



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **38280001**

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 #	2024-0794	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2018-1 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 #	2522251000-011-00801 1476 East Ave
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 # 2024-0794	Alternate Key: 3828001	Parcel ID: 25-22-25-1000-011-00801
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1476 EAST AVE CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-1 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 373,081	\$ 373,081
2. Assessed or classified use value, *if applicable	\$ 308,070	\$ 308,070
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 308,070	\$ 308,070

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date 2/8/2018 Price: \$100 Arm's Length Distressed Book 5065 Page 715

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3828001	3434145	1623731	2531126
Address	1476 EAST AVE CLERMONT	590 E MINNEHAHA AVE CLERMONT	774 S WATERVIEW DR CLERMONT	2294 LAKEVIEW DR CLERMONT
Proximity				
Sales Price		\$385,000	\$421,000	\$465,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	2.00%	1.20%
Adjusted Sale		\$328,790	\$366,270	\$400,830
\$/SF FLA	\$167.15 per SF	\$204.60 per SF	\$196.71 per SF	\$210.41 per SF
Sale Date		11/21/2023	7/19/2023	9/12/2023
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	2,232	1,607	31250	1,862	18500	1,905	16350
Year Built	2005	1998		1987		1994	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.1	2.0	5000	2.0	5000	2.0	5000
Garage/Carpport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/OPF	OPF/SPU	-3000	OPF/PAT	4000	OPF	5000
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	1	-2500	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	.25 AC	.18 AC		.19 AC		.24 AC	
Location	RESIDENTIAL	RESIDENTIAL	30000	RESIDENTIAL	-35000	RESIDENTIAL	-30000
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 19.2%	63250	-Net Adj. 2.7%	-10000	-Net Adj. 0.9%	-3650
		Gross Adj. 21.1%	69250	Gross Adj. 17.7%	65000	Gross Adj. 14.1%	56350
Adj. Sales Price	Market Value \$373,081	Adj Market Value	\$392,040	Adj Market Value	\$356,270	Adj Market Value	\$397,180
	Value per SF 167.15						

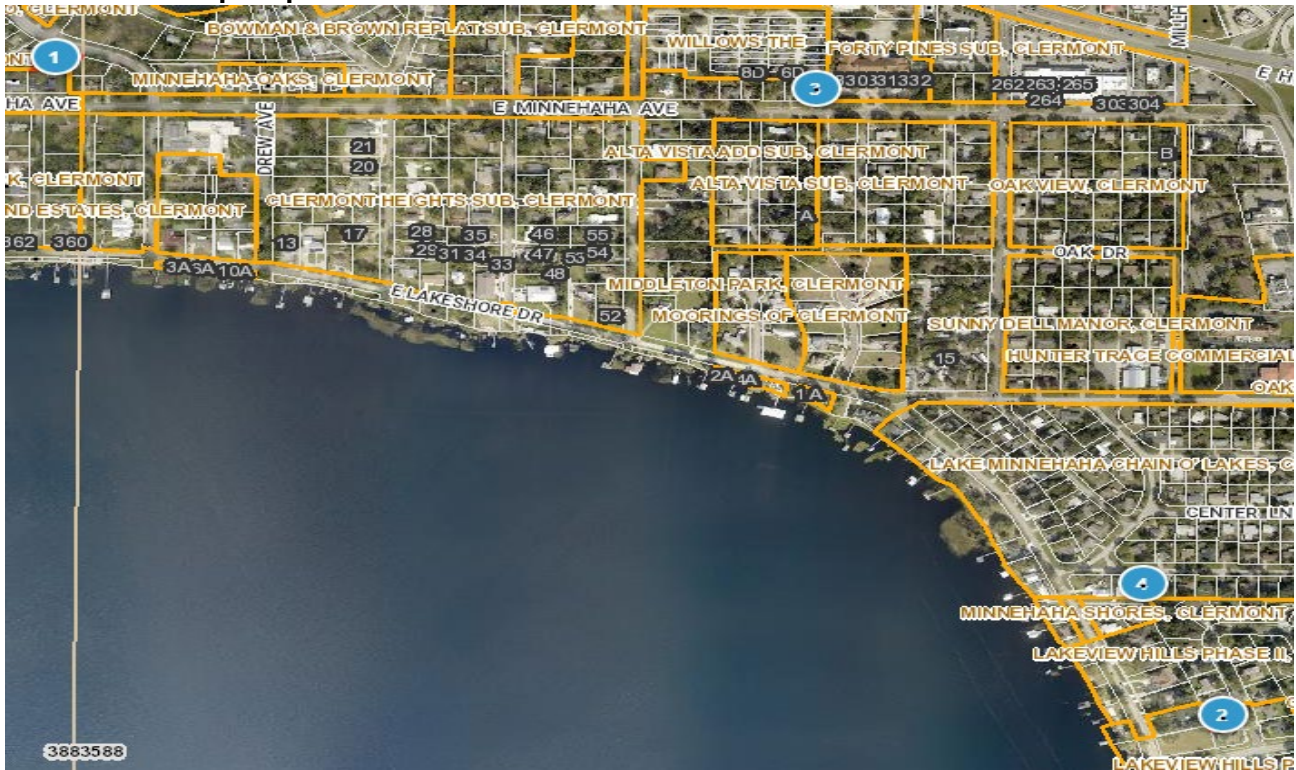
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

