



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3789931

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), 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 reasons 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 # 2024-0740	Alternate Key: 3789931	Parcel ID: 20-22-26-1975-000-04400
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 1448 MUIR CIR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name IH3 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 323,626	\$ 323,626
2. Assessed or classified use value, *if applicable	\$ 289,680	\$ 289,680
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 289,680	\$ 289,680

*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#	3789931	3797467	3789953	3795292
Address	1448 MUIR CIR CLERMONT	1518 SUNDOWN LN CLERMONT	1529 MUIR CIR CLERMONT	1505 SUNDOWN LN CLERMONT
Proximity		0.27 Miles	0.22 Miles	0.29 Miles
Sales Price		\$420,000	\$370,000	\$424,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	4.00%	3.20%
Adjusted Sale		\$372,120	\$329,300	\$374,762
\$/SF FLA	\$176.75 per SF	\$201.80 per SF	\$179.55 per SF	\$205.69 per SF
Sale Date		3/7/2023	2/13/2023	4/28/2023
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	1,831	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/Carpport	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
Adj. Sales Price	Market Value \$323,626	Adj Market Value	\$351,470	Adj Market Value	\$329,150	Adj Market Value	\$355,212
	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.

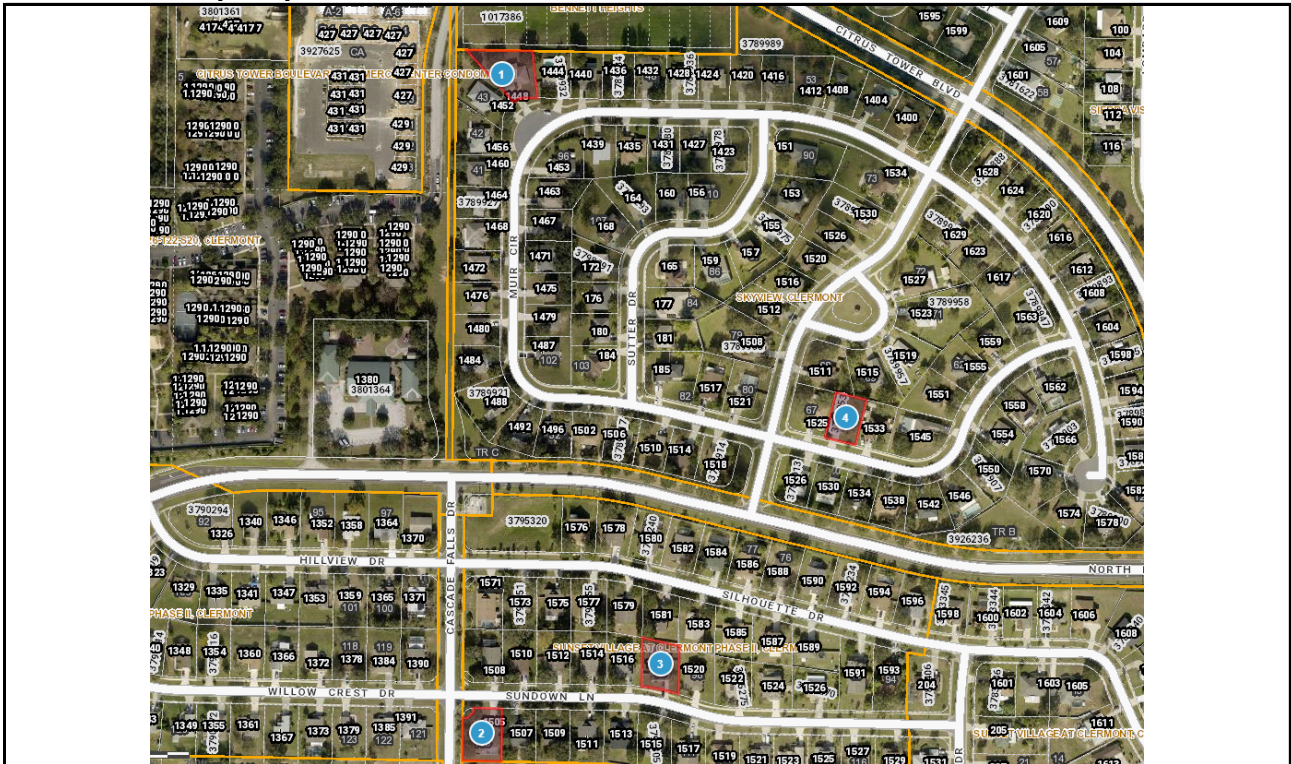
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: [REDACTED]

