

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes 3890170

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.

	COMPLETIED EN CO	Anerkol nhena	HAIS WORKSIME	NUTEOARDIN	YALEI)
Petition # 30	124-0801	County Lake		ax year <b>2024</b>	Date received 9./2.24
		Complemed by M	HEPENMONER	denia denia	
PART 1. Taxpay					
	IV_HOME; SFR Javelin Borrow	er LP	Representative: R	yan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	e Rd, Ste 650	Parcel ID and physical address or TPP account #	2622260205- 16718 Abbey	
Phone 954-740-6	5240		Email	ResidentialA	ppeals@ryan.com
The standard way	to receive information is l	by US mail. If possible	e, I prefer to receive	e information b	oy 🗹 email 🔲 fax.
	petition after the petition nat support my statement.		ched a statement of	f the reasons	filed late and any
your evidence evidence. The	to the value adjustment boo VAB or special magistrate	ard clerk. Florida law a e ruling will occur unde	llows the property a er the same statutor	ppraiser to cro y guidelines as	• • •
	☑ Res. 1-4 units ☐ Indus ☐ Res. 5+ units   ☐ Agricu	trial and miscellaneou Itural or classified use	us High-water rec	-	Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reasor	n for Petition	eck one. If more than	i one, file a separa	te petition.	
<ul> <li>Real property</li> <li>Denial of class</li> </ul>	value (check one) decre	ease 🗌 increase	Denial of exem	nption Select o	or enter type:
Tangible person return required	arent reduction ot substantially complete nal property value (You m by s.193.052. (s.194.034 s for catastrophic event	nust have timely filed	(Include a date a Qualifying improv	e-stamped cop vement (s. 193. ontrol (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
	if this is a joint petition. At on that they are substantia				erty appraiser's
by the reques	sted time. For single joint p	etitions for multiple un	its, parcels, or acco	unts, provide t	nutes. The VAB is not bound he time needed for the entire
·	s or I will not be available	-			
evidence directly appraiser's evider	nce. At the hearing, you h	at least 15 days before ave the right to have	re the hearing and witnesses sworn.	make a writter	n request for the property
of your property re information redact	ecord card containing info	rmation relevant to th	ne computation of y	our current as	e property appraiser a copy seessment, with confidential id the property record card