DATE 12/9/2024

2024-0794 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3828001	1476 EAST AVE CLERMONT	-
2	3	2531126	2294 LAKEVIEW AVE CLERMONT	.95 MILE
3	1	3434145	590 E MINNEHAHA CLERMONT	.50 MILE
4	2	1623731	774 S WATERVIEW AVE CLERMONT	.85 MILE
5				
6				
7				
8				

Alternate Key 3828001
 Parcel ID 25-22-25-1000-011-00801

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0794 Subject
 PRC Run: 12/9/2024 By bboone
 Card # 1 of 1

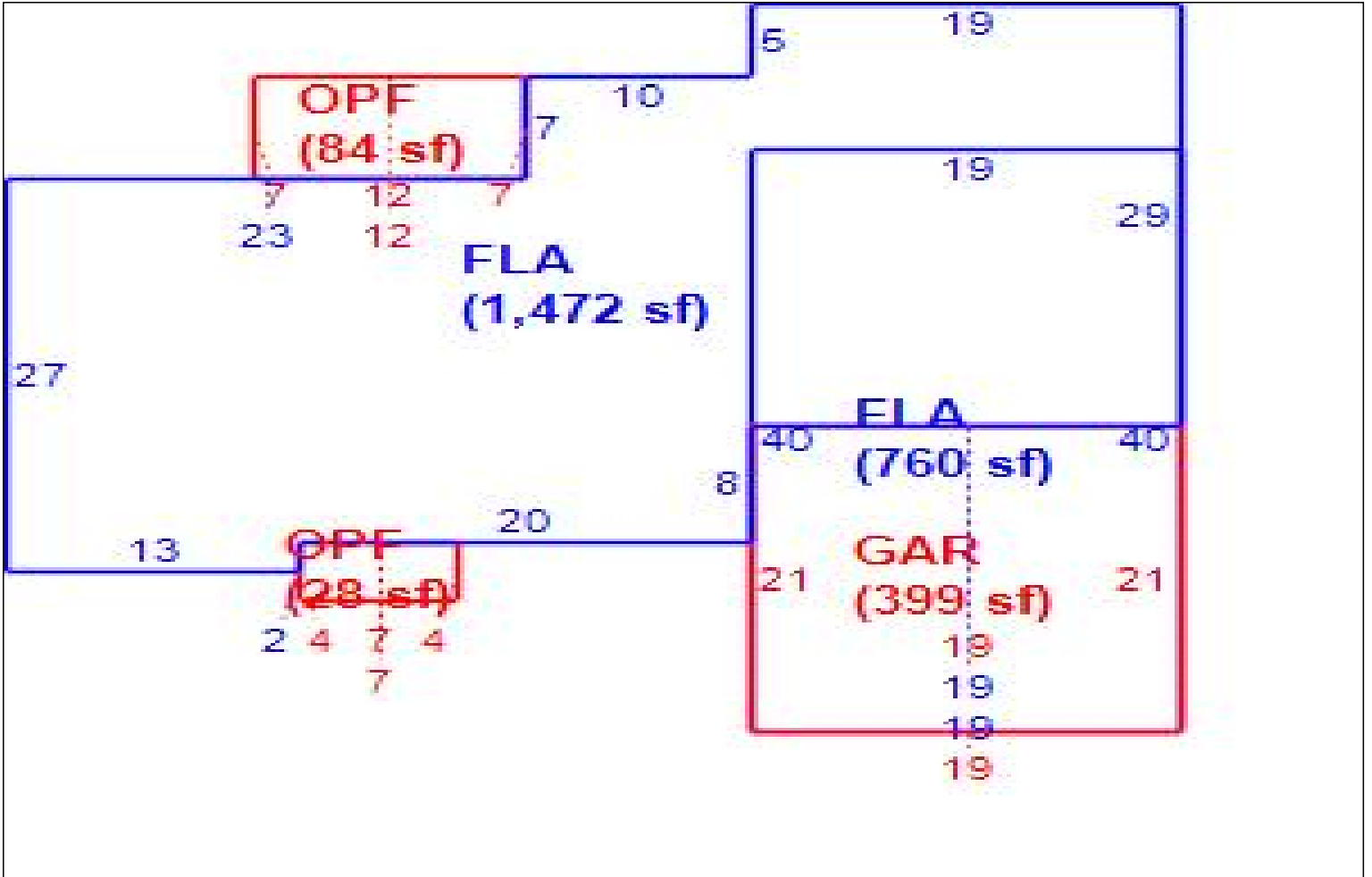
Current Owner		
2018-1 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 1476 EAST AVE CLERMONT FL 34711			
Mill Group	000C	NBHD	0580
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 CLERMONT, SUNNYSIDE UNIT LOT 8--LESS BEG AT NW COR OF LOT 8, RUN S 138 FT TO SW COR OF LOT, RUN E 15 FT, THENCE N'LY TO POB BLK 11--LOT 9 BLK 11 PB 8 PG 66 ORB 4500 PG 1402 ORB 5065 PG 715

