



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3798352

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 #	<i>8024-0772</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2017-1 IH Borrower LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	2322260115-000-14000 16000 Arrowhead Trl
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> 5 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 # 2024-0772	Alternate Key: 3798352	Parcel ID: 23-22-26-0115-000-14000	
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 16000 ARROWHEAD TRL CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name 2017-1 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 394,197	\$ 394,197	
2. Assessed or classified use value, *if applicable	\$ 277,910	\$ 277,910	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 277,910	\$ 277,910	

*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#	3798352	3749251	3749570	3784563
Address	16000 ARROWHEAD TRL CLERMONT	16436 ARROWHEAD TRL CLERMONT	16429 ARROWHEAD TRL CLERMONT	14531 WISHING WIND WAY
Proximity		0.18 Miles	0.16 Miles	0.07 Miles
Sales Price		\$410,000	\$430,000	\$478,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	1.60%	0.00%
Adjusted Sale		\$350,140	\$372,380	\$406,300
\$/SF FLA	\$190.89 per SF	\$159.15 per SF	\$195.27 per SF	\$175.89 per SF
Sale Date		11/30/2023	8/24/2023	12/6/2023
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	2,065	2,200	-6750	1,907	7900	2,310	-12250
Year Built	2003	1996		1996		2000	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.0		3.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	N	0	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. 1.9%	-6750	Net Adj. 2.1%	7900	-Net Adj. 3.0%	-12250
		Gross Adj. 1.9%	6750	Gross Adj. 2.1%	7900	Gross Adj. 3.0%	12250
Adj. Sales Price	Market Value \$394,197	Adj Market Value	\$343,390	Adj Market Value	\$380,280	Adj Market Value	\$394,050
	Value per SF 190.89						

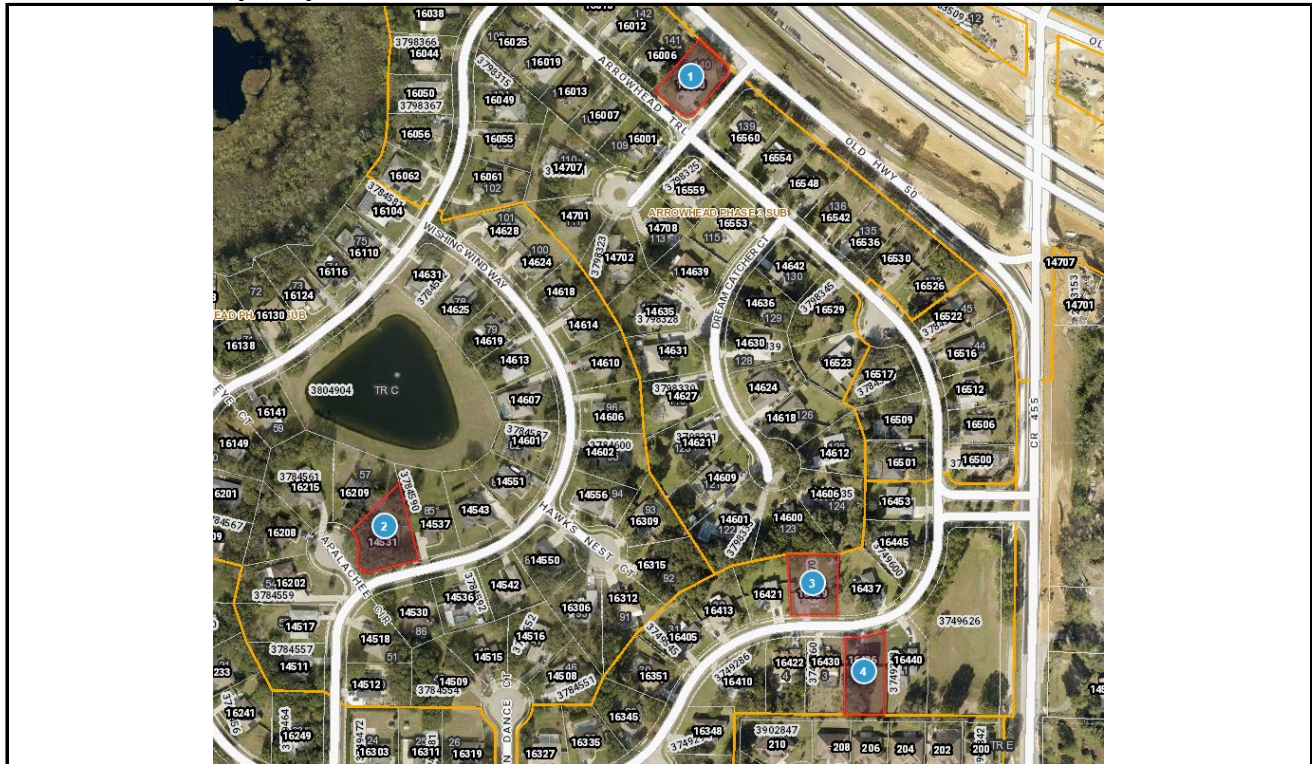
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0772 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3798352	1600 ARROWHEAD TRL CLERMONT	-
2	comp 3	3784563	14531 WISHING WIND WAY CLERMONT	0.07
3	comp 2	3749570	16429 ARROWHEAD TRL CLERMONT	0.16
4	comp 1	3749251	16436 ARROWHEAD TRL CLERMONT	0.18
5				
6				
7				
8				

