



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **2720000**

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>2024-0822</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; IH6 Property Florida, LP</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>3022260830-005-01000 910 Haddock 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 return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # <b>2024-0822</b>	Alternate Key: <b>2720000</b>	Parcel ID: <b>30-22-26-0830-005-01000</b>	
Petitioner Name <b>Robert Peyton, Ryan LLC</b> The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address <b>910 HADDOCK DR CLERMONT</b>		<input type="checkbox"/> Check if Multiple Parcels
Owner Name <b>IH6 PROPERTY FLORIDA LP</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 563,744	\$ 563,744	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 395,500	\$ 395,500	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 395,500	\$ 395,500	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date \_\_\_\_\_ Price: \_\_\_\_\_  Arm's Length  Distressed Book \_\_\_\_\_ Page \_\_\_\_\_

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	<b>2720000</b>	<b>2691310</b>	<b>3010485</b>	<b>3638859</b>
Address	910 HADDOCK DR CLERMONT	13044 SUNSHINE VIEW CT	12043 TOPAZ ST CLERMONT	12906 ANDERSON HILL RD
Proximity		0.76 Miles	0.99 Miles	0.65 Miles
Sales Price		\$685,000	\$600,000	\$640,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	1.60%	0.00%
Adjusted Sale		\$595,950	\$519,600	\$544,000
\$/SF FLA	\$194.73 per SF	\$212.01 per SF	\$192.44 per SF	\$183.10 per SF
Sale Date		7/19/2023	8/23/2023	12/11/2023
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	2,895	2,811	4200	2,700	9750	2,971	-3800
Year Built	2006	2007		1996		1996	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	3.0	4.1	-7500	2.0	5000	3.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	Y	-20000	Y	-20000
Fireplace	0	0	0	1	-2500	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		-Net Adj. 0.6%	-3300	-Net Adj. 1.5%	-7750	-Net Adj. 4.4%	-23800
		Gross Adj. 2.0%	11700	Gross Adj. 7.2%	37250	Gross Adj. 4.4%	23800
Adj. Sales Price	Market Value <b>\$563,744</b>	Adj Market Value	<b>\$592,650</b>	Adj Market Value	<b>\$511,850</b>	Adj Market Value	<b>\$520,200</b>
	Value per SF 194.73						

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.

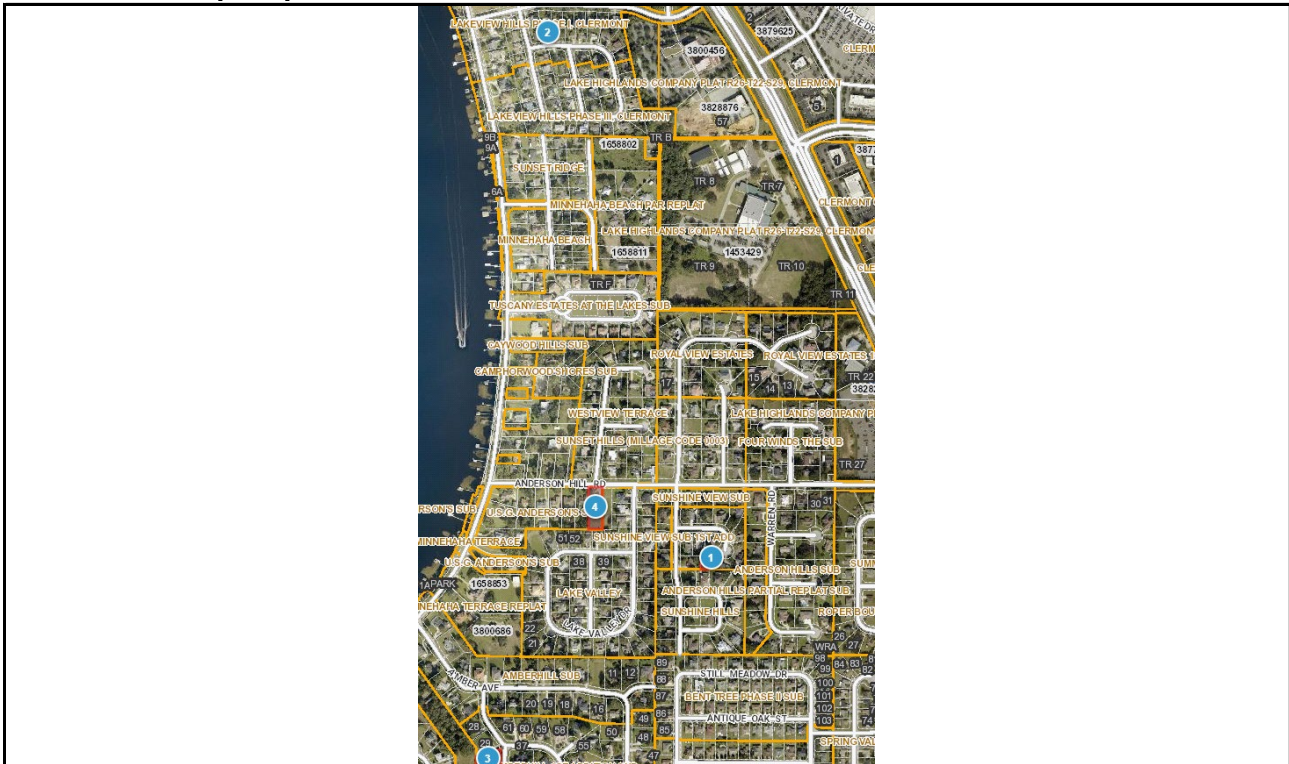
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:** [REDACTED]