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	P/O LT 8	1.00 LT	30,000.00	0.0000	3.00	1.000	1.000	0	90,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		90,000		
Classified Acres		0		Classified JV/Mkt		90,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 291,836 Deprec Bldg Value 283,081 Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,232	2,232	2232	Effective Area	2232	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	399	0	Base Rate	109.02	Quality Grade	675	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	112	0	Building RCN	291,836	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	6	Type AC	03
						Functional Obsol	0				
TOTALS		2,232	2,743	2,232	Building RCNLD	283,081					

Alternate Key 3828001
 Parcel ID 25-22-25-1000-011-00801

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0794 Subject
 PRC Run: 12/9/2024 By bboone
 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	
2006	2004090411	01-01-2005	03-28-2006	110,704	0000	SFR 1476 EAST AVE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018016012	5065	0715	02-08-2018	WD	U	M	I	100			
	4500	1402	06-30-2014	WD	U	M	I	100			
	4360	0498	03-05-2013	CT	U	U	I	100			
	4307	0489	03-05-2013	CT	U	U	I	180,000			
	2885	0257	07-01-2005	WD	Q	Q	I	275,000			
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	
90,000	283,081	0	373,081	65011	308070	0.00	308070	373081	324,847	

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 3434145
 Parcel ID 30-22-26-0500-000-02300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0794 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

