



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3805497

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition # (2024-0802), County (Lake), Tax year (2024), Date received (9.12.24), Taxpayer name (INV_HOME; THR Florida, LP), Representative (Ryan, LLC c/o Robert Peyton), Mailing address (Ryan, LLC, 16220 North Scottsdale Rd, Ste 650, Scottsdale, AZ 85254), Phone (954-740-6240), Email (ResidentialAppeals@ryan.com), and checkboxes for property type and reason for petition.

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 # 2024-0802	Alternate Key: 3805497	Parcel ID: 26-24-26-0700-000-05700	
Petitioner Name Ryan, llc c/o Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1628 MORNING STAR DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name THR Florida Ip	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 364,962	\$ 364,962	
2. Assessed or classified use value, *if applicable	\$ 285,280	\$ 285,280	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 285,280	\$ 285,280	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 2/6/2013 Price: \$154,000 Arm's Length Distressed Book 4285 Page 310

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3805497	3805603	3828785	3805455
Address	1628 MORNING STAR DR CLERMONT	16617 ROLLING GREEN DR	16722 FRESH MEADOW DR	16806 GLENBROOK BLVD CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$400,000	\$425,000	\$500,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	2.40%	2.00%
Adjusted Sale		\$349,600	\$371,450	\$435,000
\$/SF FLA	\$194.03 per SF	\$247.59 per SF	\$191.27 per SF	\$222.96 per SF
Sale Date		6/1/2023	6/8/2023	7/11/2023
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	1,881	1,412	32830	1,942	-4270	1,951	-4900
Year Built	2004	2005		2005		2003	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		3.0	-10000	3.1	-15000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	28 sf	35 sf		30 sf		25 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	Interior	Interior		Interior		Retention	-40000
		Net Adj. 9.4%	32830	-Net Adj. 3.8%	-14270	-Net Adj. 13.8%	-59900
		Gross Adj. 9.4%	32830	Gross Adj. 3.8%	14270	Gross Adj. 13.8%	59900
Adj. Sales Price	Market Value \$364,962	Adj Market Value \$382,430		Adj Market Value \$357,180		Adj Market Value \$375,100	
	Value per SF 194.03						

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.

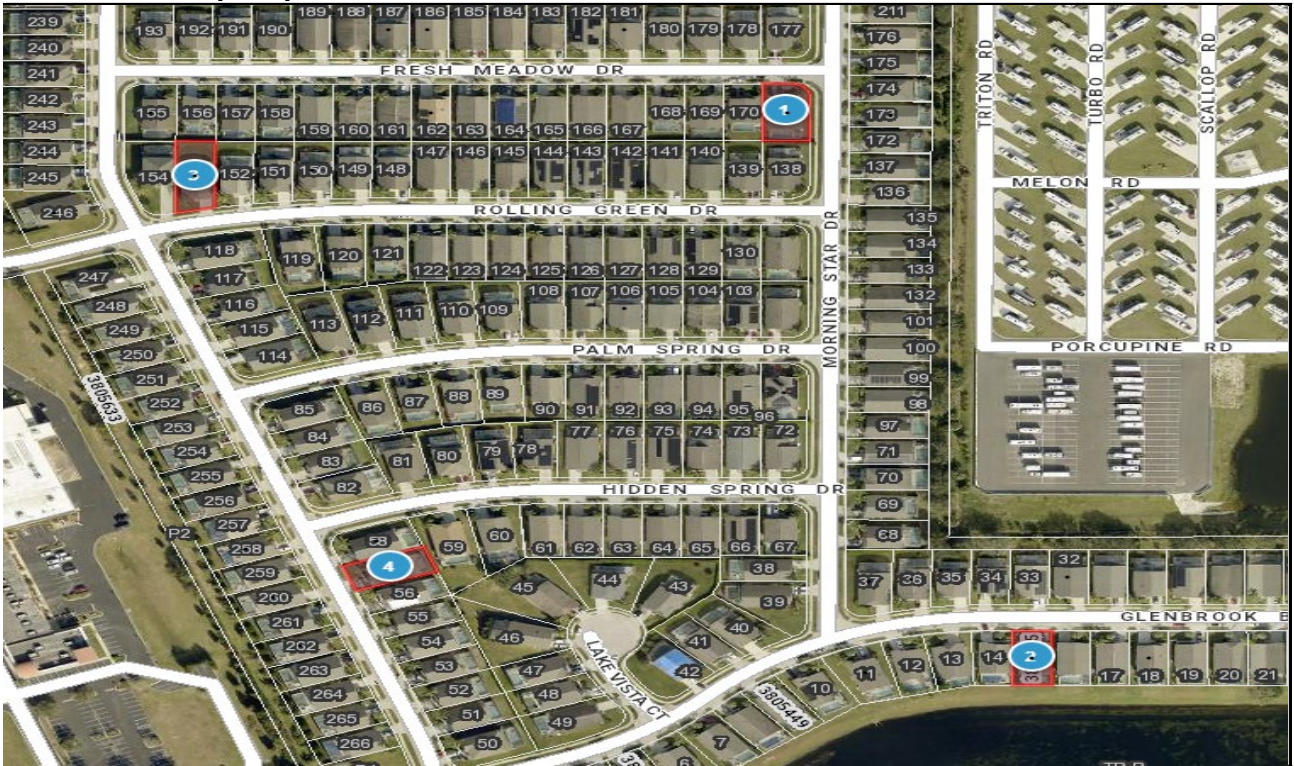
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/20/2024

