



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3805490**

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0870	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>HPA JV BORROWER 2019-1 ATIF LLC</i>			
Taxpayer name: Joint Venture - HPA JV 2019 Property Holdco LLC; Hp		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	26-24-26-0700-000-05000 1600 Morning Star Drive
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit <input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(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"/> 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. 5			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0870	Alternate Key: 3805490	Parcel ID: 26-24-26-0700-000-05000
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1600 MORNING STAR DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HPA JV BORROWER 2019-1 ATH LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 444,288	\$ 444,288
2. Assessed or classified use value, *if applicable	\$ 385,340	\$ 385,340
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 385,340	\$ 385,340

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date 5/19/2019 **Price:** \$100 Arm's Length Distressed **Book** 5284 **Page** 363

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3805490	3805455	3805458	3805464
Address	1600 MORNING STAR DR CLERMONT	16806 GLENBROOK BLVD CLERMONT	16818 GLENBROOK BLVD CLERMONT	16841 GLENBROOK BLVD CLERMONT
Proximity		650 FEET	800 FEET	1115 FEET
Sales Price		\$500,000	\$500,000	\$495,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	0.80%	4.40%
Adjusted Sale		\$435,000	\$429,000	\$442,977
\$/SF FLA	\$137.81 per SF	\$222.96 per SF	\$137.06 per SF	\$166.47 per SF
Sale Date		7/11/2023	10/25/2023	1/13/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	3,224	1,951	63650	3,130	4700	2,661	28150
Year Built	2005	2003		2003		2002	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	4.1	3.1	10000	3.1	10000	2.0	15000
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/OPF	OPF	4000	OPF/OPF		OPF	4000
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	.17 AC	.12 AC	7950	.12 AC	7950	.12 AC	7950
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RETENTION		RETENTION		RETENTION	
		Net Adj. 19.7%	85600	Net Adj. 5.3%	22650	Net Adj. 12.4%	55100
		Gross Adj. 19.7%	85600	Gross Adj. 5.3%	22650	Gross Adj. 12.4%	55100
Adj. Sales Price	Market Value \$444,288 Value per SF 137.81	Adj Market Value	\$520,600	Adj Market Value	\$451,650	Adj Market Value	\$498,077

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.

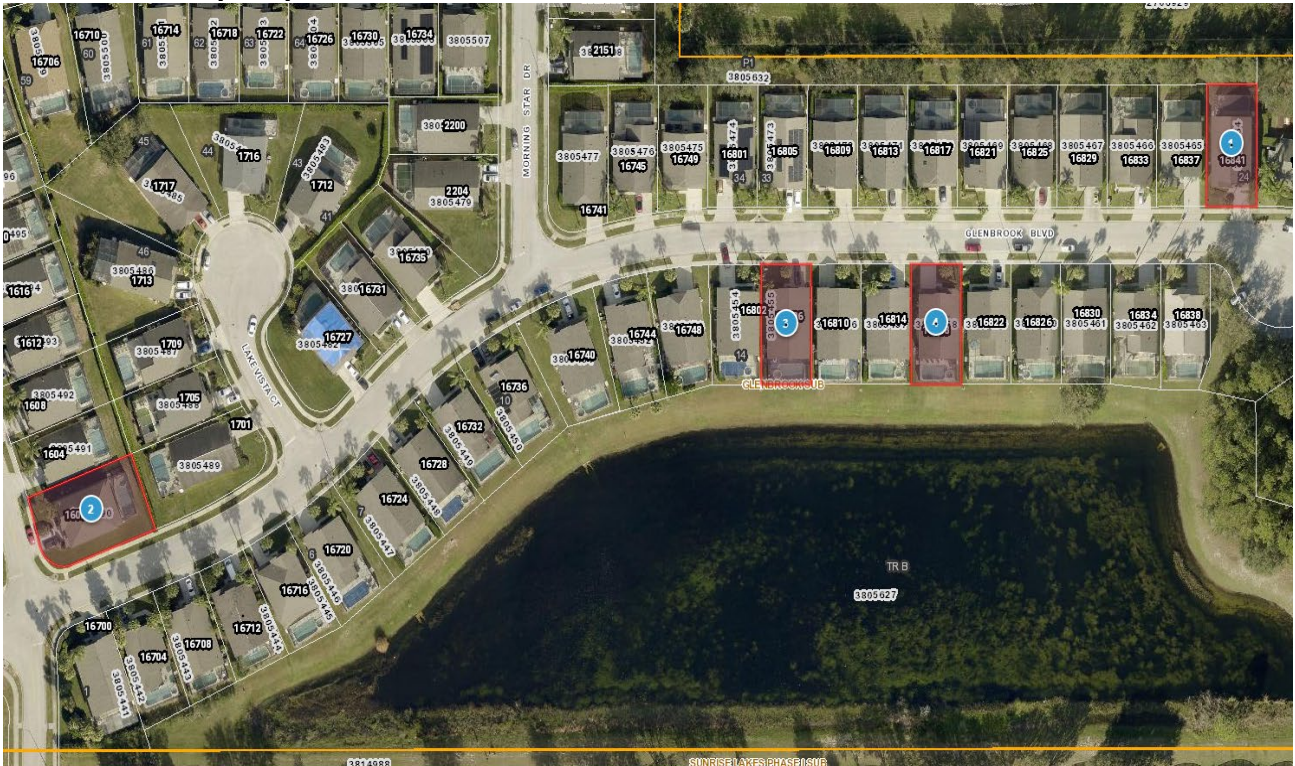
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/21/2024

