

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 378993/

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.

	COMPLETE	DEV CLERK OF THE V	ALUE ADJUSTME	NT EOARD (N	(AE)	
Petition # ZO2	4-0740	•		ax year 2024	Date received	9.12.24
		COMPLETED BY	THE PENNIONER	نځ ا ^ل	1 11 11 11 11 11 11 11 11 11 11 11 11 1	<u> </u>
PART 1. Taxpayer	Information				i	
Taxpayer name: INV	HOME; IH3 Property	Florida, L.P.	Representative:	Ryan, LLC c/o	Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Sco Scottsdale, AZ 8	ttsdale Rd, Ste 650 5254	Parcel ID and physical address or TPP account #	2022261975- 1448 Muir Ci		
Phone 954-740-62	40		Email	ResidentialAp	ppeals@ryan.co	om
		ion is by US mail. If poss				🗋 fax.
	etition after the pe t support my state	etition deadline. I have at ement.	ached a statement	of the reasons I	filed late and an	ny
your evidence to evidence. The V Type of Property	the value adjustm AB or special mag Res. 1-4 units	uld like my evidence consi ent board clerk. Florida lav gistrate ruling will occur ur Industrial and miscellane Agricultural or classified use	v allows the property der the same statute cous High-water re	appraiser to cros ory guidelines as echarge	ss examine or ob	oject to your sent.) al or nonprofit
PART 2. Reason f		Check one. If more th		rate petition.		
Real property va	alue (check one)	decrease [] increase	Denial of exe	mption Select o		
Tangible persona	substantially con I property value ((Include a da ed aQualifying impr	te-stamped cop ovement (s. 193. control (s. 193.1	ption or classific by of application. 1555(5), F.S.) or c 55(3), 193.1554(5	.) change of
determination	that they are sub (in minutes) you t	ion. Attach a list of units, stantially similar. (s. 194. hink you need to present y	011(3)(e), (f), and (g our case. Most hear	g), F.S.) ings take 15 mir	nutes. The VAB i	s not bound
group.	-	joint petitions for multiple ailable to attend on speci				for the entire
evidence directly to appraiser's evidence	the property app e. At the hearing	ence with the property ap raiser at least 15 days be , you have the right to ha	fore the hearing and ve witnesses sworn.	d make a writter	n request for the	property
of your property rec	ord card containi d. When the prop	ether you initiate the evic ng information relevant to perty appraiser receives t online.	the computation of	your current as	sessment, with	confidential

