



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3806 710**

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>2024-0743</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 INVITATION HOMES TLP</b>			
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>20-22-26-2010-000-15200 1536 Nightfall 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.**

**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 # <b>2024-0743</b>	Alternate Key: <b>3806710</b>	Parcel ID: <b>20-22-26-2010-000-15200</b>	
Petitioner Name <b>Robert Peyton, Ryan LLC</b> The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address <b>1536 NIGHTFALL DR CLERMONT</b>		<input type="checkbox"/> Check if Multiple Parcels
Owner Name <b>INVITATION HOMES 7 LP</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 369,310	\$ 369,310	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 369,310	\$ 369,310	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 369,310	\$ 369,310	

\*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#	<b>3806710</b>	<b>3783348</b>	<b>3796787</b>	<b>3816253</b>
Address	1536 NIGHTFALL DR CLERMONT	1605 SILHOUETTE DR CLERMONT	1768 PRESIDIO DR CLERMONT	1328 LAUREL HILL DR CLERMONT
Proximity		0.25 Miles	0.53 Miles	0.28 Miles
Sales Price		\$565,000	\$470,000	\$440,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	2.80%	2.40%
Adjusted Sale		\$489,290	\$412,660	\$384,560
\$/SF FLA	\$167.26 per SF	\$194.70 per SF	\$195.02 per SF	\$188.97 per SF
Sale Date		8/4/2023	5/16/2023	6/3/2023
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	2,208	2,513	-15250	2,116	4600	2,035	8650
Year Built	2004	1999		2001		2004	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	3.0	2.0	5000	3.0		2.0	5000
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	Y	-20000	Y	-20000	N	0
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. 6.2%	-30250	-Net Adj. 3.7%	-15400	Net Adj. 3.5%	13650
		Gross Adj. 8.2%	40250	Gross Adj. 6.0%	24600	Gross Adj. 3.5%	13650
Adj. Sales Price	Market Value <b>\$369,310</b>	Adj Market Value	<b>\$459,040</b>	Adj Market Value	<b>\$397,260</b>	Adj Market Value	<b>\$398,210</b>
	Value per SF 167.26						

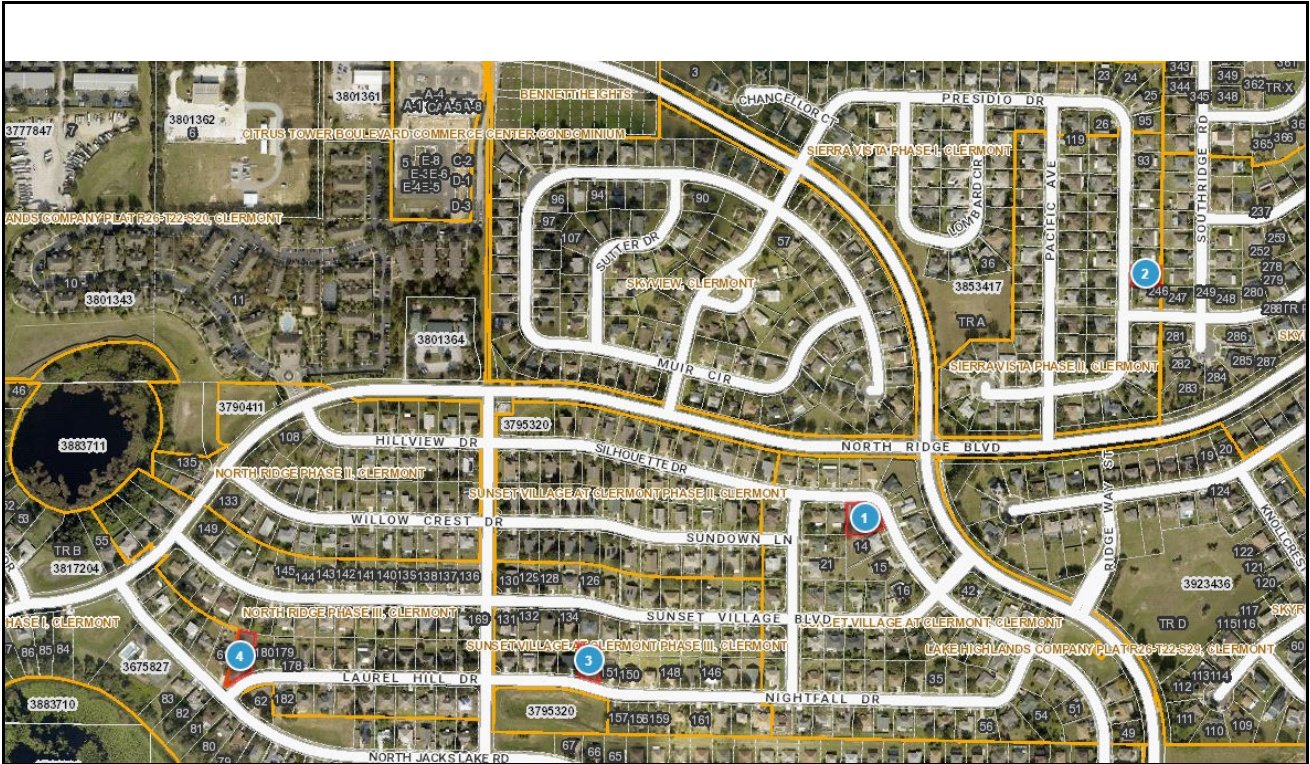
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0743 Comp Map



