



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3782446**

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 #	<b>2024-0795</b>	County	<b>Lake</b>
		Tax year	<b>2024</b>
		Date received	<b>9.12.24</b>
COMPLETED BY THE PETITIONER			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; 2017-2 IH Borrower LP</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>2524260300-000-01700 1113 Winding Water Way</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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

<b>Petition #</b> 2024-0795		<b>Alternate Key:</b> 3782446		<b>Parcel ID:</b> 25-24-26-0300-000-01700	
<b>Petitioner Name</b> Ryan, llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		<b>Property Address</b> 1113 WINDING WATER WAY CLERMONT		<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> 2017-2 IH borrower lp		<b>Value from TRIM Notice</b>	<b>Value before Board Action</b> Value presented by Prop Appr	<b>Value after Board Action</b>	
<b>1. Just Value, required</b>		\$ 307,460	\$ 307,460		
<b>2. Assessed or classified use value, *if applicable</b>		\$ 269,360	\$ 269,360		
<b>3. Exempt value, *enter "0" if none</b>		\$ -	\$ -		
<b>4. Taxable Value, *required</b>		\$ 269,360	\$ 269,360		
*All values entered should be county taxable values, School and other taxing authority values may differ.					

**Last Sale Date** 12/19/2012      **Price:** \$118,200       Arm's Length  Distressed      **Book** 4267      **Page** 2002

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3782446	3783227	3783199	3783213
<b>Address</b>	1113 WINDING WATER WAY	17413 SILVER CREEK CT CLERMONT	17325 WOODCREST WAY CLERMONT	17416 SILVER CREEK CT CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$385,000	\$380,000	\$420,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.20%	2.40%	2.80%
<b>Adjusted Sale</b>		\$331,870	\$332,120	\$368,760
<b>\$/SF FLA</b>	\$185.22 per SF	\$198.72 per SF	\$238.08 per SF	\$191.66 per SF
<b>Sale Date</b>		9/22/2023	6/14/2023	5/3/2023
<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>	1,660	1,670	-700	1,395	18550	1,924	-18480
<b>Year Built</b>	1998	2000		2000		1999	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.0	2.1		2.1		2.0	5000
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	86 sf	96 sf		169 sf		132 sf	
<b>Pool</b>	Y	Y	0	Y	0	Y	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>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		-Net Adj. 0.2%	-700	Net Adj. 5.6%	18550	-Net Adj. 3.7%	-13480
		Gross Adj. 0.2%	700	Gross Adj. 5.6%	18550	Gross Adj. 6.4%	23480
<b>Adj. Sales Price</b>	Market Value <b>\$307,460</b>	Adj Market Value	<b>\$331,170</b>	Adj Market Value	<b>\$350,670</b>	Adj Market Value	<b>\$355,280</b>
	Value per SF 185.22						