**DATE** [REDACTED]

**2024-0822 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	2691310	13044 SUNSHINE VIEW CT CLERMONT	0.76
2	subject	2720000	910 HADDOCK DR CLERMONT	-
3	comp 2	3010485	12043 TOPAZ ST CLERMONT	0.99
4	comp 3	3638859	12906 ANDERSON HILL RD CLERMONT	0.65
5				
6				
7				
8				

Alternate Key 2720000  
 Parcel ID 30-22-26-0830-005-01000

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

2024-0822 Subject  
 PRC Run: 12/9/2024 By

Card # 1 of 1

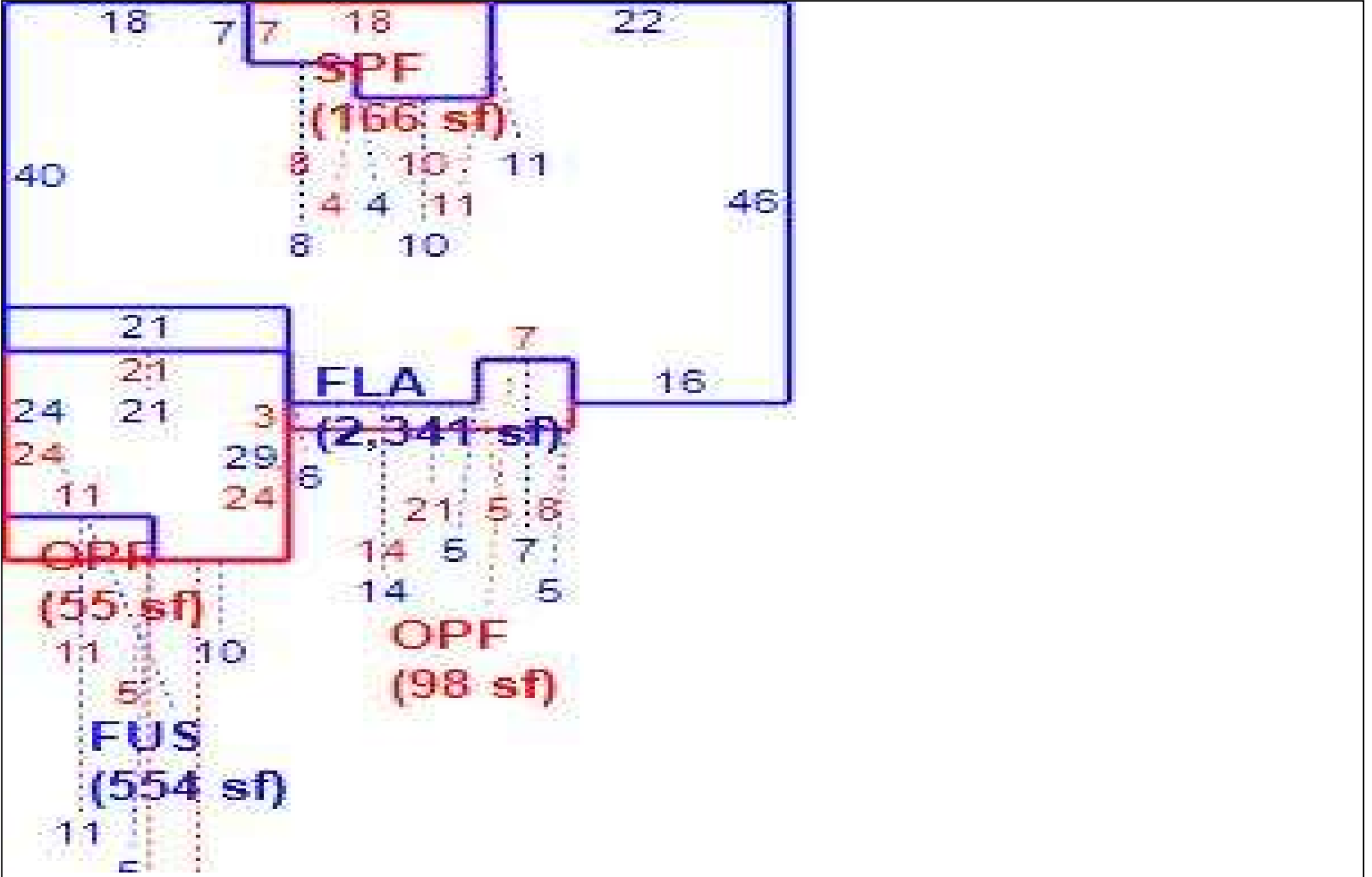
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 910 HADDOCK DR CLERMONT FL 34711			
Mill Group	000C	NBHD	4522
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	05-18-202