	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3783348	1605 SILHOUETTE DR CLERMONT	0.25
2	comp 2	3796787	1768 PRESIDIO DR CLERMONT	0.53
3	subject	3806710	1536 NIGHTFALL DR CLERMONT	-
4	comp 3	3816253	1328 LAUREL HILL DR CLERMONT	0.28
5				
6				
7				
8				

Alternate Key 3783348  
Parcel ID 20-22-26-2000-000-01300

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

2024-0743 Comp 1  
PRC Run: 12/9/2024 By

Card # 1 of 1

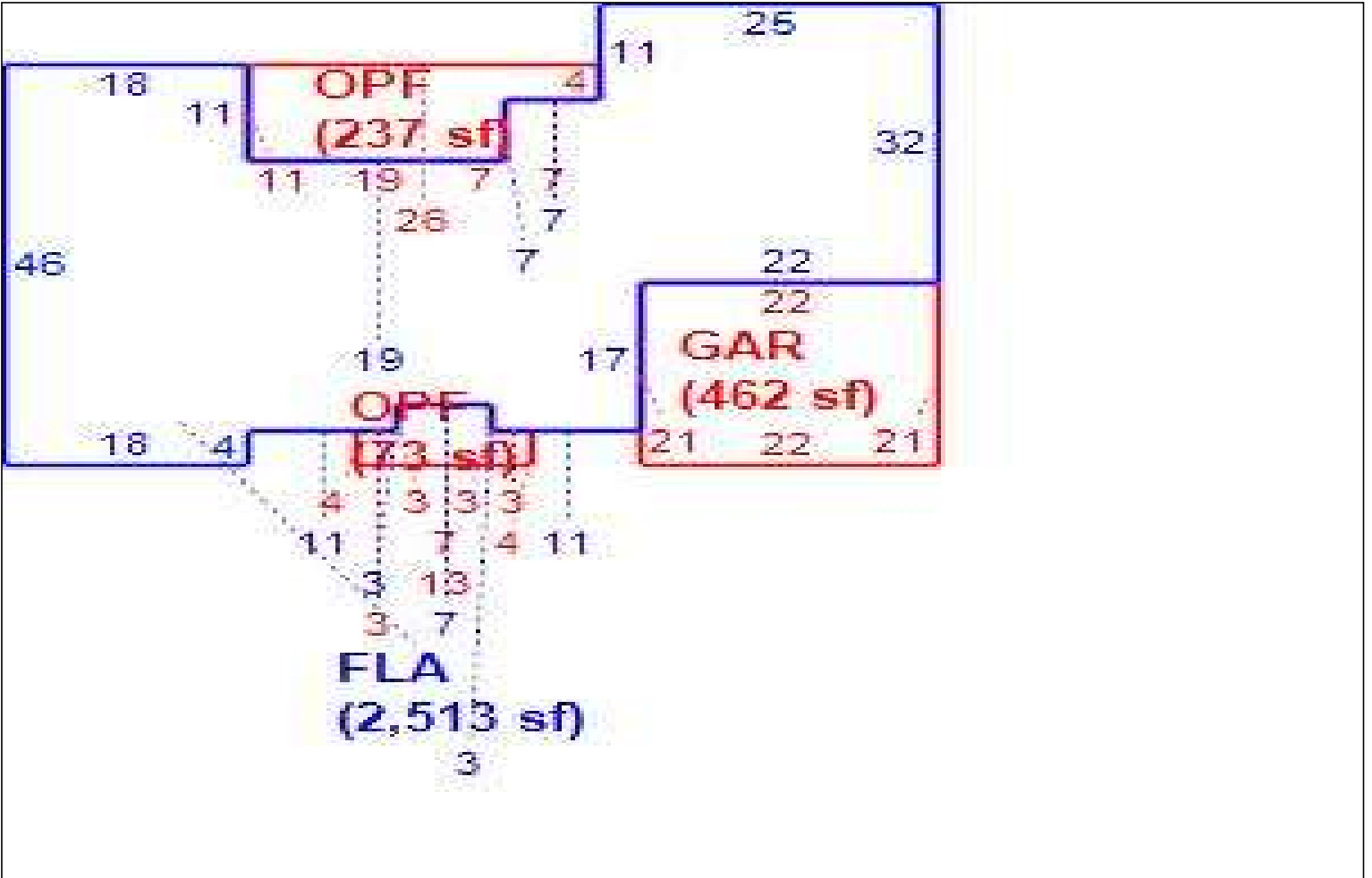
Current Owner		
BENANI HASSAN & MARYAM LAZZIZ		
2215 CEDAR GARDEN DR		
ORLANDO	FL	32824

Property Location		
Site Address 1605 SILHOUETTE DR		
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 LOT 13 PB 40 PGS 39-41 ORB 6190 PG 2061

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 312,603 Deprec Bldg Value 287,595 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,513	2,513	2513	1999	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	105.97	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	310	0	312,603	Wall Type	03	Heat Type	6
TOTALS		2,513	3,285	2,513	VG	Foundation	3	Fireplaces	0
					92.00	Roof Cover	3	Type AC	03