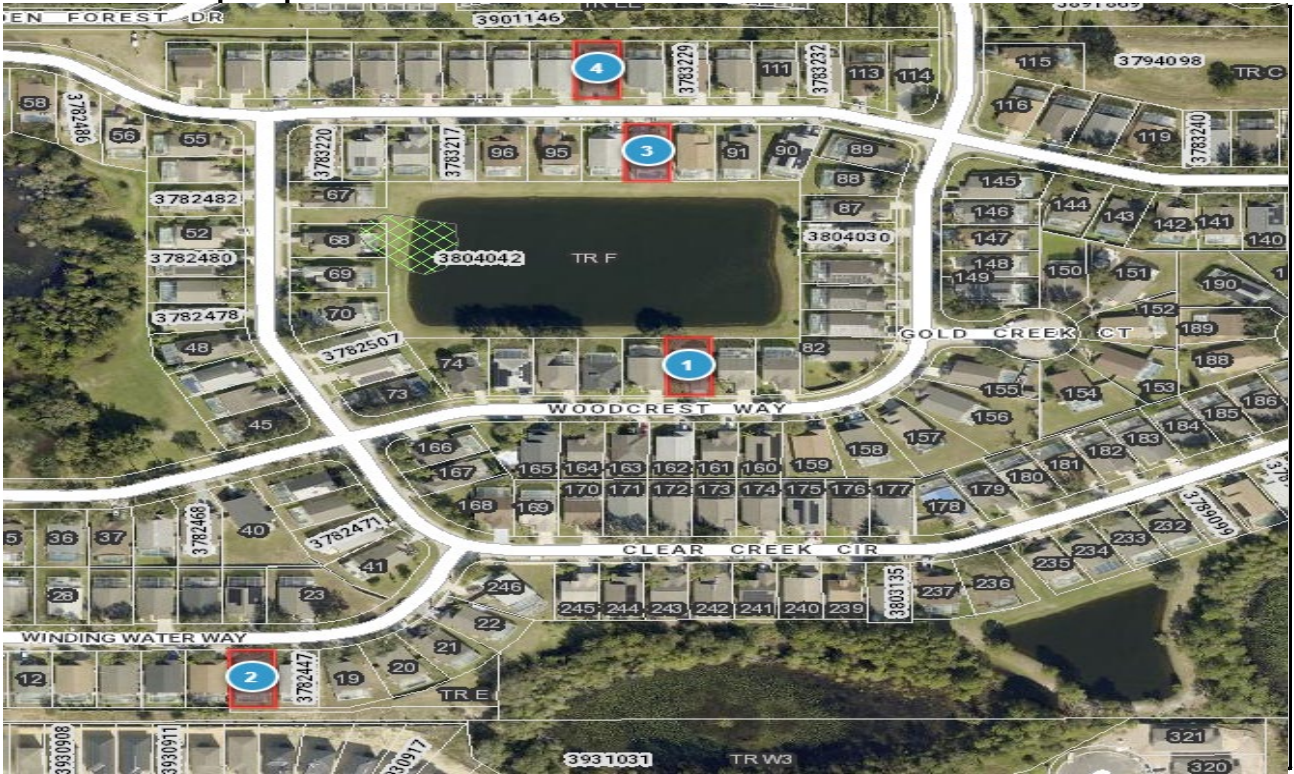
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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 11/18/2024**

**2024-0795 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3782446	1113 WINDING WATER WAY CLERMONT	-
2	comp 2	3783199	17325 WOODCREST WAY CLERMONT	same sub
3	comp 1	3783227	17413 SILVER CREEK CT CLERMONT	same sub
4	comp 3	3783213	17416 SILVER CREEK CT CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3782446  
Parcel ID 25-24-26-0300-000-01700

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0795 Subject  
PRC Run: 12/4/2024 By