Alternate Key 3798352
 Parcel ID 23-22-26-0115-000-14000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0772 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

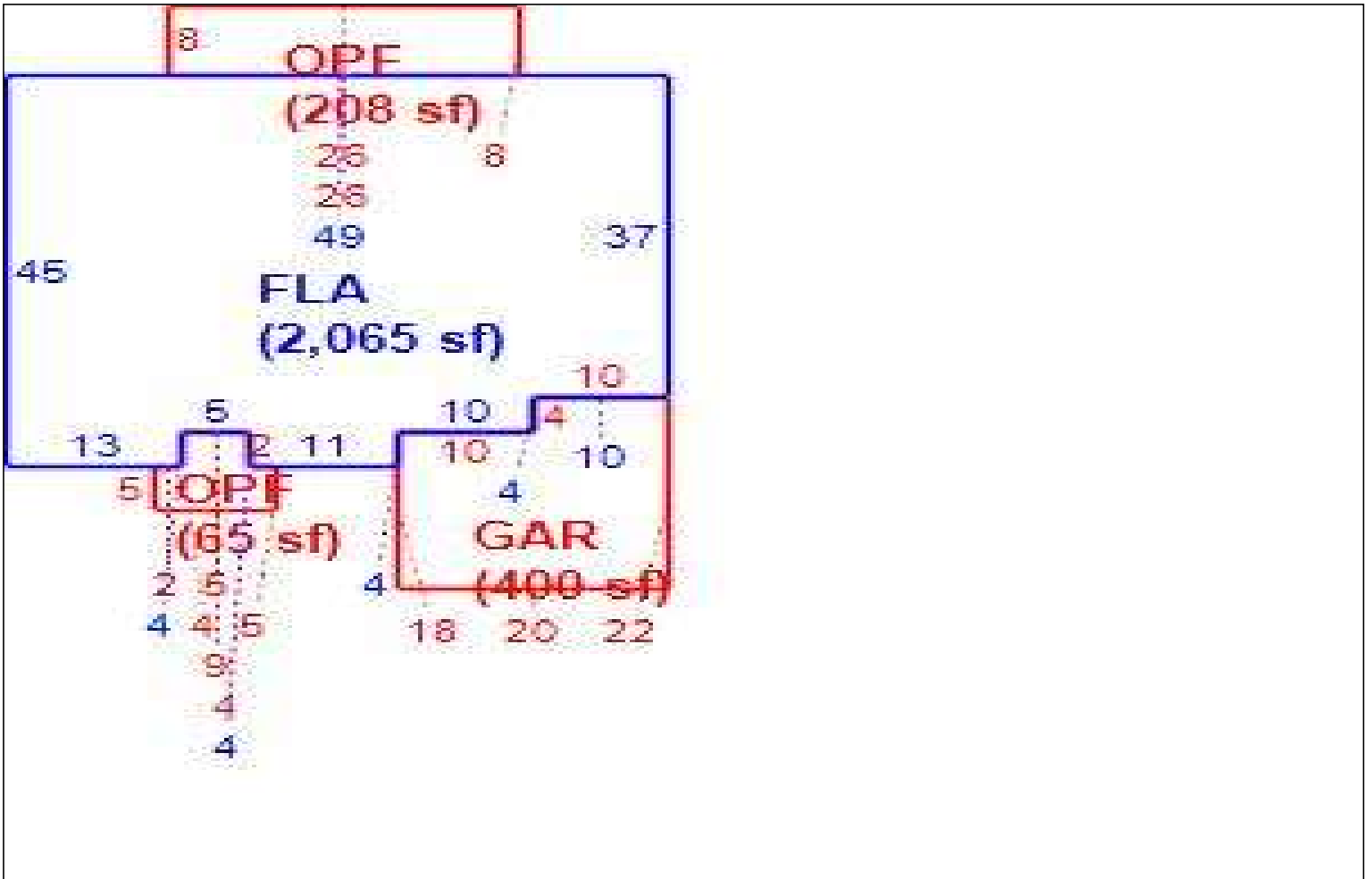
Current Owner
 2017-1 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 16000 ARROWHEAD TRL
 CLERMONT FL 34711
 Mill Group 0003 NBHD 0583
Property Use **Last Inspection**
 00100 SINGLE FAMILY PJF 01-01-202

