



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3783011

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>2024-0774</i>	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; SRP Sub LLC a Delaware 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 or TPP account #	2324260510-000-16600 2113 Fish Eagle St
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"/> 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 # 2024-0774	Alternate Key: 3783011	Parcel ID: 23-24-26-0510-000-16600	
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 2113 FISH EAGLE ST CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name SRP SUB LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 314,907	\$ 314,907	
2. Assessed or classified use value, *if applicable	\$ 266,100	\$ 266,100	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 266,100	\$ 266,100	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 4/24/2013 **Price:** \$116,200 Arm's Length Distressed **Book** 4320 **Page** 1638

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3783011	3783021	3782963	3794171
Address	2113 FISH EAGLE ST CLERMONT	2153 FISH EAGLE ST CLERMONT	2125 WHITE EAGLE ST CLERMONT	16425 GOLDEN EAGLE BLVD
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$355,000	\$355,000	\$399,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	2.40%	1.20%
Adjusted Sale		\$314,530	\$310,270	\$343,938
\$/SF FLA	\$161.91 per SF	\$173.97 per SF	\$164.69 per SF	\$202.44 per SF
Sale Date		3/8/2023	6/2/2023	9/22/2023
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	1,945	1,808	9590	1,884	4270	1,699	17220
Year Built	2000	2000		2001		2001	
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	21 SF	150 SF		182 SF		28 SF	
Pool	n	N	0	N	0	Y	-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. 3.0%	9590	Net Adj. 1.4%	4270	-Net Adj. 0.8%	-2780
		Gross Adj. 3.0%	9590	Gross Adj. 1.4%	4270	Gross Adj. 10.8%	37220
Adj. Sales Price	Market Value \$314,907	Adj Market Value	\$324,120	Adj Market Value	\$314,540	Adj Market Value	\$341,158
	Value per SF 161.91						

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 11/22/2024

2024-0774 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3783011	2113 FISH EAGLE ST CLERMONT	same sub
2	comp 1	3783021	2153 FISH EAGLE ST CLERMONT	same sub
3	comp 2	3782963	2125 WHITE EAGLE ST CLERMONT	same sub
4	comp 3	3794171	16425 GOLDEN EAGLE BLVD CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3783011
 Parcel ID 23-24-26-0510-000-16600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0774 Subject
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