2024-0870 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	4	3805464	16841 GLENBROOK BLVD CLERMONT	1115 FEET
2	SUBJECT	3805490	1600 MORNING STAR DR CLERMONT	-
3	1	3805455	16806 GLENBROOK BLVD CLERMONT	650 FEET
4	2	3805458	16818 GLENBROOK BLVD CLERMONT	800 FEET
5				
6				
7				
8				

Alternate Key 3805490
Parcel ID 26-24-26-0700-000-05000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0870 Subject By
PRC Run: 11/21/2024
Card # 1 of 1

Current Owner	
HPA JV BORROWER 2019-1 ATH LLC	
120 S RIVERSIDE PLZ STE 2000	
CHICAGO	IL 60606-6995

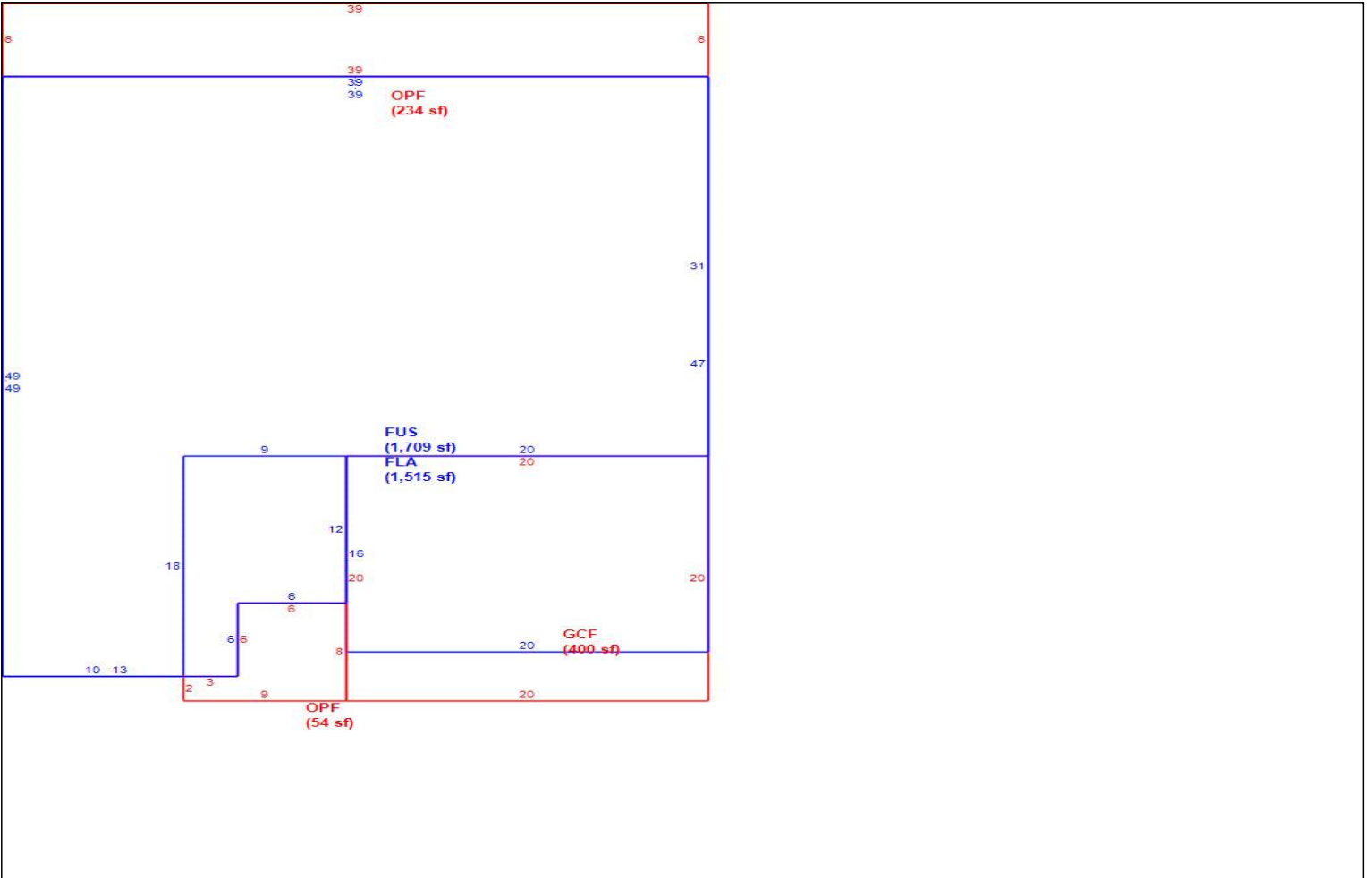
SUBJECT

Property Location	
Site Address 1600 MORNING STAR DR	
CLERMONT FL 34714	
Mill Group 0005	NBHD 0581
Property Use	
00100	SINGLE FAMILY
Last Inspection	
MHS 02-14-201	

Legal Description	
GLENBROOK SUB LOT 50 PB 46 PGS 30-33 ORB 5284 PG 363	

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	26,500.00	0.0000	3.00	1.100	1.000	0	87,450	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,450			
Classified Acres		0		Classified JV/Mkt		87,450		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 351,073
		Deprec Bldg Value 340,541	Multi Story 1



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	6
FLA	FINISHED LIVING AREA	1,515	1,515	1515	2005	3224	91.86	No Stories	1.00	Full Baths	4
FUS	FINISHED AREA UPPER	1,709	1,709	1709	Building RCN	351,073	EX	Quality Grade	655	Half Baths	1
GAR	GARAGE FINISH	0	400	0	Condition	EX	97.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	288	0	% Good	97.00	0	Foundation	3	Fireplaces	0
TOTALS		3,224	3,912	3,224	Functional Obsol	0	0	Roof Cover	3	Type AC	03
					Building RCNLD	340,541					

Alternate Key 3805490
Parcel ID 26-24-26-0700-000-05000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0870 Subject By
PRC Run: 11/21/2024
Card # 1 of 1

