



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3789933**

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 #	2024-0741	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; IH5 Property Florida, 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 #	2022261975-000-04600 1440 Muir Cir
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 # 2024-0741	Alternate Key: 3789933	Parcel ID: 20-22-26-1975-000-04600	
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 1440 MUIR CIR CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name IH5 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 359,474	\$ 359,474	
2. Assessed or classified use value, *if applicable	\$ 280,230	\$ 280,230	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 280,230	\$ 280,230	

**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#	3789933	3789942	3796787	3797467
Address	1440 MUIR CIR CLERMONT	1404 MUIR CIR CLERMONT	1768 PRESIDIO DR CLERMONT	1518 SUNDOWN LN CLERMONT
Proximity		0.14 Miles	0.48 Miles	0.26 Miles
Sales Price		\$425,000	\$470,000	\$420,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	2.80%	3.60%
Adjusted Sale		\$368,050	\$412,660	\$372,120
\$/SF FLA	\$167.67 per SF	\$196.40 per SF	\$195.02 per SF	\$201.80 per SF
Sale Date		8/23/2023	5/16/2023	3/7/2023
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	2,144	1,874	13500	2,116	1400	1,844	15000
Year Built	2001	2001		2001		2001	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.1	2.0	1500	3.0	-5000	2.0	1500
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	Y	-20000	Y	-20000	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. 1.4%	-5000	-Net Adj. 5.7%	-23600	-Net Adj. 0.9%	-3500
		Gross Adj. 9.5%	35000	Gross Adj. 6.4%	26400	Gross Adj. 9.8%	36500
Adj. Sales Price	Market Value \$359,474	Adj Market Value \$363,050		Adj Market Value \$389,060		Adj Market Value \$368,620	
	Value per SF 167.67						

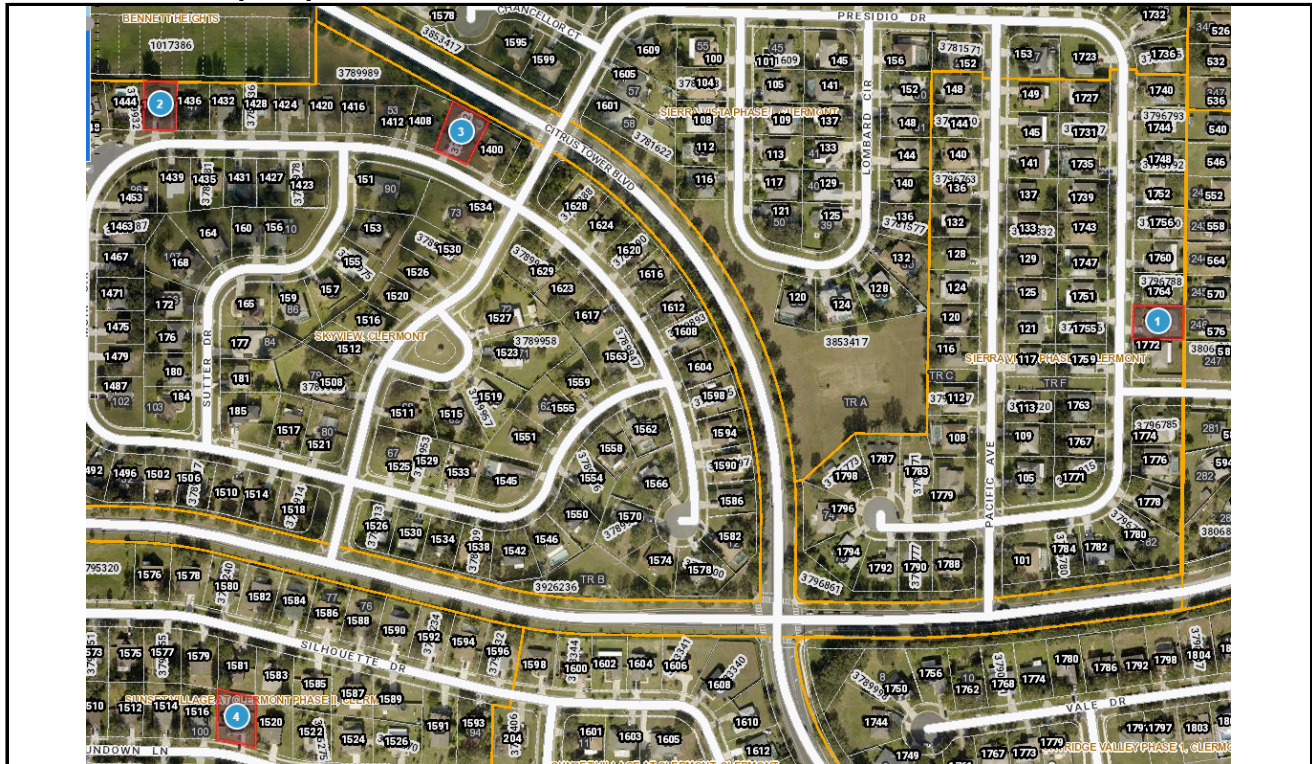
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: [REDACTED]

