



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 1625068

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), COMPLETED BY THE PETITIONER, PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons 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 # 2024-0823	Alternate Key: 1625068	Parcel ID: 30-22-26-1100-000-01200	
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 731 PINE LN CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2019-1 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 280,684	\$ 280,684	
2. Assessed or classified use value, *if applicable	\$ 219,700	\$ 219,700	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 219,700	\$ 219,700	

*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#	1625068	1615968	1616999	3434145
Address	731 PINE LN CLERMONT	559 E MINNEHAHA AVE CLERMONT	1655 SUNSET DR CLERMONT	590 E MINNEHAHA AVE CLERMONT
Proximity		0.27 Miles	0.13 Miles	0.20 Miles
Sales Price		\$250,000	\$465,000	\$385,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	2.00%	0.40%
Adjusted Sale		\$214,500	\$404,550	\$328,790
\$/SF FLA	\$175.98 per SF	\$129.22 per SF	\$235.89 per SF	\$204.60 per SF
Sale Date		10/6/2023	7/24/2023	11/21/2023
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	1,595	1,660	-3250	1,715	-6000	1,607	-600
Year Built	1955	1974		1962		1998	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	N	0	N	0
Fireplace	0	1	-2500	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. 2.7%	-5750	-Net Adj. 2.1%	-8500	-Net Adj. 0.2%	-600
		Gross Adj. 2.7%	5750	Gross Adj. 2.1%	8500	Gross Adj. 0.2%	600
Adj. Sales Price	Market Value \$280,684	Adj Market Value \$208,750		Adj Market Value \$396,050		Adj Market Value \$328,190	
	Value per SF 175.98						

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.

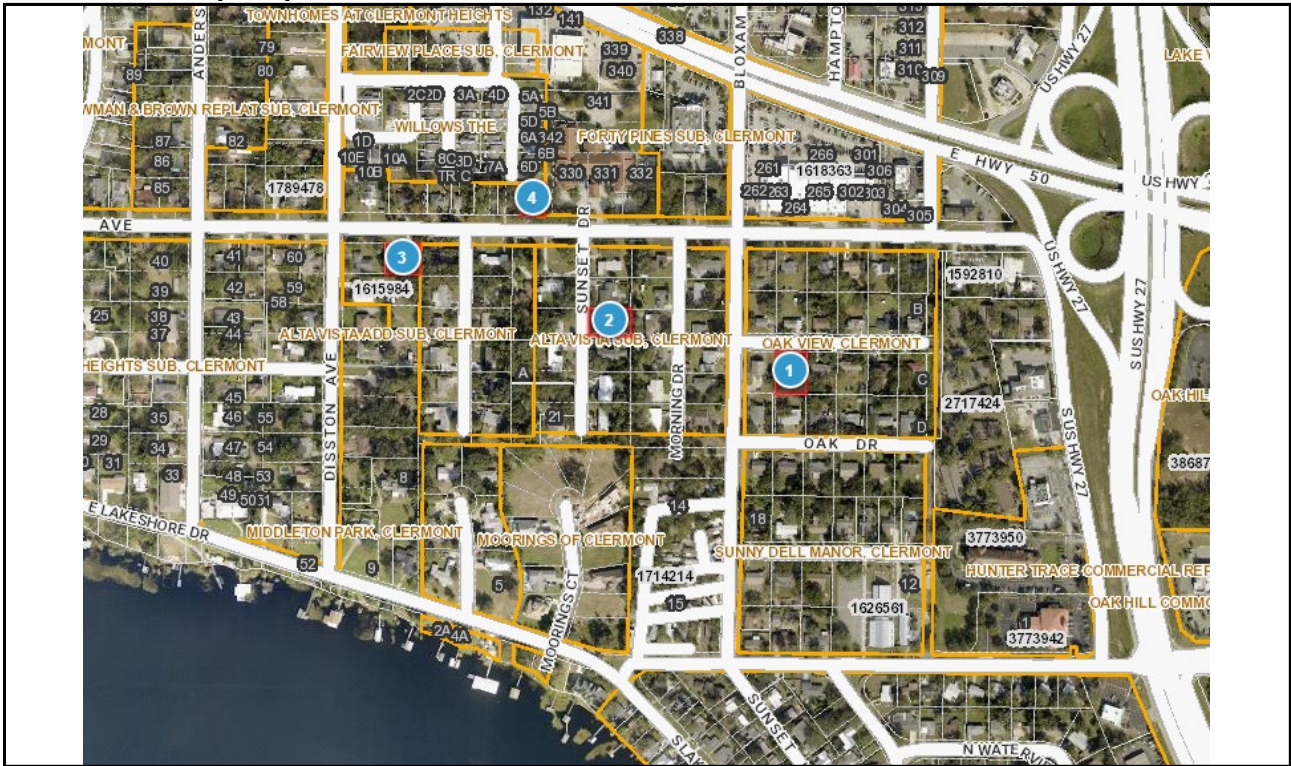
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0823 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	1625068	731 PINE LN CLERMONT	-
2	comp 2	1616999	1655 SUNSET DR CLERMONT	0.13
3	comp 1	1615968	559 E MINNEHAHA AVE CLERMONT	0.27
4	comp 3	3434145	590 E MINNEHAHA AVE CLERMONT	0.2
5				
6				
7				
8				

