



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3815669*

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 # <i>8024-0861</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b> <i>HPA II BORROWER 2021-1 LLC</i>			
Taxpayer name: <i>Joint Venture - HPA JV 2019 Property Holdco LLC; Hpa</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>1922260076-000-13000 274 Hunt Street</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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"/> <i>5</i> 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

<b>Petition #</b> 2024-0861	Alternate Key: 3815669	Parcel ID: 19-22-26-0076-000-13000
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 274 HUNT ST CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> HPA II BORROWER 2021-1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 414,799	\$ 414,799
<b>2. Assessed or classified use value, *if applicable</b>	\$ 411,290	\$ 414,799
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 411,290	\$ 414,799

\*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
<b>AK#</b>	3815669	3815675	3829700	3829706
<b>Address</b>	274 HUNT ST CLERMONT	263 HUNT ST CLERMONT	260 NAUTICA MILE DR CLERMONT	284 NAUTICA MILE DR CLERMONT
<b>Proximity</b>		0.06 Miles	0.44 Miles	0.41 Miles
<b>Sales Price</b>		\$490,000	\$440,000	\$457,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		4.00%	0.00%	2.80%
<b>Adjusted Sale</b>		\$436,100	\$374,000	\$401,246
<b>\$/SF FLA</b>	\$147.35 per SF	\$155.09 per SF	\$131.50 per SF	\$141.09 per SF
<b>Sale Date</b>		2/23/2023	12/27/2023	5/26/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,815	2,812	150	2,844	-1450	2,844	-1450
<b>Year Built</b>	2004	2004		2006		2006	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	3.0	3.0		2.1		2.0	
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	Y	Y	0	N	20000	N	20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		Net Adj. 0.0%	150	Net Adj. 5.0%	18550	Net Adj. 4.6%	18550
		Gross Adj. 0.0%	150	Gross Adj. 5.7%	21450	Gross Adj. 5.3%	21450
<b>Adj. Sales Price</b>	Market Value <b>\$414,799</b>	Adj Market Value	<b>\$436,250</b>	Adj Market Value	<b>\$392,550</b>	Adj Market Value	<b>\$419,796</b>
	Value per SF 147.35						

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.

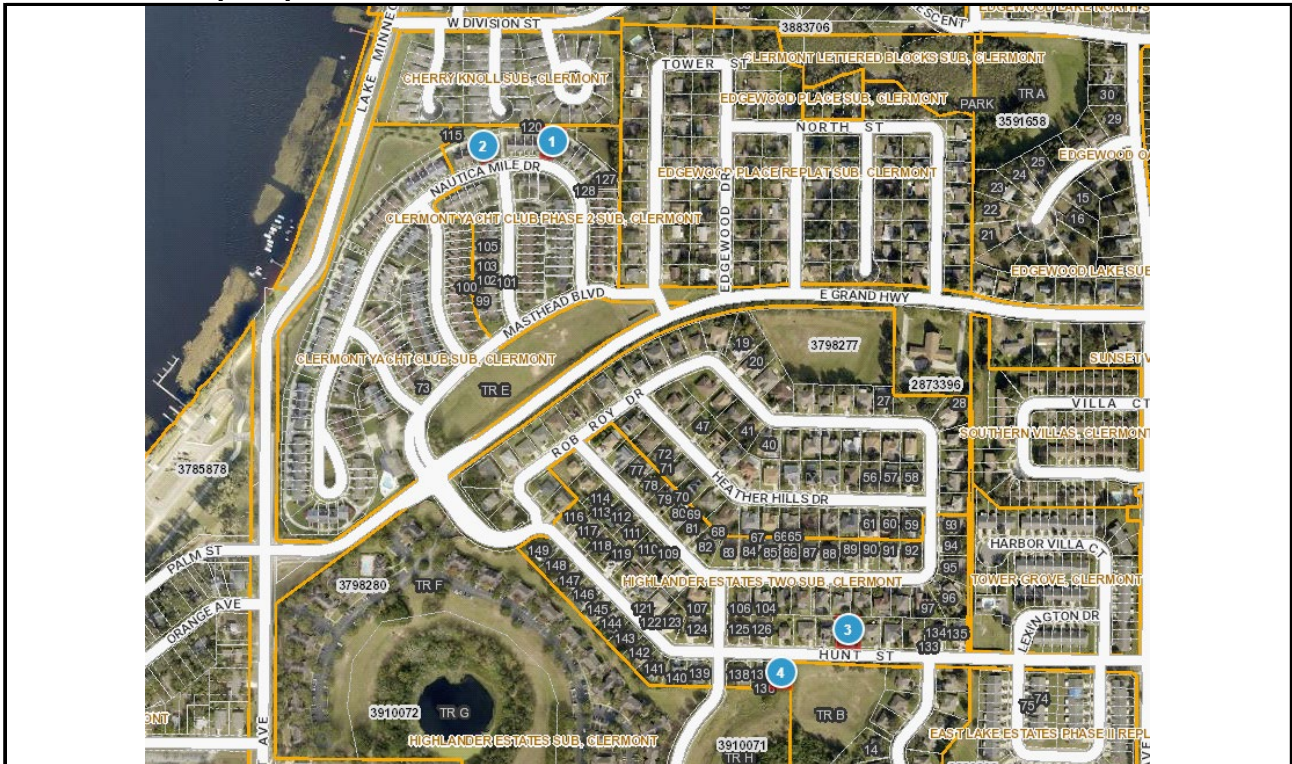
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

