



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3814910

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 #	2024-0871	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>HPA II BORROWER 2021-1 LLC</i>			
Taxpayer name: Joint Venture - HPA JV 2019 Property Holdco LLC; Hpa		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 #	2624261800-000-01700 16612 Rising 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"/> 5 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0871	Alternate Key: 3814910	Parcel ID: 26-24-26-1800-000-01700
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 16612 RISING STAR DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HPA II BORROWER 2021-1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 372,397	\$ 372,397
2. Assessed or classified use value, *if applicable	\$ 352,890	\$ 352,890
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 352,890	\$ 352,890

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

Last Sale Date 5/5/2021 **Price:** \$100 Arm's Length Distressed **Book** 5770 **Page** 1429

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3814910	3805444	3814898	3824066
Address	16612 RISING STAR DR CLERMONT	16712 GLENBROOK BLVD CLERMONT	16706 RISING STAR DR CLERMONT	1453 BLUE SKY WAY CLERMONT
Proximity		650 FEET	570 FEET	1030 FEET
Sales Price		\$449,900	\$465,000	\$480,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	3.60%	2.40%
Adjusted Sale		\$391,413	\$411,990	\$419,520
\$/SF FLA	\$136.61 per SF	\$136.71 per SF	\$171.81 per SF	\$143.77 per SF
Sale Date		7/26/2023	3/3/2023	6/9/2023
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	2,726	2,863	-9590	2,398	22960	2,918	-13440
Year Built	2003	2001		2003		2004	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	3.1	4.0	-7500	2.0	15000	2.1	10000
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/OPF	OPF/OPU	2000	OPF	4000	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	.19 AC	.12 AC	7950	.18 AC	-3975	0.12	-7950
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RETENTION		RESIDENTIAL		RETENTION	
		-Net Adj. 1.8%	-7140	Net Adj. 9.2%	37985	-Net Adj. 1.8%	-7390
		Gross Adj. 6.9%	27040	Gross Adj. 11.1%	45935	Gross Adj. 8.4%	35390
Adj. Sales Price	Market Value \$372,397 Value per SF 136.61	Adj Market Value \$384,273		Adj Market Value \$449,975		Adj Market Value \$412,130	

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.

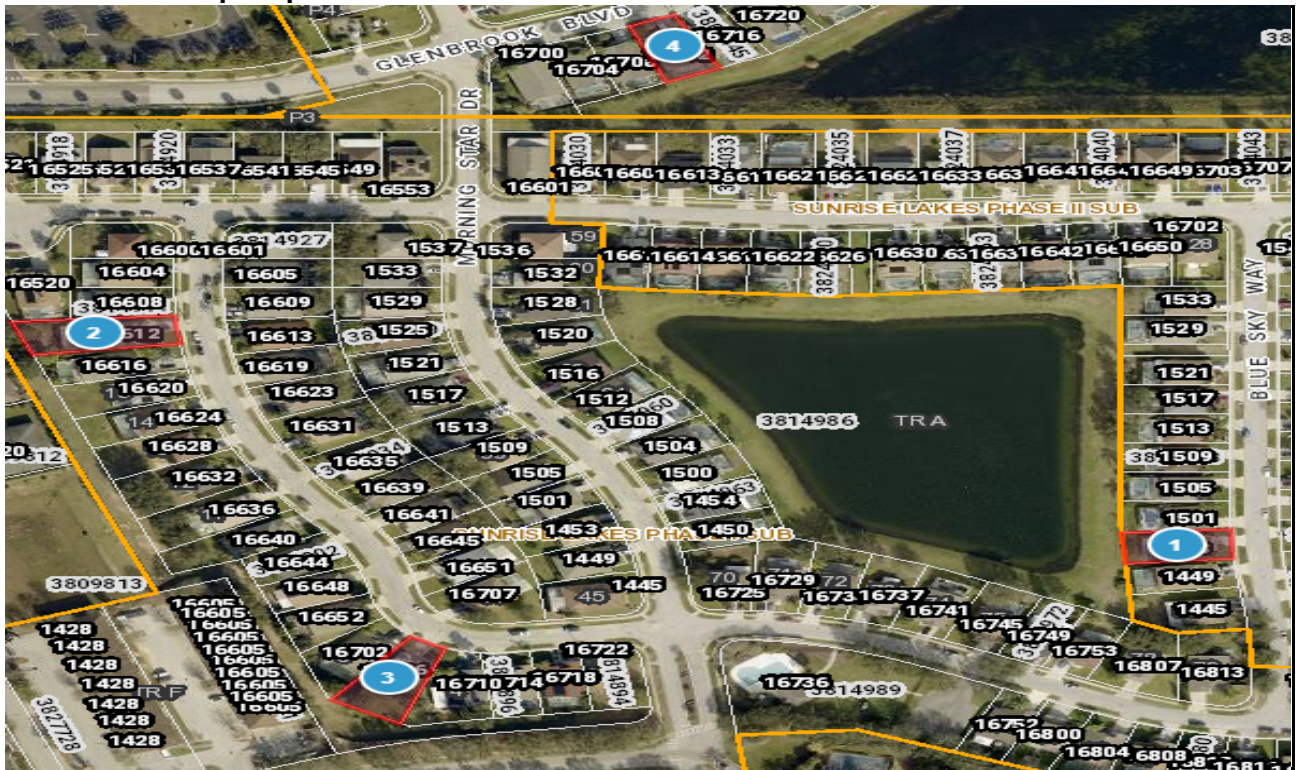
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0871 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	3	3824066	1453 BLUE SKY WAY CLERMONT	1030 FEET
2	SUBJECT	3814910	16612 RISING STAR DR CLERMONT	-
3	2	3814898	16706 RISING STAR DR CLERMONT	570 FEET
4	1	3805444	16712 GLENBROOK BLVD CLERMONT	650 FEET
5				
6				
7				
8				