Alternate Key 1625068
 Parcel ID 30-22-26-1100-000-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0823 Subject
 PRC Run: 12/9/2024 By
 Card # 1 of 1

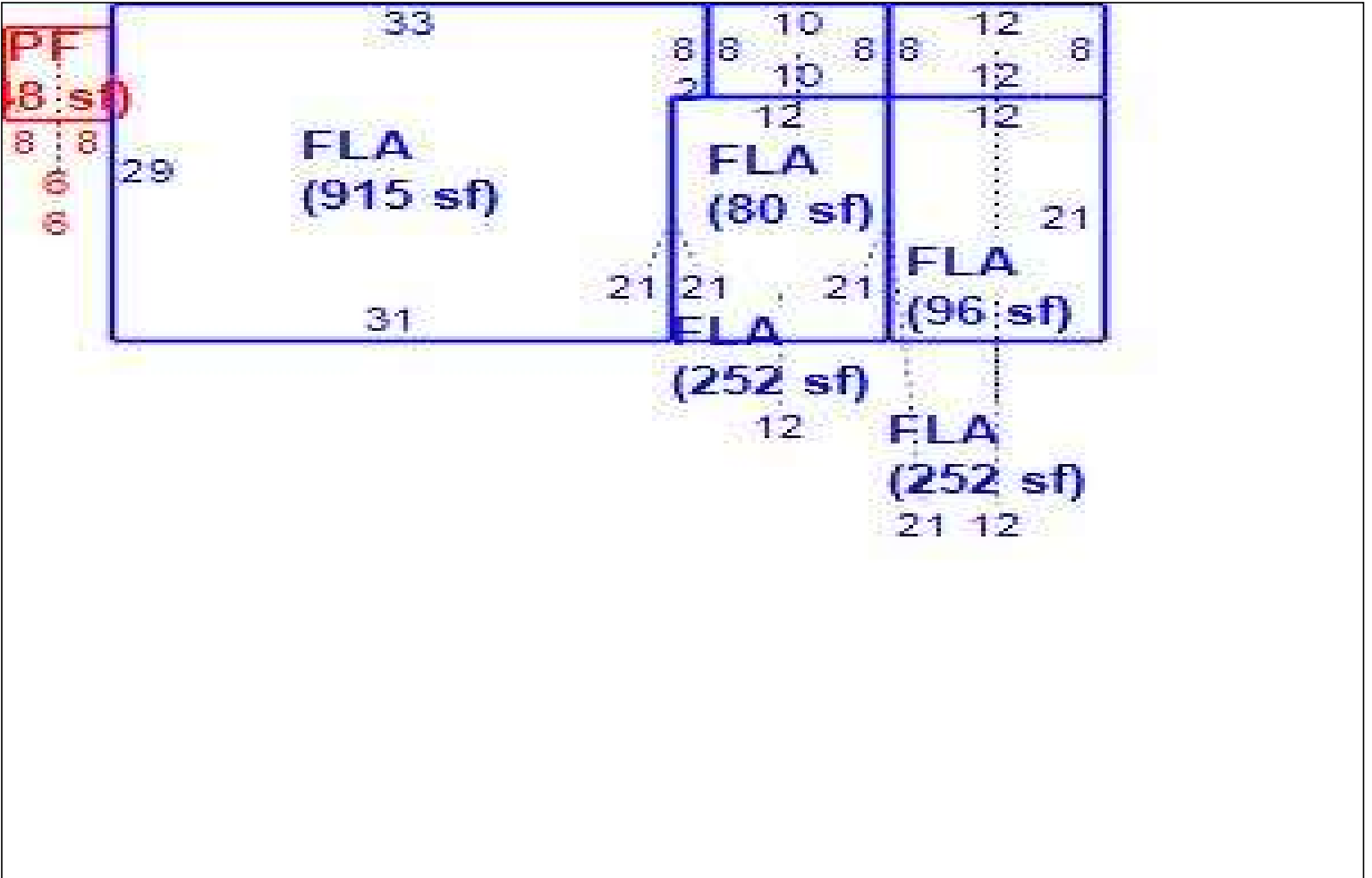
Current Owner		
2019-1 IH BORROWER LP		
1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address	731 PINE LN	CLERMONT	FL 34711
Mill Group	000C	NBHD	4376
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	05-20-202

