



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3805676*

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 CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	<i>2024-0842</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: INV_HOME; 2018-1 IH Borrower LP.		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	3322261200-000-00700 14922 Windy Mount Cir
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
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.)			
Type of Property <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			
PART 2: Reason for Petition 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. 193.155(5), F.S.) or change of ownership or control (s. 193.155(3), 193.155(4), or 193.155(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.**

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 # 2024-0842	Alternate Key: 3805676	Parcel ID: 33-22-26-1200-000-00700	
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 14922 WINDY MOUNT CIR CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-1 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 293,436	\$ 293,436	
2. Assessed or classified use value, *if applicable	\$ 253,900	\$ 253,900	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 253,900	\$ 253,900	

*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#	3805676	3805139	3805140	3805680
Address	14922 WINDY MOUNT CIR CLERMONT	4059 CAPLAND AVE CLERMONT	4055 CAPLAND AVE CLERMONT	14906 WINDY MOUNT CIR CLERMONT
Proximity		0.19 Miles	0.18 Miles	0.06 Miles
Sales Price		\$327,000	\$328,500	\$320,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	1.20%	2.80%
Adjusted Sale		\$284,490	\$283,167	\$280,960
\$/SF FLA	\$206.35 per SF	\$201.77 per SF	\$200.12 per SF	\$214.47 per SF
Sale Date		7/20/2023	9/15/2023	5/24/2023
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	1,422	1,410	600	1,415	350	1,310	5600
Year Built	2002	2003		2003		2002	
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	0	0	0	0	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. 0.2%	600	Net Adj. 0.1%	350	Net Adj. 2.0%	5600
		Gross Adj. 0.2%	600	Gross Adj. 0.1%	350	Gross Adj. 2.0%	5600
Adj. Sales Price	Market Value \$293,436	Adj Market Value \$285,090		Adj Market Value \$283,517		Adj Market Value \$286,560	
	Value per SF 206.35						

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.

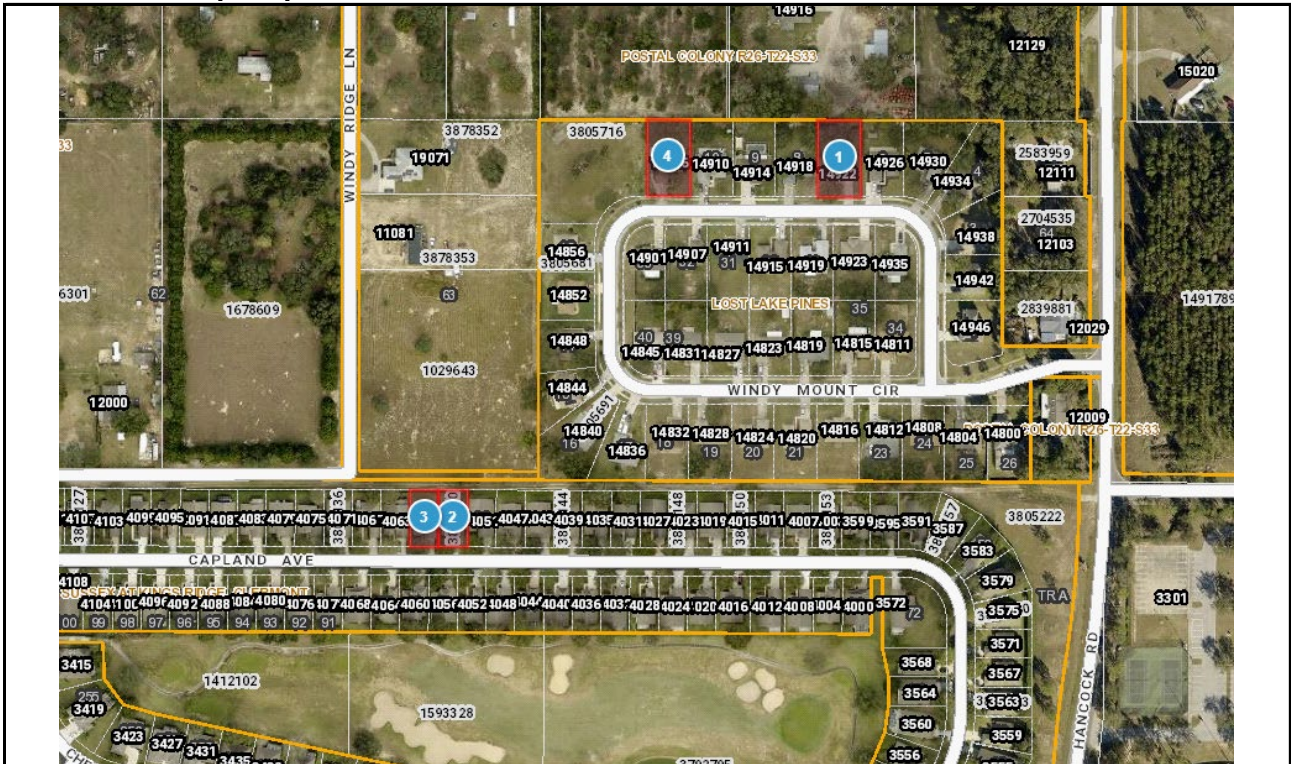
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0842 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3805676	14922 WINDY MOUNT CIR CLERMONT	-
2	comp 2	3805140	4055 CAPLAND AVE CLERMONT	0.18
3	comp 1	3805139	4059 CAPLAND AVE CLERMONT	0.19
4	comp 3	3805680	14906 WINDY MOUNT CIR CLERMONT	0.06
5				
6				
7				
8				