**2024-0861 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3829706	284 NAUTICA MILE DR CLERMONT	0.41
2	comp 2	3829700	260 NAUTICA MILE DR CLERMONT	0.44
3	subject	3815669	274 HUNT ST CLERMONT	-
4	comp 1	3815675	263 HUNT ST CLERMONT	0.06
5				
6				
7				
8				

Alternate Key 3815669  
 Parcel ID 19-22-26-0076-000-13000

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

2024-0861 Subject  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

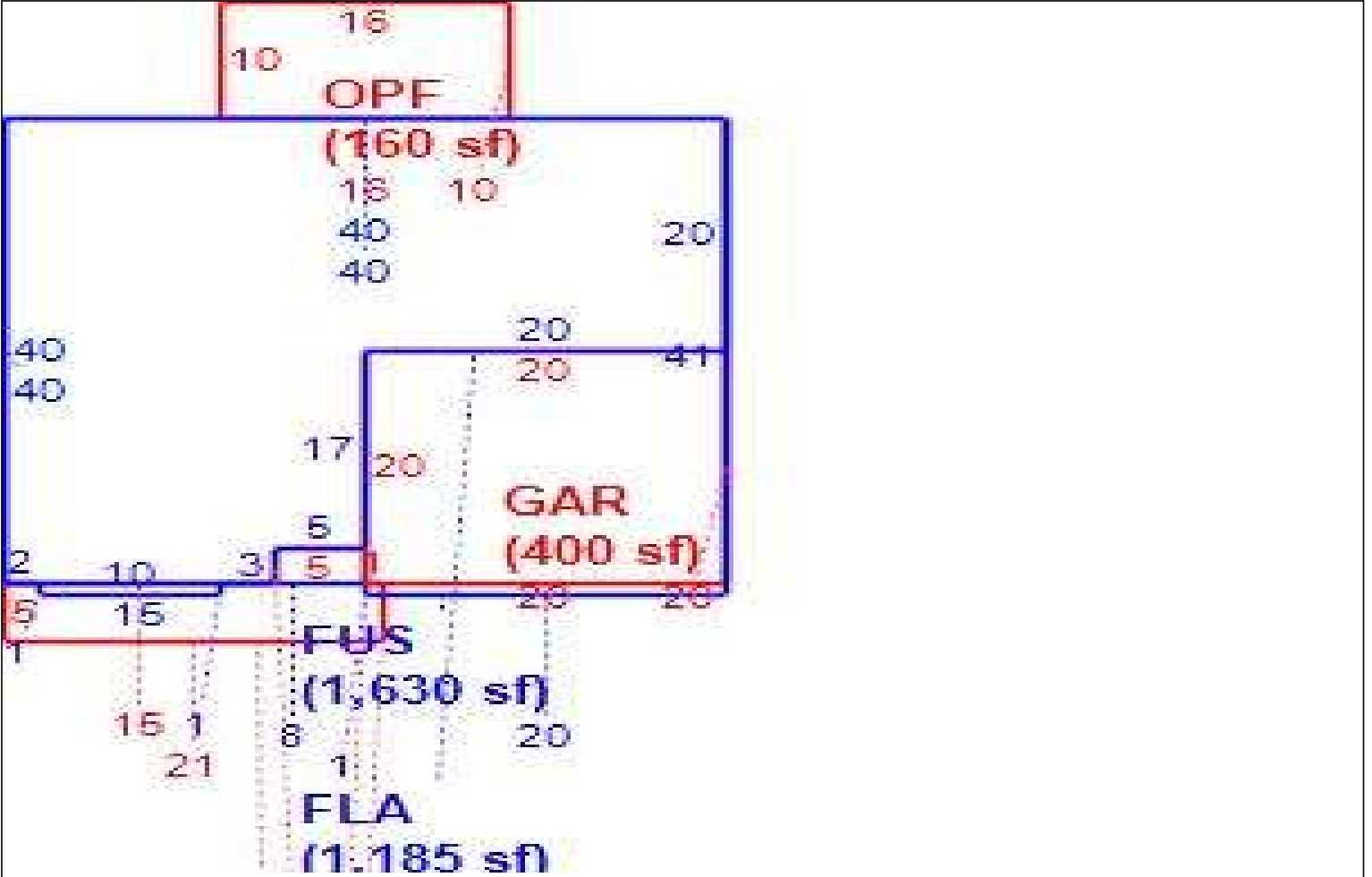
Current Owner		
HPA II BORROWER 2021-1 LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

