



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3798295**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<b>2024-0742</b>	County <b>Lake</b>	Tax year <b>2024</b> Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b> <i>INVITATION HOMES 7LP</i>			
Taxpayer name: <b>INV_HOME; Progress Residential Hvh Borrower Llc</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>20-22-26-1975-000-11000 156 Sutter Dr</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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.**



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0742	Alternate Key: 3798295	Parcel ID: 20-22-26-1975-000-11000	
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 156 SUTTER DR CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> INVITATION HOMES 7 LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 311,890	\$ 311,890	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 311,890	\$ 311,890	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 311,890	\$ 311,890	

\*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
<b>AK#</b>	3798295	3789944	3789953	3828394
<b>Address</b>	156 SUTTER DR CLERMONT	1629 MUIR CIR CLERMONT	1529 MUIR CIR CLERMONT	1518 PIER ST CLERMONT
<b>Proximity</b>		0.11 Miles	0.12 Miles	0.39 Miles
<b>Sales Price</b>		\$370,000	\$370,000	\$355,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	4.00%	4.40%
<b>Adjusted Sale</b>		\$323,380	\$329,300	\$317,370
<b>\$/SF FLA</b>	\$181.97 per SF	\$172.56 per SF	\$179.55 per SF	\$173.43 per SF
<b>Sale Date</b>		6/7/2023	2/13/2023	1/20/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,714	1,874	-8000	1,834	-6000	1,830	-5800
<b>Year Built</b>	2002	2001		2001		2006	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		-Net Adj. 2.5%	-8000	-Net Adj. 1.8%	-6000	-Net Adj. 1.8%	-5800
		Gross Adj. 2.5%	8000	Gross Adj. 1.8%	6000	Gross Adj. 1.8%	5800
<b>Adj. Sales Price</b>	Market Value <b>\$311,890</b>	Adj Market Value <b>\$315,380</b>		Adj Market Value <b>\$323,300</b>		Adj Market Value <b>\$311,570</b>	
	Value per SF 181.97						

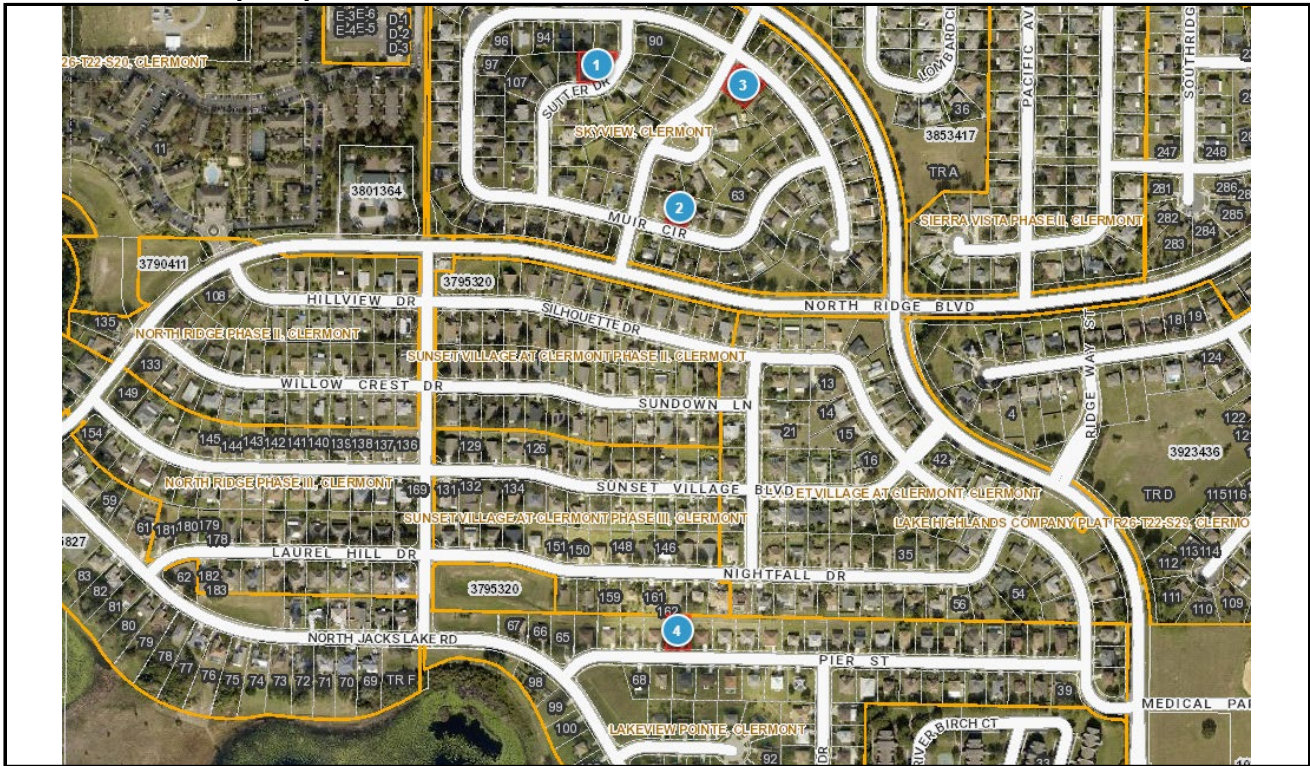
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0742 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3798295	156 SUTTER DR CLERMONT	-
2	comp 2	3789953	1529 MUIR CIR CLERMONT	0.12
3	comp 1	3789944	1629 MUIR CIR CLERMONT	0.11
4	comp 3	3828394	1518 PIER ST CLERMONT	0.39
5				
6				
7				
8				



