



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3890170**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <b>2024-0801</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; SFR Javelin 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>2622260205-000-37500 16718 Abbey Hill Ct</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"/> 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"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, 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> 2024-0801		<b>Alternate Key:</b> 3890170		<b>Parcel ID:</b> 26-22-26-0205-000-37500	
<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> 16718 ABBEY HILL CT CLERMONT		<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> FKH SFR C2 L P		<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>		\$ 431,173	\$ 431,173		
<b>2. Assessed or classified use value, *if applicable</b>		\$ 386,610	\$ 386,610		
<b>3. Exempt value, *enter "0" if none</b>		\$ -			
<b>4. Taxable Value, *required</b>		\$ 386,610	\$ 386,610		
*All values entered should be county taxable values, School and other taxing authority values may differ.					

**Last Sale Date** 1/19/2021      **Price:** \$356,000       Arm's Length     Distressed    **Book** 5759    **Page** 1363

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3890170	3890195	3890181	3890178
<b>Address</b>	16718 ABBEY HILL CT CLERMONT	16749 ABBEY HILL CT CLERMONT	16740 ABBEY HILL CT CLERMONT	16734 ABBEY HILL CT CLERMONT
<b>Proximity</b>				
<b>Sales Price</b>		\$502,000	\$470,000	\$539,900
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.80%	4.40%	3.60%
<b>Adjusted Sale</b>		\$430,716	\$420,180	\$478,351
<b>\$/SF FLA</b>	\$209.31 per SF	\$218.86 per SF	\$213.51 per SF	\$232.21 per SF
<b>Sale Date</b>		10/27/2023	1/19/2023	3/13/2023
<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>	2,060	1,968	4600	1,968	4600	2,060	0
<b>Year Built</b>	2016	2014	0	2018	0	2016	0
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco	0	Blk/Stucco	0	Blk/Stucco	0
<b>Condition</b>	Very Good	Very Good	0	Very Good	0	Very Good	0
<b>Baths</b>	2.0	2.0	0	2.0	0	2.0	0
<b>Garage/Carport</b>	2 Car	2 Car	0	2 Car	0	2 Car	0
<b>Porches</b>	2 OPF	2 OPF	0	2 OPF	0	2 OPF+CAN	2500
<b>Pool</b>	N	N	0	N	0	N	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>	None	None	0	None	0	None	0
<b>Site Size</b>	Lot	Lot	0	Lot	0	Lot	0
<b>Location</b>	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
<b>View</b>	House	House	0	Edge of Sub	0	Edge of Sub	0
		Net Adj. 1.1%	4600	Net Adj. 1.1%	4600	Net Adj. 0.5%	2500
		Gross Adj. 1.1%	4600	Gross Adj. 1.1%	4600	Gross Adj. 0.5%	2500
<b>Adj. Sales Price</b>	Market Value <b>\$431,173</b>	Adj Market Value	<b>\$435,316</b>	Adj Market Value	<b>\$424,780</b>	Adj Market Value	<b>\$480,851</b>
	Value per SF 209.31						