**Legal Description**  
 CLERMONT, LAKEVIEW HILLS PHASE I LOT 10 BLK 5 PB 24 PGS 41-42 ORB 4968 PG 614

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	100,000.00	0.0000	1.20	1.000	1.000	0	120,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000			
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 457,468 Deprec Bldg Value 443,744 Multi Story 1



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	2,341	2,341	2341	2006	2895	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	554	554	554	Base Rate	134.05	Quality Grade	735	Half Baths	0
GAR	GARAGE FINISH	0	504	0	Building RCN	457,468	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	153	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	166	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		2,895	3,718	2,895	Functional Obsol	0				
					Building RCNLD	443,744				

Alternate Key 2720000  
 Parcel ID 30-22-26-0830-005-01000

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

2024-0822 Subject By  
 PRC Run: 12/9/2024  
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2005100569	01-01-2006	04-17-2007	165,352	0000	SFR 910 HADDOCK DR	04-16-2007		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2017072599	4968	0614	06-23-2017	WD	U	U	I					
	4702	1716	10-30-2015	WD	U	U	I					
	4544	0395	10-14-2014	CT	U	U	I					
	2927	1047	08-22-2005	QC	U	U	V					
	1932	0980	03-26-2001	WD	Q	Q	V					
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	443,744	0	563,744	128694	435050	0.00	435050	563744	563,744	

**Parcel Notes**

88 NBHD CHANGED FROM 3637  
 1932/0980 TO NICOLE M SERVISS  
 02FC NBHD FROM 583 LAND FROM FF ADD LOC RS 120301  
 2927/1047 NICOLE M DIGENNARO FKA NICOLE M SERVISS TO HERSELF & HER HUSBAND FRANK DIGENNARO JR  
 07FC FLA3 IS 2ND STORY OVER GCF2 JSB 041707  
 07TR ATTEMPTED NOT KNOWN 201 HUNT ST APT 112 CLERMONT FL 34711 2486  
 4544/395 CT VS FRANK DEGENNARO JR ET AL PROP SOLD TO FEDERAL NATL MTG ASSN  
 4702/1716 FEDERAL NATL MTG ASSN TO RALMAL INC  
 16IT FLA3 TO FUS WALL TYPE FROM 3 XFIX FROM 0 PER MLS G4807997 CRA 021116  
 4968/614 RALMAL INC TO IH6 PROPERTY FLORIDA LP  
 18 MLS 05482096 CRA 083017  
 18SALE ORB 4968/614 U SALE LP FILED ORB 4868/1617 CRA 083017  
 18VAB PETITION 2018-069 TJW 091418  
 18VAB PETITION 2018-069 WITHDRAWN NO CHANGE TJW 100118  
 20VAB PETITION 2020-122 TJW 091720  
 20VAB PETITION 2020-122 WITHDRAWN NO CHANGE TJW 111020

\*\*\*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 2691310  
 Parcel ID 32-22-26-0200-000-00800