Alternate Key 3798295  
Parcel ID 20-22-26-1975-000-11000

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0742 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	
2014 2006	SALE 2005011141	01-01-2013 01-20-2005	05-15-2014 05-22-2006	1 3,586	0099 0000	CHECK VALUE SCRN ENCL 14X25	03-14-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023087604	6179 1802	07-11-2023	WD	Q	05	I	4,994,400					
2021154197	5831 1077	09-09-2021	WD	U	11	I	100					
2020038097	5447 1581	03-06-2020	WD	U	11	I	100					
	4702 0960	11-03-2015	WD	U	M	I	100					
	4410 0968	11-22-2013	WD	Q	Q	I	160,000					
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	
88,000	223,890	0	311,890	0	311890	0.00	311890	311890	311,890	

**Parcel Notes**

2094/2346 DANA A & LASAGNA A FREEMAN HW  
03 LOC FROM 108 FER 112602  
06FC REPLACE DAMAGE TO SPU5 JSB 052206  
07X CARD RETURNED WITH ADDRESS OF 80 NEWNAN LAKES BLVD APT 1322 NEWNAN GA 30263 MOVED SEPT 06 PER PHONE CALL FROM DANA 021307  
4298/203 DANA A & LASAGNA A FREEMAN TO KATTY PARENT & ALEXANDRE DE NOBREGA DOS SANTOS HW  
13SALE ORB 4298/203 U SALE SHORT SALE LIS PENDENS RECD 4257/699 MLS LISTING G4691173 SCANNED FD 041813  
4410/968 KATTY PARENT & ALEXANDRE DE NOBREGA DOS SANTOS TO FREQ FLORIDA LLC  
14 BDRM FROM 3 3FIX FROM 2 4FIX FROM 0 XFIX FROM 0 PER MLS LISTING O5187735 CRA 031214  
14FC ADD CAN6 4X8 NPA SFR WELL MAINTAINED NEW EXT PAINT SUB UPDATED IN MASS SFR CURRENTLY RENTED CRA 031414  
4702/960 FREQ FLORIDA LLC TO PROGRESS RESIDENTIAL 2015-3 BORROWER LLC  
4702/960 M SALE INCL 23 PARCELS IN VARIOUS SUBS  
17TR NOT DELIVERABLE AS ADDRESSED 201 N FRANKLIN ST STE 1750 TAMPA FL 33602 5840  
18TR NOT DELIVERABLE AS ADDRESSED 201 N FRANKLIN ST STE 1750 TAMPA FL 33602 5840  
19TR NOT DELIVERABLE AS ADDRESSED 201 N FRANKLIN ST STE 1750 TAMPA FL 33602  
5447/1581 PROGRESS RESIDENTIAL BORROWER 12 LLC TO P4 SFR PROPERTY OWNER 1 LLC  
5447/1581 M SALE INCL AK3798295 AK3823833 AK3784143 AK3782985  
5831/1077 P4 SFR PROPERTY OWNER LLC TO PROGRESS RESIDENTIAL HVH BORROWER LLC  
6179/1802 M SALE INCL 14 LOTS IN MULTPLE SUBS SR SUNBELT HOMES GROUP 2 LLC FKA PROGRESS RESIDENTIAL HVH BORROWER LLC TO INVITATION HOMES 7 LP