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 without attaching a completed power of attorney or authorization from the taxpayer is required for access collector.	ation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of th petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Si Complete part 4 if you are the taxpayer's or an affiliated enti representatives.		owing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated e	entity).
A Florida Bar licensed attorney (Florida Bar number		
A Florida real estate appraiser licensed under Chapter 4		RD6182
A Florida real estate broker licensed under Chapter 475,		
A Florida certified public accountant licensed under Chapter 475,		
I understand that written authorization from the taxpayer is re appraiser or tax collector.		
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of fili under s. 194.011(3)(h), Florida Statutes, and that I have rea	ng this petition and of becoming an age	ent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature	and the second	
Complete part 5 if you are an authorized representative not I	isted in part 4 above.	
☐ I am a compensated representative not acting as one of AND (check one)	•	ees listed in part 4 above
Attached is a power of attorney that conforms to the required taxpayer's authorized signature OR [] the taxpayer's authorized signature of taxpayer's authorized signayer's authorized signature of taxpayer's authorised sig		., executed with the
I am an uncompensated representative filing this petition	AND (check one)	
the taxpayer's authorization is attached OR 🗌 the taxpa	ayer's authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpayer is r appraiser or tax collector.	required for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's a becoming an agent for service of process under s. 194.011 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L				
Petition #	Ŀ	2024-0740		Alternate K	ey: 3789931	Parcel II): 20-22-26-19	75-000-04400	
Petitioner Name The Petitioner is:	Rober	t Peyton, Rya ecord 🗌 Tax	an LLC payer's agent	Property Address		MUIR CIR ERMONT	Check if M	ultiple Parcels	
Owner Name	IH3 PRO	PERTY FLO	RIDA LP	Value from TRIM Notice		re Board Actior nted by Prop Appr	Value after	Board Action	
1. Just Value, rec	quired			\$ 323,62	26 \$	323,620	3		
2. Assessed or c	lassified use va	alue, *if appli	icable	\$ 289,68	80 \$	289,680)		
3. Exempt value,				\$	-				
4. Taxable Value,				\$ 289,68	80 \$	289,680)		
*All values entered		ntv taxable va	alues. School ar						
Last Sale Date		Pric			Arm's Length	•	Book	Page	
ITEM	Subj	ect	Compar	able #1	Compar	able #2	Compara	able #3	
AK#	37899		3797		3789		3795		
Address	1448 MU CLERM		1518 SUNI CLERM		1529 MU CLERN		1505 SUNE CLERM		
Proximity			0.27		0.22	Viles	0.29 N	liles	
Sales Price			\$420,		\$370,		\$424,900		
Cost of Sale			-15		-15		-15%		
Time Adjust			3.60		4.00		3.20% \$374.762		
Adjusted Sale	¢176 75	nor SE	\$372,		\$329,		\$374,762 \$205.69, per SE		
\$/SF FLA Sale Date	\$176.75	persr	\$201.80 3/7/2		\$179.55 2/13/2		\$205.69 per SF 4/28/2023		
Terms of Sale			Arm's Length		Arm's Length		→ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,831	1	1,844	-650	1,834	-150	1,822	450	
Year Built	2001		2001		2001		2002		
Constr. Type	Blk/Stucco		Blk/Stucco		Blk/Stucco		Blk/Stucco		
Condition	Good		Good		Good		Good		
Baths	2.0		2.0		2.0		2.0		
Garage/Carport	Yes		Yes		Yes		Yes		
Porches	Yes		Yes		Yes		Yes		
Pool	N		Y	-20000	N	0	Y	-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. 5.5%	-20650	Net Adj. 0.0%	-150	-Net Adj. 5.2%	-19550	
			Gross Adj. 5.5%	20650	Gross Adj. 0.0%	150	Gross Adj. 5.5%	20450	
Adi Colos Driss	Market Value \$323,626			\$351,470	Adj Market Value	\$329,150	Adj Market Value	\$355,212	
Adj. Sales Price	Value per SF	176.75							
	-								

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.

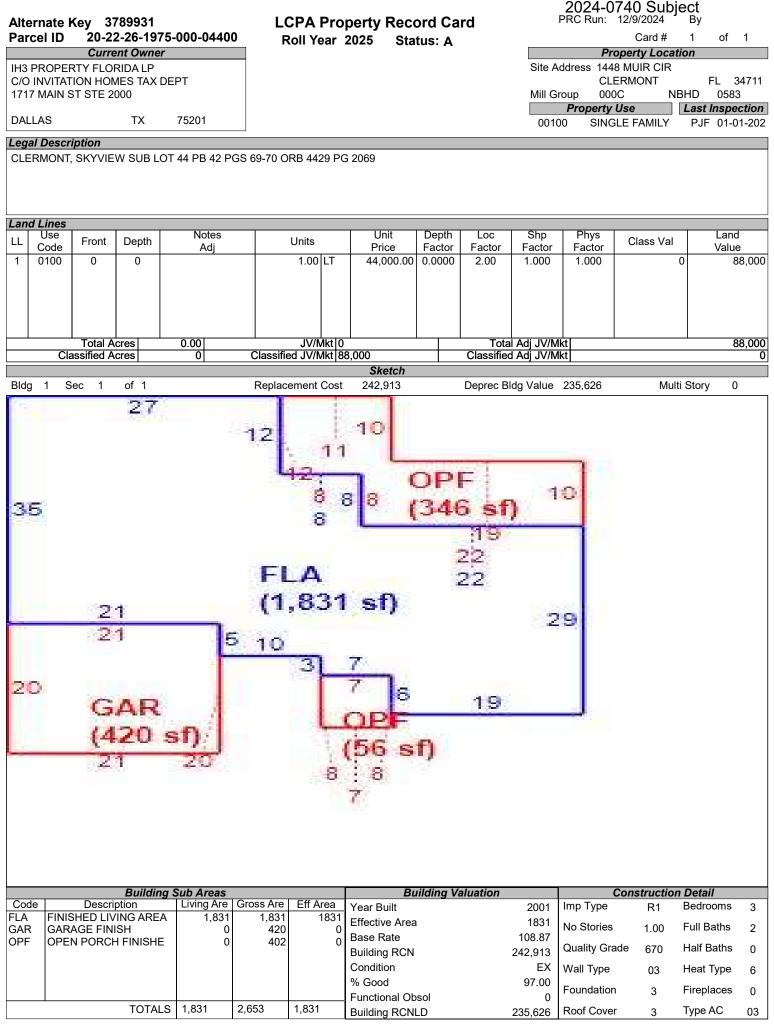
DEPUTY:

