



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3784553

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board - Transfer of Homestead Assessment Difference - Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board - Tax Deferral or Penalties - Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, and checkboxes for property type and reason for petition.

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0771	Alternate Key: 3784553	Parcel ID: 23-22-26-0110-000-04800	
<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> 14515 RAIN DANCE CT CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> SWH 2017-1 BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 371,164	\$ 371,164	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 283,200	\$ 283,200	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 283,200	\$ 283,200	

\*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>	3784553	3749251	3749570	3784563
<b>Address</b>	14515 RAIN DANCE CT CLERMONT	16436 ARROWHEAD TRL CLERMONT	16429 ARROWHEAD TRL CLERMONT	14531 WISHING WIND WAY
<b>Proximity</b>				
<b>Sales Price</b>		\$410,000	\$430,000	\$478,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.40%	1.60%	0.00%
<b>Adjusted Sale</b>		\$350,140	\$372,380	\$406,300
<b>\$/SF FLA</b>	\$219.49 per SF	\$159.15 per SF	\$195.27 per SF	\$175.89 per SF
<b>Sale Date</b>		11/30/2023	8/24/2023	12/6/2023
<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>	1,691	2,200	-25450	1,907	-10800	2,310	-30950
<b>Year Built</b>	2000	1996		1996		2000	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	3.0	2.0	5000	2.0	5000	3.0	5000
<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. 5.8%	-20450	-Net Adj. 1.6%	-5800	-Net Adj. 6.4%	-25950
		Gross Adj. 8.7%	30450	Gross Adj. 4.2%	15800	Gross Adj. 8.8%	35950
<b>Adj. Sales Price</b>	Market Value <b>\$371,164</b>	Adj Market Value	<b>\$329,690</b>	Adj Market Value	<b>\$366,580</b>	Adj Market Value	<b>\$380,350</b>
	Value per SF 219.49						

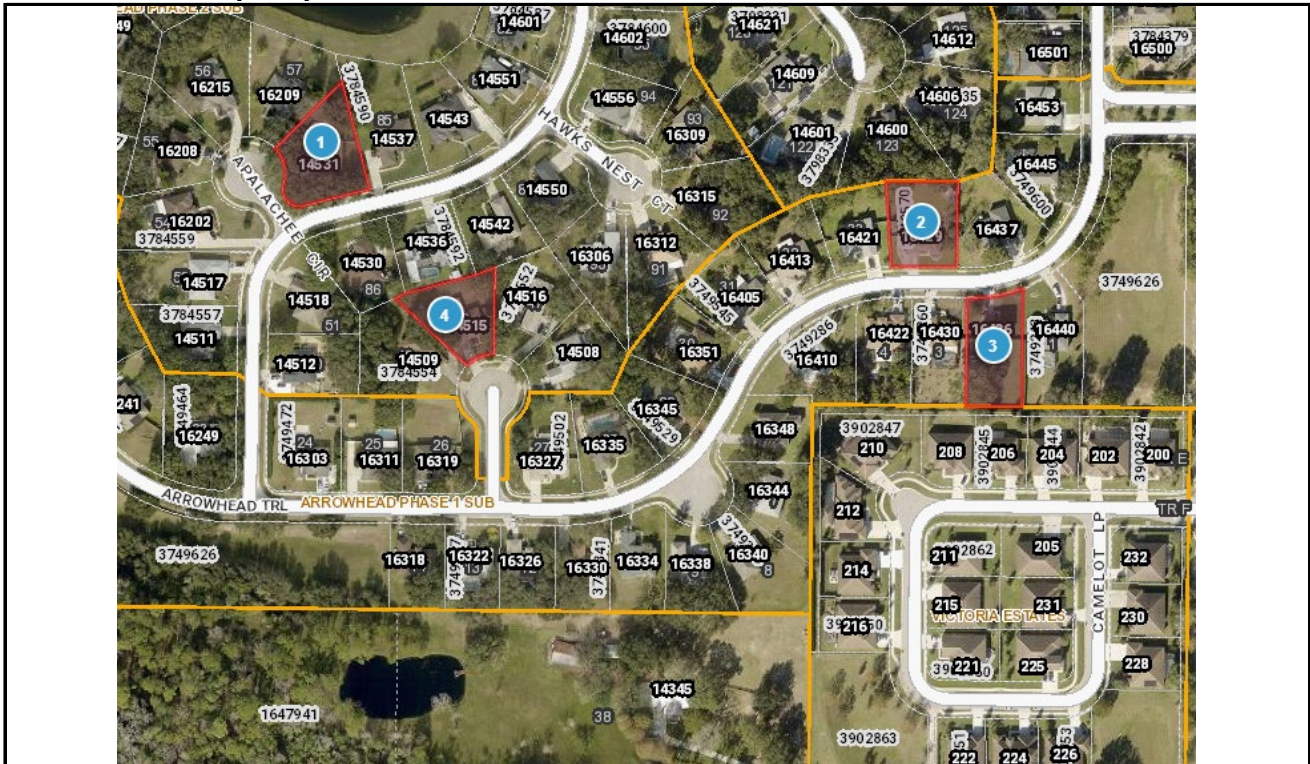
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0771 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3784563	14531 WISHING WIND WAY CLERMONT	0
2	comp 1	3749251	16436 ARROWHEAD TRL CLERMONT	0
3	comp 2	3749570	16429 ARROWHEAD TRL CLERMONT	0
4	subject	3784553	14515 RAIN DANCE CT CLERMONT	-
5				
6				
7				
8				