Card # 1 of 1

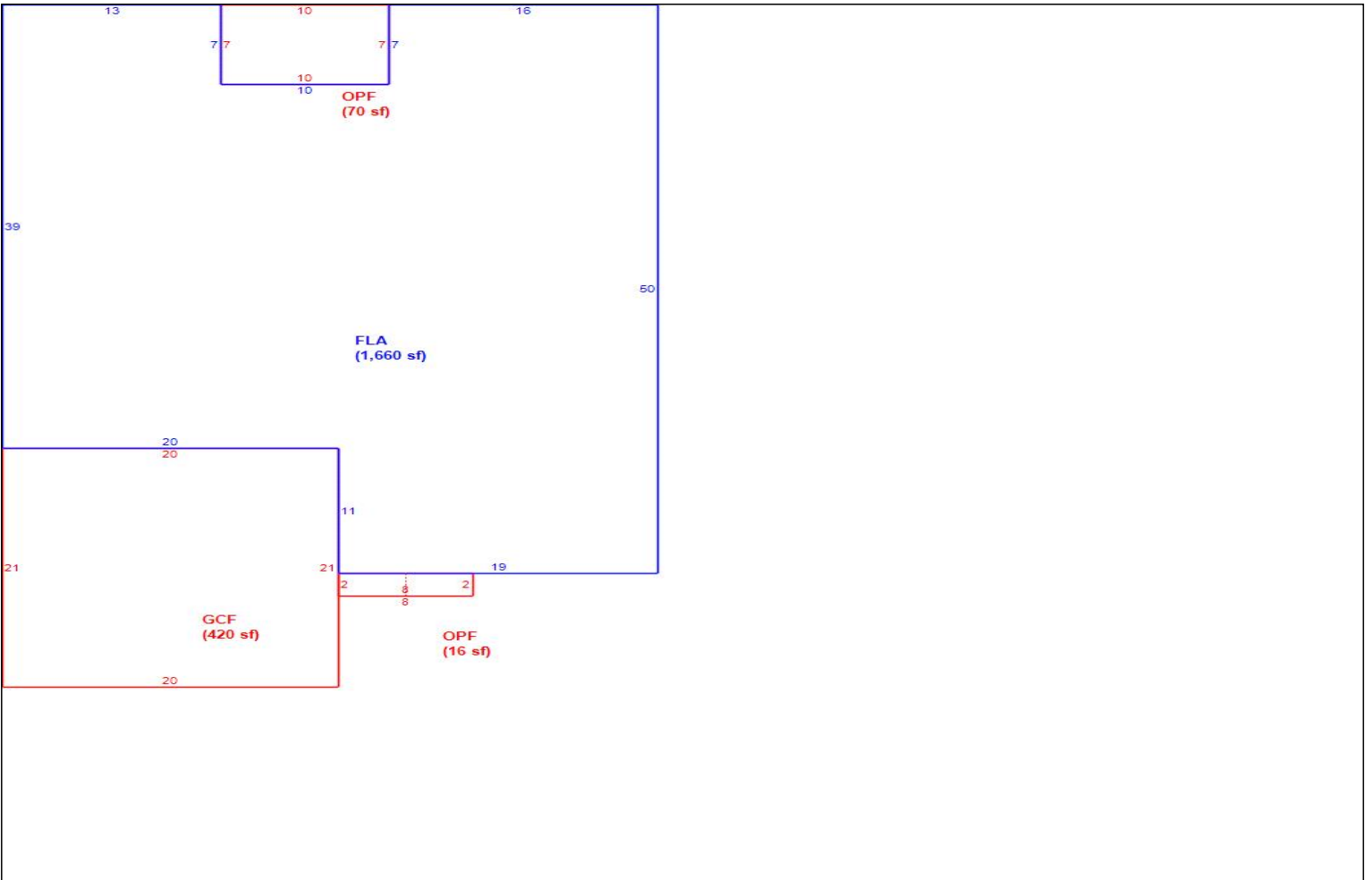
Current Owner		
2017-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 1113 WINDING WATER WAY			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLEAR CREEK PHASE ONE SUB LOT 17 PB 40 PG 57-58 ORB 4554 PG 555 ORB 5025 PG 2026

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 220,836	Deprec Bldg Value 214,211	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	1,660	1,660	1660	Effective Area	1660	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	109.33	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	86	0	Building RCN	220,836	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	214,211	Type AC	03		
TOTALS		1,660	2,166	1,660						

Alternate Key 3782446  
 Parcel ID 25-24-26-0300-000-01700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0795 Subject  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<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	336.00	SF	35.00	1998	1998	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	424.00	SF	5.38	1998	1998	2281.00	70.00	1,597
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	1998	1998	5390.00	40.00	2,156

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120620	5025	2026	11-09-2017	WD	U	M	I	100			
	4554	0555	11-12-2014	WD	U	M	I	100			
	4267	2002	12-19-2012	CT	U	U	I	118,200			
	3359	1702	01-23-2007	WD	Q	Q	I	240,000			
	2769	0542	01-10-2005	WD	Q	Q	I	234,900			
<b>Total</b>											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	214,211	13,749	307,460	38100	269360	0.00	269360	307460	300,693	

\*\*\*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 3783277  
 Parcel ID 25-24-26-0305-000-15700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0795 Comp 1  
 PRC Run: 12/4/2024 By

