

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3788588

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

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002. Florida Administrative Code.

	COMPLETED BY CL	DERKOF THE YAL	THE WOUNDSTIME	ALL BOXAND (M	AB)
Petition# 20	224-0805	County Lake		ax year 2024	Date received 9.12.24
K igis i	a transfer of the contract of	OMPLEMED BY TO	TE PENINDNER	e graffier e Tu	
PART 1. Taxpay	er Information				
Taxpayer name: IN	NV_HOME; IH5 Property Florida, L	P	Representative: R	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale F Scottsdale, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	2624262325-0 1512 Herring	
Phone 954-740-	6240		Email	ResidentialAp	peals@ryan.com
	to receive information is by				
	s petition after the petition de hat support my statement.	eadline. I have attac	hed a statement o	f the reasons I	filed late and any
your evidence evidence. The	d the hearing but would like ment to the value adjustment boards VAB or special magistrate round VAB construction VAB constru	d clerk. Florida law a uling will occur unde	llows the property a r the same statutor	appraiser to cros ry guidelines as	ss examine or object to your
	Res. 5+ units Agricultu		☐ Vacant lots and	•	Business machinery, equipment
PART 2. Reason	n for Petition Chec	k one. If more than	one, file a separa	ate petition.	
Denial of class Parent/grandp Property was n Tangible perso return required		n January 1 st have timely filed a	☐ Denial for late (Include a date a☐Qualifying impro	e-stamped cop vement (s. 193.7 control (s. 193.1	otion or classification y of application.)
determination 5 Enter the time	if this is a joint petition. Atta on that they are substantially ne (in minutes) you think you ested time. For single joint pet	y similar. (s. 194.01 need to present you	1(3)(e), (f), and (g) r case. Most hearir), F.S.) ngs take 15 min	utes. The VAB is not bound
	es or I will not be available to	attend on specific	dates. I have attac	hed a list of da	tes.
evidence directly appraiser's evide	nt to exchange evidence with to the property appraiser at nce. At the hearing, you hav	least 15 days befor we the right to have	e the hearing and witnesses sworn.	make a writter	request for the property
of your property r information redac	nt, regardless of whether your record card containing inform cted. When the property app ou how to obtain it online	nation relevant to th	e computation of y	our current as	sessment, with confidential