DATE [REDACTED]

2024-0740 Comp Map



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

Alternate Key 3789931
 Parcel ID 20-22-26-1975-000-04400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0740 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

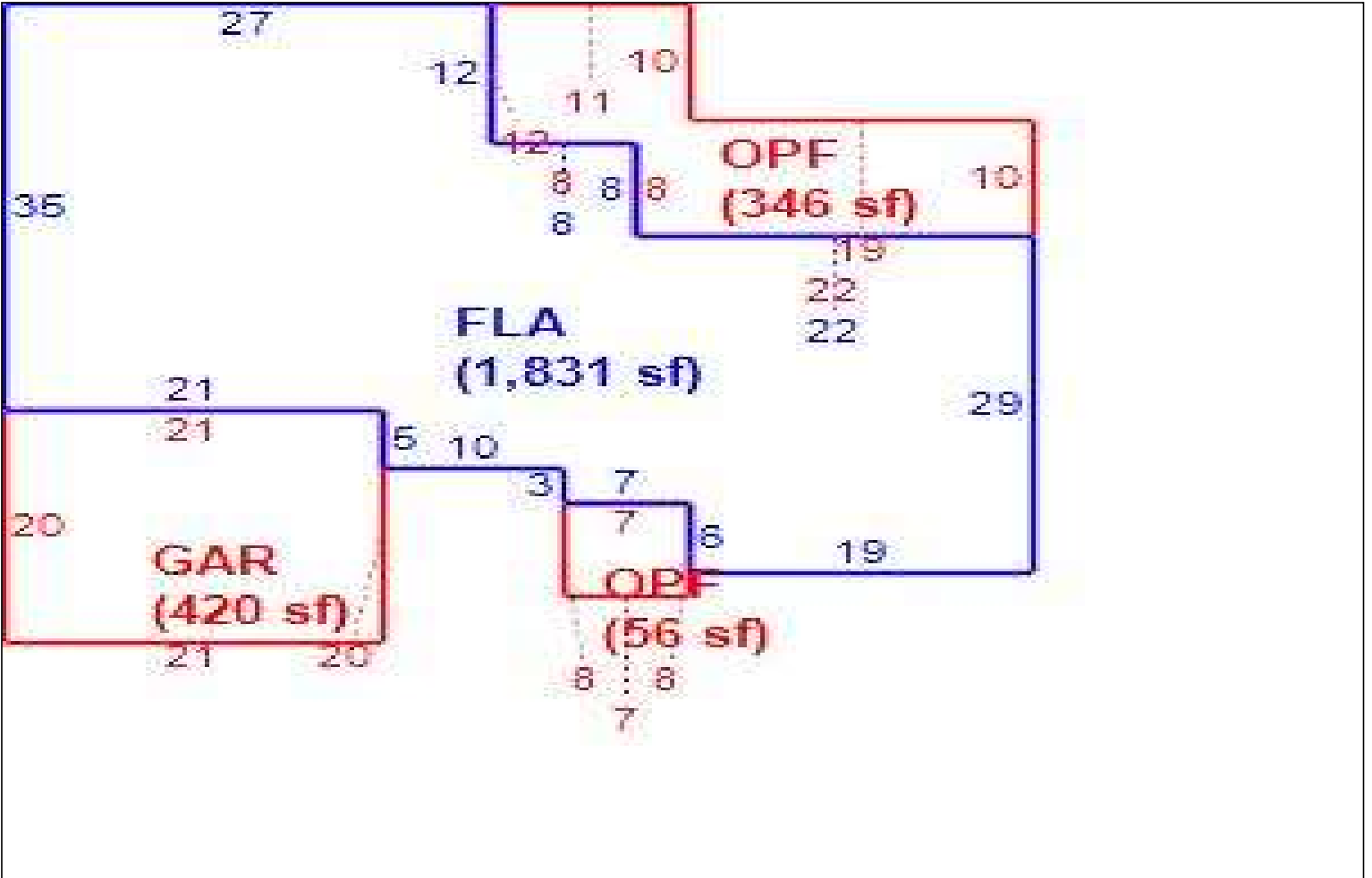
Current Owner		
IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 1448 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 44 PB 42 PGS 69-70 ORB 4429 PG 2069