Property Location			
Site Address 274 HUNT ST			
CLERMONT		FL 34711	
Mill Group 000C	NBHD 0584		
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 HIGHLANDER ESTATES TWO PB 48 PG 63-64 LOT 130 ORB 5770 PG 1429

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	75,000.00	0.0000	1.50	1.000	1.000	0	112,500	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		112,500			
Classified Acres		0		Classified JV/Mkt		112,500		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 291,717 Deprec Bldg Value 282,965 Multi Story 1



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	1,185	1,185	1185	2004	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,630	1,630	1630	Effective Area	Quality Grade	660	Half Baths	0
GAR	GARAGE FINISH	0	400	0	Base Rate	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	280	0	Building RCN	Foundation	3	Fireplaces	0
TOTALS		2,815	3,495	2,815	291,717	Roof Cover	3	Type AC	03
					Condition				
					% Good				
					Functional Obsol				
					Building RCNLD				

Alternate Key 3815669  
 Parcel ID 19-22-26-0076-000-13000

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

2024-0861 Subject By  
 PRC Run: 12/10/2024  
 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	297.00	SF	35.00	2005	2005	10395.00	85.00	8,836
PLD3	POOL/COOL DECK	663.00	SF	7.33	2005	2005	4860.00	70.00	3,402
SEN2	SCREEN ENCLOSED STRUCTURE	1920.00	SF	3.50	2005	2005	6720.00	52.50	3,528
PUG2	POOL UPGRADE	1.00	UT	4000.00	2005	2005	4000.00	85.00	3,400

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2005100810	10-21-2005	05-12-2006	5,400	0000	SEN 40X26			
2006	2005060877	06-27-2005	05-12-2006	28,000	0000	POOL 17X40 W/DECK			
2005	2004040644	05-03-2004	04-01-2005	152,988	0000	SFR 274 HUNT ST			

<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
2021110602	5770 1429	05-05-2021	WD	U	11	I	100				
2020132856	5588 2340	11-10-2020	WD	Q	01	I	330,000				
	2696 2113	09-08-2004	WD	Q	Q	I	241,300				
<b>Total</b>											0.00

<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	
112,500	282,965	19,166	414,631	0	414631	0.00	414631	414631	414,799	

**Parcel Notes**

05 LOC FROM 110 RWT 110204  
 06FC ADD MISC JSB 051206  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 18X EMAIL HX ABUSE RENTAL  
 18X FI DISCOVERY SPOKE WITH SINDRAMANI PERSAUD SHE AND HER HUSBAND NEMCHAND AND THEIR SON ANDREW LIVE HERE THIS IS THEIR PERMANENT RESIDENCE HX OK JMK 122817  
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818  
 5588/2340 SINDRAMANI & NEMCHAND PERSAUD TO HPA US2 LLC  
 5770/1429 HPA US2 LLC TO HPA II BORROWER 2021-1 LLC  
 5770/1429 M SALE INCL AK3907478 AK3815669 AK3773296 AK3814910 AK3844687 AK3863197 AK2840447 AK3909752 AK3842008

\*\*\*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 3815675  
 Parcel ID 19-22-26-0076-000-13600