Card # 1 of 1

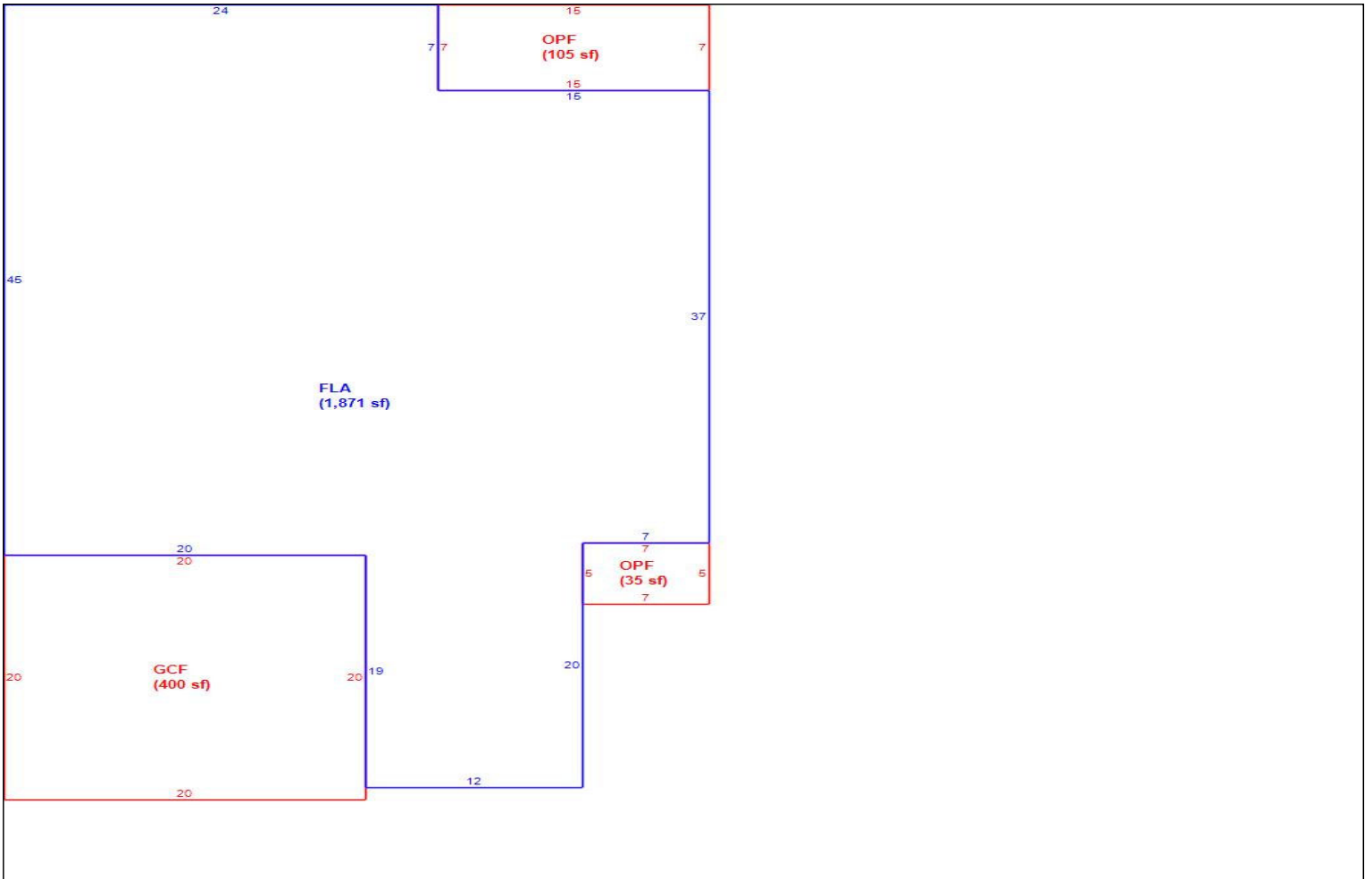
Current Owner		
WILLIAMS LURLINE		
17344 WOODCREST WAY		
CLERMONT	FL	34714

Property Location		
Site Address 17344 WOODCREST WAY		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CLEAR CREEK PHASE TWO LOT 157 PB 41 PGS 9-10 ORB 5547 PG 953

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 248,178
		Deprec Bldg Value	240,733
		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	4
FLA	FINISHED LIVING AREA	1,871	1,871	1871	Effective Area	1871	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	Base Rate	108.76	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	140	0	Building RCN	248,178	Condition	EX	Heat Type	6
				% Good		97.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		1,871	2,411	1,871	Building RCNLD	240,733				



Alternate Key 3783277  
 Parcel ID 25-24-26-0305-000-15700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0795 Comp 1  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
HTB1	HOT TUB/SPA	1.00	UT	4000.00	2000	2000	4000.00	50.00	2,000
POL2	SWIMMING POOL - RESIDENTIAL	336.00	SF	35.00	2000	2000	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	500.00	SF	5.38	2000	2000	2690.00	70.00	1,883
SEN2	SCREEN ENCLOSED STRUCTURE	1656.00	SF	3.50	2000	2000	5796.00	42.50	2,463