DATE

2024-0740 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3789931	1448 MUIR CIR	
	00.0000		CLERMONT	-
2	comp 3	3795292	1505 SUNDOWN LN	
2	comp 5	01 30232	CLERMONT	0.29
3	comp 1	3797467	1518 SUNDOWN LN	
3	comp i	5/5/40/	CLERMONT	0.27
4		3789953	1529 MUIR CIR	
4	comp 2	3709955	CLERMONT	0.22
5				
6				
7				
8				



LCPA Property Record Card

Status: A

Roll Year 2025

2024-0740 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		
_									I		

								Bui	ding Perr	nits					
Roll Year	Permit	ID	Issue Da	ate	Comp D	Date	Am	nount	Туре		Descrip	otion	Review D	Date	CO Date
2002	1060023		06-25-20	01	01-08-2	002		117,65	6 0000	SFR/1448 MU	IR CIR				
				Sale	es Inform	ation						Evo	nptions		
Instrume	ont No	Boo	k/Page		le Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Yea	r Amount
Instrume			-				-		vac/imp		Code	Description	1	rea	Anount
		4429			31-2013	WD	Q	Q		150,000					
		4385			12-2013	WD	U	U		118,000					
		3687	0882		01-2008	WD	U	U		160,000					
		3613		-	04-2008	WD	U	U		100					
		3594	0596	03-	07-2008	СТ	U	U	I	100					
												1	Total		0.0
													Total		0.0

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	235,626	0	323,626	4986	318640	0.00	318640	323626	323,626

