



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3805528**

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>2024-0803</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; SRP Sub LLC</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>2624260700-000-08800 16624 Palm Spring Dr</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition:			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> 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 # <b>2024-0803</b>	Alternate Key: <b>3805528</b>	Parcel ID: <b>26-24-26-0700-000-08800</b>	
Petitioner Name <b>Ryan, llc c/o Peyton</b> The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address <b>16624 PALM SPRING DR CLERMONT</b>		<input type="checkbox"/> Check if Multiple Parcels
Owner Name <b>SRP sub llc</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 371,966	\$ 371,966	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 287,710	\$ 287,710	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 287,710	\$ 287,710	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 10/17/2013 Price: \$175,000  Arm's Length  Distressed Book 4400 Page 515

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	<b>3805528</b>	<b>3805603</b>	<b>3828785</b>	<b>3805455</b>
Address	16624 PALM SPRING 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	\$191.54 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	1,942	1,412	37100	1,942	0	1,951	-630
Year Built	2003	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	24 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. 10.6%	37100	-Net Adj. 2.7%	-10000	-Net Adj. 12.8%	-55630
		Gross Adj. 10.6%	37100	Gross Adj. 2.7%	10000	Gross Adj. 12.8%	55630
<b>Adj. Sales Price</b>	Market Value <b>\$371,966</b>	Adj Market Value <b>\$386,700</b>		Adj Market Value <b>\$361,450</b>		Adj Market Value <b>\$379,370</b>	
	Value per SF 191.54						

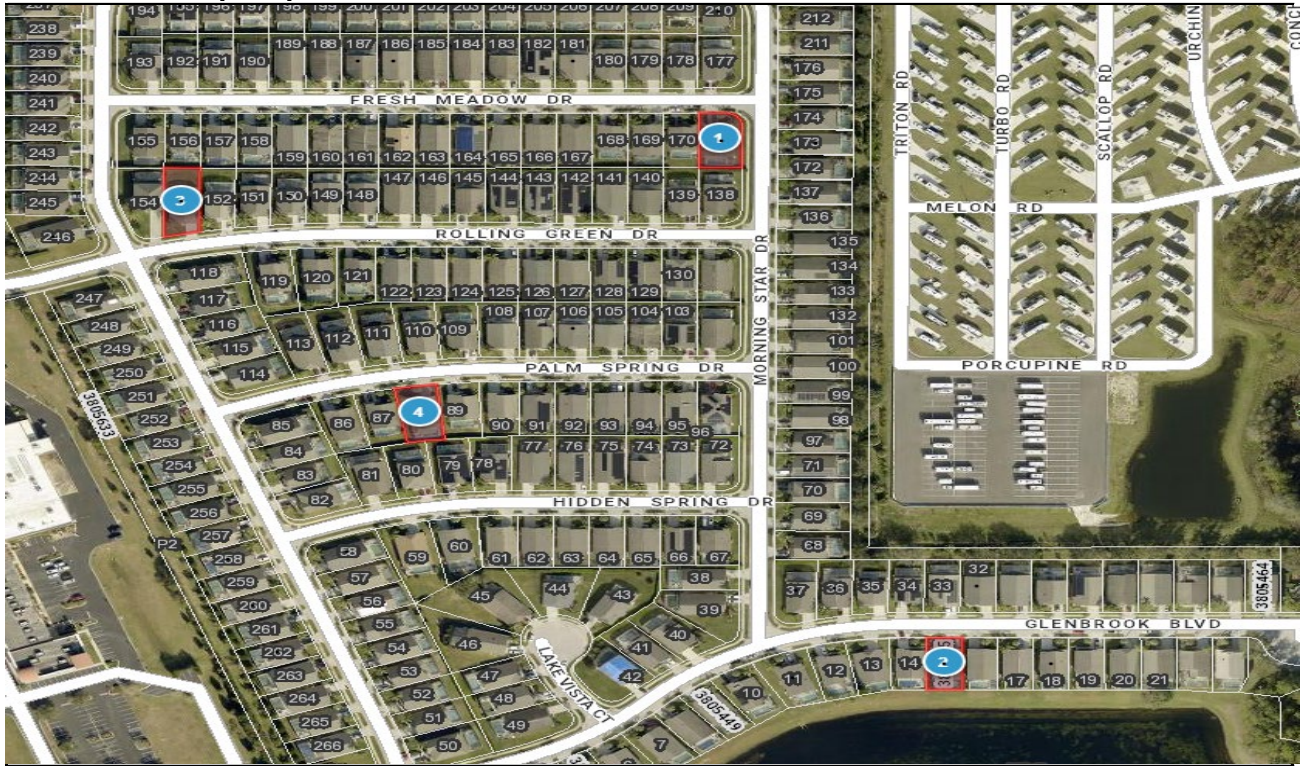
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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 11/20/2024**