DATE [REDACTED]

2024-0741 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3796787	1768 PRESIDIO DR CLERMONT	0.48
2	subject	3789933	1440 MUIR CIR CLERMONT	-
3	comp 1	3789942	1404 MUIR CIR CLERMONT	0.14
4	comp 3	3797467	1518 SUNDOWN LN CLERMONT	0.26
5				
6				
7				
8				

Alternate Key 3789933
 Parcel ID 20-22-26-1975-000-04600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0741 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

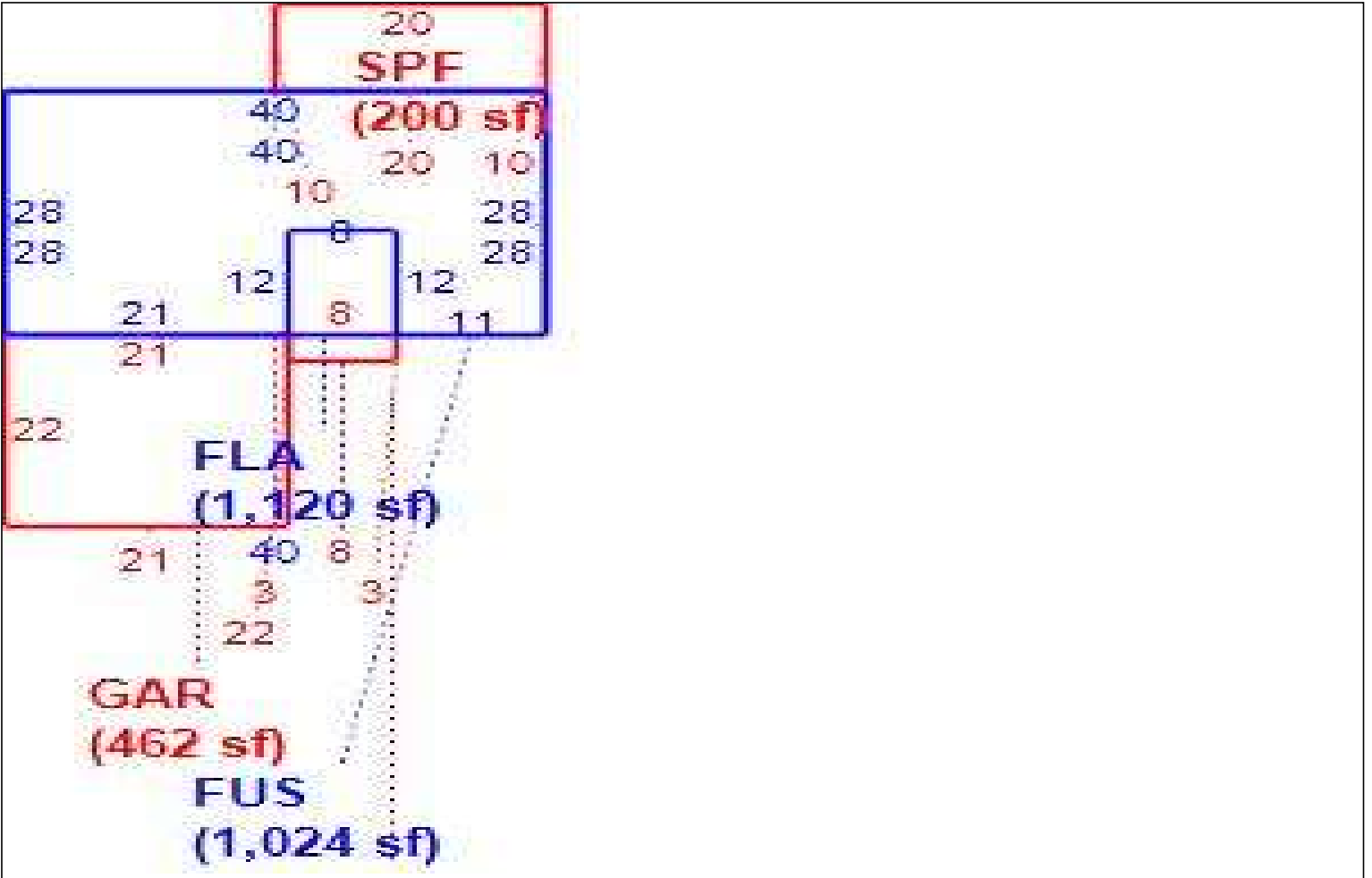
Current Owner		
IH5 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 1440 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 46 PB 42 PGS 69-70 ORB 4612 PG 2453