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

2024-0861 Comp 1  
 PRC Run: 12/10/2024 By

Card # 1 of 1

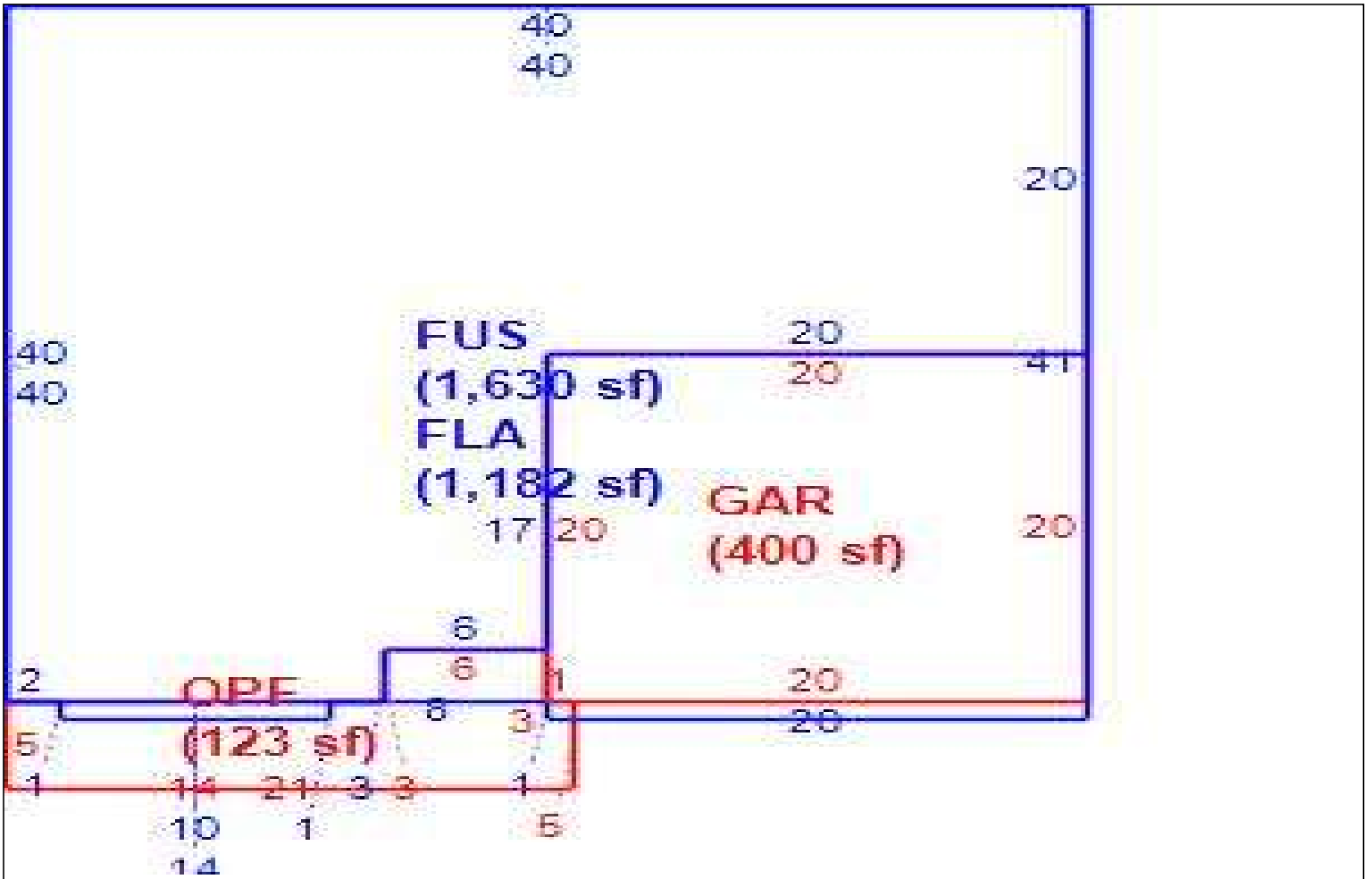
Current Owner		
LEE JENNIFER & MATTHEW		
263 HUNT ST		
CLERMONT	FL	34711

Property Location			
Site Address 263 HUNT ST			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0584
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 HIGHLANDER ESTATES TWO PB 48 PG 63-64 LOT 136 ORB 6098 PG 246

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	75,000.00	0.0000	1.50	1.000	1.000	0	112,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		112,500		
Classified Acres		0		Classified JV/Mkt		112,500		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 289,676 Deprec Bldg Value 280,986 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	5
FLA	FINISHED LIVING AREA	1,182	1,182	1182	2004	2812	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,630	1,630	1630		87.46	Quality Grade	660	Half Baths	0
GAR	GARAGE FINISH	0	400	0		289,676	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	123	0		EX	Foundation	3	Fireplaces	0
TOTALS		2,812	3,335	2,812		97.00	Roof Cover	3	Type AC	03
						0	Building RCNLD	280,986		