Alternate Key 3784553  
Parcel ID 23-22-26-0110-000-04800

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

2024-0771 Subject  
PRC Run: 12/9/2024 By

Card # 1 of 1

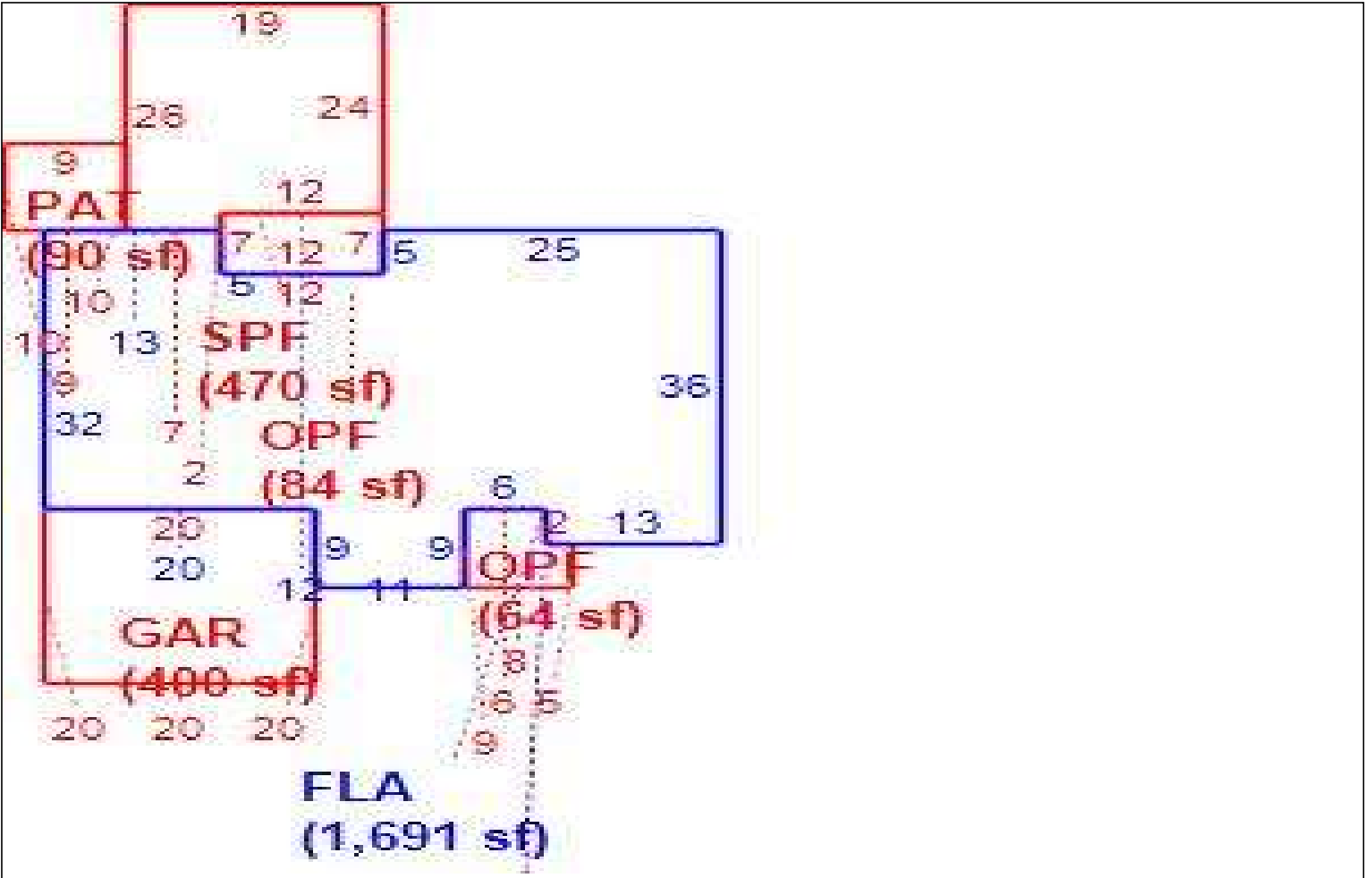
Current Owner		
SWH 2017-1 BORROWER LP		
1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 14515 RAIN DANCE CT			
CLERMONT FL 34711			
Mill Group	0003	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
ARROWHEAD PHASE 2 SUB LOT 48 PB 39 PGS 89-91 ORB 5383 PG 878