Legal Description
 ARROWHEAD PHASE 3 SUB LOT 140 PB 44 PGS 60-61 ORB 4999 PG 2468

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	0.930	1.000	0	92,479	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,479			
Classified Acres		0		Classified JV/Mkt		92,479		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 311,049 Deprec Bldg Value 301,718 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,065	2,065	2065	2003	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	126.72	Quality Grade	695	Half Baths	0
OPF	OPEN PORCH FINISHE	0	273	0	311,049	Wall Type	03	Heat Type	6
TOTALS		2,065	2,738	2,065	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD				
					301,718				

Alternate Key 3798352
 Parcel ID 23-22-26-0115-000-14000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0772 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
2004	2003060435	06-20-2003	01-29-2004	119,020	0000	SFR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017098521	4999 2468	09-06-2017	WD	U	M	I	100				
	4487 0835	05-30-2014	WD	U	M	I	5,966,800				
	4236 2078	10-25-2012	CT	U	U	I	117,500				
	2472 2181	12-15-2003	WD	Q	Q	I	191,900				
	2138 0552	06-19-2002	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
92,479	301,718	0	394,197	88497	305700	0.00	305700	394197	394,197

Parcel Notes

02 LOC FROM 135 DUE TO SALES RS 110901
 2472/2181 RETA R WILLIAMS SINGLE AND RUFUS OWENS SINGLE JTWRs
 05X TVADX APPROVED FOR RUFUS OWENS PER EEH
 08X RUFUS OWENS IS MOVING PER NOTE DTD 071108
 08X RUFUS OWENS DID NOT MOVE PER NOTE DTD 091208
 4236/2078 CT VS RUFUS OWENS AND RETA WILLIAMS PROP SOLD TO THR FLORIDA LP
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 102213
 4487/835 THR FLORIDA LP TO 2014-1 IH BORROWER LP
 4487/835 M SALE INCL OVER 25 PARCELS IN MULT SUBS
 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 AK2987979 CB 080516
 4999/2468 2014-1 IH BORROWER LP TO 2017-1 IH BORROWER LP
 4999/2468 M SALE INCL OVER 25 PARCELS IN MULTI SUBS
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418