Alternate Key 3814910
 Parcel ID 26-24-26-1800-000-01700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0871 Subject
 PRC Run: 11/21/2024 By bboone
 Card # 1 of 1

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

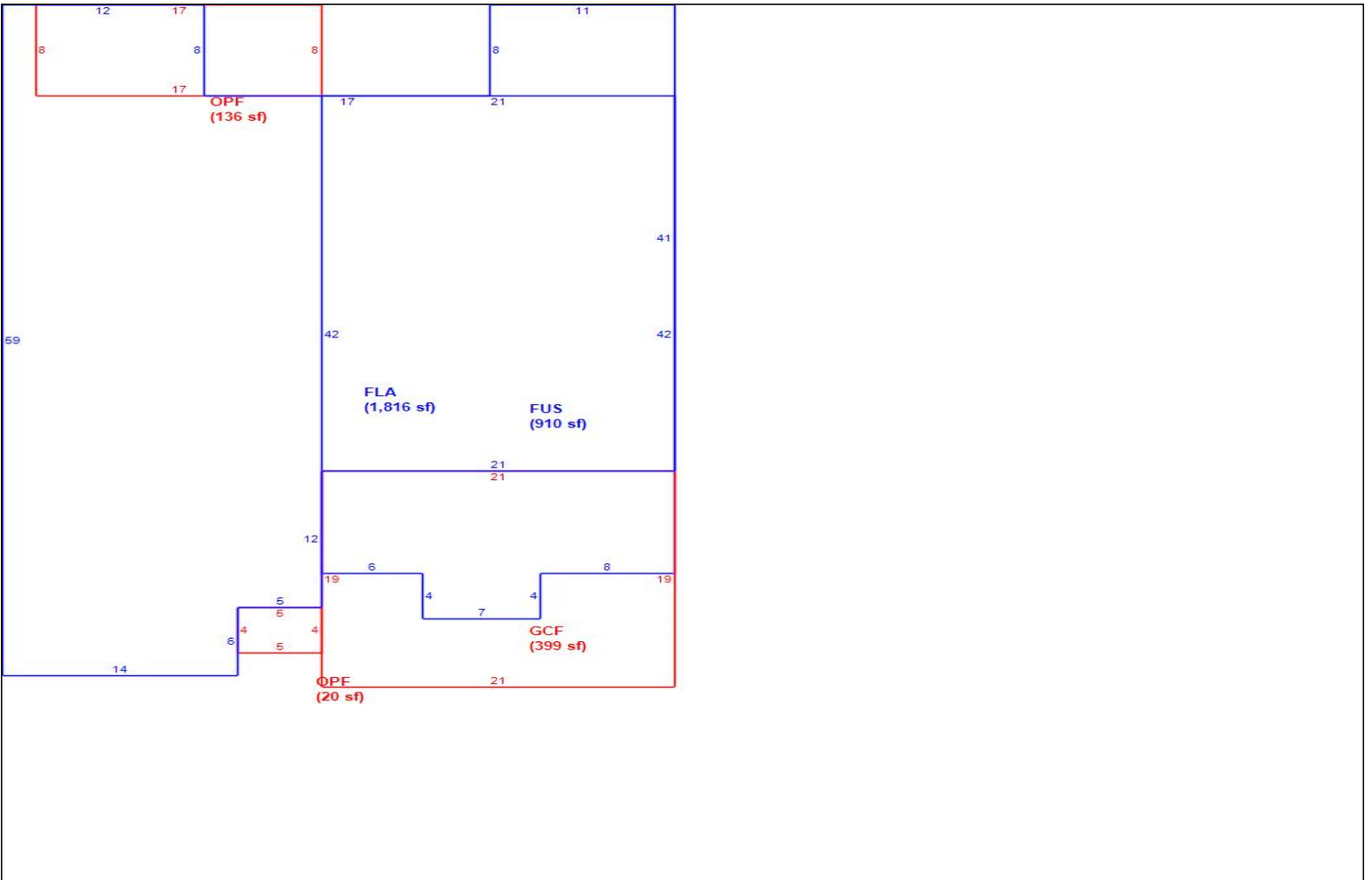
subject

Property Location		
Site Address 16612 RISING STAR DR		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
SUNRISE LAKES PHASE I PB 48 PG 37-39 LOT 17 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	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	273,042	Deprec Bldg Value	264,851	Multi Story	1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,816	1,816	1816	2003	2726	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	910	910	910	84.01	273,042	Quality Grade	640	Half Baths	1
GAR	GARAGE FINISH	0	399	0	EX	0	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	156	0	97.00	0	Foundation	3	Fireplaces	0
TOTALS		2,726	3,281	2,726	0	264,851	Roof Cover	3	Type AC	03

Alternate Key 3814910
 Parcel ID 26-24-26-1800-000-01700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0871 Subject By bboone
 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	378.00	SF	35.00	2003	2003	13230.00	85.00	11,246
PLD2	POOL/COOL DECK	702.00	SF	5.38	2003	2003	3777.00	70.00	2,644
SEN2	SCREEN ENCLOSED STRUCTURE	1832.00	SF	3.50	2003	2003	6412.00	50.00	3,206
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2003	2003	6000.00	50.00	3,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	2003041081	04-25-2003	10-20-2003	5,645	0000	27X40 POOL ENCL			
2004	2003030054	03-03-2003	10-20-2003	23,000	0000	14X28 POOL W/SPA			

Sales Information								Exemptions			
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				
2020134856	5592 0458	11-25-2020	WD	Q	01	I	341,000				
	2349 1132	06-17-2003	WD	Q	Q	I	217,600				
	2306 0311	03-06-2003	QC	U	M	V	1				
	2274 1738	03-06-2003	QC	U	M	V	1				
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	264,851	20,096	372,397	19507	352890	0.00	352890	372397	364,147	

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Alternate Key 3805444
Parcel ID 26-24-26-0700-000-00400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0871 Comp 1
PRC Run: 11/21/2024 By
Card # 1 of 1

