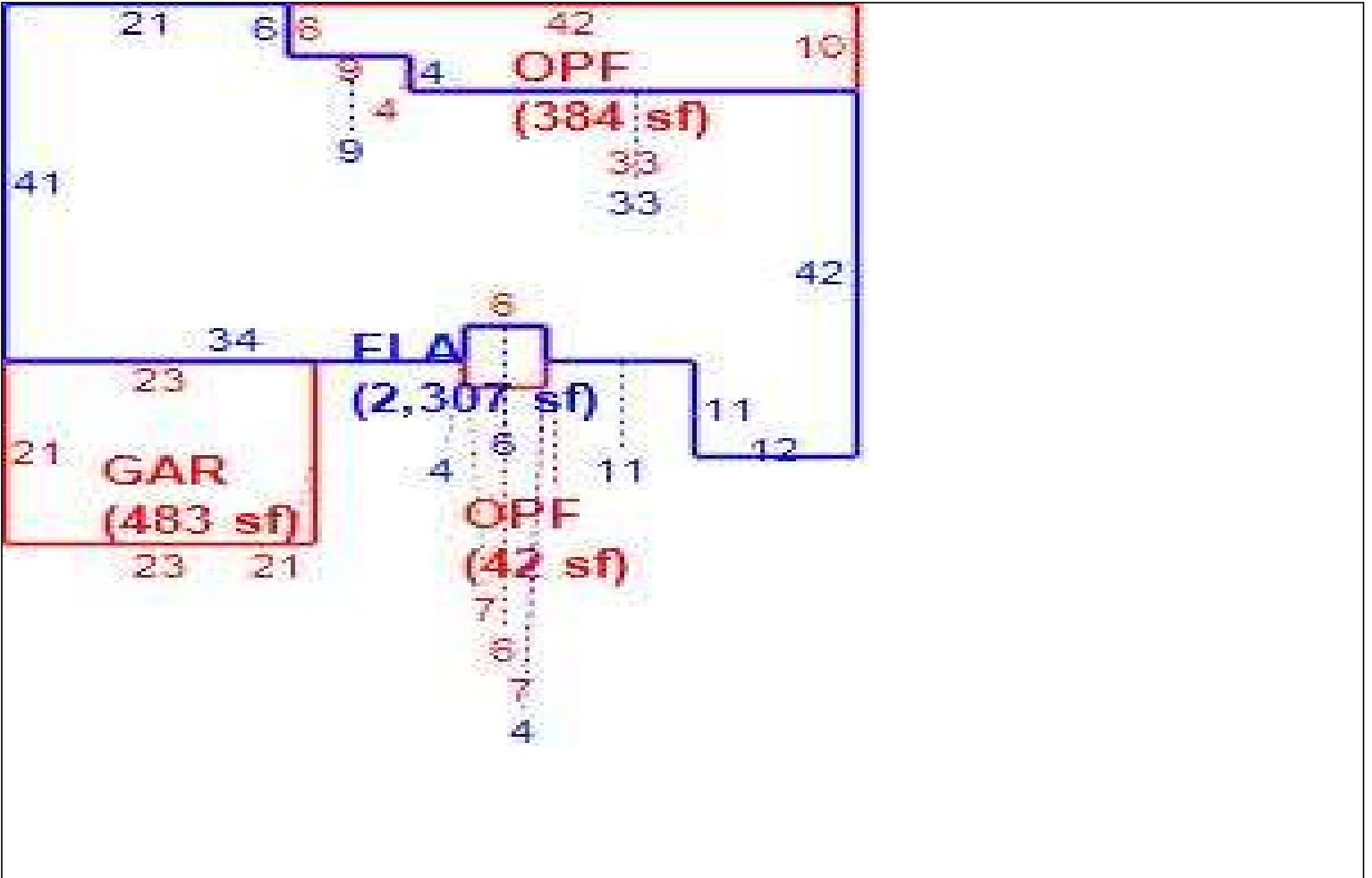
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	946 DARTMOUTH AVE	
	CLERMONT	FL 34711
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 COLLEGE PARK PHASE IIA PB 50 PG 80-81 LOT 176 ORB 4554 PG 555 ORB 5025 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	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 293,719 Deprec Bldg Value 284,907 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	2,307	2,307	2307	2004	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	483	0	105.09	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	426	0	293,719	Wall Type	03	Heat Type	6
					EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD	284,907			
	TOTALS	2,307	3,216	2,307					

