

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3431936

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 EN	OLERKOF THE	EVALUE ADJUSTM	entegard ((VAB)	
Petition#	724-085	County Lai	(e	Гах year 2024	Date received	7.12.24
		COMPRESIDED	BY THE PETITIONE	3		
	Information HPA JV					54981
Taxpayer name: Join	t Venture - HPA JV 2019 P	roperty Holdco LLC; I	IPA JV Representative:	Ryan, LLC c/c	Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsda Scottsdale, AZ 85254		Parcel ID and physical address or TPP account #		05-000- 11400 g Lake Drive	
Phone 954-740-62 4	40		Email	ResidentialA	ppeals@ryan.com	n
The standard way to	receive information is	s by US mail. If po	ssible, I prefer to recei	ive information	by 🗹 email 🛚] fax.
	etition after the petition support my statemer		attached a statement	of the reasons	I filed late and any	,
your evidence to evidence. The V Type of Property	the value adjustment t AB or special magistra	poard clerk. Florida ate ruling will occur ustrial and miscella	nsidered. (In this instan law allows the property under the same statuteneous	appraiser to croory guidelines a echarge	oss examine or obje	ect to your ent.) ornonprofit
PART 2. Reason for	or Petition C	neck one. If more	than one, file a sepa	rate petition.		
☐ Denial of classifice ☐ Parent/grandpare ☐Property was not ☐Tangible persona return required by	ent reduction substantially complet	e on January 1 must have timely 34, F.S.))	☐ Denial for lat (Include a da filed a☐Qualifying impl	nte-stamped cop rovement (s. 193 r control (s. 193.1	nption or classifica py of application.)	ange of
determination 5 Enter the time to by the requeste group. My witnesses of You have the right to evidence directly to	that they are substan (in minutes) you think ed time. For single join or I will not be availab o exchange evidence the property appraise	tially similar. (s. 19 you need to present petitions for multipular le to attend on spent with the property or at least 15 days	ts, parcels, or account 94.011(3)(e), (f), and (not your case. Most hear ole units, parcels, or acceptific dates. I have attached appraiser. To initiate the before the hearing an have witnesses sworn	g), F.S.) rings take 15 mi counts, provide t ached a list of d the exchange, y d make a writte	inutes. The VAB is the time needed for ates. you must submit yo	r the entire
of your property recinformation redacted	ord card containing in	formation relevan appraiser receive	vidence exchange, to t to the computation of s the petition, he or sh	f your current a	ssessment, with c	onfidential

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.