					0				
					287,595				

Alternate Key 3783348  
 Parcel ID 20-22-26-2000-000-01300

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

2024-0743 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	240.00	SF	35.00	1999	1999	8400.00	85.00	7,140
PLD2	POOL/COOL DECK	349.00	SF	5.38	1999	1999	1878.00	70.00	1,315
SEN2	SCREEN ENCLOSED STRUCTURE	1309.00	SF	3.50	1999	1999	4582.00	40.00	1,833

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2000	9903175	03-18-1999	12-01-1999	3,000	0000	SEN			
2000	9811150	02-19-1999	12-01-1999	133,000	0000	SFR U/C '99			
2000	9901192	01-28-1999	12-01-1999	15,000	0000	POOL/1605 SILHOUETTE DR			
1999	9811150	11-24-1998	12-31-1998	133,000	0000	SFR/1605 SILHOUETTE DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023095926	6190	2061	08-04-2023	WD	Q	01	I	565,000			
2023017801	6093	1819	02-01-2023	WD	Q	01	I	412,000			
2021008072	5623	1479	01-19-2021	CT	U	11	I	104,100			
	4657	0313	03-10-2015	WD	U	U	I	100			
	4657	0310	03-10-2015	WD	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	287,595	10,288	385,883	0	385883	0.00	385883	385883	385,883	