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 242,913 Deprec Bldg Value 235,626 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	1,831	1,831	1831	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	108.87	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	402	0	242,913	Wall Type	03	Heat Type	6
TOTALS		1,831	2,653	1,831	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					235,626				

Alternate Key 3789931
 Parcel ID 20-22-26-1975-000-04400

LCPA Property Record Card
 Roll Year 2025 Status: A

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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2002	1060023	06-25-2001	01-08-2002	117,656	0000	SFR/1448 MUIR CIR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4429 2069	12-31-2013	WD	Q	Q	I	150,000				
	4385 0901	09-12-2013	WD	U	U	I	118,000				
	3687 0882	10-01-2008	WD	U	U	I	160,000				
	3613 1677	04-04-2008	WD	U	U	I	100				
	3594 0596	03-07-2008	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	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 05179658 SHORT SALE MLS INFO SCANNED FD 110613
 4429/2069 JOSE JOSINVIL TO IH3 PROPERTY FLORIDA LP
 14 SALES LISTING 05179658 118K RENTAL LISTING 05206547 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 Record Card
Roll Year 2025 Status: A

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

Card # 1 of 1

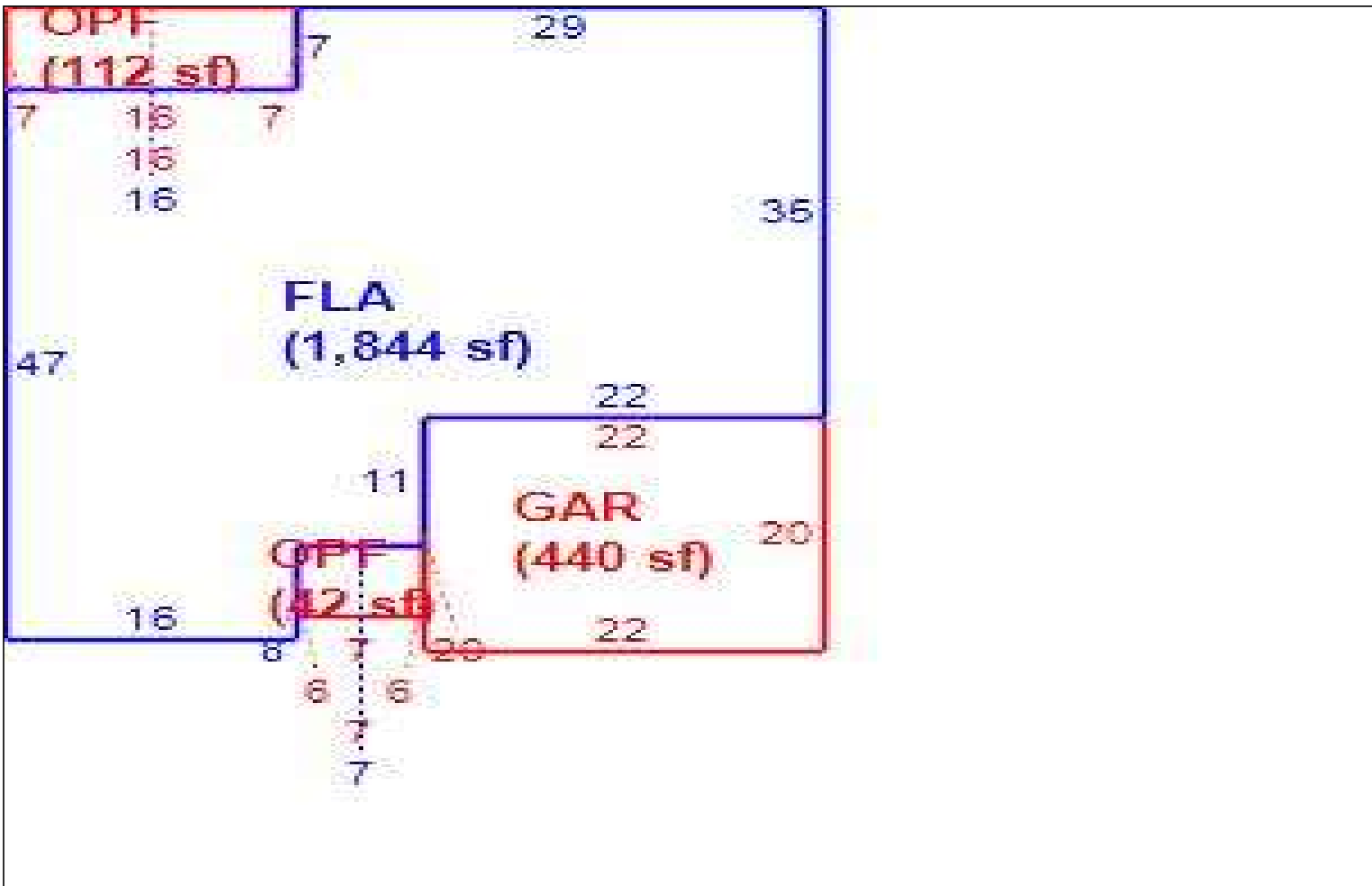
Current Owner		
MOORE CRISTIAN & LEONOR		
1518 SUNDOWN LN		
CLERMONT	FL	34711

