



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3810952**

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 # 2024-0797	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; THR Florida, 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 #: 2524261900-000-06000 17816 Woodcrest Way		
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 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 # 2024-0797	Alternate Key: 3810952	Parcel ID: 25-24-26-1900-000-06000	
Petitioner Name 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:	Property Address 17816 WOODCREST WAY CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name THR Florida lp	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 323,322	\$ 323,322	
2. Assessed or classified use value, *if applicable	\$ 270,630	\$ 270,630	
3. Exempt value, *enter "0" if none	\$ -	\$ -	
4. Taxable Value, *required	\$ 270,630	\$ 270,630	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 3/4/2013 **Price:** \$150,000 Arm's Length Distressed Book 4302 Page 2099

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3810952	3783227	3783199	3783213
Address	17816 WOODCREST WAY CLERMONT	17413 SILVER CREEK CT CLERMONT	17325 WOODCREST WAY CLERMONT	17416 SILVER CREEK CT CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$385,000	\$380,000	\$420,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	2.40%	2.80%
Adjusted Sale		\$331,870	\$332,120	\$368,760
\$/SF FLA	\$193.61 per SF	\$198.72 per SF	\$238.08 per SF	\$191.66 per SF
Sale Date		9/22/2023	6/14/2023	5/3/2023
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	1,670	1,670	0	1,395	19250	1,924	-17780
Year Built	2005	2000		2000		1999	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	3.0	2.1	5000	2.1	5000	2.0	10000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	96 sf	96 sf		169 sf		132 sf	
Pool	Y	Y	0	Y	0	Y	0
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. 1.5%	5000	Net Adj. 7.3%	24250	-Net Adj. 2.1%	-7780
		Gross Adj. 1.5%	5000	Gross Adj. 7.3%	24250	Gross Adj. 7.5%	27780
Adj. Sales Price	Market Value \$323,322	Adj Market Value	\$336,870	Adj Market Value	\$356,370	Adj Market Value	\$360,980
	Value per SF 193.61						

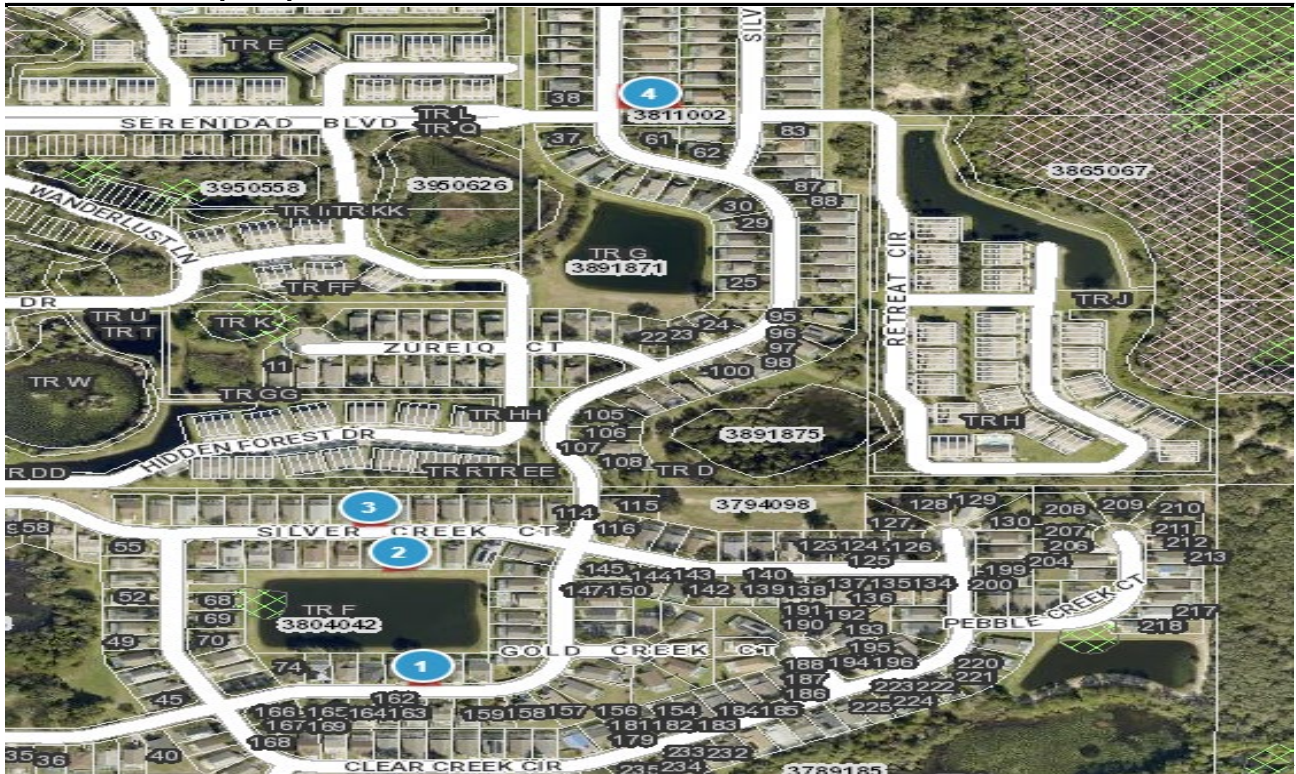
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0797 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3810952	17816 WOODCREST 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			381	
8				