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2022120633	12-14-2022	02-20-2024	10,041	0002	REPL WINDOWS 10	02-20-2024		
2010	SALE	01-01-2009	03-24-2010	1	0000	CHECK VALUE	03-26-2010		
2001	0062969	06-28-2000	02-13-2001	1	0000	21X37 SEN			
2001	0030237	03-22-2000	02-13-2001	1	0000	SFR/17344 WOODCREST WAY			

<b>Sales Information</b>								<b>Exemptions</b>				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2020104523	5547	0953	09-11-2020	WD	Q	01	I	260,000	039	HOMESTEAD	2021	25000
	4215	0813	08-28-2012	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2021	25000
	3810	1885	08-06-2009	TR	Q	Q	I	125,000				
	3810	1879	08-06-2009	TR	U	U	I	100				
	3243	0931	07-21-2006	TR	U	U	I	0				
<b>Total</b>											<b>50,000.00</b>	

<b>Value Summary</b>										
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	240,733	16,342	336,575	95845	240730	50,000.00	190730	215730	329,142	

\*\*\*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 3783199  
 Parcel ID 25-24-26-0305-000-07900

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0795 Comp 2  
 PRC Run: 12/4/2024 By

Card # 1 of 1

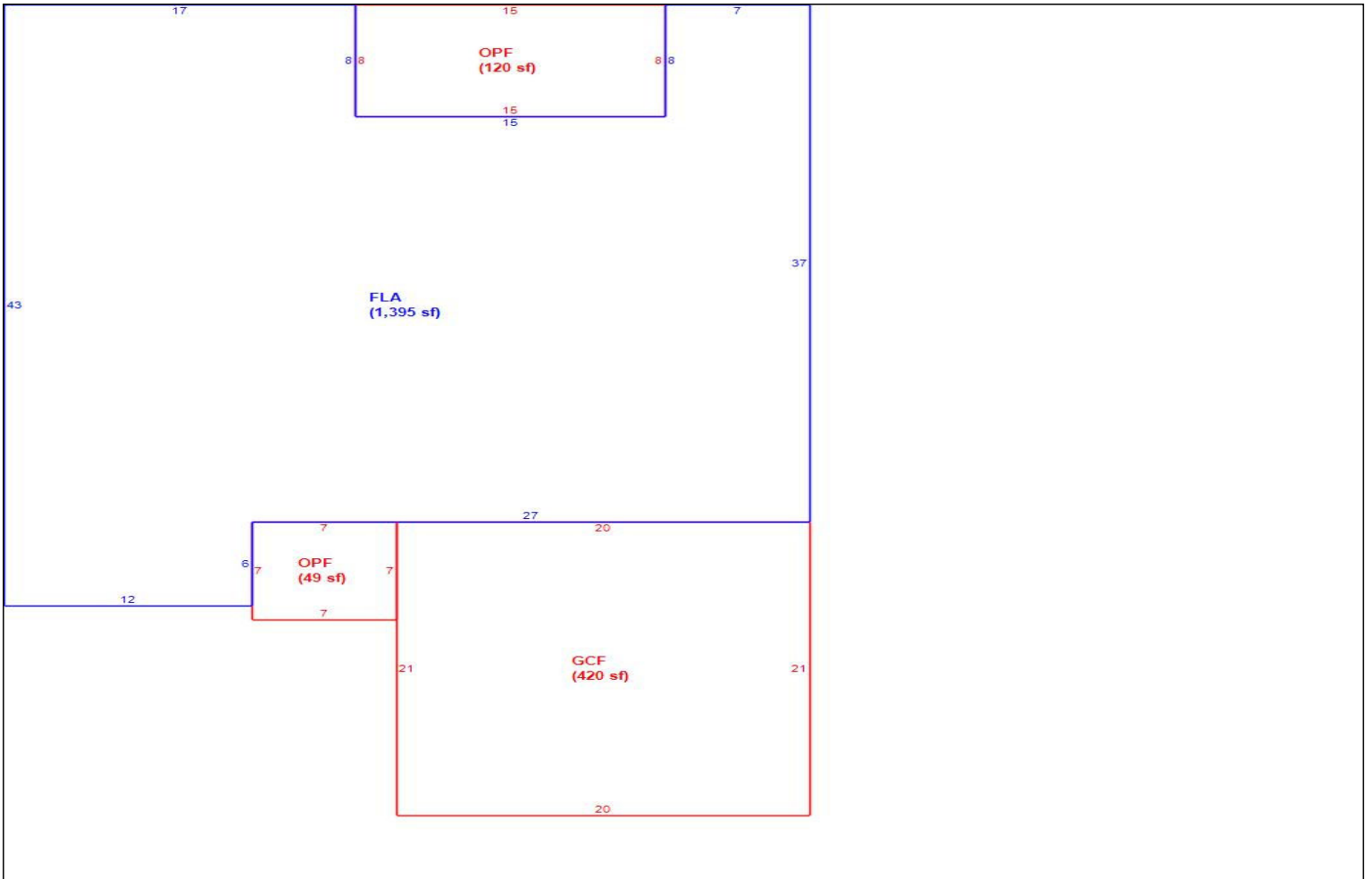
Current Owner		
173 25 WOODCREST LLC		
1 COMP LN		
GLEN COVE	NY	11542