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

2024-0822 Comp 1  
 PRC Run: 12/9/2024 By

Card # 1 of 1

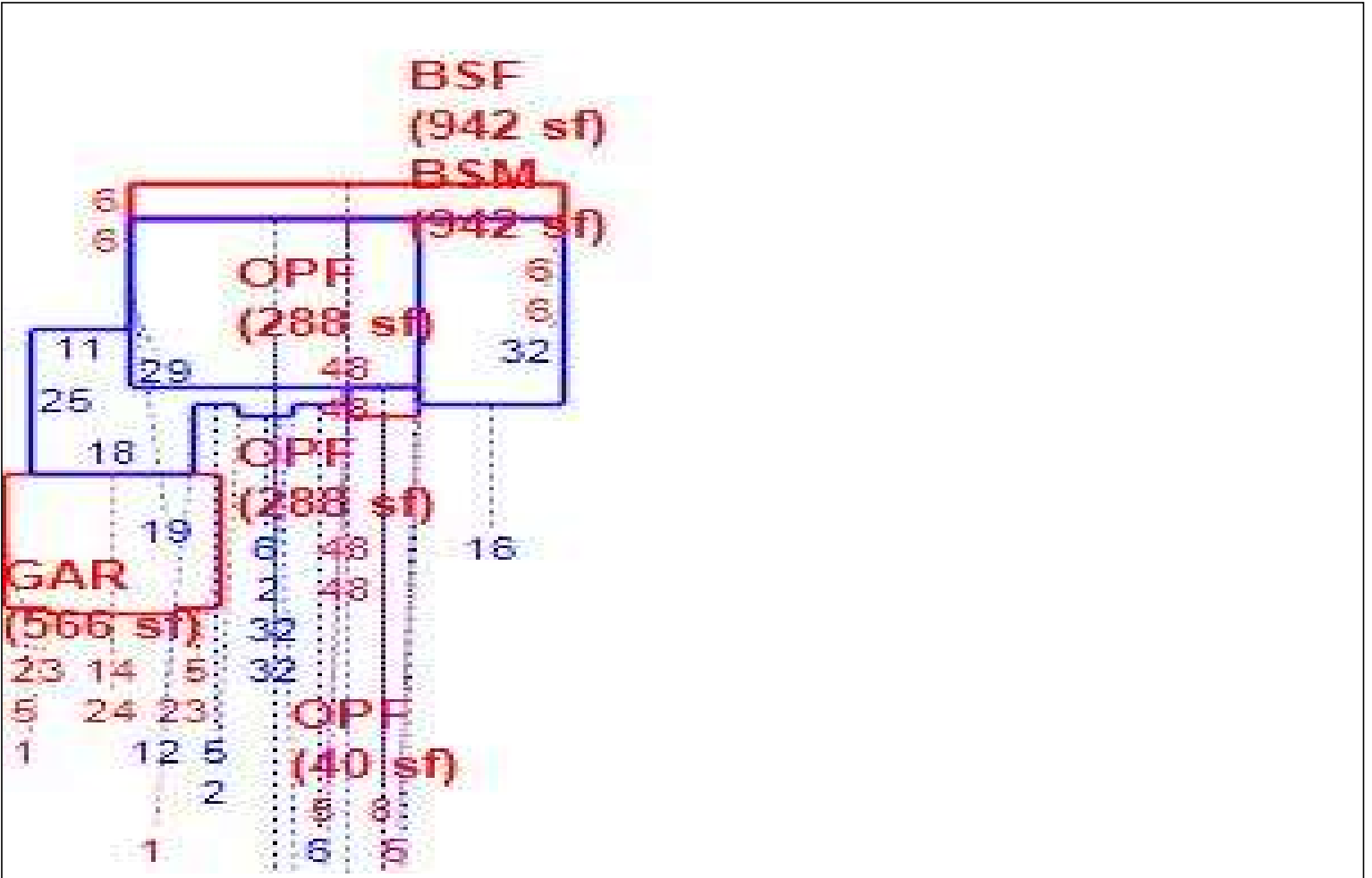
Current Owner		
BISHOP JOHN D & STEPHANY		
13044 SUNSHINE VIEW CT		
CLERMONT	FL	34711

Property Location			
Site Address 13044 SUNSHINE VIEW CT			
CLERMONT		FL 34711	
Mill Group	0003	NBHD	4522
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	04-19-202

Legal Description
SUNSHINE VIEW SUB FIRST ADD LOT 8 PB 25 PG 75 ORB 6192 PG 2370

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	100,000.00	0.0000	1.16	1.000	1.000	0	116,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		116,000		
Classified Acres		0		Classified JV/Mkt		116,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 475,449
Deprec Bldg Value 461,186		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	5
BSF	BASEMENT FINISHED	0	942	0	2007				
BSM	BASEMENT	0	942	0	Effective Area				
FLA	FINISHED LIVING AREA	1,883	1,883	1,883	Base Rate				
FUS	FINISHED AREA UPPER	928	928	928	Building RCN				
GAR	GARAGE FINISH	0	566	0	Condition				
OPF	OPEN PORCH FINISHE	0	616	0	% Good				
TOTALS		2,811	5,877	2,811	Functional Obsol				
					Building RCNLD				
					461,186				
					Roof Cover				
					3				
					Type AC				
					03				