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 y		3
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):	without attaching a completed power of attorney or at	you are authorizing a representative listed in	nart 5 to represent you
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representatives.         I am (check any box that applies):         A nemployee of			-llouing licensed
I am (check any box that applies):		ed entity's employee or you are one of the id	bilowing licensed
A nemployee of			
A Florida Bar licensed attorney (Florida Bar number). A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number			
A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number	An employee of	(taxpayer or an affiliated	d entity).
A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number	A Florida Bar licensed attorney (Florida Bar numb	er).	
A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number	🗖 A Florida real estate appraiser licensed under Cha	apter 475, Florida Statutes (license number	<u></u>
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.	A Florida real estate broker licensed under Chapter	er 475, Florida Statutes (license number	).
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Robert Peyton       9/10/2024         Signature, representative       Print name       Date         PART 5. Unlicensed Representative Signature       Complete part 5 if you are an authorized representative not listed in part 4 above.       1 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	Under penalties of perjury, I certify that I have authori	ization to file this petition on the taxpayer's b	ehalf, and I declare that I
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# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			KES	SIDENTIA							
Petition #	£	2024-0801		Alternate K	ey: <b>3890170</b>	Parcel I	D: 26-22-26-02	05-000-37500			
Petitioner Name The Petitioner is:	Ryan, Ll	-C c/o Rober ecord ☑ Tax	t Peyton payer's agent	Property Address		BEY HILL CT	Check if M	ultiple Parcels			
Owner Name	e Fk	(H SFR C2 L	. P	Value from TRIM Notic		re Board Actio	Value atter	Board Action			
1. Just Value, rec	quired			\$ 431,1	73 \$	431,17	3				
2. Assessed or c	lassified use va	lue, *if appli	icable	\$ 386,6	10 \$	386,61	0				
3. Exempt value,				\$	-						
4. Taxable Value,				\$ 386,6	10 \$	386,61	0				
*All values entered	•	nty taxable va	alues, School an			,	-				
Last Sale Date	1/19/2021	Prie	<b>ce:</b> \$35	6,000	Arm's Length [	Distressed	Book <u>5759</u> Page <u>1363</u>				
ITEM	Subje	ect	Compar	able #1	Compar	able #2	Comparable #3				
AK#	38901		3890		3890		3890				
Address	16718 ABBE CLERM		16749 ABBE CLERN		16740 ABBE CLERM		16734 ABBE CLERN				
Proximity											
Sales Price			\$502,		\$470,		\$539,				
Cost of Sale			-15		-15		-15				
Time Adjust			0.80		4.40		3.60				
Adjusted Sale		~ -	\$430,		\$420,		\$478,				
\$/SF FLA	\$209.31	per SF	\$218.86		\$213.51		\$232.21				
Sale Date Terms of Sale			10/27/		1/19/2	2023 Distressed	3/13/2	Distressed			
Terms of Sale			Arm's Length Distressed		Annis Lengur	Distressed	Anna Lengur	Distressed			
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment			
Fla SF	2,060		1,968	4600	1,968	4600	2,060	0			
Year Built	2016		2014	0	2018	0	2016	0			
Constr. Type	Blk/Stucco		Blk/Stucco	0	Blk/Stucco	0	Blk/Stucco	0			
Condition	Very Good		Very Good	0	Very Good	0	Very Good	0			
Baths	2.0		2.0	0	2.0	0	2.0	0			
Garage/Carport	2 Car		2 Car	0	2 Car	0	2 Car	0			
Porches	2 OPF		2 OPF	0	2 OPF	0	2 OPF+CAN	2500			
Pool	N		N	0	N	0	N	0			
Fireplace	0		0	0	0	0	0	0			
AC	Central		Central	0	Central	0	Central	0			
Other Adds	None		None	0	None	0	None	0			
Site Size	Lot		Lot	0	Lot	0	Lot	0			
Location	Subdivision		Subdivision	0	Subdivision	0	Subdivision	0			
View	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%		Gross Adj. 1.1%		Gross Adj. 0.5%	ļ			
Adj. Sales Price	Market Value	\$431,173	Adj Market Value	\$435,316	Adj Market Value	\$424,780	Adj Market Value	\$480,851			
Auj. Jaies Fiice	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:

DATE

## 2024-0801Comp Map

13523 13532 16503 13743 TERRACE GROVE
16408 CAJU RD
16412 RRACE (16416 64,16424 64216 4.16431644 16446 1651 (16506 51 0 35 1651 8 352.1652 673 0
13901107 TRE
167116758575677.16752672.1674167465741674 167116758575677.16752672.1674167465741674 1672167215726724 <sup>17</sup> 71672 16721672167716712371
167116758575617.167525721674167465741674 16721672672477167216726774 167216726774 1672 1672 1672 1671 1771 1771 1771
ABBEY HILL CT
16751 6753 575 2 6747 402 16746 16732 16716729 571672 1672 16717 671 671 771 571 671 771 571 671 771 571 671 771 571 571 571 571 571 571 571 571 5
167516725 7516725 751671316713 TR EE TR EE
16420 16411 16413 16415 16417 403 16418 16420 418 16423 16425 16427 16429 16431 16433 104
OOD HEARTH BLVD
06 16408 16410 16412 16414 16416 16416 16428 16428 16430 16432 16434 16440
JOINS LANS LANDING FLASE 2

Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3890170	16718 ABBEY HILL CT	
				-
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	
4	comp s	5050170	CLERMONT	0
5				
6				
7				
8				