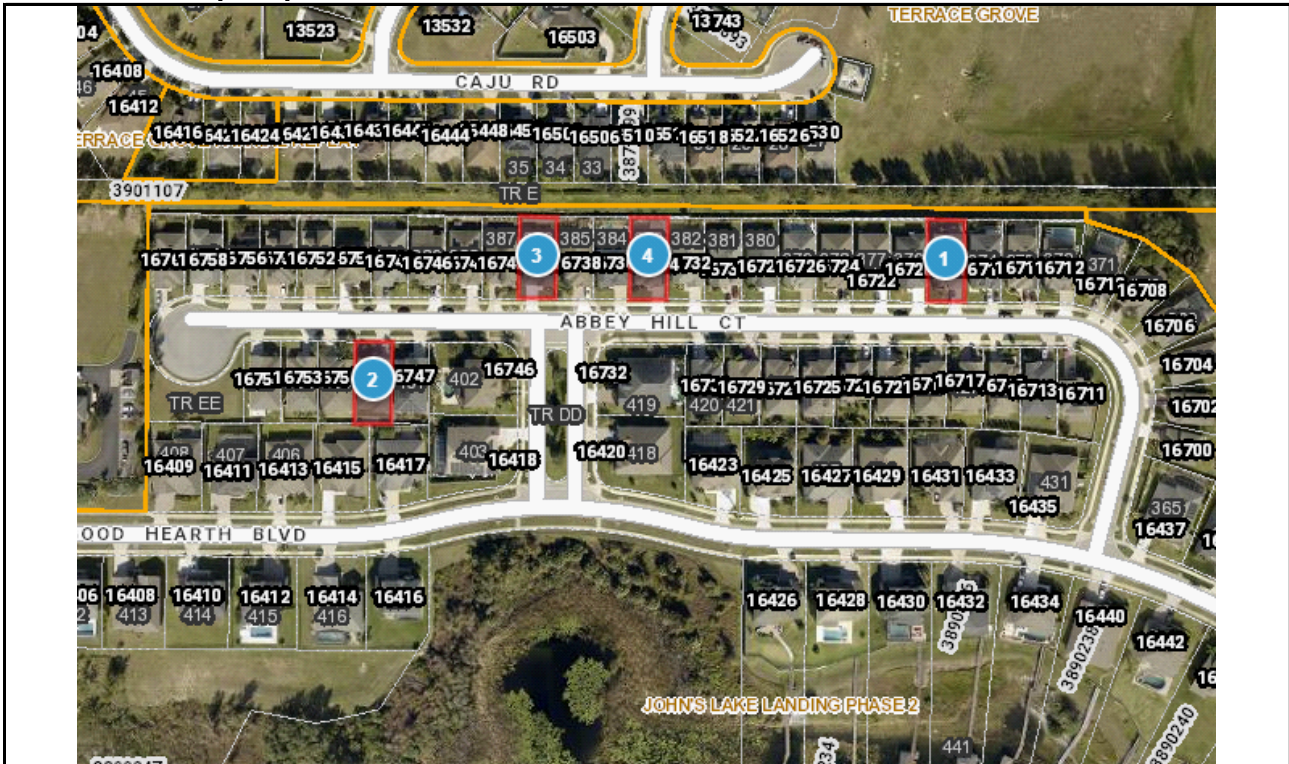
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

**DEPUTY:** [REDACTED]

**DATE** [REDACTED]

2024-0801 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3890170	16718 ABBEY HILL CT CLERMONT	-
2	comp 1	3890195	16749 ABBEY HILL CT CLERMONT	0
3	comp 2	3890181	16740 ABBEY HILL CT CLERMONT	0
4	comp 3	3890178	16734 ABBEY HILL CT CLERMONT	0
5				
6				
7				
8				

Alternate Key 3890170  
 Parcel ID 26-22-26-0205-000-37500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0801 Subject  
 PRC Run: 12/9/2024 By