Current Owner
STREET GORDON R & HEIDI
821 WHARNCLIFFE RD S
LONON N6J 2N9

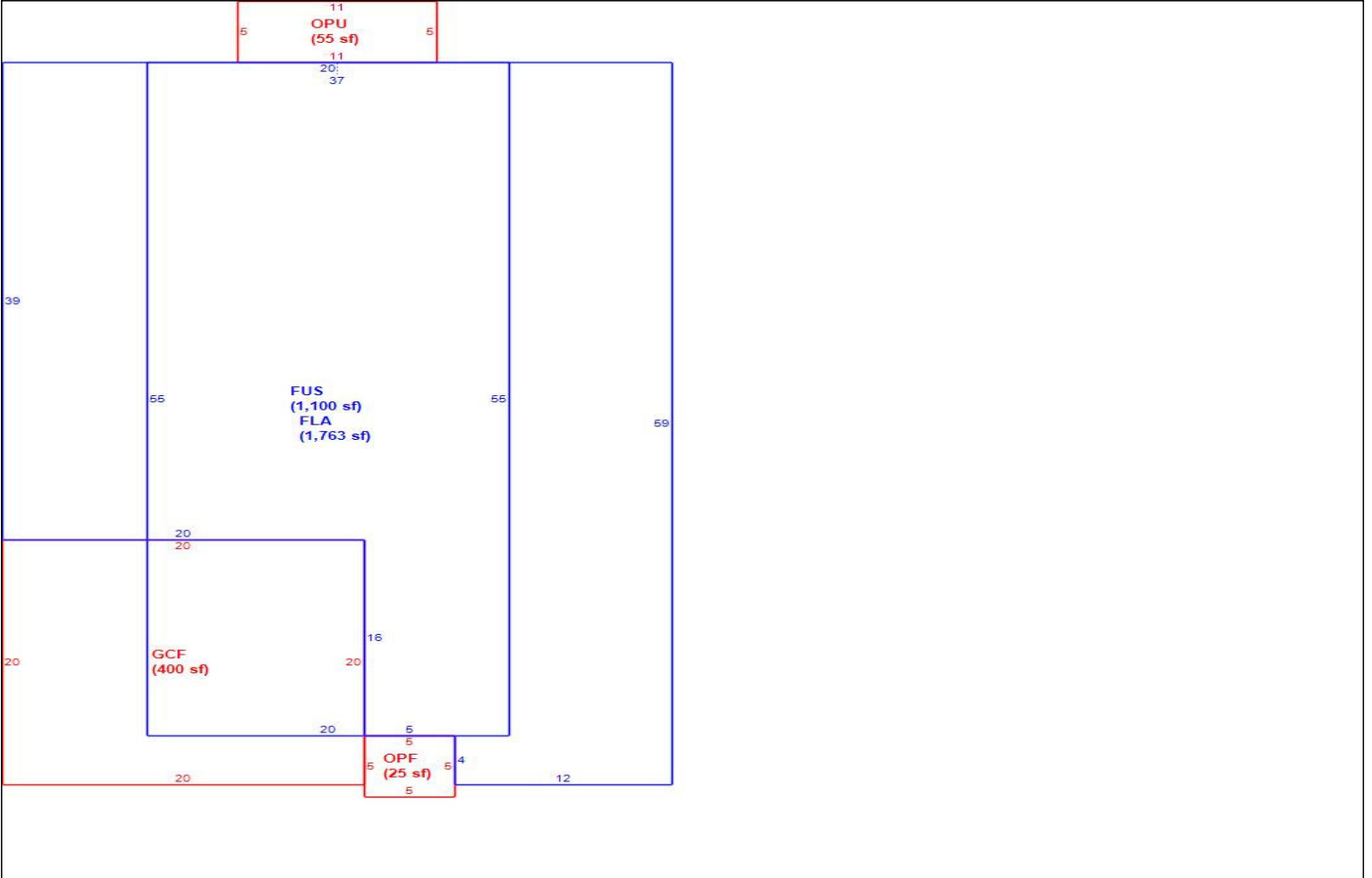
comp 1

Property Location
Site Address 16712 GLENBROOK BLVD
CLERMONT FL 34714
Mill Group 0005 NBHD 0581
Property Use
00100 SINGLE FAMILY
Last Inspection
PJF 01-01-202

Legal Description
GLENBROOK SUB LOT 4 PB 46 PGS 30-33 ORB 6190 PG 1803

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 310,173 Deprec Bldg Value 300,868 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	4
FLA	FINISHED LIVING AREA	1,763	1,763	1763	2001	2863	No Stories	1.00	Full Baths	4
FUS	FINISHED AREA UPPER	1,100	1,100	1100		92.47	Quality Grade	655	Half Baths	0
GAR	GARAGE FINISH	0	400	0		310,173	Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	25	0		97.00	% Good	97.00	Foundation	3
OPU	OPEN PORCH UNFINIS	0	55	0		0	Functional Obsol	0	Fireplaces	0
TOTALS		2,863	3,343	2,863		300,868	Building RCNLD	300,868	Roof Cover	3
									Type AC	03

Alternate Key 3805444
 Parcel ID 26-24-26-0700-000-00400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0871 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	260.00	SF	35.00	2001	2001	9100.00	85.00	7,735
SEN2	SCREEN ENCLOSED STRUCTURE	1359.00	SF	3.50	2001	2001	4757.00	45.00	2,141
PLD2	POOL/COOL DECK	295.00	SF	5.38	2001	2001	1587.00	70.00	1,111