Property Location			
Site Address 1518 SUNDOWN LN			
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 PHASE II SUB LOT 99 PB 44 PGS 54-55 ORB 6106 PG 86

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 248,905 Deprec Bldg Value 241,438 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	1,844	1,844	1844	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	112.04	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	154	0	248,905	Wall Type	03	Heat Type	6
					Condition	Foundation	3	Fireplaces	0
					% Good	Roof Cover	3	Type AC	03
					97.00				
					Functional Obsol				
					0				
					Building RCNLD				
					241,438				
TOTALS		1,844	2,438	1,844					

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	324.00	SF	35.00	2006	2006	11340.00	85.00	9,639
PLD3	POOL/COOL DECK	456.00	SF	7.33	2006	2006	3342.00	70.00	2,339
SEN2	SCREEN ENCLOSED STRUCTURE	2150.00	SF	3.50	2006	2006	7525.00	55.00	4,139
PUG1	POOL UPGRADE	1.00	UT	2000.00	2006	2006	2000.00	85.00	1,700

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	SALECVD	01-01-2013	03-13-2014	1	0098	ABOVE AVG N SHORT SALE	03-13-2014		
2007	2005111316	05-18-2006	03-26-2007	30,000	0000	POL FOR 07	03-26-2007		
2007	2006031510	04-05-2006	03-26-2007	6,431	0000	SEN	03-26-2007		
2006	2005111316	12-01-2005	05-18-2006	30,000	0000	POL 27X39 W/DECK			
2006	SALE	01-01-2005	05-18-2006	1	0000	CHECK VALUES			
2002	2001070390	07-13-2001	08-01-2001	400	0000	7X16 SCR N PORCH W/ROOF			
2002	0130968	04-03-2001	08-01-2001	106,260	0000	SFR/1518 SUNDOWN LN			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023027818	6106	0086	03-07-2023	WD	Q	01	420,000	039	HOMESTEAD	2024	25000
2021114846	5776	1941	07-28-2021	WD	Q	01	351,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3733	0400	02-10-2009	WD	U	U	159,900				
	2992	1329	10-14-2005	WD	Q	Q	305,000				
	1992	2415	07-30-2001	WD	Q	Q	149,000				
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	241,438	17,817	347,255	0	347255	50,000.00	297255	322255	347,443	