**Parcel Notes**

03 QG FROM 550 FER 111202  
 15X OWNER MOVED 2014  
 4595/1422 CT VS ANTHONY S CALABRARO ET AL PROP SOLD TO DELMONTE INVESTMENT INC  
 4657/310 DELMONTE INVESTMENT INC TO THE CLERMONT PROPERTY FINANCE TRS W/HUGO N GERSTL TTEE  
 4657/313 THE CLERMONT PROPERTY FINANCE TRS W/HUGH N GERSTL TTEE DEEDS TO THE 1605 SILHOUETTE DR TRS DTD 031015  
 W/GRACIELA VIRGINIA MONTERO TTEE  
 15X COURTESY HX CARD SENT 092115  
 15TR NOT DELIVERABLE AS ADDRESSED 1605 SILHOUETTE DR CLERMONT FL 34711 2758  
 16X COURTESY HX CARD SENT 012716  
 16TR NOT DELIVERABLE AS ADDRESSED 1605 SILHOUETTE DR CLERMONT FL 34711 2758  
 5623/1479 CT VS GRACIELA VIRGINIA MONTERO TTEE ET AL SOLD TO DLJ MORTGAGE CAPITAL INC  
 6093/1819 DLJ MORTGAGE CAPITAL INC TO CARLOS J PUERTO  
 6190/2061 CARLOS J PUERTO TO HASSAN BENANI & MARYAM LAAZIZ 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.\*\*\*

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

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

2024-0743 Comp 2  
 PRC Run: 12/9/2024 By

Card # 1 of 1

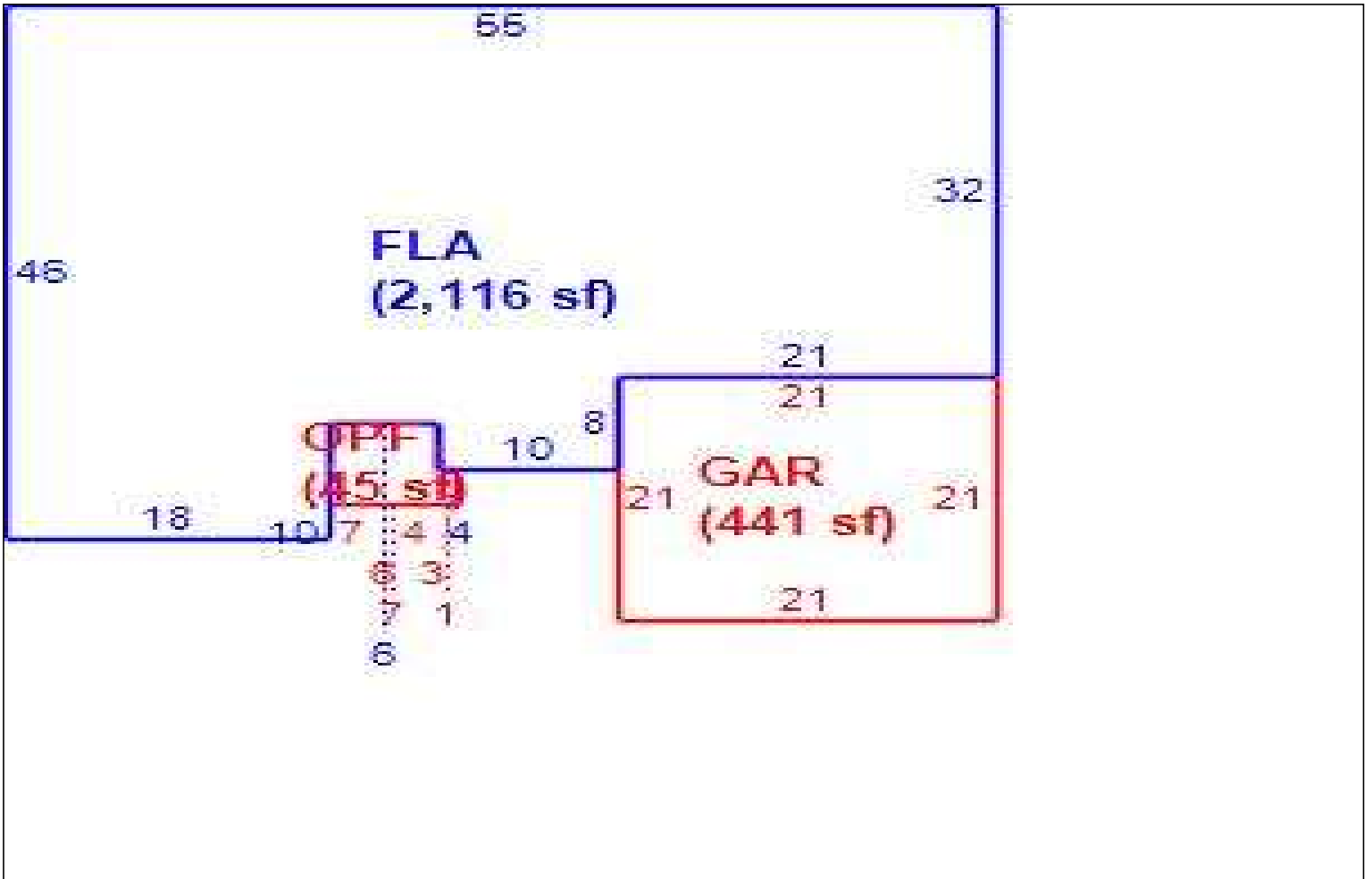
Current Owner		
BLEAKNEY SAGE J & ALYSSA B		
400 ATKINSON LN		
AMBLER	PA	19002-2811