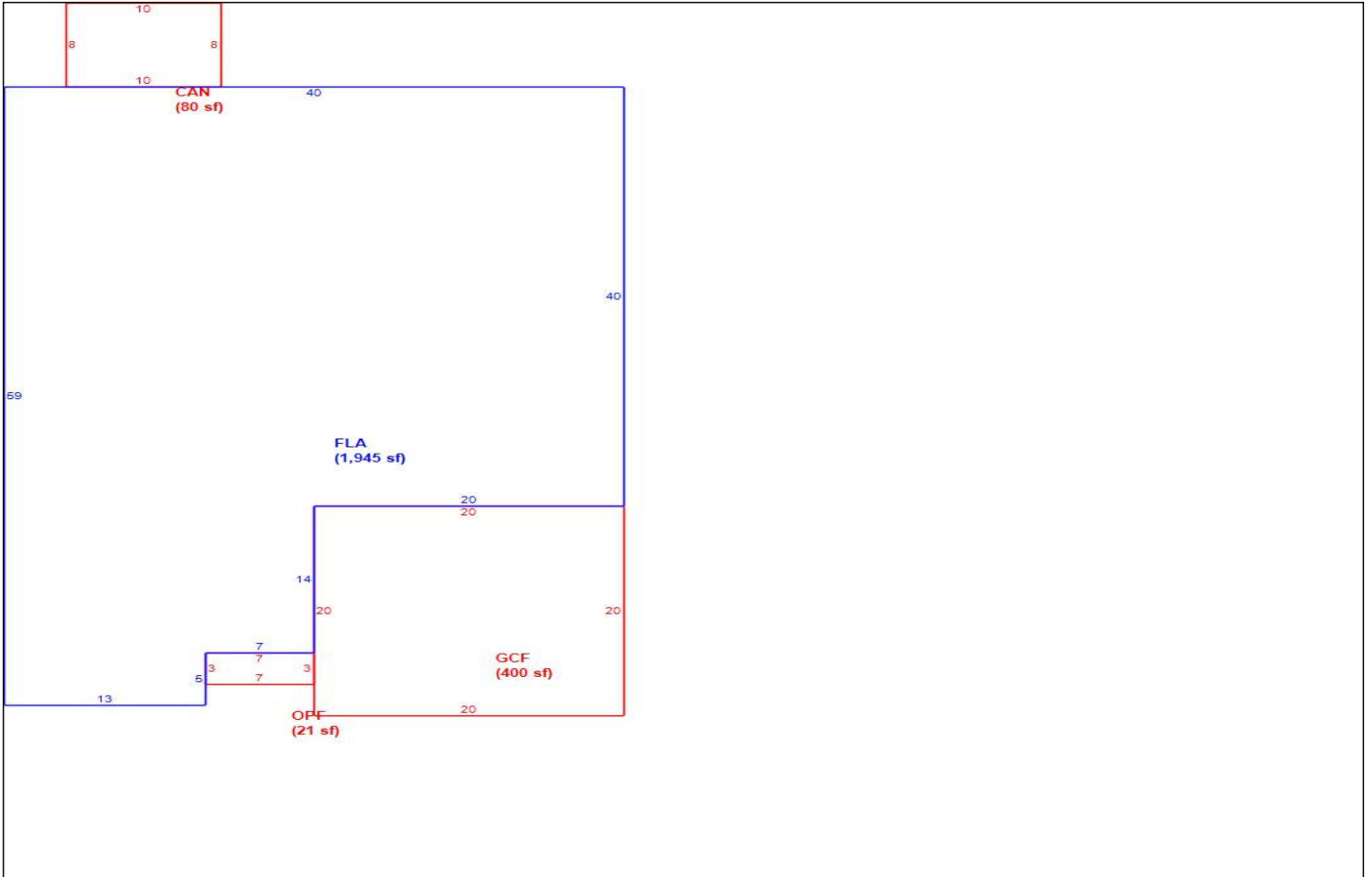
SUBJECT

Property Location			
Site Address	2113 FISH EAGLE ST	CLERMONT	FL 34714
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
EAGLERIDGE PHASE II LOT 166 PB 40 PGS 13-14 ORB 5065 PG 658

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 242,688
		Deprec Bldg Value 235,407	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,945	1,945	1945	Effective Area	1945	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	105.38	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	21	0	Building RCN	242,688	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	80	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		1,945	2,446	1,945	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	235,407				

Alternate Key 3783011
 Parcel ID 23-24-26-0510-000-16600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0774 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005 2001	SALE 0040709	01-01-2004 04-12-2000	05-02-2005 11-17-2000	1 96,213	0000 0000	CHECK VALUE SFR/2113 FISH EAGLE ST			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018016011	5065	0658	02-08-2018	WD	U	M	I	100			
	4500	1402	06-30-2014	WD	U	M	I	100			
	4354	1667	04-24-2013	CT	U	U	I	100			
	4320	1638	04-24-2013	CT	U	U	I	116,200			
	2670	0048	09-24-2004	WD	Q	Q	I	171,000			
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	
79,500	235,407	0	314,907	48807	266100	0.00	266100	314907	307,263	

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Alternate Key 3783021
 Parcel ID 23-24-26-0510-000-17600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0774 Comp 1
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
ALVAREZ EVANGELINA AND BRENDA ROBL		
2153 FISH EAGLE ST		
CLERMONT	FL	34714

