



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **377535D**

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 # 2024-0767	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information INVITATION HOMES TLP			
Taxpayer name: INV_HOME; Progress Residential Exchange Borrower Llc		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: 22-24-26-2300-000-20800 or TPP account #: 15534 Bay Vista Dr		
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 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 # 2024-0767	Alternate Key: 3775350	Parcel ID: 22-24-26-2300-000-20800	
Petitioner Name Ryan, llc c/o Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 15534 BAY VISTA DR CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name Invitation homes 7 lp	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 338,302	\$ 338,302	
2. Assessed or classified use value, *if applicable	\$ 338,302	\$ 338,302	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 338,302	\$ 338,302	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 7/11/2023 **Price:** \$3,069,300 Arm's Length Distressed Book 6179 Page 1796

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3775350	3787987	3787999	3787785
Address	15534 BAY VISTA DR CLERMONT	2823 WILSHIRE RD CLERMONT	2917 WILSHIRE RD CLERMONT	2809 MAYFLOWER LOOP CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$399,900	\$377,000	\$389,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	2.00%	4.00%
Adjusted Sale		\$346,313	\$327,990	\$346,210
\$/SF FLA	\$183.46 per SF	\$225.61 per SF	\$213.12 per SF	\$182.70 per SF
Sale Date		8/18/2023	7/6/2023	2/24/2023
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	1,844	1,535	21630	1,539	21350	1,895	-3570
Year Built	1998	2001		2002		2000	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	104 sf	35 sf		30 sf		25 sf	
Pool	Y	Y	0	N	20000	N	20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	

		Net Adj. 6.2%	21630	Net Adj. 12.6%	41350	Net Adj. 4.7%	16430
		Gross Adj. 6.2%	21630	Gross Adj. 12.6%	41350	Gross Adj. 6.8%	23570
Adj. Sales Price	Market Value \$338,302	Adj Market Value	\$367,943	Adj Market Value	\$369,340	Adj Market Value	\$362,640
	Value per SF 183.46						

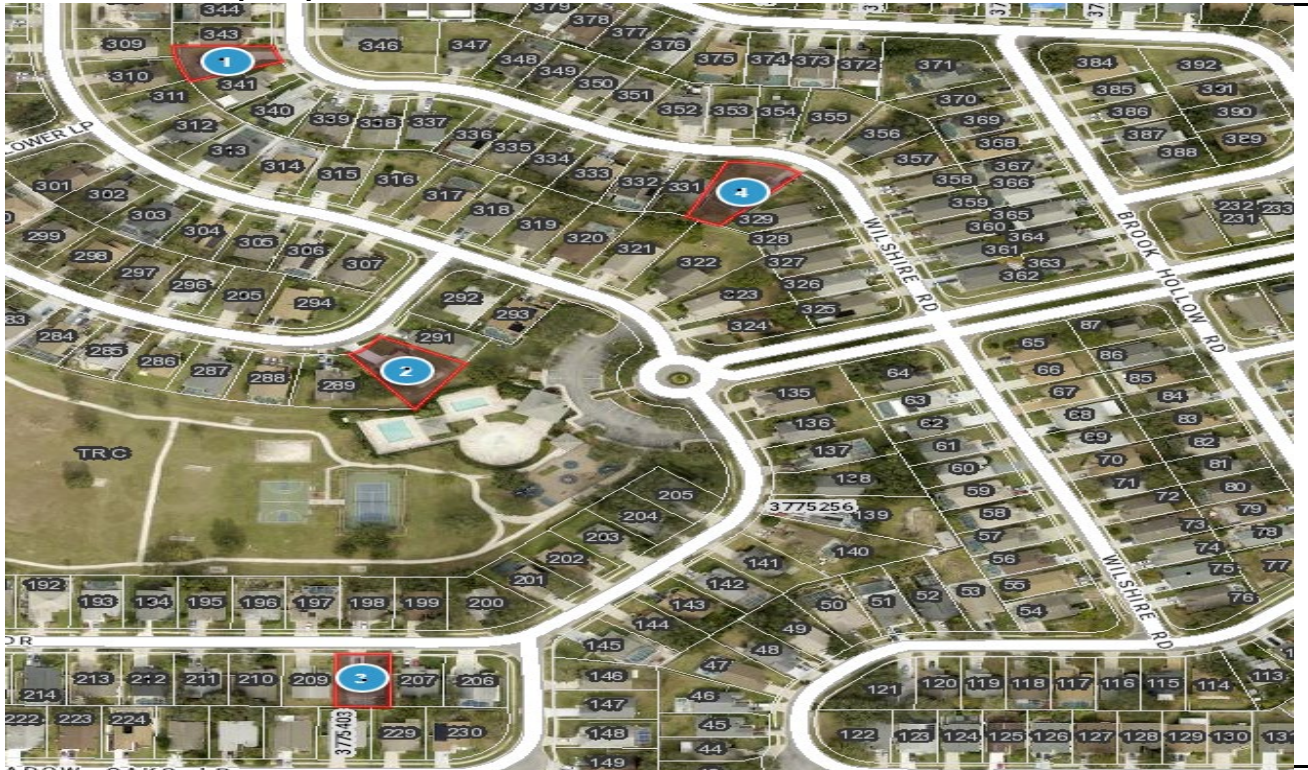
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