2024-0802 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3828785	16722 FRESH MEADOW DR CLERMONT	same sub
2	comp 3	3805455	16806 GLENBROOK BLVD CLERMONT	same sub
3	subject	3805497	1628 MORNING STAR DR CLERMONT	same sub
4	comp 1	3805603	16617 ROLLING GREEN DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3805497
Parcel ID 26-24-26-0700-000-05700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0802 Subject
PRC Run: 12/4/2024 By

Card # 1 of 1

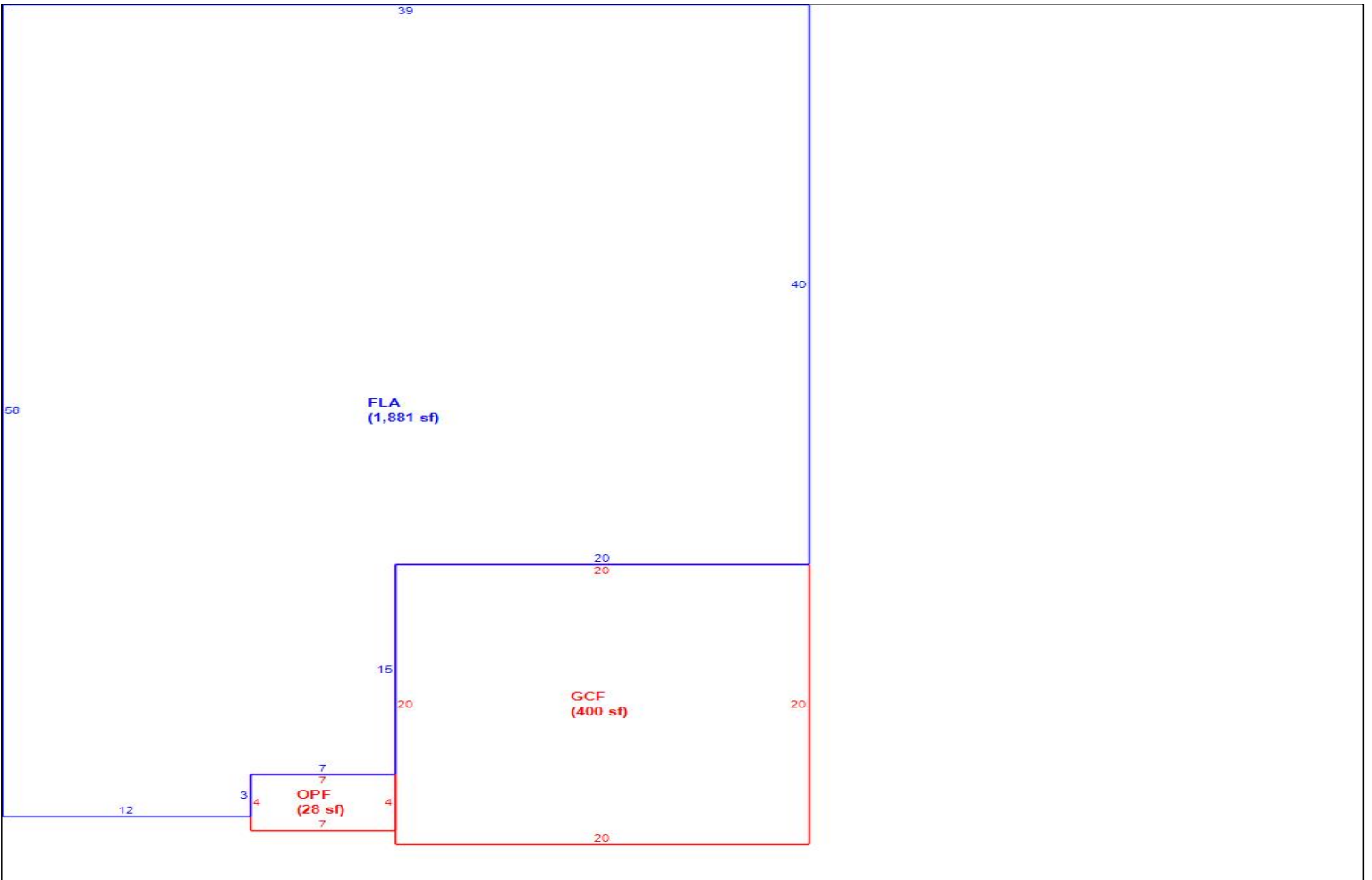
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 1628 MORNING STAR DR		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
GLENBROOK SUB LOT 57 PB 46 PGS 30-33 ORB 4554 PG 555 ORB 5025 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 277,068 Deprec Bldg Value 268,756 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,881	1,881	1881	2004	1881	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		123.92	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0		277,068	Condition	EX	Heat Type	6
						97.00	% Good	0	Foundation	3
						0	Functional Obsol	0	Fireplaces	0
TOTALS		1,881	2,309	1,881	Building RCNLD	268,756	Roof Cover	3	Type AC	03