Property Location			
Site Address 1768 PRESIDIO DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	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				Wall Type	03	Heat Type	6
TOTALS		2,116	2,602	2,116			271,455	Foundation	3	Fireplaces	0
								Roof Cover	3	Type AC	03



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

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

2024-0743 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
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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Parcel ID 20-22-26-2010-000-15200

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

2024-0743 Subject  
PRC Run: 12/9/2024 By

Card # 1 of 1

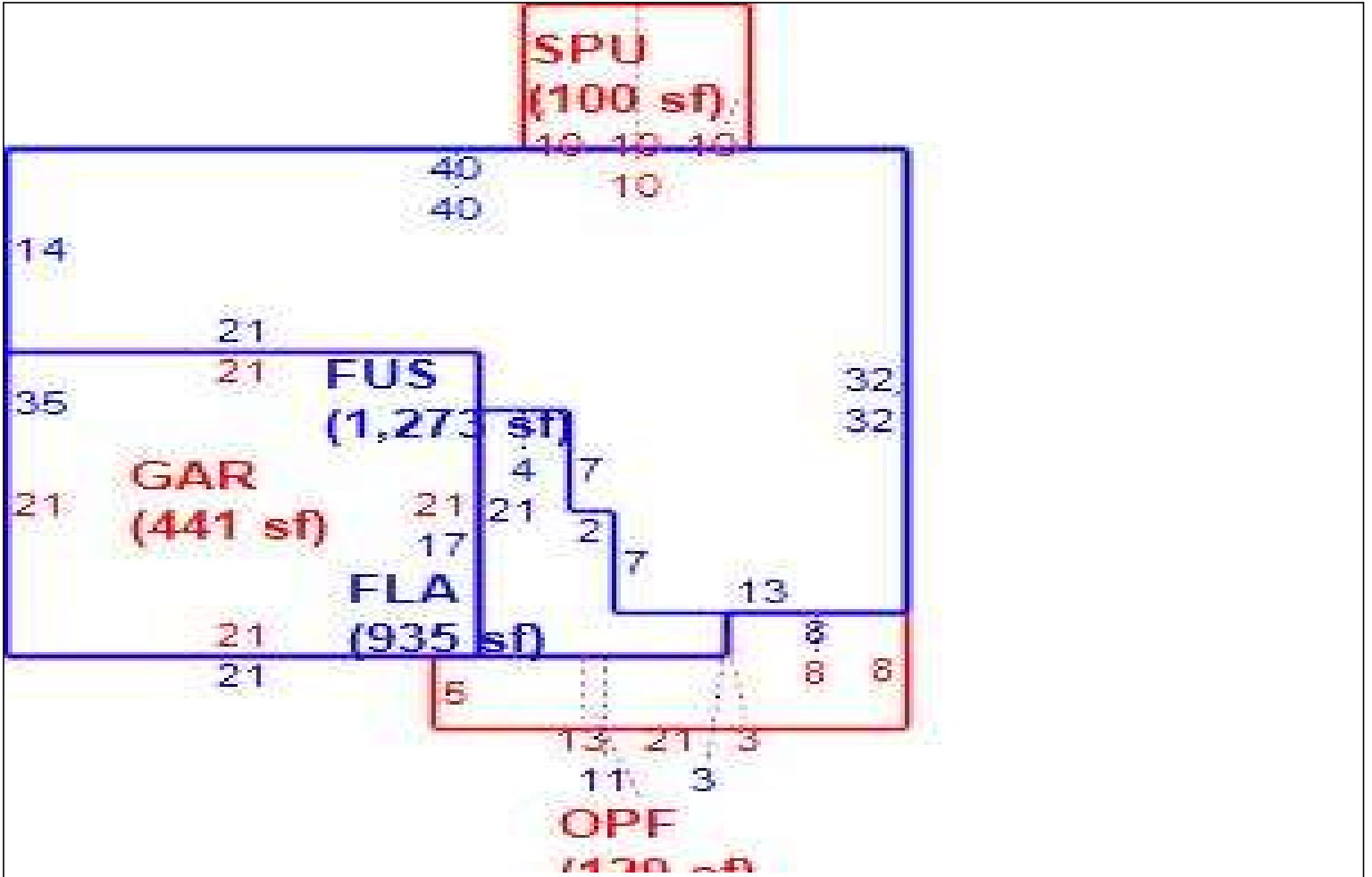
Current Owner		
INVITATION HOMES 7 LP		
1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 1536 NIGHTFALL DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	04-19-201

Legal Description
CLERMONT, SUNSET VILLAGE AT CLERMONT PHASE III SUB LOT 152 PB 45 PGS 63-64 ORB 6179 PG 1802

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 290,010 Deprec Bldg Value 281,310 Multi Story 1