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): A Florida Bar licensed attorney (Florida Bar number	PART 3. Taxpayer Signature		
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	Complete part 3 if you are representing yourself or if you are au without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to	thorizing a representative listed in per for representation to this form.	
PART 4. Employée, 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. Lam (check any box that applies): An employee of	Under penalties of perjury, I declare that I am the owner of the		
Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives. A Florida No. (taxpayer or an affiliated entity).	Signature, taxpayer	Print name	Date
An employee of	Complete part 4 if you are the taxpayer's or an affiliated entity's	ature s employee or you are one of the fol	llowing licensed
A Florida Bar licensed attorney (Florida Bar number	I 1	/townstance of officered	
A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number		(taxpayer or an anniated	enuty).
A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number		<i></i>	RD6182
□ 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 Peyton 9/10/2024 Signature, representative Print name Date			
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 Peyton	•	·	
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 Peyton	1	nired for access to confidential inform	nation from the property
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 II the taxpayer's authorized signature is in part 3 of this form. I am an uncompensated representative filing this petition AND (check one) I the taxpayer's authorization is attached OR II 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.	am the owner's authorized representative for purposes of filing	this petition and of becoming an ag	ent for service of process
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 II the taxpayer's authorized signature is in part 3 of this form. I am an uncompensated representative filing this petition AND (check one) I the taxpayer's authorization is attached OR II 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.	Robert I. Pento	Robert Peyton	9/10/2024
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 I 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 I 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.		Print name	Date
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.	PART 5. Unlicensed Representative Signature		
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.	Complete part 5 if you are an authorized representative not list	ed in part 4 above.	
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.	1 	e licensed representatives or employ	yees listed in part 4 above
□ 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.			
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.	☐ I am an uncompensated representative filing this petition A	ND (check one)	
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.	☐ the taxpayer's authorization is attached OR ☐ the taxpayer	er's authorized signature is in part 3	of this form.
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.		uired for access to confidential infor	rmation from the property
Signature, representative Print name Date	becoming an agent for service of process under s. 194.011(3)	norized representative for purposes (h), Florida Statutes, and that I have	of filing this petition and of e read this petition and the
	Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	!	2024-0857		Alternate K	ey: 3431936	Parcel I	D: 11-22-25-10	05-000-11400	
Petitioner Name The Petitioner is: Other, Explain:	Taxpayer of Red	RYAN, LLC	payer's agent	Property Address		RING LAKE DR RMONT	Check if Mu	ultiple Parcels	
Owner Name	HPA JV BOR	ROWER 201	9-1 ATH LLC	Value from TRIM Notice	Value Belei	re Board Actionted by Prop App	· i value aπer	Board Action	
1. Just Value, red	quired			\$ 423,64	48 \$	423,64	18		
2. Assessed or c	lassified use val	ue, *if appli	cable	\$ 358,9	10 \$	358,91	10		
3. Exempt value,				\$	-	· ·			
4. Taxable Value,				\$ 358,9	10 \$	358,91	10		
*All values entered	•	tv taxable va	lues. School and				<u>'</u>		
Last Sale Date	5/10/2019			00	Arm's Length	-	Book <u>5284</u>	Page <u>363</u>	
ITEM	Subje	ct	Compara	able #1	Compar	able #2	Compara	able #3	
AK#	34319	36	34314		3431		3432	061	
Address	10000 SPRING CLERMO		10317 SMOK CLERM		9929 SPRING CLERN		9906 SPRING CLERM		
Proximity			860 FI	EET	600 F	EET	960 F		
Sales Price			\$490,0		\$585,		\$539,900		
Cost of Sale			-15 ^o		-15		-15		
Time Adjust			1.20		2.00		2.00		
Adjusted Sale			\$422,3		\$508,		\$469,		
\$/SF FLA	\$193.18 p	er SF	\$236.49	•	\$240.64	•	\$207.38	•	
Sale Date			9/6/20	_	7/13/2		7/28/2	_	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF Year Built	2,193 1997		1,786 2001	20350	2,115 2000	3900	2,265 1995	-3600	
Constr. Type	BLK/STUCCO		BLK/STUCCO		BLK/STUCCC	\	BLK/STUCCO	,	
Condition	GOOD		GOOD		GOOD	,	GOOD	<u>'</u>	
Baths	2.0		2.0		2.1	-5000	2.0	+	
Garage/Carport	GARAGE		GARAGE	8000	GARAGE	0000	GARAGE	+	
Porches	OPF/OPF		OPF/SPF	-2000	OPF/OPF	-5000	OPF/OPF		
Pool	Y		Y	0	Y	0	Y	0	
Fireplace	0		0	0	0	0	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds	NONE		NONE		NONE		NONE		
Site Size	.22 AC		.31 AC		.28 AC		.22 AC		
Location	RESIDENTIAL		RESIDENTIAL	-	RESIDENTIAL	-	RESIDENTIAL	-	
View	WATER		RESIDENTIAL		RESIDENTIAL	-	WATER		
			Net Adj. 6.2%	26350	-Net Adj. 1.2%	-6100	-Net Adj. 0.8%	-3600	
			Gross Adj. 7.2%	30350	Gross Adj. 2.7%	13900	Gross Adj. 0.8%	3600	
Adi Colon Duine	Market Value	\$423,648	Adj Market Value	\$448,730	Adj Market Value	\$502,850	Adj Market Value	\$466,113	
Adj. Sales Price	Value 5 5 0 5	400.40			1				

Value per SF

193.18

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: R. Bryan Boone DATE 12/6/2024