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Alternate Key 3789944  
 Parcel ID 20-22-26-1975-000-05700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0742 Comp 1  
 PRC Run: 12/9/2024 By

Card # 1 of 1

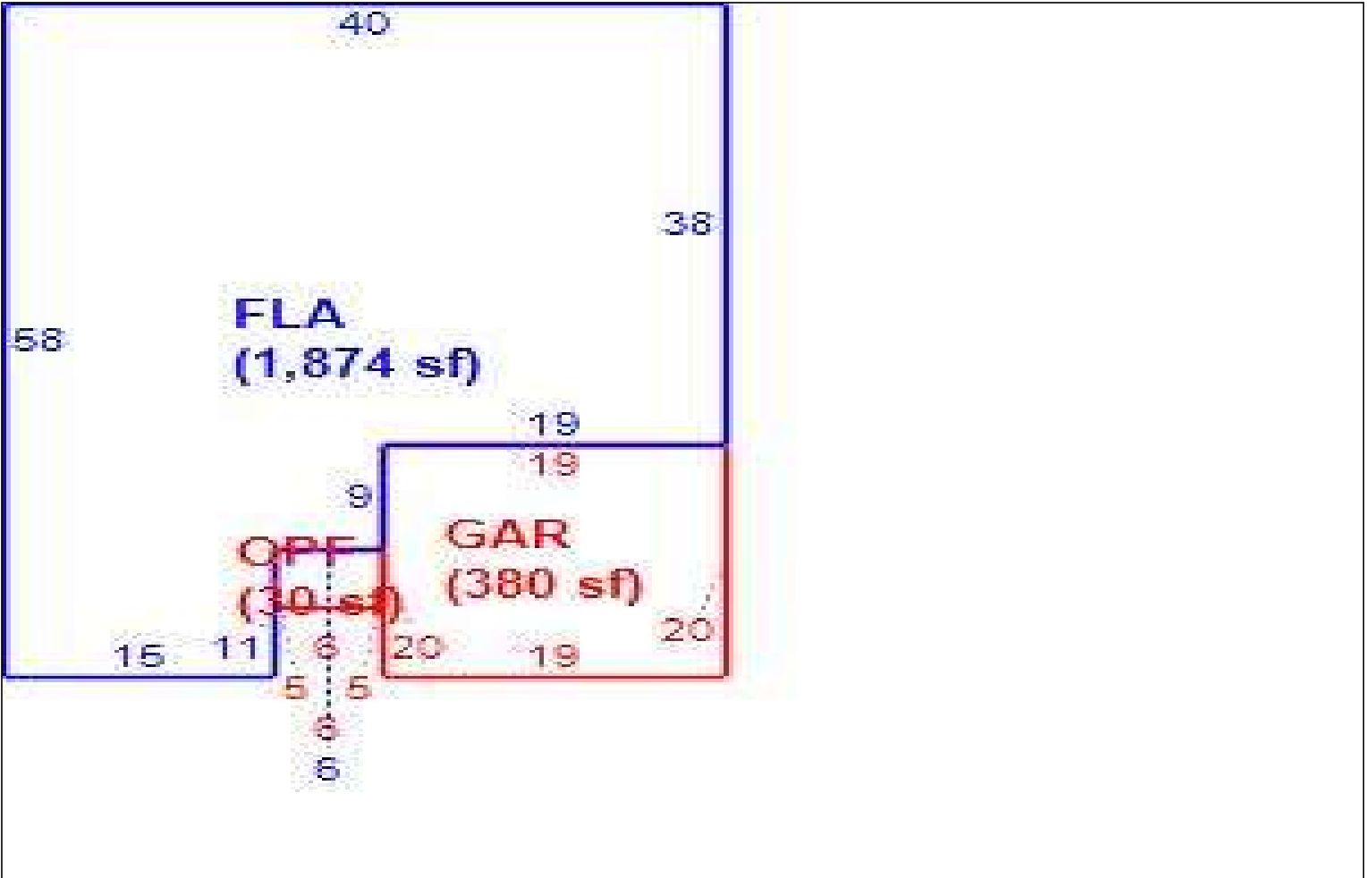
Current Owner		
RUIZ ISABEL & CHRISTOPHER D PENA		
1629 MUIR CIR		
CLERMONT	FL	34711