DATE 11/20/2024

2024-0767 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3787999	2917 WILSHIRE RD CLERMONT	same sub
2	comp 3	3787785	2809 MAYFLOWER LOOP CLERMONT	same sub
3	subject	3775350	15534 BAY VISTA DR CLERMONT	same sub
4	comp 1	3787987	2823 WILSHIRE RD CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3775350
 Parcel ID 22-24-26-2300-000-20800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0767 Subject
 PRC Run: 12/4/2024 By

Card # 1 of 1

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

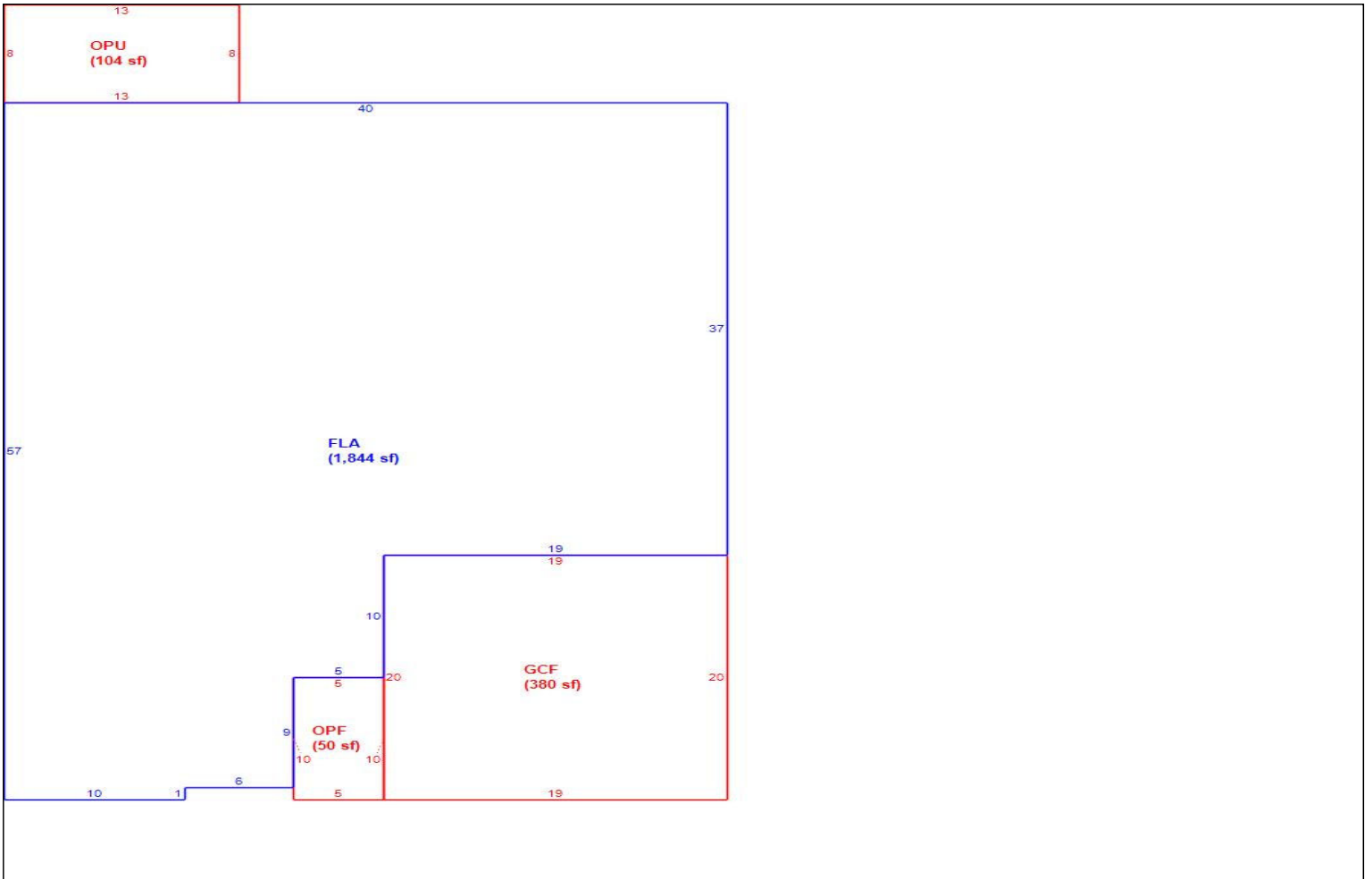
subject

Property Location			
Site Address	15534 BAY VISTA DR		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
WESTON HILLS SUBDIVISION PHASE 1 SUB LOT 208 PB 39 PGS 39-41 ORB 6179 PG 1796

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 255,539	Deprec Bldg Value 247,873	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	1998	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	116.04	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	50	0	EX	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	104	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,844	2,378	1,844	0	Roof Cover	3	Type AC	03

Alternate Key 3775350
 Parcel ID 22-24-26-2300-000-20800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0767 Subject
 PRC Run: 12/4/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	240.00	SF	35.00	1998	1998	8400.00	85.00	7,140
PLD2	POOL/COOL DECK	560.00	SF	5.38	1998	1998	3013.00	70.00	2,109
SEN2	SCREEN ENCLOSED STRUCTURE	1200.00	SF	3.50	1998	1998	4200.00	40.00	1,680

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2000	9901046	01-08-1999	03-10-2000	3,000	0000	20X41 SEN			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023087602	6179	1796	07-11-2023	WD	Q	05	1	3,069,300			
2021129909	5798	0823	04-14-2021	WD	U	11	1	0			
2017080626	4977	2314	07-26-2017	WD	U	M	1	100			
2016126036	4872	1359	12-06-2016	WD	U	M	1	100			
	4588	1117	02-03-2015	WD	U	M	1	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	
79,500	247,873	10,929	338,302	0	338302	0.00	338302	338302	330,314	

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 3787987
 Parcel ID 22-24-26-2305-000-33000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0767 Comp 1
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
RAFULS ERICK R & LETICIA Y		
2823 WILSHIRE RD		
CLERMONT	FL	34714