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		<u> </u>
Complete part 3 if you are representing yourself or if you without attaching a completed power of attorney or authowitten authorization from the taxpayer is required for ac collector.	orization for representation to this form.	•
☐ I authorize the person I appoint in part 5 to have accesunder penalties of perjury, I declare that I am the owner petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professiona	al Signature	and the second s
Complete part 4 if you are the taxpayer's or an affiliated representatives.		wing licensed
I am (check any box that applies): An employee of	/toursus as as affiliated as	ASIL A
	(taxpayer or an affiliated er	nuty).
A Florida Bar licensed attorney (Florida Bar number _).	
A Florida real estate appraiser licensed under Chapte	er 475, Florida Statutes (license number — F	<u>RD6182</u>).
\square A Florida real estate broker licensed under Chapter 4	475, Florida Statutes (license number).
A Florida certified public accountant licensed under C	Chapter 473, Florida Statutes (license numbe	er).
I understand that written authorization from the taxpayer appraiser or tax collector.	is required for access to confidential informa	tion from the property
Under penalties of perjury, I certify that I have authorizat am the owner's authorized representative for purposes o under s. 194.011(3)(h), Florida Statutes, and that I have	of filing this petition and of becoming an ager	nt for service of process
Robert I. Payto	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative r	not listed in part 4 above.	
☐ I am a compensated representative not acting as one AND (check one)	e of the licensed representatives or employe	es listed in part 4 above
\square Attached is a power of attorney that conforms to the taxpayer's authorized signature OR \square the taxpayer's au		executed with the
☐ I am an uncompensated representative filing this peti	ition AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the ta	axpayer's authorized signature is in part 3 of	this form.
I understand that written authorization from the taxpayer appraiser or tax collector.	is required for access to confidential inform	ation from the property
Under penalties of perjury, I declare that I am the owner becoming an agent for service of process under s. 194.0 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	!	2024-0805		Alternate K	ey: 3788588	Parcel I	D: 26-24-26-23	25-000-01700	
Petitioner Name The Petitioner is:	Rya Taxpayer of Rec	n,IIc c/o Pey cord 🗸 Tax	ton payer's agent	Property Address		ERRING LN	Check if Mu	ultiple Parcels	
Other, Explain:									
Owner Name	IH5 pr	operty flori	da Ip	Value from TRIM Notice	1	re Board Actionted by Prop App	T value alier i	Board Action	
1. Just Value, red	quired			\$ 340,9	18 \$	340,91	18		
2. Assessed or c		ue. *if appli	cable	\$ 285,2		285,27			
3. Exempt value,				\$	-	,			
4. Taxable Value,				\$ 285,2	70 \$	285,27	70		
*All values entered	•	tv taxable va	lues. School an			· · · · · · · · · · · · · · · · · · ·			
Last Sale Date	11-12014		ce:\$120	-	Arm's Length		Book <u>4559</u> l	Page <u>331</u>	
ITEM	Subje	ct	Compara	able #1	Compar	able #2	Compara	able #3	
AK#	37885		3789		3720		3772		
Address	1512 HERR CLERMO		16129 WILK CLERM		1912 SHO CLERN		1706 WESTMI CLERM		
Proximity			same	sub	same	sub	same sub		
Sales Price			\$390,		\$325,		\$310,000		
Cost of Sale			-15		-15		-15		
Time Adjust			3.20		3.60		2.80		
Adjusted Sale	¢460.04 ×	CF	\$343,		\$287,		\$272,		
\$/SF FLA Sale Date	\$160.21 p	er SF	\$153.56 4/6/2		\$227.81 3/28/2	•	\$222.37 5/17/2	•	
Terms of Sale			√ Arm's Length	Distressed	✓ Arm's Length		✓ Arm's Length	Distressed	
Terris or Sale			7 Fill o Longar	Biotroccou	7 and 2 congain		7 min o zongan		
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	2,128		2,240	-7840	1,264	60480	1,224	63280	
Year Built	2001		1999		1997	00.100	1999		
Constr. Type	block/stucco		block/stucco		block/stucco		block/stucco		
Condition	good		good		good		good		
Baths	2.1		2.0	5000	2.0	5000	2.0	5000	
Garage/Carport	2 car		2 car		2 car		2 car		
Porches	24 sf		28 sf		16 sf		16 sf		
Pool	N 0		N 0	0	N 0	0	N 0	0	
Fireplace AC	Central		Central	0	Central	0	Central	0	
Other Adds	spu 360 sf		spu 200 sf		spu 240 sf	0	0	0	
Site Size	lot		lot		lot		lot		
Location	good		good		good		good		
View	good		good		good		good		
7.000	5		-Net Adj. 0.8%	-2840	Net Adj. 22.7%	65480	Net Adj. 25.1%	68280	
			Gross Adj. 3.7%		Gross Adj. 22.7%		Gross Adj. 25.1%		
4 !! 4 ! 5 !	Market Value	\$340,918	Adj Market Value	\$341,140	Adj Market Value	\$353,430	Adj Market Value	\$340,460	
Adj. Sales Price	Value per SF	160.21		<u> </u>		· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	

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

2024-0805 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3772359	1706 WESTMINSTER TRL CLERMONT	same sub
2	subject	3788588	1512 HERRING LN CLERMONT	same sub
3	comp 1	3789037	16129 WILKINSON DR CLERMONT	same sub
4	comp 2	3720181	1912 SHOAL CT CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3788588 Parcel ID 26-24-26-2325-000-01700