Parcel Notes

1992/2415 WENDY O'BRIEN SINGLE AND CASEY HOWARD SINGLE ONLY
 2992/1329 CASEY & WENDY HOWARD FKA O'BRIEN TO SANDRA D & RORY O'CONNOR HW
 06FC LOC FROM 175 QG FROM 610 JSB 051806
 07FC CHG SPF4 TO OPF4 ADD MISC JSB 032607
 09X RENEWAL CARD RETURNED WITH ADDRESS 1290 N RIDGE BLVD APT 512 CLERMONT
 3733/400 VALERIE CHERRY SINGLE
 09SALE ORB 3733/400 U SALE LP FILED IN 3715/529 FER 030209
 09TR NOT DELIVERABLE AS ADDRESSED 1601 JOHNS LAKE RD CLERMONT 34711
 10TR NOT DELIVERABLE AS ADDRESSED 1290 N RIDGE BLVD APT 512 CLERMONT 34711
 11X VALERIE CHERRY FILED FOR HX SENT LETTER REQUESTING COPY OF VEHICLE REGISTRATION AND INFORMATION FOR SPOUSE
 11X PER TELECON WITH VALERIE CHERRY SPOUSE IS A UK RESIDENT HAS APPLIED FOR GREEN CARD AT THIS TIME HE DOES NOT HAVE DL
 OR SS # VALERIE WILL SEND LETTER BACK STATING THIS INFORMATION 060311