Alternate Key 3805676
 Parcel ID 33-22-26-1200-000-00700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0842 Subject
 PRC Run: 12/10/2024 By
 Card # 1 of 1

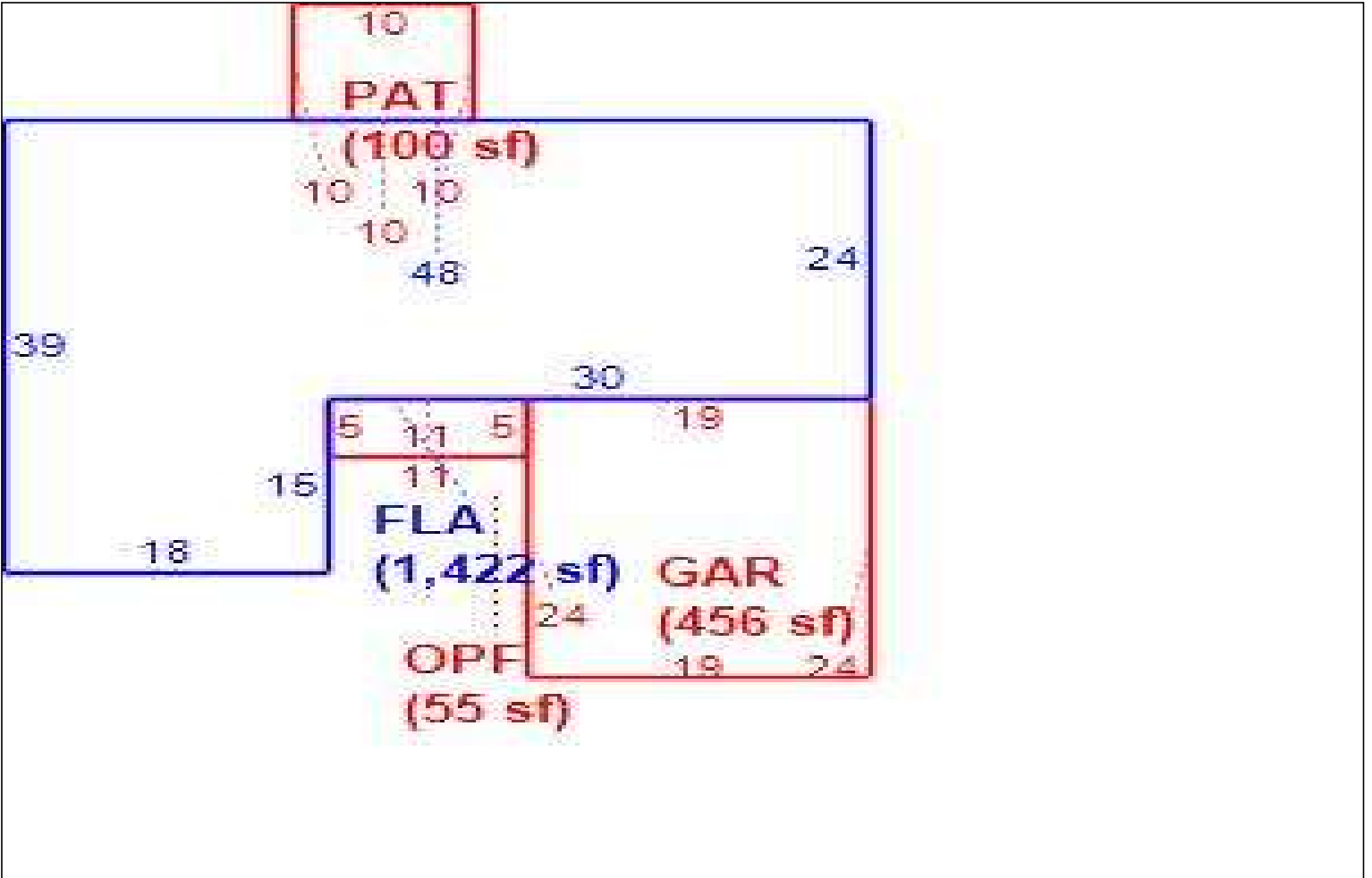
Current Owner		
2018-1 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 14922 WINDY MOUNT CIR			
CLERMONT		FL 34711	
Mill Group 0003	NBHD 4587		
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
 LOST LAKE PINES SUB LOT 7 PB 46 PGS 3-4 ORB 4465 PG 2079 ORB 5065 PG 715

