

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3775708

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.

incorporated, by re	referce, in Rule 12D-16.0				nors and a second a
	GOMETEMED BAG	The state of the s		CARL CONTRACTOR OF THE CARL	TO THE RESERVE THE PROPERTY OF THE PARTY OF
Petition# 30	024-0865	County Lake		x year 2024	Date received 9.12.24
		OMSTRUEDBALL			
	er Information IPA IL BOR				
	int Venture - HPA JV 2019 Prope	erty Holdco LLC; HPA	Representative: R	yan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	priyolcal addicoo		0-000- 04800 nn Glen Avenue
Phone 954-740-6	240		Email I	ResidentialAp	opeals@ryan.com
	to receive information is by				
	petition after the petition de at support my statement.	eadline. I have attac	ched a statement of	the reasons I	filed late and any
your evidence t		rd clerk. Florida law a	allows the property ap	opraiser to cro	st submit duplicate copies of ss examine or object to your s if you were present.)
	☑ Res. 1-4 units☐ Industr ☐ Res. 5+ units ☐ Agricult	ial and miscellaneou ural or classified use	us High-water recl	_	Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Petition Chec	k one. If more than	n one, file a separa	te petition.	
✓ Real property v ☐ Denial of classi ☐ Parent/grandpa		ase 🗌 increase	Denial of exem		or enter type:
Property was no Tangible person return required I	of substantially complete of all property value (You must by s.193.052. (s.194.034, less for catastrophic event	st have timely filed	(Include a date a ☐Qualifying improv	-stamped cop rement (s. 193. ontrol (s. 193.1	y of application.)
determination	f this is a joint petition. Atta n that they are substantiall	y similar. (s. 194.01	1(3)(e), (f), and (g),	F.S.)	•
by the reques	sted time. For single joint pe	titions for multiple ur	nits, parcels, or accor	unts, provide th	nutes. The VAB is not bound ne time needed for the entire
	s or I will not be available to	o attend on specific	dates. I have attach	ned a list of da	ites.
evidence directly tappraiser's eviden	to exchange evidence wit to the property appraiser a ce. At the hearing, you ha	t least 15 days befo ve the right to have	re the hearing and r witnesses sworn.	make a writter	request for the property
of your property re information redact	cord card containing infor	mation relevant to th	ne computation of ye	our current as	e 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 authorization.		part 5 to represent you
Written authorization from the taxpayer is required for access		roperty appraiser or tax
collector.		
I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.	any confidential information related to e property described in this petition ar	o this petition. nd that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sig		
Complete part 4 if you are the taxpayer's or an affiliated entity representatives.	y's employee or you are one of the fo	llowing licensed
I am (check any box that applies):		
	(taxpayer or an affiliated	entity).
A Florida Bar licensed attorney (Florida Bar number).	
■ A Florida real estate appraiser licensed under Chapter 47	75, Florida Statutes (license number –	<u>RD6182</u>).
A Florida real estate broker licensed under Chapter 475,	Florida Statutes (license number).
A Florida certified public accountant licensed under Chap	ter 473, Florida Statutes (license num	ber).
I understand that written authorization from the taxpayer is reappraiser or tax collector.	quired for access to confidential inform	nation from the property
Under penalties of perjury, I certify that I have authorization tam the owner's authorized representative for purposes of filinunder s. 194.011(3)(h), Florida Statutes, and that I have read	ng this petition and of becoming an ag	ent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature	製造 1 日本 1 日	
Complete part 5 if you are an authorized representative not lis	sted in part 4 above.	
☐ I am a compensated representative not acting as one of t AND (check one)	he licensed representatives or employ	yees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requ taxpayer's authorized signature OR ☐ the taxpayer's author		
☐ I am an uncompensated representative filing this petition.	AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpay	yer's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is reappraiser or tax collector.	equired for access to confidential infor	mation from the property
Under penalties of perjury, I declare that I am the owner's au becoming an agent for service of process under s. 194.011(3 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L			
Petition #	!	2024-0865		Alternate K	ey: 3775108	Parcel	ID: 22-24-26-230	0-000-04800
Petitioner Name	Rya	n,llc c/o Pey	ton	5 ,			Check if Mul	tiple Parcels
The Petitioner is:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property Address		JMN GLEN AV RMONT	E	
Other, Explain:				Address	OLE	RIVIONI		
Owner Name	ΗΡΔ 11 hα	orrower 202	0-1 ga IIc	Value from	Value hefor	e Board Actio	n .	
		<u> </u>	o i ga no	TRIM Notic	T GIGO DOIGI	ted by Prop App	i value aπer B	oard Action
1. Just Value, red	nuired			\$ 397,8	58 \$	397,8	58	
2. Assessed or c		ue. *if appli	cable	\$ 307,2	· ·	307,26		
3. Exempt value,				\$	-			
4. Taxable Value,				\$ 307,2	60 \$	307,26	60	
*All values entered	-	tv taxable va	lues. School an					
			,		-	-		
Last Sale Date	7/13/2019	Pric	ce: \$27	5,000	✓ Arm's Length	/ Distressed	Book <u>5316</u> P	age <u>1026</u>
ITEM	Subje	ct	Compar	able #1	Compara	able #2	Compara	ble #3
AK#	37751		3787	987	3787		37877	85
Address	15650 AUTUMN				2917 WILS		2809 MAYFLOV	
	CLERMO	TNC	CLERN	//ONT	CLERM	IONT	CLERM	TNC
Proximity			same		same		same s	
Sales Price			\$399,		\$377,0		\$389,0	
Cost of Sale			-15		-15'		-15%	
Time Adjust			1.60		2.00		4.009	
Adjusted Sale \$/SF FLA	\$149.18 p	or CE	\$346, \$225.61		\$327,9 \$213.12		\$346,2 \$182.70 p	
Sale Date	φ149.10 μ	DEI SE	8/18/2	·	φ213.12 7/6/2	•	2/24/20	
Terms of Sale			Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Terms of Gale			/ / / Langur [/ / / / Language [2101100000	7 23g	1 2.00.00000
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,667		1,535	79240	1,539	78960	1,895	54040
Year Built	1999		2001		2002		2000	
Constr. Type	block/stucco		block/stucco		block/stucco		block/stucco	
Condition	good		good		good		good	
Baths	2.1		2.0	5000	2.0	5000	2.0	5000
Garage/Carport	2 car		2 car		2 car		2 car	
Porches	156 sf		35 sf		30 sf		25 sf	
Pool	N		Y	-20000	N	0	N	0
Fireplace	0		0	0	0	0	0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	no		no lot		no		no	
Site Size	lot		lot	+	lot	+	lot	
Location	good		good		good		good	
View	good		good		good		good	
			Net Adj. 18.5%	64240	Net Adj. 25.6%	83960	Net Adj. 17.1%	59040