Legal Description
 CLERMONT, OAK VIEW LOT 12 PB 12 PG 59 ORB 5297 PG 623

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	40,000.00	0.0000	3.00	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 208,680 Deprec Bldg Value 160,684 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	1,595	1,595	1595	1955	1595	No Stories	1.00	Full Baths	2
SPF	SCREEN PORCH FINIS	0	48	0	112.80	208,680	Quality Grade	675	Half Baths	0
					Condition	G	Wall Type	02	Heat Type	6
					% Good	77.00	Foundation	2	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,595	1,643	1,595	Building RCNLD	160,684				

Alternate Key 1625068
 Parcel ID 30-22-26-1100-000-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0823 Subject
 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	
2015	MISC	01-01-2014	03-03-2015	1	0008	ADD MISC	03-03-2015		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2019068782	5297 0623	05-31-2019	WD	U	M	I	100					
2016115094	4858 2265	11-03-2016	WD	U	M	I	100					
	4494 2234	06-16-2014	WD	Q	Q	I	84,000					
	1207 2376	01-01-1993	WD	Q	Q	I	56,000					
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	160,684	0	280,684	39014	241670	0.00	241670	280684	280,684	

Parcel Notes

88 NBHD CHANGED FROM 3640
 99FC FLA5 FROM 276SF FLA06 FROM GBU NPA RS 052699
 02 QG FROM 375 FER 031902
 14X ZILLOW COM RENTAL JMK 061914
 14X FI ADD MISC PR GIVEN TO CRA JMK 062314
 4494/2234 GARRETT & PATSY VANDERPLAATS TO FETLAR LLC
 15 BEDS FROM 0 3FIX FROM 1 SBF2 SBF3 TO FLA YR FROM 1984 EPA5 TO FLA CHGS PER MLS G4706882 CRA 072814
 15FC DELETE SBF4 7X7 NO OTHER CHGS VALU OK SEE AK 1626706 1626617 1747058 1615976 1759188 CRA 030315
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED TO AK2944803 CB 080516
 4858/2265 FETLAR LLC TO CSH 2016-2 BORROWER LLC
 4858/2265 M SALE INCL AK1625068 AK3590791
 18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218
 5297/623 2019-1 IH BORROWER LP AS SUCC BY MERGER WITH CSH 2016-2 BORROWER LLC TO 2019-1 IH BORROWER LP
 5297/623 M SALE INCL AK1625068 AK3590791 AK3772377 AK3804936
 14X FI DISCOVERY NOH VACANT NO FURNITURE FOR RENT INFO RECD GARRETT AND PATSY VANDERPLAATS SOLD HOME AND MOVED OUT 1 WK AGO NEW OWNER IS TRYING TO RENT JMK 062314

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 1615968
 Parcel ID 24-22-25-0150-0BB-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0823 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