**2024-0803 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	3805528	16624 PALM SPRING DR CLERMONT	same sub
4	comp 1	3805603	16617 ROLLING GREEN DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3805528  
 Parcel ID 26-24-26-0700-000-08800

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

2024-0803 Subject  
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
SRP SUB LLC C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

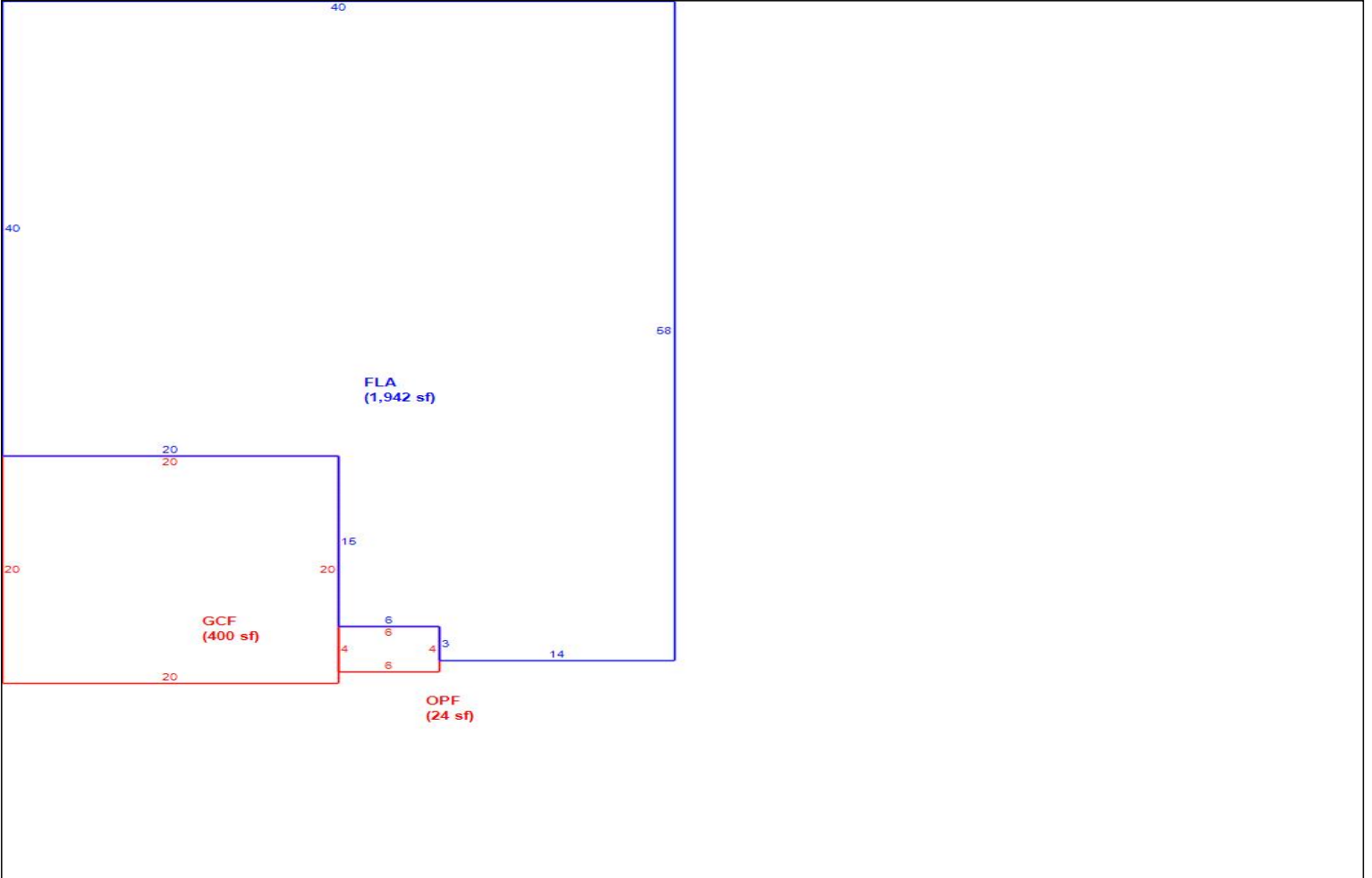
subject

Property Location		
Site Address	16624 PALM SPRING 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 88 PB 46 PGS 30-33 ORB 5196 PG 2004

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 284,357
Deprec Bldg Value 275,826		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	1,942	1,942	1,942	2003	2003	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	123.74	123.74	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	284,357	284,357	Wall Type	03	Heat Type	6
					EX	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,942	2,366	1,942	Building RCNLD	275,826				

Alternate Key 3805528  
Parcel ID 26-24-26-0700-000-08800

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

2024-0803 Subject  