104240

\$410,553

Gross Adj. 25.6%

Adj Market Value

83960

\$411,950

Gross Adj. 17.1%

Adj Market Value

59040

\$405,250

Gross Adj. 30.1%

Adj Market Value

Market Value

Value per SF

Adj. Sales Price

\$397,858

149.18

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: Mohamed Shariff DATE 11/20/2024





Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3787999	2917 WILSHIRE RD CLERMONT	same sub
2	comp 3	3787785	2809 MAYFLOWER LOOP CLERMONT	same sub
3	subject	3775108	15650 AUTUMN GLEN AVE CLERMONT	same sub
4	comp 1	3787987	2823 WILSHIRE RD CLERMONT	same sub
5				
6				
7				
8				

Parcel ID 22-24-26-2300-000-04800

Current Owner

HPA II BORROWER 2020-1 GA LLC

120 S RIVERSIDE PLZ STE 2000

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

subject

2024-0865 Subject 12/4/2024 By PRC Run:

> Card # 1 of 1

Property Location

Site Address 15650 AUTUMN GLEN AVE

Mill Group

CLERMONT FL 34714 0005 NBHD 0581

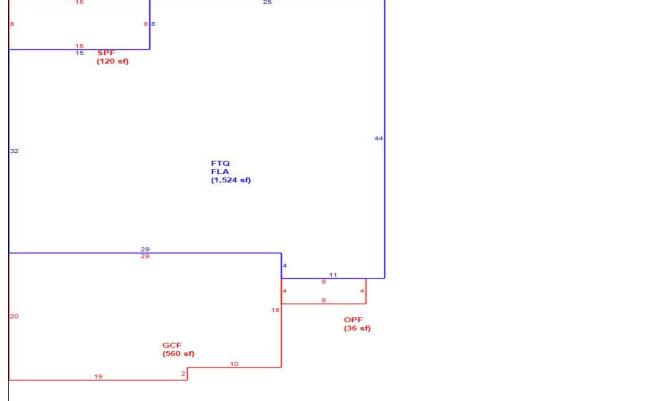
Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