Alternate Key 3810952
 Parcel ID 25-24-26-1900-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0797 Subject
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

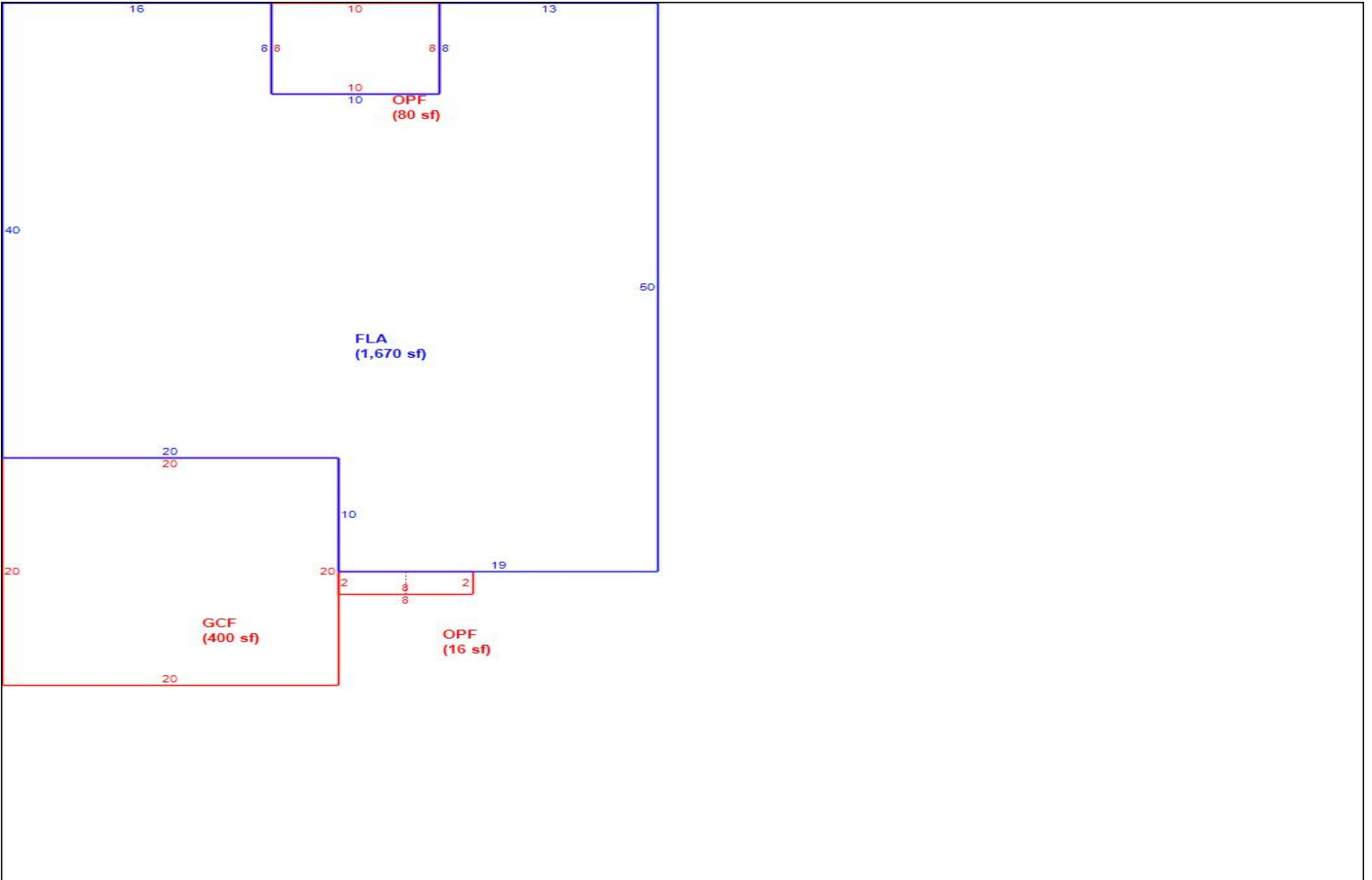
subject

Property Location		
Site Address	17816 WOODCREST WAY	
	CLERMONT FL	34714
Mill Group	0005 NBHD	0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
SILVER CREEK PB 47 PG 61-63 LOT 60 ORB 4937 PG 1720

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 232,919
		Deprec Bldg Value 225,931	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	1,670	1,670	1670	Effective Area	1670	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	400	0	Base Rate	112.52	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	96	0	Building RCN	232,919	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Functional Obsol	0		
						Building RCNLD	225,931	Roof Cover	3	Type AC	03
TOTALS		1,670	2,166	1,670							

Alternate Key 3810952
Parcel ID 25-24-26-1900-000-06000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0797 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
POL2	SWIMMING POOL - RESIDENTIAL	338.00	SF	35.00	2005	2005	11830.00	85.00	10,056
