

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 37882/8

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			NT BOARD (N	(AB)
Petition# á	1024-0863	County Lake	· · · · · · · · · · · · · · · · · · ·	ax year <b>202</b> 4	Date received 9.12.24
		COMPLETED BY TO			•
PART 1. Taxpay	er Information HPA JV B	derower 2019-1	MILLC		
	oint Venture - HPA JV 2019 Pro	perty Holdco LLC; Hp	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	e Rd, Ste 650	Parcel ID and physical address or TPP account #	22-24-26- 085 15220 Greate	5500084000 er Groves Boulevard
Phone <b>954-740-</b> 6	3240		Email	ResidentialAp	peals@ryan.com
	to receive information is				
I am filing this documents the	petition after the petition at support my statement	deadline. I have attac	hed a statement of	of the reasons I	filed late and any
your evidence evidence. The	to the value adjustment bo VAB or special magistrate	ard clerk. Florida law a e ruling will occur unde	llows the property a r the same statuto	appraiser to cros ry guidelines as	
	☑ Res. 1-4 units☐ Indus ☐ Res. 5+ units ☐ Agricu	strial and miscellaneou ultural or classified use	ıs High-water re Vacant lots and		listoric, commercial or nonprofit Business machinery, equipment
PART 2. Reasor	for Petition	eck one. If more than	one, file a separ	ate petition.	
<ul><li>✓ Real property</li><li>☐ Denial of class</li></ul>	value (check one) decr			mption Select o	r enter type:
Tangible persor	arent reduction ot substantially complete nal property value (You m by s.193.052. (s.194.034 es for catastrophic event	nust have timely filed a	Include a dat a∐Qualifying impro	e-stamped cop evement (s. 193. control (s. 193.1	otion or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination  5 Enter the time		ally similar. (s. 194.01 ou need to present you	1(3)(e), (f), and (g ir case. Most heari	), F.S.) ngs take 15 min	rty appraiser's outes. The VAB is not bound ne time needed for the entire
ı ·	es or I will not be available	to attend on specific	dates. I have attac	ched a list of da	tes.
evidence directly appraiser's evider	it to exchange evidence vito the property appraiser nce. At the hearing, you h	at least 15 days befor have the right to have	re the hearing and witnesses sworn.	make a writter	request for the property
of your property re information redac	ecord card containing info	ormation relevant to th	e computation of	your current as	property appraiser a copy sessment, with confidential d the property record card

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 without attaching a completed power of attorney or authoriz Written authorization from the taxpayer is required for acceptable.	zation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional S	Signature	
Complete part 4 if you are the taxpayer's or an affiliated en representatives.	tity's employee or you are one of the	
I am (check any box that applies):		
An employee of	(taxpayer or an affiliat	ed entity).
A Florida Bar licensed attorney (Florida Bar number	).	
■ A Florida real estate appraiser licensed under Chapter	475, Florida Statutes (license numbe	r <u>RD6182</u> ).
☐ A Florida real estate broker licensed under Chapter 475		).
A Florida certified public accountant licensed under Cha	apter 473, Florida Statutes (license nu	ımber).
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential info	ormation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of funder s. 194.011(3)(h), Florida Statutes, and that I have re	iling this petition and of becoming an	agent for service of process
Robert I. Penton	Robert Peyton	9/10/2024
Signature, representative	Print name	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 cannot (check one)	•	ployees listed in part 4 above
☐ Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR ☐ the taxpayer's auth		
☐ I am an uncompensated representative filing this petition	on AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxp	payer's authorized signature is in part	3 of this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential in	formation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #

2024-0863

Alternate Key: 3788218

Parcel ID: 22-24-26-0855-000-84000

Petitioner Name	Rya	n,llc c/o Pey	ton	Property	15220 GRE	ATER GROVE	Check if M	ultiple Parcels
The Petitioner is:	Taxpayer of Re	cord 🗸 Taxı	payer's agent	Address		BLVD		
Other, Explain:				Addicss	CLE	RMONT		
Owner Name	Hpa jv bo	rrower 2019	9-1 ml llc	Value from	Value befo	re Board Actio	n ./-!#	Daniel Astice
	•			TRIM Notice		nted by Prop App	i valle aller	Board Action
1. Just Value, red	quired			\$ 309,82	25 \$	309,82	25	
2. Assessed or c		lue, *if appli	cable	\$ 273,24		273,24	10	
3. Exempt value,	*enter "0" if no	ne		\$	-			
4. Taxable Value,	*required			\$ 273,24	40 \$	273,24	10	
*All values entered	d should be coun	ty taxable va	lues, School and	d other taxing	authority values	s may differ.		
Loot Colo Doto			4		Arm'o Longth	√ Distressed	Dook 5470	Dama 005
Last Sale Date	9/13/2018	Pric	<b>:e:</b> \$21	7,000	Arm's Length	Distressed	Book <u>5172</u>	Page <u>965</u>
ITEM	Subje	ct	Compara	able #1	Compar	able #2	Compar	able #3
AK#	37882		3440		3783		3717	074
Address	15220 GREATE		2335 DUN		15806 SOUF		1820 MAI	
	BLVI	)	CLERM		CLERN		CLERN	
Proximity			same		same		same	
Sales Price			\$395, -15		\$485, -15		\$475, -15	
Cost of Sale			1.60		2.00		3.20	
Time Adjust			\$342,		\$421,		\$418,	
Adjusted Sale \$/SF FLA	\$106.06	ner SE	\$256.81		\$209.61		\$207.09	
Sale Date	Ψ130.30	\$196.96 per SF		8/7/2023		023	4/7/2	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Terms or Gale					L			
Value Adj.	Description	1	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,573		1,332	16870	2,013	-30800	2,023	-31500
Year Built	1999		1993	100.0	1998	00000	1998	0.000
Constr. Type	block/stucco		block/stucco		block/stucco		block/stucco	
Condition	good		good		good		good	
Baths	2.0		2.0		3.0	-10000	3.0	-10000
Garage/Carport	2 car		2 car		2 car		2 car	
Porches	319 sf		24 sf		331 sf		321 sf	
Pool	у		Υ	0	Y	0	Y	0
Fireplace	0		0	0	0	0	0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	no		no	+	no		no	
Site Size	lot		lot		lot .		lot .	
Location	good		good		good		good	
View	good		good		good		good	
			Net Adj. 4.9%	16870	-Net Adj. 9.7%	-40800	-Net Adj. 9.9%	-41500
			Gross Adj. 4.9%	16870	Gross Adj. 9.7%	40800	Gross Adj. 9.9%	41500
Adi Calaa Drisa	Market Value	\$309,825	Adj Market Value	\$358,940	Adj Market Value	\$381,150	Adj Market Value	\$377,450
Adj. Sales Price	Value per SF	196.96						

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: Mohamed Shariff DATE 11/19/2024

### 2024-0863 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3788218	15220 GREATER GROVES BLVD CLERMONT	same sub
2	comp 1	3440901	2335 DUNCAN TRL CLERMONT	same sub
3	comp 2	3783925	15806 SOUR ROOT CT CLERMONT	same sub
4	comp 3	3717074	1820 MARSH CT CLERMONT	same sub
5				
6				
7				
8				

Parcel ID 22-24-26-0855-000-84000

Current Owner

HPA JV BORROWER 2019-1 ML 1 LLC

120 S RIVERSIDE PLZ STE 2000

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

subject

2024-0863 Subject 12/4/2024 By PRC Run:

> Card # 1 of 1

Property Location

Site Address 15220 GREATER GROVES BLVD

CLERMONT FL 34714 **GG05** NBHD

Mill Group 0581

Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

GREATER GROVES PHASE 8 SUB LOT 840 PB 41 PGS 62-63 ORB 5230 PG 1214

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIOIL	Debiii	Adj	Units	Price		Factor	Factor Factor		Class vai	Value
1	0100	0	0		1.00 LT	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
		T-4-1 A		0.001	1) // M 4 1 0			T-4-		41		00.750
		Total A		0.00	JV/Mkt 0				il Adj JV/MI			92,750
	Cla	assified A	cres	01	Classified JV/Mkt 92	2.750		Classifie	d Adi JV/MI	ctl		0

Sketch

Bldg 1 1 of 1 Replacement Cost 209,700 Deprec Bldg Value 203,409 Multi Story Sec (264 sf) FLA (1,573 sf) GCF (462 sf)

	Building S	Sub Areas			Building Valuation	n Construction Detail			n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,573	1,573	1573	Effective Area	1573				
-	GARAGE FINISH	0	462	0	Base Rate	106.71	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	319	0	Building RCN	209,700	Quality Grade	665	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Typo	03	ricat Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,573	2,354	1,573	Building RCNLD	203,409	Roof Cover	3	Type AC	03

#### LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0863 Subject PRC Run: 12/4/2024 By

	Non roal 2024 Otatuo. A											
	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	312.00	SF	35.00	1999	1999	10920.00	85.00	9,282			
PLD2	POOL/COOL DECK	539.00	SF	5.38	1999	1999	2900.00	70.00	2,030			
SEN2	SCREEN ENCLOSED STRUCTURE	1681.00	SF	3.50	1999	1999	5884.00	40.00	2,354			

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2006 S 2004 S	SALE SALE 9901018	01-01-2005 01-01-2003 11-12-1999	04-18-2006 01-20-2004 12-01-1999	2,300	0000 0000	CHECK VALUE CHECK VALUE 21X36 SEN	Neview Date	CO Date

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019012208 2018110702	5230 5172 2819 2434 1753	1214 0965 0518 0022 1414	01-29-2019 09-13-2018 04-19-2005 10-14-2003 09-22-1999	WD WD WD WD WD	2000	M Q Q Q Q		100 217,000 256,000 176,000 140,300				
										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
92.750	203.409	13.666	309.825	36585	273240	0.00	273240	309825	303.709

<sup>\*\*\*</sup>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 22-24-26-0800-000-12500

Current Owner

BERIA DIANE AND SUMINTRA ROOPNARAI

2335 DUNCAN TRL

CLERMONT  $\mathsf{FL}$ 34714

#### **LCPA Property Record Card** Roll Year 2024 Status: A

comp 1

2024-0863 Comp 1 PRC Run: 12/4/2024 By

Card # of 1

**Property Location** 

Site Address 2335 DUNCAN TRL

CLERMONT FL 34714 **GG05** NBHD 0581

Mill Group Property Use Last Inspection

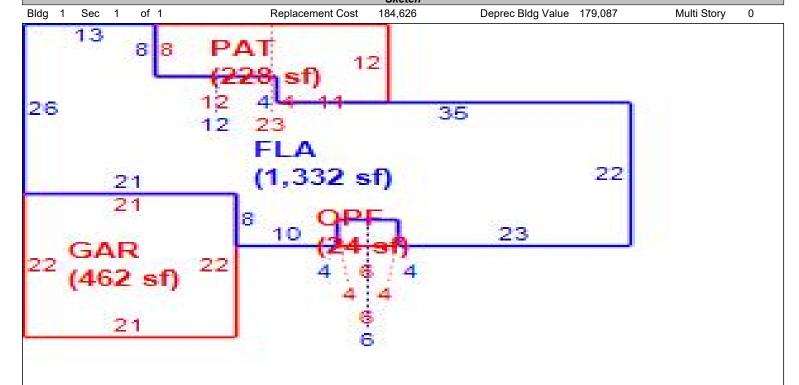
00100 SINGLE FAMILY PJF 01-01-202

Legal Description

GREATER GROVES PHASE 1 LOT 125 PB 32 PGS 79-80 ORB 6192 PG 2224

Lan	d 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	26,500.00	0.0000	3.50	1.300	1.000	0	120,575
		Total A	cres	0.00	JV/Mkt 0			Tota	l Adj JV/Mk	ct		120,575
	Cla	assified A	cres	0	Classified JV/Mkt 12	0.575		Classified	d Adi .IV/Mk	ct		0

Sketch



	Building S	Sub Areas			Building Valuati	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1993	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,332	1,332	1332	Effective Area	1332	No Charica	4.00	Cull Datha	
GAR	GARAGE FINISH	0	462	0	Base Rate	109.68	No Stories	1.00	Full Baths	2
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	24 228	0	Building RCN	184,626	Quality Grade	665	Half Baths	0
	TATIO ONGOVERED		220	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,332	2,046	1,332	Building RCNLD	179 087	Roof Cover	3	Type AC	03

#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0863 Comp 1 PRC Run: 12/4/2024 By

	Miscellaneous Features													
		*On	ly the first	t 10 records a	re reflected	below								
Code	Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value													
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	1992	1992	15750.00	85.00	13,388					
PLD2	POOL/COOL DECK	660.00	SF	5.38	1992	1992	3551.00	70.00	2,486					
SEN2	SCREEN ENCLOSED STRUCTURE	1348.00	SF	3.50	1992	1992	4718.00	40.00	1,887					