Property Location			
Site Address 1629 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 57 PB 42 PGS 69-70 ORB 6162 PG 677

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 241,881
Deprec Bldg Value 234,625		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	241,881	Wall Type	03	Heat Type	6
TOTALS		1,874	2,284	1,874	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	234,625			



Alternate Key 3789944  
 Parcel ID 20-22-26-1975-000-05700

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0742 Comp 1  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023073183	6162	0677	06-07-2023	WD	Q	01	I	370,000	039	HOMESTEAD	2024	25000
	1912	0902	02-21-2001	WD	Q	Q	I	115,700	059	ADDITIONAL HOMESTEAD	2024	25000
	1850	1936	08-08-2000	WD	U	M	V	1				
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
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	234,625	0	322,625	0	322625	50,000.00	272625	297625	322,625	

**Parcel Notes**

1912/902 WILLIAM R & EMILY F CONDE H/W  
 2001 LOC FROM 1.20 073001 RS  
 2003 QG FROM 525 FER 042803  
 6162/677 WILLIAM R & EMILY F CONDE TO ISABEL RUIZ & CHRISTOPHER D PENA HW  
 24CC EFILE HX APP CP 030124

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0742 Comp 2  
 PRC Run: 12/9/2024 By

Card # 1 of 1

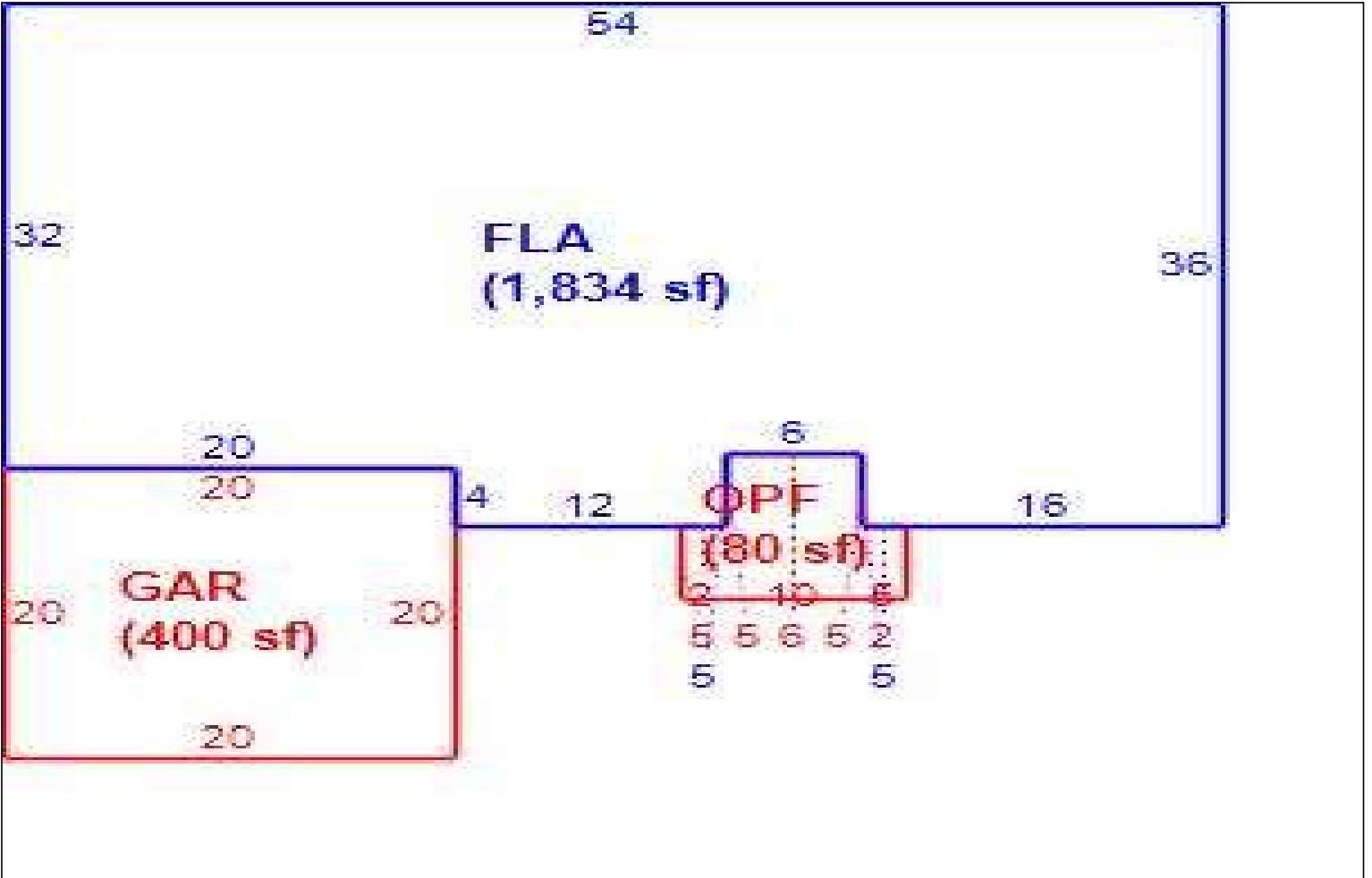
Current Owner		
PROGRESS ORLANDO LLC		
PO BOX 4090		
SCOTTSDALE	AZ	85261-4090