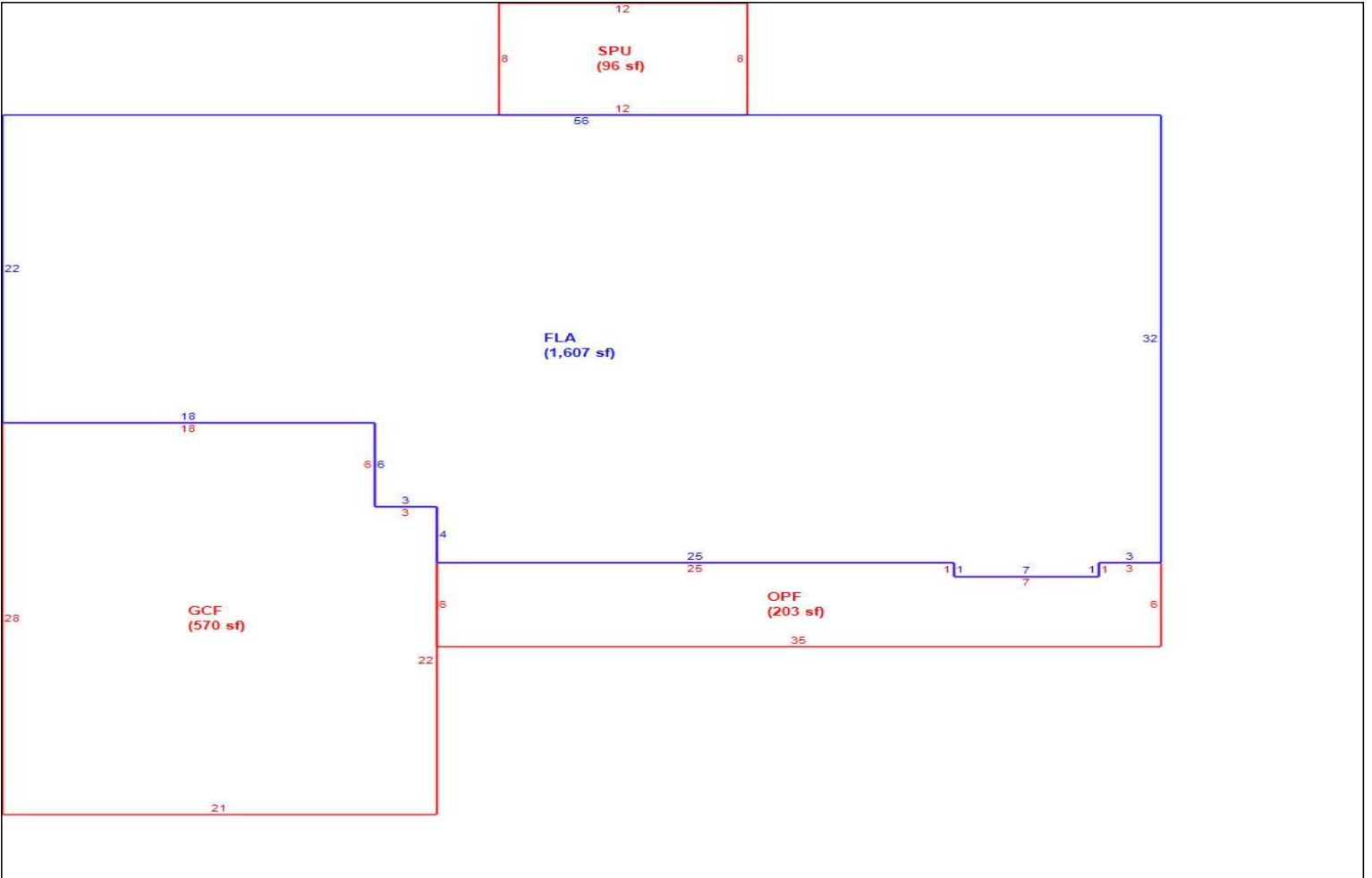
Current Owner			
KAY VONDA			
590 E MINNEHAHA AVE			
CLERMONT	FL	34711	

Property Location			
Site Address 590 E MINNEHAHA AVE			
CLERMONT FL 34711			
Mill Group	000C	NBHD	4376
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	05-18-202

Legal Description
 CLERMONT, FAIRVIEW PLACE E 77 FT OF FOLLOWING DESCRIBED PARCEL: S 105 FT OF PART OF LOT 23, W 1/2 OF S 105 FT OF CLOSED STRICKLING ST PB 9 PG 6 ORB 6250 PG 141

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	40,000.00	0.0000	1.50	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 208,443 Deprec Bldg Value 191,768 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,607	1,607	1607	Effective Area	1607	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	570	0	Base Rate	103.04	Quality Grade	660	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	203	0	Building RCN	208,443	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	96	0	Condition	VG	Foundation	3	Fireplaces	0	
						% Good	92.00				
						Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,607	2,476	1,607	Building RCNLD	191,768					