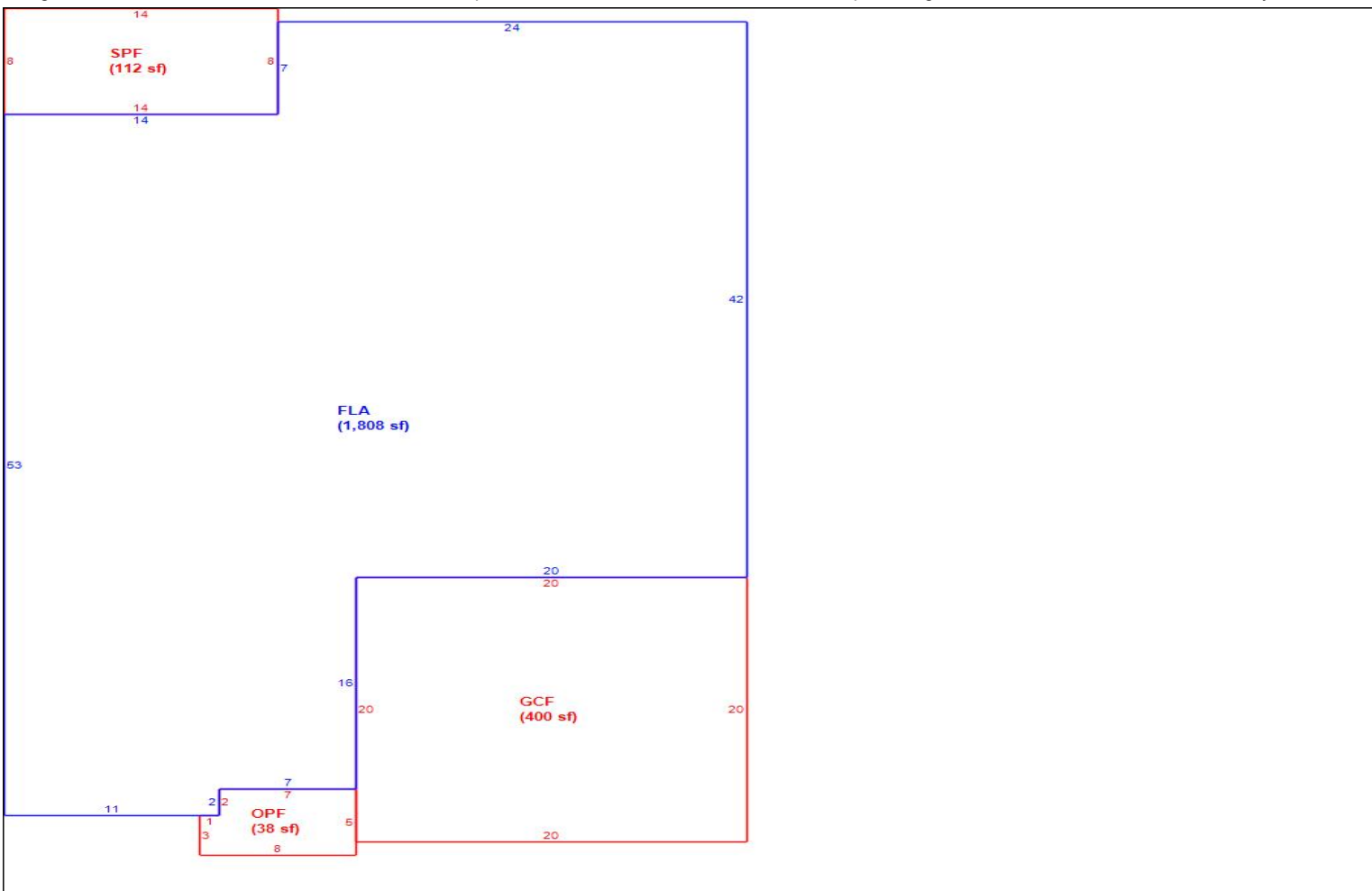
COMP 1

Property Location			
Site Address	2153 FISH EAGLE ST		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 EAGLERIDGE PHASE II LOT 176 PB 40 PGS 13-14 ORB 6104 PG 1453

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 230,352 Deprec Bldg Value 223,441 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,808	1,808	1808	Effective Area	1808	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	105.73	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	38	0	Building RCN	230,352	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	112	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		1,808	2,358	1,808	Building RCNLD	223,441	Roof Cover	3	Type AC	03