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 279,870
Deprec Bldg Value 271,474		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	4
FLA	FINISHED LIVING AREA	1,120	1,120	1120	2001	2144	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,024	1,024	1024	Base Rate	106.86	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	462	0	Building RCN	279,870	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	24	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	200	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		2,144	2,830	2,144	Functional Obsol	0	Building RCNLD	271,474		

Alternate Key 3789933
 Parcel ID 20-22-26-1975-000-04600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0741 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	
2018	17-3289	10-30-2017	03-21-2018	6,225	0002	STORM REROOF	03-21-2018		
2002	110896	01-01-2001	08-28-2001	123,596	0000	SFR W/DEC-1440 MUIR CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4612 2453	04-09-2015	WD	U	U	I	161,000				
	2179 0881	09-13-2002	WD	Q	Q	I	160,000				
	1951 1155	05-23-2001	WD	Q	Q	I	142,000				
	1882 1387	11-20-2000	WD	U	M	V	100,500				
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	271,474	0	359,474	51224	308250	0.00	308250	359474	359,474	

Parcel Notes

1951/1155 ROGER E KALE MARRIED
 02FC ADD SFR MSMNTS ON SPF ESTIMATED FROM PRIVACY FENCE RS 082801
 15X RENEWAL CARD RETURNED WITH NEW MAILING ADDRESS OF 502 SOUTHRIDGE RD CLERMONT 34711
 15X OWNER DID NOT OCCUPY THE PROPERTY AS PERMANENT RESIDENCE AS OF JANUARY 1ST
 4612/2453 JEFFREY B & SUZANNE M JAMES TO IH5 PROPERTY FLORIDA LP
 15SALE ORB 4612/2453 U SALE FORECLOSURE JUDG FILED ORB 4565/260 MLS G4806603 ALSO STATES SHORT SALE SCANNED CRA 061215
 16IT SKETCH APPEARS ACCURATE SFR IN GOOD COND BEDS FROM 5 XFIX FROM 0 PER MLS G4806603 CRA 061215
 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 AK3789176 CB 080516
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 19IT 091417 FLA1 FROM 1008SF STY FROM 2 FLA2 TO FUS SIZE FROM 8X14 WALL TYPE FROM 3 TO MAKE CONSISTENT WITH SUB CRA 080718
 20VAB PETITION 2020-095 TJW 091620
 20VAB PETITION 2020-095 WITHDRAWN NO CHANGE TJW 111620

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 3789942
 Parcel ID 20-22-26-1975-000-05500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0741 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