Property Location		
Site Address 17325 WOODCREST WAY		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
 CLEAR CREEK PHASE TWO LOT 79 PB 41 PGS 9-10 ORB 6266 PG 525

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 203,921 Deprec Bldg Value 197,803 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	1,395	1,395	1395	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	112.77	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	169	0	203,921	Wall Type	03	Heat Type	6
TOTALS		1,395	1,984	1,395	0	Foundation	3	Fireplaces	0
					197,803	Roof Cover	3	Type AC	03

Alternate Key 3783199  
 Parcel ID 25-24-26-0305-000-07900

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0795 Comp 2  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<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	319.00	SF	35.00	2000	2000	11165.00	85.00	9,490
PLD2	POOL/COOL DECK	441.00	SF	5.38	2000	2000	2373.00	70.00	1,661
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	2000	2000	5390.00	42.50	2,291

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	SALE	01-01-2004	01-26-2005	1	0000	CHECK VALUE			
2001	0070539	07-19-2000	02-09-2001	2,250	0000	ALTER/ADDN			
2001	0022121	04-14-2000	02-09-2001	1	0000	SFR/17325 WOODCREST WAY			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024001425	6266	0525	08-31-2023	WD	U	11	1	100			
2023074860	6164	0882	06-14-2023	WD	Q	01	1	380,000			
	4211	1339	08-31-2012	WD	Q	Q	1	135,000			
	2667	1179	06-16-2004	WD	Q	Q	1	185,000			
	1855	2366	08-25-2000	WD	Q	Q	1	144,900			
<b>Total</b>											0.00

<b>Value Summary</b>										
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	197,803	13,442	290,745	0	290745	0.00	290745	290745	285,010	

\*\*\*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 3783213  
Parcel ID 25-24-26-0305-000-09300

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0795 Comp 3  
PRC Run: 12/4/2024 By