Parcel Notes

2123/1079 TO RAMON & JENNIFER QUINONES HW

03 LOC FROM 108 FER 112602

3594/596 CT VS RAMON & JENNIFER QUINONES PROP SOLD TO CITIMORTGAGE INC

3687/882 SECRETARY OF HOUSING & URBAN DEVELOPMENT TO LUNA DUROSCA MARRIED

4385/901 LUNA & ANDIEU DUROSCA TO JOSE JOSINVIL MARRIED

14SALE ORB 4385/901 U SALE PER MLS O5179658 SHORT SALE MLS INFO SCANNED FD 110613

4429/2069 JOSE JOSINVIL TO IH3 PROPERTY FLORIDA LP

14 SALES LISTING O5179658 118K RENTAL LISTING O5206547 1300 MONTH CRA 021314

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 AK3829828 CB 080516

18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818

18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418

19VAB PETITION 2019-088 ADT 091219

19VAB PETITION 2019-088 WITHDRAWN NO CHANGE TJW 121319

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 3797467 Parcel ID 20-22-26-2005-000-09900	LCPA Property R Roll Year 2025	ecord Card Status: A		2024-074 PRC Run: 12	40 Comp 2/9/2024 B Card # 1	-
Current Owner					erty Location	
MOORE CRISTIAN & LEONOR			Site P	ddress 1518 S CLER	MONT	FL 34711
1518 SUNDOWN LN			Mill G	roup 000C	NBHE	0 0583
CLERMONT FL 34711			001			PJF 01-01-202
Legal Description						
LL Use Front Depth Notes	Unite Unit	Depth Loc	Shp	Phys	Class Val	Land
LL Code Home Depth Adj 1 0100 0 0 0	1.00 LT 44,000	Factor Factor	Factor 1.000	Factor 1.000	0	Value 88,000
Total Acres 0.00	JV/Mkt]0		tal Adj JV/M		Ū	88,000
	Classified JV/Mkt 88,000	Classifi	ed Adj JV/N			0
Bldg 1 Sec 1 of 1	Sketc Replacement Cost 248,905		Bldg Value	241,438	Multi St	ory 0
(112 sf) 7 18 7 16 16 47 47 47 16 5 6 6 7	29 22 22 GAR (440 sf) 22	20				
Building Sub AreasCodeDescriptionLiving AreGroFLAFINISHED LIVING AREA1,844GARGARAGE FINISH0OPFOPEN PORCH FINISHE0	ss Are Eff Area 1,844 1844 440 0 154 0 Base Rate Building R Condition % Good Functiona	9	2001 1844 112.04 248,905 EX 97.00	Co Imp Type No Stories Quality Grade Wall Type Foundation	1.00 Fu 9 675 Ha	e tail drooms 3 Il Baths 2 If Baths 0 Pat Type 6