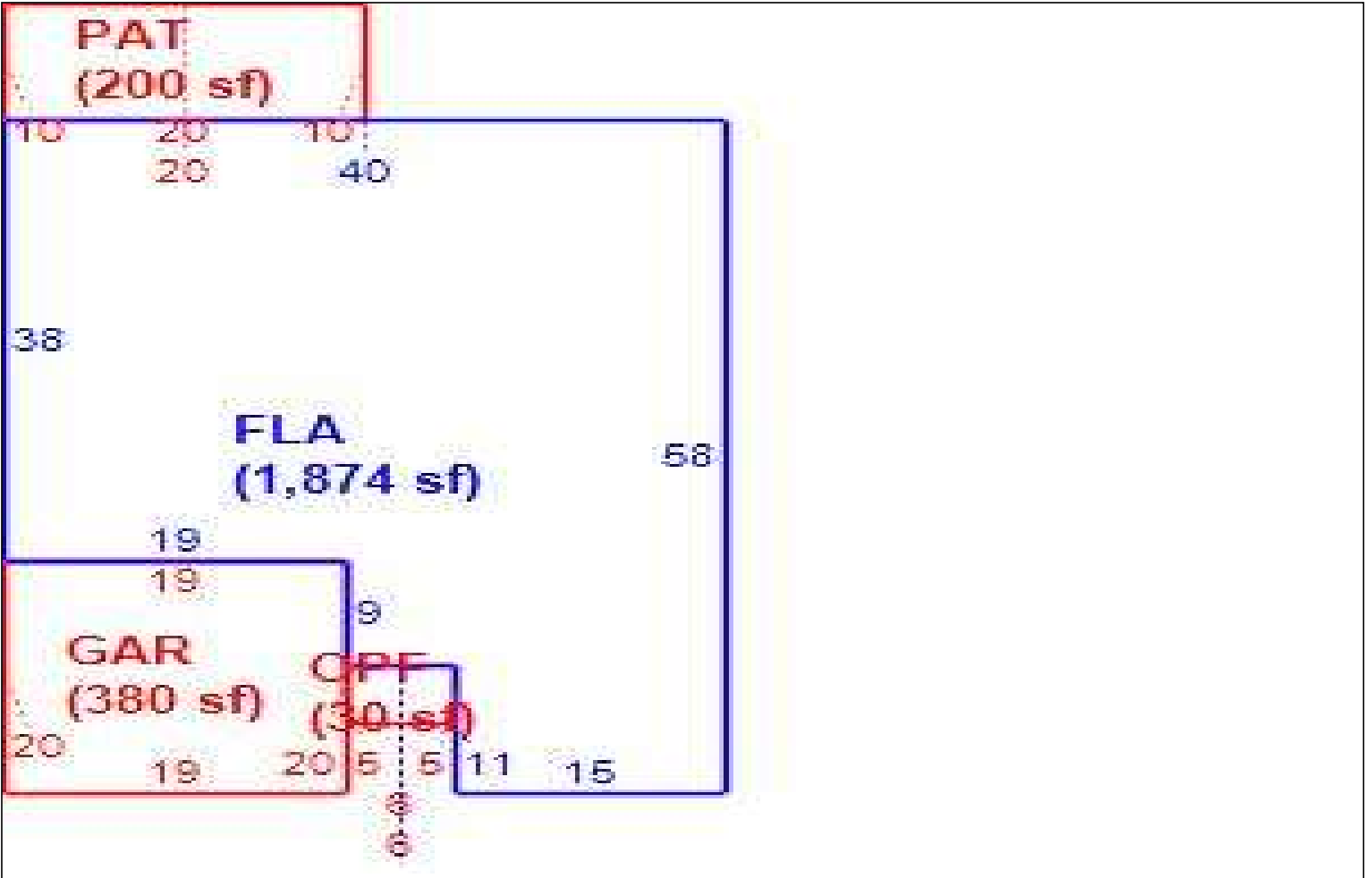
Current Owner		
MIRTO MARIA & GIANFRANCO		
1404 MUIR CIR		
CLERMONT	FL	34711

Property Location			
Site Address	1404 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 55 PB 42 PGS 69-70 ORB 6202 PG 1584

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 242,481 Deprec Bldg Value 235,207 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,874	1,874	1874	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	108.76	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	242,481	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	200	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,874	2,484	1,874	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	235,207			

Alternate Key 3789942
 Parcel ID 20-22-26-1975-000-05500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0741 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
POL2	SWIMMING POOL - RESIDENTIAL	276.00	SF	35.00	2009	2009	9660.00	85.00	8,211
PLD3	POOL/COOL DECK	325.00	SF	7.33	2009	2009	2382.00	70.00	1,667

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	24-1177	03-22-2024		10,943	0002	PANEL ROOM 12X20			
2010	200900710	07-10-2009	04-06-2010	17,000	0003	POL	04-06-2010		
2002	110353	01-01-2001	09-04-2001	102,388	0000	SFR/1404 MUIR CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023106380	6202	1584	08-23-2023	WD	Q	01	I	425,000	039	HOMESTEAD	2024	25000
	2956	1653	09-16-2005	QC	U	U	I	64,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2692	1514	05-22-2003	WD	Q	Q	I	132,500				
	2203	0872	10-29-2002	WD	Q	Q	I	117,000				
	1949	0725	05-16-2001	WD	Q	Q	I	120,800				
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	235,207	9,878	333,085	0	333085	50,000.00	283085	308085	333,085	