Current Owner

IH5 PROPERTY FLORIDA LP
C/O INVITATION HOMES TAX DEPT

DALLAS TX 75201

LCPA Property Record Card Roll Year 2024 Status: A

subject

2024-0805 Subject PRC Run: 12/4/2024 By

Card # 1 of 1

Property Location

Site Address 1512 HERRING LN

CLERMONT FL 34714 0005 NBHD 0581

Mill Group 0005 NBHD 0581

Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Legal Description

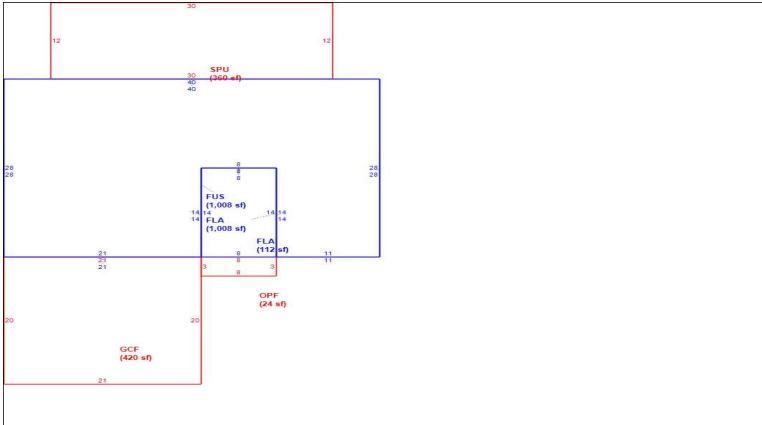
1717 MAIN ST STE 2000

WESTCHESTER PHASES 6 & 7 SUB LOT 17 PB 41 PGS 83-86 ORB 4559 PG 331

Lan	d Lines													
LL #	Use Code	Front	Depth	Not Ad		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 A	cres	0.00		JV/N	lkt 0			Tota	d Adj JV/MI	kt	1	79,500
Classified Acres 0				Classified JV/Mkt 79,500				Classified Adj JV/Mkt				0		

 Sketch

 Bldg 1 Sec 1 of 1
 Replacement Cost 269,503
 Deprec Bldg Value 261,418
 Multi Story 1



	Building S	Sub Areas			Building Valuati	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,120	, -		Effective Area	2128	No Stories	4.00	Full Baths	
FUS	FINISHED AREA UPPER	1,008	,	1008	Base Rate	103.88	ino Stories	1.00	ruii Daliis	2
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	420 24	-	Building RCN	269,503	Quality Grade	665	Half Baths	1
SPU	SCREEN PORCH UNFIN	0	360	-	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,128	2,932	2,128	Building RCNLD	261 418	Roof Cover	3	Type AC	03

Alternate Key 3788588 Parcel ID 26-24-26-2325-000-01700

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0805 Subject PRC Run: 12/4/2024 By

Card # 1 of 1

			*On	Miscellai ly the first 10 re			below			
Code	Desc	ription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
			<u> </u>	Build	ing Per	mits				
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Description		Review Date	e CO Date
2016 2006 2006 2002 2001 2001	2015010409 2005031192 SALE 0090688 0090688 0020534	01-21-2015 03-17-2005 01-01-2005 03-13-2001 09-22-2000 02-14-2000	03-28-2016 03-21-2006 04-20-2006 02-05-2002 03-13-2001 09-22-2000	7,595 4,000 1 109,395 109,395 109,395	0002 0000 0000 0000 0000	REROOF SCRN RM 1 CHECK VAI SFR IN FILE RENEW 000 SFR/1512 F	LUE E		03-28-2016	

			Sales Inform	ation					Exemptions					
Instrument No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
	4559	0331	11-19-2014	WD	U	U	1	120,000						
	4476	2037	03-19-2014	CT	U	U	- 1	76,000						
	3986	0253	12-16-2010	CT	U	U	- 1	100						
	3167	0441	05-19-2006	QC	U	U	1	0						
	2909	2451	07-27-2005	WD	Q	Q	- 1	270,000						
										Total		0.00		
						Val	ue Summ	arv						

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	261,418	0	340,918	55648	285270	0.00	285270	340918	332,661

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Alternate Key 3789037

Parcel ID 26-24-26-2325-000-06000

Current Owner MUIRA SHAQUILLE A 16129 WILKINSON DR

FL

LCPA Property Record Card Roll Year 2024 Status: A

comp 1

2024-0805 Comp 1 12/4/2024 By PRC Run:

> Card # 1 of 1

Property Location

Site Address 16129 WILKINSON DR

CLERMONT FL 34714 0005 NBHD 0581

Mill Group Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

CLERMONT

WESTCHESTER PHASES 6 & 7 SUB LOT 60 PB 41 PGS 83-86 ORB 6121 PG 2086

34714

Lan	d 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 A		0.00	JV/Mkt 0				l Adj JV/Mk			79,500
	Cla	assified A	cres	ÓΙ	Classified .IV/Mkt 79	500		Classified	M/VI. ibA h	ct l		0

Sketch

Bldg 1 271,896 Multi Story 1 Sec 1 of 1 Replacement Cost Deprec Bldg Value 263,738 SPF (200 sf) FUS (1,120 sf) FLA (1,120 sf) OPF (28 sf) GCF (420 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	1999	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	1,120	1,120	1120	Effective Area	2240				
_	FINISHED AREA UPPER	1,120	1,120	1120	Base Rate	102.70	No Stories	1.00	Full Baths	2
-	GARAGE FINISH	0	420	0	Building RCN	271.896	Quality Grade	665	Half Baths	0
-	OPEN PORCH FINISHE	0	28	0	_	,	Quality Oraco	003	rian Banio	١
SPF	SCREEN PORCH FINIS	0	200	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	, ,		,	-
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS		2,888	2,240	Building RCNLD	263,738	Roof Cover	3	Type AC	03