WESTON HILLS SUBDIVISION PHASE 1 SUB LOT 48 PB 39 PGS 39-41 ORB 5404 PG 2442

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	T 26,500.00	0.0000	3.00	1.000	1.000	0	79,500
		Total A	cres	0.00	JV/Mk	d 0	<u>' </u>	Tota	d Adj JV/MI	kt	1	79,500
	Cli	assified A	cres	0	Classified .IV/Mk	t 79 500		Classifie	IM/VI. ibA b	ct		0

Sketch Bldg 328,204 Multi Story 1 1 Sec 1 of 1 Replacement Cost Deprec Bldg Value 318,358



	Building S	Sub Areas			Building Valuatio	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,524			Lilouivo i ilou	2667	N. Otaria		Cull Datha	
FTQ	FINISHED AREA THREE	1,143	, -	1143	Base Rate	101.76	No Stories	1.75	Full Baths	2
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	560 36	0	Building RCN	328,204	Quality Grade	680	Half Baths	1
SPF	SCREEN PORCH FINIS		120	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,667	3,764	2,667	Building RCNLD	318 358	Roof Cover	3	Type AC	03

Alternate Key 3775108 Parcel ID 22-24-26-2300-000-04800

LCPA Property Record Card Roll Year 2024 Status: A

2024-0865 Subject PRC Run: 12/4/2024 By

Card # 1 of 1

raiceiii	D 22-24-	20-230	0-000-0	74000	Ro	ıı Yea	ir 202	4 Sta	itus: A			Calu #	'	01 1
					*Only			aneous F records a	eatures re reflected b	elow				
Code		Descrip	tion	Uı	nits	Туре	Ur	nit Price	Year Blt	Effect Y	r RCN	%Good	d Ar	or Value
						,								
							Bui	lding Peri	mits					
Roll Year	r Permit	ID	Issue Da	ate Comp	Date	Am	nount	Туре		Descri	otion	Review I	Date	CO Date
2009 2000	SALE 9902163		01-01-20 02-25-19	999 12-01-	1999		129,00	1 0000	· · · · · · · · · · · · · · · · · · ·			03-17-2	009	
				Sales Inforn	,							mptions		
Instrur	ment No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio	n	Year	Amount
	004797 081559	5404 5313 3713 1765	2442 1026 0749 2442	12-18-2019 07-13-2019 12-15-2008 10-28-1999	WD WD WD	U Q Q Q	11 Q Q Q		100 275,000 180,000 147,700					

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020004797 2019081559	5404 5313 3713 1765	2442 1026 0749 2442	12-18-2019 07-13-2019 12-15-2008 10-28-1999	WD WD WD WD	U Q Q Q	11 Q Q Q		100 275,000 180,000 147,700				
										Total		0.00
						Val	lua Summ	211/		·		

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
79,500	318,358	0	397,858	90598	307260	0.00	307260	397858	387,768

^{***}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 22-24-26-2305-000-33000

Current Owner

RAFULS ERICK R & LETICIA Y

2823 WILSHIRE RD

CLERMONT FL 34714

LCPA Property Record Card Roll Year 2024 Status: A

comp 1

2024-0865 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

Property Location

Site Address 2823 WILSHIRE RD

CLERMONT FL 34714 0005 NBHD

Mill Group 0581 Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Legal Description

WESTON HILLS SUBDIVISION PHASE II LOT 330 PB 42 PGS 78-80 ORB 6198 PG 299

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	3.00	1.000	1.000	0	79,500
	Cla	Total A assified A		0.00	JV/Mkt Classified JV/Mkt				 Adj JV/M Adj JV/M			79,500 0

Sketch Bldg 1 1 of 1 221,378 Deprec Bldg Value 214,737 Multi Story 0 Sec Replacement Cost

36		FLA (1,535 sf)
	20 20	6 3 3
20	GCF (400 sf)	3 2 7 2 7 7 5 OPF (35 sf) 5
	20	

	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,535	1,535	1535	Effective Area	1535				-
GAR	GARAGE FINISH	0	400	Λ.	Base Rate	117.87	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	35	0	Building RCN	221,378	Quality Grade	680	Half Baths	0
					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	1,535	1,970	1,535	Building RCNLD	214,737	Roof Cover	3	Type AC	03