Alternate Key 3822477
Parcel ID 21-22-26-0306-000-17600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0738 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
POL2	SWIMMING POOL - RESIDENTIAL	325.00	SF	35.00	2004	2004	11375.00	85.00	9,669
PLD2	POOL/COOL DECK	599.00	SF	5.38	2004	2004	3223.00	70.00	2,256
SEN2	SCREEN ENCLOSED STRUCTURE	1698.00	SF	3.50	2004	2004	5943.00	50.00	2,972
PAV2	PAVING	529.00	SF	2.80	2004	2004	1481.00	50.00	741

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	IMPS	01-01-2012	03-20-2013	1	0008	ADD IMPS	03-20-2013		
2005	2004050208	05-06-2004	08-04-2004	3,586	0000	SCRN POOL ENCL 32X22			
2005	2004030711	03-11-2004	08-04-2004	13,700	0000	POOL 13X26			
2005	2004010113	01-23-2004	08-04-2004	141,020	0000	SFR 946 DARTMOUTH AVE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120619	5025	1989	11-09-2017	WD	U	M	I	100			
	4554	0555	11-12-2014	WD	U	M	I	100			
	4354	1748	02-21-2013	CT	U	U	I	211,000			
	2598	0369	06-18-2004	WD	Q	Q	I	239,400			
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	
66,000	284,907	15,638	366,545	0	366545	0.00	366545	366545	366,693	

Parcel Notes

12TR THEODORE & KATHLEEN ROSS RETURN TO SENDER NOT DELIVERABLE AS ADDR UNABLE TO FORWARD KM 091112
 12X QUESTIONNAIRE RETURNED NO SUCH NUMBER ATTEMPTED NOT KNOWN CMD 092412
 13X RENEWAL CARD RETURNED NO SUCH STREET UNABLE TO FORWARD THEODORE AND KATHLEEN ROSS DL AND VEH WITH 5533 110TH AVE N APT 208 PINELLAS PARK 33782 2257 ADDR BOTH WITH VOTER WITH THIS ADDR LETTER SENT JMK 021913
 13X FI JMK 031113
 13X BT 30 DAY INTENT TO LIEN LETTER SENT JMK 032213
 13FCL ADD PLH NPA ADD PAV 23X23 FOR CONC SLAB OFF OF PLD PER GIS CRA 032013
 13X TED ROSS CALLED 727 803 6008 ASKED ABOUT BT WILL HAVE JMK CALL KM JMK 040913
 13X CALLED THEODORE ROSS LEFT MESSAGE TO CALL BACK JMK 040912
 13X KATHLEEN ROSS CALLED ASKED ABOUT BT STATED THEY MOVED OUT 3 YRS AGO HOUSE IN FORECLOSURE EXPLAINED PROPERTY STILL IN THEIR NAME BT WAS FOR PERIOD OF TIME INELIGIBLE FOR HX JMK 041013
 13X BT 30 DAY INTENT TO LIEN RECEIPT RECD SIGNED BY THEODORE P ROSS JMK 041213
 4354/1748 CT VS THEODORE P ROSS ET AL SOLD TO THR FLORIDA LP
 13X BT LIEN RECORDED 4318/0499 050313 JMK 051013
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 14X BT LIEN RELEASE RECORDED 4492/0715 062014 JMK 070114
 4554/555 THR FLORIDA LP TO 2014-3 IH BORROWER LP
 4554/555 M SALE INCL 63 PARCELS MULTI SUBS
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 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 AK3798066 CB 080516
 5025/1989 2017-2 IH BORROWER LP TO THR FLORIDA LP
 5025/1989 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 DELAWAR