Alternate Key 2691310  
Parcel ID 32-22-26-0200-000-00800

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

2024-0822 Comp 1  
PRC Run: 12/9/2024 By  
Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	SALE	01-01-2021	04-19-2022	1	0099	CHECK VALUE			
2019	2018061051	09-24-2018	04-17-2019	4,500	0002	INT REMODEL	04-18-2019		
2014	SALE	01-01-2013	05-19-2014	1	0099	CHECK VALUE	02-24-2014		
2008	2006051535	04-19-2007	12-26-2007	358,620	0000	SFR FOR 08	12-26-2007		
2007	2006051535	08-03-2006	04-19-2007	358,620	0000	SFR 13044 SUNSHINE VIEW CT			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023097780	6192 2370	07-19-2023	WD	Q	01	I	685,000	039	HOMESTEAD	2024	25000
2022101664	5998 0961	07-25-2022	WD	Q	01	I	680,000	059	ADDITIONAL HOMESTEAD	2024	25000
2021104309	5761 2180	07-22-2021	WD	Q	01	I	550,000				
2018050226	5102 2385	04-11-2018	WD	Q	Q	I	360,000				
2016048301	4777 2125	04-22-2016	WD	Q	Q	I	329,900				
<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	
116,000	461,186	0	577,186	0	577186	50,000.00	527186	552186	577,186	

**Parcel Notes**

052491 NBHD FROM 2281 TO 2271  
 1676/823 GEORGE NAVARRETE & ELVIRA E YULAN HW  
 01FC LAND FROM FF RS 051001  
 02 NBHD FROM 2271 FER 040302  
 02TR TRIM RETURNED ATTEMPTED NOT KNOWN 14836 ENCLAVE PRESERVE CIR APT T1 DELRAY BEACH 33484  
 03 LOC FROM 100 FER 112502  
 08FC ADD NEW SFR FLA6 IS 2ND STY AND BASEMENT IS APPROX 912SF JSB 122607  
 4384/1208 ERIC J & JOELLE HALL TO VALLEYBRIDGE PROPERTIES LLC  
 14SALE ORB 4384/1208 U SALE FINAL JUDG RECD 4368/1845 MLS LISTING INFO SCANNED FD 110613  
 14 MLS LISTING ABOVE SALE G4686376 STATES THAT HOME HAS SOME SETTLLING ISSUES FD 110613  
 14FC SKETCH CORRECT FLA6 WALL FROM 3 SFR APPEARS VACANT LOCK BOX ON DOOR NO NOTICEABLE DAMAGE TO EXT FROM SETTLLING CRA 022414  
 14 REALTOR CALLED CLAIMS THE BSMT WAS FINISHED IS NOW A BDRM AND BATH WANTED THE RECORD TO REFLECT THE CHANGES CRA 051914  
 14 PER OWNER THE BSMT IS FINISHED AND LOOKING TO SELL THE PROP FOR 298K THE TOTAL LIV WILL BE 3752SF BEDS FROM 4 3FIX FROM 2 JNH 051914  
 4777/2125 VALLEYBRIDGE PROPERTIES LLC TO ERIC & CHRISTEL SHANTEY MC MACKIN HW  
 16X COURTESY HX CARD SENT 062016  
 16X 2017 HX APP RECD 070516  
 17IT MLS042216 FLA6 TO FUS SFR COMPLETELY RENOV IMMACULATE COND QG FROM 630 PER MLS O5421841 CRA 070516  
 5102/2385 ERIC & CHRISTEL SHANTY MC MACKIN TO JASON KIRBY SINGLE AND SHARON M SAINT AMAND SINGLE JTWROS  
 18X COURTESY HX CARD SENT 062118  
 19X JASON KIRBY SOH GREATER THAN SHARON AMAND BOTH PORT APPS SCANNED ALS 103018  
 19FC INT REMODEL COMPLETED MHS 041719

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Alternate Key 3010485  
Parcel ID 31-22-26-0060-000-03000