Card # 1 of 1

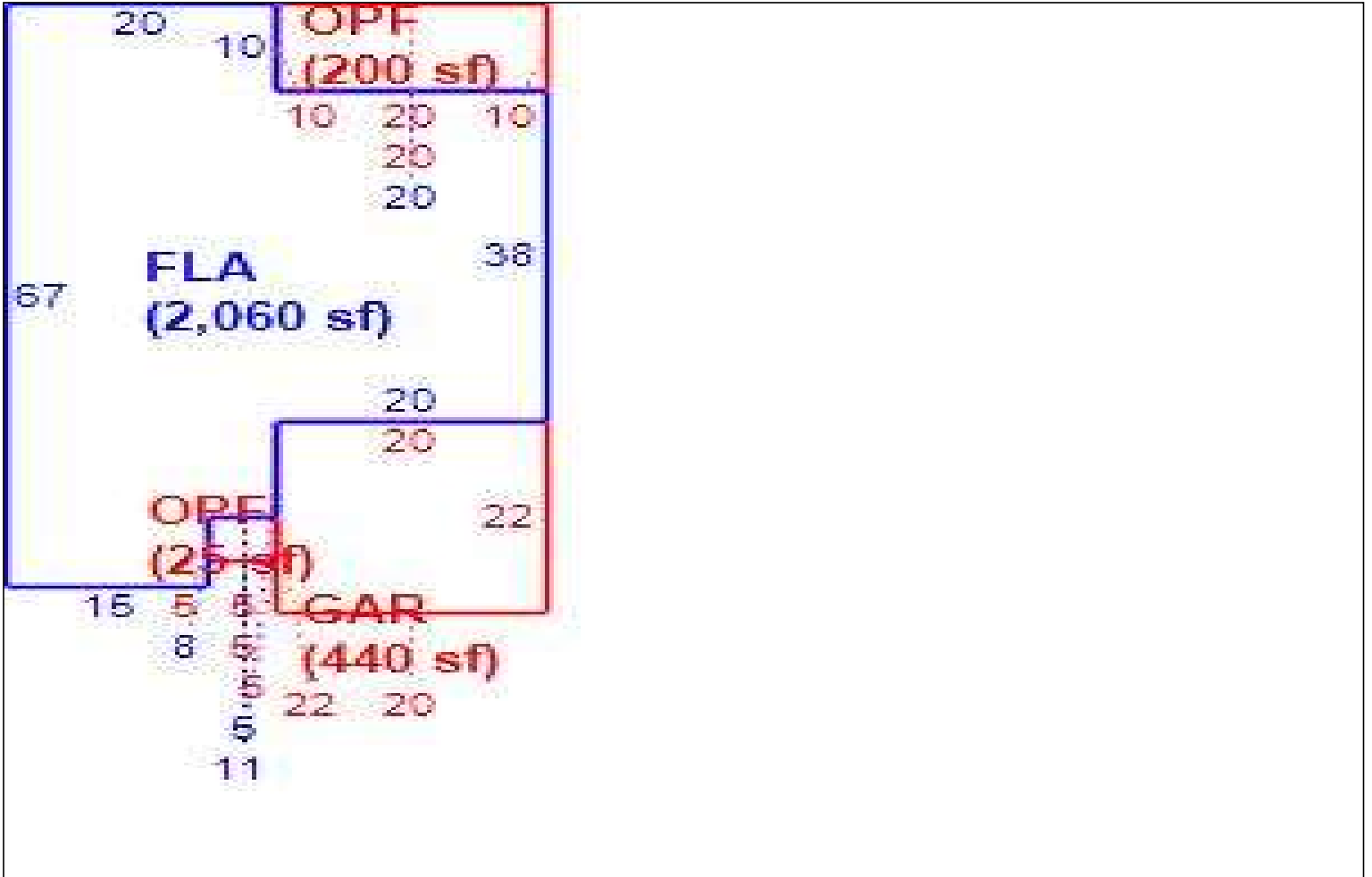
Current Owner		
2024-1-IH BORROWER LP		
5420 LBJ FREEWAY STE 600		
DALLAS	TX	75240

Property Location		
Site Address 16718 ABBEY HILL CT		
CLERMONT FL 34711		
Mill Group	0003	NBHD 2272
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

**Legal Description**  
 JOHN'S LAKE LANDING PHASE 2 PB 65 PG 59-61 LOT 375 ORB 6396 PG 278

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	60,000.00	0.0000	2.00	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 320,797 Deprec Bldg Value 311,173 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,060	2,060	2060	2016	2060	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	130.75		Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	225	0	320,797		Wall Type	03	Heat Type	6
TOTALS		2,060	2,725	2,060	EX	97.00	Foundation	3	Fireplaces	0
					0		Roof Cover	3	Type AC	03

Alternate Key 3890170  
 Parcel ID 26-22-26-0205-000-37500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0801 Subject  
 PRC Run: 12/9/2024 By  
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	2015030802	01-01-2016	10-24-2016	153,900	0001	SFR FOR 2017	10-24-2016	04-01-2016	
2016	2015030802	05-08-2015	10-19-2015	153,900	0001	SFR 16718 ABBEY HILL CT	10-19-2015		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024106236	6396	0278	08-28-2024	WD	U	11	I	100				
2020138784	5597	2376	12-03-2020	WD	Q	01	I	356,500				
2106039991	4768	0878	04-15-2016	WD	Q		I	291,900				
	4613	1299	04-14-2015	WD	U	M	V	1,059,600				
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	
120,000	311,173	0	431,173	5903	425270	0.00	425270	431173	431,173	