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	935	935	935	2004	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,273	1,273	1,273	2208	Quality Grade	675	Half Baths	0
GAR	GARAGE FINISH	0	441	0	109.28	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	129	0	290,010	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	100	0	Condition EX	Roof Cover	3	Type AC	03
					% Good 97.00				
					Functional Obsol 0				
					Building RCNLD 281,310				
TOTALS		2,208	2,878	2,208					

Alternate Key 3806710  
 Parcel ID 20-22-26-2010-000-15200

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

2024-0743 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	
2019	18-17-547	04-24-2018	04-19-2019	4,984	0002	SCRN ENCL 2 13X18 AND 11X18	04-24-2019		
2016	VALU	01-01-2015	05-20-2016	1	0008	CK VALU SEE 15BILL NOTE	04-11-2016		
2005	2003080617	03-02-2004	03-25-2005	125,664	0000	SFR FOR 2005			
2004	2003080617	08-27-2003	03-02-2004	125,664	0000	SFR			

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					
2021154200	5831 1100	08-30-2021	WD	U	11	I	100					
2018118272	5181 1273	10-04-2018	WD	U	M	I	100					
	4535 2358	09-30-2014	WD	U	M	I	100					
	4355 0945	07-10-2013	WD	Q	Q	I	165,000					
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	281,310	0	369,310	0	369310	0.00	369310	369310	369,310	