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
						Foundation	3	Fireplaces	0
						Roof Cover	3	Type AC	03
TOTALS		1,834	2,314	1,834	231,618				

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0742 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

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Alternate Key 3828394  
 Parcel ID 20-22-26-0160-000-06000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0742 Comp 3  
 PRC Run: 12/9/2024 By

Card # 1 of 1

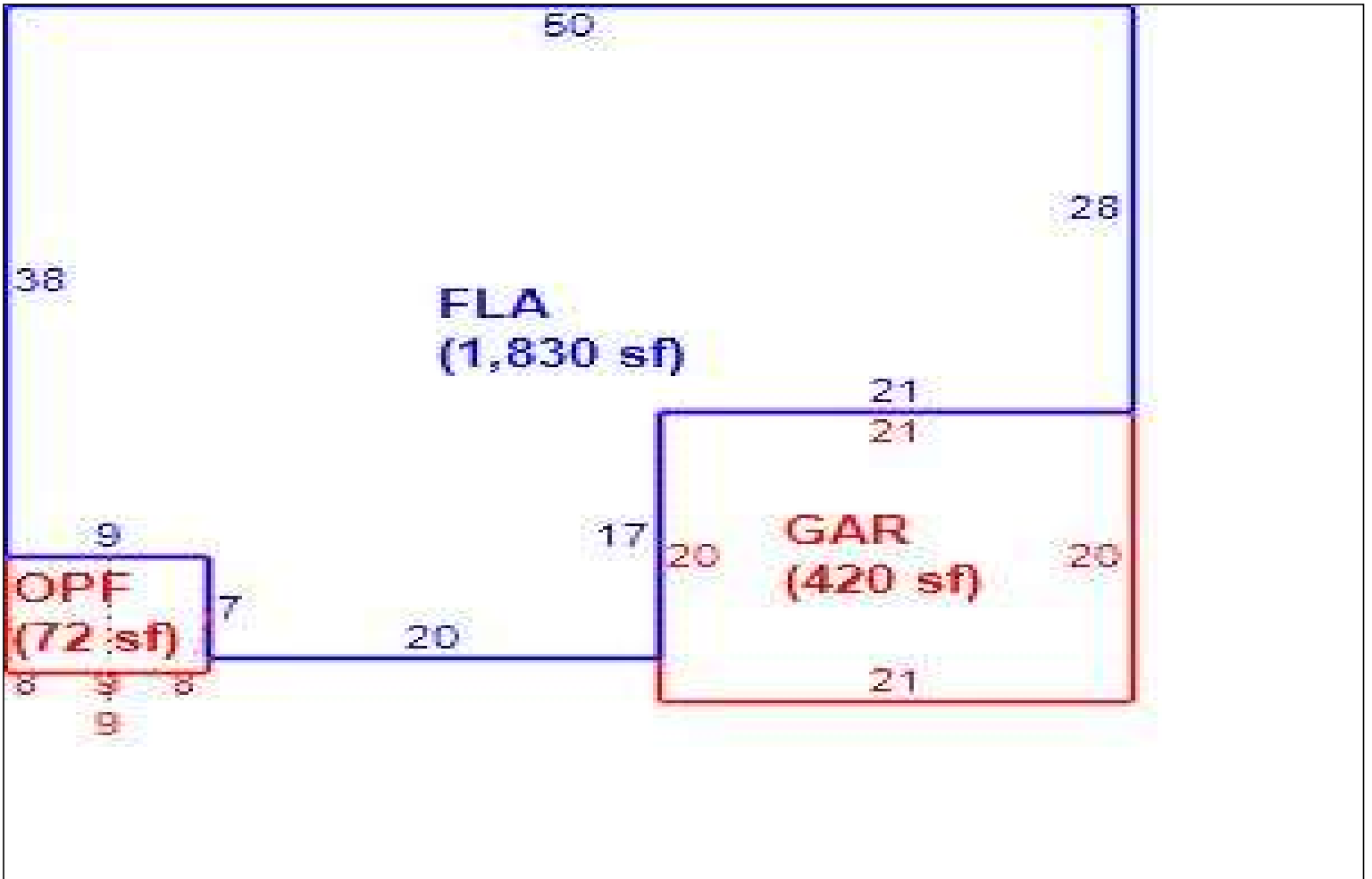
Current Owner	
STROMBERG LANCE & JESSICA	
4327 S US HIGHWAY 27 #154	
CLERMONT	FL 34711-5349