**Parcel Notes**

4613/1299 JOHNS LAKE LLC TO WEEKLEY HOMES LLC  
 4613/1299 M SALE INCL 15 PARCELS JOHNS LAKE LANDING PH 2  
 4768/878 WEEKLEY HOMES LLC TO PHILLIP & HANNA MATHIS HW  
 17X COURTESY HX CARD SENT 112116  
 5597/2376 PHILLIP & HANNA MATHIS TO SFR JAVELIN BORROWER LP  
 21CC HX REMOVED PHILLIP & HANNA MATHIS MOVED AND APPLIED FOR HX ON AK 3903851 KCH 010521  
 6396/278 M SALE INCL 11 LOTS IN VARIOUS SUBS 2024-1-IH BORROWER LP FKA SFR JAVELIN BORROWER LP TO 2024-1-IH BORROWER LP

\*\*\*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 3890195  
 Parcel ID 26-22-26-0205-000-40000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0801 Comp 1  
 PRC Run: 12/9/2024 By

Card # 1 of 1

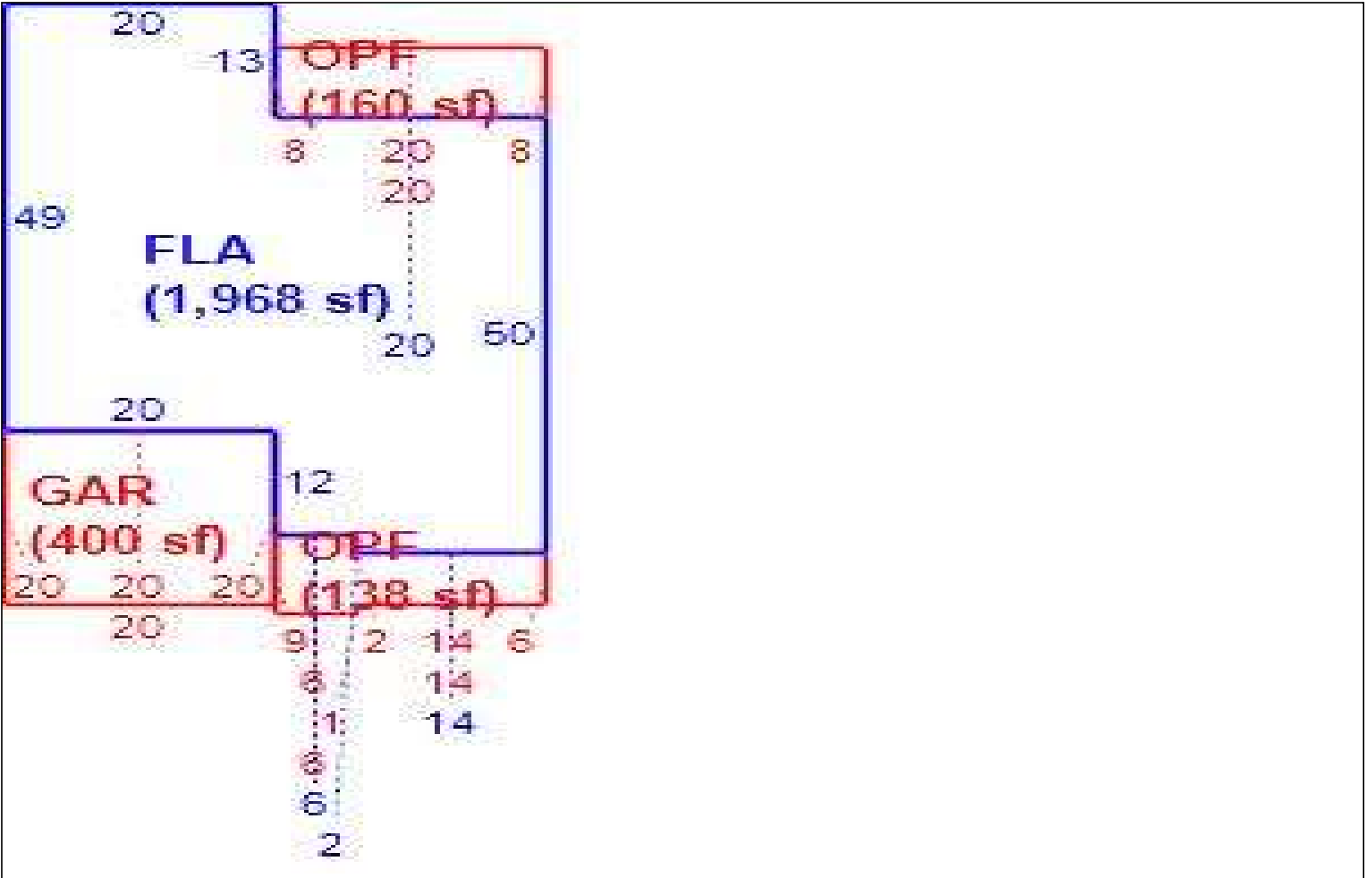
Current Owner		
MARSHALL DOWEN L & EDA E		
2912 HONE AVE		
BRONX	NY	10469