Alternate Key 3797467 Parcel ID 20-22-26-2005-000-09900

LCPA Property Record Card Roll Year 2025 Status: A

2024-0740 Comp 1 PRC Run: 12/9/2024 By Card # 1 of 1

Parcel	ID	20-22	2-26-2	005-000	-09900)	Ro	II Yea	r 202	25 St	atus: A			Card #	1	of 1
Miscellaneous Features *Only the first 10 records are reflected below																
Code	Γ		Descrip	tion		Unit		Type		nit Price	Year Blt	Effect Y	r RCN	%Good		r Value
POL2 PLD3 SEN2 PUG1	POOL SCRE	iming f ./Cool	POOL - DECK	RESIDEN D STRUC		324 456 2150	4.00 3.00	S	iF iF iT	35.00 7.33 3.50 2000.00	2006 2006 2006	2006 2006 2006 2006	11340.00 3342.00 7525.00 2000.00	0 85.00 0 70.00 0 55.00	<u> </u>	9,639 2,339 4,139 1,700
		_	_	_				_	Bui	Iding Pe	rmits					
Roll Yea		Permit		Issue Da		omp D		Am	ount	Туре		Descri	•	Review D		CO Date
2014 2007 2006 2006 2002 2002	200 200 200 SA 200	LECVD 0511131 060315 ⁻ 0511131 LE 0107039 30968	16 10 16	01-01-20 05-18-20 04-05-20 12-01-20 01-01-20 07-13-20 04-03-20	06 03 06 03 05 09 05 09 01 08	3-13-20 3-26-20 3-26-20 5-18-20 5-18-20 3-01-20 3-01-20	007 007 006 006 006		30,00 6,43 30,00 40 106,26	31 0000 00 0000 1 0000 00 0000	ABOVE AV POL FOR 0 SEN POL 27X39 CHECK VA 7X16 SCRN SFR/1518 S	07 W/DECK LUES N PORCH N	N/ROOF	03-13-2(03-26-2(03-26-2(007	
					Sales In	nforma	tion			I			Exer	nptions	I	
Instru	ument N	No	Book	/Page	Sale D)ate	Instr	Q/U	Code	Vac/Imp	Sale Price		Descriptior		Year	Amount
	302781 111484		6106 5776 3733 2992 1992	0086 1941 0400 1329 2415	03-07-2 07-28-2 02-10-2 10-14-2 07-30-2	2021 2009 2005	WD WD WD WD	Q Q D Q Q	01 01 U Q Q		420,00 351,00 159,90 305,00 149,00	00 059 00 00	HOMESTEA ADDITIONAL HOM		2024 2024	
														Total		50,000.00
									1/2	lue Sumi	noru					
Land V	alue/	Bldg	Value	Misc V	√alue	Marke	et Valu	e De	ferred		Assd Value	Cnty Ex A	umt Co Tax Val	Sch Tax	Val Pre	vious Valu
88,00	00	241	,438	17,8	317	347	7,255		0		347255	50,000.0	00 297255	32225	5	347,443
2992/13: 06FC LC 07FC CH 09X REM 3733/400 09SALE 09TR NG 10TR NG 11X VAL 11X PEF OR SS # 14X VAL 15 DELE 5776/194 JTWRO3 21TR AT 21X COI 6106/86 MARK B 23CC EF	29 CAS DC FRC HG SPF NEWAL 0 VALE 0 ORB 3 OT DEL DT DEL COT DEL ERIE C ERIE C ERIE C ERIE C ETE PL 41 GAF S ITEMP URTES MARC BEIMAL FILE H	SEY & V OM 175 F4 TO C CARD ERIE CH 3733/40 LIVERA LIVERA CHERR CON W RIE WII CHERR CON W CON CON CONCENT CON W CON CONCENT CON CONCENT CON CONCENT CON CONCENT CON CONCENT CON CONCENT CON CONCENT CONCEN	VENDY QG FR DPF4 AI RETUF IERRY 0 U SAI BLE AS BLE AS Y FILEI /ITH VA LL SEN Y IS MA PERTY IES & V DT KNO CARD SI BEIMAI 0 SC PE CP 0911	OM 610 J DD MISC RNED WI SINGLE LE LP FIL ADDRES ADDRES D FOR HJ LERIE C D LETTE ARRIED T APPRAIS ALERIE N WWN 1518 ENT 0920 AND RC R TITLE 23	D FKA C SB 0518 JSB 032 TH ADD ED IN 3 SSED 10 SSED 12 SSED 12	"BRIEN 306 (607 RESS 715/52 01 JOH 90 N F LETTE SPOUS STATI 7 JAME L NO L ON FK DWN LI	N TO S 1290 N 9 FER HNS L R REG SE IS NG TH S MO -ONGI A CHE N CLE ARLEI	SANDR N RIDG 03020 AKE R BLVD QUEST A UK F HIS INF RRISC ERRY 1 RMON NE M 1	GLE O A D & B BLV 9 D CLE APT 5 ING C ESIDE ORMA N SESS I FO MA T FL 3 TEELIN	RORY O' D APT 51 RMONT 3 12 CLERI OPY OF ENT HAS TION 060 DW 0120 RK BEIM 4711 279 IG TO CF	CONNOR HW 2 CLERMON ⁻¹ 34711 MONT 34711 VEHICLE REG APPLIED FOI 0311 15 AL UNMARRI 4 AS 091321 RISTIAN & LEG	T GISTRATIO R GREEN ED AND R ONOR MC	ON AND INFORMATI CARD AT THIS TIME CONALD T & CHARLE	E HE DOE	S NOT H	W
tax make	assess es no re	sment a epreser	dminist tations	ration in a or warrai	accordar nties reg	nce witl arding	h the F the co	lorida	Consti eness a	tution, St and accu	atutes, and Ad acy of the dat	dministrativ ta herein, i	ser for the sole purpo ve Code. The Lake C ts use or interpretation ted Site Notice on ou	ounty Prop on, the fee	perty App or equita	raiser ble title