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	2.26	1.000	1.000	0	99,440	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		99,440			
Classified Acres		0		Classified JV/Mkt		99,440		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 278,880
Deprec Bldg Value 270,514		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
FLA	FINISHED LIVING AREA	1,691	1,691	1691	2000	1691	No Stories	1.00	3
GAR	GARAGE FINISH	0	400	0	128.53	278,880	Quality Grade	695	3
OPF	OPEN PORCH FINISHE	0	148	0	EX	97.00	Wall Type	03	0
PAT	PATIO UNCOVERED	0	90	0	0	0	Foundation	3	0
SPF	SCREEN PORCH FINIS	0	470	0	0	0	Roof Cover	3	0
TOTALS		1,691	2,799	1,691	270,514	270,514	Type AC	03	

Alternate Key 3784553  
 Parcel ID 23-22-26-0110-000-04800

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

2024-0771 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
UBF3	UTILITY BLDG FINISHED	192.00	SF	10.50	2003	2003	2016.00	60.00	1,210

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	2003020510	02-24-2003	02-02-2004	2,304	0000	12X16 SHED			
2004	2003020355	02-24-2003	02-02-2004	6,000	0000	19X22 PORCH			
2001	0001	01-01-2000	09-26-2000	10	0000	SFR U/C Y2K			
2000	9970695	07-20-1999	12-31-1999	1	0000	SFR/14515 RAIN DANCE CT			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019136659	5383	0878	10-30-2019	WD	U	M	I	100			
	4451	0733	01-23-2014	CT	U	U	I	128,000			
	1788	1320	01-21-2000	WD	Q	Q	I	125,100			
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	
99,440	270,514	1,210	371,164	59644	311520	0.00	311520	371164	371,164	

**Parcel Notes**

02 LOC FROM 135 DUE TO SALES QG FROM 550 RS 110901  
 03 QG FROM 525 FER 111202  
 04FC ADD SPF5 CAN6 UBF TO MISC LG 020204  
 04 QG FROM 550 LG 020604  
 10X RENEWAL CARD RETURNED WITH ADDRESS 3233 SITE TO SEE EUSTIS 32726 SENDING LETTER 021810  
 10X LINDA GERDY AIELLO MOVED 3233 SITE TO SEE WAS ADDR ON 010110 PER NOTE DTD 020110  
 4451/733 CT VS LINDA M GERDY-AIELLO PROP SOLD TO IH3 PROPERTY FLORIDA LP  
 14VAB PETITION 2014-183 TJW 091714  
 14VAB PETITION 2014-183 WITHDRAWN NO CHANGE TJW 010615  
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO  
 SCANNED TO AK3829828 CB 080516  
 16VAB PETITION 2016-047 TJW 091316  
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418  
 5383/878 IH3 PROPERTY FLORIDA LP TO SWH 2017-1 BORROWER LP  
 5383/878 M SALE INCL AK3591763 AK3804107 AK3784553

\*\*\*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 3749251  
 Parcel ID 23-22-26-0105-000-00200