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 3818094
Parcel ID 21-22-26-0302-000-11400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0738 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 1

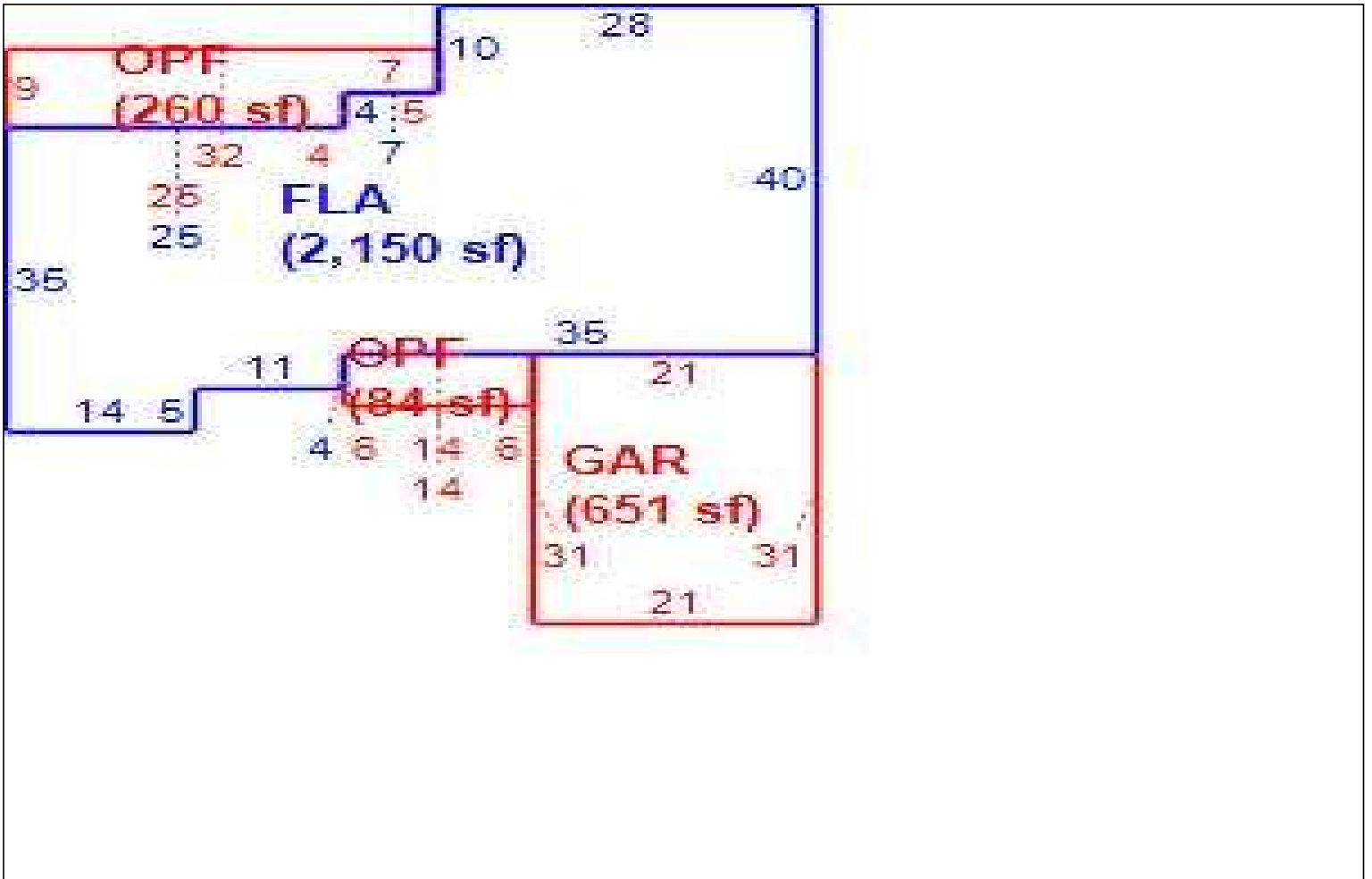
Current Owner		
HUFF BRETT		
973 GEORGETOWN AVE		
CLERMONT	FL	34711