Miscellaneous Features <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	276.00	SF	35.00	2005	2005	9660.00	85.00	8,211
PLD2	POOL/COOL DECK	504.00	SF	5.38	2005	2005	2712.00	70.00	1,898
SEN2	SCREEN ENCLOSED STRUCTURE	1500.00	SF	3.50	2005	2005	5250.00	55.00	2,888
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	SALE	01-01-2018	02-14-2019	1	0099	CHECK VALUE	02-14-2019		
2006	2005071112	07-26-2005	01-13-2006	4,760	0000	SEN 20X40			
2006	2004111292	01-28-2005	01-13-2006	172,964	0000	SFR 1600 MORNING STAR DR			
2006	2005010565	01-12-2005	01-13-2006	29,023	0000	POOL 20X39.4 W/SPA & DECK			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019057950	5284	0363	05-10-2019	WD	U	M	I	100			
2019046957	5270	2118	03-29-2019	WD	U	M	I	100			
2018134943	5200	0436	11-16-2018	WD	Q	Q	I	305,000			
	3368	1745	12-14-2006	WD	Q	Q	I	400,000			
	2743	2196	12-30-2004	WD	Q	Q	I	390,500			
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	
87,450	340,541	16,297	444,288	58948	385340	0.00	385340	444288	433,517	

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 3805455
Parcel ID 26-24-26-0700-000-01500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0870 Comp 1
PRC Run: 11/21/2024 By
Card # 1 of 1