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

2024-0771 Comp 1  
 PRC Run: 12/9/2024 By

Card # 1 of 1

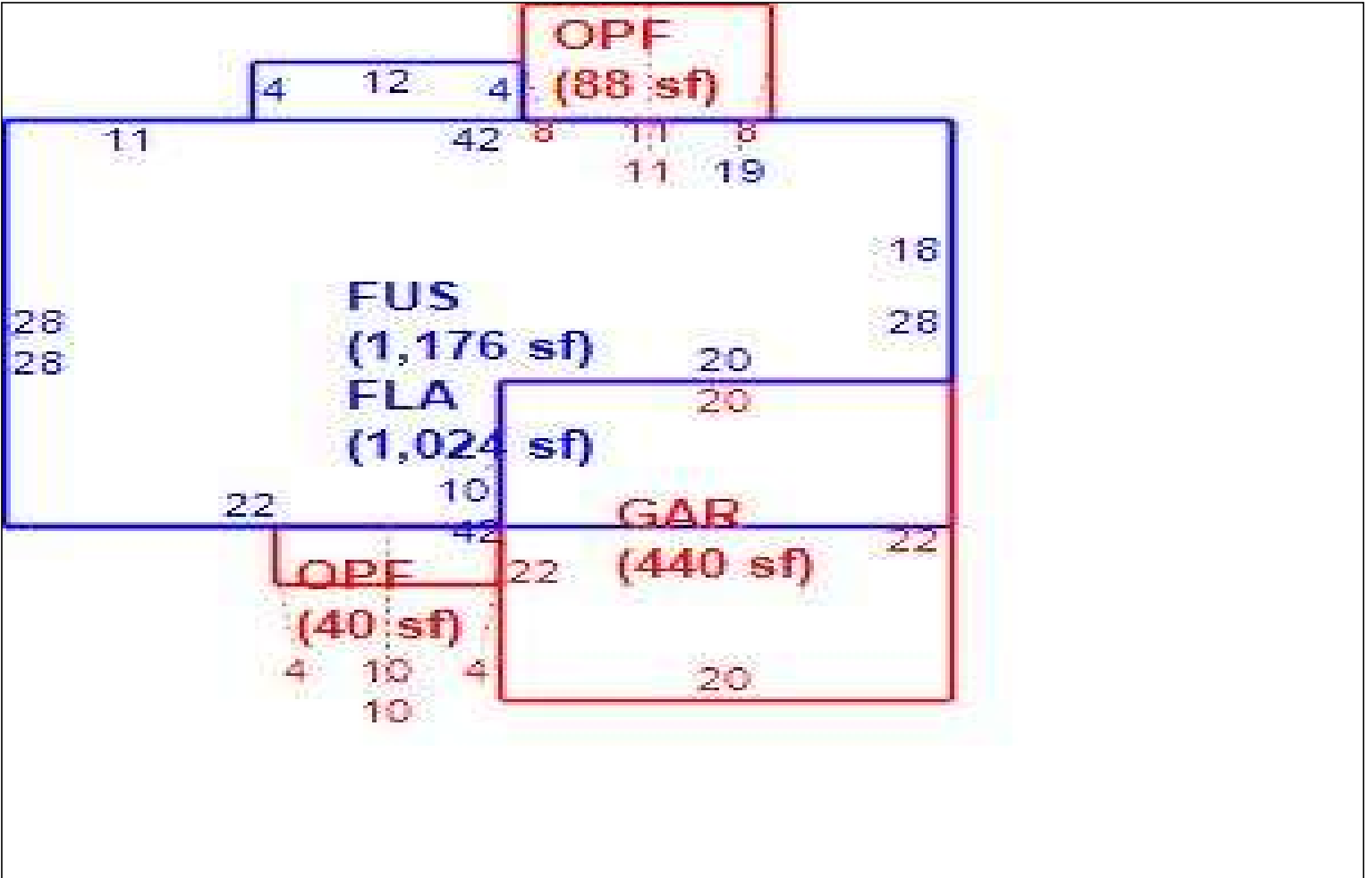
Current Owner		
MINNEAR TYLER J		
16436 ARROWHEAD TRL		
CLERMONT	FL	34711

Property Location			
Site Address 16436 ARROWHEAD TRL			
CLERMONT		FL 34711	
Mill Group	0003	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	05-01-201

Legal Description
ARROWHEAD PHASE 1 SUB LOT 2 PB 38 PGS 29-30 ORB 6251 PG 509

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	2.26	1.000	1.000	0	99,440
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		99,440		
Classified Acres		0		Classified JV/Mkt		99,440		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 323,834
Deprec Bldg Value 314,119		Multi Story 1	



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	1,024	1,024	1024	1996	2200	No Stories	1.00	Full Baths	2	
FUS	FINISHED AREA UPPER	1,176	1,176	1176	Base Rate	124.99	Quality Grade	695	Half Baths	0	
GAR	GARAGE FINISH	0	440	0	Building RCN	323,834	Wall Type	03	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	128	0	Condition	EX	Foundation	3	Fireplaces	0	
					% Good	97.00	Roof Cover	3	Type AC	03	
					Functional Obsol	0					
TOTALS		2,200	2,768	2,200	Building RCNLD	314,119					