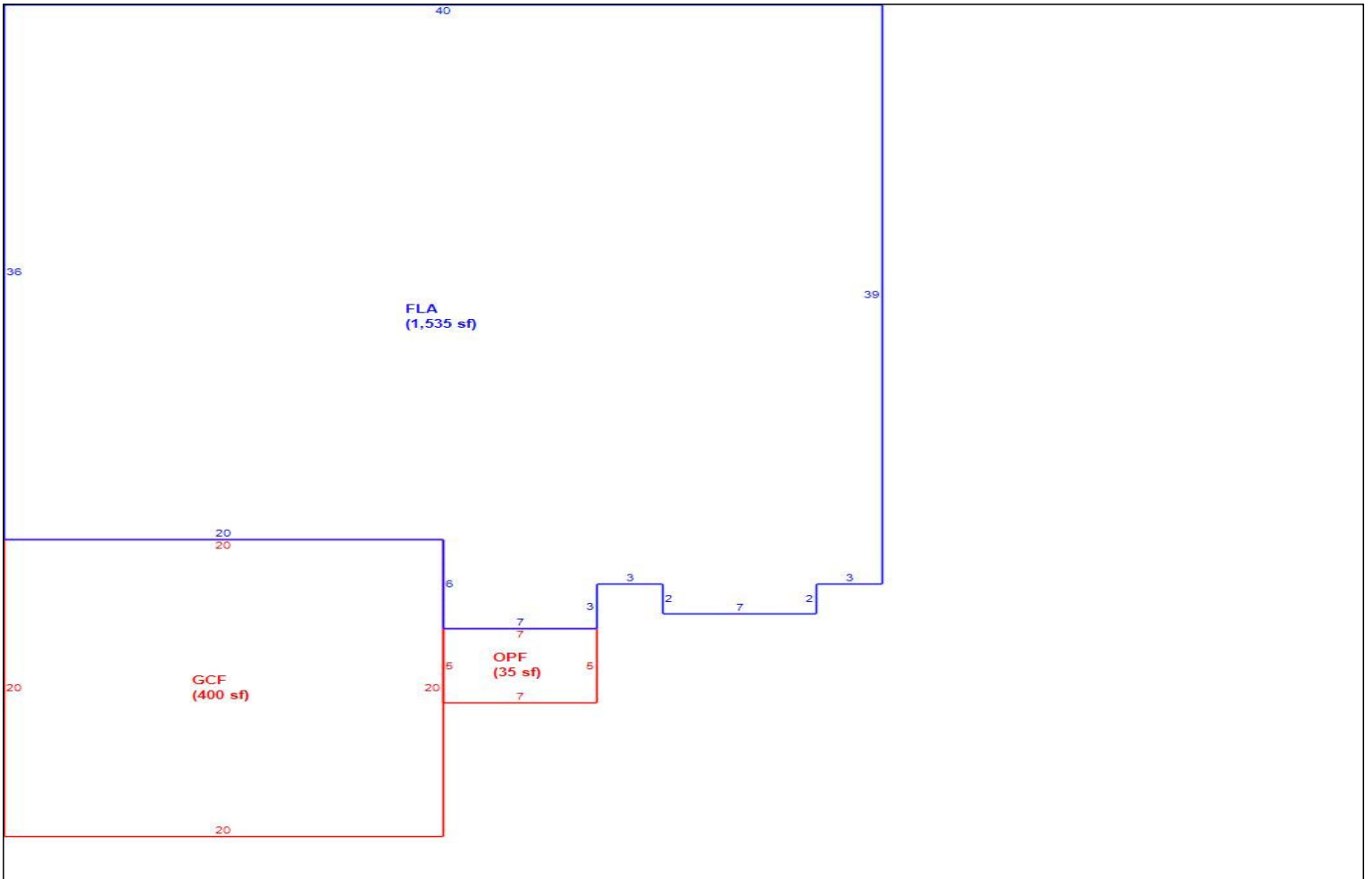
comp 1

Property Location			
Site Address	2823 WILSHIRE RD		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
WESTON HILLS SUBDIVISION PHASE II LOT 330 PB 42 PGS 78-80 ORB 6198 PG 299

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 221,378
Deprec Bldg Value 214,737		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,535	1,535	1535	Effective Area	1535	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	117.87	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	35	0	Building RCN	221,378	Condition	EX	Heat Type	6
				% Good		97.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Building RCNLD	214,737	Roof Cover	3
TOTALS		1,535	1,970	1,535					Type AC	03

Alternate Key 3787987
 Parcel ID 22-24-26-2305-000-33000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0767 Comp 1
 PRC Run: 12/4/2024 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	364.00	SF	35.00	2001	2001	12740.00	85.00	10,829
PLD2	POOL/COOL DECK	436.00	SF	5.38	2001	2001	2346.00	70.00	1,642
SEN2	SCREEN ENCLOSED STRUCTURE	1520.00	SF	3.50	2001	2001	5320.00	45.00	2,394