Alternate H					'A Prop	erty Reco		rd		2024-080 PRC Run: 12		-	
Parcel ID		-26-0205 <sup>.</sup> nt Owner	-000-3750	) Ro	Il Year 2	025 Sta	tus: A			Prop	Card # erty Locat	1 of	1
2024-1-IH BC				_					Site A	ddress 16718	ABBEY HI	LL CT	
5420 LBJ FR	REEWAY S	STE 600							Mill G		MONT NI	FL : BHD 227	
DALLAS		ТХ	75240							Property Us		Last Inspe	
Legal Descri	intion		73240						001	JU SINGLE	FAMILY	TRF 01-0	01-202
		IG PHASE	2 PB 65 PG	59-61 LOT 37	5 ORB 639	6 PG 278							
Land Lines			Notes		I	Unit	Depth	Loc	Shp	Phys		Lano	4
LL Code	Front	Depth	Adj		nits	Price	Factor	Factor	Factor	Factor	Class Val	Valu	е
1 0100	0	0			1.00 LT	60,000.00	0.0000	2.00	1.000	1.000		0 12	20,000
	Total Ac		0.00		JV/Mkt 0			Tota	I Adj JV/M			1	20,000
Cla	assified Ac		0.00	Classified	JV/Mkt 120			Classified	I Adj JV/N I Adj JV/N	kt			20,000
Bldg 1 S	ec 1	of 1		Replacem	ent Cost	Sketch 320,797		Deprec Bl	dg Value	311,173	Mult	ti Story (	)
67	01 (2	A 060	sf)										
	8	9-5-7 11	<b>(44</b> 0 2 2	o O									
GAR GAR	Descrip	ntion NG AREA SH	(440) 222 <u>Sub Areas</u> Living Are 2,060 0 0	Gross Are E 2,060 440 225	2060 0 1	<b>Bu</b> Year Built Effective Area Base Rate Building RCN Condition % Good Functional Ob			2016 2060 130.75 320,797 EX 97.00 0	Co Imp Type No Stories Quality Grade Wall Type Foundation	nstruction R1 1.00 9 700 03 3	<b>Detail</b> Bedrooms Full Baths Half Baths Heat Type Fireplaces	3 2 0 6 0

### LCPA Property Record Card

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

Card # 1 of 1

Total

431173

Sch Tax Val Previous Valu

0.00

431.173

Parcel II	D 26-2	2-26-0	205-000	)-37500	Rol	l Yea	r 202	5 Sta	itus: A			Card #	1	of 1
					*Only			aneous F	eatures re reflected b					
Code		Descri	ption	Un	-	Type		it Price	Year Blt	Effect Y	r RCN	%Good	1	Apr Value
Roll Year	r Permit		Issue Da	ate Comp I	Dato	۸m	Buil ount	ding Peri	mits	Descri	ation	Review	Data	CO Date
2017	20150308		01-01-20	·		AII	153,90		SFR FOR 20		5001	10-24-2		04-01-2016
2016	20150308	02	05-08-20	15 10-19-2	2015		153,90		SFR 16718 A	BBEY HI	LL CT	10-19-2	015	
				Sales Inform	ation						Exe	mptions		
Instrur	ment No	Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio	-	Yea	r Amount
	106236	6396		08-28-2024	WD	U	11	I	100					
	138784 039991	5597 4768		12-03-2020 04-15-2016	WD WD	Q Q	01 Q		356,500 291,900					
2.000		4613		04-14-2015	WD	U	M	V	1,059,600					