Current Owner		
NGUYEN MANH T		
14716 CABLESHIRE WAY		
ORLANDO	FL	32824

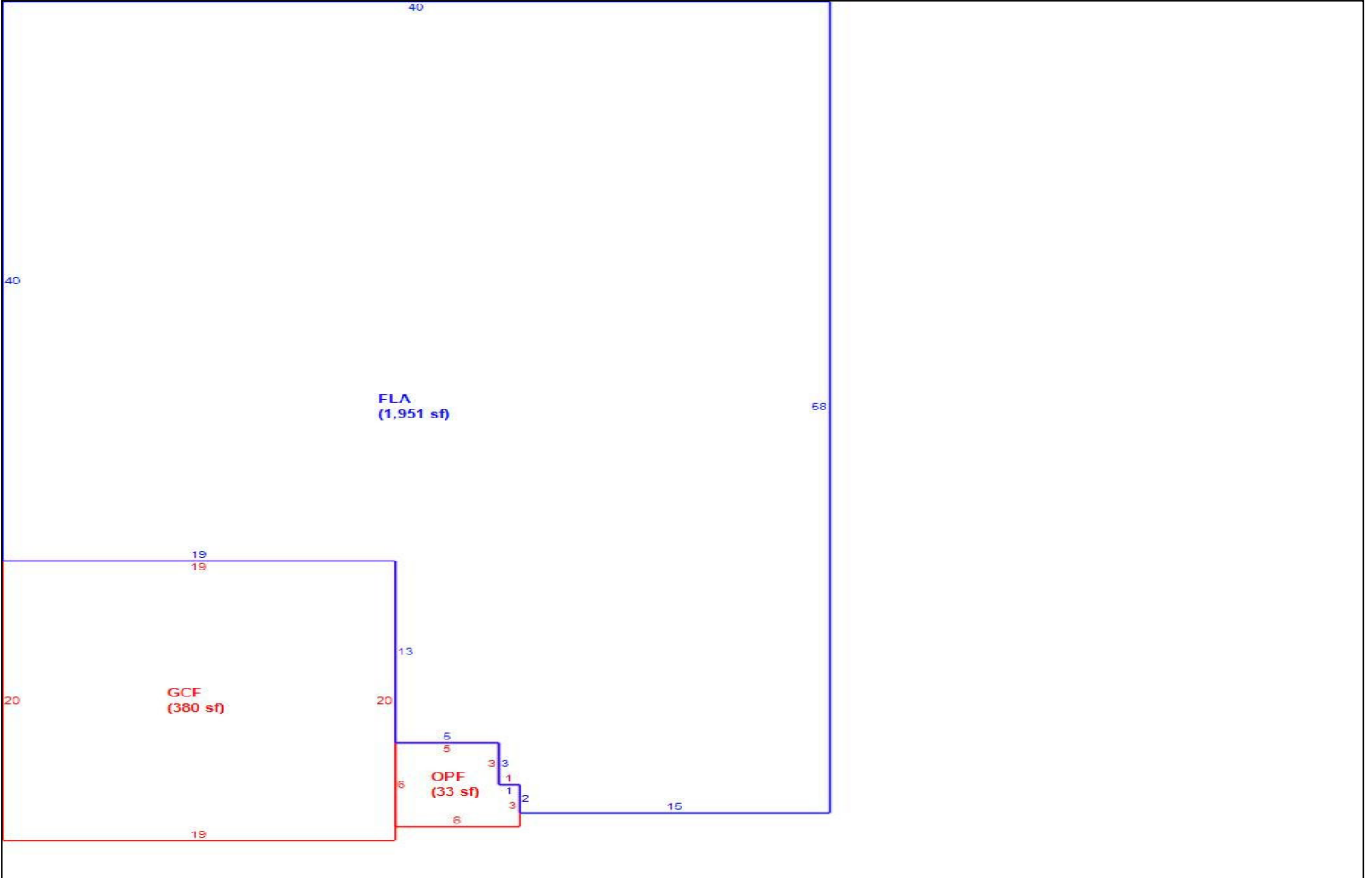
COMP 1

Property Location		
Site Address 16806 GLENBROOK BLVD		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
GLENBROOK SUB LOT 15 PB 46 PGS 30-33 ORB 6181 PG 54

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	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		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 298,135
		Deprec Bldg Value 289,191	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,951	1,951	1951	2003	1951	123.71	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	380	0				Quality Grade	690	Half Baths	1
OPF	OPEN PORCH FINISHE	0	33	0				Condition	EX	Heat Type	6
						% Good	97.00	Wall Type	03	Fireplaces	0
						Functional Obsol	0	Foundation	3	Type AC	03
TOTALS		1,951	2,364	1,951	Building RCNLD	289,191	Roof Cover	3			

Alternate Key 3805455
 Parcel ID 26-24-26-0700-000-01500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0870 Comp 1
 PRC Run: 11/21/2024 By
 Card # 1 of 1

Miscellaneous Features									
<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	338.00	SF	35.00	2003	2003	11830.00	85.00	10,056
PLD2	POOL/COOL DECK	462.00	SF	5.38	2003	2003	2486.00	70.00	1,740
SEN1	SCREEN ENCLOSED STRUCTURE	1440.00	SF	1.55	2003	2003	2232.00	50.00	1,116
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2003	2003	7000.00	50.00	3,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	2002100834	03-04-2003	11-18-2003	10	0000	SFR, POL, ETC			
2004	2003030034	03-03-2003	11-18-2003	3,465	0000	60X30 POOL ENCL			
2004	2002100834	01-01-2003	03-04-2003	103,136	0000	SFR			
2003	2002120110	12-03-2002	03-04-2003	22,904	0000	13X26 POOL W/SPA			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023088789	6181	0054	07-11-2023	WD	Q	01	I	500,000				
2022096712	5992	0715	07-01-2022	WD	Q	01	I	455,000				
	2334	1015	04-15-2003	WD	Q	Q	I	225,200				
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	
79,500	289,191	16,412	385,103	0	385103	0.00	385103	385103	376,328	

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 3805458
 Parcel ID 26-24-26-0700-000-01800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0870 Comp 2
 PRC Run: 11/21/2024 By
 Card # 1 of 1