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	390.00	SF	35.00	2005	2005	13650.00	85.00	11,603
PLD2	POOL/COOL DECK	290.00	SF	5.38	2005	2005	1560.00	70.00	1,092
SEN2	SCREEN ENCLOSED STRUCTURE	1272.00	SF	3.50	2005	2005	4452.00	52.50	2,337
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	52.50	3,150

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2004120112	04-01-2005	05-12-2006	34,500	0000	POL ETC FOR 06 SEE NOTES			
2006	2005021416	02-23-2005	05-12-2006	3,238	0000	SEN 19X34			
2005	2004120112	12-02-2004	04-01-2005	34,500	0000	POOL 19X34 W/SPA			
2005	2004041480	05-25-2004	04-01-2005	145,948	0000	SFR 263 HUNT ST			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023021525	6098 0246	02-23-2023	WD	Q	01	I	490,000	039	HOMESTEAD	2024	25000
2022078976	5970 2271	05-31-2022	WD	U	37	I	510,200	059	ADDITIONAL HOMESTEAD	2024	25000
	4636 2301	06-05-2015	WD	Q	Q	I	250,000				
	4405 0537	08-19-2013	WD	U	U	I	100				
	3632 1759	05-01-2008	WD	Q	Q	I	270,000				
<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	
112,500	280,986	18,182	411,668	0	411668	50,000.00	361668	386668	411,930	

**Parcel Notes**

05 LOC FROM 110 RWT 110204  
2708/1583 DAVID E TILLOTSON MARRIED  
05FC POL FOR 06 POL 390SF PLD 290SF SEN 1272SF HTB 1UT GR 2 PLH 390SF JWB 040105  
06 ADD MISC JSB 051206  
3536/132 CT VS DAVID E TILLOTSON SOLD TO HSBC BANK USA NATL ASSN TTEE FOR ACE SECURITIES CORP HOME EQUITY LOAN TRUST SERIES 2006 NC3 ASSET BACKED PASS THROUGH CERTS SERIES 2006 NC3  
08X SEAN & KELLY LEWIS MOVED FROM AK050108  
4405/537 SEAN & KELLY P LEWIS TO SEAN M & KELLY P LEWIS CO TTEES OF THE SEAN M LEWIS REVC TRS DTD 081913 AND THE KELLY P LEWIS REVC TRS DTD 081913 JTWROS  
15X KELLY LEWIS CALLED MOVED TO ORANGE COUNTY NOV 2014 JMK 011215  
15X DENY  
15IT WEB CHG 5 BEDS 3 FULL BATH 1 BONUS ROOM PER EMAIL FROM KELLY CHG BEDS FROM 4 DLS 011415  
15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
15X KELLY & SEAN LEWIS FILED PORTABILITY IN ORANGE COUNTY 030615  
4636/2301 SEAN M & KELLY P LEWIS INDIV & AS CO-TTEES AND KELLY P & SEAN M LEWIS INDIV & AS CO-TTEES TO JOHN A HOUSTON MARRIED  
15X COURTESY HX CARD SENT 072115  
16IT FLA2 TO FUS WALL TYPE FROM 3 SFR VERY GOOD COND PER MLS 05340251 CRA 090415  
16X JOHN A HOUSTON SUBMITTED HX APPL MLR 0112016  
16X JOHN A AND LAURA F HOUSTON NO EX AT 1420 LYNN DR POTTSTOWN PA 19464 JMK 030816  
18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818  
5970/2271 JOHN A JR & LAURA F HOUSTON TO OPENDOOR PROPERTY TRUST I  
6098/246 OPENDOOR PROPERTY TRUST I TO JENNIFER & MATTHEW LEE HW  
24CC EFILE HX APP CP 112723

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Alternate Key 3829700  
Parcel ID 18-22-26-0076-000-11700