Card # 1 of 1

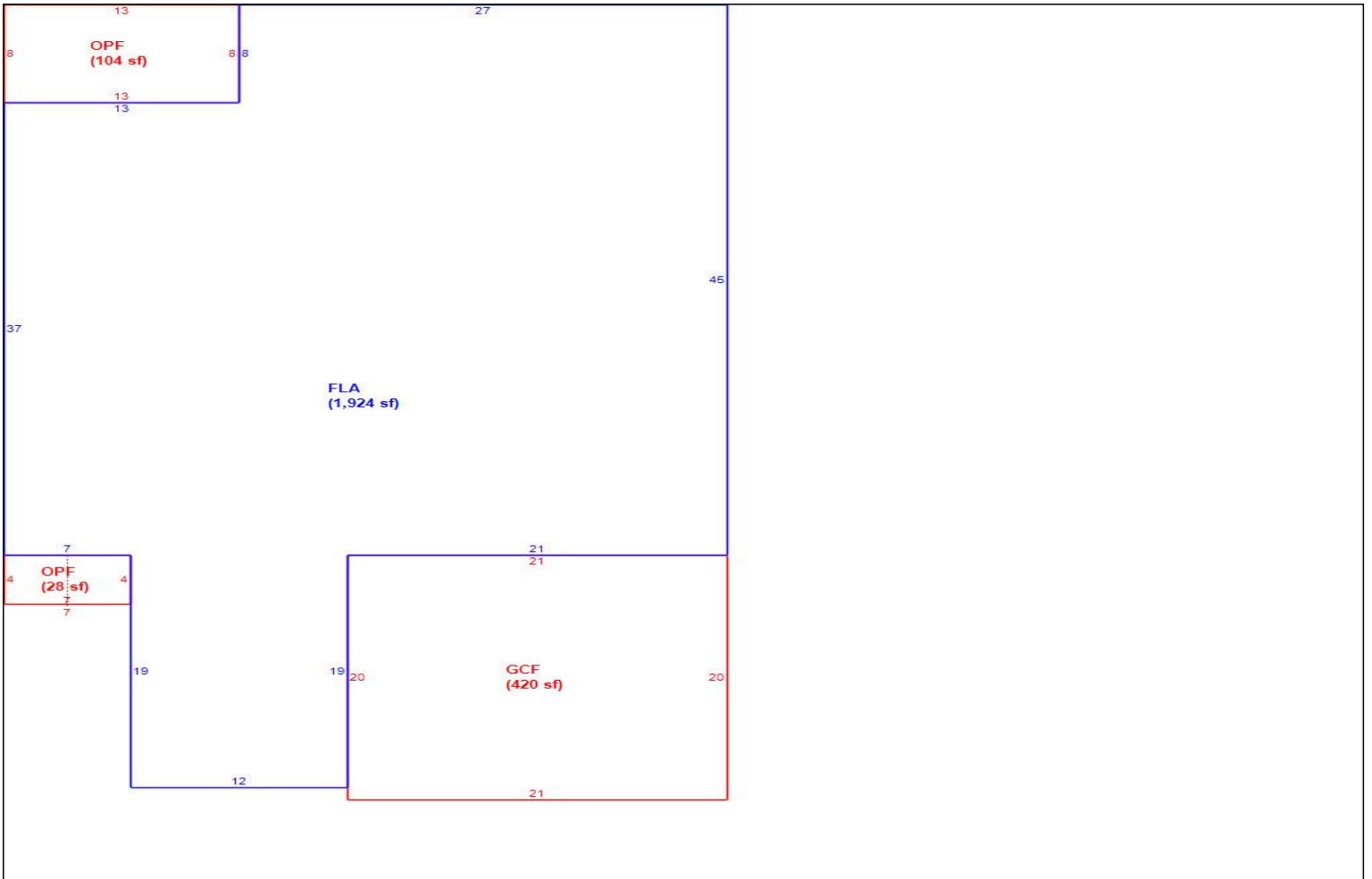
Current Owner		
KADAR YZAN & JUCILENE		
17416 SILVER CREEK CT		
CLERMONT	FL	34714

Property Location			
Site Address 17416 SILVER CREEK CT			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLEAR CREEK PHASE TWO LOT 93 PB 41 PGS 9-10 ORB 6137 PG 1989

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 249,458	Deprec Bldg Value 241,974	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,924	1,924	1924	Effective Area	1924	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	108.62	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	132	0	Building RCN	249,458	Condition	EX	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS					Building RCNLD	241,974				

Alternate Key 3783213  
 Parcel ID 25-24-26-0305-000-09300

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0795 Comp 3  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
HTB1	HOT TUB/SPA	1.00	UT	4000.00	2000	2000	4000.00	50.00	2,000
POL2	SWIMMING POOL - RESIDENTIAL	308.00	SF	35.00	2000	2000	10780.00	85.00	9,163
PLD2	POOL/COOL DECK	472.00	SF	5.38	2000	2000	2539.00	70.00	1,777
SEN2	SCREEN ENCLOSED STRUCTURE	1570.00	SF	3.50	2000	2000	5495.00	42.50	2,335

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2001	0010137	01-28-2000	02-09-2001	3,000	0000	19X37 SEN			
2000	9900821	10-15-1999	12-01-1999	1	0000	POOL			
2000	9981382	08-20-1999	12-01-1999	1	0000	SFR/17416 SILVER CREEK CT			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023053510	6137	1989	05-03-2023	WD	Q	01	I	420,000	039	HOMESTEAD	2024	25000
	4225	0818	05-01-2012	WD	Q	Q	I	153,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1780	1297	12-20-1999	WD	Q	Q	I	171,400				
<b>Total</b>												50,000.00

<b>Value Summary</b>										
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	241,974	15,275	336,749	0	336749	50,000.00	286749	311749	329,095	

\*\*\*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.\*\*\*