Current Owner		
PEREZ ANDY O		
16818 GLENBROOK BLVD		
CLERMONT	FL	34714

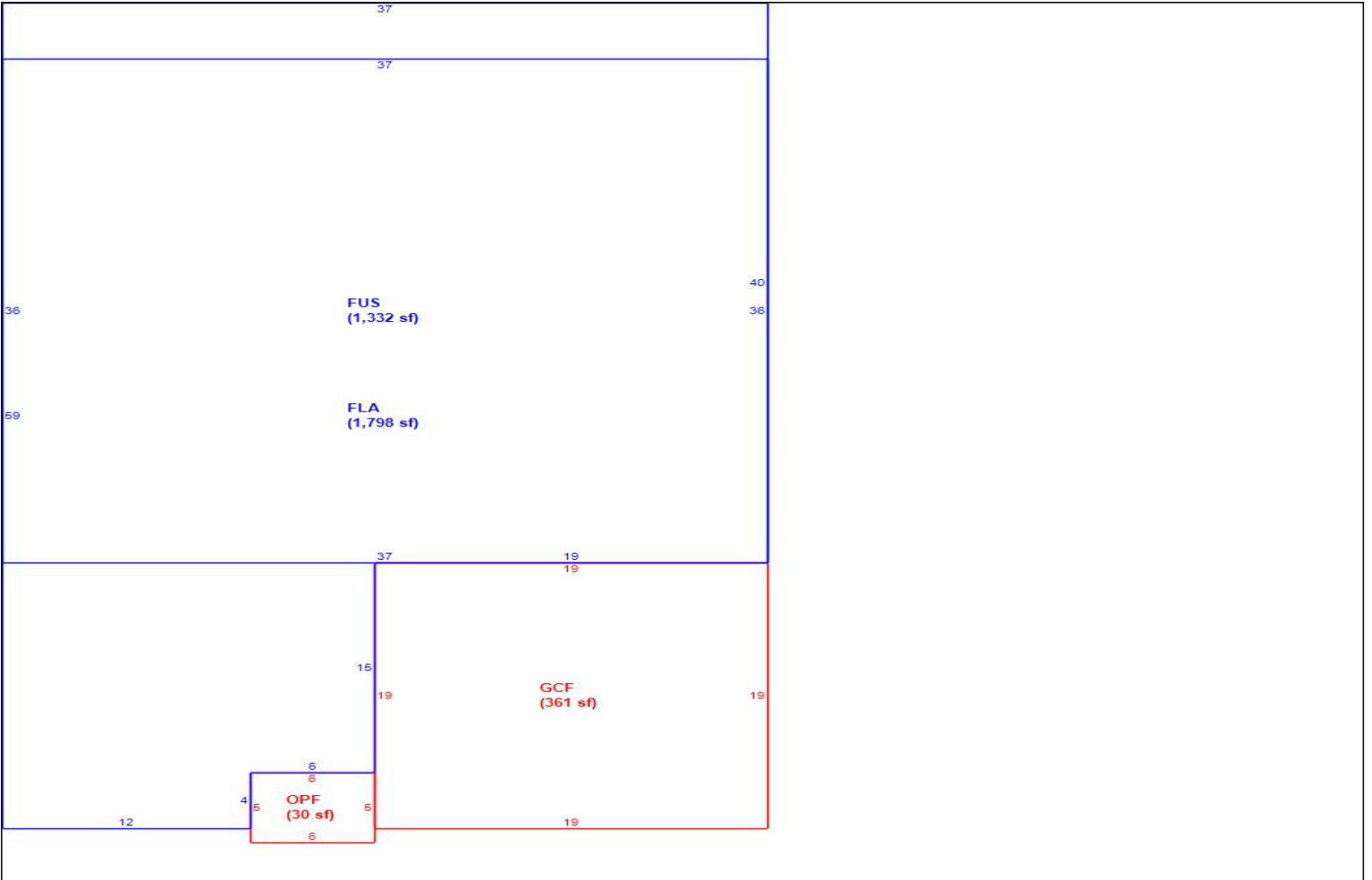
COMP 2

Property Location		
Site Address 16818 GLENBROOK BLVD		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
GLENBROOK SUB LOT 18 PB 46 PGS 30-33 ORB 6256 PG 1190

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	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		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 334,805 Deprec Bldg Value 324,761 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	1,798	1,798	1798	2003	3130	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,332	1,332	1332		91.88	Quality Grade	655	Half Baths	1
GAR	GARAGE FINISH	0	361	0		334,805	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	30	0			Foundation	3	Fireplaces	0
TOTALS		3,130	3,521	3,130			Building RCNLD	324,761	Roof Cover	3 Type AC 03