PLD2	POOL/COOL DECK	442.00	SF	5.38	2005	2005	2378.00	70.00	1,665
SEN2	SCREEN ENCLOSED STRUCTURE	1491.00	SF	3.50	2005	2005	5219.00	55.00	2,870
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005060702	06-16-2005	09-16-2005	3,240	0000	SEN 20X40			
2006	2005020975	02-16-2005	09-16-2005	22,000	0000	POOL 15X30 DECK 412SF W/SPA			
2006	2004120367	01-20-2005	09-16-2005	95,568	0000	SFR 17816 WOODCREST WAY			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017047077	4937	1720	04-28-2017	WD	U	M	I	100			
	4487	0835	05-30-2014	WD	U	M	I	5,966,800			
	4302	2099	03-04-2013	WD	Q	Q	I	150,000			
	3828	1577	10-08-2009	QC	U	U	I	68,869			
	3772	1388	05-09-2009	QC	U	U	I	100			
Total											0.00

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
79,500	225,931	17,891	323,322	52692	270630	0.00	270630	323322	316,595

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 3783227
Parcel ID 25-24-26-0305-000-10700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0797 Comp 1
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner	
LILIPE HOME MANAGEMENT LLC	
RUA DANIEL BARRETO DOS SANTONS	
VARGEM PEQUENA - RJ	
RIO DE JENEIRO	