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3431545	9929 SPRING LAKE DR CLERMONT	600 FEET
2	SUBJECT	3431936	10000 SPRING LAKE DR CLERMONT	-
3	3	3432061	9906 SPRING LAKE DR CLERMONT	960 FEET
4	1	3431405	10317 SMOKERISE LN CLERMONT	860 FEET
5				
6				
7				
8				

Parcel ID 11-22-25-1005-000-11400

Current Owner

HPA JV BORROWER 2019-1 ATH LLC

120 S RIVERSIDE PLZ STE 2000

CHICAGO 60606-6995 **LCPA Property Record Card** Roll Year 2024 Status: A

subject

2024-0857 Subject 12/6/2024 By bboone PRC Run: Card # of 1

34711

Property Location

Site Address 10000 SPRING LAKE DR

Mill Group

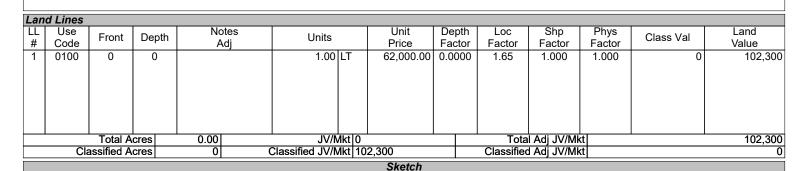
CLERMONT 0003 **NBHD** 4508

Property Use Last Inspection

00100 SINGLE FAMILY MHS 02-15-201

Legal Description

PALISADES PHASE I LOT 114 PB 32 PG 55-57 ORB 5284 PG 363



Bldg 1 1 of 1 Replacement Cost 310,844 Deprec Bldg Value 301,519 0 Sec Multi Story 10 FLA (2,193 sf) (61 sf) GCF (666 sf)

	Building S			Building Valuation	Construction Detail					
Code	Description	Living Are	Gross Are		Year Built	1997	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,193	2,193	2193	Effective Area	2193	N. Otaria		Cull Datha	
GAR	GARAGE FINISH	0	666	-	Base Rate	117.27	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	229	0	Building RCN	310,844	Quality Grade	685	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	''	00	31	Ŭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,193	3,088	2,193	Building RCNLD	301,519	Roof Cover	3	Type AC	03

Alternate Key 3431936 Parcel ID 11-22-25-1005-000-11400

LCPA Property Record Card Roll Year 2024 Status: A

2024-0857 Subject PRC Run: 12/6/2024 By bboone

	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	1997	1997	14700.00	85.00	12,495			
PLD2	POOL/COOL DECK	492.00	SF	5.38	1997	1997	2647.00	70.00	1,853			
SEN2	SCREEN ENCLOSED STRUCTURE	1772.00	SF	3.50	1997	1997	6202.00	40.00	2,481			
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1997	1997	6000.00	50.00	3,000			

				Build	ing Peri	mits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2019 2015 2008 1998 1998	SALE 2014090541 2007030206 9770951 9730944 7011412	01-01-2018 09-23-2014 03-16-2007 07-01-1997 03-01-1997 01-01-1997	Comp Date 02-15-2019 03-16-2015 10-29-2007 12-01-1997 12-01-1997 12-01-1997	Amount 1 4,708 7,301 2,300 14,000 120,198	0099 0002 0000 0000 0000	Description CHECK VALUE REPL 3 WINDOWS/1 DOOR REPL WINDOWS SEN 39X42 POOL/SPA SFR/10000 SPRING LK DR	02-19-2019 03-16-2015 10-29-2007	CO Date

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019057950 2019001692 2018073143	5284 5219 5129 1542 1538	0363 0593 0797 0261 1767	05-10-2019 12-28-2018 06-22-2018 08-01-1997 08-01-1997	WD WD WD WD	D Q Q Q Q	M Q Q Q Q	 - - -	100 329,000 269,000 241,700 54,900				
	Total 0.00											

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
102,300	301,519	19,829	423,648	64738	358910	0.00	358910	423648	414,044