Alternate Key 3805458
 Parcel ID 26-24-26-0700-000-01800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0870 Comp 2
 PRC Run: 11/21/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL3	SWIMMING POOL - RESIDENTIAL	338.00	SF	46.00	2003	2003	15548.00	85.00	13,216
PLD3	POOL/COOL DECK	402.00	SF	7.33	2003	2003	2947.00	70.00	2,063
SEN2	SCREEN ENCLOSED STRUCTURE	1356.00	SF	3.50	2003	2003	4746.00	50.00	2,373
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2003	2003	7000.00	50.00	3,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	2003030505	03-13-2003	11-18-2003	3,249	0000	37X20 POOL ENCL			
2004	2002110945	02-14-2003	11-18-2003	155,149	0000	SFR			
2004	2003010331	01-13-2003	11-18-2003	26,211	0000	13X26 POOL W/SPA			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023151257	6256	1190	10-25-2023	WD	Q	01	I	500,000				
	4421	0283	12-17-2013	WD	Q	Q	I	282,000				
	2405	0425	07-29-2003	WD	Q	Q	I	273,400				
Total												0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	324,761	21,152	425,413	0	425413	0.00	425413	425413	414,977	

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Alternate Key 3805464
 Parcel ID 26-24-26-0700-000-02400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0870 Comp 3
 PRC Run: 11/21/2024 By
 Card # 1 of 1