Parcel Notes

1875/445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC
 1949/725 MARONDA HOMES INC TO OSCAR P & TIFFANY L SOBENES-DESME HW
 2203/872 LUKE A JR & PATRICIA M SEPE HW
 03 QG FROM 525 FER 042803
 2692/1514 DAVID TRAWICK SINGLE
 2956/1653 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW
 10FC BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 6202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW
 24CC EFILE HX APP CP 082924

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 3796787
Parcel ID 20-22-26-1905-000-08700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0741 Comp 2
PRC Run: 12/9/2024 By
Card # 1 of 1

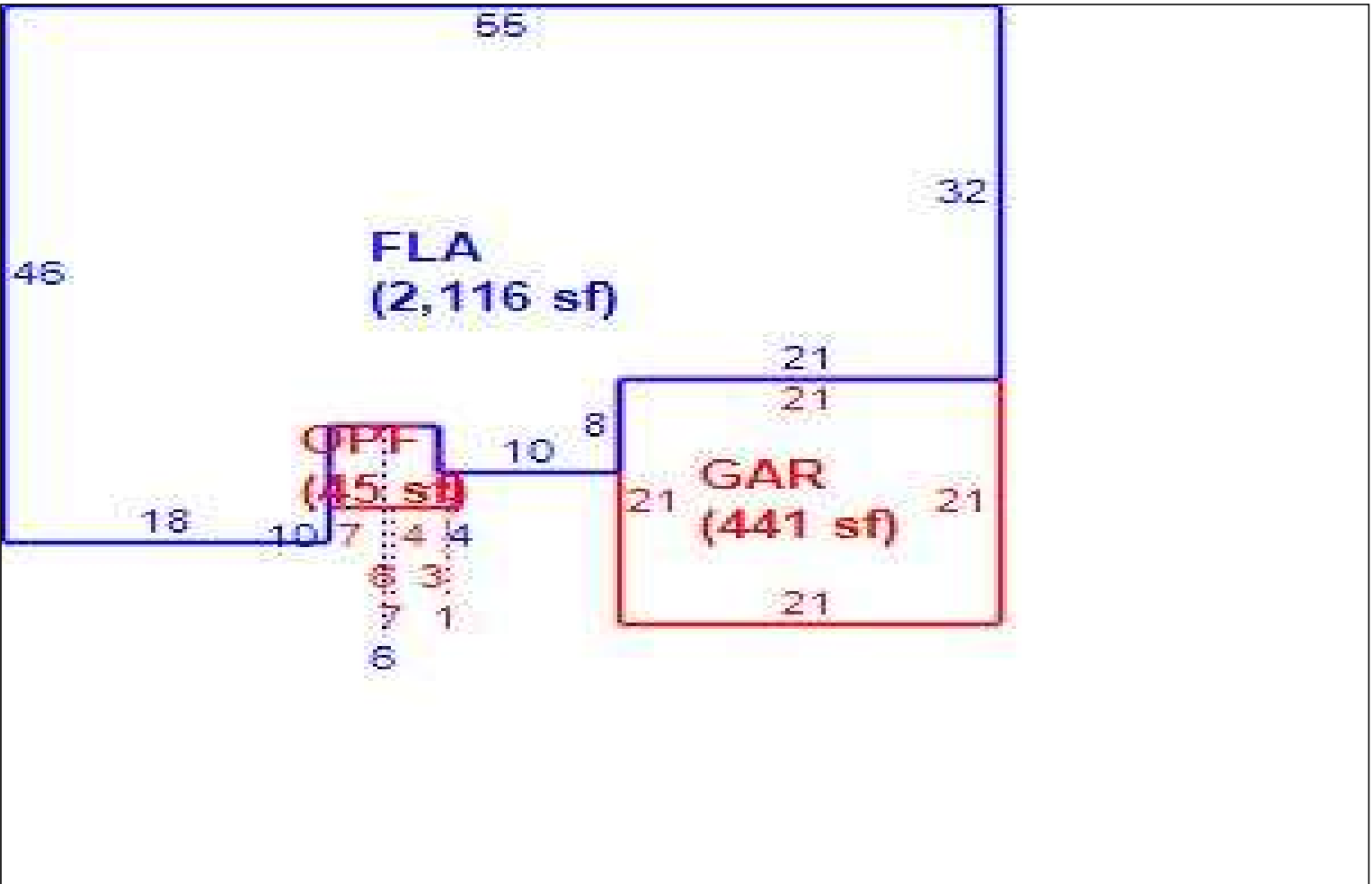
Current Owner	
BLEAKNEY SAGE J & ALYSSA B	
400 ATKINSON LN	
AMBLER	PA 19002-2811