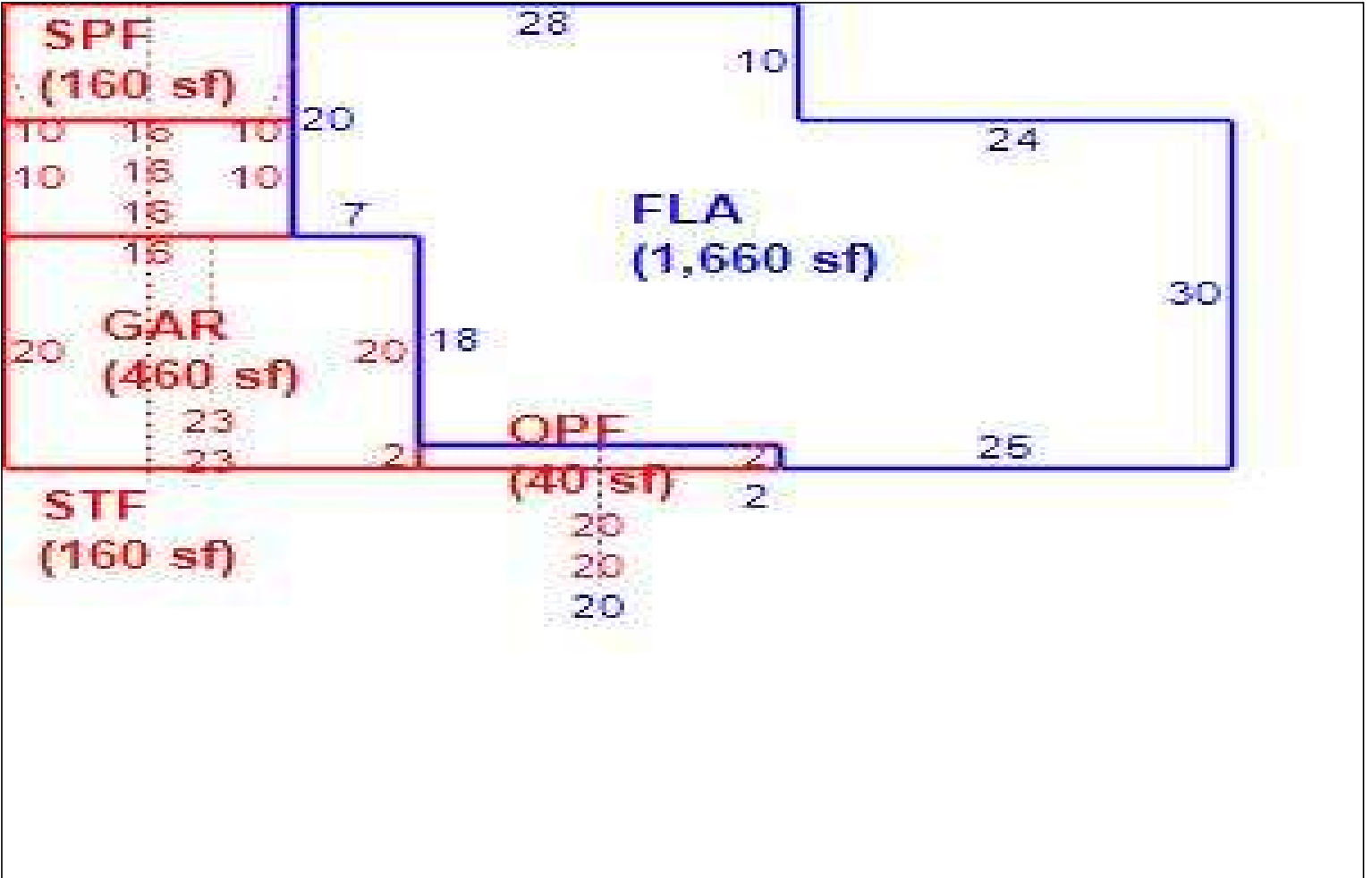
Current Owner		
CASIMIRO JOEL		
569 E MINNEHAHA AVE		
CLERMONT	FL	34711

Property Location		
Site Address 559 E MINNEHAHA AVE		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0580
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-16-201

Legal Description
CLERMONT LOT 1, BLK BB--LESS W 140 FT-- PB 3 PG 5 ORB 6226 PG 1607

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	30,000.00	0.0000	3.00	1.000	1.000	0	90,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		90,000		
Classified Acres		0		Classified JV/Mkt		90,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 235,293
Deprec Bldg Value 214,117		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	1,660	1,660	1660	1974	1660	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0	Base Rate	112.55	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	235,293	Wall Type	02	Heat Type	6
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX	Foundation	2	Fireplaces	1
STF	STORAGE ROOM FINIS	0	160	0	% Good	91.00	Roof Cover	3	Type AC	03
TOTALS		1,660	2,480	1,660	Functional Obsol	0	Building RCNLD	214,117		