Alternate Key 3434145
 Parcel ID 30-22-26-0500-000-02300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0794 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1999	9821351	02-01-1998	12-31-1998	92,274	0000	SFR/590 E MINNEHAHA AVE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023146189	6250	0141	11-21-2023	WD	Q	01	I	385,000				
2021013974	5633	0015	01-29-2021	WD	Q	01	I	270,000				
	1785	0347	01-07-2000	WD	U	U	I	43,500				
	1586	0897	02-17-1998	WD	Q	Q	V	23,000				
	1318	1739	01-01-1993	AD	Q	Q	I	19,900				
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	
60,000	191,768	0	251,768	0	251768	0.00	251768	251768	245,901	

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 1623731
Parcel ID 30-22-26-0800-005-00300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0794 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

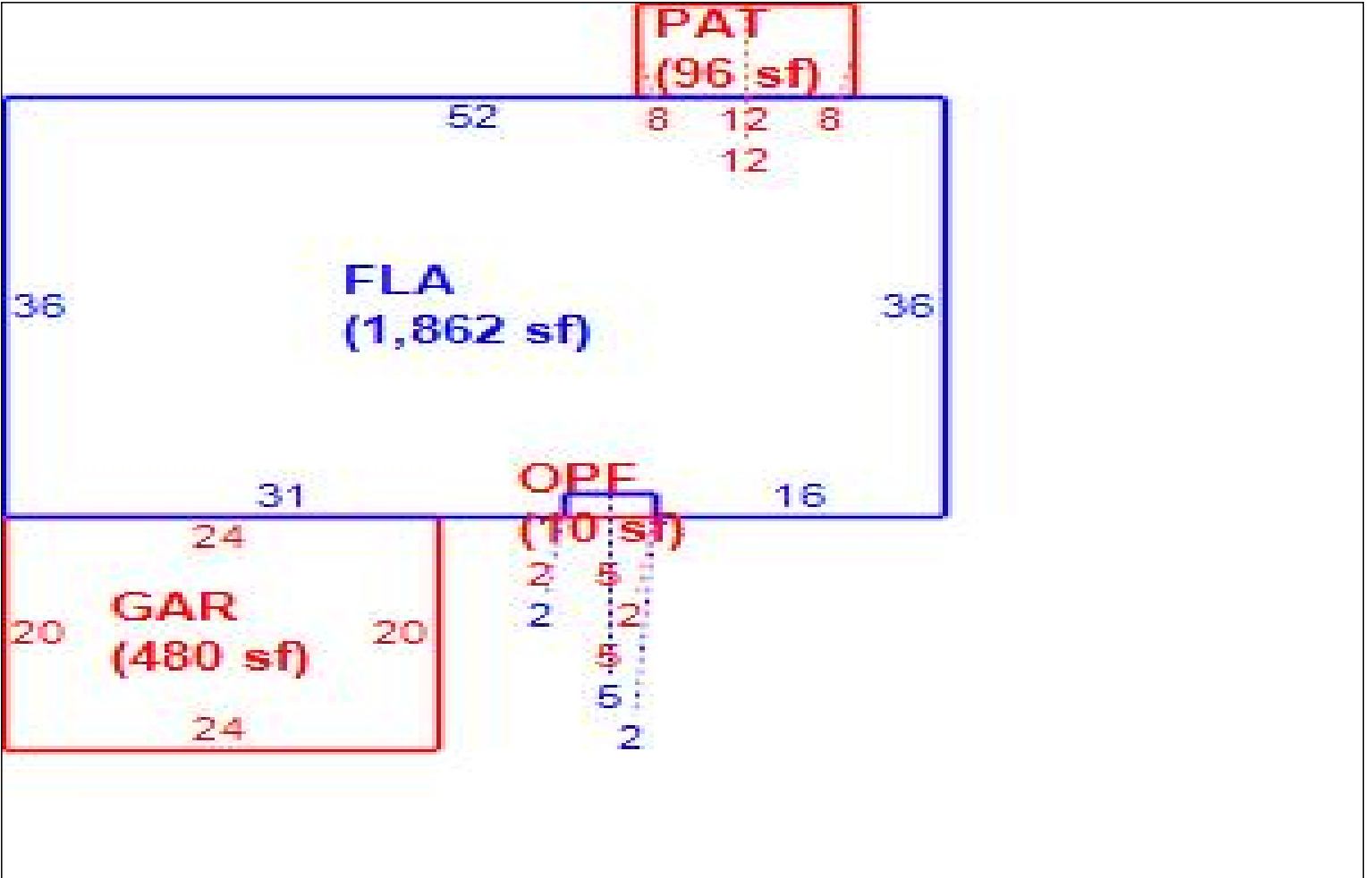
Current Owner		
MARINO KRISTIN		
774 S WATERVIEW DR		
CLERMONT	FL	34711