Alternate Key 3789037 Parcel ID 26-24-26-2325-000-06000

LCPA Property Record Card Roll Year 2024 Status: A

2024-0805 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

			*On	Miscell ly the first 10	aneous F records a		below							
Code	Desci	ription	Units	Type Ur	it Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
				Bui	lding Per	mits								
Roll Yea	r Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio	n	Review Dat	e CO Date				
2014	SALECVD	01-01-2013	05-06-2014		1 0098	AVG N ST			05-06-2014					
2014	SALECVD	01-01-2013	05-06-2014		1 0098	AVG N ST			05-06-2014	4				
2005	SALE	01-01-2004 01-01-1999	04-29-2005 05-12-2000		1 0000	CHECK VAI	LUE							
2000														

Instrument No B	D I-/D				Exemptions						
	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	121 2086 848 2087	04-06-2023 10-03-2016	WD WD	Q	01 Q	I I	390,000 200,000				
44 35	424 0415 573 0646 418 2010	12-12-2013 12-31-2007 04-12-2007	WD WD CT	9000	9000	i ! !	177,000 176,000 0				
									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
70 500	263 738	Λ	3/13/238	Λ	3/13/38	0.00	3/13/38	3/3238	334 662

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Alternate Key 3720181

Parcel ID 26-24-26-2305-000-00300

Current Owner RENIERIS GINA M

1912 SHOAL CT

CLERMONT FL 34714

LCPA Property Record Card Roll Year 2024 Status: A

comp 2

2024-0805 Comp 2 PRC Run: 12/4/2024 By

Card # 1 of 1

Property Location

Site Address 1912 SHOAL CT

CLERMONT FL 34714

Mill Group 0005 NBHD 0581 Property Use Last Inspection

00100 SINGLE FAMILY TRF 01-01-202

Legal Description

WESTCHESTER PHASE 2 SUB LOT 3 PB 37 PGS 27-28 ORB 6121 PG 1914

	and lines												
Lan	d 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				26,500.00	0.0000	3.00	1.000	1.000	0	79,500	
	Cl	Total A		0.00	JV/Mkt 0	500			l II Adj JV/MI II Adj IV/MI			79,500	

Classified Acres Classified JV/Mkt|79,500 Classified Adj JV/Mkt| Sketch

Bldg 1 1 177,259 Multi Story Sec of 1 Replacement Cost Deprec Bldg Value 171,941 SPU (240 sf) FLA (1,264 sf) GCF (400 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,264	1,264	1264	Effective Area	1264	l			
-	GARAGE FINISH	0	400	0	Base Rate	109.92	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	16	0	Building RCN	177,259	Quality Grade	665	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	240	0	Condition	EX				_
					% Good	97.00	Wall Type	03	Heat Type	6
						97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	- Curidation	3	i ii opiacoc	١
	TOTALS	1,264	1,920	1,264	Building RCNLD	171,941	Roof Cover	3	Type AC	03

Alternate Key 3720181 Parcel ID 26-24-26-2305-000-00300

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0805 Comp 2 12/4/2024 By

Card # 1 of 1

			*On	Misce ly the first 10	ellaneous F O records a		below			
Code	Desci	iption	Units	Type l	Jnit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Ві	uilding Per	mits				
Roll Yea	r Permit ID	Issue Date	Comp Date	Amount	Туре		Description	n	Review Date	CO Date
2016	SALE	01-01-2015	03-28-2016		1 0099	CHECK VAI	_UE		03-28-2016	
2002	00001	01-01-2001	06-13-2002		1 0000	CHECK VAI				
1998	9790357	09-01-1997	12-01-1997		380 0000	24X10 SCR	N RM			
1998	7020442	02-01-1997	12-01-1997	67,0	0000	SFR				

	•		'												
	Sales Information Exemptions														
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount			
2023040345 2022021597	6121 5897 4684 3912 3890	1914 0682 2166 2024 2202	03-28-2023 02-14-2022 09-11-2015 05-26-2010 02-25-2010	WD CT WD QC WD	Q U Q U U U	01 11 Q U		325,000 215,000 139,000 26,428 71,300	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024				
										Total		50,000.00			
·						1/2/	lua Summ	arv.							