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

2024-0822 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

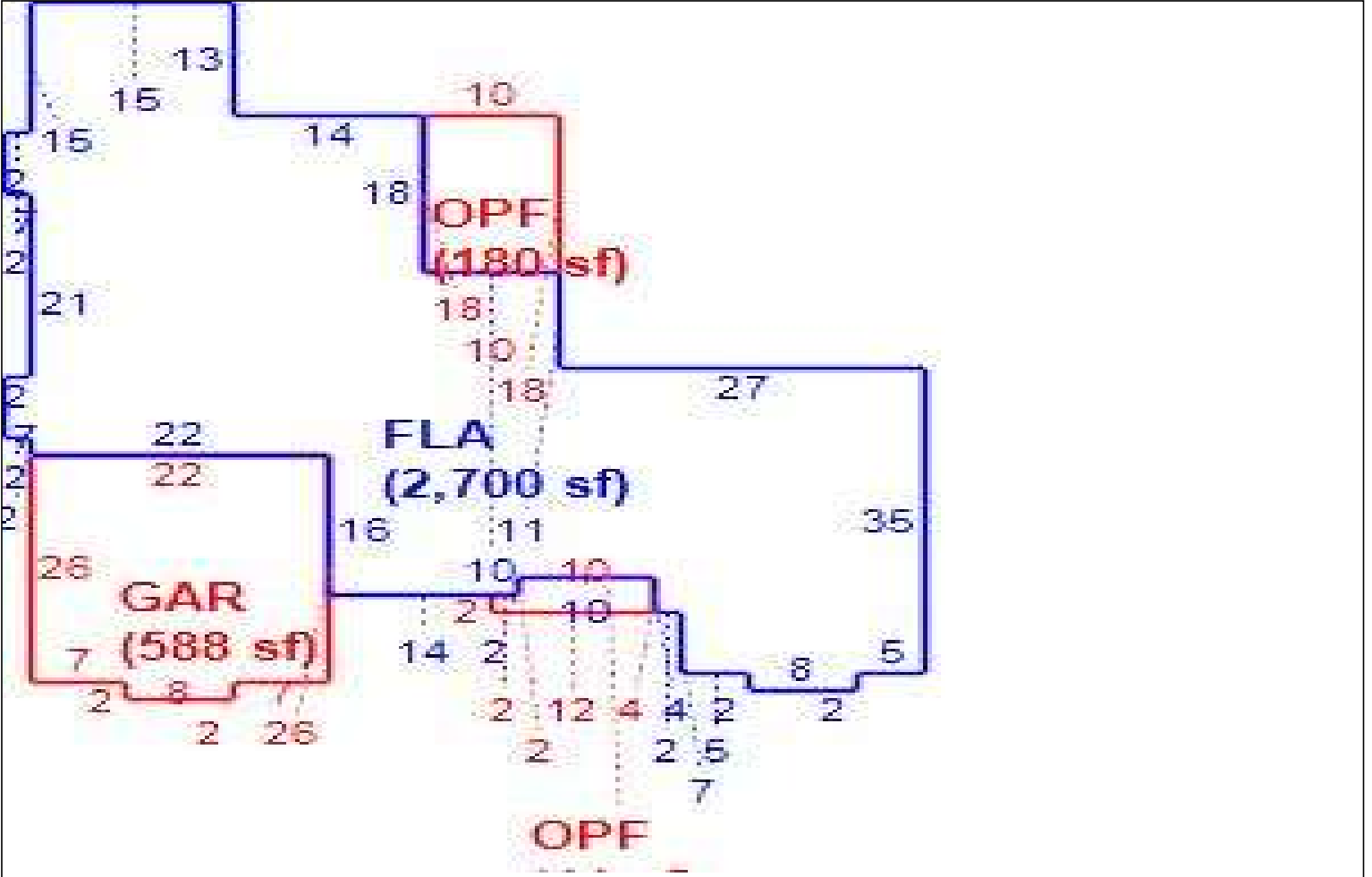
Current Owner		
ROCK CHRISTOPHER A & MARI ORTEGA		
12043 TOPAZ ST		
CLERMONT	FL	34711

Property Location			
Site Address 12043 TOPAZ ST			
CLERMONT FL 34711			
Mill Group	0003	NBHD	4326
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	05-23-202

Legal Description
AMBERHILL FIRST ADDITION LOT 30 PB 28 PGS 69-70 ORB 6200 PG 2402 ORB 6206 PG 1533

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	100,000.00	0.0000	1.20	1.000	1.000	0	120,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,000		
Classified Acres		0		Classified JV/Mkt		120,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 334,413
Deprec Bldg Value 324,381		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	2,700	2,700	2700	1996	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	588	0	Effective Area	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	224	0	Base Rate	Wall Type	03	Heat Type	6
TOTALS		2,700	3,512	2,700	Building RCN	Foundation	3	Fireplaces	1
					Condition	Roof Cover	3	Type AC	03
					% Good				
					Functional Obsol				
					Building RCNLD				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	420.00	SF	35.00	1996	1996	14700.00	85.00	12,495
PLD2	POOL/COOL DECK	714.00	SF	5.38	1996	1996	3841.00	70.00	2,689
SEN2	SCREEN ENCLOSED STRUCTURE	2036.00	SF	3.50	1996	1996	7126.00	40.00	2,850
HTB3	HOT TUB/SPA	1.00	UT	7000.00	1996	1996	7000.00	50.00	3,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	2014030038	03-03-2014	07-03-2014	7,500	0002	REROOF W/SHINGLES	07-03-2014		
2004	SALE	01-01-2003	04-15-2004	1	0000	CHECK VALUE			
1997	6110358	11-01-1996	12-01-1996	4,000	0000	SEN			
1997	9650612	06-01-1996	12-01-1996	17,200	0000	POOL & SPA			
1997	6030010	03-01-1996	12-01-1996	135,447	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023109530	6206 1533	08-23-2023	WD	U	11	I	100				
2023104890	6200 2402	08-23-2023	WD	Q	01	I	600,000				
2016022391	4748 0325	02-26-2016	WD	Q	Q	I	315,000				
	4090 1653	10-26-2011	WD	U	U	I	204,900				
	4031 0983	04-26-2011	CT	U	U	I	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	
120,000	324,381	21,534	465,915	0	465915	0.00	465915	465915	465,915	