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

2024-0772 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

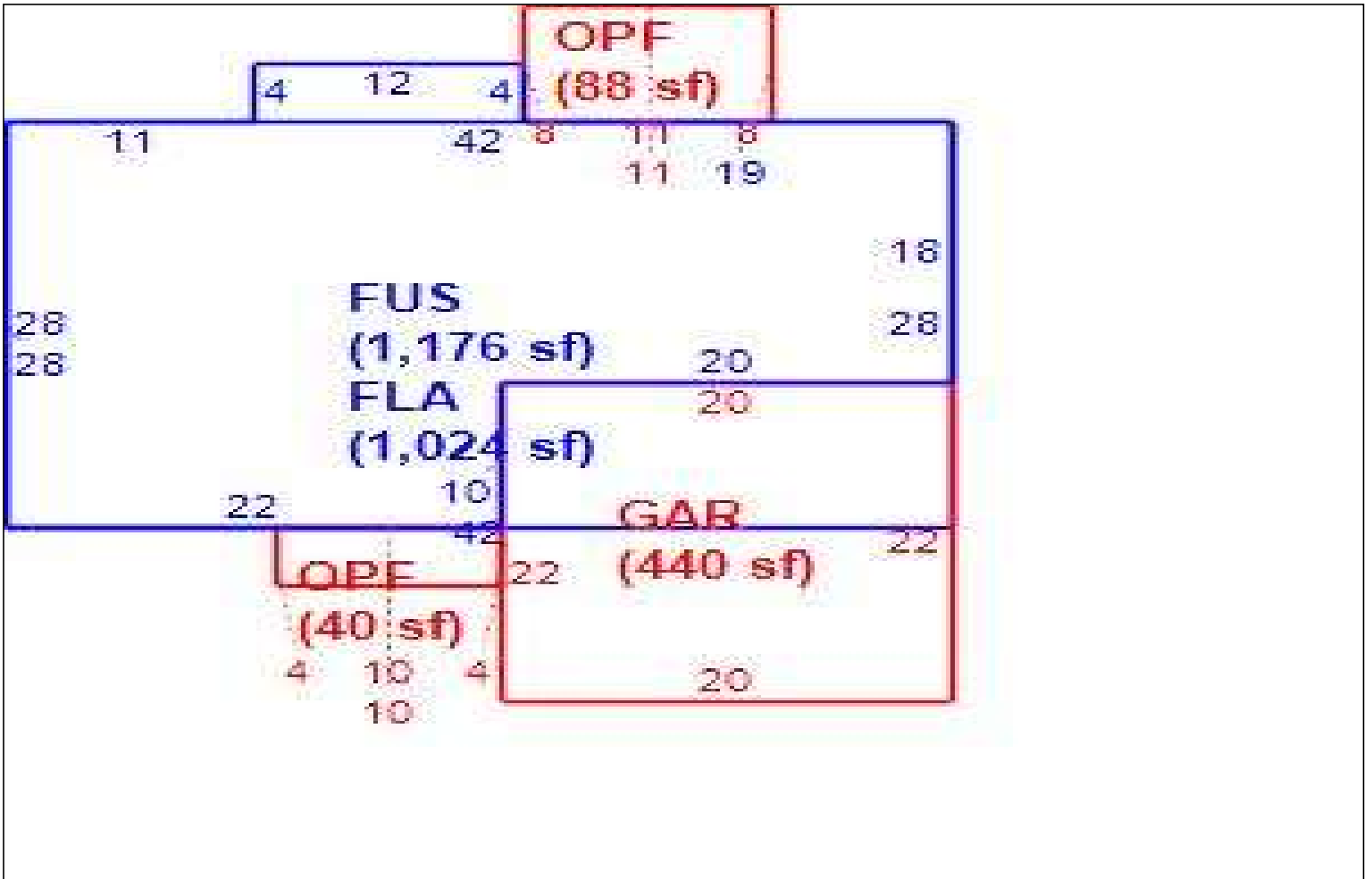
Current Owner		
MINNEAR TYLER J		
16436 ARROWHEAD TRL		
CLERMONT	FL	34711

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	124.99	323,834	Quality Grade	695	Half Baths	0
GAR	GARAGE FINISH	0	440	0	EX	0	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	128	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		2,200	2,768	2,200	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	314,119				

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0772 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				
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	
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