PRC Run: 12/4/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b> <i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	312.00	SF	35.00	2003	2003	10920.00	85.00	9,282
PLD2	POOL/COOL DECK	488.00	SF	5.38	2003	2003	2625.00	70.00	1,838
SEN2	SCREEN ENCLOSED STRUCTURE	1440.00	SF	3.50	2003	2003	5040.00	50.00	2,520
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2003	2003	6000.00	50.00	3,000

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	SALE	01-01-2004	02-07-2005	1	0000	CHECK VALUE			
2004	2003110197	11-07-2003	01-13-2004	3,456	0000	39X20 SCRNL ENCL			
2004	2003070200	07-08-2003	01-13-2004	26,659	0000	13X26 POOL & SPA			
2004	2003051105	06-26-2003	01-13-2004	110,308	0000	SFR			

<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
2018131942	5196	2004	11-07-2018	WD	U	M	I	100			
2056058898	4790	1199	06-07-2016	WD	U	M	I	100			
	4400	0515	10-17-2013	CT	U	U	I	175,000			
	2673	1418	09-03-2004	WD	Q	Q	I	315,000			
	2533	0028	12-22-2003	WD	Q	Q	I	214,000			
<b>Total</b>											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	275,826	16,640	371,966	84256	287710	0.00	287710	371966	363,279	

\*\*\*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 3805603  
 Parcel ID 26-24-26-0700-000-15300