^{***}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.***

Parcel ID 11-22-25-1005-000-05800

Current Owner PETERSON DANIEL & CLAIRE 10317 SMOKERISE LN

FL

LCPA Property Record Card Roll Year 2024 Status: A

comp 1

2024-0857 Comp 1 PRC Run: 12/6/2024 By

Card # 1 of 1

Property Location

Site Address 10317 SMOKERISE LN CLERMONT

Mill Group

FL 34711 0003 NBHD 4508

Property Use Last Inspection 00100 SINGLE FAMILY DN 01-26-201

Legal Description

CLERMONT

PALISADES PHASE I LOT 58 PB 32 PG 55-57 ORB 6209 PG 99

34711

Lan	Land Lines															
LL	Use	Front	Depth	Note	I	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	1 10111	Берит	Ad	dj	Office		Offics		Price	Factor	Factor	Factor	Factor	Olass val	Value
1	0100	0	0			1.00	LT	62,000.00	0.0000	1.65	1.000	1.000	0	102,300		
		Total A		0.00		JV/N					ıl Adj JV/MI			102,300		
	Classified Acres 0 Classified JV/Mkt 1					lkt 10	02,300 Classified Adj JV/Mkt				0					

Sketch Bldg 262,470 Deprec Bldg Value 254,596 Multi Story 1 Sec 1 of 1 Replacement Cost

10 8 21 21 34 FLA (1,786 sf) 38 10

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,786	1,786	1786	Effective Area	1786			- " - "	
-	GARAGE FINISH	0	462	0	Base Rate	120.21	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	168 98	0	Building RCN	262,470	Quality Grade	685	Half Baths	0
011	OOKEENT OKOITTINO	O	30		Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,786	2,514	1,786	Building RCNLD	254,596	Roof Cover	3	Type AC	03

LCPA Property Record Card Roll Year 2024 Status: A

2024-0857 Comp 1 PRC Run: 12/6/2024 By

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
POL2	SWIMMING POOL - RESIDENTIAL	280.00	SF	35.00	2001	2001	9800.00	85.00	8,330				
PLD2	POOL/COOL DECK	470.00	SF	5.38	2001	2001	2529.00	70.00	1,770				
SEN2	SCREEN ENCLOSED STRUCTURE	1690.00	SF	3.50	2001	2001	5915.00	45.00	2,662				
SEN2	SCREEN ENCLOSED STRUCTURE	988.00	SF	3.50	2004	2004	3458.00	52.50	1,815				
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2004	2004	6000.00	52.50	3,150				

	Building Permits														
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date							
2017 2015 2011 2005 2002 2002 2002	SALE SALE 2010040637 2004060559 2001070773 0140979 0110513	01-01-2016 01-01-2014 04-28-2010 06-10-2004 07-25-2001 04-30-2001 01-29-2001	01-26-2017 03-16-2015 01-07-2011 04-12-2005 03-22-2002 03-22-2002 03-22-2002	1 9,606 14,537 3,021 21,907 110,264	0099 0099 0002 0000 0000	CHECK VALUE CHECK VALUE REPL WINDOWS SIZE FOR SIZE 10X44 SEN/10317 SMOKERISE LN 45X19 SEN 12X24 POOL W/DECK & SPA SFR/10317 SMOKERISE LN	01-27-2017 03-16-2015 01-07-2011								
							1								

			Sales Informa	Exemptions								
Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price										Description	Year	Amount
2023111582 2020072177 2017064904 2016125009 2016081236	6209 5499 4959 4871 4817	0099 1171 0453 0577 0505	09-06-2023 06-28-2020 11-03-2016 11-03-2016 06-27-2016	WD WD WD WD	0000	01 01 U Q U	 	490,000 299,900 0 237,500 237,500	035 039 059	DISABILITY CIVILIAN HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	25000
Total												55,000.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
102 300	254 596	17 727	374 623	0	220763	55 000 00	165763	190763	367 003