**Parcel Notes**

2594/1920 CLINTON L HATCHER MARRIED  
 04TR TRIM RETURNED NO MAIL RECEPTACLE 1536 NIGHTFALL DR CLERMONT 34711  
 05FC FLA5 IS 2ND STY AREA OVER GCF JWP 032505  
 08X CIVDX BELONGS TO ANDREW J SIMONSEN  
 3931/575 ANDREW JAMES & MELISSA LENEEN SIMONSEN QC TO MELISSA LENEEN SIMONSEN  
 10X ABOVE DEED DTD 2009 REMOVED CIVDX FOR ANDREW SIMONSEN  
 12X RENEWAL CARD RETURNED WITH ADDRESS OF 800 ARBOR HILL CIR MINNEOLA 34715 SENT LETTER 012712  
 12X DENY  
 12X SIMONSEN DENIAL RETURNED WITH ADDR OF 800 ARBOR HILL CIR MINNEOLA 34715 062912 RESENT CMD 071012  
 13X MELISSA LENEEN SIMONSEN FILED FOR PORTABILITY IN POLK COUNTY NO VALUE TO PORT  
 4355/945 MELISSA LENEEN EHRlich-SIMONSEN TO FREO FLORIDA LLC  
 13TRIM MLS LISTING G4694396 CRA 102113  
 14 LOW SALE SEE AK 3806681 3806697 3816212 3828904 CRA 051514  
 4535/2358 FREO FLORIDA LLC TO PROGRESS RESIDENTIAL 2014-1 BORROWER LLC  
 4535/2358 M SALE INCL OVER 25 PARCELS MULTI SUBS  
 15VAB PETITION 2015-079 ADT 091515  
 15VAB PETITION 2015-079 WITHDRAWN WITH REDUCTION OF 8051 FOR NEW JUST VALUE OF 178000 TJW 121415  
 16IT FLA5 TO FUS WALL TYPE FROM 3 CRA 111315  
 15BILL CORRECTION 2015-0044 VALUE LOWERED BASED ON SALES IN AREA CRA 121615  
 16FC RESKETCH ENTIRE 2ND FLOOR IS NOW FUS2 DELETE FLA2 37SF NO SF CHG OLD SKETCH SCANNED CRA 041116  
 16 VALU OK SEE AK 3783401 3806693 3806715 CRA 052016  
 17TR NOT DELIVERABLE AS ADDRESSED 201 N FRANKLIN ST STE 1750 TAMPA FL 33602 5840  
 18TR UNABLE TO FORWARD 201 N FRANKLIN ST STE 1750 TAMPA FL 33602 5840  
 18VAB PETITION 2018-042 TJW 091418

\*\*\*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 3816253  
 Parcel ID 20-22-26-1506-000-18100