Property Location		
Site Address 973 GEORGETOWN AVE		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
COLLEGE PARK PHASE 1B PB 49 PG 64-65 LOT 114 ORB 6151 PG 227

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 279,178 Deprec Bldg Value 270,803 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	2,150	2,150	2150	2004	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	651	0	106.79	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	344	0	279,178	Wall Type	03	Heat Type	6	
TOTALS		2,150	3,145	2,150	EX	Foundation	3	Fireplaces	0	
					97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD					
					270,803					

Alternate Key 3818094
 Parcel ID 21-22-26-0302-000-11400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0738 Comp 1
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	360.00	SF	35.00	2004	2004	12600.00	85.00	10,710
PLD2	POOL/COOL DECK	460.00	SF	5.38	2004	2004	2475.00	70.00	1,733
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	2004	2004	5390.00	50.00	2,695
PUG3	POOL UPGRADE	1.00	UT	6000.00	2004	2004	6000.00	85.00	5,100

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2004060175	06-04-2004	07-16-2004	4,137	0000	POOL ENCL/973 GEORGETOWN AVE			
2005	2004030077	03-02-2004	07-16-2004	25,000	0000	POOL			
2005	2003081245	02-04-2004	07-16-2004	136,796	0000	SFR FOR 2005			
2004	2003081245	09-11-2003	02-04-2004	136,796	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064132	6151	0227	05-24-2023	WD	Q	01	I	495,000				
2017093329	4993	0871	08-22-2017	WD	Q	Q	I	310,000				
	2496	1337	01-19-2004	WD	Q	Q	I	203,000				
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	
66,000	270,803	20,238	357,041	0	357041	0.00	357041	357041	357,176	

Parcel Notes

05FC PUG IS UPGRADED PLD BRICK PAVERS RWT 071604
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 4993/871 FERNANDO & LUCILIA A ALVES TO CHRISTOPHER N & EMILY C DEAL HW
 17X COURTESY HX CARD SENT 092117
 18 MLS G4844164 CRA 110317
 18X COURTESY HX CARD SENT 122617
 6151/227 CHRISTOPHER N & EMILY C DEAL TO BRETT HUFF UNMARRIED

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Alternate Key 3821888
 Parcel ID 16-22-26-1918-000-03400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0738 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