Alternate Key 3749251  
 Parcel ID 23-22-26-0105-000-00200

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

2024-0771 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
UBF2	UTILITY BLDG FINISHED	144.00	SF	7.50	2018	2018	1080.00	85.00	918

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2018041409	05-11-2018	05-01-2019	7,776	0003	SHED 12X12	05-02-2019		
2010	SALE	01-01-2009	04-16-2010	1	0000	CHECK VALUE	04-01-2010		
2005	SALE	01-01-2004	03-31-2005	1	0000	CHECK VALUES			
1997	6070006	04-01-1996	12-01-1996	97,812	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023147104	6251 0509	11-30-2023	WD	Q	01	I	410,000	039	HOMESTEAD	2024	25000
	3725 0160	01-23-2009	WD	Q	Q	I	179,900	059	ADDITIONAL HOMESTEAD	2024	25000
	2666 0177	09-10-2004	WD	Q	Q	I	224,000				
	2070 1969	02-11-2002	WD	Q	Q	I	147,000				
	1514 2447	04-01-1997	WD	Q	Q	I	120,100				
<b>Total</b>											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	
99,440	314,119	918	414,477	0	414,477	50,000.00	364,477	389,477	414,504	

**Parcel Notes**

97 FLA4 2ND STORY  
 01FC QG FROM 450 RS 062800  
 02 LOC FROM 135 DUE TO SALES QG FROM 500 RS 110901  
 02 ROCCO & LOURDES BASSO MOVED 092801 PER NOTE TO OFFICE  
 2070/1969 JEFFREY A & AMIE D DAMMES HW  
 04 QG FROM 550 LG 020604  
 2666/177 JEFFREY A & AMIE D DAMMES TO NICOLAS JABBOUR UNMARRIED  
 3725/160 NICOLAS JABBOUR TO JOHN THOMPSON SINGLE AND ELIZABETH CROSS SINGLE JTWROS  
 10FC NO CHGS CRA 040110  
 16IT FLA4 TO FUS WALL TYPE FROM 3 CRA 111615  
 19FC ADD MISC MHS 050119  
 6251/509 JOHN THOMPSON & ELIZABETH CROSS AKA THOMPSON TO TYLER JAMES MINNEAR UNMARRIED  
 24CC EFILE HX APP CP 010624

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Alternate Key 3749570  
Parcel ID 23-22-26-0105-000-03400