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	2.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 220,037 Deprec Bldg Value 213,436 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	1,422	1,422	1422	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	456	0	123.96	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	55	0	220,037	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	100	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,422	2,033	1,422	97.00	Roof Cover	3	Type AC	03
					0				
					213,436				

Alternate Key 3805676
 Parcel ID 33-22-26-1200-000-00700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0842 Subject By
 PRC Run: 12/10/2024
 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
2003	2002021208	03-11-2002	02-03-2003	85,712	0000	SFR/14922 WINDY MOUNT CIR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018016012	5065 0715	02-08-2018	WD	U	M	I	100				
	4465 2079	04-10-2014	WD	U	M	I	2,465,500				
	4354 1865	05-16-2013	CT	U	U	I	100				
	4330 1184	05-16-2013	CT	U	U	I	92,000				
	2162 1133	08-16-2002	WD	Q	Q	I	115,400				
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
80,000	213,436	0	293,436	14146	279290	0.00	279290	293436	293,436

Parcel Notes

10X CARD RETURNED SIGNED HX REMOVED BY STEPHEN BERRY 030110
 10XFC JMK SPOKE WITH RUSSELL WHO HAS BEEN RENTING THIS PROP SINCE 010909 CONFIRMING HX ABANDONED BY BOTH OWNERS
 4330/1184 CT VS STEPHEN LAWRENCE & SARA L BERRY PROP SOLD TO COLFIN AI-FL 4 LLC
 13 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DB 072913
 4354/1865 AMENDED CT VS STEPHEN L BERRY ET AL SOLD TO COLFIN AI-FL 4 LLC
 4465/2079 COLFIN AI-FL 4 LLC TO CAH 2014-1 BORROWER LLC
 4465/2079 M SALE INCL OVER 25 PARCELS MULTI SUBS AND M&B
 14VAB PETITION 2014-127 TJW 091714
 14VAB PETITION 2014-127 WITHDRAWN NO CHANGE TJW 010615
 16 MAILING ADDR CHGD FROM 9305 E VIA DE VENTURA STE 201 SCOTTSDALE AZ 85258 PER OWNERS REQ INFO SCANNED CB 080416
 5065/715 2018-1 IH BORROWER LP AS SUCC BY MERGER WITH CAH 2014-1 BORROWER LLC AND CAH 2014-2 BORROWER LLC TO 2018-1 IH BORROWER LP
 5065/715 M SALE INCL 12 PARCELS MULTI SUBS
 18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218

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 3805139
 Parcel ID 04-23-26-1935-000-03400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0842 Comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