120,000 311,173 0 431,173 5903

Misc Value

Parcel Notes

Assd Value

425270

Cnty Ex Amt

0.00

Co Tax Val

425270

Value Summary

Deferred Amt

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

Bldg Value

Land Value

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

Market Value

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

Parcel ID         26-22-28-2030-000-40000         Roll Year 2025         Status: A         Count 1 of 1           Count I down         Property Location         Status: A         Count 1 of 1           2012 HONE AVE         2012 HONE AVE         2012 HONE AVE         Status: A         Status: A           2012 HONE AVE         2012 HONE AVE         2012 HONE AVE         Each Expective         Licar Expective           2012 HONE AVE         Book X         NY         10669         1000 HONE 30000         100000         Status: A	Alte	ernate l	Key 38	390195		LCPA Pro	pertv Reco	ord Ca	ard		2024-080 PRC Run: 12	)1 Com /9/2024	ip 1 <sub>By</sub>	
Ste Address 16744 ABUS THL CT CLERMONT         CLERMONT       F. 247 MI Group 0003         Ste Address 16744 ABUS THL CT CLERMONT       PL 24 MI Group 0003         CLERMONT       F. 247 MI Group 0003         CLEANDING PHASE 2 PB 05 PG 54-01 LOT 400 ORB 6234 PG 1759         Land Lines Lind Lines CLEANDING PHASE 2 PB 05 PG 54-01 LOT 400 ORB 6234 PG 1759         Steich MI Group 0       CLEANDING PHASE 2 PB 05 PG 54-01 LOT 400 ORB 6234 PG 1759         CLEANDING PHASE 2 PB 05 PG 54-01 LOT 400 ORB 6234 PG 1759         CLEANDING PHASE 2 PB 05 PG 54-01 LOT 400 ORB 6234 PG 1759         CLEANDING PHASE 2 PB 05 PG 54-01 LOT 400 ORB 6234 PG 1759         CLEANDING PHASE 2 PB 05 PG 54-01 LOT 400 ORB 6234 PG 1759         CLEANDING PHASE 2 PB 05 PG 54-01 LOT 400 ORB 6234 PG 1750         CLEANDING PHASE 2 PB 05 PG 54-01 LOT 400 ORB 6234 PG 1750         CLEANDING ASEA ARES         Steich         CLEANDING ASEA ARES <t< th=""><th></th><th></th><th></th><th></th><th>5-000-40000</th><th></th><th></th><th></th><th></th><th></th><th></th><th>Card #</th><th>1 of</th><th>1</th></t<>					5-000-40000							Card #	1 of	1
CLERMONT FL 392           CLA														
2912 HORE AVE         Mill Group         Output         Mill Group         Output         Mill Group         Mill Group </th <th>MAH</th> <th>RSHALL</th> <th>DOWEN</th> <th>L &amp; EDA E</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>Site A</th> <th></th> <th></th> <th></th> <th>34711</th>	MAH	RSHALL	DOWEN	L & EDA E						Site A				34711
BROK N         N         1049         0010         SINGLE FAMILY         PJF 06-02:           Lead Description         JOHNS LAKE LANDING PHASE 2 PB 65 PG 50-61 LOT 400 ORB 6234 PG 1789         JOHNS LAKE LANDING PHASE 2 PB 65 PG 50-61 LOT 400 ORB 6234 PG 1789           Lind Lines         Unit         Price         Pactor         Factor         Fact	2912	2 HONE	AVE							Mill G			BHD 227	2
Lagel Description           JOINS LAKE LANDING PHASE 2 PB 65 PG 59-61 LOT 400 ORB 6234 PG 1789           Land Lines         Units	BRC	NX		NY	10469					001				
JOHN'S LAKE LANDING PHASE 2 PB 65 PG 59-61 LDT 400 ORB 6234 PG 1789           Land         Depth         Loo         Sing         Physic         Class Val         Land           Lit         Unes         Loo         Sing         Physic         Class Val         Land           Lit         Unes         ODD         100 LT         Bits of 1         Class If did JV/MRI         120           Sietch           Class If did Acros         ODD         Class If did Acros         Multi Story 0           Class If did Acros         ODD         Sietch           Bits 1         of 1         Replacement Cost 310,100         Deprec Bits Value 300.797         Multi Story 0           ODD         ODD         Sietch           Bits 0         Sietch           Class If did Acros         Class If did Acros         Multi Story 0           ODD         ODD         ODD         O	Lea	al Descr	iption											
LL         Use         Front         Depth         Noise         Units         Unit         Price         Factor         Factor         Price         Price         Factor         Factor         Price         Factor         Price         Price         Factor         Price         Price         Land         Units         Units         Units         Price         Factor         Price         Price         Factor         Price         Price         Factor         Price         Class Vill         Units         Units         Units         Units         Units         Units         Price         Factor         Price         Price         Price         Price         Class Vill         Units         Units <thunits< th=""> <thunits< th=""></thunits<></thunits<>				NG PHASE	2 PB 65 PG 59-	61 LOT 400 ORB 62	34 PG 1789							
LL         Code         Print         Uelpin         Adj         Units         Price         Factor         Factor         Factor         Factor         Calls Val         Ualse Val         Value           1         0100         0         0         0         1         100         1         000         2.00         1.0	1				Notos	I	Linit	Donth		Shn	Dhyc			d
Line         Line <thline< th="">         Line         Line         <thl< td=""><td>LL</td><td></td><td>Front</td><td>Depth</td><td></td><td></td><td>Price</td><td>Factor</td><td>Factor</td><td></td><td></td><td>Class Val</td><td></td><td></td></thl<></thline<>	LL		Front	Depth			Price	Factor	Factor			Class Val		