Alternate Key 3805497
Parcel ID 26-24-26-0700-000-05700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0802 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	2004	2004	11830.00	85.00	10,056
PLD2	POOL/COOL DECK	442.00	SF	5.38	2004	2004	2378.00	70.00	1,665
SEN2	SCREEN ENCLOSED STRUCTURE	1570.00	SF	3.50	2004	2004	5495.00	52.50	2,885
HTB1	HOT TUB/SPA	1.00	UT	4000.00	2004	2004	4000.00	52.50	2,100

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2004061009	06-18-2004	08-05-2004	3,456	0000	20X38 POOL ENCLOSURE			
2005	2004030429	03-08-2004	08-05-2004	26,659	0000	POOL 30X40 W/SPA			
2005	2003110763	01-28-2004	08-05-2004	110,308	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120619	5025	1989	11-09-2017	WD	U	M	I	100			
	4554	0555	11-12-2014	WD	U	M	I	100			
	4285	0310	02-06-2013	WD	U	U	I	154,000			
	4233	2094	10-02-2012	CT	U	U	I	100			
	2788	1264	07-12-2004	WD	Q	Q	I	217,600			
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	
79,500	268,756	16,706	364,962	79682	285280	0.00	285280	364962	356,516	

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Alternate Key 3805603
 Parcel ID 26-24-26-0700-000-15300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0802 Comp 1
 PRC Run: 12/4/2024 By