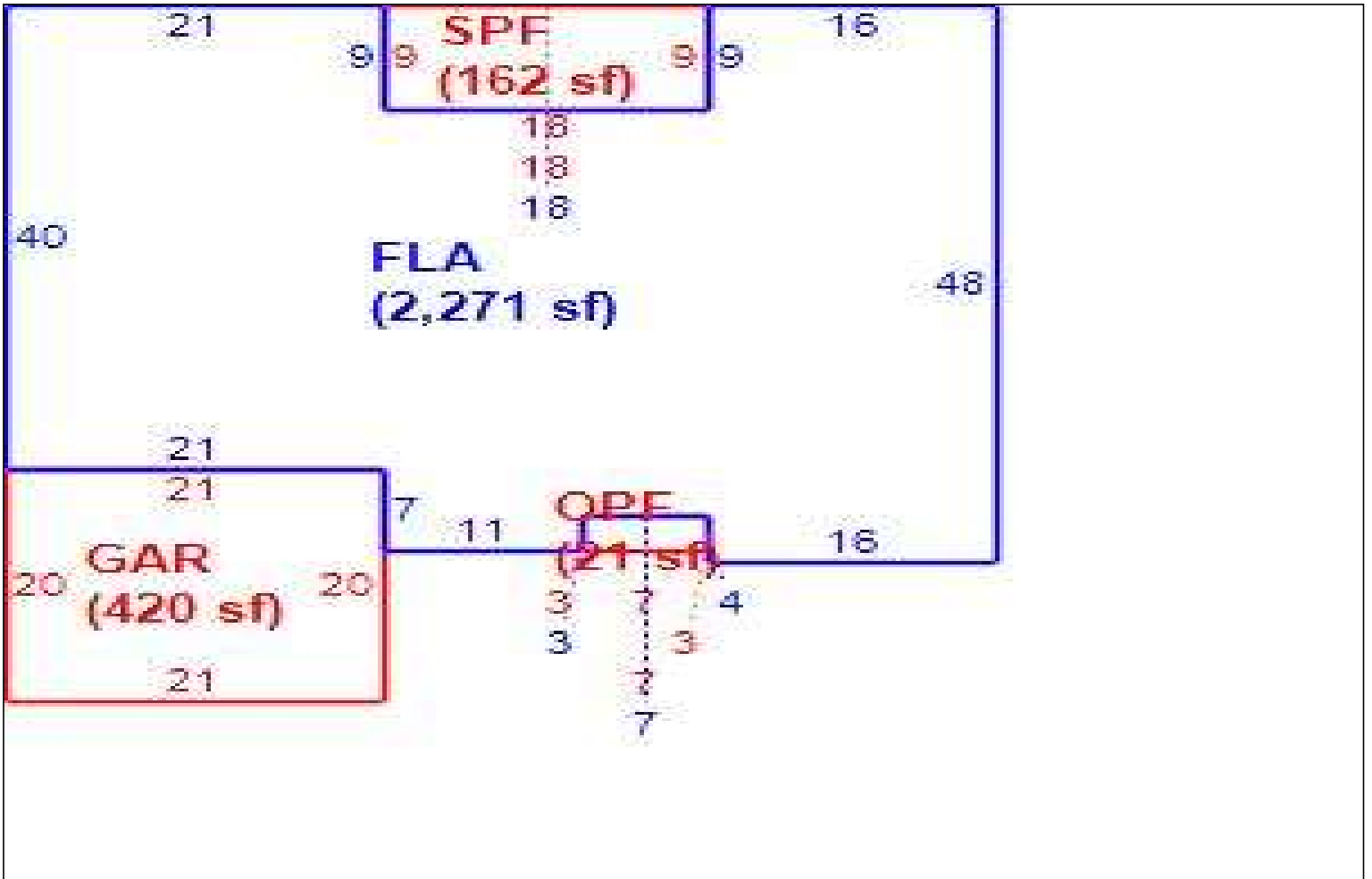
Current Owner		
UNDEM STEWART W & ANTONIA T SPAGNO		
2527 SQUAW CREEK		
CLERMONT	FL	34711

Property Location		
Site Address 2527 SQUAW CREEK		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
SUMMIT GREENS PHASE 2D PB 50 PG 70-76 LOT 34 ORB 6160 PG 1729

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	1.75	1.000	1.000	0	77,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,000		
Classified Acres		0		Classified JV/Mkt		77,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 297,328
		Deprec Bldg Value	288,408
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	2,271	2,271	2271	2005				
GAR	GARAGE FINISH	0	420	0		No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	21	0	108.58	Quality Grade	675	Half Baths	1
SPF	SCREEN PORCH FINIS	0	162	0	297,328	Condition	EX	Heat Type	6
						% Good	97.00	Foundation	3
						Functional Obsol	0	Fireplaces	0
TOTALS		2,271	2,874	2,271	288,408	Building RCNLD		Roof Cover	6
								Type AC	03

Alternate Key 3821888
 Parcel ID 16-22-26-1918-000-03400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0738 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	
2006	2004070991	01-01-2005	08-09-2005	127,248	0000	SFR FOR 2006			
2005	2004070991	08-24-2004	12-15-2004	127,248	0000	SFR W/SCREEN PORCH-2527 SQUAW			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023071886	6160 1729	06-09-2023	WD	Q	01	I	400,000	039	HOMESTEAD	2024	25000	
2021179679	5867 0713	06-23-2021	QC	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
	3509 1723	08-31-2007	WD	Q	Q	I	330,000					
	3036 0601	09-30-2005	TR	U	U	I	0					
	2966 1889	09-30-2005	TR	Q	Q	I	295,000					
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	
77,000	288,408	0	365,408	0	365408	50,000.00	315408	340408	365,408	