Alternate Key 1615968
 Parcel ID 24-22-25-0150-0BB-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0823 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
DGF1	DETACHED GARAGE	144.00	SF	15.00	1973	1973	2160.00	60.00	1,296

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	DENY39	01-01-2021	01-01-2024		0030	R1			
1989	42495	01-01-1988	12-01-1988	200	0000	GRH			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023126627	6226 1607	10-06-2023	WD	Q	01	I	250,000					
2023090889	6183 1879	08-13-2023	QC	U	11	I	100					
2021039925	5670 2342	03-10-2021	TR	U	11	I	100					
	1959 0404	06-06-2001	WD	U	U	I	80,000					
	1511 2283	04-01-1997	WD	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	
90,000	214,117	1,296	305,413	0	305413	0.00	305413	305413	305,413	

Parcel Notes

1986 CHANGE CPF TO GBF 2/4/87. CFD
 1988 ADD SPF05 & CHANGE COND TO 3 FROM 2. MB 4/28/89
 1988 NBHD CHANGED FROM 3767
 1991 VALUE OK. MB 4/14/92
 1996 GILBERT MOZELL BLANTON 76 DECEASED 8/4/96 NEWS
 1511/2283 LEGAL READS, E 114.48 FT OF LOT 1. TO MURIEL S BLANTON AS TRUSTEE OF THE MURIEL S BLANTON REVC TRUST (LE) APPROVED FOR HX PER EEH
 01FC QG FROM 400. 5/17/01 RS
 2001 MURIEL S BLANTON MOVED TO KISSIMMEE PER TELCON 5/22/01
 1959/0404 MURIEL S BLANTON TRUSTEES TO= KARL R SMITH TRUSTEE OF THE KARL R SMITH REVOCABLE LIVING TRUST DATED 5/9/96
 2003 QG FROM 450. 5/14/03 KH
 5670/2342 ANN H SMITH SUCC TTEE OF THE KARL R SMITH REVC LIV TRS DTD 050996 TO AMBER NICOLE SMITH
 21X COURTESY HX CARD SENT 041921
 21X 2022 HX PENDING FL VEHICLE TAG OR FL VOTER REG JRF 072121
 22X CERTIFIED DENIAL MAILED TO 559 E MINNEHAHA AVE CLERMONT FL 34711 RETURNED OWNER REFUSED I ALSO ATTEMPTED TO CALL AND PHONE NUMBER DOES NOT GO THROUGH DB 071822
 6183/1879 AMBER NICOLE SMITH TO REBECCA DENISE AIKEN SINGLE
 6226/1607 REBECCA DENISE AIKEN TO JOEL CASIMIRO MARRIED

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Alternate Key 1616999
Parcel ID 30-22-26-0200-000-01001

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0823 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