Card # 1 of 1

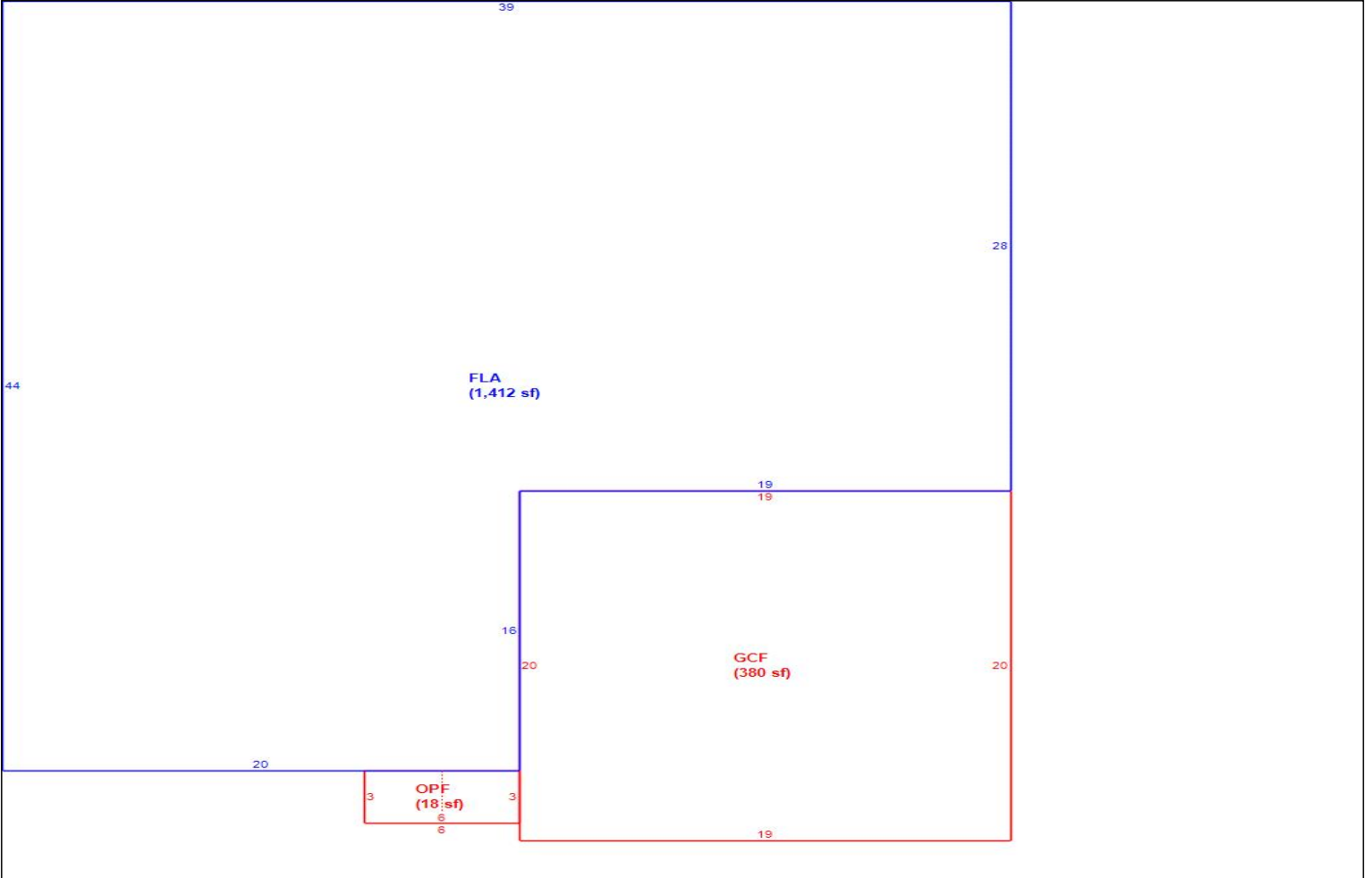
Current Owner			
NICKELS NANCY			
37 DORY DR			
CAPE MAY COURT	NJ	08210	

Property Location			
Site Address 16617 ROLLING GREEN DR			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GLENBROOK SUB LOT 153 PB 46 PGS 30-33 ORB 6159 PG 676

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	1.100	1.000	0	87,450
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,450		
Classified Acres		0		Classified JV/Mkt		87,450		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 223,235	Deprec Bldg Value 216,538	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,412	1,412	1412	Effective Area	1412	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	128.28	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	18	0	Building RCN	223,235	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		1,412	1,810	1,412	Building RCNLD	216,538				