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

2024-0861 Comp 2  
PRC Run: 12/10/2024 By

Card # 1 of 1

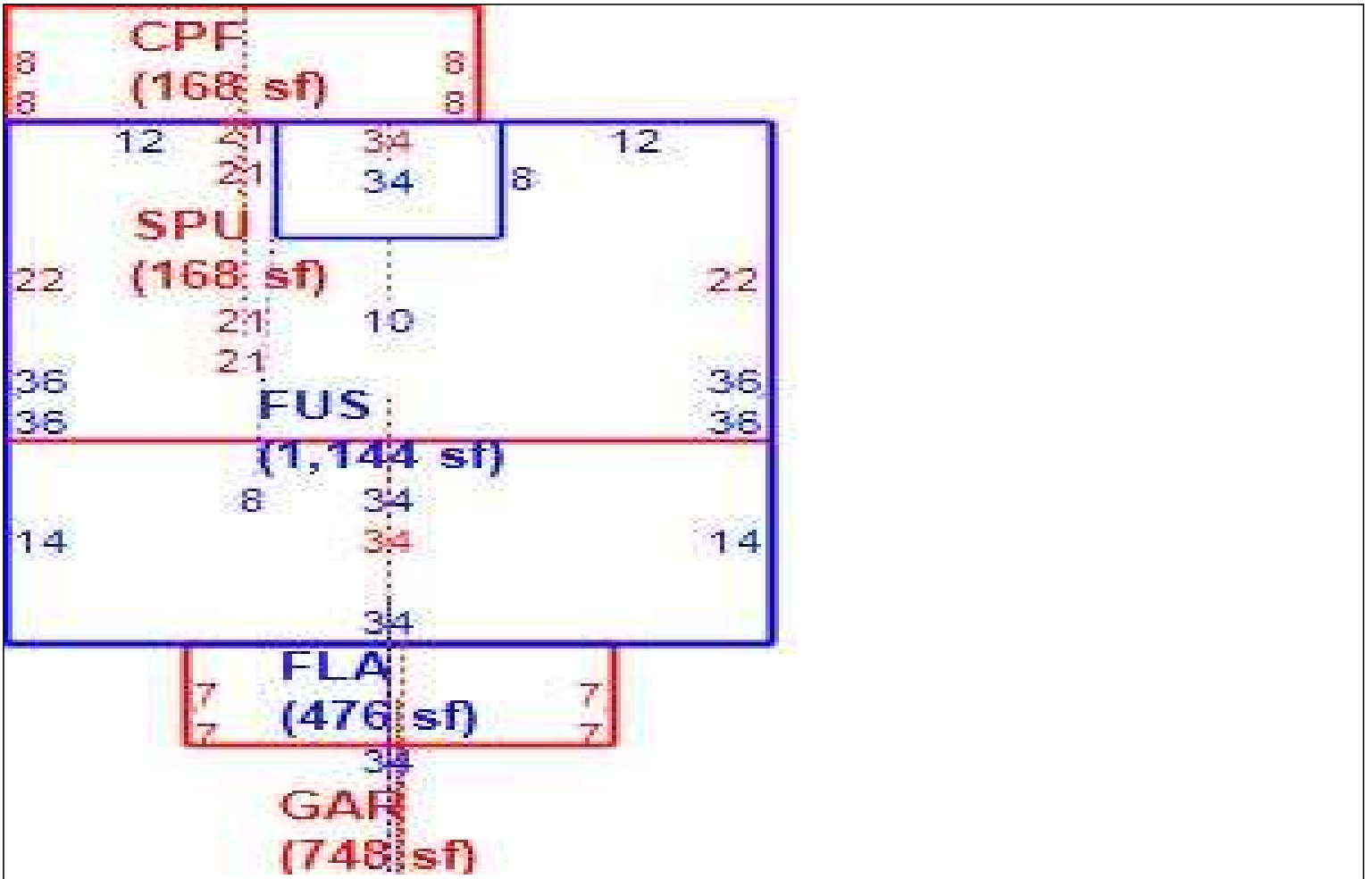
Current Owner		
GUERCIO THOMAS M & SHIRLEY		
260 NANTICA MILE DR		
CLERMONT	FL	34711

Property Location		
Site Address 260 NAUTICA MILE DR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0593
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CLERMONT YACHT CLUB PHASE 2 PB 53 PG 5-6 LOT 117 ORB 6264 PG 1784

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	45,000.00	0.0000	2.25	0.800	1.000	0	81,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		81,000			
Classified Acres		0		Classified JV/Mkt		81,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 290,348
Deprec Bldg Value 281,638		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	2
CPF	CARPOR FINISHED	0	168	0	2006	2844	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,700	1,700	1700	Base Rate	83.59	Quality Grade	640	Half Baths	1
FUS	FINISHED AREA UPPER	1,144	1,144	1144	Building RCN	290,348	Condition	EX	Heat Type	6
GAR	GARAGE FINISH	0	748	0	% Good	97.00	Foundation	3	Fireplaces	0
OPF	OPEN PORCH FINISHE	0	133	0	Functional Obsol	0	Roof Cover	3	Type AC	03
SPF	SCREEN PORCH FINIS	0	133	0	Building RCNLD	281,638				
SPU	SCREEN PORCH UNFIN	0	168	0						
TOTALS		2,844	4,194	2,844						