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

2024-0771 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

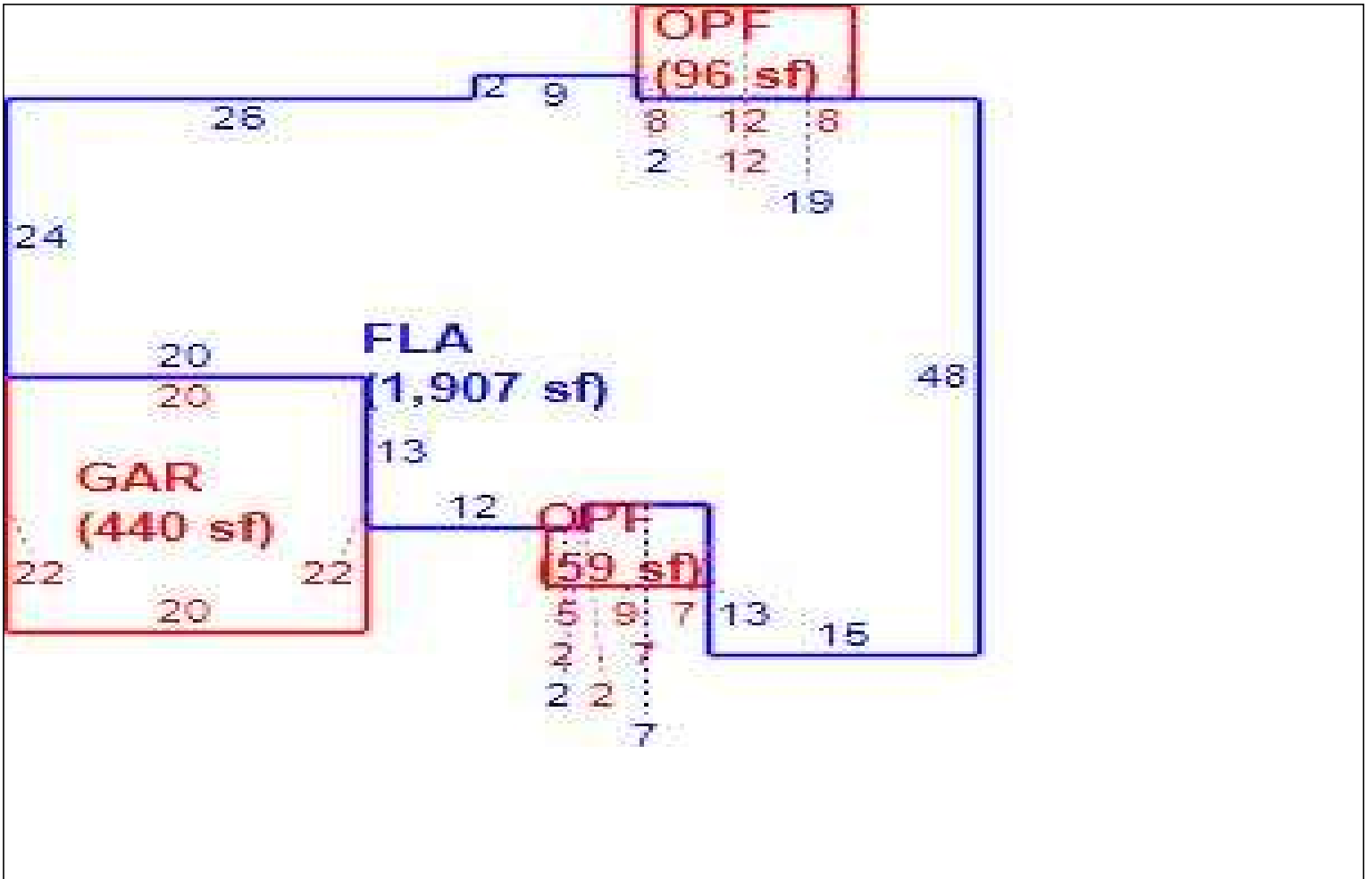
Current Owner		
MARTINEZ VIRGINIA & IGNACIO DIAZ		
16429 ARROWHEAD TRL		
CLERMONT	FL	34711

Property Location			
Site Address 16429 ARROWHEAD TRL			
CLERMONT		FL 34711	
Mill Group	0003	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	TDS	01-01-202

Legal Description
ARROWHEAD PHASE 1 SUB LOT 34 PB 38 PGS 29-30 ORB 6209 PG 716

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	2.26	1.000	1.000	0	99,440
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		99,440		
Classified Acres		0		Classified JV/Mkt		99,440		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 292,304
Deprec Bldg Value 283,535		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	1,907	1,907	1907	1996	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	127.84	Quality Grade	695	Half Baths	0
OPF	OPEN PORCH FINISHE	0	155	0	292,304	Wall Type	03	Heat Type	6
TOTALS		1,907	2,502	1,907	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					283,535				

Alternate Key 3749570  
Parcel ID 23-22-26-0105-000-03400

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

2024-0771 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
UBF3	UTILITY BLDG FINISHED	132.00	SF	10.50	2017	2017	1386.00	82.50	1,143

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023	2022040994	04-19-2022	04-04-2023	9,000	0002	REPL WINDOWS 2	04-03-2023		
2014	SALECVD	01-01-2013	04-21-2014	1	0098	AVG N STANDARD	01-23-2014		
2014	SALE	01-01-2013	04-21-2014	1	0099	CHECK VALUE	01-23-2014		
1997	6070016	07-01-1996	12-01-1996	97,656	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023111729	6209	0716	08-24-2023	WD	Q	01	I	430,000	039	HOMESTEAD	2024	25000
	4404	0350	10-31-2013	WD	Q	Q	I	208,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3614	1495	04-10-2008	WD	U	U	I	205,500				
	3572	2441	01-23-2008	CT	U	U	I	100				
	3040	0053	12-05-2005	WD	Q	Q	I	272,000				
<b>Total</b>											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	
99,440	283,535	1,143	384,118	0	384118	50,000.00	334118	359118	384,153	