Classified Agres         0         Classified JVMR[12000         Classified Ad JVMR]           Bidg 1 Sec 1 of 1         Replacement Cost 310,100         Deprec Bidg Value 300,797         Multi Story         0           13         OPFF (160) sf) 3         20         3         0         Deprec Bidg Value 300,797         Multi Story         0           49         FLA (1,968 sf)         20         3         20         3         20         3           20         20         20         50         20         3         20         50           20         20         20         50         20         50         20         50           20         20         20         13         Sec.         14         14         14           11         14         16         16         16         16         16         16         16         16         16	1	0100	0	0		1.00 LT	60,000.00	0.0000	2.00	1.000	1.000		0 12	20,000
Bidg 1         Sec 1         of 1         Replacement Cost         310.100         Deprec Bidg Value         300,797         Multi Story         0           20         13         OPF         160         sf         20         8         20         12         12         12         12         12         12         12         14         6         20         20         20         12         14         6         14         11         14         11         14         11         14         11         14         11         14         11         14         12         14         13         14         11         14         11         14         11         14         11         14         14         11					0.00	JV/Mkt 0	20.000						12	20,000 0
20         13         OPF (160 sf) 3         20         8           49         FLA (1,968 sf)         20         50           20         20         50           20         20         50           20         20         12           GAR         12         12           (400 sf)         20         50           20         9         2         14           11         14         14           12         14         6           20         9         2         14           11         14         6           20         9         2         14           14         14         14           15         14         14           11         14         6           20         9         2         14           14         14         14           15         14         14           12         14         14         14           14         14         14         14           14         14         14         14           14         14         14         14 <td></td> <td>Cia</td> <td></td> <td>cies</td> <td>U</td> <td></td> <td></td> <td></td> <td>Classified</td> <td></td> <td>ואנן</td> <td></td> <td></td> <td>0</td>		Cia		cies	U				Classified		ואנן			0
13       OPF         13       20         3       20         3       20         49       FLA         (1,968 sf)       20         20       20         20       20         20       20         20       20         20       12         (400 sf)       0         20       20         20       138         20       2         11       14         11       14         12       14         11       14         11       14         12       14         11       14         11       14         12       14         11       14         12       14         11       14         12       14         13       16         0PEN FINISHED LIVING AREA       1968         13164       0uality Grade 700         0PEN PORCH FINISH       0       298         0       100       100         0PEN PORCH FINISH       0       100         141<	Bldg	-		of 1		Replacement Cost	310,100		Deprec B	dg Value	300,797	Mul	ti Story (	)
Building Sub AreasBuilding ValuationConstruction DetailCodeDescriptionLiving AreGross AreEff AreaYear Built2014Imp TypeR1BedroomsFLAFINISHED LIVING AREA1,9681,968196819681968Effective Area19681968No Stories1.00Full BathsGARGARAGE FINISH04000Base Rate131.64Quality Grade700Half BathsOPFOPEN PORCH FINISHE02980ConditionEXWall Type03Heat Type% Good97.00Functional Obsol00Functional Obsol0Functional Obsol0		5A 40	(1 20 R 0 s	,968 ŋ	20	50 14 6 14								
CodeDescriptionLiving AreGross AreEff AreaYear Built2014Imp TypeR1BedroomsFLAFINISHED LIVING AREA1,9681,9681,96819681968196819681968196819681908100Full BathsGARGARAGE FINISH04000000100Full BathsOPFOPEN PORCH FINISHE029800Base Rate131.64Quality Grade700Half BathsConditionEX00060097.00Functional Obsol0Functional Obsol0	_			Building			Bı	ulding V	aluation		Co.	nstruction	n Dotail	_
GAR OPF       GARAGE FINISH OPEN PORCH FINISHE       0 0       400 298       0 0       Clifective Area       1900 Base Rate       No Stories       1.00       Full Baths         0       298       0       298       0       Base Rate       131.64       Quality Grade       700       Half Baths         0       298       0       6       Condition       EX       Wall Type       03       Heat Type         % Good       97.00       Foundation       3       Fireplaces				ption	Living Are Gr	oss Are Eff Area	Year Built		aradion					3
OPF       OPEN PORCH FINISHE       0       298       0       Base Rate       131.64       Quality Grade       700       Half Baths         Output       Condition       EX       Wall Type       03       Heat Type         Verticinal Obsol       Functional Obsol       0       0       Fireplaces	GAR	GAR				400 0					No Stories	1.00	Full Baths	2
Condition EX Wall Type 03 Heat Type % Good 97.00 Functional Obsol 0					0						Quality Grade	700	Half Baths	0
% Good     97.00       Functional Obsol     0							-						Heat Type	6
Functional Obsol 0														0
				ΤΟΤΑΙ Ο	5 1 968 24	66 1 968								03