Property Location		
Site Address 16749 ABBEY HILL CT		
CLERMONT FL 34711		
Mill Group 0003	NBHD 2272	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 05-02-202

**Legal Description**  
 JOHN'S LAKE LANDING PHASE 2 PB 65 PG 59-61 LOT 400 ORB 6234 PG 1789

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	60,000.00	0.0000	2.00	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 310,100 Deprec Bldg Value 300,797 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,968	1,968	1968	2014	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	131.64	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	298	0	310,100	Wall Type	03	Heat Type	6
TOTALS		1,968	2,666	1,968	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					300,797				



Alternate Key 3890195  
Parcel ID 26-22-26-0205-000-40000

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0801 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
2015	2014040171	04-18-2014	01-21-2015	1	0001	SFR 1953SF 16749 ABBEY HILL CT	01-21-2015	08-01-2014

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023133425	6234 1789	10-27-2023	WD	Q	01	I	502,000				
2018082902	5140 1902	07-16-2018	WD	Q	Q	I	305,000				
	4593 1717	02-25-2015	WD	Q	Q	I	286,100				
	4452 0067	03-10-2014	WD	U	M	V	373,700				
<b>Total</b>											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
120,000	300,797	0	420,797	0	420797	0.00	420797	420797	420,797

**Parcel Notes**

4452/67 JOHNS LAKE LLC TO WEEKLEY HOMES LLC  
 4452/67 M SALE INCL AK3890180 AK3890183 AK3890194 AK3890195 AK3890197 AK3890232  
 4593/1717 WEEKLEY HOMES LLC TO CHRISTOPHER W BERRY UNMARRIED  
 15X COURTESY HX CARD SENT 032315  
 16X NO EX FOR BERRY CHRISTOPHER AT 533 PINE ST HERMOSA BEACH CA 90254 JMK 020416  
 18X CHRISTOPHER W BERRY APPLIED FOR HX IN ORANGE CO INFO SCANNED DB 103017  
 18 MAILING ADDR CHGD PER NCOA INFO DW 112117  
 5140/1902 CHRISTOPHER W BERRY & PETRA OESTROVSKY TO ROBERT J & KIMBERLY L KLIMEK HW  
 19 MLS G5000527 CRA 091218  
 6234/1789 ROBERT J & KIMBERLY L KLIMEK TO DOWEN L & EDA E MARSHALL HW

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Alternate Key 3890181  
Parcel ID 26-22-26-0205-000-38600

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0801 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