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	IMPS	01-21-2005	01-13-2006	1	0000	CHECK MODEL SEE NOTES			
2005	SALE	01-01-2004	01-27-2005	1	0000	CHECK VALUE			
2002	2001070634	07-20-2001	02-27-2002	4,937	0000	37X15 SEN			
2002	1060313	06-11-2001	02-27-2002	16,500	0000	POL			
2002	1020411	02-27-2001	02-27-2002	155,144	0000	SFR/GLENBROOK BLVD			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023095836	6190	1803	07-26-2023	WD	Q	01	I	449,900			
	4095	2461	11-03-2011	WD	Q	Q	I	203,500			
	2626	1713	01-06-2004	WD	Q	Q	I	372,500			
	2063	0102	12-28-2001	WD	Q	Q	I	311,300			
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	300,868	10,987	391,355	0	391355	0.00	391355	391355	381,591	

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Alternate Key 3814898
 Parcel ID 26-24-26-1800-000-00500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0871 Comp 2
 PRC Run: 11/21/2024 By
 Card # 1 of 1

Current Owner		
MELNIK MIKHAIL & LIDIA ROGOJANU		
16706 RISING STAR DR		
CLERMONT	FL	34714

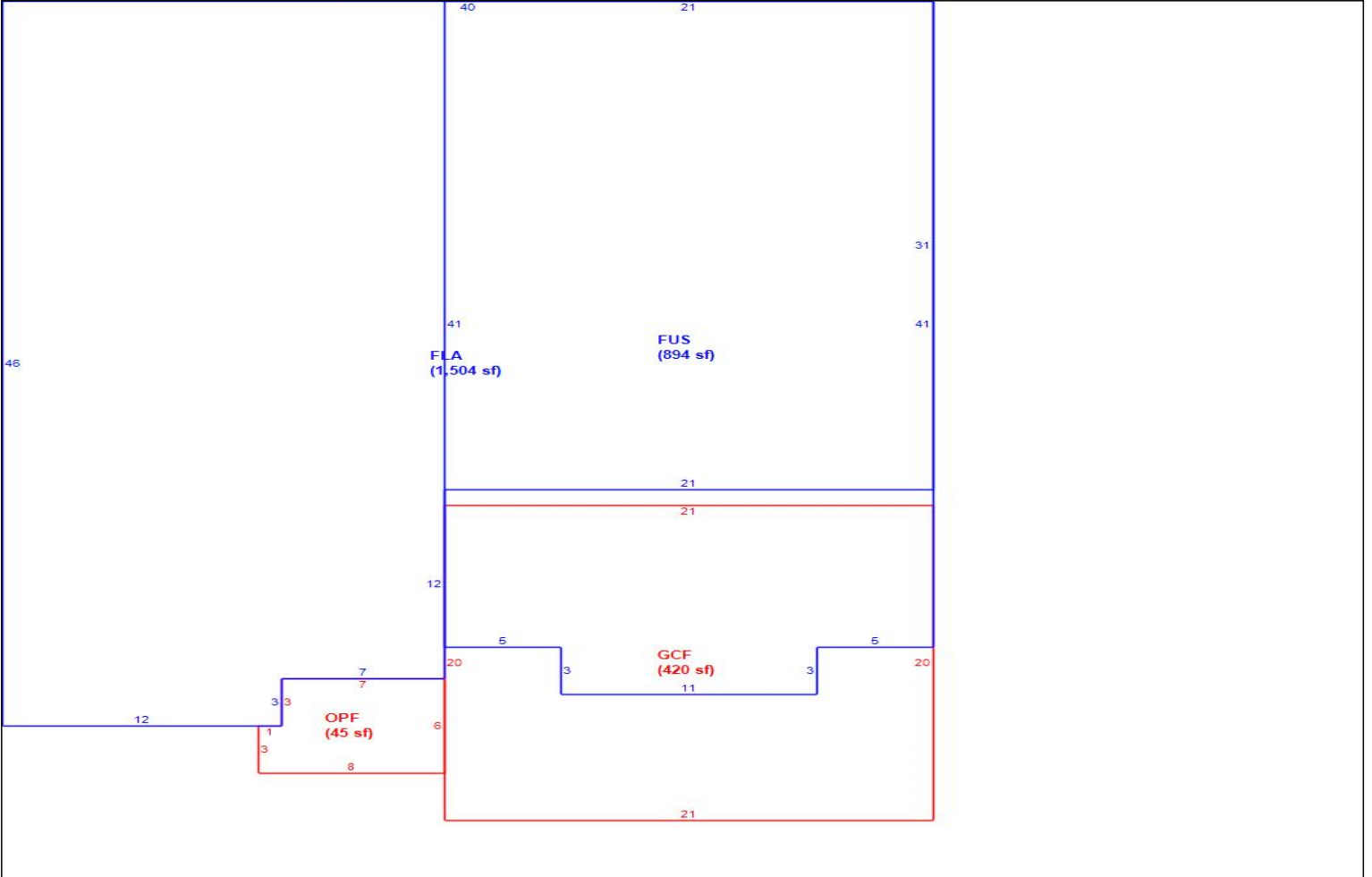
comp 2

Property Location		
Site Address 16706 RISING STAR DR		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
SUNRISE LAKES PHASE I PB 48 PG 37-39 LOT 5 ORB 6103 PG 2168

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	1.150	1.000	0	91,425
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		91,425		
Classified Acres		0		Classified JV/Mkt		91,425		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 238,840 Deprec Bldg Value 231,675 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,504	1,504	1504	Effective Area	2398	No Stories	1.00	Full Baths	2	
FUS	FINISHED AREA UPPER	894	894	894	Base Rate	85.72	Quality Grade	640	Half Baths	0	