 14X VALERIE CHERRY IS MARRIED TO GARY JAMES MORRISON
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 5776/1941 GARY JAMES & VALERIE MORRISON FKA CHERRY TO MARK BEIMAL UNMARRIED AND RONALD T & CHARLENE M TEELING HW
 JTWROS
 21TR ATTEMPTED NOT KNOWN 1518 SUNDOWN LN CLERMONT FL 34711 2794 AS 091321
 21X COURTESY HX CARD SENT 092021
 6106/86 MARCELL M BEIMAL AND RONALD T & CHARLENE M TEELING TO CRISTIAN & LEONOR MOORE MARRIED COUPLE OUR SCR N HAD
 MARK BEIMAL OK TO SC PER TITLE CO
 23CC EFILE HX APP CP 091123

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 3789953
 Parcel ID 20-22-26-1975-000-06600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0740 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

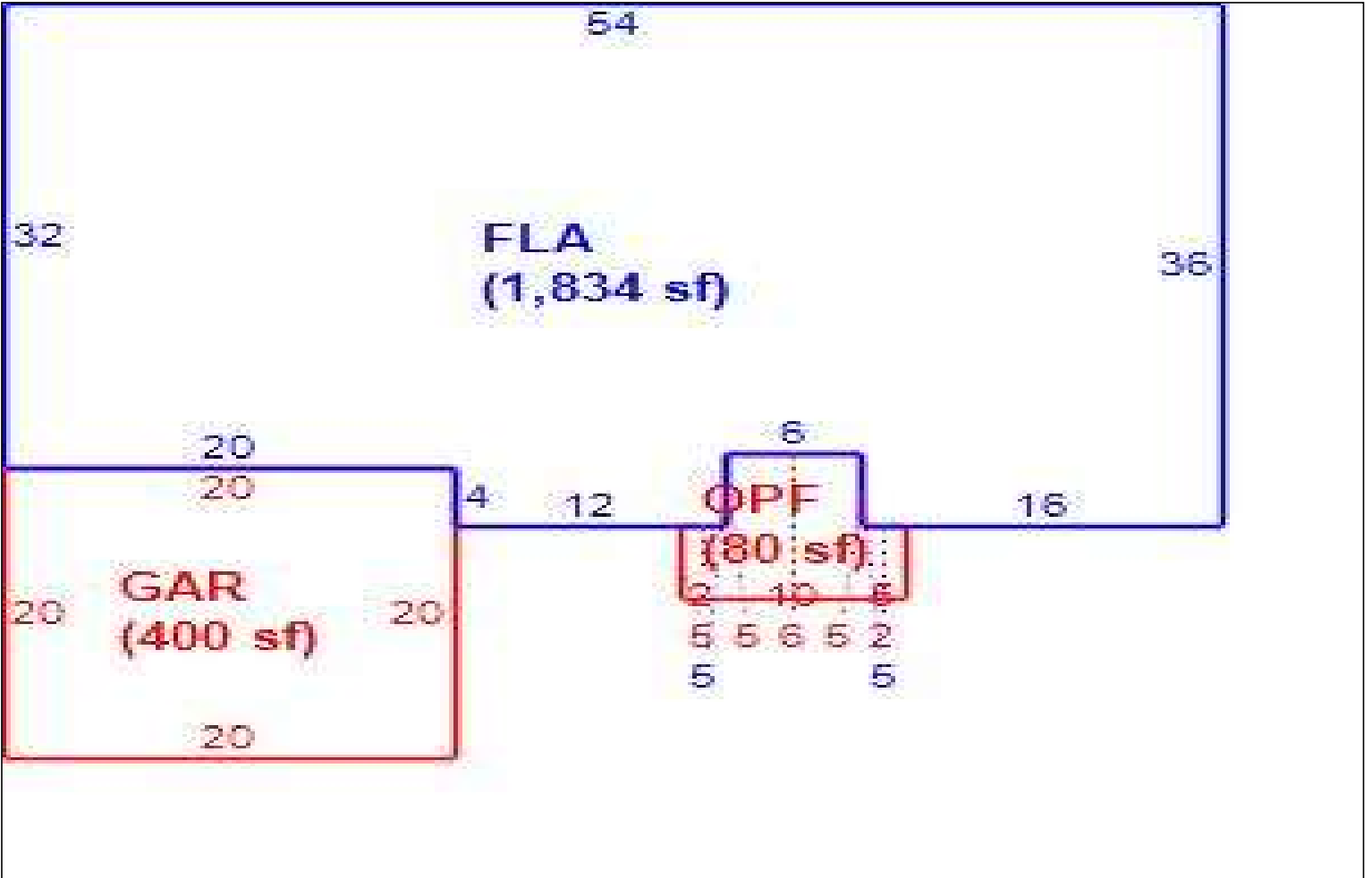
Current Owner		
PROGRESS ORLANDO LLC		
PO BOX 4090		
SCOTTSDALE	AZ	85261-4090