Current Owner		
BRYNILD ANNA & JAY		
16841 GLENBROOK BLVD		
CLERMONT	FL	34714

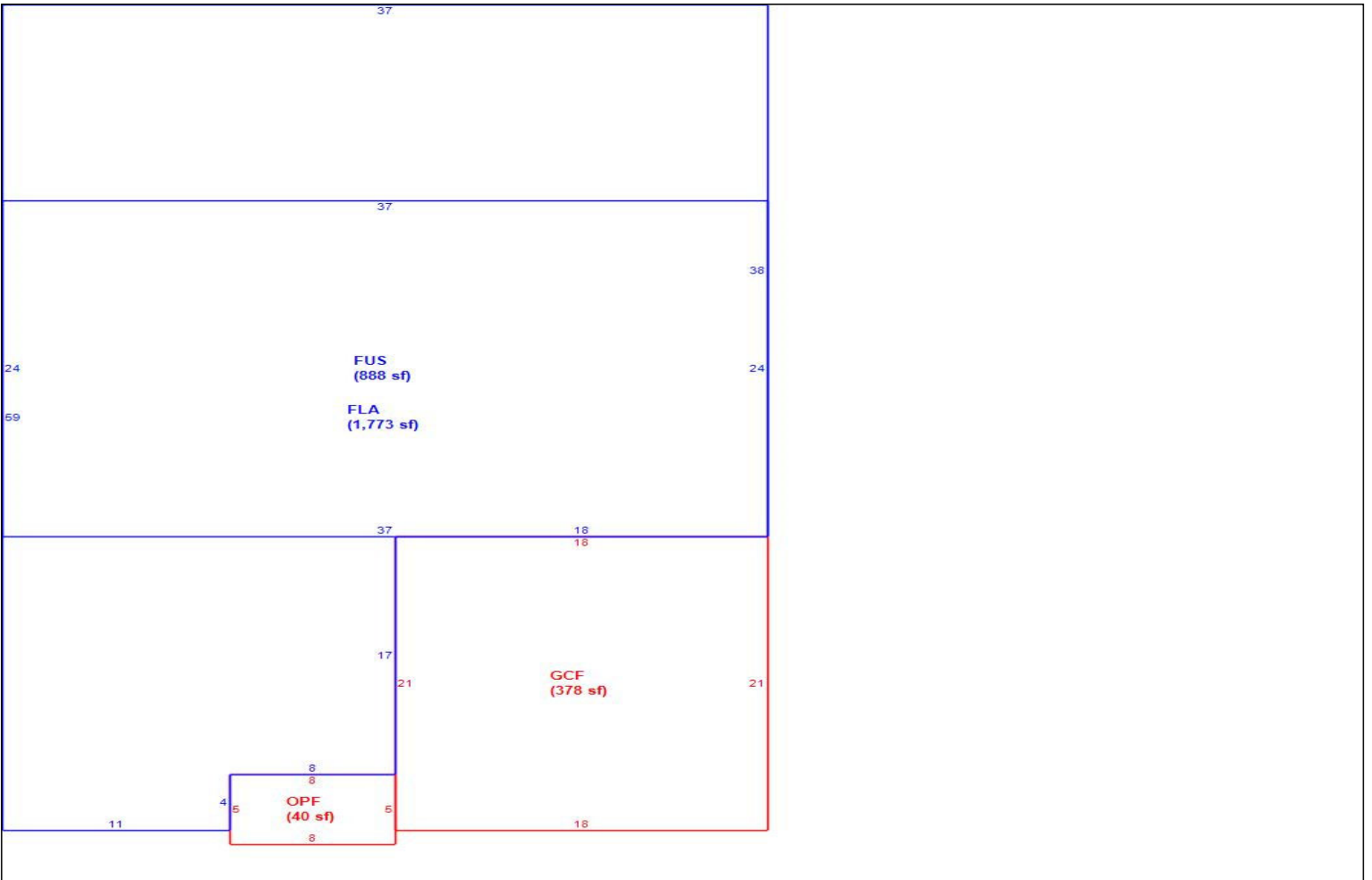
COMP 3

Property Location		
Site Address 16841 GLENBROOK BLVD		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
GLENBROOK SUB LOT 24 PB 46 PGS 30-33 ORB 6084 PG 1069

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	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		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 284,483 Deprec Bldg Value 275,949 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,773	1,773	1773	2002				
FUS	FINISHED AREA UPPER	888	888	888	Effective Area	2661	No Stories	1.00	Full Baths
GAR	GARAGE FINISH	0	378	0	Base Rate	93.27	Quality Grade	655	Half Baths
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	284,483	Wall Type	03	Heat Type
TOTALS		2,661	3,079	2,661	Condition	EX	Foundation	3	Fireplaces
					% Good	97.00	Roof Cover	3	Type AC
					Functional Obsol	0			
					Building RCNLD	275,949			

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Miscellaneous Features									
<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	364.00	SF	35.00	2002	2002	12740.00	85.00	10,829