Alternate Key 3805603
Parcel ID 26-24-26-0700-000-15300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0802 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
POL2	SWIMMING POOL - RESIDENTIAL	276.00	SF	35.00	2005	2005	9660.00	85.00	8,211
PLD2	POOL/COOL DECK	621.00	SF	5.38	2005	2005	3341.00	70.00	2,339
SEN2	SCREEN ENCLOSED STRUCTURE	1662.00	SF	3.50	2005	2005	5817.00	55.00	3,199
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	2005011440	03-14-2005	08-09-2005	3,744	0000	SEN 28X40			
2006	2004061460	01-01-2005	08-09-2005	109,159	0000	SFR POL TO 06			
2005	2004070633	09-13-2004	12-13-2004	26,659	0000	13X26 POOL W/SPA & DECK			
2005	2004061460	08-10-2004	12-13-2004	82,500	0000	SFR 16617 ROLLING GREEN DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023070568	6159	0676	06-01-2023	WD	Q	01	I	400,000			
2022047582	5931	0783	03-28-2022	WD	Q	01	I	350,000			
2019047067	5271	0108	04-12-2019	QC	U	U	I	100			
2019013506	5231	2439	01-29-2019	WD	Q	Q	I	215,000			
	2913	2062	04-05-2005	WD	U	U	I	201,100			
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
87,450	216,538	17,049	321,037	0	321037	0.00	321037	321037	314,582

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Alternate Key 3828785
 Parcel ID 26-24-26-0701-000-17100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0802 Comp 2
 PRC Run: 12/4/2024 By

Card # 1 of 1

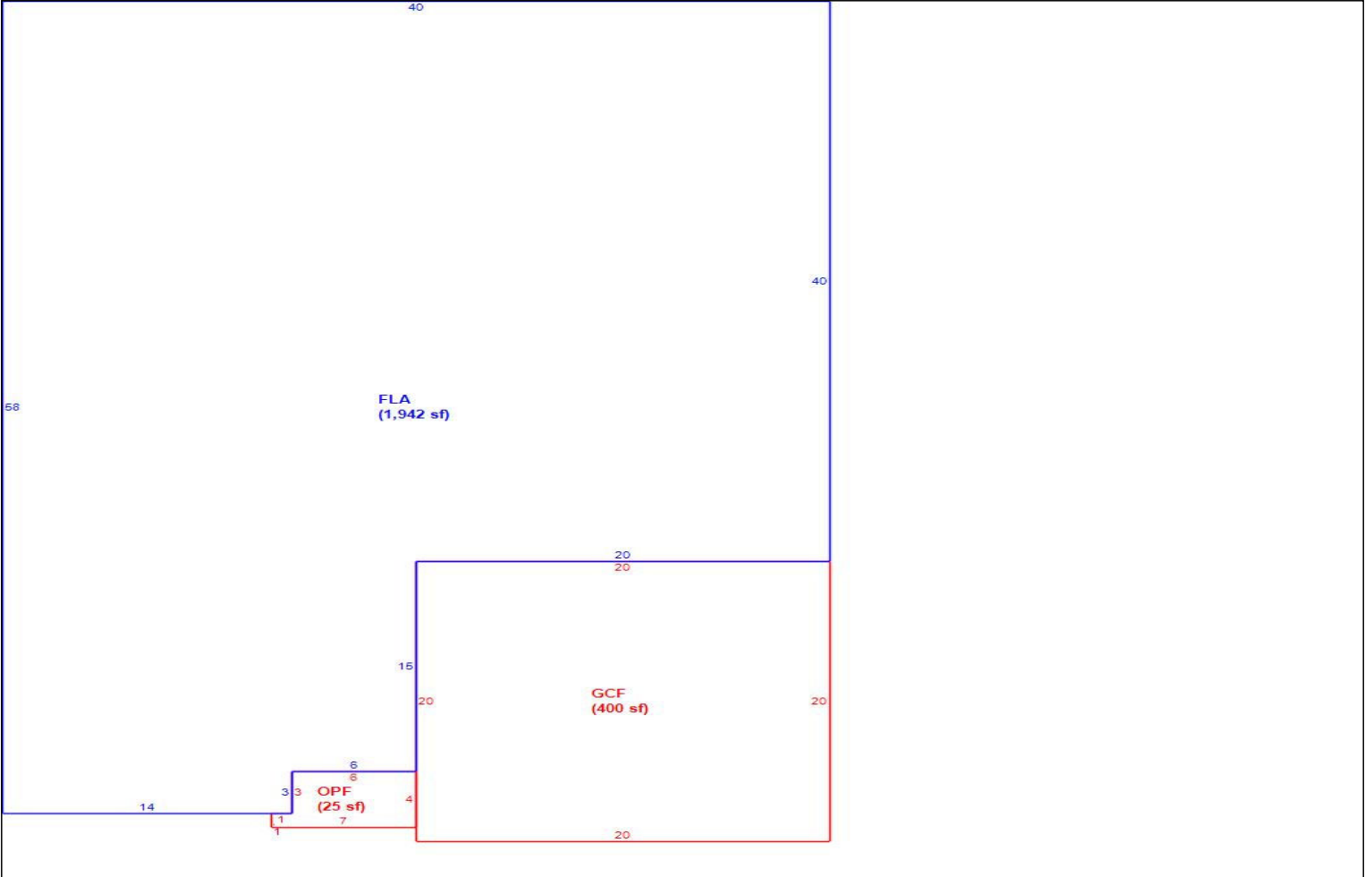
Current Owner		
MORILLO ANTHONY S & VANESSA E		
16722 FRESH MEADOW DR		
CLERMONT	FL	34714