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
1996	9503516	07-01-1995	12-01-1995	12,000	0000	RE:9300555		
1994	9301344	03-01-1993	12-01-1993	4,000	0000	SEN FOR POL		
1994	9300555	01-01-1993	12-01-1993	12,000	0000	POL 450SF LT125 C NOTES		
1993	82110	07-01-1992	12-01-1993	42,239	0000	SFR		

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023097733 2019115129	6192 5356 2130 1693 1208	2224 1718 1550 1722 1758	08-07-2023 10-10-2019 05-10-2002 02-17-1999 01-01-1993	WD QC WD WD WD	QUQUQ	01 U Q U Q	 	395,000 100 122,000 36,100 89,200	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
Value Summary										Total		50,000.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
120.575	179.087	17.761	317.423	0	317423	50.000.00	267423	292423	311.966

<sup>\*\*\*</sup>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 22-24-26-0845-000-63400

Current Owner

ANDERSON KRISTEN AND GLENN ANDERS

15806 SOUR ROOT CT

CLERMONT 34714 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 2

2024-0863 Comp 2 12/4/2024 By PRC Run:

> Card # 1 of 1

**Property Location** 

Site Address 15806 SOUR ROOT CT CLERMONT FL 34714

Mill Group **GG05** NBHD 0581

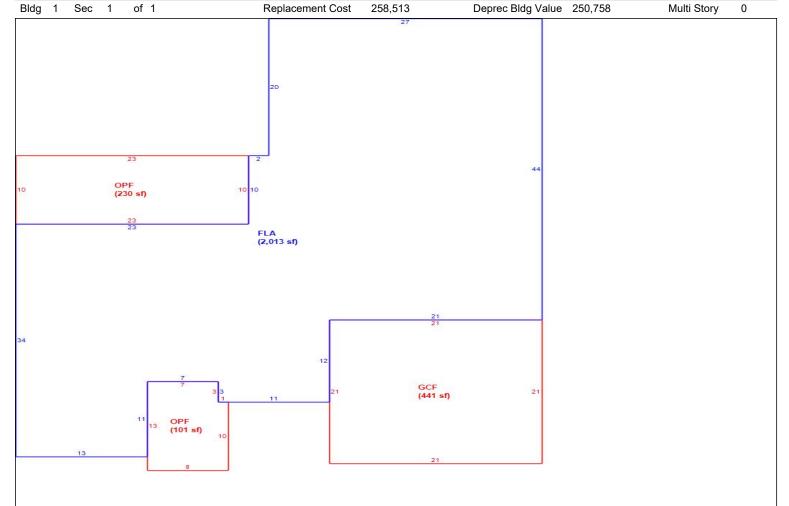
Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

GREATER GROVES PHASE 6 LOT 634 PB 40 PGS 27-28 ORB 6175 PG 1160

Lan	d 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	26,500.00	0.0000	3.50	1.250	1.000	0	115,938
		Total A	cres	0.00	JV/Mkt 0			Tota	Adj JV/Mk	ct		115,938
	Cla	assified A	cres	0	Classified JV/Mkt 115	5 938		Classified	M/VI. ibA	ct		0

Sketch



	Building S	Sub Areas			Building Valua	tion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	1998	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,013	· · · · ·	2013	Effective Area	2013			F. II D. H.	_
GAR	GARAGE FINISH	0	441	0	Base Rate	105.09	No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	331	0	Building RCN	258,513	Quality Grade	665	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,013	2,785	2,013	Building RCNLD	250 758	Roof Cover	3	Type AC	0.3

Alternate Key 3783925 Parcel ID 22-24-26-0845-000-63400

#### LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0863 Comp 2 12/4/2024 By

	Miccollangous Fostures													
	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	392.00	SF	35.00	1998	1998	13720.00	85.00	11,662					
PLD2	POOL/COOL DECK	508.00	SF	5.38	1998	1998	2733.00	70.00	1,913					
SEN2	SCREEN ENCLOSED STRUCTURE	1596.00	SF	3.50	1998	1998	5586.00	40.00	2,234					

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
1999	9811082	11-12-1998	12-01-1998	2,400	0000	24X35 SEN/15806 SOUR ROOT		

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023084089	6175 1664 1589	1160 0896 0182	07-04-2023 11-11-1998 02-27-1998	WD WD WD	QQU	01 Q M	     	485,000 166,400 1	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00
						Val	ua Summ	2r\/				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
115.938	250 758	15.809	382 505	0	382505	50 000 00	332505	357505	374 618

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Parcel ID 22-24-26-0835-000-41000