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

2024-0803 Comp 1  
 PRC Run: 12/4/2024 By

Card # 1 of 1

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

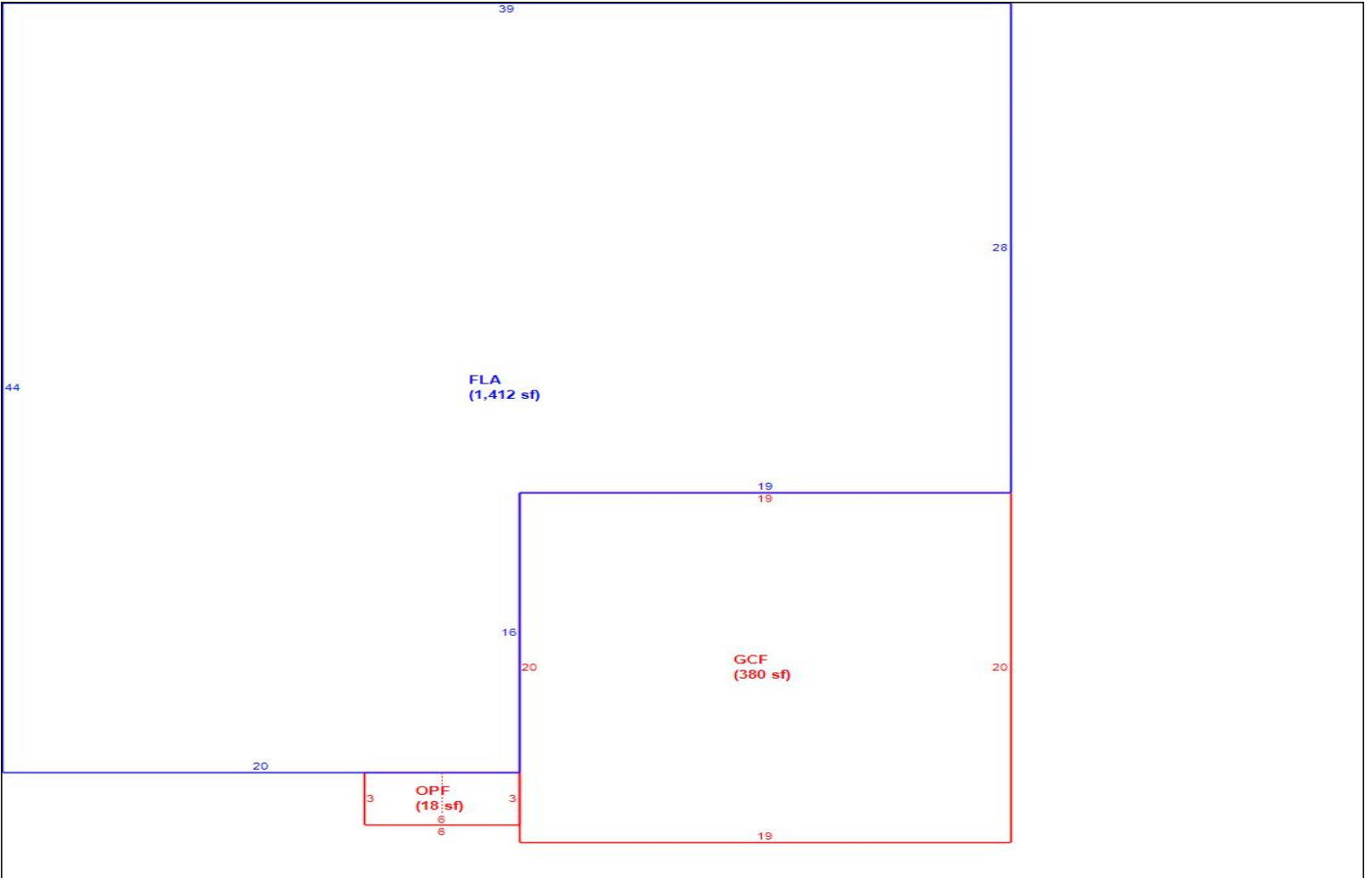
comp 1

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

2024-0803 Comp 1  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

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

<b>Building Permits</b>									
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			

<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
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				
<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
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