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

2024-0743 Comp 3  
 PRC Run: 12/9/2024 By

Card # 1 of 1

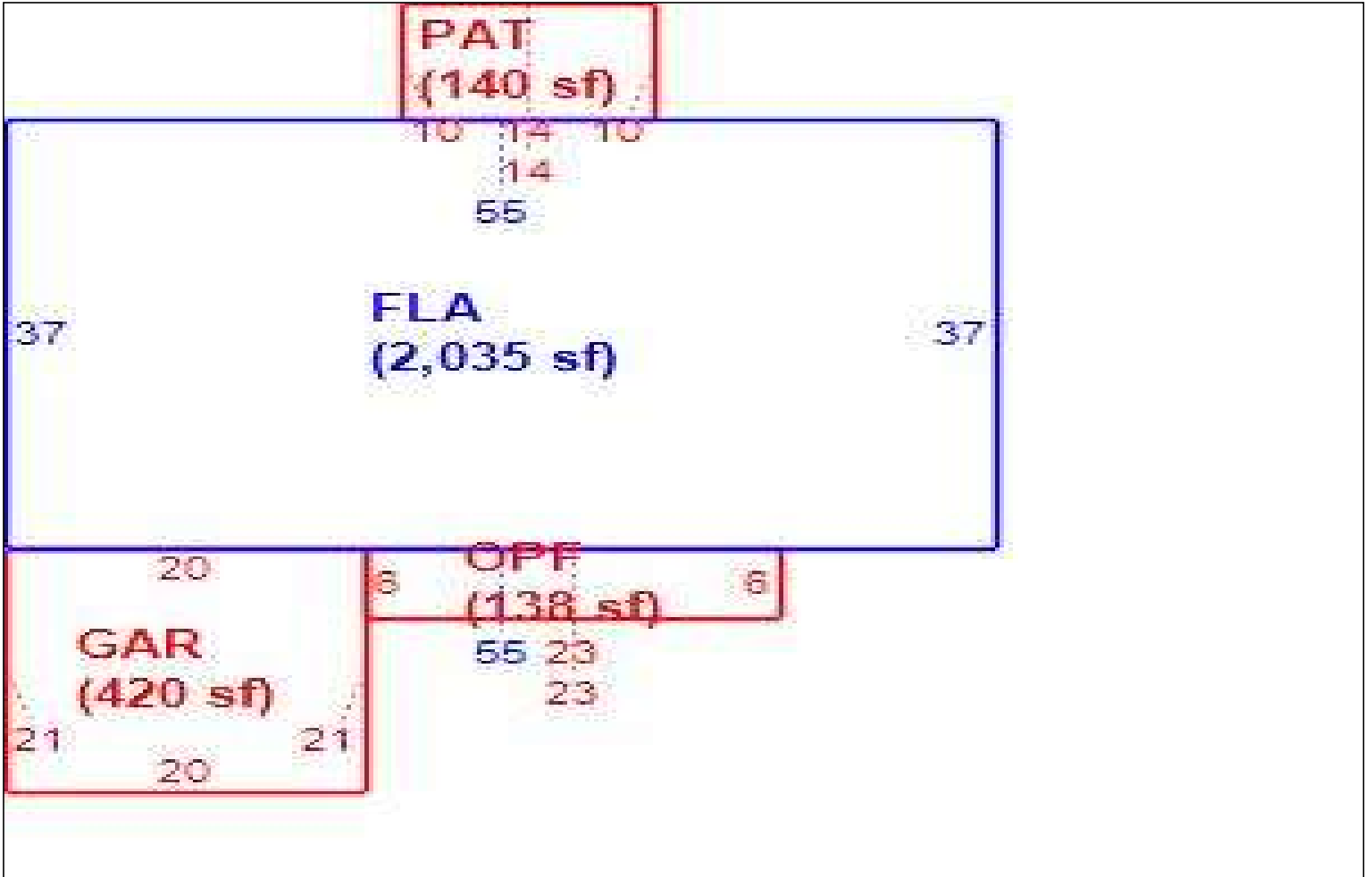
Current Owner		
MACKAY KYLE S		
1328 LAUREL HILL DR		
CLERMONT	FL	34711

Property Location		
Site Address 1328 LAUREL HILL DR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
NORTH RIDGE PHASE III PB 48 PG 78-79 LOT 181 ORB 6158 PG 1392

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 268,718
Deprec Bldg Value 260,656		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,035	2,035	2035	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	111.22	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	138	0	268,718	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	140	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,035	2,733	2,035	97.00	Roof Cover	3	Type AC	03

Alternate Key 3816253  
 Parcel ID 20-22-26-1506-000-18100

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

2024-0743 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	
2005	2003070943	02-23-2004	07-13-2004	113,036	0000	SFR FOR 2005			
2004	2003070943	08-29-2003	02-23-2004	113,036	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023070007	6158	1392	06-03-2023	WD	Q	01	I	440,000	039	HOMESTEAD	2024	25000
	2494	1230	01-09-2004	WD	Q	Q	I	164,900	059	ADDITIONAL HOMESTEAD	2024	25000
	2402	1495	08-29-2003	WD	U	M	V	1				
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	260,656	0	348,656	0	348656	50,000.00	298656	323656	348,656	

**Parcel Notes**

2494/1230 LEON I LORA MARRIED  
 6158/1392 LEON I LORA AKA ISRAEL LEON LORA & ELSA MARIA OCHOA LORA TO KYLE STEWART MACKAY SINGLE  
 24CC EFILE HX APP CP 101723

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