Current Owner SETIEN FAMILY TRUST

**BARRE** VT05641

#### **LCPA Property Record Card** Roll Year 2024 Status: A

comp 3

2024-0863 Comp 3 12/4/2024 By PRC Run:

> Card # 1 of 1

**Property Location** Site Address 1820 MARSH CT

CLERMONT FL 34714

Mill Group **GG05 NBHD** 0581

Property Use Last Inspection 00100 SINGLE FAMILY MHS 02-01-201

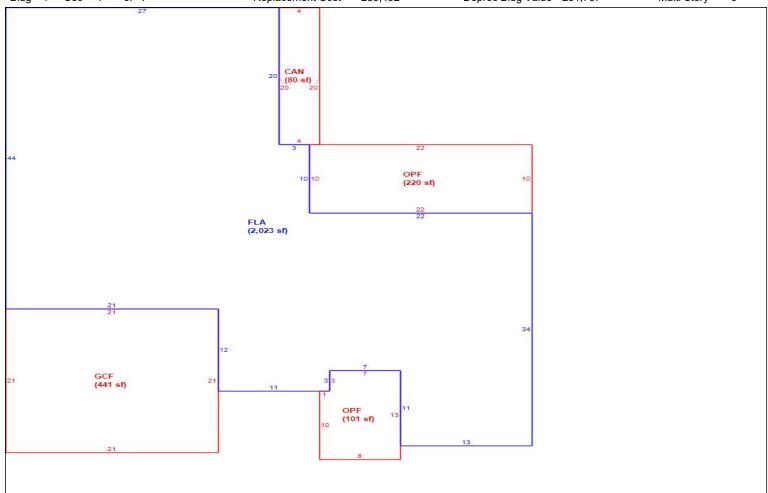
Legal Description

23 CABLE ST

GREATER GROVES PHASE 4 SUB LOT 410 PB 37 PGS 69-70 ORB 6123 PG 2407

Lan	d 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	26,500.00	0.0000	3.50	1.250	1.000	0	115,938
		Total A	cres	0.00	JV/Mkt 0			Tota	l Adj JV/Mk	ct	I L	115,938
	Cla	assified A	cres	Ól	Classified JV/Mkt 11:	5 938		Classified	M/VL ibA b	ctl	•	0

Sketch Multi Story Bldg 1 1 of 1 Replacement Cost 259,492 Deprec Bldg Value 251,707 0 Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	1998	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,023	2,023	2023	Effective Area	2023	l			
GAR	GARAGE FINISH	0	441	0		104.98	No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	321	0	Building RCN	259,492	Quality Grade	665	Half Baths	0
PAT	PATIO UNCOVERED	0	80	0		•	Quality Orado	003	rian banio	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		ı ı
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,023	2,865	2,023	Building RCNLD	251,707	Roof Cover	3	Type AC	03

### LCPA Property Record Card Roll Year 2024 Status: A

2024-0863 Comp 3 PRC Run: 12/4/2024 By

Miscellaneous Features												
*Only the first 10 records are reflected below												
Code												
POL2	SWIMMING POOL - RESIDENTIAL	432.00	SF	35.00	2004	2004	15120.00	85.00	12,852			
PLD2	POOL/COOL DECK	346.00	SF	5.38	2004	2004	1861.00	70.00	1,303			
SEN2	SCREEN ENCLOSED STRUCTURE	1426.00	SF	3.50	2018	2018	4991.00	87.50	4,367			
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				
2019 2005 2005 2005	2018060968 2004060540 2004050710 SALE	07-13-2018 06-10-2004 05-21-2004 01-01-2004	02-01-2019 03-10-2005 03-10-2005 05-03-2005	11,310 2,200 27,500 1	0003 0000 0000	SEN 25X33 POOL ENCL/1820 MARSH CT 15X30 POOL W/SPA & DECK-1820 MAR CHECK VALUE	02-01-2019					

			Sales Informa	Exemptions								
Instrument No	Book/Page		k/Page Sale Date		Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023042180 2017010735	6123 4895 2573 1653 1623	2407 2136 2051 2246 0194	04-07-2023 12-27-2016 04-23-2004 10-06-1998 06-30-1998	WD QC WD WD WD	QUQUQ	01 U Q U Q	 	475,000 45,500 175,000 0 127,900				
										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
115 938	251 707	21 672	389 317	0	389317	0.00	389317	389317	381 666

<sup>\*\*\*</sup>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.\*\*\*