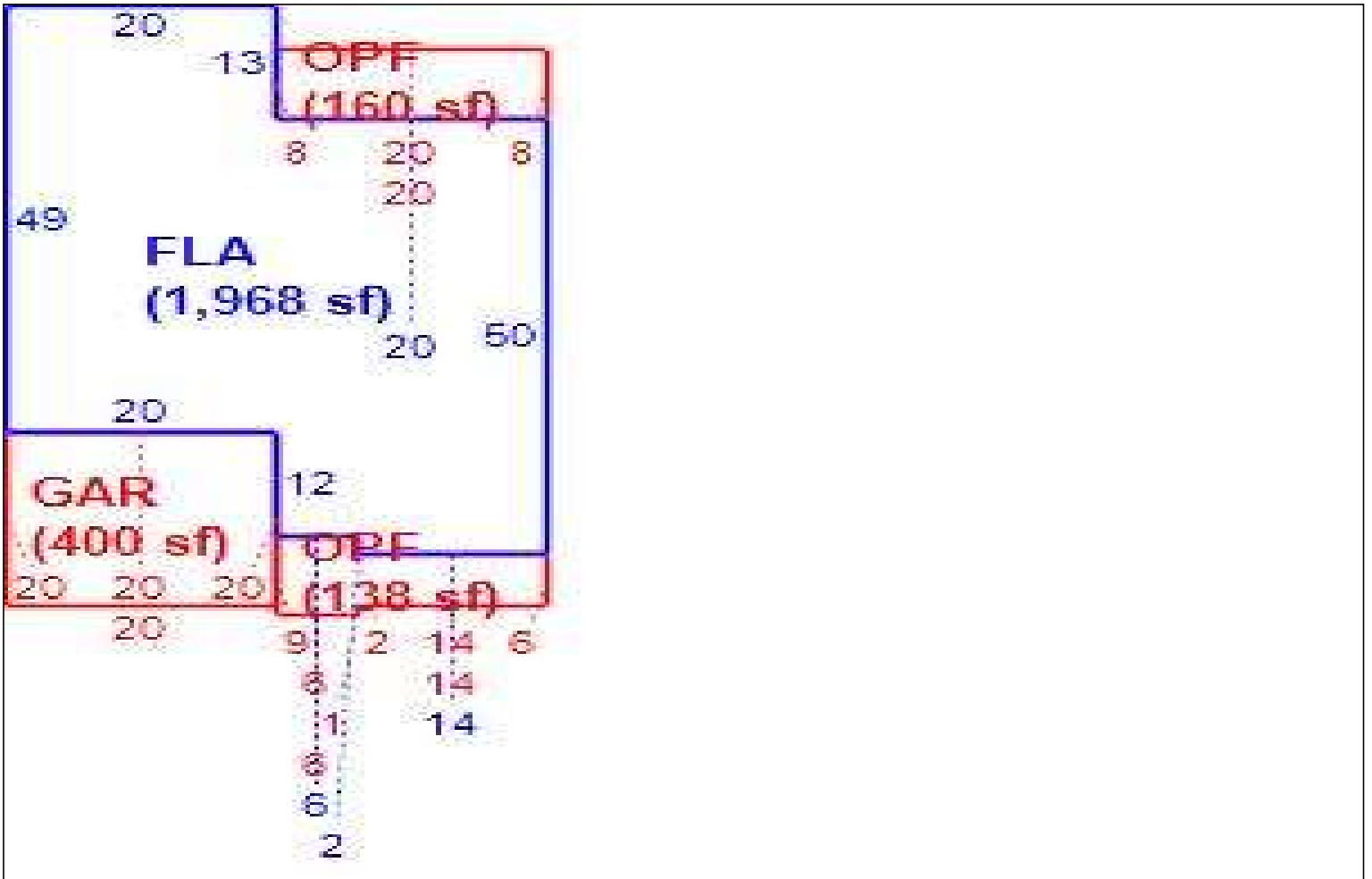
Current Owner		
NADAL MAGALI		
16740 ABBEY HILL CT		
CLERMONT	FL	34711

Property Location		
Site Address 16740 ABBEY HILL CT		
CLERMONT FL 34711		
Mill Group 0003	NBHD 2272	
Property Use		Last Inspection
00100	SINGLE FAMILY	ADT 01-07-201

**Legal Description**  
JOHN'S LAKE LANDING PHASE 2 PB 65 PG 59-61 LOT 386 ORB 6087 PG 1749

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	60,000.00	0.0000	2.00	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 310,100
Deprec Bldg Value 300,797		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,968	1,968	1968	2018				
GAR	GARAGE FINISH	0	400	0	Effective Area	1968	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	298	0	Base Rate	131.64	Quality Grade	700	Half Baths 0
TOTALS					Building RCN	310,100	Wall Type	03	Heat Type 6
					Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	300,797			