2024-0772 Comp 2
 PRC Run: 12/9/2024 By

Card # 1 of 1

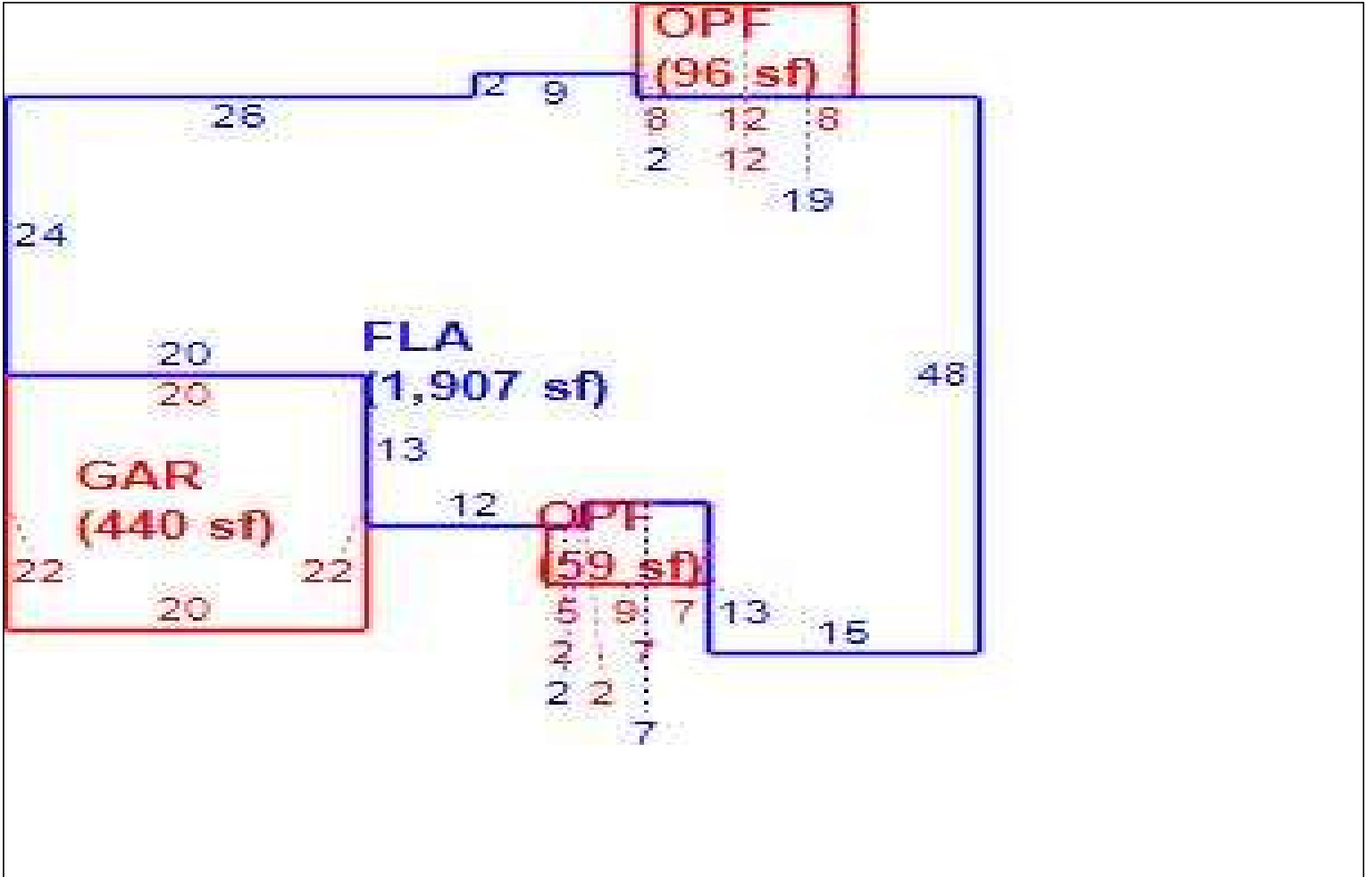
Current Owner		
MARTINEZ VIRGINIA & IGNACIO DIAZ		
16429 ARROWHEAD TRL		
CLERMONT	FL	34711

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

2024-0772 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				
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	
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