Alternate Key 3829700  
 Parcel ID 18-22-26-0076-000-11700

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

2024-0861 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	
2025	24-0774	02-23-2024		12,778	0002	REPL WINDOWS 2			
2025	24-0228	01-29-2024		3,700	0002	SCRN INSERTS LANAI			
2007	200506083	01-11-2006	03-06-2007	152,900	0000	SFR FOR 07	03-08-2007		
2006	2005060833	06-15-2005	01-11-2006	152,900	0000	TOWNHSE 260 NAUTICA MILE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024000221	6264	1784	12-27-2023	WD	Q	01	I	440,000	039	HOMESTEAD	2024	25000
	4245	0236	11-16-2012	WD	Q	Q	I	175,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3106	0597	03-06-2006	WD	Q	Q	I	348,200				
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	
81,000	281,638	0	362,638	0	362638	50,000.00	312638	337638	362,638	

**Parcel Notes**

3106/597 DONALD F MURPHY MARRIED  
 4245/236 DONALD F MURPHY TO MARK SINANAN MARRIED  
 6264/1784 MARK SINANAN TO THOMAS MICHAEL & SHIRLEY GUERCIO HW  
 24CC EFILE HX APP CP 030224

\*\*\*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 3829706  
 Parcel ID 18-22-26-0076-000-12300

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

2024-0861 Comp 3  
 PRC Run: 12/10/2024 By

Card # 1 of 1

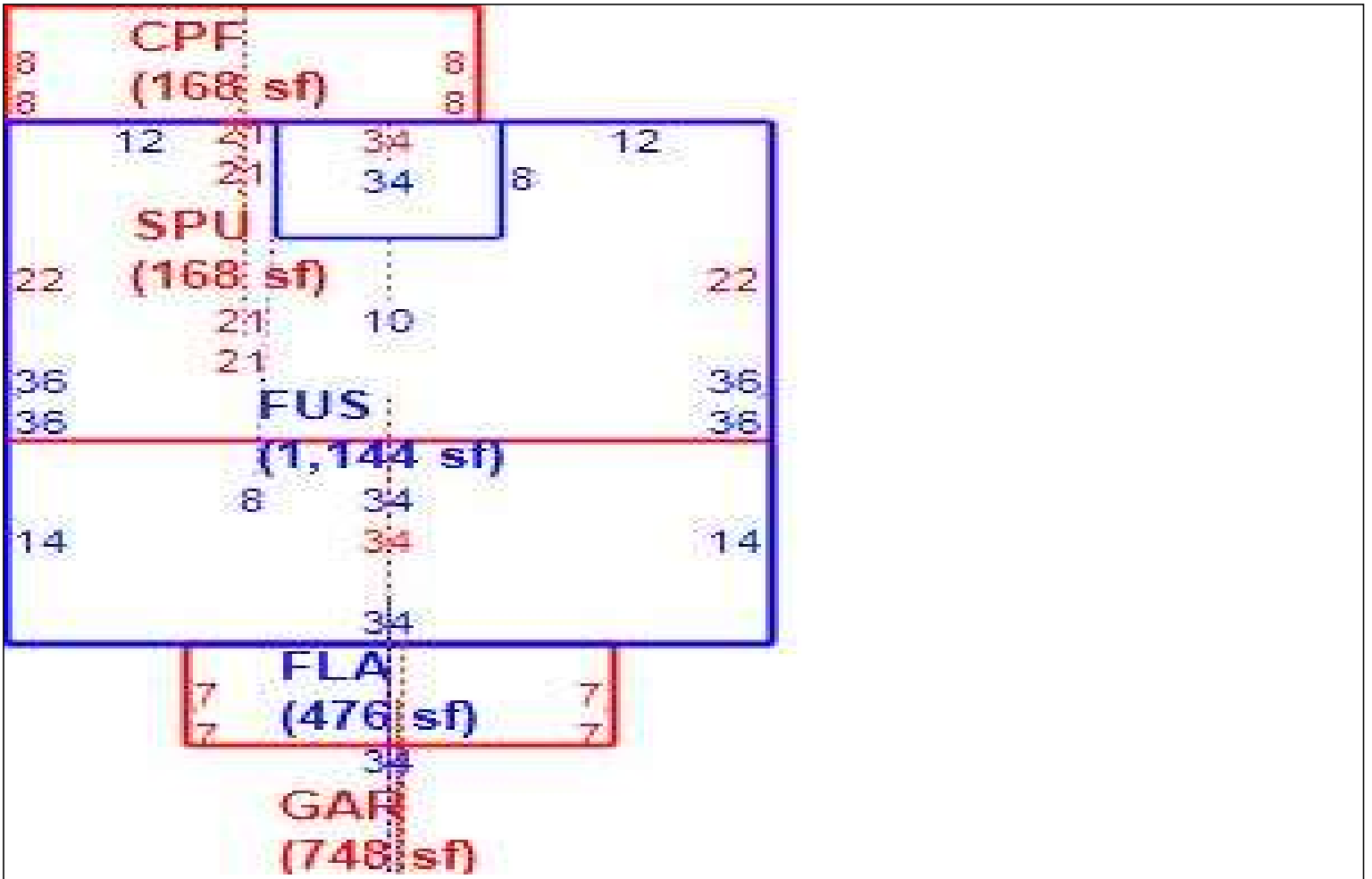
Current Owner		
COSTELLO DAVID M & JACLYN S LIFE EST		
284 NAUTICA MILE DR		
CLERMONT	FL	34711