Property Location			
Site Address	1518 PIER ST	CLERMONT	FL 34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
LAKEVIEW POINTE PB 52 PG 52-56 LOT 60 ORB 6083 PG 349

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 238,763
Deprec Bldg Value 231,600		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	1,830	1,830	1830	2006	1830	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	108.87	0	Quality Grade	670	Half Baths	0
OFF	OPEN PORCH FINISHE	0	72	0	238,763	0	Wall Type	03	Heat Type	6
TOTALS		1,830	2,322	1,830	EX	97.00	Foundation	3	Fireplaces	0
					% Good	0	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	231,600				

Alternate Key 3828394  
 Parcel ID 20-22-26-0160-000-06000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0742 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2005080663	01-01-2006	08-10-2006	101,816	0000	SFR FOR 07	08-10-2006		
2006	2005080663	08-26-2005	01-20-2006	101,816	0000	SFR 1518 PIER ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023008367	6083	0349	01-20-2023	WD	Q	01	I	355,000	039	HOMESTEAD	2024	25000
	4126	2139	12-12-2011	WD	Q	Q	I	117,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4126	2148	12-10-2011	QC	U	U	I	100				
	4054	1233	07-13-2011	QC	U	U	I	0				
	3169	0443	05-19-2006	WD	Q	Q	I	258,000				
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	231,600	0	319,600	0	319600	50,000.00	269600	294600	319,600	

**Parcel Notes**

4054/1233 ALISON M & ERIK W STRANGE TO ALISON M STRANGE TTEE OF THE ALISON M STRANGE LIV TRUST DTD 110310  
 4126/2139 ALISON M STRANGE INDIV & TTEE TO KAREEN WEDDERBURN UNMARRIED AND JENNIFER J HYLTON MARRIED ONLY  
 4126/2148 JENNIFER J HYLTON DEEDS HER INT TO KAREEN WEDDERBURN UNMARRIED  
 14X KAREEN A WEDDERBURN FURNISHED A COPY OF HER GREEN CARD GC 022114  
 19X KAREEN WEDDERBURN APPLIED FOR HX ON AK 3906029 FOR 2019 JRF 012419  
 6083/349 KAREEN WEDDERBURN TO LANCE & JESSICA STROMBERG HW  
 24CC EFILE HX APP CP 012324  
 24CC EFILE HX APP CP 021924  
 24 MAILING ADDR CHGD FROM 1518 PIER ST CLERMONT FL 34711 SPOKE TO OWNER THEY TRAVEL ALOT AND FOR SECURITY PURPOSES  
 MAIL NEEDS TO GO TO A PO BOX FOR ALL PARCELS SCANNED IN CS 060424

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