**Parcel Notes**

01FC QG FROM 475 RS 062800  
 02 LOC FROM 135 DUE TO SALES QG FROM 575 RS 110901  
 04 QG FROM 550 LG 020604  
 3040/53 TERESA VERSHOORE TO PABLO J & GLORIA CRUZ HW  
 06 QG FROM 610 JSB 042506  
 06TR NOT DELIVERABLE AS ADDRESSED 16429 ARROWHEAD TRL CLERMONT FL 34711 8176  
 07TR NOT DELIVERABLE AS ADDRESSED 245 VALLEY EDGE DR MINNEOLA FL 34715 5657  
 3572/2441 CT VS PABLO J & GLORIA CRUZ SOLD TO BANK OF NEW YORK TTEE FOR THE CERTIFICATEHOLDERS CWALT INC ALTERNATIVE LOAN TRUST 2006 OC2 MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006 OC2  
 3614/1495 BANK OF NEW YORK TTEE TO RICHARD & NATALIE CARR HW  
 08SALE ORB 3614/1495 U SALE FER 050808  
 4404/350 RICHARD & NATALIE CARR TO GARY S WALLS JR UNMARRIED  
 14FC NO PHYS CHGS BDRM FROM 4 PER MLS LISTING O5171231 SFR HAS LOTS OF UPGRADES SUB UPDATED IN MASS CRA 012314  
 14 VERY HIGH SALE SFR HAS LOTS OF UPGRADES ALL HOMES IN SUB HAVE SAME QG SEE AKS 3798360 3784606 3749391 LARGER SFERS WITH POLS CRA 042114  
 15X NATALIE & RICHARD CARR FILED PORTABILITY IN ORANGE COUNTY 030615  
 23IT SFR IN GOOD COND ADD MISC TDS 040423  
 6209/716 GARY S JR & SARAH WALLS TO VIRGINIA MARTINEZ & IGNACIO DIAZ HW  
 24CC EFILE HX APP CP 022924

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Alternate Key 3784563  
Parcel ID 23-22-26-0110-000-05800

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

2024-0771 Comp 3  
PRC Run: 12/9/2024 By

Card # 1 of 1

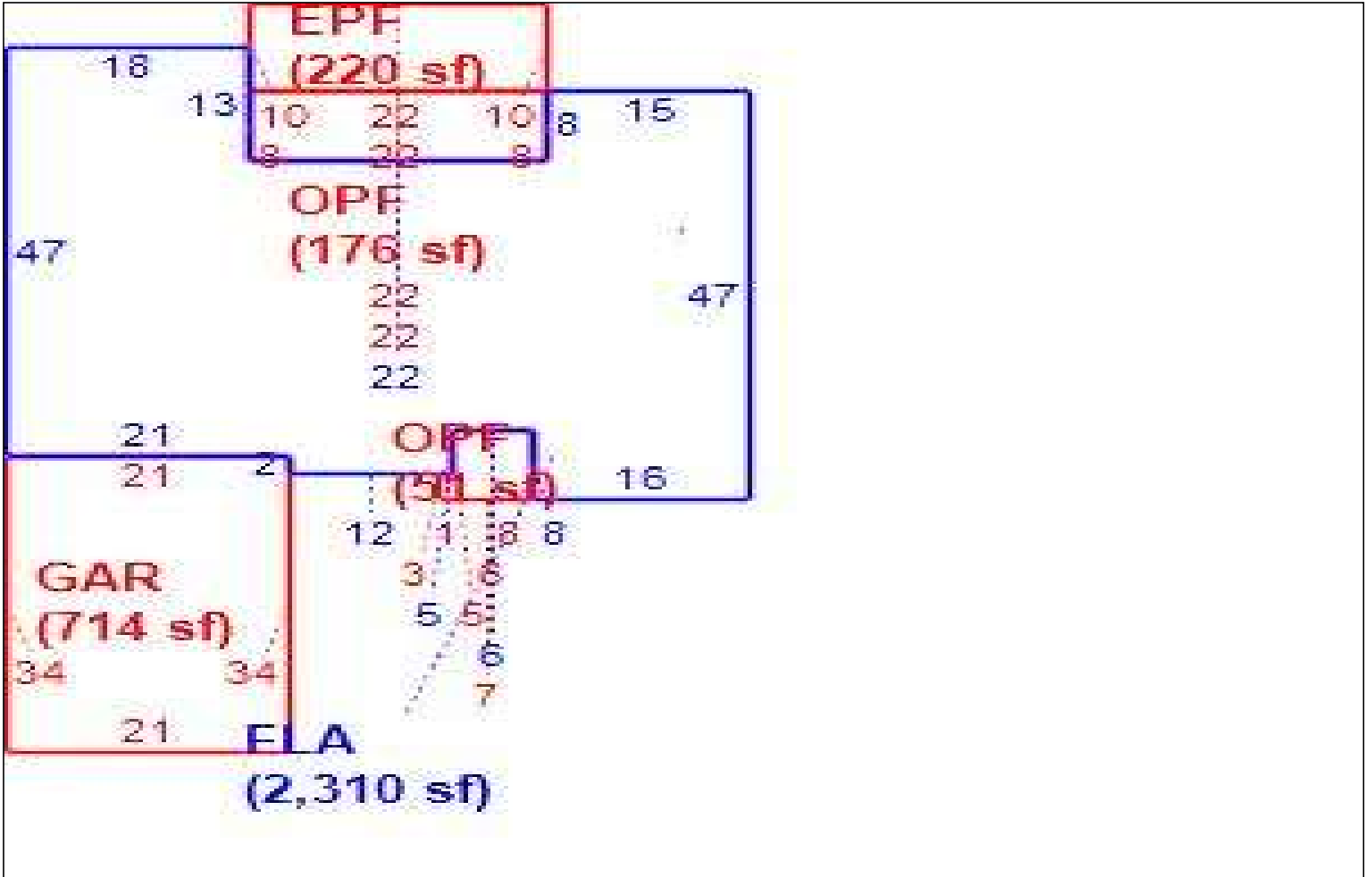
Current Owner		
JOHNSON LEONARD P & LAURA M		
6207 S WALNUT ST 400		
LOOMIS	CA	95650