Property Location		
Site Address 774 S WATERVIEW DR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 4522
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 05-18-202

Legal Description
CLERMONT, LAKE MINN CHAIN O' LAKES LOT 3, BLK 5, 1/119TH INT IN LOT 7, BLK C PB 13 PG 66 ORB 6179 PG 1352

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	100,000.00	0.0000	1.25	1.000	1.000	0	125,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		125,000		
Classified Acres		0		Classified JV/Mkt		125,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 251,953 Deprec Bldg Value 229,277 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	1,862	1,862	1862	1987					
GAR	GARAGE FINISH	0	480	0	Effective Area	1862	No Stories	1.00	Full Baths 2	
OPF	OPEN PORCH FINISHE	0	10	0	Base Rate	111.99	Quality Grade	675	Half Baths 0	
PAT	PATIO UNCOVERED	0	96	0	Building RCN	251,953	Wall Type	03	Heat Type 6	
						Condition	VG	Foundation	3	Fireplaces 1
						% Good	91.00	Roof Cover	3	Type AC 03
						Functional Obsol	0			
TOTALS		1,862	2,448	1,862	Building RCNLD	229,277				

Alternate Key 1623731
 Parcel ID 30-22-26-0800-005-00300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0794 Comp 2
 PRC Run: 12/9/2024 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
UBU2	UTILITY BLDG UNFINISHED	150.00	SF	6.25	1986	1986	938.00	40.00	375

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1988	42601	09-01-1987	12-01-1987	62,000	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023087441	6179	1352	07-19-2023	WD	Q	01	I	421,000	039	HOMESTEAD	2024	25000
2020066516	5490	1297	06-04-2020	WD	Q	01	I	249,900	059	ADDITIONAL HOMESTEAD	2024	25000
	4239	0596	08-24-2012	QC	U	U	I	100				
	1435	1002	05-01-1996	WD	Q	Q	I	110,000				
	1053	1449	04-01-1990	WD	Q	Q	I	106,900				
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	
125,000	229,277	375	354,652	0	354652	50,000.00	304652	329652	378,818	

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 2531126
Parcel ID 30-22-26-0830-002-00400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0794 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