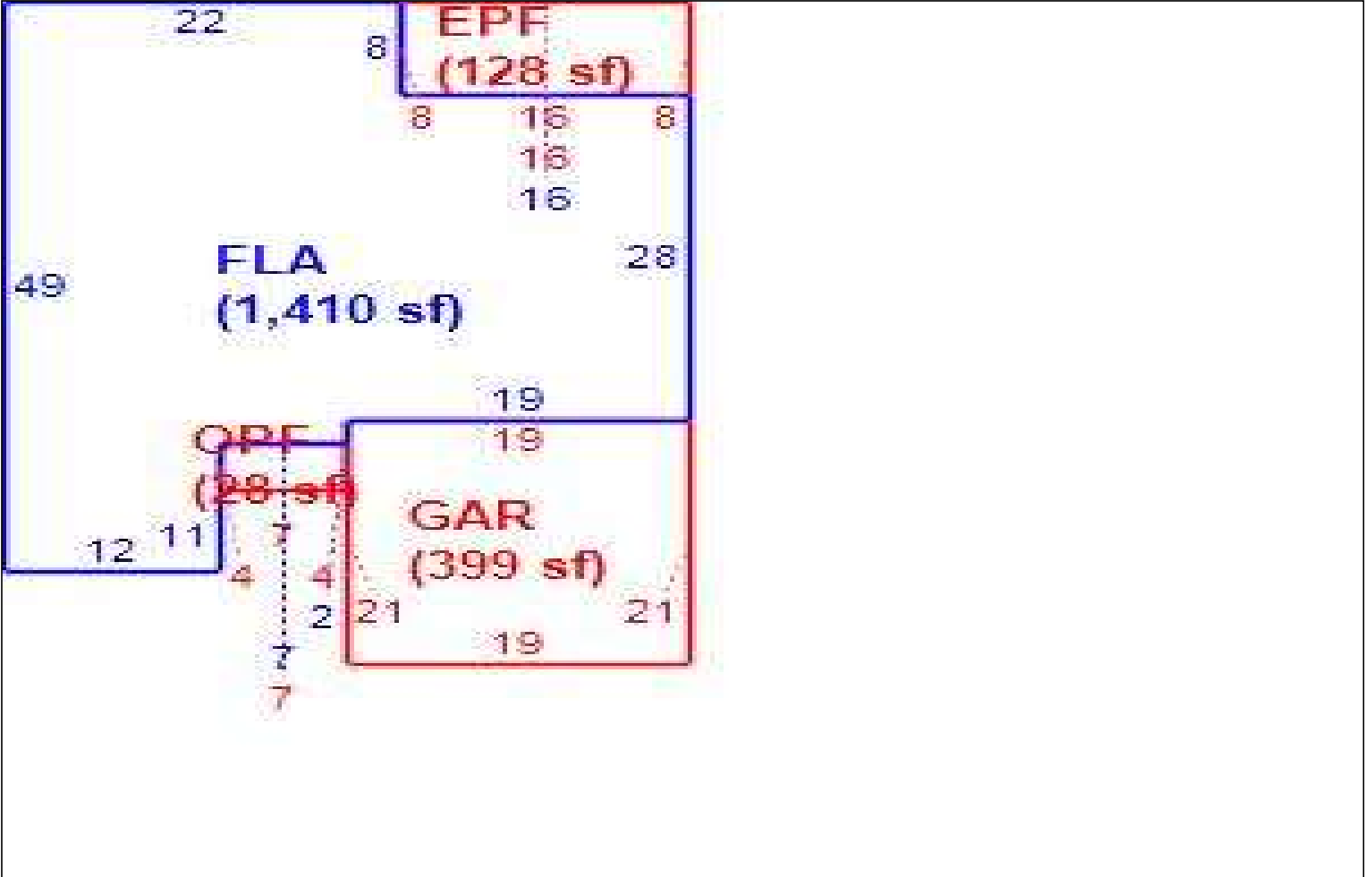
Current Owner		
OUTWATER JAMES W & ANNE C		
4059 CAPLAND AVE		
CLERMONT	FL	34711

Property Location			
Site Address 4059 CAPLAND AVE			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SUSSEX AT KINGS RIDGE SUB LOT 34 PB 46 PGS 17-18 ORB 6184 pg 610

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	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 187,720
Deprec Bldg Value 182,088		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	3
EPF	ENCLOSED PORCH FIN	0	128	0	2003	1410	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,410	1,410	1410	Base Rate	105.97	Quality Grade	660	Half Baths	0
GAR	GARAGE FINISH	0	399	0	Building RCN	187,720	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	28	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		1,410	1,965	1,410	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	182,088			Type AC	03

Alternate Key 3805139
 Parcel ID 04-23-26-1935-000-03400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0842 Comp 1
 PRC Run: 12/10/2024 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	
2017	15-3338	01-01-2016	10-18-2016	2,508	0002	ACRYLIC WINDOWS TO PORCH	10-18-2016		
2004	2002110270	01-01-2003	10-27-2003	88,044	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023091230	6184 0610	07-20-2023	WD	Q	01	I	327,000	039	HOMESTEAD	2024	25000	
2022059051	5945 2002	04-21-2022	LE	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
2016126514	4873 0256	12-02-2016	WD	Q	Q	I	169,900					
	4592 1276	02-17-2015	WD	Q	Q	I	150,000					
	2292 1093	03-28-2003	WD	Q	Q	I	127,900					
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
100,000	182,088	0	282,088	0	282088	50,000.00	232088	257088	282,088	