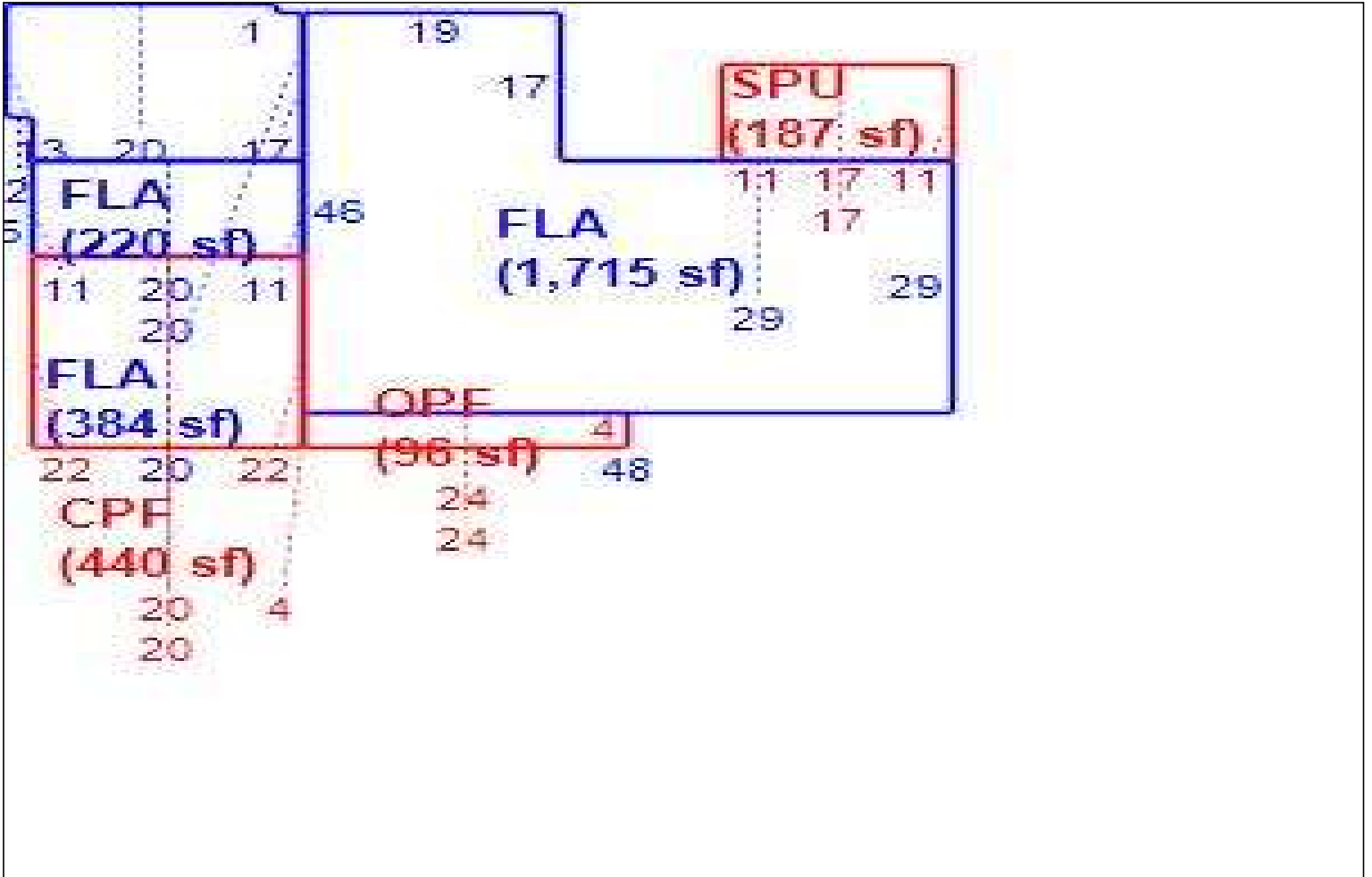
Current Owner		
ADAMCHECK MICHELLE A		
1655 SUNSET DR		
CLERMONT	FL	34711

Property Location			
Site Address 1655 SUNSET DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	4376
Property Use		Last Inspection	
00100	SINGLE FAMILY	TDS	04-22-202

Legal Description
CLERMONT, ALTA VISTA N 90 FT OF LOT 10 PB 12 PG 3 ORB 6187 PG 1672

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	40,000.00	0.0000	3.00	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 290,875
Deprec Bldg Value 264,696		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
CPF	CARPORIT FINISHED	0	440	0	1962	2319	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	2,319	2,319	2319	Base Rate	108.04	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	96	0	Building RCN	290,875	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	187	0	Condition	EX	Foundation	2	Fireplaces	1
					% Good	91.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,319	3,042	2,319	Building RCNLD	264,696				

Alternate Key 1616999
 Parcel ID 30-22-26-0200-000-01001

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0823 Comp 2
 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
DEC2	DECK - WOOD	690.00	SF	4.63	2002	2002	3195.00	50.00	1,598

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	22-1474	04-20-2022	04-22-2024	40,000	0002	RENO	04-22-2024		
2007	2006120132	12-13-2006	04-13-2007	2,400	0000	ENCL CARPORT W/VINYL WINDOWS	04-13-2006		
2003	SALE	01-01-2002	04-11-2003	1	0000	CHECK VALUE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023093708	6187 1672	07-24-2023	WD	Q	01	I	465,000				
2022158665	6064 1494	12-01-2022	WD	Q	01	I	240,000				
	2144 1191	07-03-2002	WD	Q	Q	I	142,500				
	1345 0146	12-01-1994	WD	Q	Q	I	80,000				
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	264,696	1,598	386,294	4064	382230	0.00	382230	386294	347,486	