**Parcel Notes**

97FC ADD SFR WITH FPL GAS NO CHIMNEY RS 042997  
 01 LOC FROM 110 FER 010501  
 1964/2068 JAMES R BLANKENSHIP TO DEBRA BLANKENSHIP PURSUANT TO MARITAL SETTLEMENT  
 02 LOC FROM 115 FER 022802  
 02 QG FROM 550 FER 031902  
 03 LOC FROM 125 FER 112202  
 03 QG FROM 565 FER 030403  
 2448/609 DEBRA BLANKENSHIP TO PETER & LUDMILA HEMMINGS HW  
 2495/1314 DEC OF DOM FOR LUDMILA HEMMINGS  
 04FC QG FROM 575 JRH 041504  
 10X REMOVED BY PETER HEMMINGS 012010  
 4031/983 CT VS PETER D HEMMINGS PROP SOLD TO FEDERAL NATL MTG ASSN  
 4090/1653 FEDERAL NATL MTG ASSN TO HAROLD W & LISA D MOORE HW  
 12X HAROLD & LISA MOORE FILED FOR PORTABILITY FROM DUVAL CO  
 15FC SFR REROOFED SHINGLES FLA1 FROM 2714SF OPF4 FROM 10X17 PLD FROM 394SF SEN FROM 2217SF HTB GR FROM 2 DELETE PLH  
 REMOVED PIPES CAPPED SFR WELL MAINTAINED NEWER EXT PAINT EAG FROM 2 CRA 070314  
 4748/325 HAROLD W & LISA D MOORE TO FRANKLIN D JR & ANYA I JACKSON HW  
 16X COURTESY HX CARD SENT 032216  
 16 MLS G4820977 CRA 062916  
 17X COURTESY HX CARD SENT 122216  
 19TR KEYED FORWARDING ADDR OF PSC 333 BPX 5438 APO AP 96251 055  
 21TR KEYED FORWARDING ADDR OF 3152 LEAFLET WAY AUGUSTA GA 30909 1716  
 6200/2402 FRANKLIN D JR & ANYA L JACKSON TO CHRISTOPHER A ROCK & MARI ORTEGA HW  
 6206/1533 FRANKLIN D JR & ANYA L JACKSON TO CHRISTOPHER A ROCK & MARI ORTEGA HW DEED APPEARS TO BE DUPLICATE OF 6200/240

\*\*\*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 3638859  
Parcel ID 31-22-26-0100-000-00108