Property Location			
Site Address 16722 FRESH MEADOW DR			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GLENBROOK PHASE II PB 52 PG 67-68 LOT 171 ORB 6158 PG 1728

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	1.100	1.000	0	87,450
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,450		
Classified Acres		0		Classified JV/Mkt		87,450		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 289,796 Deprec Bldg Value 281,102 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,942	1,942	1942	2005	1942	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0		123.74	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	25	0		289,796	Wall Type	03	Heat Type	6
						EX	Foundation	3	Fireplaces	0
						97.00	Roof Cover	3	Type AC	03
						0				
						Functional Obsol				
						0				
						Building RCNLD				
						281,102				
TOTALS		1,942	2,367	1,942						

Alternate Key 3828785
 Parcel ID 26-24-26-0701-000-17100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0802 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	299.00	SF	35.00	2005	2005	10465.00	85.00	8,895
PLD2	POOL/COOL DECK	541.00	SF	5.38	2005	2005	2911.00	70.00	2,038
SEN2	SCREEN ENCLOSED STRUCTURE	1560.00	SF	3.50	2005	2005	5460.00	55.00	3,003

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005111296	12-05-2005	01-10-2006	3,200	0000	SEN 40X20			
2006	2005051706	05-31-2005	01-10-2006	23,267	0000	POOL 20X39.8 W/SPA & DECK			
2006	2005040285	05-10-2005	01-10-2006	111,188	0000	SFR 16722 FRESH MEADOW DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023070099	6158 1728	06-08-2023	WD	Q	01	I	425,000	039	HOMESTEAD	2024	25000
2016018318	4743 1213	01-28-2016	WD	Q	Q	I	215,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4053 0943	07-15-2011	WD	Q	Q	I	170,000				
	3020 2160	11-03-2005	WD	Q	Q	I	333,100				
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
87,450	281,102	13,936	382,488	0	382488	50,000.00	332488	357488	373,661

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Alternate Key 3805455
 Parcel ID 26-24-26-0700-000-01500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0802 Comp 3
 PRC Run: 12/4/2024 By