PLD2	POOL/COOL DECK	376.00	SF	5.38	2002	2002	2023.00	70.00	1,416
SEN2	SCREEN ENCLOSED STRUCTURE	1510.00	SF	3.50	2002	2002	5285.00	47.50	2,510
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2002	2002	6000.00	50.00	3,000
PUG1	POOL UPGRADE	1.00	UT	2000.00	2002	2002	2000.00	85.00	1,700

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2002070877	08-02-2002	01-23-2003	2,979	0000	RENEW 2002010594			
2003	2001110294	05-13-2002	01-23-2003	155,144	0000	SFR & POOL			
2003	2002010594	01-22-2002	01-23-2003	2,979	0000	20X37 SEN			
2003	2001110294	01-01-2002	05-13-2002	155,144	0000	SFR/16841 GLENBROOK BLVD			
2002	2001120108	12-10-2001	05-13-2002	17,519	0000	13X26 POOL			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023009536	6084	1069	01-13-2023	WD	Q	01	I	495,500	039	HOMESTEAD	2024	25000
	3658	2116	07-17-2008	WD	Q	Q	I	310,000	059	ADDITIONAL HOMESTEAD	2024	25000
	2222	1289	11-27-2002	WD	Q	Q	I	254,900				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
79,500	275,949	19,455	374,904	0	374904	50,000.00	324904	349904	365,755	

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