Parcel Notes

88 NBHD CHGD FROM 3628
 93 BETTY JEAN JONES AGE50 DECEASED 073093 NEWS
 94 CHANGE EAG FROM 4 & QG FROM 350 TLG 060695
 2144/1191 KEVIN J & BEVERLY J CUNNINGHAM TO ALLEN J & PATRICIA L DARIES HW
 03FC ADD DEC TO MISC & SPU06 SCF04 TO EPC ALL NPA LOC FROM 100 EAG FROM 2 QG FROM 375 NICE BRICK SFR IN VERY GOOD COND DN 041103
 05 LOC FROM 120 JMK 051905
 07FC CHG CPF3 TO SPF3 JSB 041307
 12X ALLEN DARIES ADDR CHNG TO 1736 SUNSET DR CLERMONT 34711 PER ADDR CARD DTD 121511 SENT LETTER CMD 122211
 12X PATRICIA DARIES CALLED ASKED TO REMOVE HX THEY MOVED AUG 2011 TO 1736 SUNSET DR CLERMONT 34711 JMK 010612
 12X PATRICIA & ALLEN DARIES APP FOR SPLIT HX ON AK 2829176 AND AK 2827157
 13 MAILING ADDR CHGD FROM 1655 SUNSET DR CLERMONT FL 34711 INFO SCANNED TLC 051013
 21 ALLEN J DARIES 68 DECEASED 090721 STATE DEATH LIST FILE 2021177906 JLB 092221
 6064/1494 PATRICIA L DARIES TO EVERGREEN ROVE LLC
 6187/1672 EVERGREEN ROVE LLC TO MICHELLE ANNE ADAMCHECK SINGLE
 24FCL SFR GOOD COND EPC 384SF TO FLA EPC 220SF TO FLA SPF 440SF TO CPF INTERIOR FULLY RENOD QG FROM 655 TDS 042224

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Alternate Key 3434145
Parcel ID 30-22-26-0500-000-02300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0823 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

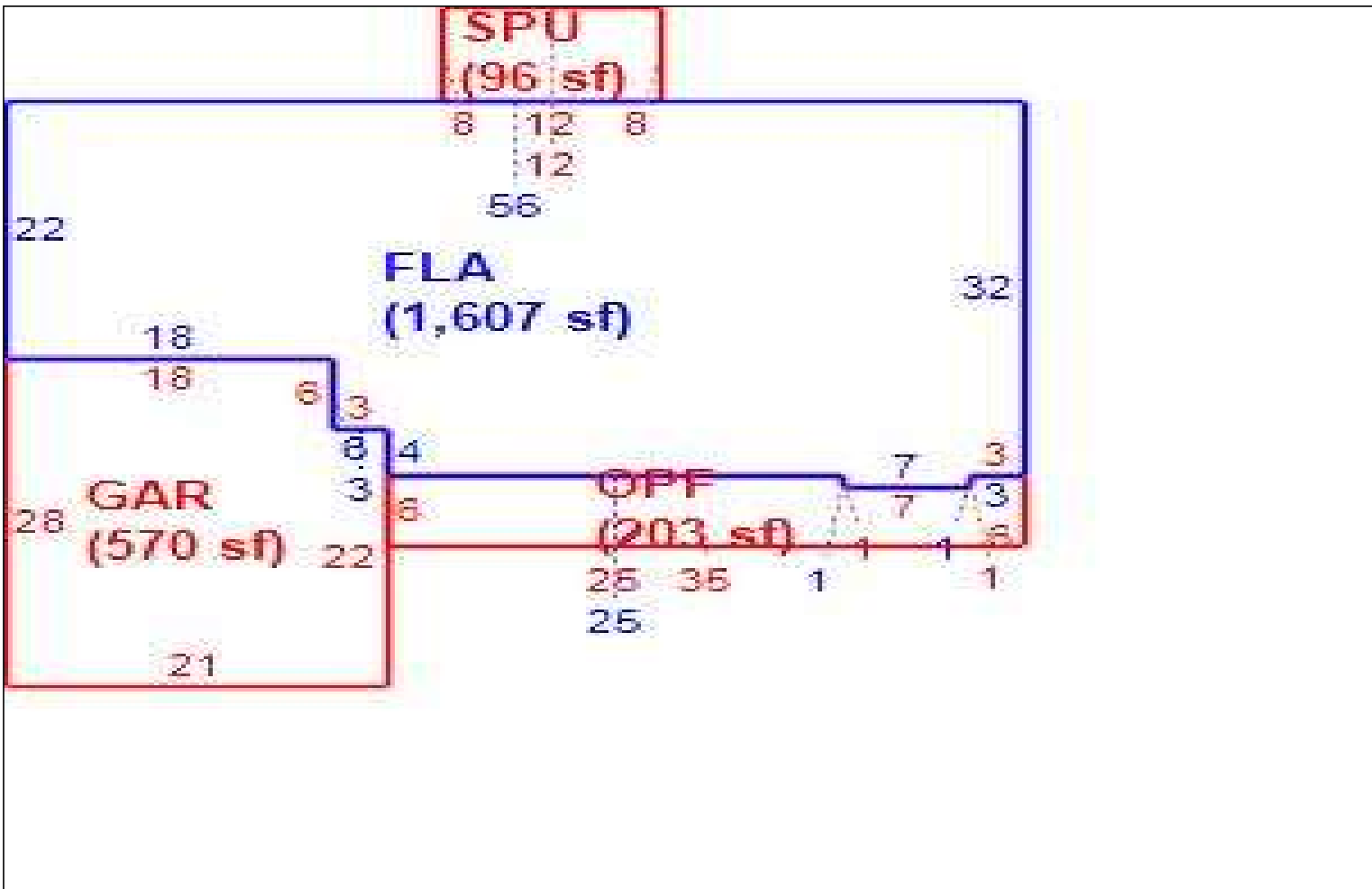
Current Owner		
KAY VONDA		
590 E MINNEHAHA AVE		
CLERMONT	FL	34711