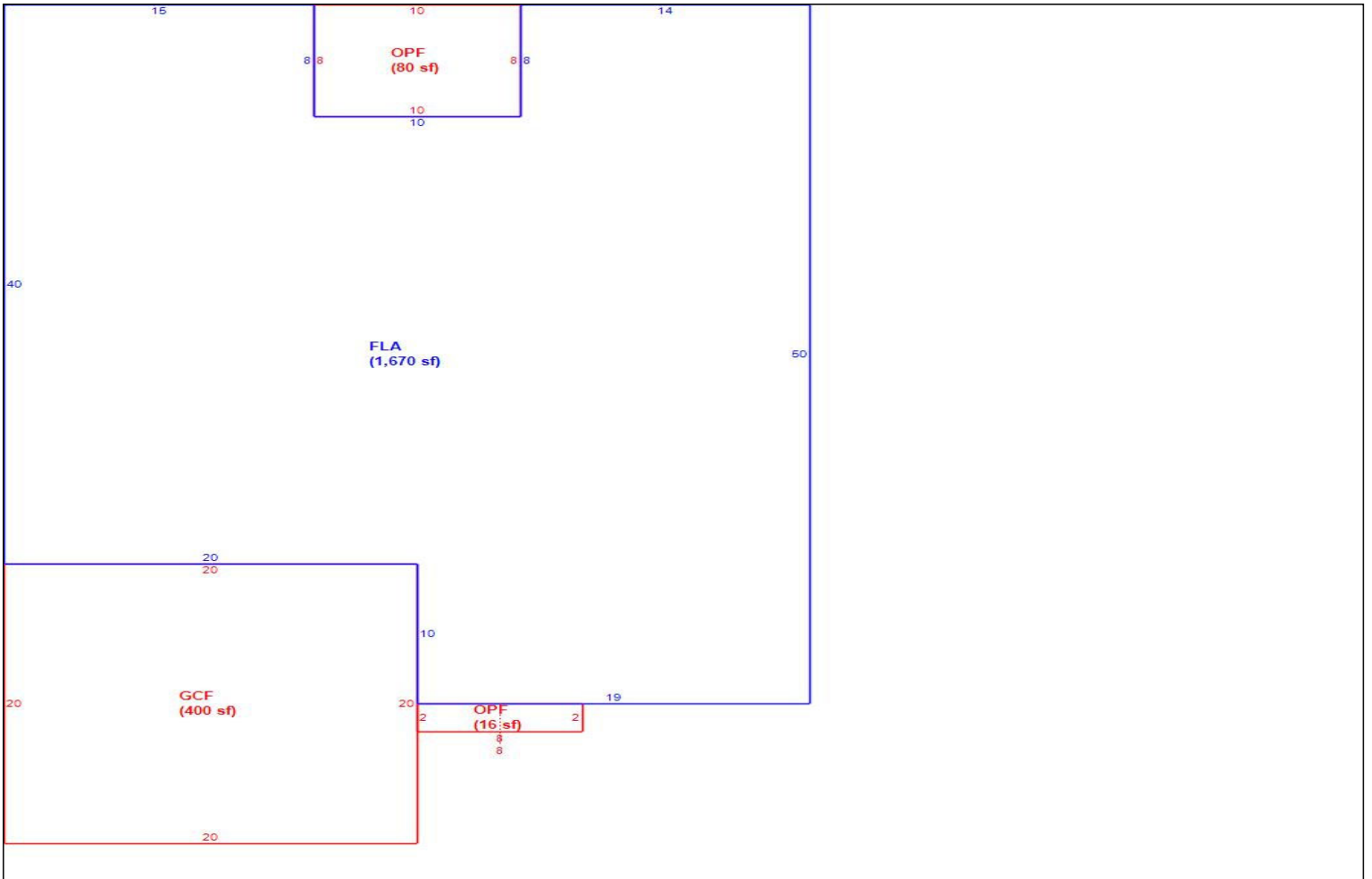
comp 1

Property Location			
Site Address	17413 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 107 PB 41 PGS 9-10 ORB 6217 PG 297	

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 228,304	Deprec Bldg Value 221,455	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	1,670	1,670	1670	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	109.30	Quality Grade	670	Half Baths	1
OPF	OPEN PORCH FINISHE	0	96	0	228,304	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
TOTALS		1,670	2,166	1,670	221,455	Building RCNLD	221,455	Type AC	03

Alternate Key 3783227
 Parcel ID 25-24-26-0305-000-10700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0797 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
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	424.00	SF	5.38	2000	2000	2281.00	70.00	1,597
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	2000	2000	5390.00	42.50	2,291

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	SALE	01-01-2003	01-12-2004	1	0000	CHECK VALUES			
2001	0050292	05-03-2000	02-13-2001	2,250	0000	37X19 SEN			
2001	0022040	02-28-2000	02-13-2001	17,000	0000	20X38 POOL			
2001	0011227	01-26-2000	02-13-2001	1	0000	SFR/17413 SILVER CRK CT			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023118362	6217	0297	09-22-2023	WD	Q	01	I	385,000			
2023090156	6182	2177	07-24-2023	WD	U	37	I	363,000			
2016048290	4777	2074	05-06-2016	WD	Q	Q	I	175,000			
	2814	1866	03-31-2005	WD	Q	Q	I	285,000			
	2337	2285	05-16-2003	WD	Q	Q	I	185,000			
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	221,455	15,884	316,839	0	316839	0.00	316839	316839	310,166	

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0797 Comp 2
 PRC Run: 12/4/2024 By