^{***}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.***

Parcel ID 11-22-25-1005-000-07200 Current Owner

HOEY ROBERT G & ELIZABETH S

9929 SPRING LAKE DR

CLERMONT FL 34711 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 2

2024-0857 Comp 2 PRC Run: 12/6/2024 By

Card # 1 of 1

Property Location

Site Address 9929 SPRING LAKE DR

Mill Group

CLERMONT FL 34711 0003 NBHD 4508

Property Use Last Inspection

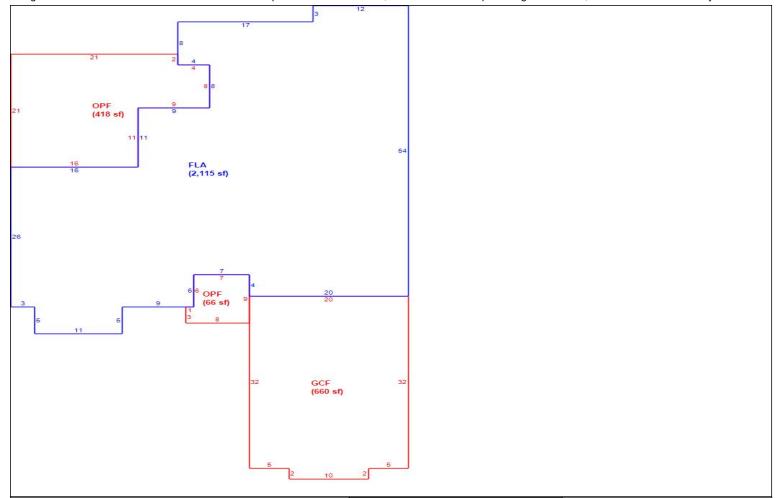
00100 SINGLE FAMILY MHS 02-24-202

Legal Description

PALISADES PHASE I LOT 72 PB 32 PG 55-57 ORB 6181 PG 17

Lan	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	62,000.00	0.0000	1.65	1.000	1.000	0	102,300		
Total Acres 0.00 JV/Mkt					JV/Mkt 0		<u> </u>	Tota	l Adj JV/MI	ct		102,300		
Classified Acres 0 Classified JV/Mkt 102 300						12 300		Classified	IM/VI. ibA h	ct		0		

Sketch Bldg 1 1 of 1 314,252 Multi Story Sec Replacement Cost Deprec Bldg Value 304,824



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2000	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,115	2,115	2115	Effective Area	2115				
GAR	GARAGE FINISH	0	660	0	Base Rate	118.20	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	484	0	Building RCN	314,252	Quality Grade	685	Half Baths	1
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,115	3,259	2,115	Building RCNLD	304,824	Roof Cover	3	Type AC	03

LCPA Property Record Card Roll Year 2024 Status: A

2024-0857 Comp 2 PRC Run: 12/6/2024 By

	Ton ton 201 Guiden A													
			Mis	scellaneous F	eatures									
	*Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
POL2	SWIMMING POOL - RESIDENTIAL	210.00	SF	35.00	2000	2000	7350.00	85.00	6,248					
PLD2	POOL/COOL DECK	551.00	SF	5.38	2000	2000	2964.00	70.00	2,075					
SEN2	SCREEN ENCLOSED STRUCTURE	1591.00	SF	3.50	2000	2000	5569.00	42.50	2,367					
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2000	2000	6000.00	50.00	3,000					

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date						
2023	2022070962	07-22-2022	02-24-2023	22,178	0002	REPL WINDOWS 26	02-24-2023							
2001	0061983	06-20-2000	04-03-2001	4,277	0000	40X32 SEN								
2001	0021094	02-16-2000	04-03-2001	26,194	0000	POOL W/SPA								
2001	9920877	01-14-2000	04-03-2001	1	0000	SFR/9929 SPR LAKE DR								
								ļ						

			Sales Inform	Exemptions								
Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price										Description	Year	Amount
2023088767	6181 1772 1772 1431	0017 0854 1145 0003	07-13-2023 11-18-1999 11-12-1999 04-01-1996	WD WD WD WD	Q D Q Q	01 U Q Q	 	585,000 43,000 214,300 49,900	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
	Total 50,00											
						Val	ua 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
102 300	304 824	13 690	420 814	0	420814	50 000 00	370814	395814	411 629