2024-0803 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

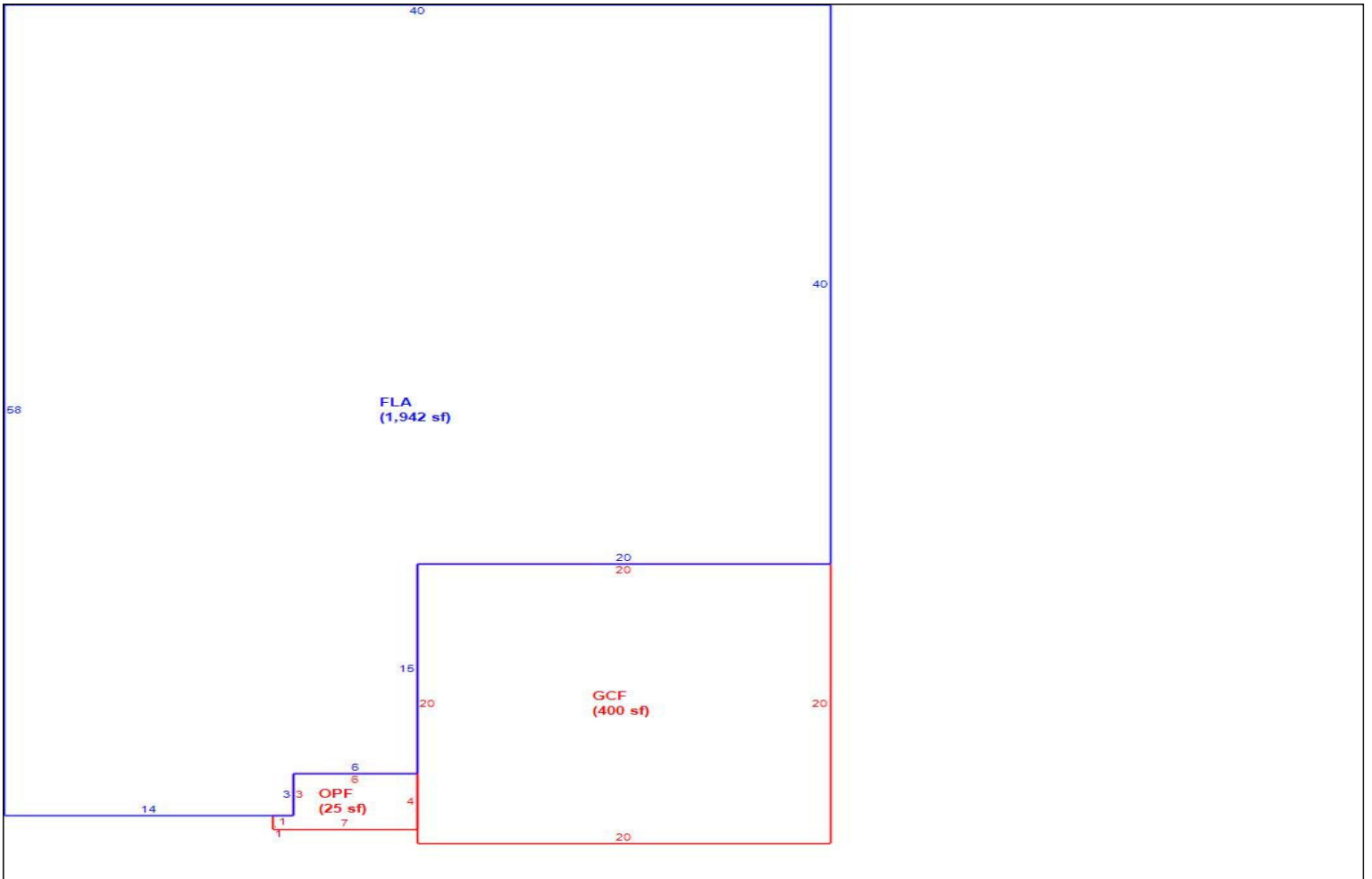
comp 2

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 Area	Gross Area	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	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,942	2,367	1,942	Building RCNLD	281,102					

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

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

2024-0803 Comp 2  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	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

<b>Building Permits</b>									
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			

<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
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				
<b>Total</b>											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

2024-0803 Comp 3  
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
NGUYEN MANH T		
14716 CABLESHIRE WAY		
ORLANDO	FL	32824