Card # 1 of 1

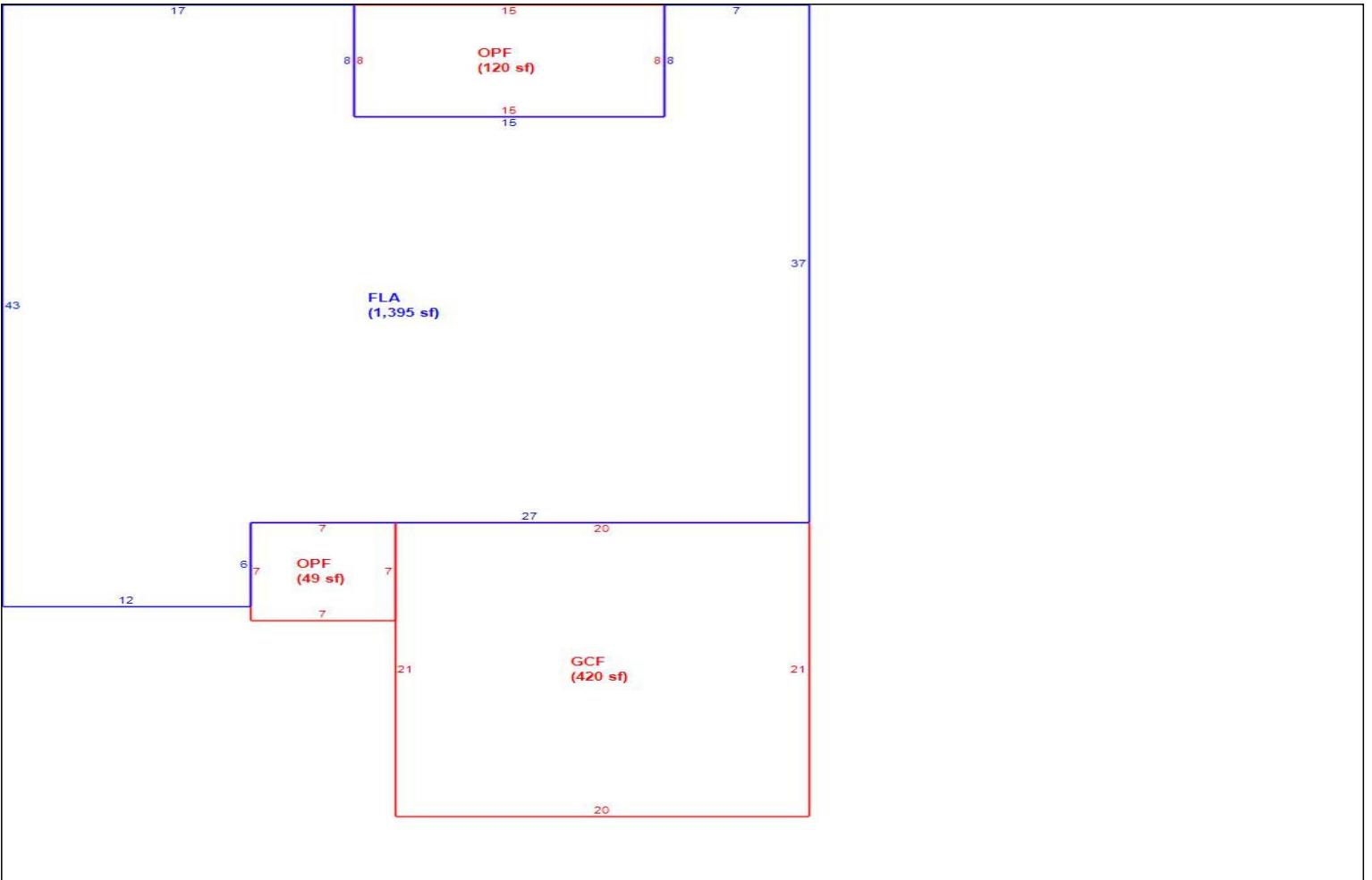
Current Owner		
173 25 WOODCREST LLC		
1 COMP LN		
GLEN COVE	NY	11542

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				
GAR	GARAGE FINISH	0	420	0	Effective Area	1395	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	169	0	Base Rate	112.77	Quality Grade	670	Half Baths 1
					Building RCN	203,921	Wall Type	03	Heat Type 6
					Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
TOTALS					Building RCNLD	197,803			

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0797 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
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

Building Permits									
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			

Sales Information								Exemptions			
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			
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	197,803	13,442	290,745	0	290745	0.00	290745	290745	285,010	

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0797 Comp 3
PRC Run: 12/4/2024 By