Alternate Key 3890181  
 Parcel ID 26-22-26-0205-000-38600

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2024-0801 Comp 2  
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Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2018010407	01-23-2018	01-07-2019	269,790	0001	SFR 1953SF 16740 ABBEY HILL CT	01-08-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023012455	6087 1749	01-19-2023	WD	Q	01	I	470,000	039	HOMESTEAD	2024	25000	
2018086473	5144 2197	07-24-2018	WD	Q	Q	I	300,200	059	ADDITIONAL HOMESTEAD	2024	25000	
2016004559	4728 1723	01-13-2016	WD	U	M	V	1,215,200					
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	300,797	0	420,797	35967	384830	50,000.00	334830	359830	420,797	

**Parcel Notes**

15TR ATTEMPTED NOT KNOWN 757 DR PHILLIPS BLVD STE 310 ORLANDO FL 32819 7221  
 4728/1723 JOHNS LAKE LLC TO WEEKLEY HOMES LLC  
 4728/1723 M SALE INCL AK3890181 AK3890235 AK3890236 AK3890237 AK3890238 AK3890242 AK3890243 AK3890246  
 17 MAILING ADDR CHGD FROM 1111 N POST OAK RD HOUSTON TX 77055 INFO SCANNED AK2856254 LP 050917  
 5144/2197 WEEKLEY HOMES LLC TO BRENDA KAY BARNES UNREMARIED WIDOW  
 18X COURTESY HX CARD SENT 092018  
 19CC MAILED OUT HX AND ADDR CHG APP CS 121318  
 19 MAILING ADDR CHGD FROM 16740 ABBEY HILL COURT CLERMONT FL 34711 INFO SCANNED CS 122118  
 19CC REC HX WX VADX APP WITH DC AND VA LTR CS 122118  
 19X TVADX APPROVED FOR BRENDA BARNES AS SS OF VETERAN DB 010219  
 6087/1749 BRENDA KAY BARNES TO MAGALI NADAL SINGLE  
 23CC EFILE HX PORT APP CP 042623

\*\*\*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 3890178  
 Parcel ID 26-22-26-0205-000-38300

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0801 Comp 3  
 PRC Run: 12/9/2024 By