### LCPA Property Record Card

Status: A

Roll Year 2025

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

Card # 1 of 1

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

							Bui	lding Perr	nits					
Roll Year	Permit	ID	Issue Da	ate 🛛 Comp 🛛	Date	Am	ount	Туре		Descri	ption	Review D	Date	CO Date
2015	20140401	71	04-18-20	01-21-2	015			1 0001	SFR 1953SF <sup>-</sup>	16749 AI	3BEY HILL CT	01-21-20	015	08-01-2014
				Sales Inform		_	-					nptions		
Instrume	ent No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	า	Yea	r Amount
202313 201808		6234 5140 4593 4452		10-27-2023 07-16-2018 02-25-2015 03-10-2014	WD WD WD WD	Q Q Q U	01 Q Q M	     V	502,000 305,000 286,100 373,700					
												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	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

Par	cel ID	Curre		-000-38600		operty Reco 2025 Sta	ord Ca tus: A	rd		2024-080 PRC Run: 12 Prop ddress 16740	Card # <b>erty Locati</b>	1 of ion	1
NAL	DAL MAG	5ALI							Sile A			FL :	34711
1674	40 ABBE	Y HILL C	Т						Mill G	roup 0003 Property Us		BHD 227	
CLE	ERMONT		FL	34711					0010		E FAMILY	ADT 01-0	
	al Descr				-								
	d Lines				9-61 LOT 386 ORB 6								
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Lano Valu	
1	0100	0	0		1.00 LT	60,000.00	0.0000	2.00	1.000	1.000	(	0 12	20,000
	0	Total A		0.00	JV/Mkt (	)			Adj JV/M			12	20,000
	Cla	assified A	cres	0	Classified JV/Mkt 1	120,000 Sketch		Classified	d Adj JV/M	IK(]			C
Bldg	g 1 S	Sec 1	of 1		Replacement Cost			Deprec B	dg Value	300,797	Multi	i Story (	)
4	GA (40)	1000	A ,968	12 12 12 12 12 12 12 12 12	50 50 50 14 14 14								
				11.	14								
			Building	2	14	R	iildina V	aluation		C	nstruction	Detail	
Cod		Descri	ption	2 Sub Areas	Gross Are Eff Area	Year Built	uilding Va	aluation	2018	Со Ітр Туре	nstruction R1	<b>Detail</b> Bedrooms	3
FLA GAR	FINIS GAR	SHED LIV AGE FINI	ption ING AREA ISH	Sub Areas Living Are ( 1,968 0	1,968 1968 400 0	Year Built Effective Area		aluation	1968		R1		3
FLA	FINIS GAR	SHED LIV AGE FINI	ption ING AREA	2 Sub Areas Living Are ( 1,968	1,968 1968	Year Built				Imp Type	R1 1.00	Bedrooms	
FLA GAR	FINIS GAR	SHED LIV AGE FINI	ption ING AREA ISH	Sub Areas Living Are ( 1,968 0	1,968 1968 400 0	Year Built Effective Area Base Rate Building RCN Condition			1968 131.64 310,100 EX	Imp Type No Stories	R1 1.00 700	Bedrooms Full Baths	2
FLA GAR	FINIS GAR	SHED LIV AGE FINI	ption ING AREA ISH	2 Sub Areas Living Are ( 1,968 0 0 0	1,968 1968 400 0	Year Built Effective Area Base Rate Building RCN	I		1968 131.64 310,100	Imp Type No Stories Quality Grade	R1 1.00 700	Bedrooms Full Baths Half Baths	2 0