^{***}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.***

Parcel ID 11-22-25-1005-000-12700

Current Owner

GUTTRICH JODIE L AND JILL HOYLE

9906 SPRING LAKE DR

CLERMONT FL 34711 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 3

2024-0857 Comp 3 PRC Run: 12/6/2024 By

Card # 1 of 1

Property Location

Site Address 9906 SPRING LAKE DR

41

CLERMONT FL 34711 0003 NBHD 4508

Property Use Last Inspection 00100 SINGLE FAMILY MHS 03-29-202

Mill Group

Legal Description

PALISADES PHASE I LOT 127 PB 32 PG 55-57 ORB 6191 PG 708

Land Lines Notes Unit Depth Shp Phys Loc Land Front Depth Units Class Val Code Adj Price Factor Factor Factor Factor Value 102,300 0 0 1.00 LT 62,000.00 0.0000 0100 1.65 1.000 1.000 Total Acres 0.00 JV/Mkt 0 102,300

Total Adj JV/Mkt Classified Adj JV/Mkt Classified JV/Mkt 102,300 Classified Acres

Bldg 1 1 Replacement Cost 314,098 Deprec Bldg Value 304,675 0 Sec of 1 Multi Story 19 16 10

43 (2,265 sf) 26 6

	Building S	Sub Areas			Building Valuati	Con	structio	n Detail				
Code	Description	Living Are	Gross Are		Year Built	1995	Imp Type	R1	Bedrooms	3		
FLA	FINISHED LIVING AREA	2,265	,	2265	Effective Area	2265	No Otomico		Cull Datha			
GAR			0	Base Rate	116.40	No Stories	1.00	Full Baths	2			
OPF	OPEN PORCH FINISHE	0	222	0	Building RCN	314,098	Quality Grade	685	Half Baths	0		
					Condition	EX	Wall Type	03	Heat Type	6		
					% Good	97.00		00	,,			
					Functional Obsol	0	Foundation	3	Fireplaces	0		
	TOTALS 2,265 3,039		2,265	Building RCNLD	304,675	Roof Cover	3	Type AC	03			

LCPA Property Record Card Roll Year 2024 Status: A

2024-0857 Comp 3 PRC Run: 12/6/2024 By

	The state of the s													
	Miscellaneous Features													
	*Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
POL2	SWIMMING POOL - RESIDENTIAL	336.00	SF	35.00	1995	1995	11760.00	85.00	9,996					
PLD2	POOL/COOL DECK	574.00	SF	5.38	1995	1995	3088.00	70.00	2,162					
SEN2	SCREEN ENCLOSED STRUCTURE	1693.00	SF	3.50	1995	1995	5926.00	40.00	2,370					
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1995	1995	6000.00	50.00	3,000					

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date						
2024 2022 2015 2007 1996 1996	DENY39 SALE IMPS SALE 9503447 9500947	01-01-2023 01-01-2021 01-01-2014 01-01-2006 06-01-1995 02-01-1995	03-29-2022 01-26-2015 10-11-2006 12-01-1995 12-01-1995	1 1 1 1 3,400 83,539	0030 0099 0008 0000 0000	R3 CHECK VALUE PER CALL FROM OWNER CK SF OF S CHECK VALUES SEN FOR POOL SFR & POL	01-23-2015 10-11-2006							

Sales Information									Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023096337	6191	0708	07-28-2023	WD	Q	01	1	539,900	039	HOMESTEAD	2024	
2021052695	5689	1105	03-15-2021	WD	U	11	1	100	059	ADDITIONAL HOMESTEAD	2024	25000
2021037136	5667	0098	03-15-2021	WD	Q	01	- 1	380,000				
2020014561	5416	1783	02-03-2020	WD	U	11	- 1	100				
2016044451	4773	1301	04-29-2016	WD	Q	Q	I	245,000				
									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
102.300	304 675	17 528	424 503	0	424503	50 000 00	374503	399503	414.683

^{***}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.***