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	0110480	01-17-2001	01-30-2002	15,860	0000	POOL			
2002	0110476	01-17-2001	01-30-2002	2,380	0000	SEN			
2002	120340	01-01-2001	01-30-2002	85,624	0000	SFR/2823 WILSHIRE RD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023102208	6198	0299	08-18-2023	WD	Q	01	I	399,900	039	HOMESTEAD	2024	25000
2017088090	4987	0374	08-10-2017	WD	Q	Q	I	206,300	059	ADDITIONAL HOMESTEAD	2024	25000
	1942	1785	04-27-2001	WD	Q	Q	I	139,800				
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	
79,500	214,737	14,865	309,102	0	309102	50,000.00	259102	284102	302,477	

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Alternate Key 3787999
Parcel ID 22-24-26-2305-000-34200

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0767 Comp 2
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner	
AL-A'RAF LLC	
4005 SANCREST CT	
MISSISSAUGA	
ONTARIO L5L3Y5	

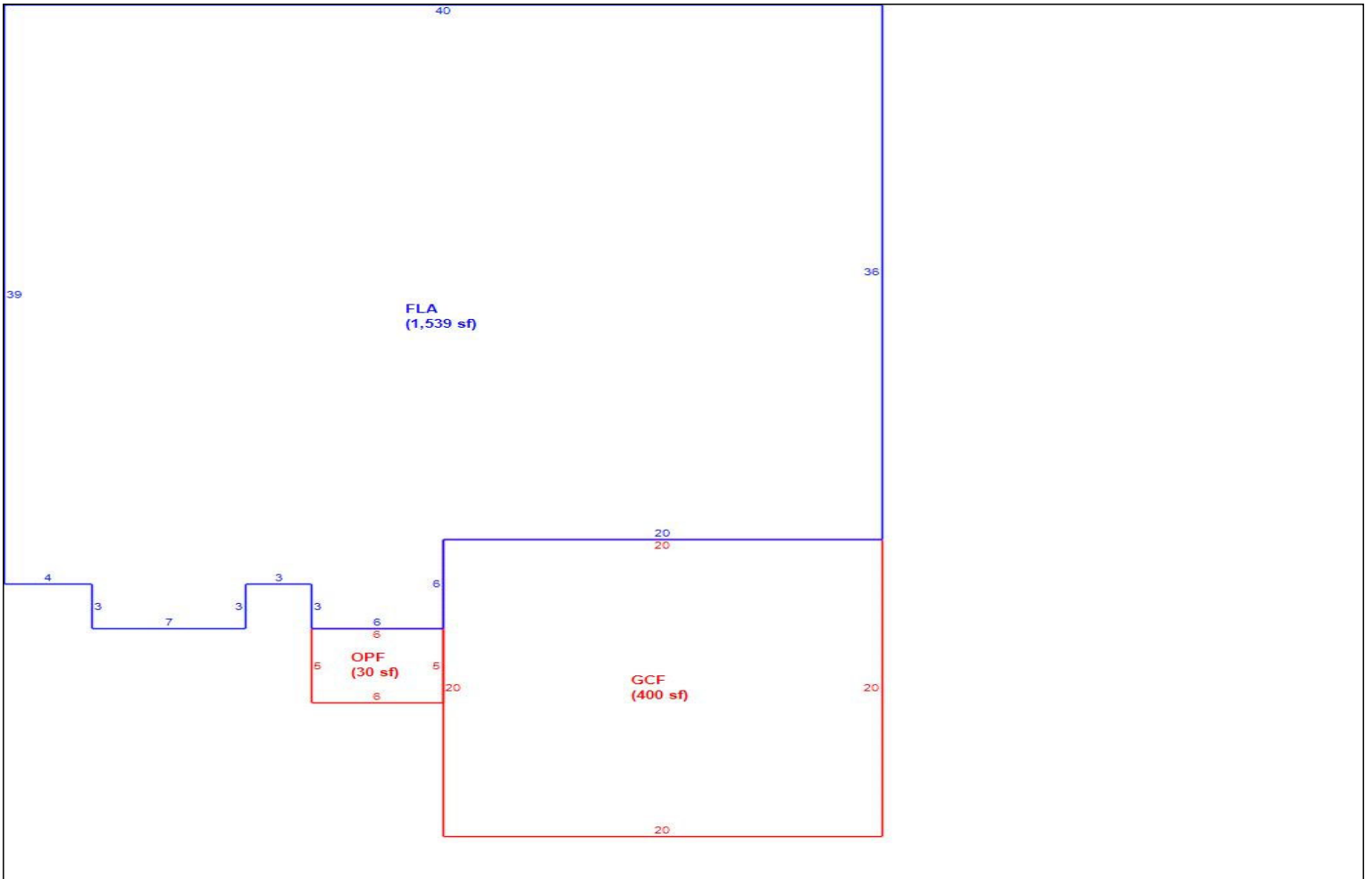
comp 2

Property Location			
Site Address	2917 WILSHIRE RD		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description	
WESTON HILLS SUBDIVISION PHASE II LOT 342 PB 42 PGS 78-80 ORB 6174 PG 441	

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 221,682