### LCPA Property Record Card Roll Year 2025

Status: A

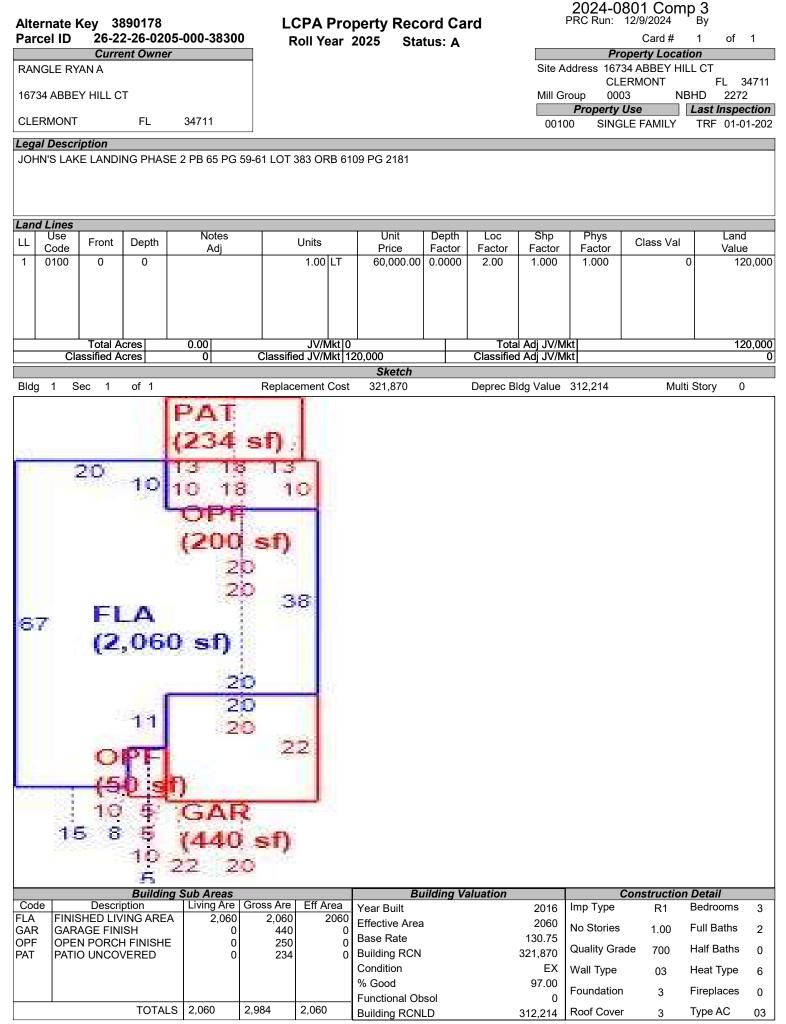
2024-0801 Comp 2 PRC Run: 12/9/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below													
Code														
		I						I						

Building Permits														
Roll Year	rr   Permit ID   Issue Date   Comp Date   Amount   Type   Description   Review I									Date C	O Date			
2019	2018010407 01-23-2018			01-07-2	01-07-2019		269,790		SFR 1953SF 16740 ABBEY HILL CT			01-08-2	019	
	1			Sales Inform	ation						Exer	nptions		
Instrum	ent No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code Description			Year	Amount
202301		6087	1749	01-19-2023	WD	Q	01	Ι	470,000	039	HOMESTEAD		2024	
201808 201600		5144 4728	2197 1723	07-24-2018 01-13-2016	WD WD	QU	Q M	I V	300,200 1,215,200	059	ADDITIONAL HOM		2024	
													50,000.00	

#### Value Summary



### LCPA Property Record Card

Status: A

Roll Year 2025

2024-0801 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	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
				Building Per	mito							

Building Permits														
Roll Year	Permit	ID	Issue Da	ate Comp [	Date	Am	ount	Туре		Descri	otion	Review Date		CO Date
2017	2015110163 01-01-2016			10-25-2	2016	206,025		5 0001	SFR 16734 ABBEY HILL CT		LL CT	10-25-2016		05-04-2016
	1			Sales Inform	ation						Exer	nptions	I	
Instrume	ent No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code				r Amount
202303 201604		6109 4777 4693	2181 2211 1592	03-13-2023 05-10-2016 10-15-2015	WD WD WD	QQU	01 Q M	I V V	539,900 286,100 1,518,900			Total		0.00
												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	312,214	0	432,214	0	432214	0.00	432214	432214	432,214
				Parcel	Notes				
4693/1592 JOI 4693/1592 M S 4777/2211 WE 16X COURTES 17X COURTES	HN'S LAKE LLC SALE INCL 15 PA EKLEY HOMES SY HX CARD SE SY HX CARD SE	TO WEEKLEY ARCELS IN JOH LLC TO RICKY INT 062016 INT 122216	HOMES LLC HNS LAKE LAND ' CRUZ SANCHE	E 310 ORLANDC	) FL 32819 7221 Z HW				