Alternate Key 3783021
 Parcel ID 23-24-26-0510-000-17600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0774 Comp 1
 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	03-09-2007		1 0000	CHECK VALUES	03-09-2007		
2001	0040547	04-12-2000	11-15-2000		1 0000	SFR/2153 FISH EAGLE ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023026643	6104	1453	03-08-2023	WD	Q	01	I	355,000				
	3115	1673	03-16-2006	WD	Q	Q	I	245,000				
	1892	1931	12-11-2000	WD	Q	Q	I	117,500				
	1813	1025	03-31-2000	WD	U	M	V	1				
	1709	0793	04-16-1999	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	
79,500	223,441	0	302,941	0	302941	0.00	302941	302941	295,812	

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Alternate Key 3782963
 Parcel ID 23-24-26-0510-000-11800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0774 Comp 2
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
HUNT VILAYKONE S & ANTHONY J		
2116 FISH EAGLE ST		
CLERMONT	FL	34714

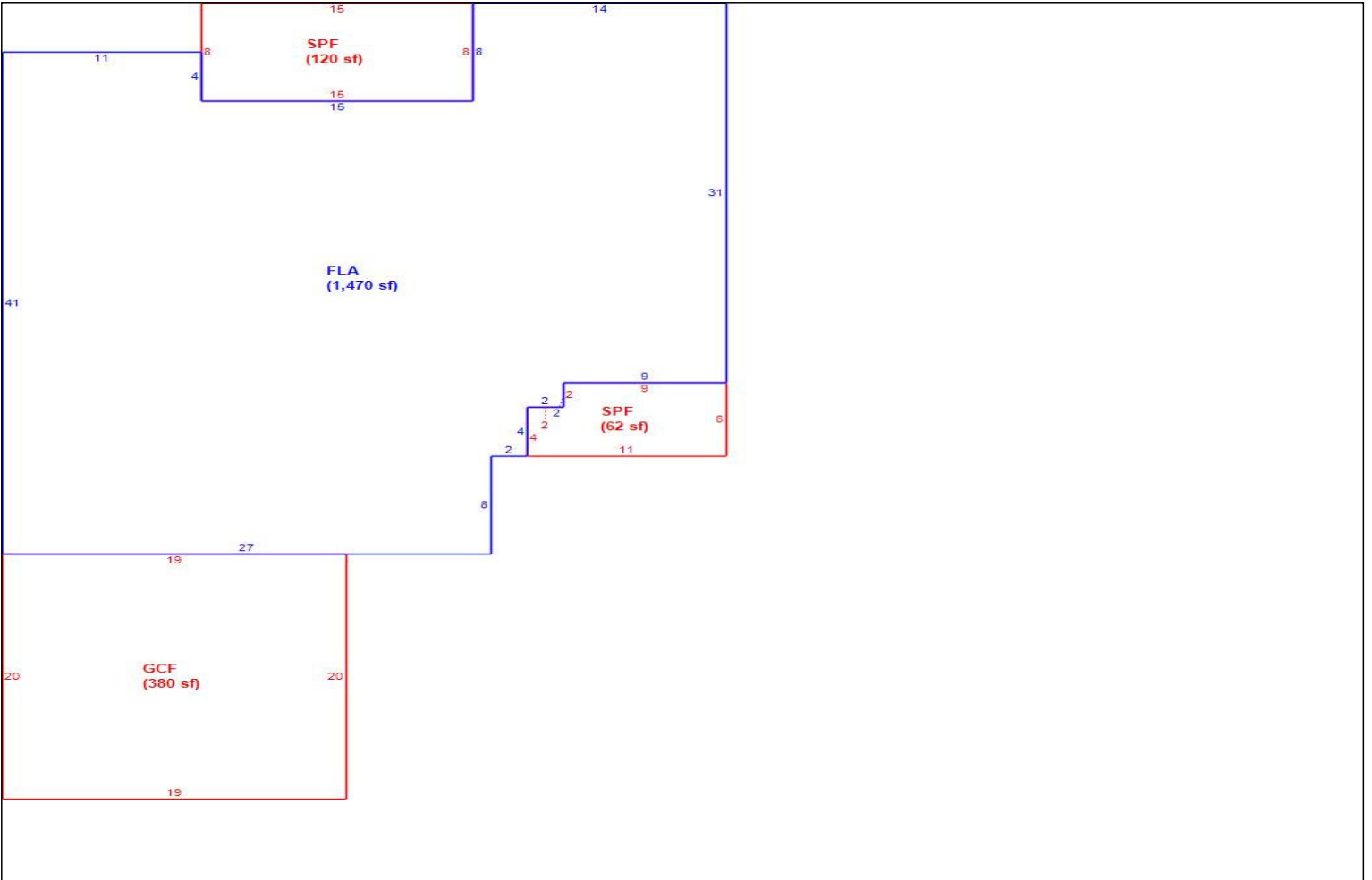
COMP 2

Property Location			
Site Address 2116 FISH EAGLE ST			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
EAGLERIDGE PHASE II LOT 118 PB 40 PGS 13-14 ORB 6154 PG 175

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 197,895	Deprec Bldg Value 191,958	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	1,470	1,470	1470	Effective Area	1470	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	108.33	Quality Grade	665	Half Baths	0
SPF	SCREEN PORCH FINIS	0	182	0	Building RCN	197,895	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	191,958	Roof Cover	3	Type AC	03
TOTALS		1,470	2,032	1,470						

Alternate Key 3782963
 Parcel ID 23-24-26-0510-000-11800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0774 Comp 2
 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	1060003	06-22-2001	02-20-2002	89,628	0000	SFR/2116 FISH EAGLE ST			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023066388	6154	0175	06-02-2023	WD	Q	01	I	330,000				
2019056267	5282	0290	05-15-2019	WD	Q	Q	I	197,500				
	4396	2367	10-15-2013	CT	U	U	I	102,000				
	2007	1941	09-21-2001	WD	Q	Q	I	115,100				
	1813	1024	03-30-2000	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	
79,500	191,958	0	271,458	0	271458	0.00	271458	271458	265,510	

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Alternate Key 3794171
 Parcel ID 23-24-26-0515-000-22900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0774 Comp 3
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
LOPEZ QUINONES JAVIER S		
16425 GOLDEN EAGLE BLVD		
CLERMONT	FL	34714