Alternate Key 3787987 Parcel ID 22-24-26-2305-000-33000

LCPA Property Record Card Roll Year 2024 Status: A

2024-0865 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

	Ton Tour 2024 Guitas. A												
Miscellaneous Features *Only the first 10 records are reflected below													
Code													
POL2	SWIMMING POOL - RESIDENTIAL	364.00	SF	35.00	2001	2001	12740.00	85.00	10,829				
PLD2	POOL/COOL DECK	436.00	SF	5.38	2001	2001	2346.00	70.00	1,642				
SEN2	SCREEN ENCLOSED STRUCTURE	1520.00	SF	3.50	2001	2001	5320.00	45.00	2,394				

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2002	0110480 0110476 120340	01-17-2001 01-17-2001 01-01-2001	01-30-2002 01-30-2002 01-30-2002	15,860 2,380 85,624	0000	POOL SEN SFR/2823 WILSHIRE RD	TONION DATE	COBallo

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Sale Price	Code	Description	Year	Amount				
2023102208 2017088090	6198 4987 1942	0299 0374 1785	08-18-2023 08-10-2017 04-27-2001	WD WD WD	QQQ	01 Q Q	 - 	399,900 206,300 139,800	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
		Total		50,000.00								
						Val	uo Summ	Or.				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
79 500	214 737	14 865	309.102	0	309102	50 000 00	259102	284102	302 477

^{***}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 22-24-26-2305-000-34200

Current Owner

4005 SANCREST CT MISSISSAUGA **ONTARIO L5L3Y5**

LCPA Property Record Card Roll Year 2024 Status: A

comp 2

2024-0865 Comp 2 12/4/2024 By PRC Run:

> Card # of 1

Property Location Site Address 2917 WILSHIRE RD

CLERMONT FL 34714

Mill Group 0005 **NBHD** 0581 Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

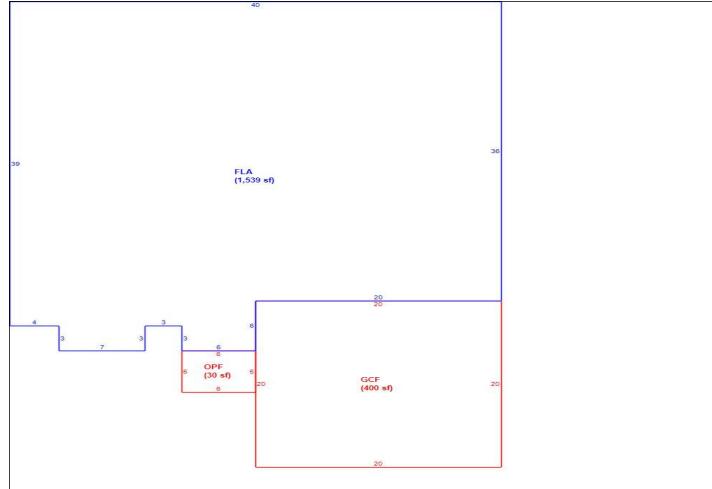
Legal Description

AL-A'RAF LLC

WESTON HILLS SUBDIVISION PHASE II LOT 342 PB 42 PGS 78-80 ORB 6174 PG 441

Lan	d Lines													
LL #	Use Code	Front	Depth	I	tes dj	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	3.00	1.000	1.000	0	79,500
	Total Acres 0.00			JV/Mkt 0			Total Adj JV/Mkt				79,500			
	Classified Acres			0	(Classified JV/Mkt 79,500			Classified Adj JV/Mkt			ct	0	

Sketch Bldg 1 1 of 1 Replacement Cost 221,682 Deprec Bldg Value 215,032 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail		L
Code	Description	Living Are	Gross Are		Year Built	2002	Imp Type	R1	Bedrooms	3	Ī
	FINISHED LIVING AREA	1,539	1,539	1539	Effective Area	1539			E !! D !!		
_	GARAGE FINISH	0	400	0	Base Rate	117.80	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	221,682	Quality Grade	680	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	Wan Type	03	ricat Type	U	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,539	1,969	1,539	Building RCNLD	215,032	Roof Cover	3	Type AC	03	