Property Location			
Site Address	1529 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 66 PB 42 PGS 69-70 ORB 6093 PG 407

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 238,781
Deprec Bldg Value 231,618		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	1,834	1,834	1834	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.87	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	80	0	238,781	Wall Type	03	Heat Type	6
TOTALS		1,834	2,314	1,834	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					231,618				

Alternate Key 3789953
 Parcel ID 20-22-26-1975-000-06600

LCPA Property Record Card
 Roll Year 2025 Status: A

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	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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

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

Card # 1 of 1

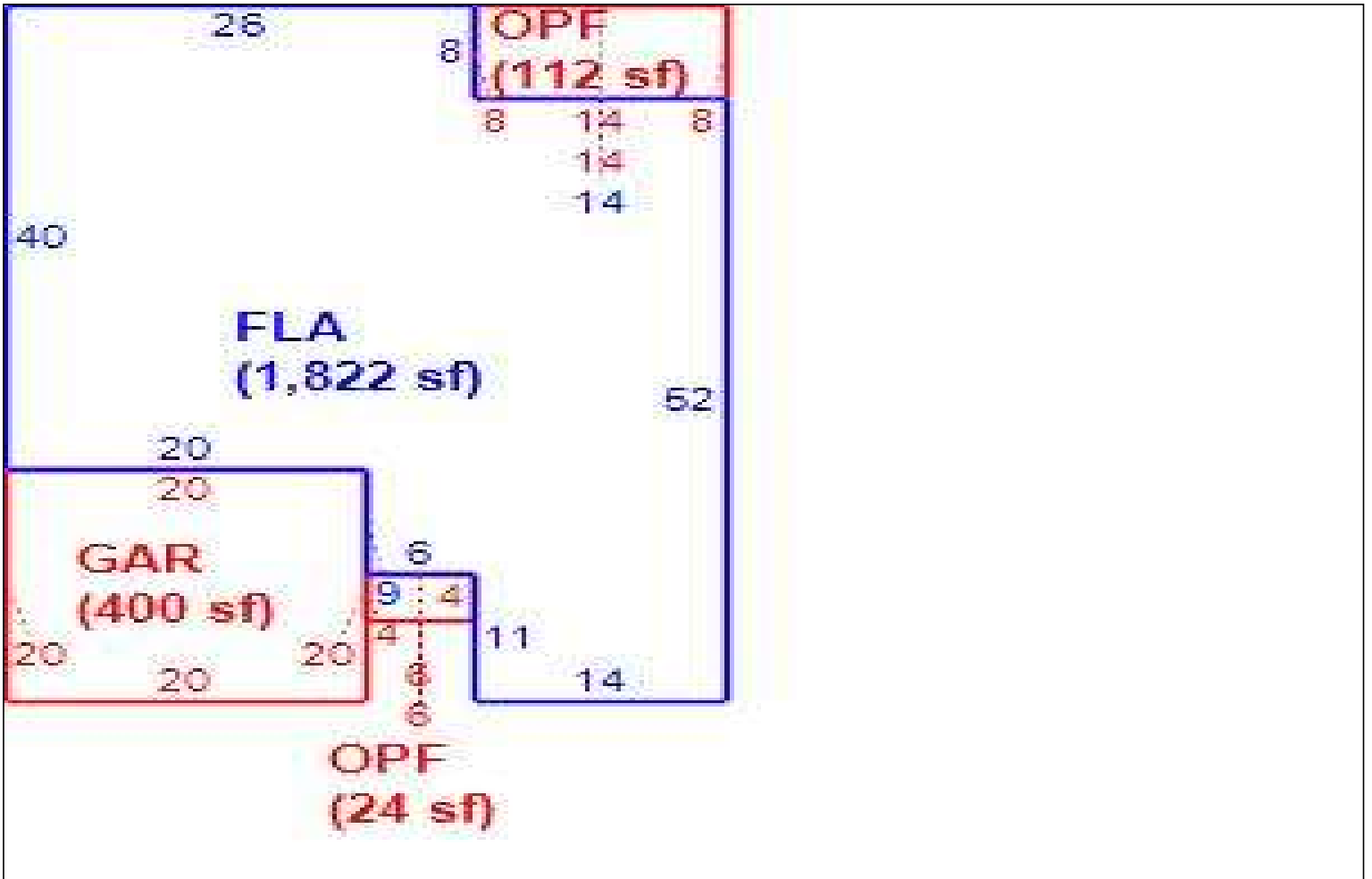
Current Owner		
KASER LISA M & JAMES L		
1505 SUNDOWN LN		
CLERMONT	FL	34711

Property Location			
Site Address	1505 SUNDOWN LN		
	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 PHASE II SUB LOT 105 PB 44 PGS 54-55 ORB 6134 PG 2156

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 245,190 Deprec Bldg Value 237,834 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,822	1,822	1822	2002	1822	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	112.10	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	136	0	Building RCN	245,190	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,822	2,358	1,822	Building RCNLD	237,834				

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0740 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
POL2	SWIMMING POOL - RESIDENTIAL	288.00	SF	35.00	2002	2002	10080.00	85.00	8,568
PLD2	POOL/COOL DECK	472.00	SF	5.38	2002	2002	2539.00	70.00	1,777
SEN2	SCREEN ENCLOSED STRUCTURE	1432.00	SF	3.50	2002	2002	5012.00	45.00	2,255

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2002030339	03-14-2002	02-13-2003	15,000	0000	12X24 POOL/1505 SUNDOWN LN			
2003	2002021336	03-13-2002	02-13-2003	103,840	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023050967	6134	2156	04-28-2023	WD	Q	01	I	424,900			
	2156	0675	07-12-2002	WD	Q		I	174,400			
	1900	0055	01-08-2001	WD	U	M	V	1			
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	237,834	12,600	338,434	0	338434	0.00	338434	338434	338,560	

Parcel Notes

2156/675 DAVID & CHARLOTTE DRESPEL HW AND BARBARA DRESPEL UNMARRIED JTWROS
 15X DAVID NOAH DRESPEL 88 DECEASED 111214 STATE FILE NBR 2014158125
 6134/2155 CHARLOTTE H DRESPEL 92 DECEASED 111821 PER DC AFF
 6134/2156 BARBARA DRESPEL TO LISA M & JAMES L KASER HW

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.