Parcel Notes

2866/1267 FRANCES E LISELLA TTEE OF THE LISELLA REVC TR DTD 051703
 2966/1889 SANDRA K RODHOLM UNMARRIED
 06FC SFR IS HANDICAP DESIGNED
 3036/601 CORRECTIVE DEED FOR 2966/1889 TO CORRECT GRANTEE STATUS
 3509/1723 SANDRA K RODHOLM TO PATRICK & CAUDIA MOORE HW
 19 PATRICK MOORE 85 DECEASED 102718 STATE DEATH LIST FILE 2018171681 SHH 021419
 5867/713 CLAUDIA MOORE ENHANCED LE REM PATRICIA MARSHALL MARRIED AND GINA JOSEPH MARRIED ONLY
 23X SUBMITTED HX APP KCH 062823
 6160/1729 CLAUDIA AKA CAUDIA MOORE TO STEWART W UNDEM & ANTONIA T SPAGNOLA HW

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Alternate Key 3822479
 Parcel ID 21-22-26-0306-000-17700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0738 Comp 3
 PRC Run: 12/9/2024 By
 Card # 1 of 1

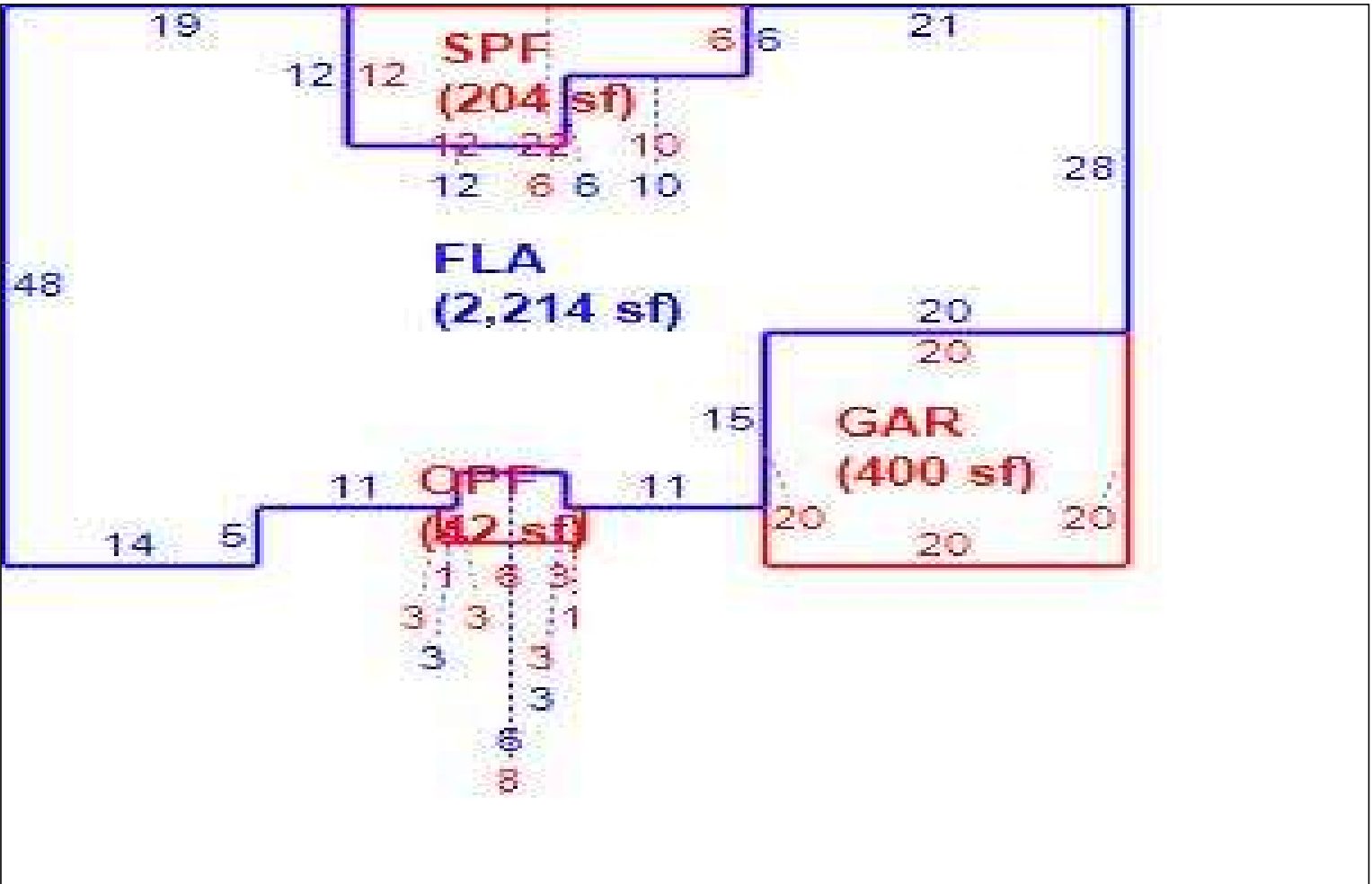
Current Owner		
GALVAN PABLO E & KAITLIN M		
956 DARTMOUTH AVE		
CLERMONT	FL	34711