Card # 1 of 1

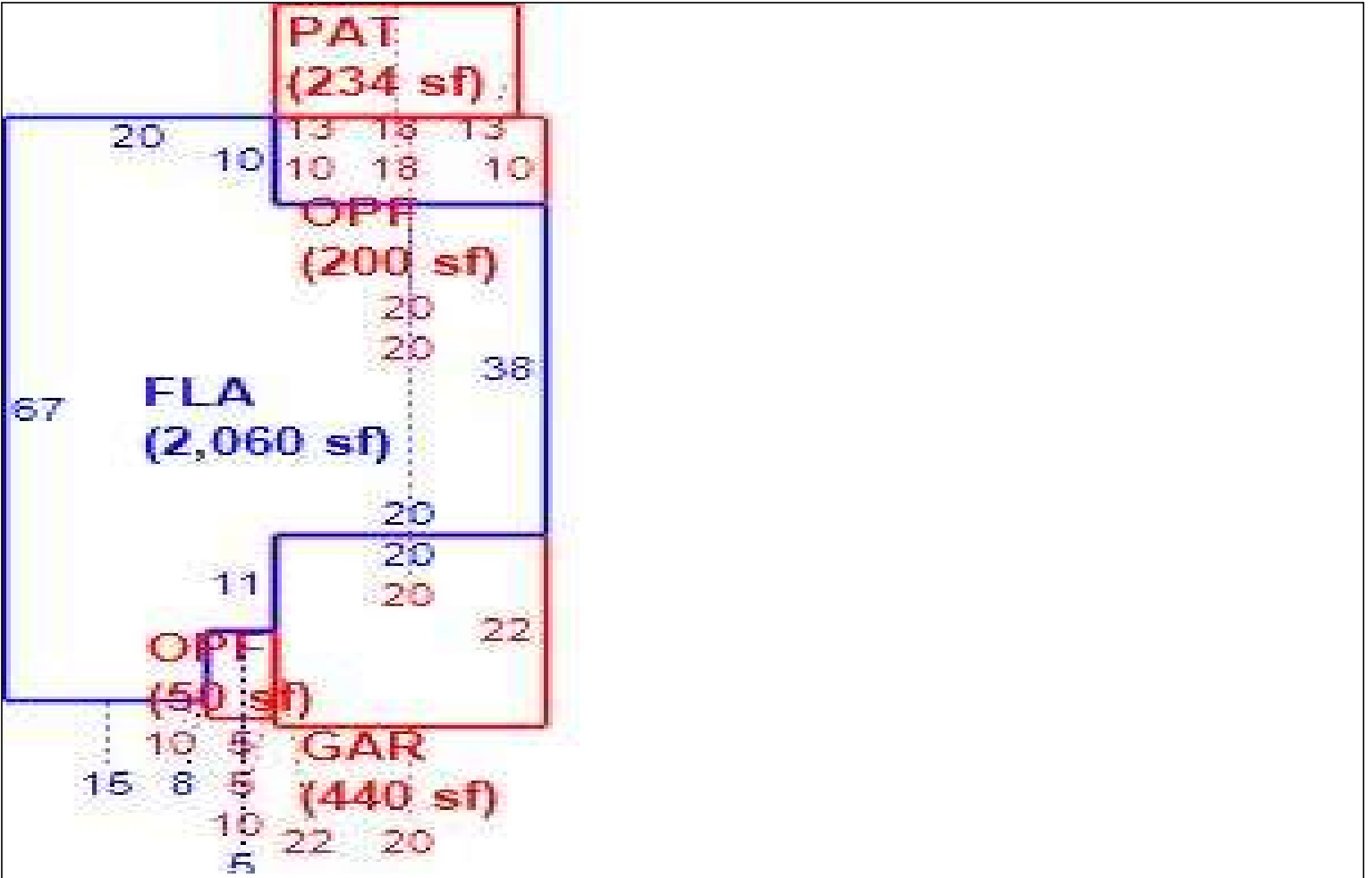
Current Owner		
RANGLE RYAN A		
16734 ABBEY HILL CT		
CLERMONT	FL	34711

Property Location		
Site Address 16734 ABBEY HILL CT		
CLERMONT FL 34711		
Mill Group	0003	NBHD 2272
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

**Legal Description**  
 JOHN'S LAKE LANDING PHASE 2 PB 65 PG 59-61 LOT 383 ORB 6109 PG 2181

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	60,000.00	0.0000	2.00	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 321,870
Deprec Bldg Value 312,214		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,060	2,060	2060	2016	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	130.75	Quality Grade	700	Half Baths	0
OFF	OPEN PORCH FINISHE	0	250	0	321,870	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	234	0	EX	Foundation	3	Fireplaces	0
						% Good	97.00		
						Functional Obsol	0		
						Building RCNLD	312,214	Roof Cover	3
						Type AC	03		
TOTALS		2,060	2,984	2,060					

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 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	2015110163	01-01-2016	10-25-2016	206,025	0001	SFR 16734 ABBEY HILL CT	10-25-2016	05-04-2016	

<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
2023031034	6109	2181	03-13-2023	WD	Q	01	I	539,900				
2016048340	4777	2211	05-10-2016	WD	Q		I	286,100				
	4693	1592	10-15-2015	WD	U	M	V	1,518,900				
<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	
120,000	312,214	0	432,214	0	432214	0.00	432214	432214	432,214	

**Parcel Notes**

15TR ATTEMPTED NOT KNOWN 757 DR PHILLIPS BLVD STE 310 ORLANDO FL 32819 7221  
 4693/1592 JOHN'S LAKE LLC TO WEEKLEY HOMES LLC  
 4693/1592 M SALE INCL 15 PARCELS IN JOHNS LAKE LANDING PH 2 SUB  
 4777/2211 WEEKLEY HOMES LLC TO RICKY CRUZ SANCHEZ & ELVIA CRUZ HW  
 16X COURTESY HX CARD SENT 062016  
 17X COURTESY HX CARD SENT 122216  
 6109/2181 RICKY CRUZ SANCHEZ & ELVIE CRUZ TO RYAN AARON RANGLE SINGLE

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