Deprec Bldg Value 215,032		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	1,539	1,539	1539	2002	Effective Area	1539	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		Base Rate	117.80	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0		Building RCN	221,682	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		1,539	1,969	1,539		Building RCNLD	215,032				

Alternate Key 3787999
 Parcel ID 22-24-26-2305-000-34200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0767 Comp 2
 PRC Run: 12/4/2024 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	
2012	SALE	01-01-2011	04-11-2012	1	0000	CHECK VALUES	03-15-2012		
2009	SALE	01-01-2008	03-17-2009	1	0000	CHECK VALUE	03-17-2009		
2003	2001080272	04-18-2002	07-18-2002	85,668	0000	SFR U/C FOR '03			
2002	2001080272	08-21-2001	04-18-2002	85,668	0000	SFR/2917 WILSHIRE RD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023083032	6174	0441	07-06-2023	WD	Q	01	I	377,000				
2023025038	6102	1726	02-28-2023	WD	Q	01	I	350,000				
	4136	1552	02-15-2012	WD	Q	Q	I	90,000				
	4023	0621	04-11-2011	WD	Q	Q	I	82,000				
	3975	1154	09-10-2010	TR	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	
79,500	215,032	0	294,532	0	294532	0.00	294532	294532	287,777	

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Alternate Key 3787785
 Parcel ID 22-24-26-2305-000-29000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0767 Comp 3
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
CASANOVA MARTHA L		
2809 MAYFLOWER LOOP		
CLERMONT	FL	34714