Altei	rnate k	Key 3	789953		LC	PA Prop	erty Rec	ord Ca	rd		2024-07 PRC Run: 1	2/9/2024	By	
Parc	el ID			-000-0660	-	oll Year 2	-	itus: A				Card #	1 of	1
	CDESS	ORLANI	ent Owner							Site A	Prop ddress 1529	perty Loca MUR CIR	tion	
FRU	GRESS	ORLAN	DO LLO							Olle A	CLE	RMONT	FL	
PO E	3OX 409	0								Mill G	roup 000C Property U		BHD 058	
sco	TTSDAL	LE	AZ 8	5261-4090						0010		E FAMILY	PJF 01-	
ega	l Descri	iption												
JLE	KMONT,	, SKYVIE	W SUB LOI	66 PB 42 P	GS 69-70 OR	(B 6093 PG	407							
	Lines Use	- ·		Notes		1.11	Unit	Depth	Loc	Shp	Phys		Lan	d
	Code	Front	Depth	Adj	(Jnits	Price	Factor	Factor	Factor	Factor	Class Val	Valu	е
1	0100	0	0			1.00 LT	44,000.00	0.0000	2.00	1.000	1.000		0	38,00
	Cla	Total A assified A		0.00	Classified	JV/Mkt 0 JV/Mkt 88,				i Adj JV/M i Adj JV/M				38,00
Bldg	1 S	iec 1	of 1		Replace	ment Cost	Sketch 238,781		Deprec B	dg Value	231,618	Mul	ti Story)
						5	4			-		-		
32	2					LA 1,83-	4 sf)					36	5	
32	2					the second s	4 sf)	6				36	5	
32	2		20		(1	the second s	4 sf)	6				36	5	
20		GA (40	20 IR 10 st)		the second s		6 PF 30 : 19 5 6			16	36		
20		(40	20 R 0 st 20 Building	Sub Areas	4	12	С Ц б б б б б	PF 30 :	sf)::5 52 5		C	onstruction	n Detail	
32 20		(40 Descri	20 R 0 st 20	Sub Areas	(1 20 Gross Are	12 Eff Area	E 5	PF 30 : 19 5 6	sf)::5 52 5	2001	Ci Imp Type			3
ELA SAR	FINIS GAR/	Descri BHED LIV AGE FIN	20 R 0 st 20 <u>Building</u> ption /ING AREA ISH	Sub Areas Living Are 1,834 0	(1 20 3 3 4 20 4 20 4 20 4 20 4 20 4 20 4	Eff Area 1834 0	Year Built Effective Area	PF 30 : 19 5 6	sf)::5 52 5	1834	C	onstruction	n Detail	3
ELA SAR	FINIS GAR/	Descri BHED LIV AGE FIN	20 R 0 st 20 <u>Building</u> ption /ING AREA	Sub Areas Living Are 1,834	(1 20 3 3 3 4 20 4 20 3 4 20 3 4 20 3 4 20 3 4 20 3 4 20 3 4 20 3 5 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7	Eff Area 1834 0	E 5	PF 30 10 5 6	sf) 5 2 5		Ci Imp Type	onstruction R1 1.00	n Detail Bedrooms	
LA SAR	FINIS GAR/	Descri BHED LIV AGE FIN	20 R 0 st 20 <u>Building</u> ption /ING AREA ISH	Sub Areas Living Are 1,834 0	(1 20 3 3 4 20 4 20 4 20 4 20 4 20 4 20 4	Eff Area 1834 0 0	Year Built Effective Area Base Rate Building RCN Condition	PF 30 10 5 6	sf) 5 2 5	1834 108.87 238,781 EX	Cr Imp Type No Stories	onstruction R1 1.00	n Detail Bedrooms Full Baths	2
LA	FINIS GAR/	Descri BHED LIV AGE FIN	20 R 0 st 20 <u>Building</u> ption /ING AREA ISH	Sub Areas Living Are 1,834 0	(1 20 3 3 4 20 4 20 4 20 4 20 4 20 4 20 4	Eff Area 1834 0 0	Fifective Area Base Rate Building RCN	PF 30 : 10 5 6	sf) 5 2 5	1834 108.87 238,781	Cl Imp Type No Stories Quality Grad	onstruction R1 1.00 le 670	n Detail Bedrooms Full Baths Half Baths	2 0

LCPA Property Record Card

Status: A

Roll Year 2025

2024-0740 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	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			