Parcel Notes

14X ELEANOR LOUISE FLINTA 84 DECEASED 060614 DC
 4592/1276 EDWARD FLINTA TO RONALD R & MARIAN J KNORR HW
 15X COURTESY HX CARD SENT 032315
 15CC ADD CHG POSTCARD SUBMITTED BY HOMEWONER ALT 080515
 16X COURTESY HX CARD SENT 012716
 17FC SPF4 TO EPA MHS 101816
 4873/256 RONALD R & MARLAN J KNORR TO MARY ETTA MITCHELL UNMARRIED
 17X COURTESY HX CARD SENT 122216
 5945/2002 MARY ETTA MITCHELL ENHANCED LE REM PAUL EUGENE MITCHELL
 6184/610 MARY E MITCHELL TO JAMES W & ANNE C OUTWATER HW
 24CC EFILE HX APP CP 111723

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Alternate Key 3805140
 Parcel ID 04-23-26-1935-000-03500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0842 Comp 2
 PRC Run: 12/10/2024 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	
2017	16-2478	07-28-2016	10-18-2016	7,900	0002	CLEAN DECK/REPAIR/SHINGLES	10-18-2016		
2016	15-0429	03-16-2015	10-13-2015	2,450	0002	WINDOWS TO FRONT LANAI & REAR	10-13-2015		
2004	2002110267	01-01-2003	10-27-2003	88,044	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023117715	6216	0731	09-15-2023	WD	Q	01	I	328,500	039	HOMESTEAD	2024	25000
	4564	1505	12-08-2014	WD	Q	Q	I	150,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2753	0751	02-02-2005	QC	U	U	I	0				
	2381	0158	07-31-2003	WD	Q	Q	I	135,200				
	2220	2431	11-26-2002	WD	U	M	V	1				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
100,000	183,065	0	283,065	0	283065	50,000.00	233065	258065	283,065	

Parcel Notes

2753/751 RONALD D & MARY LOIS PRIDE TO CHARLES R & DEBORAH J MORGAN HW
 15CC HX PORT SOS APP SUBMITTED OWNER INCOME NEEDED LH 121714
 4564/1505 CHARLES R & DEBORAH J MORGAN TO JANE O PANG AKA JANE DI-CHUN PANG UNMARRIED
 15X JANE PANG FILED PORTABILITY FROM 3818624 KM 012115
 15X JANE PANG FILED SOS 051215
 16FC OPF2 TO SPF2 SPF4 TO EPA4 MHS 101315
 17FC DECK REPAIRS COMPLETED MHS 101816
 6216/731 JANE OI-CHUN PANG TO LYNN JEAN HAHN SINGLE
 24CC EFILE HX APP CP 022624

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Alternate Key 3805680
 Parcel ID 33-22-26-1200-000-01100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0842 Comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