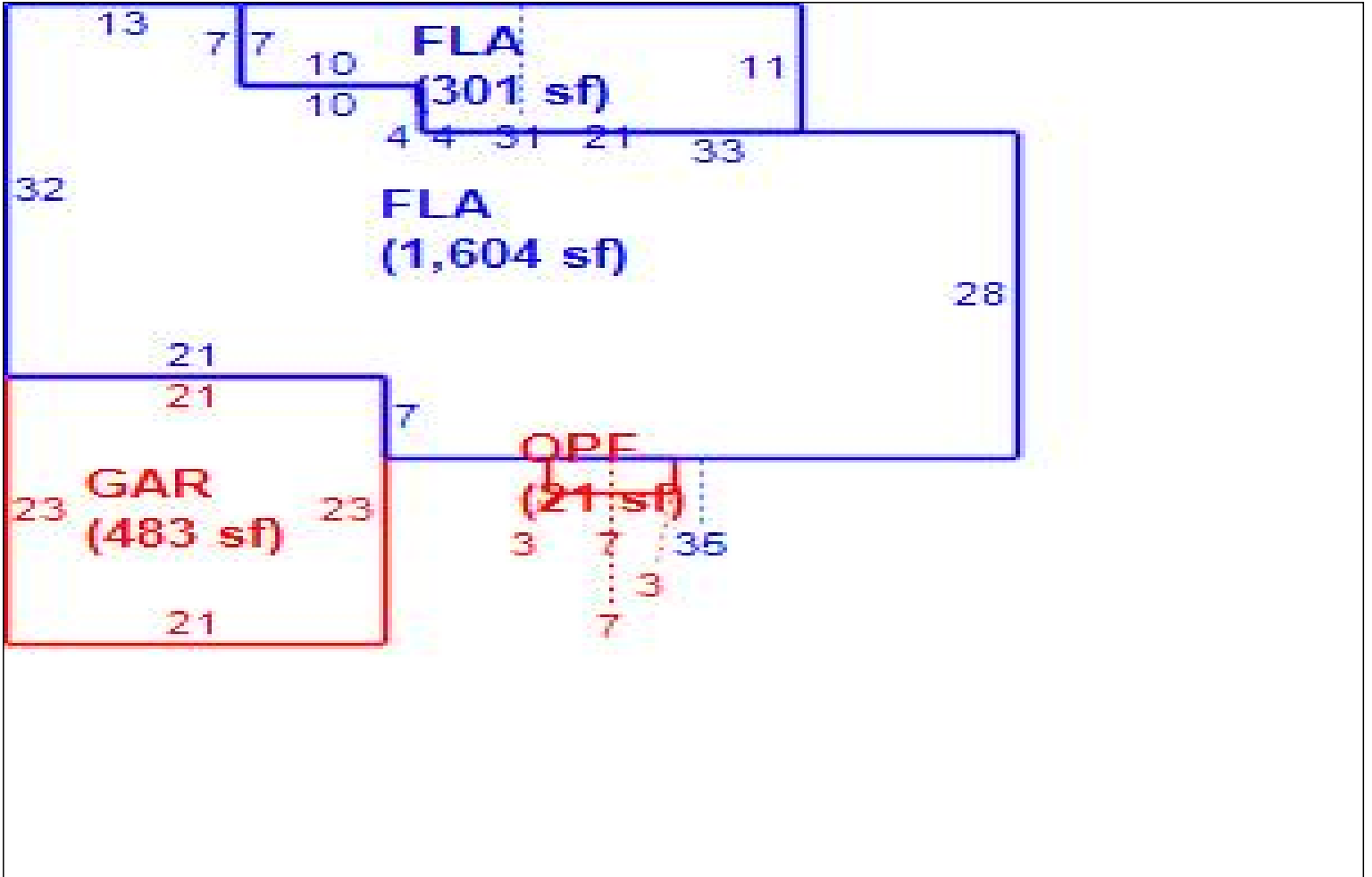
Current Owner		
JOOSSENS CHRISTINE N & TOD R		
2294 LAKEVIEW AVE		
CLERMONT	FL	34711

Property Location			
Site Address	2294 LAKEVIEW DR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	4522
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	05-18-202

Legal Description
CLERMONT, LAKEVIEW HILLS PHASE 1 LOT 4 BLK 2 PB 24 PGS 41-42 ORB 6210 PG 1963

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	100,000.00	0.0000	1.20	1.000	1.000	0	120,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000		
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 327,902 Deprec Bldg Value 301,670 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	3
FLA	FINISHED LIVING AREA	1,905	1,905	1905	1994	1905	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	483	0	143.84	143.84	Quality Grade	735	Half Baths	0
OPF	OPEN PORCH FINISHE	0	21	0	327,902	327,902	Wall Type	03	Heat Type	6
					Condition	VG	Foundation	3	Fireplaces	0
					% Good	92.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,905	2,409	1,905	Building RCNLD	301,670				

Alternate Key 2531126
 Parcel ID 30-22-26-0830-002-00400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0794 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	
2025	24-0553	02-12-2024		28,987	0002	REPL WINDOWS 7			
2013	201201414	10-26-2012	11-14-2012	8,700	0002	REROOF	11-14-2012		
2006	2005071526	08-24-2005	05-05-2006	8,500	0000	ENCL SCRNM TO LIVG			
1995	C-04487	09-01-1994	12-01-1994	64,738	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023113020	6210	1963	09-12-2023	WD	Q	01	I	465,000	039	HOMESTEAD	2024	25000
2020073501	5501	0589	07-01-2020	WD	Q	01	I	289,900	059	ADDITIONAL HOMESTEAD	2024	25000
2017041286	4930	2036	04-14-2017	WD	Q	Q	I	250,000				
	1803	1538	03-08-2000	TR	U	U	I	0				
	1440	0881	05-01-1996	WD	Q	Q	I	116,000				
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
120,000	301,670	0	421,670	0	421670	50,000.00	371670	396670	411,954

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.