Property Location	
Site Address 1768 PRESIDIO DR	
CLERMONT FL 34711	
Mill Group 000C	NBHD 0583
Property Use	
00100	SINGLE FAMILY
Last Inspection	
PJF	01-01-202

Legal Description
CLERMONT, SIERRA VISTA PHASE II SUB LOT 87 PB 43 PGS 85-86 ORB 6145 PG 490

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 279,851 Deprec Bldg Value 271,455 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,116	2,116	2116	2001	2116	110.31	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0			279,851	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	45	0				Condition	EX	Heat Type	6
								% Good	97.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		2,116	2,602	2,116			271,455	Building RCNLD	271,455	Roof Cover	3
								Type AC	03		03

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	378.00	SF	35.00	2003	2003	13230.00	85.00	11,246
PLD2	POOL/COOL DECK	611.00	SF	5.38	2003	2003	3287.00	70.00	2,301
SEN2	SCREEN ENCLOSED STRUCTURE	1790.00	SF	3.50	2003	2003	6265.00	47.50	2,976
PUG2	POOL UPGRADE	1.00	UT	4000.00	2003	2003	4000.00	85.00	3,400

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	03-26-2007	1	0000	CHECK VALUES	03-26-2007		
2004	2003101309	10-29-2003	02-19-2004	5,000	0000	24X43 SEN			
2004	2003080183	08-06-2003	02-19-2004	400	0000	RTN			
2004	2003050729	05-19-2003	02-19-2004	20,000	0000	15X30 POOL			
2004	2003040087	04-02-2003	02-19-2004	500	0000	15X27 CONC SLAB			
2002	2001090217	09-14-2001	01-09-2002	114,092	0000	SFR/1768 PRESIDIO DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020359476	6145	0490	05-16-2023	WD	Q	01	I	470,000			
2019037786	5260	0555	04-03-2019	WD	Q	Q	I	285,000			
	3146	1556	04-17-2006	WD	Q	Q	I	320,000			
	2124	2411	05-31-2002	WD	Q	Q	I	153,400			
	1867	0590	09-28-2000	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	271,455	19,923	379,378	0	379378	0.00	379378	379378	379,535	

Parcel Notes

02FC LOTS 59-119--NBHD FROM 4580 ADD LOC TO EQUAL PHS I 082301 RS
 2124/2411 TO DAVANIA L BRANCH UNMARRIED
 04FC DELETE 140SF CAN4 ADD POL PLD SEN PUG PUG IS FOR PLANTER WATERSPRAYERS AND RTN LG 021904
 3146/1556 DAVANIA L BRANCH AKA BURNS & DARRIEN BURNS TO LESLIE D MC KINZIE SINGLE
 07FC LOC FROM 205 QG FROM 630 JSB 032607
 18X HUSBAND IS A RESIDENT OF OKLAHOMA VERIFIED ONLINE THERE IS NO EX ON HOME LOCATED AT 11912 WIND FLOWER PL OKLAHOMA CITY OK 73120 DB 081418
 18 LESLIE DELAHAY MC KINZIE MARRIED ROBERT ALAN ROBISON 051515 ML RECD IN MONROE CO INFO SCANNED CB 081618
 5260/555 LESLIE D ROBINSON FKA MC KINZIE TO HARRY A CASTIBLANCO CANTOR MARRIED
 19X COURTESY HX CARD SENT 052119
 19 SUBMITTED HX APP WITH COPY OF PERM RES CARD CS 081619
 20 MLS R4901087 ADT 112519
 20 3FIX FROM 1 BEDS FROM 3 ADT 112519
 18DS RESEARCH TO FIND SPOUSES INFO AFTER ML SUBMITTED DB 081418
 6145/490 HARRY A CASTIBLANCO CANTOR & ANDREA CATALINA PARRA LOPEZ TO SAGE JUSTIN & ALYSSA BETH BLEAKNEY HW
 23TR NOT DELIVERABLE AS ADDR 2925 THUNDERHEAD RD ABINGTON PA 19001 ACS 092023
 24TR KEYED FORWARDING ADDR OF 400 ATKINSON LN AMBLER PA 19002 2811