GAR	GARAGE FINISH	0	420	0	Building RCN	238,840	Wall Type	03	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	45	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good			97.00	Functional Obsol					
		0			0	Building RCNLD	231,675	Roof Cover	3	Type AC	03
TOTALS		2,398	2,863	2,398							

Alternate Key 3814898
 Parcel ID 26-24-26-1800-000-00500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0871 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
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	2003	2003	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	430.00	SF	5.38	2003	2003	2313.00	70.00	1,619
SEN2	SCREEN ENCLOSED STRUCTURE	1720.00	SF	3.50	2003	2003	6020.00	50.00	3,010
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	
2006	SALE	01-01-2005	04-19-2006	1	0000	CHECK VALUE			
2004	2003040328	04-08-2003	11-17-2003	2,480	0000	40X22 POOL ENCL			
2004	2003031017	03-25-2003	11-17-2003	22,000	0000	15X30 POOL W/SPA			
2004	2003010836	02-03-2003	11-17-2003	126,104	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023026040	6103	2168	03-03-2023	WD	Q	01	I	465,000			
2016072560	4806	2015	07-08-2016	WD	Q	Q	I	219,000			
	2920	1934	05-11-2005	WD	Q	Q	I	350,000			
	2416	2084	06-27-2003	WD	Q	Q	I	210,500			
	2306	0311	03-06-2003	QC	U	M	V	1			
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	
91,425	231,675	21,517	344,617	0	344617	0.00	344617	344617	337,284	

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Alternate Key 3824066
 Parcel ID 26-24-26-1801-000-03700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0871 Comp 3
 PRC Run: 11/21/2024 By
 Card # 1 of 1

Current Owner			
BETTEZ COLTON & NICOLE			
1453 BLUE SKY WAY			
CLERMONT	FL	34714	