Property Location		
Site Address 956 DARTMOUTH AVE		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 COLLEGE PARK PHASE IIA PB 50 PG 80-81 LOT 177 ORB 6259 PG 558

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 282,434 Deprec Bldg Value 273,961 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,214	2,214	2214	Effective Area	2214	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	Base Rate	106.09	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	42	0	Building RCN	282,434	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	204	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		2,214	2,860	2,214	Building RCNLD	273,961	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	
2005	2004011289	02-11-2004	08-04-2004	125,576	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023153558	6259	0558	12-11-2023	WD	Q	01	I	460,000	039	HOMESTEAD	2024	25000
2018081136	5138	2188	07-06-2018	WD	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	2594	2158	06-11-2004	WD	Q	Q	I	207,700				
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	
66,000	273,961	0	339,961	79931	260030	50,000.00	210030	235030	339,961	

Parcel Notes

2594/2158 BANYAN CONSTRUCTION AND DEVELOPMENT INC TO MICHAEL G DUHATSCHKE SINGLE AND GABRIELLA LYNNE SHAW SINGLE WROS
 2852/683 MICHAEL GEORGE DUHATSCHKE MARRIED GABRIELLA LYNNE SHAW 060605
 07X MICHAEL DUHATSCHKE IS A RES OF STEVENSON RANCH LOS ANGELES CALIFORNIA
 07X REMOVED UNTIL WE HAVE MORE INFO
 07X NO INFO RECEIVED 061507
 07X DENY
 11TR VACANT 956 DARTMOUTH AVE CLERMONT FL 34711 8082
 12TR NOT DELIVERABLE AS ADDRESSED 956 DARTMOUTH AVE CLERMONT FL 34711 8082
 5138/2188 MICHAEL GEORGE & GABRIELLA LYNNE DUHATSCHKE ENHANCED LE REM THE MICHAEL GEORGE & GABRIELLA LYNNE DUHATSCHKE REVC TRS DTD 070618 THE GRANTOR HAS NOT LESS THAN A BENEFICIAL INTEREST FOR LIFE
 5138/2188 SEE DEED FOR SUCC TTEE DETAILS
 6259/558 MICHAEL GEORGE DUHATSCHKE & GABRIELLA LYNNE DUHATSCHKE FKA SHAW TO PABLO E & KAITLIN M GALVAN HW
 24CC EFILE HX PORT APP CP 020724

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