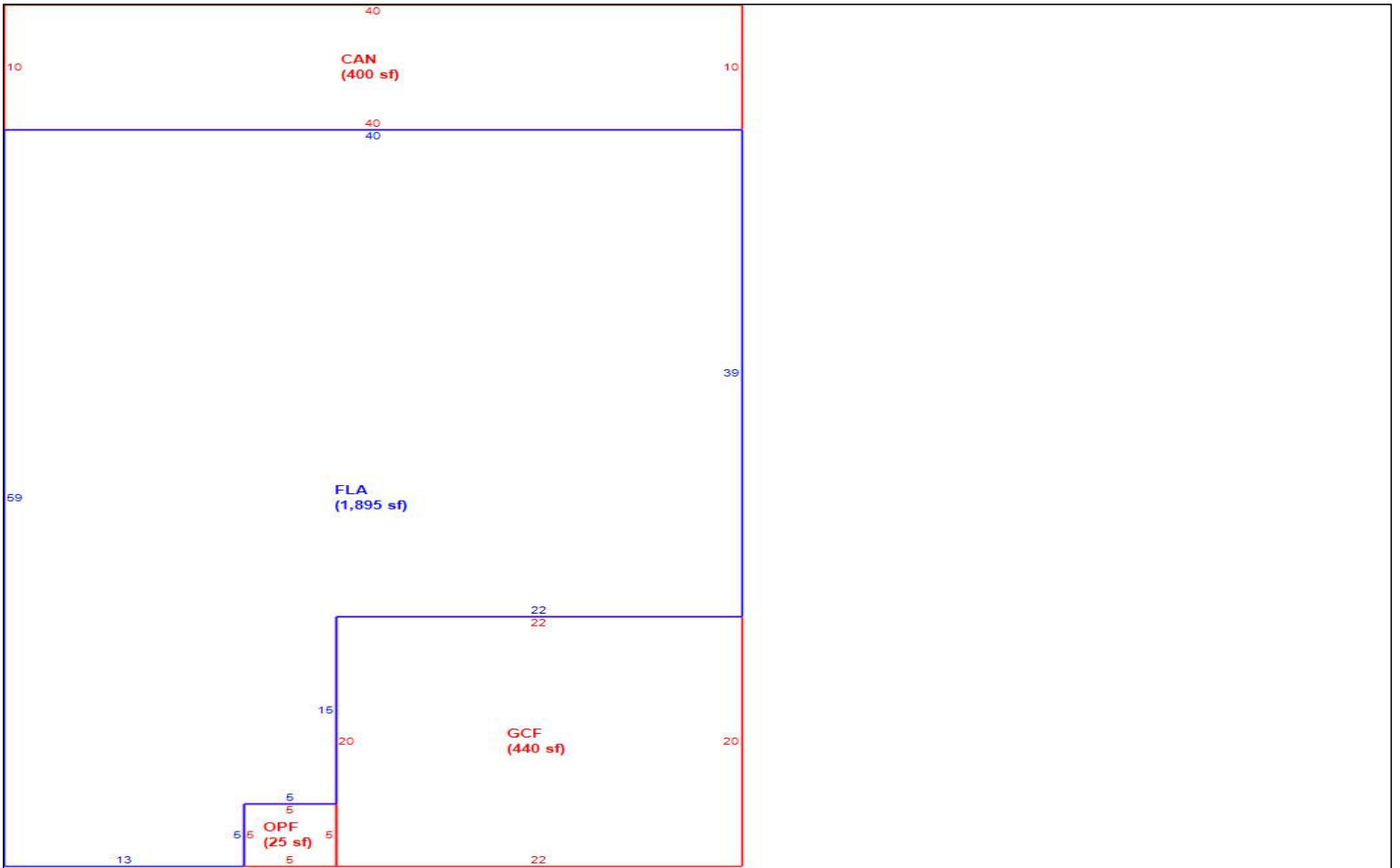
comp 3

Property Location		
Site Address 2809 MAYFLOWER LOOP		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
WESTON HILLS SUBDIVISION PHASE II LOT 290 PB 42 PGS 78-80 ORB 6102 PG 2274

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 263,069
Deprec Bldg Value 255,177		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	1,895	1,895	1895	2000	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	115.90	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	25	0	EX	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	400	0	97.00	Foundation	3	Fireplaces	0	
TOTALS		1,895	2,760	1,895	0	Roof Cover	3	Type AC	03	

Alternate Key 3787785
 Parcel ID 22-24-26-2305-000-29000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0767 Comp 3
 PRC Run: 12/4/2024 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	
2024	2023040916	04-25-2023	02-16-2024	21,800	0002	REPL WINDOWS 7	02-16-2024		
2012	SALE	01-01-2011	02-17-2012	1	0099	CHECK VALUE	02-17-2012		
2003	SALE	01-01-2002	07-17-2002	1	0000	CHECK VALUES			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023025278	6102	2274	02-24-2023	WD	Q	01	1	389,000	039	HOMESTEAD	2024	25000
2016006757	4731	0160	07-21-2015	TR	U	U	1	100	059	ADDITIONAL HOMESTEAD	2024	25000
2016006758	4731	0162	07-13-2015	TR	U	U	1	100				
	4061	0930	07-19-2011	WD	Q	Q	1	125,000				
	4042	2109	05-26-2011	WD	Q	Q	1	135,000				
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	
79,500	255,177	0	334,677	0	334677	50,000.00	284677	309677	326,468	

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