2024-0772 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

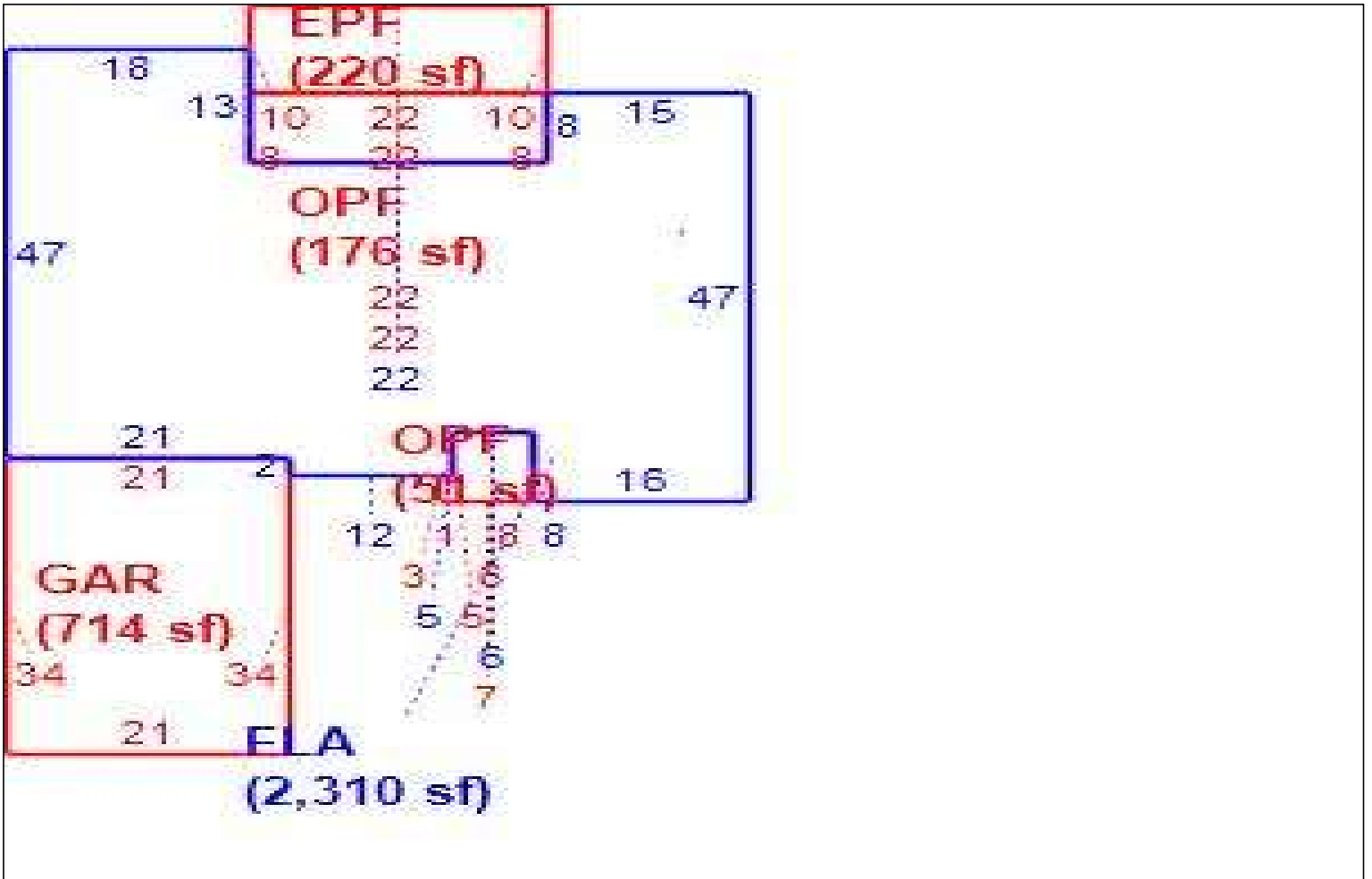
Current Owner		
JOHNSON LEONARD P & LAURA M		
6207 S WALNUT ST 400		
LOOMIS	CA	95650

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

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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

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