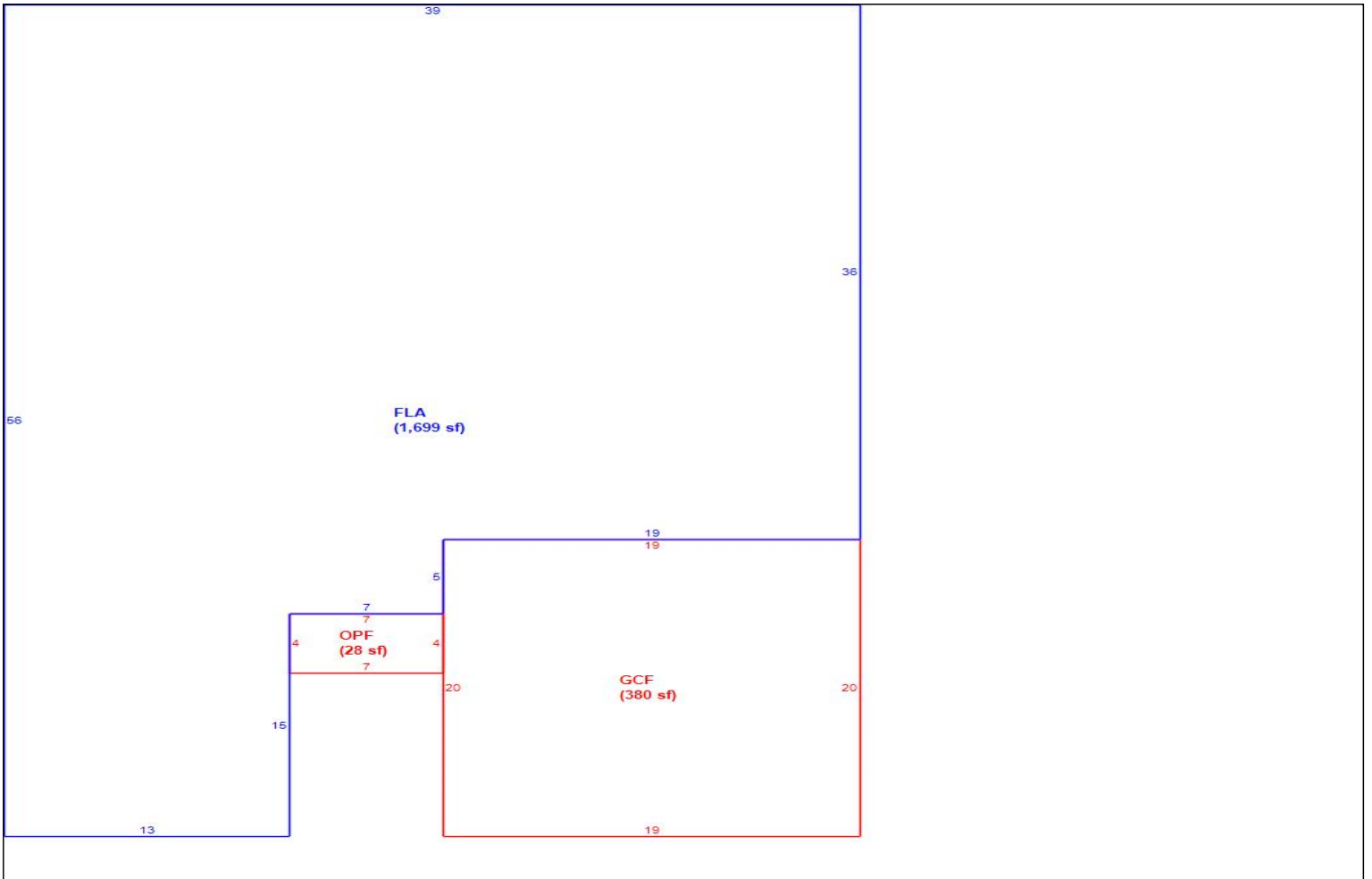
COMP 3

Property Location			
Site Address 16425 GOLDEN EAGLE BLVD			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
EAGLERIDGE PHASE III SUB LOT 229 PB 43 PGS 39-41 ORB 6221 PG 135

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 216,697 Deprec Bldg Value 210,196 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	4
FLA	FINISHED LIVING AREA	1,699	1,699	1699	Effective Area	1699	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	106.02	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	Building RCN	216,697	Condition	EX	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,699	2,107	1,699	Building RCNLD	210,196				

Alternate Key 3794171
Parcel ID 23-24-26-0515-000-22900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0774 Comp 3
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	276.00	SF	35.00	2005	2005	9660.00	85.00	8,211
PLD2	POOL/COOL DECK	504.00	SF	5.38	2005	2005	2712.00	70.00	1,898
SEN2	SCREEN ENCLOSED STRUCTURE	1491.00	SF	3.50	2005	2005	5219.00	55.00	2,870

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005051738	06-10-2005	03-27-2006	4,000	0000	SEN 20X39			
2006	2004111133	03-10-2005	03-27-2006	13,500	0000	POL FOR 06			
2006	SALE	01-01-2005	03-27-2006	1	0000	CHECK VALUE			
2005	2004111133	11-16-2004	03-10-2005	13,500	0000	POOL 14X28			
2005	SALE	01-01-2004	05-02-2005	1	0000	CHECK VALUE			
2002	0120723	03-07-2001	01-24-2002	94,688	0000	SFR/16425 GOLDEN EAGLE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023121889	6221	0135	09-22-2023	WD	Q	01	I	399,000			
2019077341	5308	0424	06-18-2019	WD	Q	Q	I	236,000			
	2761	1984	02-08-2005	WD	Q	Q	I	240,000			
	2655	1531	08-30-2004	WD	Q	Q	I	160,000			
	2647	0938	08-26-2004	QC	U	U	I	0			
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	210,196	12,979	302,675	0	302675	0.00	302675	302675	296,084	

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.