Property Location		
Site Address 590 E MINNEHAHA AVE		
CLERMONT FL 34711		
Mill Group	000C	NBHD 4376
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 05-18-202

Legal Description
CLERMONT, FAIRVIEW PLACE E 77 FT OF FOLLOWING DESCRIBED PARCEL: S 105 FT OF PART OF LOT 23, W 1/2 OF S 105 FT OF CLOSED STRICKLING ST PB 9 PG 6 ORB 6250 PG 141

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	40,000.00	0.0000	1.50	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	208,443		Deprec Bldg Value 191,768
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	1,607	1,607	1607	1998	1607	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	570	0	103.04	0	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	203	0	208,443	0	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	96	0	VG	0	Foundation	3	Fireplaces	0
TOTALS		1,607	2,476	1,607	92.00	191,768	Roof Cover	3	Type AC	03

Alternate Key 3434145
 Parcel ID 30-22-26-0500-000-02300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0823 Comp 3
 PRC Run: 12/9/2024 By
 Card # 1 of 1

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

Code	Description	Units	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
1999	9821351	02-01-1998	12-31-1998	92,274	0000	SFR/590 E MINNEHAHA AVE		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023146189	6250 0141	11-21-2023	WD	Q	01	I	385,000				
2021013974	5633 0015	01-29-2021	WD	Q	01	I	270,000				
	1785 0347	01-07-2000	WD	U	U	I	43,500				
	1586 0897	02-17-1998	WD	Q	Q	V	23,000				
	1318 1739	01-01-1993	AD	Q	Q	I	19,900				
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
60,000	191,768	0	251,768	0	251768	0.00	251768	251768	251,768

Parcel Notes

1586/896 ALAN J & MARY E GREEN TO ALBERT A & LAVERNE M RUONA HW
 1586/897 BARBARA L STARK TO ALBERT A & LAVERNE M RUONA
 1785/347 ALBERT A & LAVERNE M RUONA TO JASON R RUONA
 01FC LOC FROM 150 QG FROM 500 RS 062100
 15 QG FROM 550 EAG FROM 1 LOC FROM 140 CRA 060415
 19IT LOC FROM 134 MHS 052919
 5633/15 JASON R & ALLISON RUONA TO LINDSEY CAPRIA SINGLE AND JOE ZEIGER SINGLE JTWROS
 21X COURTESY HX CARD SENT 031921
 22CC EFILE HX APP NT 121021
 6250/141 LINDSEY CAPRIA AND JOE SEIGER TO VONDA KAY

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