Property Location		
Site Address 284 NAUTICA MILE DR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0593
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
 CLERMONT YACHT CLUB PHASE 2 PB 53 PG 5-6 LOT 123--LESS E'LY 9.5 FT-- ORB 6149 PG 1577 ORB 6195 PG 956

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	45,000.00	0.0000	2.25	0.800	1.000	0	81,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		81,000			
Classified Acres		0		Classified JV/Mkt		81,000		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 284,748 Deprec Bldg Value 276,206 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	2
CPF	CARPOR FINISHED	0	168	0	2006	2844	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,700	1,700	1700	83.59	284,748	Quality Grade	640	Half Baths	0
FUS	FINISHED AREA UPPER	1,144	1,144	1144	EX	97.00	Wall Type	03	Heat Type	6
GAR	GARAGE FINISH	0	748	0	% Good	0	Foundation	3	Fireplaces	0
OPF	OPEN PORCH FINISHE	0	133	0	Functional Obsol	276,206	Roof Cover	3	Type AC	03
SPF	SCREEN PORCH FINIS	0	133	0						
SPU	SCREEN PORCH UNFIN	0	168	0						
TOTALS		2,844	4,194	2,844						

Alternate Key 3829706  
 Parcel ID 18-22-26-0076-000-12300

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

2024-0861 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	200505101	01-11-2006	03-06-2007	152,900	0000	SFR FOR 07	03-08-2007		
2006	2005051019	06-06-2005	01-11-2006	152,900	0000	TOWNHSE 284 NAUTICA MILE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023099767	6195 0956	07-11-2023	LE	U	11	I	100	039	HOMESTEAD	2024	25000	
2023062933	6149 1577	05-26-2023	WD	Q	01	I	457,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4483 0387	05-16-2014	WD	Q		I	202,000					
	3898 0395	04-15-2010	WD	U	U	I	149,900					
	3868 0636	01-19-2010	CT	U	U	I	0					
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	
81,000	276,206	0	357,206	56736	300470	50,000.00	250470	275470	357,206	

**Parcel Notes**

3129/554 SURVEYORS AFFIDAVIT STATES THE E'LY 9.5 FT OF LOT 123 SB ADDED TO LOT 124  
 3145/1068 CAROLE J CHIN SINGLE  
 3868/636 CT VS CAROLE J CHIN SOLD TO FEDERAL NATL MTG ASSN  
 3898/395 FEDERAL NATL MTG ASSN TO JERRY WILCOXON SINGLE  
 4483/387 JERRY WILCOXON TO TRINA PERKINS & CHRISTOPHER J BRANCATO HW  
 14X COURTESY HX CARD SENT 062014  
 15X PERKINS TRINA & CHRISTOPHER BRANCATO FILED PORT PEND 501T LP 111714  
 15X CHRISTOPHER BRANCATO FILED 15X PORT ON 3776274 KM 120114  
 15IT 2FIX FROM 1 END UNIT WITH MANY UPGRADES HARDWOOD FLOORS RENO KITCHEN PER MLS G4698727 CRA 061614  
 15 LOW SALE SEE AK 3798406 3798413 3829698 CRA 060115  
 6149/1577 CHRIS & TRINA PERKINS TO DAVID M & JACLYN S COSTELLO HW  
 6195/956 JACLYN S & DAVID M COSTELLO ENHANCED LE REM ZANE MICHAEL SALBER AND MORGAN GLENN SALBER AND CADE CASSIDY SALBER AND JENA MAY SALBER ONLY  
 24CC EFILE HX PORT APP CP 111923

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