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	171,941	0	251,441	0	251441	50,000.00	201441	226441	246,246

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Alternate Key 3772359

Parcel ID 26-24-26-2310-000-01800

Current Owner

BOUDREAUX NICHOLAS S 1706 WESTMINSTER TRL

CLERMONT 34714 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 3

2024-0805 Comp 3 PRC Run: 12/4/2024 By

Card # 1 of 1

Property Location

Site Address 1706 WESTMINSTER TRL

CLERMONT FL 34714 0005 NBHD 0581

Mill Group Property Use Last Inspection 00100 SINGLE FAMILY

TRF 01-01-202

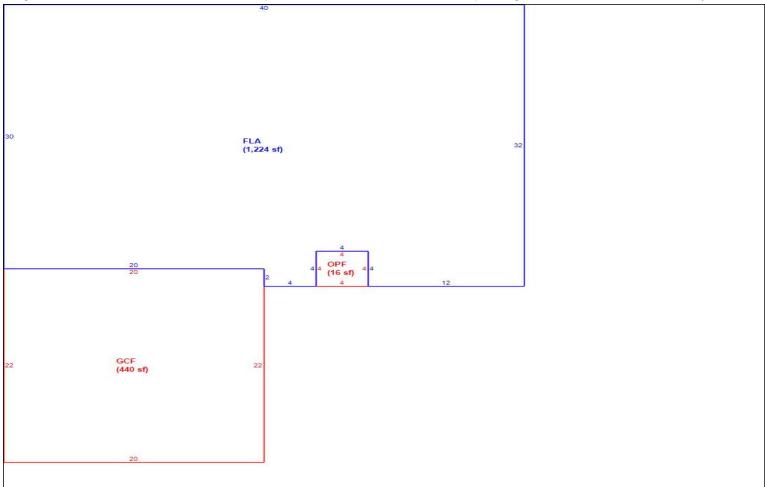
Legal Description

WESTCHESTER PHASE 3 SUB LOT 18 PB 38 PGS 56-57 ORB 6146 PG 827

	and University											
Lan	d 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								Tota	i Adj JV/MI	kt		79,500
Classified Acres 0 Classified JV/Mkt 79,500						79,500		Classifie	d Adj JV/MI	ct		0

Bldg 1 1 of 1 Replacement Cost 171,674 Deprec Bldg Value 166,524 Multi Story 0 Sec

Sketch



	Building Sub Areas Description Living Are Gross Are FINISHED LIVING AREA 1,224 1,224				Building Valuation		Cons	structio	n Detail	Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,224	1,224	1224	Effective Area	1224					
GAR	GARAGE FINISH	0	440	0	Base Rate	110.05	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	16	()	Building RCN	171,674	Quality Grade	665	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	Wan Type	03	ricat Typo	١	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,224	1,680	1,224	Building RCNLD	166,524	Roof Cover	3	Type AC	03	

Alternate Key 3772359 Parcel ID 26-24-26-2310-000-01800

79,500

166.524

LCPA Property Record Card Roll Year 2024 Status: A

2024-0805 Comp 3 PRC Run: 12/4/2024 By

Card # 1 of 1

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		Miscellaneous Features *Only the first 10 records are reflected below ode Description Units Type Unit Price Year Blt Effect Yr RCN %Good															
ř	Code		Descri	otion	Ī	Uni	its	Type	Ur	nit Price	Year Blt	Effect Y	′r F	RCN	│ %Good	d Api	· Value
								.,,,,									
					te Comp				Rui	ilding Per	mite						
-	Roll Year	Permit	ermit ID Issue Date Comp Date)ate	Am	nount	Type		Descri	ntion	Ĭ	Review [Date C	O Date
	2000	9902004		03-16-19	999 12	2-01-1	999		68,00	000	SFR/1706 W	ESTMINS	STER TRL				
		Sales Information					ation							Exen	nptions		
ľ	Instrum				Instr	Q/U	Code	Vac/Imp	Sale Price	Code		Description		Year	Amount		
	20230 20210		6146 5715 4294 1740 1594	0826 1344 0995	05-17-2 05-07-2 03-06-2 07-30-1 01-01-1	2021 2013 1999	WD WD WD WD	COCOO	01 01 U Q M		310,000 237,000 30,800 83,900	059		OMESTEA NAL HOMI		2024 2024	

									Total		50,000.00
Value Summary											
						· <i>)</i>					
Land Value	Bldg Value	Misc Value	Market Value	Deferred A	Amt As	ssd Value C	nty Ex Ar	nt Co Tax Val	Sch Tax V	al Previ	ous Valu

246024

50,000.00

196024

221024

241.009

246.024

^{***}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.***