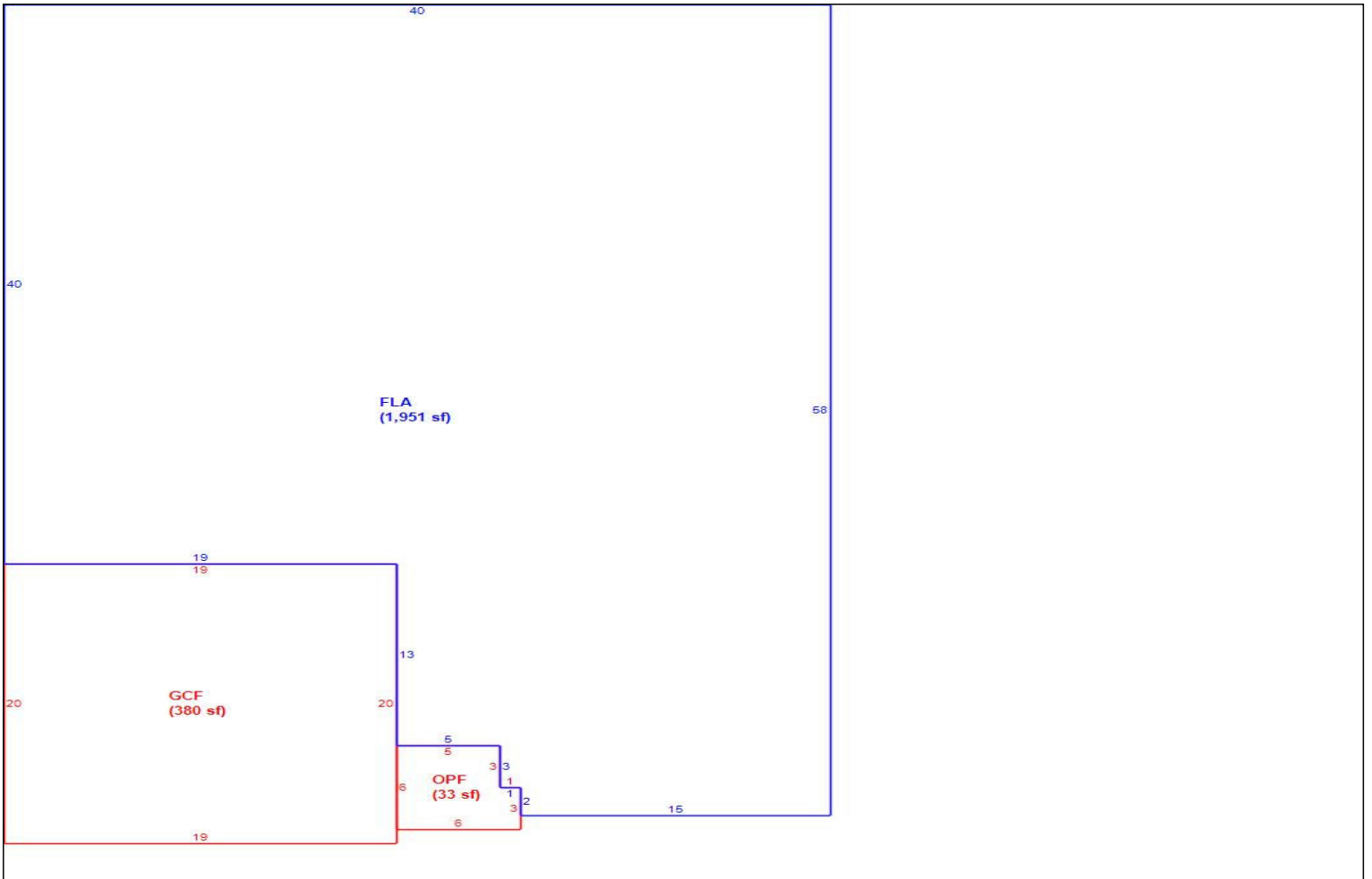
comp 3

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	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,951	1,951	1951	2003	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	380	0	123.71	Quality Grade	690	Half Baths	1
OPF	OPEN PORCH FINISHE	0	33	0	298,135	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		1,951	2,364	1,951	Building RCNLD 289,191				

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

**LCPA Property Record Card**  
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PRC Run: 12/4/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	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

<b>Building Permits</b>									
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			

<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
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				
<b>Total</b>												0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	289,191	16,412	385,103	0	385103	0.00	385103	385103	376,328	

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