Alternate Key 3787999 Parcel ID 22-24-26-2305-000-34200

LCPA Property Record Card Roll Year 2024 Status: A

2024-0865 Comp 2 PRC Run: 12/4/2024 By

Card # 1 of 1

				*On		ellaneous l O records a	Features are reflected	below			
Ĭ	Code	Desci	ription	Units	Type l	Jnit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
ſ					Ві	uilding Per	rmits				
ľ	Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	1	Description	on	Review Da	te CO Date
	2012 2009 2003 2002	SALE SALE 2001080272 2001080272	01-01-2011 01-01-2008 04-18-2002 08-21-2001	04-11-2012 03-17-2009 07-18-2002 04-18-2002	85,6 85,6	1 0000 1 0000 668 0000		LUES LUE		03-15-201 03-17-200	2

ĺ				Sales Inform	ation						Exemptions		
	Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Pi										Description	Year	Amount
	2023083032 2023025038	2023083032 6174 044		07-06-2023 02-28-2023 02-15-2012 04-11-2011 09-10-2010	WD WD WD WD TR	Q Q Q U	01 01 Q Q U		377,000 350,000 90,000 82,000 100				
											Total		0.00
							Val	uo 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
79.500	215 032	0	294 532	0	294532	0.00	294532	294532	287 777

^{***}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 22-24-26-2305-000-29000

Current Owner

CASANOVA MARTHA L

2809 MAYFLOWER LOOP

CLERMONT 34714

LCPA Property Record Card Roll Year 2024 Status: A

comp 3

2024-0865 Comp 3 PRC Run: 12/4/2024 By

Card # 1 of 1

Property Location

Site Address 2809 MAYFLOWER LOOP

CLERMONT FL 34714

Mill Group 0005 NBHD 0581

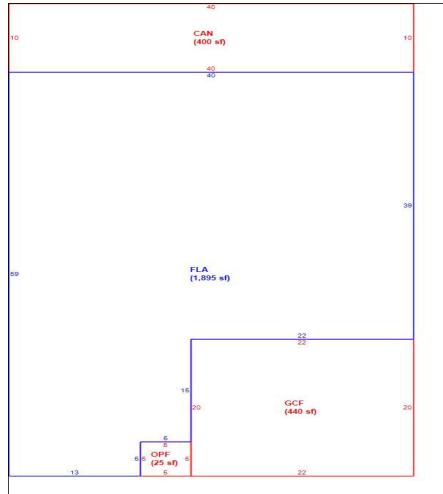
Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

WESTON HILLS SUBDIVISION PHASE II LOT 290 PB 42 PGS 78-80 ORB 6102 PG 2274

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			1.00 LT	26,500.00	0.0000	3.00	1.000	1.000	0	79,500	
				JV/Mkt	0		Tota	i Adj JV/MI	kt	t 79,500		
	Classified Acres 0				Classified JV/Mkt	79,500	Classified Adj JV/Mkt			0		

Sketch Bldg 1 1 of 1 Replacement Cost 263,069 Deprec Bldg Value 255,177 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,895	1,895	1895	Effective Area	1895	l		- " - "	-
-	GARAGE FINISH	0	440	0	Base Rate	115.90	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	25 400	0	Building RCN	263,069	Quality Grade	680	Half Baths	0
FAI	PATIO UNCOVERED	U	400	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,895	2,760	1,895	Building RCNLD	255,177	Roof Cover	3	Type AC	03

Alternate Key 3787785 Parcel ID 22-24-26-2305-000-29000

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0865 Comp 3 12/4/2024 By

Card # 1 of 1

i dicei ib	22 24 20 2000 000 20000	K	on rear	2024 Sta	atus: A			Oura II	1 01 1		
Miscellaneous Features											
*Only the first 10 records are reflected below											
Code	Description	Units	Туре	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				
2024 2012 2003	2023040916 SALE SALE	04-25-2023 01-01-2011 01-01-2002	02-16-2024 02-17-2012 07-17-2002	21,800 1 1	0002 0099 0000	REPL WINDOWS 7 CHECK VALUE CHECK VALUES	02-16-2024 02-17-2012					

			Sales Inform	Exemptions									
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023025278	6102	2274	02-24-2023	WD	Q	01	ı	389,000	039	HOMESTEAD	2024		
2016006757	4731	0160	07-21-2015	TR	U	U	1	100	059	ADDITIONAL HOMESTEAD	2024	25000	
2016006758	4731	0162	07-13-2015	TR	U	U	I	100					
	4061	0930	07-19-2011	WD	Q	Q	1	125,000					
	4042	2109	05-26-2011	WD	Q	Q	I	135,000					
									Total 50,000.0				
	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
79.500	255.177	0	334.677	0	334677	50.000.00	284677	309677	326.468

^{***}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.***