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0741 Comp 3
PRC Run: 12/9/2024 By
Card # 1 of 1

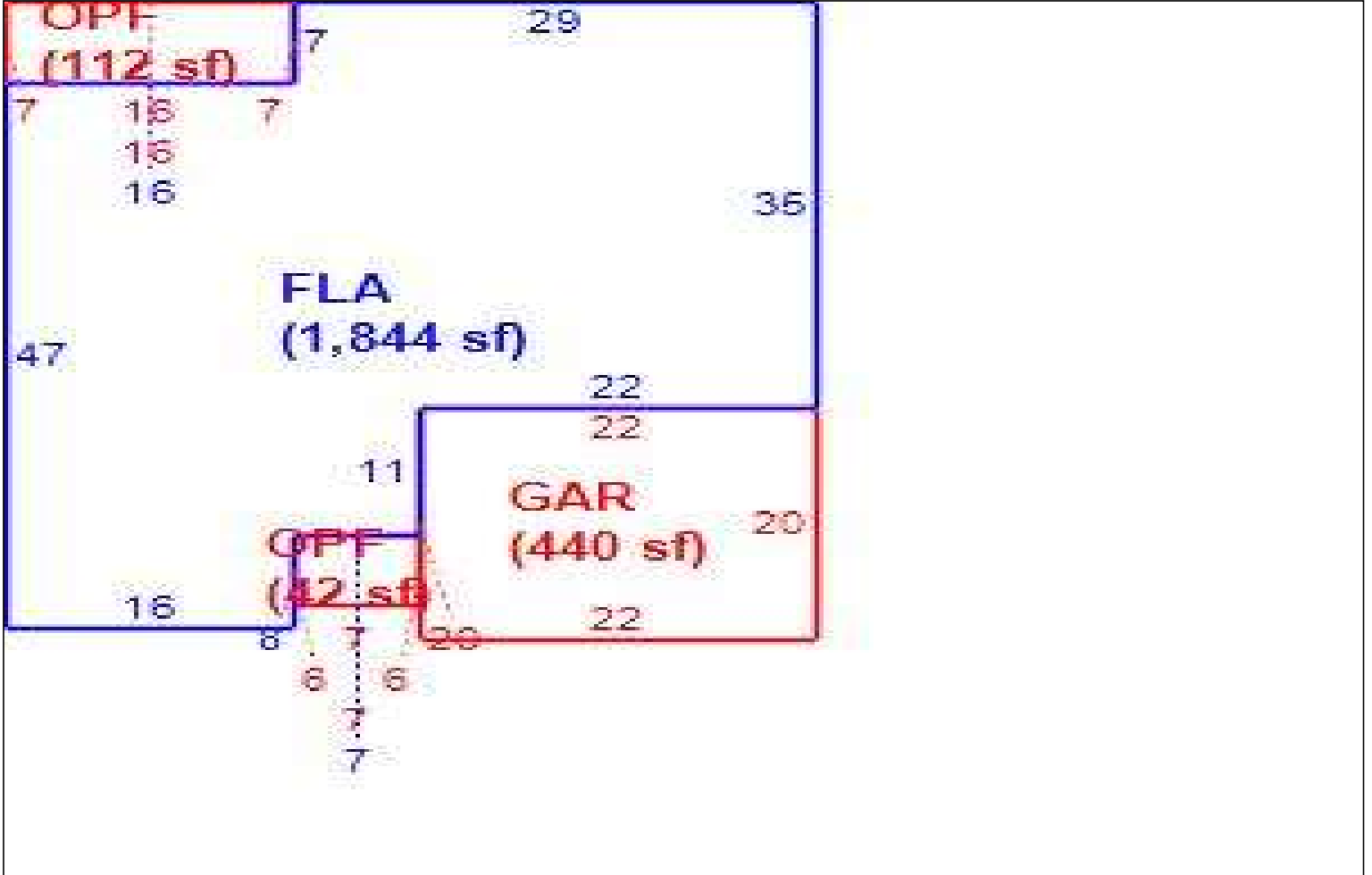
Current Owner		
MOORE CRISTIAN & LEONOR		
1518 SUNDOWN LN		
CLERMONT	FL	34711

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
TOTALS		1,844	2,438	1,844	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					241,438				

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

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