Property Location			
Site Address	14531 WISHING WIND WAY		
	CLERMONT	FL	34711
Mill Group	0003	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-18-202

**Legal Description**  
ARROWHEAD PHASE 2 SUB LOT 58 PB 39 PGS 89-91 ORB 6255 PG 1234

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	2.26	1.070	1.000	0	106,401
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		106,401		
Classified Acres		0		Classified JV/Mkt		106,401		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 356,404 Deprec Bldg Value 345,712 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4	
EPF	ENCLOSED PORCH FIN	0	220	0	2000					
FLA	FINISHED LIVING AREA	2,310	2,310	2,310	Effective Area	2310	No Stories	1.00	Full Baths 3	
GAR	GARAGE FINISH	0	714	0	Base Rate	123.58	Quality Grade	695	Half Baths 0	
OPF	OPEN PORCH FINISHE	0	227	0	Building RCN	356,404	Wall Type	03	Heat Type 6	
						Condition	EX	Foundation	3	Fireplaces 0
						% Good	97.00	Roof Cover	3	Type AC 03
						Functional Obsol	0			
						Building RCNLD	345,712			
TOTALS		2,310	3,471	2,310						

Alternate Key 3784563  
 Parcel ID 23-22-26-0110-000-05800

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

2024-0771 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	
2020	SALE	01-01-2019	03-18-2020	1	0099	CHECK VALUE	03-19-2020		
2001	110714	11-21-2000	03-15-2001	6,650	0000	10X23 SCRNM RM			
2001	0011158	01-24-2000	03-15-2001	121,000	0000	SFR/14531 WISHING WIND WA			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023150390	6255 1234	12-06-2023	WD	Q	01	I	478,000					
2019039081	5261 1779	04-03-2019	WD	Q	Q	I	290,000					
	4463 1080	04-03-2014	WD	Q	Q	I	230,000					
	1840 1557	06-30-2000	WD	Q	Q	I	180,700					
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	
106,401	345,712	0	452,113	0	452113	0.00	452113	452113	452,113	

**Parcel Notes**

01FC SALE DID NOT INCL EPA5 RS 031501  
 02 LOC FROM 135 DUE TO SALES QG FROM 590 RS 110901  
 04 QG FROM 565 LG 020604  
 13X RENEWAL CARD RETURNED 154 TERRY LN BENTON TN 37307 1409 LETTER SENT JMK 032713  
 13X FREDERICK & JOANN WILCOXSON MOVED & RENTED 010113 PER LETTER DTD 032913 GC 040313  
 4463/1080 FREDERICK D & JOANN V WILCOXSON TO ANDREW K & DANIELLE L MC COY HW  
 14X COURTESY HX CARD SENT 052214  
 15IT BEDS FROM 3 4FIX FROM 1 PER MLS G4703854 CRA 061614  
 15X COURTESY HX CARD SENT 012315  
 5261/1779 ANDREW K & DANIELLE L MC COY TO RYAN L & HEATHER N MC LAUGHLIN HW  
 19X COURTESY HX CARD SENT 052119  
 20 MLS O5765485 ADT 112519  
 20X COURTESY HX CARD SENT 010320  
 20FC VALUE IS OK MHS 031820  
 6255/1234 RYAN L & HEATHER N MC LAUGHLIN TO LEONARD P & LAURA M JOHNSON 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.\*\*\*