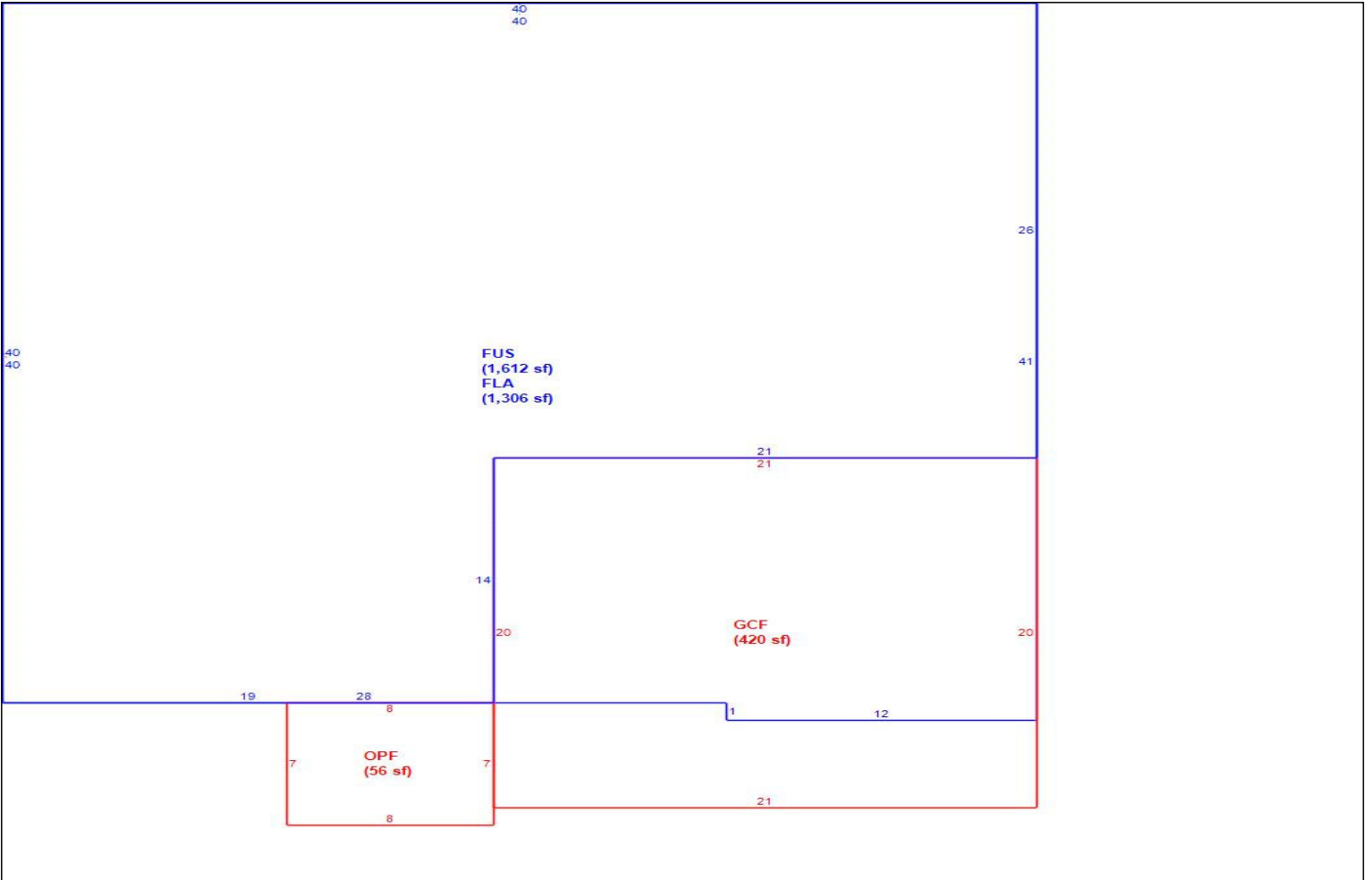
comp 3

Property Location			
Site Address 1453 BLUE SKY WAY			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
SUNRISE LAKES PHASE II PB 50 PG 99-100 LOT 37 ORB 6180 PG 888

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	1.200	1.000	0	95,400	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		95,400			
Classified Acres		0		Classified JV/Mkt		95,400		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 283,036	Deprec Bldg Value 274,545	Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,306	1,306	1306	Effective Area	2918	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,612	1,612	1612	Base Rate	83.33	Quality Grade	640	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	283,036	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	56	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		2,918	3,394	2,918	Building RCNLD	274,545	Roof Cover	3	Type AC	03

Alternate Key 3824066
Parcel ID 26-24-26-1801-000-03700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0871 Comp 3
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	312.00	SF	35.00	2004	2004	10920.00	85.00	9,282
PLD2	POOL/COOL DECK	648.00	SF	5.38	2004	2004	3486.00	70.00	2,440
SEN2	SCREEN ENCLOSED STRUCTURE	1752.00	SF	3.50	2004	2004	6132.00	52.50	3,219
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	
2005	2004081089	08-25-2004	01-12-2005	3,600	0000	38X22 POOL ENCL			
2005	2004040765	04-16-2004	01-12-2005	20,000	0000	POOL 14X28 W/DECK			
2005	2004020794	02-25-2004	01-12-2005	146,564	0000	SFR 1453 BLUE SKY WAY			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023088202	6180	0888	06-09-2023	WD	Q	01	I	480,000	003	DISABILITY VETERAN	2023	5000
	2675	0870	09-30-2004	WD	Q	Q	I	249,600	039	HOMESTEAD	2024	25000
									059	ADDITIONAL HOMESTEAD	2024	25000
Total											55,000.00	

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	
95,400	274,545	18,091	388,036	0	388036	55,000.00	333036	358036	379,273	

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