								Buil	ding Perr	nits					
Roll Year	Permit ID		Issue Da	ate	te Comp Date		Amount		Туре		Descri	otion	Review D	Date	CO Date
2002	00001		01-01-2001		1 09-04-2001		10								
2001	0070268		07-25-2000		0 12-31-2000		92,469		9 0000	SFR/1529 MU	IR CIR				
	•			Sale	es Inform	ation						Exer	nptions		
Instrume	ent No	Boo	k/Page	Sa	Sale Date Inst		Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	1	Year	Amount
202301	7434	6093	0407	02-	13-2023	WD	Q	01	1	370,000					
		4051	1412		-27-2011	WD	Q	Q	Ì	120,500					
		3820	0281	08-	-11-2009	WD	U	U	1	117,000					
		3797	0938		21-2009	CT	U	U	I	100					
		3624	0984	05-	-08-2008	QC	U	U	I I	100					
													Tatal		
													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

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.

Alte	rnate k	Key 37	795292		LCPA Prop	perty Rec	ord Ca	rd		2024-07 PRC Run: 12	40 Com	р 3 _{Ву}	
	cel ID			5-000-10500	Roll Year 2	-	tus: A				Card #	1 of	1
			nt Owner								erty Locati		
KAS	ER LISA	M & JAN	IES L						Site A	ddress 1505 CLEF	SUNDOWN RMONT	LN FL 3	34711
1505	5 SUNDO	OWN LN							Mill G		NE	3HD 058 Last Inspe	3
CLE	RMONT		FL	34711					001		E FAMILY	PJF 01-0	
Lega	l Descr	iption											
Lanc	I Lines Use			Notes	PHASE II SUB LOT	Unit	Depth	Loc	Shp	Phys		Land	4
LL	Code	Front	Depth	Adj	Units	Price	Factor	Factor	Factor	Factor	Class Val	Valu	
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Bldg	1 S	ec 1	of 1		Replacement Cost	Sketch 245,190		Deprec Bl	dg Value	237,834	Multi	i Story ()
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4(2(G (4	20 20 AR 00 20	sf)	A ,822 s	sf) 4 11 14	52							
		Descrij	otion	OPI (24 Sub Areas	sf)	Year Built	uilding Va	aluation	2002	Сс Ітр Туре	onstruction R1	Detail Bedrooms	3
Cod FLA GAR OPF	FINIS GAR/	SHED LIV AGE FINI N PORCH		0	400 0 136 0	Effective Area Base Rate Building RCN Condition			1822 112.10 245,190 EX	No Stories Quality Grade Wall Type	1.00 e 675 03	Full Baths Half Baths Heat Type	2 0 6
FLA GAR	FINIS GAR/	AGE FINI	SH	0	400 0 136 0	Base Rate Building RCN			112.10 245,190	Quality Grade	e 675	Half Baths	0

Alternate Key 3795292 Parcel ID 20-22-26-2005-000-10500

LCPA Property Record Card

2024-0740 Comp 3 PRC Run: 12/9/2024 By

Card # 1 of 1

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OL2	SWIM			RESIDEN	TIAL	288.00		F	35.00	2002	2002	10080.00		Арі	8,5
LD2	POOL	POOL/COOL DECK			472.00	S	F	5.38	2002	2002	2539.00	70.00		1,7	
EN2	SCRE	EEN EN	CLOSE	D STRUC	TURE	1432.00	S	F	3.50	2002	2002	5012.00	45.00		2,2
Roll Yea	or	Permit		Issue Da		mp Date	۸m	Build ount	<i>ding Per</i> Type	mits	Descrip	tion	Review D	ato	CO Date
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450/07						AND BARI 214 STAT				RRIED JTWRO	5				
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5X DAV 134/21: 134/21:	VID NC 55 CH/ 56 BAF	ARLOT	TE H DF DRESP	EL TO LIS	3A M & JA	MES L KA				County Pross	ty Approio	er for the sole purpo			opertri

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