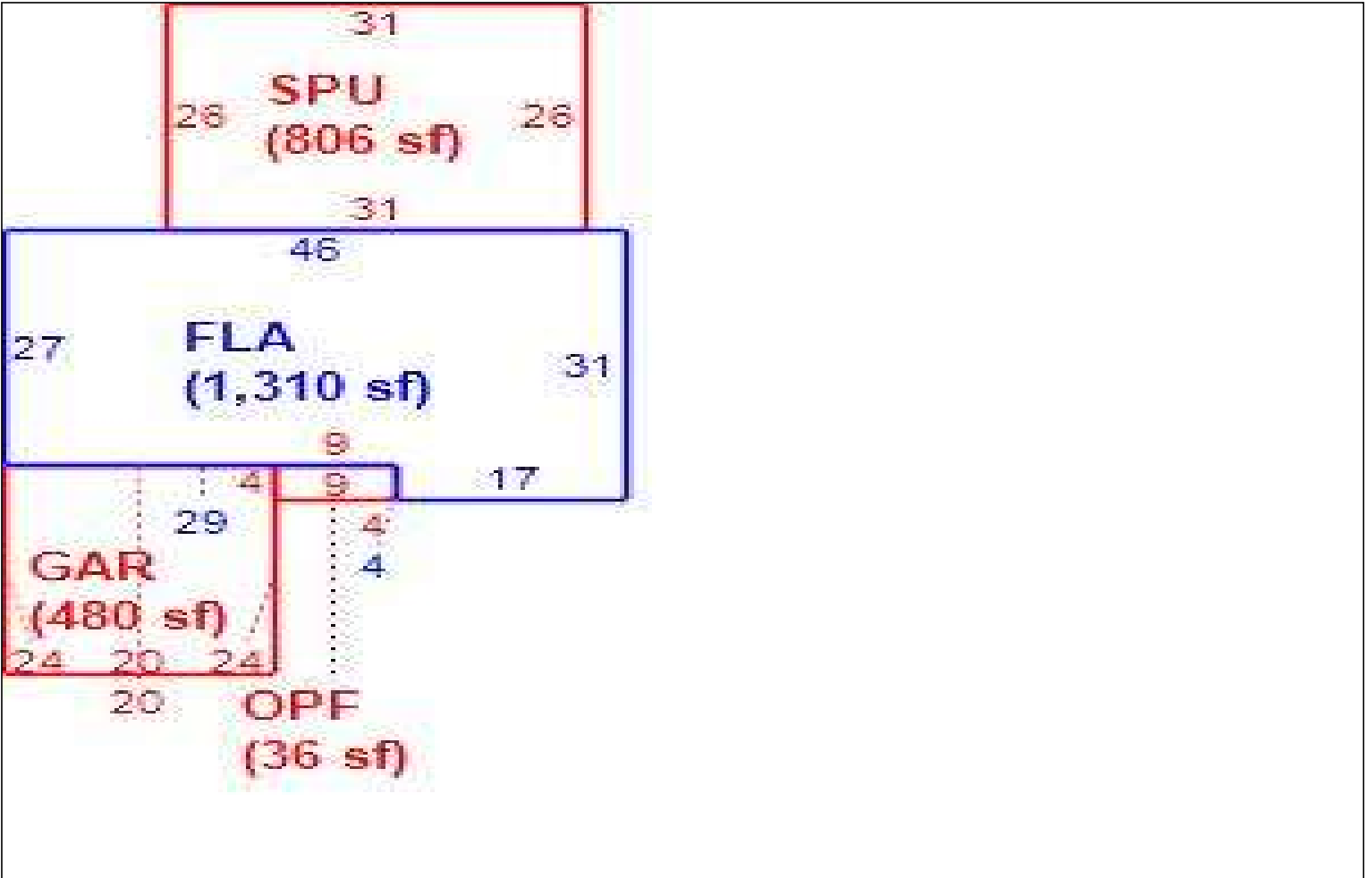
Current Owner		
VETRI ANGELA N		
14906 WINDY MOUNT CIR		
CLERMONT	FL	34711

Property Location			
Site Address 14906 WINDY MOUNT CIR			
CLERMONT		FL 34711	
Mill Group	0003	NBHD	4587
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
 LOST LAKE PINES SUB LOT 11 PB 46 PGS 3-4 ORB 6149 PG 2321

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	2.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 215,729 Deprec Bldg Value 209,257 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	1,310	1,310	1310	2002	1310	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	480	0		124.71	Quality Grade	685	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0		215,729	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	806	0			Foundation	3	Fireplaces	0
TOTALS		1,310	2,632	1,310		209,257	Roof Cover	3	Type AC	03

Alternate Key 3805680
 Parcel ID 33-22-26-1200-000-01100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0842 Comp 3
 PRC Run: 12/10/2024 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	
2007	2006050311	05-10-2006	04-26-2007	4,994	0000	SCRN RM 31X26	04-26-2007		
2007	2006031275	03-28-2006	04-27-2007	1,900	0000	CONC SLAB 354SF			
2003	111	01-04-2002	02-03-2003	10	0000	*****			
2002	2001100766	10-24-2001	01-04-2002	80,432	0000	SFR/14906 WINDY MOUNT CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023063232	6149	2321	05-24-2023	WD	Q	01	I	320,000	039	HOMESTEAD	2024	25000
	2097	1157	04-05-2002	WD	Q	Q	I	110,800	059	ADDITIONAL HOMESTEAD	2024	25000
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
80,000	209,257	0	289,257	0	289257	50,000.00	239257	264257	289,257	

Parcel Notes

2097/1157 JOHN M VE DEPO SINGLE
 07 ADD SPU4 PER PERMIT JSB 042607
 17IT CORRECT SKETCH OF SPU4 SEE AERIALS PJF 010917
 6149/2321 JOHN M VE DEPO TO ANGELA NICHOLE VETRI SINGLE
 24CC EFILE HX APP CP 012424

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