Card # 1 of 1

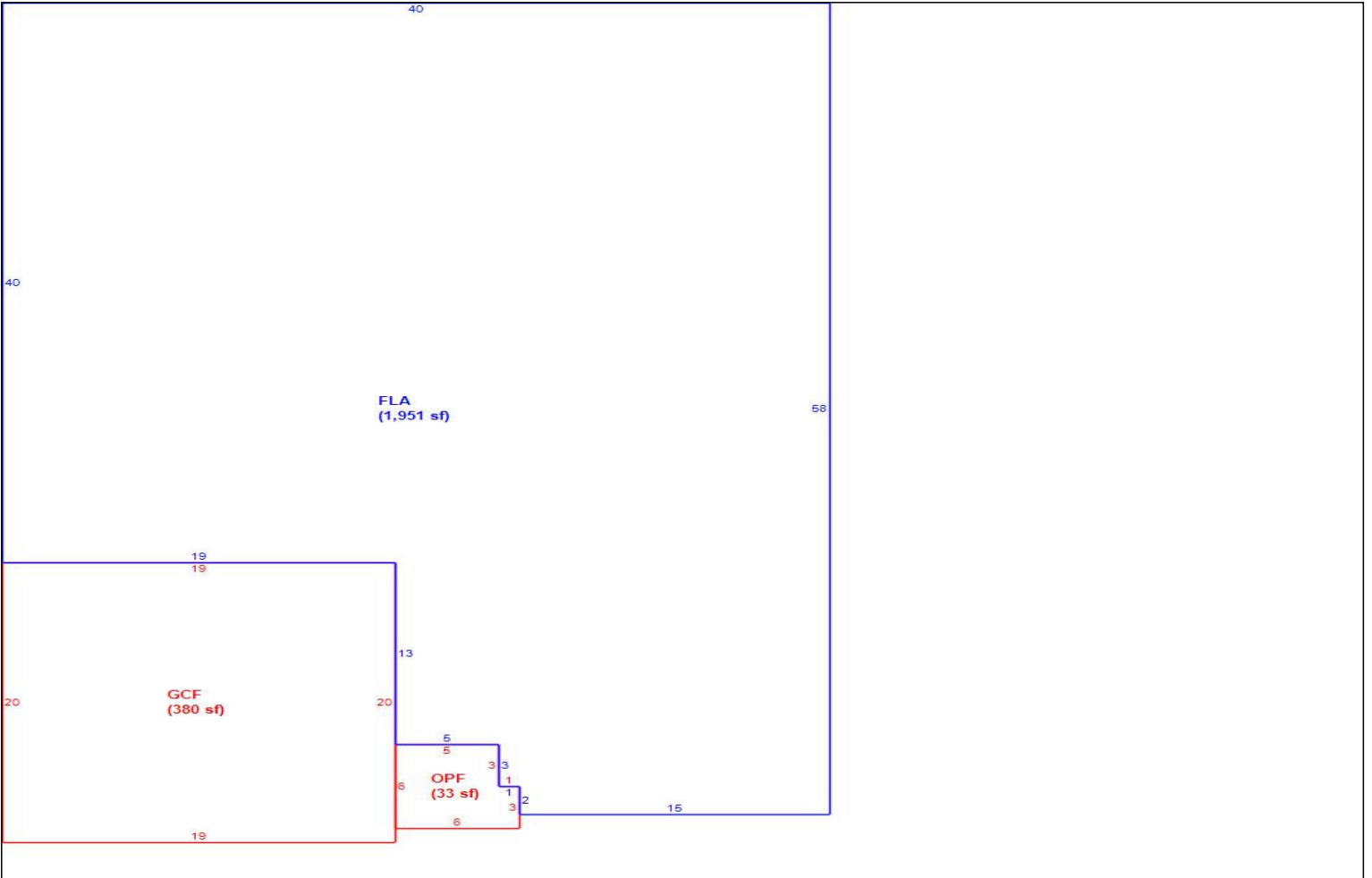
Current Owner		
NGUYEN MANH T		
14716 CABLESHIRE WAY		
ORLANDO	FL	32824

Property Location		
Site Address 16806 GLENBROOK BLVD		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
GLENBROOK SUB LOT 15 PB 46 PGS 30-33 ORB 6181 PG 54

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 298,135
		Deprec Bldg Value 289,191	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,951	1,951	1951	Effective Area	1951	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	380	0	Base Rate	123.71	Quality Grade	690	Half Baths	1
OPF	OPEN PORCH FINISHE	0	33	0	Building RCN	298,135	Condition	EX	Wall Type	03
				% Good		97.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		1,951	2,364	1,951	Building RCNLD	289,191				

Alternate Key 3805455
 Parcel ID 26-24-26-0700-000-01500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0802 Comp 3
 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	2003	2003	11830.00	85.00	10,056
PLD2	POOL/COOL DECK	462.00	SF	5.38	2003	2003	2486.00	70.00	1,740
SEN1	SCREEN ENCLOSED STRUCTURE	1440.00	SF	1.55	2003	2003	2232.00	50.00	1,116
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2003	2003	7000.00	50.00	3,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	2002100834	03-04-2003	11-18-2003	10	0000	SFR, POL, ETC			
2004	2003030034	03-03-2003	11-18-2003	3,465	0000	60X30 POOL ENCL			
2004	2002100834	01-01-2003	03-04-2003	103,136	0000	SFR			
2003	2002120110	12-03-2002	03-04-2003	22,904	0000	13X26 POOL W/SPA			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023088789	6181	0054	07-11-2023	WD	Q	01	I	500,000			
2022096712	5992	0715	07-01-2022	WD	Q	01	I	455,000			
	2334	1015	04-15-2003	WD	Q	Q	I	225,200			
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	289,191	16,412	385,103	0	385103	0.00	385103	385103	376,328	

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