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

2024-0822 Comp 3  
PRC Run: 12/9/2024 By

Card # 1 of 1

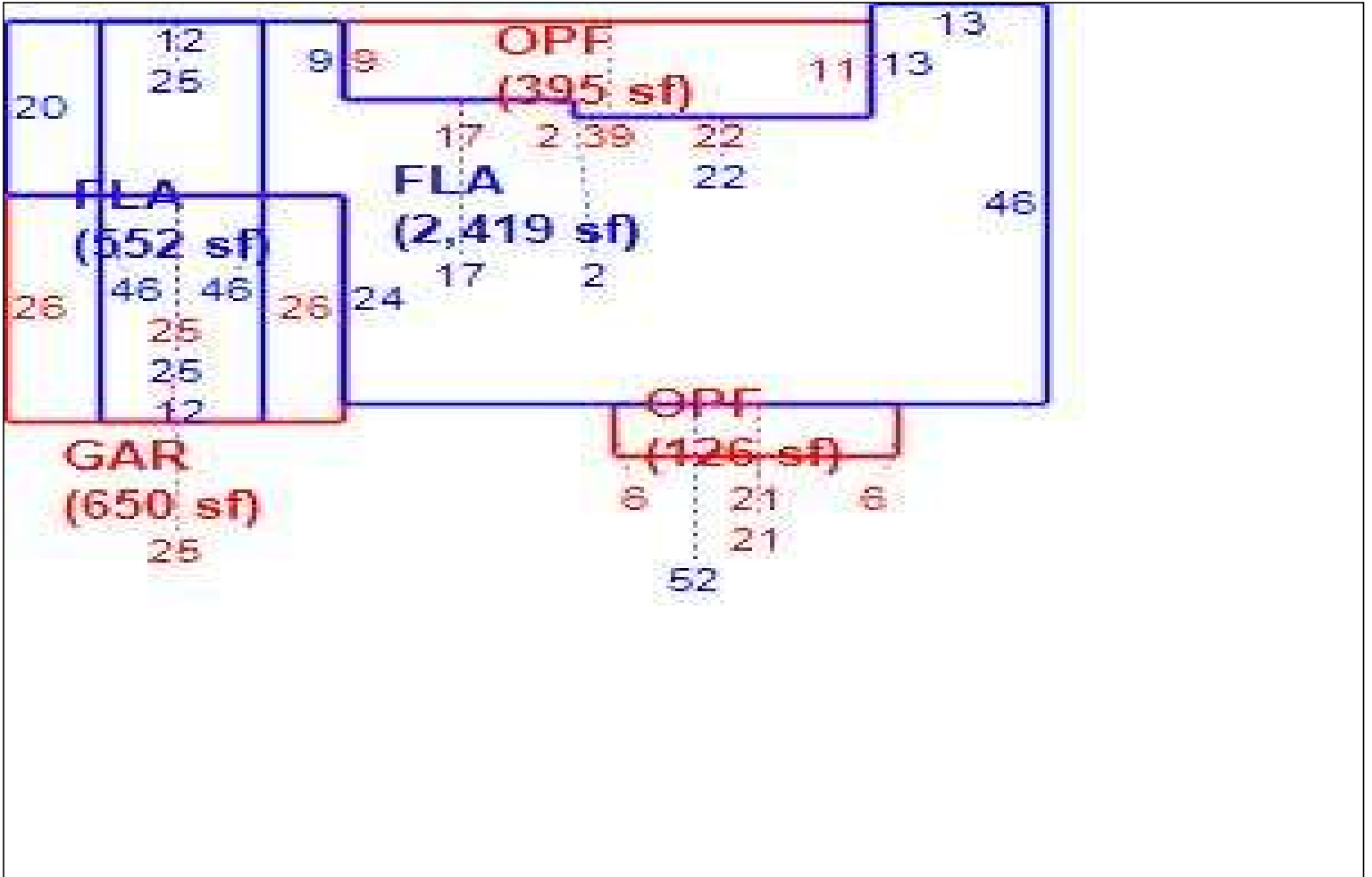
Current Owner		
VANDERBROOK JESSICA R ET AL		
12906 ANDERSON HILL RD		
CLERMONT	FL	34711

Property Location			
Site Address 12906 ANDERSON HILL RD			
CLERMONT FL 34711			
Mill Group	0003	NBHD	4522
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	05-23-202

**Legal Description**  
USG ANDERSON'S SUB W 100 FT OF E 500 FT OF LOT 1 PB 3 PG 47 ORB 6258 PG 2352

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	100,000.00	0.0000	1.75	1.000	1.000	0	175,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		175,000		
Classified Acres		0		Classified JV/Mkt		175,000		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 316,013 Deprec Bldg Value 306,533 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	2,971	2,971	2971	1996	2971	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	650	0	Base Rate	89.08	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	521	0	Building RCN	316,013	Wall Type	03	Heat Type	6
TOTALS		2,971	4,142	2,971	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	306,533				

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 PRC Run: 12/9/2024 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	450.00	SF	35.00	2006	2006	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	758.00	SF	5.38	2006	2006	4078.00	70.00	2,855
SEN2	SCREEN ENCLOSED STRUCTURE	2248.00	SF	3.50	2006	2006	7868.00	55.00	4,327

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2006090324	09-15-2006	04-19-2007	7,800	0000	SEN 42X26	04-19-2007		
2007	2006030215	03-14-2006	04-19-2007	16,000	0000	POL 15X30 W/DECK	04-19-2007		
1997	6060844	06-01-1996	12-01-1996	139,035	0000	SFR DET			

<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	
2023153366	6258	2352	12-11-2023	WD	Q	01	I	640,000	039	HOMESTEAD	2024	25000
2020134209	5591	0116	11-20-2020	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	1379	1039	08-01-1995	WD	Q	Q	V	24,500				
<b>Total</b>											50,000.00	

<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
175,000	306,533	20,570	502,103	112613	389490	50,000.00	339490	364490	502,300

**Parcel Notes**

SITE ADDRESS 12906 ANDERSON HILL RD/CLERMONT  
 99FC CHG AC TO FF; & LOC FROM 2.00. 2-25-99 FER  
 04 LOC FROM 150 FER 022604  
 07FC ADD MISC AND FLA5 NPA IS 2ND STY OVER GCF2 JSB 041907  
 5591/116 RALPH T & KATHLEEN M SHUTTS ENHANCED LE REM RALPH T SHUTTS & KATHLEEN M SHUTTS REVC TRS DTD 112020  
 6258/2352 RALPH T & KATHLEEN M SHUTTS TO ET AL JESSICA R VANDERBROOK & MICHEL SCOTT SIGMON HW AND ROBERT CHARLES  
 VANDERBROOK UNREMARRIED WIDOWER JTWROS  
 24CC EFILE HX PORT APP CP 021724

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