Card # 1 of 1

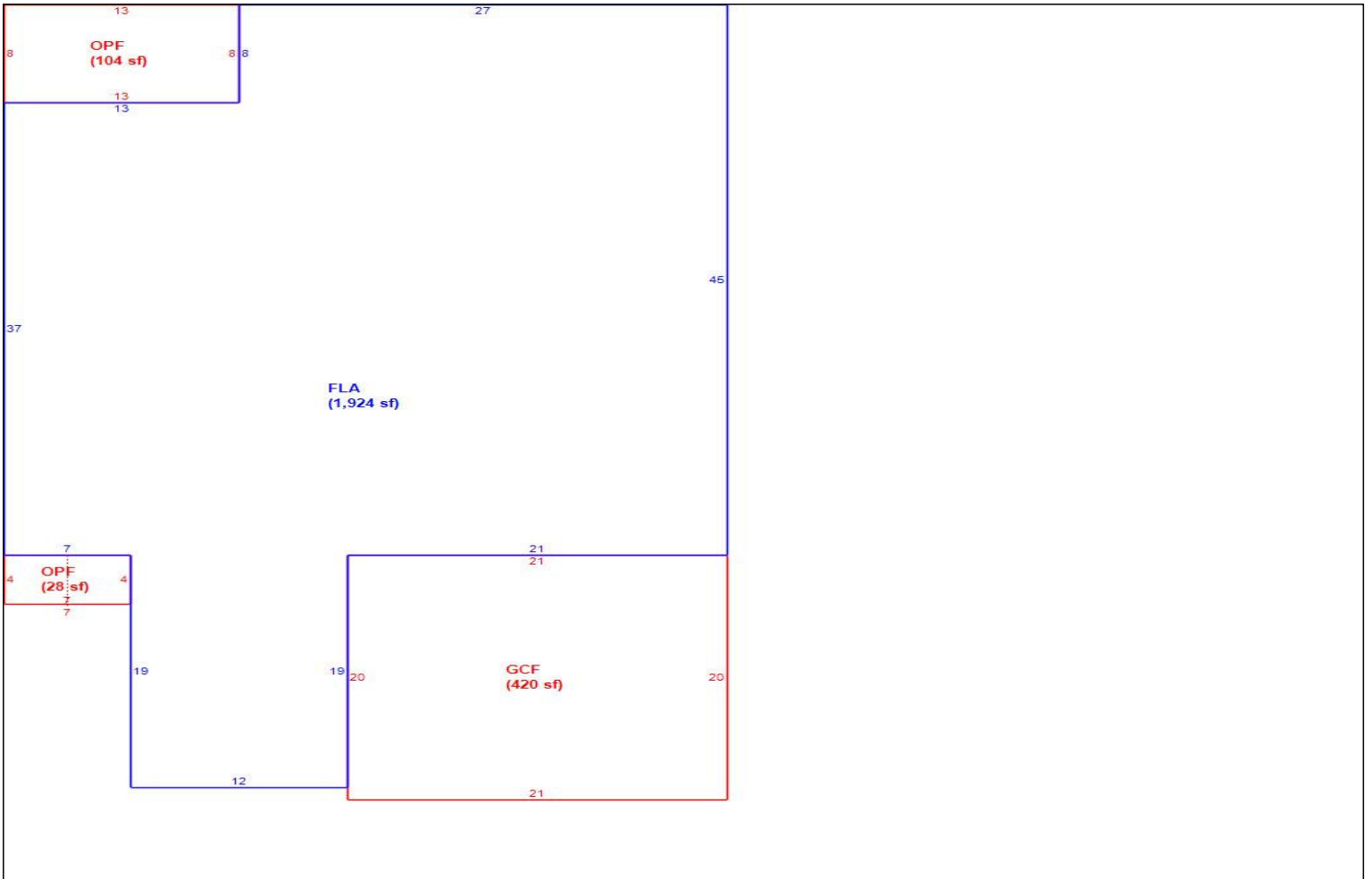
Current Owner		
KADAR YZAN & JUCILENE		
17416 SILVER CREEK CT		
CLERMONT	FL	34714

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	Imp Type	R1	Bedrooms	3		
FLA	FINISHED LIVING AREA	1,924	1,924	1924	1999						
GAR	GARAGE FINISH	0	420	0		No Stories	1.00	Full Baths	2		
OPF	OPEN PORCH FINISHE	0	132	0		Quality Grade	670	Half Baths	0		
						Condition	EX	Wall Type	03	Heat Type	6
						% Good	97.00	Foundation	3	Fireplaces	0
						Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,924	2,476	1,924	241,974						

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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
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

Building Permits									
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			

Sales Information								Exemptions				
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				
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	
79,500	241,974	15,275	336,749	0	336749	50,000.00	286749	311749	329,095	

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