



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3796236**

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 # 2024-0878	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>MCH SPR PROPERTY OWNERS LLC</i>			
Taxpayer name: My Community Homes LLC; Deck Carolyn & Anthony		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 #: 262226 2005 000 07600 3795236	physical address: 1588 Silhouette 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0878	Alternate Key: 3795236	Parcel ID: 20-22-26-2005-000-07600
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1588 SILHOUETTE DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name MCH SFR PROPERTY OWNER 1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 322,066	\$ 322,066
2. Assessed or classified use value, *if applicable	\$ 315,490	\$ 315,490
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 315,490	\$ 315,490

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

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3795236	3789944	3789953	3797467
Address	1588 SILHOUETTE DR CLERMONT	1629 MUIR CIR CLERMONT	1529 MUIR CIR CLERMONT	1518 SUNDOWN LN CLERMONT
Proximity		0.17 Miles	0.07 Miles	0.07 Miles
Sales Price		\$370,000	\$370,000	\$420,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	4.00%	3.60%
Adjusted Sale		\$323,380	\$329,300	\$372,120
\$/SF FLA	\$182.06 per SF	\$172.56 per SF	\$179.55 per SF	\$201.80 per SF
Sale Date		6/7/2023	2/13/2023	3/7/2023
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	1,769	1,874	-5250	1,834	-3250	1,844	-3750
Year Built	2002	2001		2001		2001	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	N	0	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		-Net Adj. 1.6%	-5250	-Net Adj. 1.0%	-3250	-Net Adj. 6.4%	-23750
		Gross Adj. 1.6%	5250	Gross Adj. 1.0%	3250	Gross Adj. 6.4%	23750
Adj. Sales Price	Market Value \$322,066	Adj Market Value	\$318,130	Adj Market Value	\$326,050	Adj Market Value	\$348,370
	Value per SF 182.06						

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.

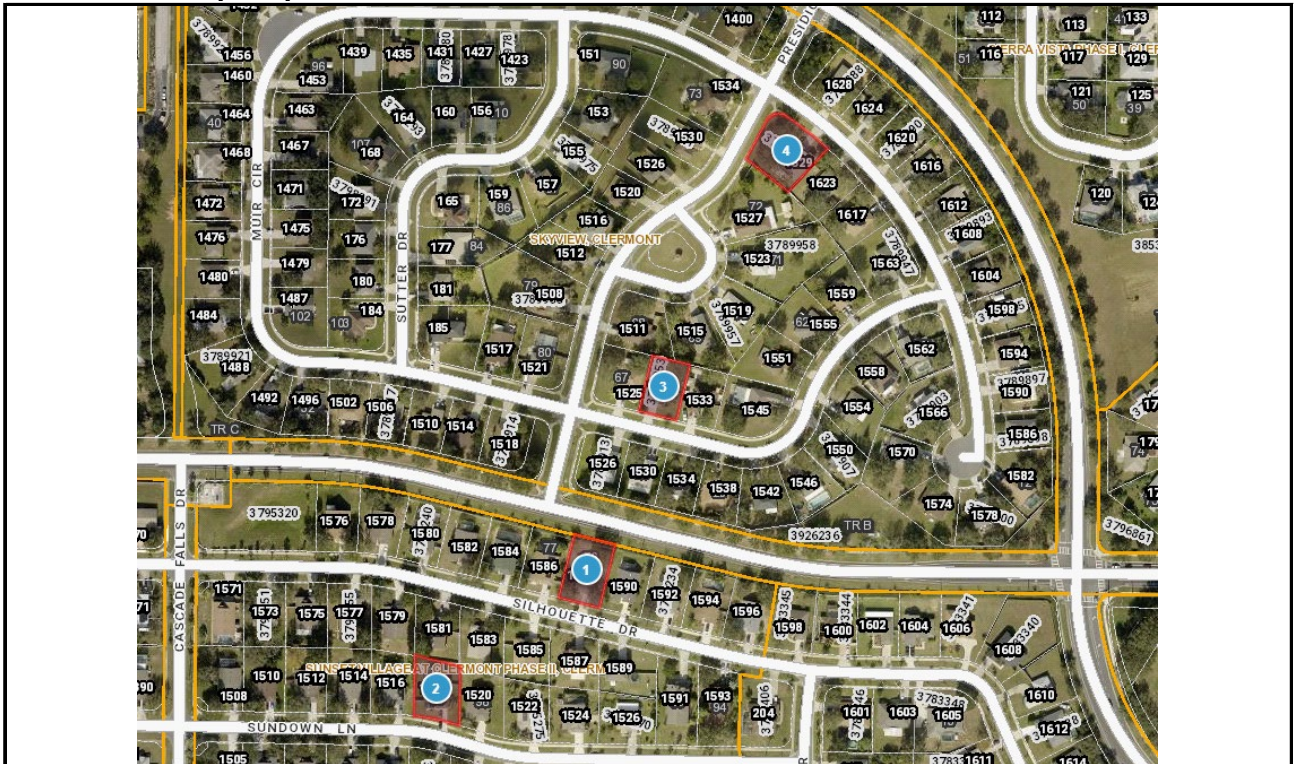
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0878 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3795236	1588 SILHOUETTE DR CLERMONT	-
2	comp 3	3797467	1518 SUNDOWN LN CLERMONT	0.07
3	comp 2	3789953	1529 MUIR CIR CLERMONT	0.07
4	comp 1	3789944	1629 MUIR CIR CLERMONT	0.17
5				
6				
7				
8				

Alternate Key 3795236
 Parcel ID 20-22-26-2005-000-07600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0878 Subject
 PRC Run: 12/10/2024 By
 Card # 1 of 1

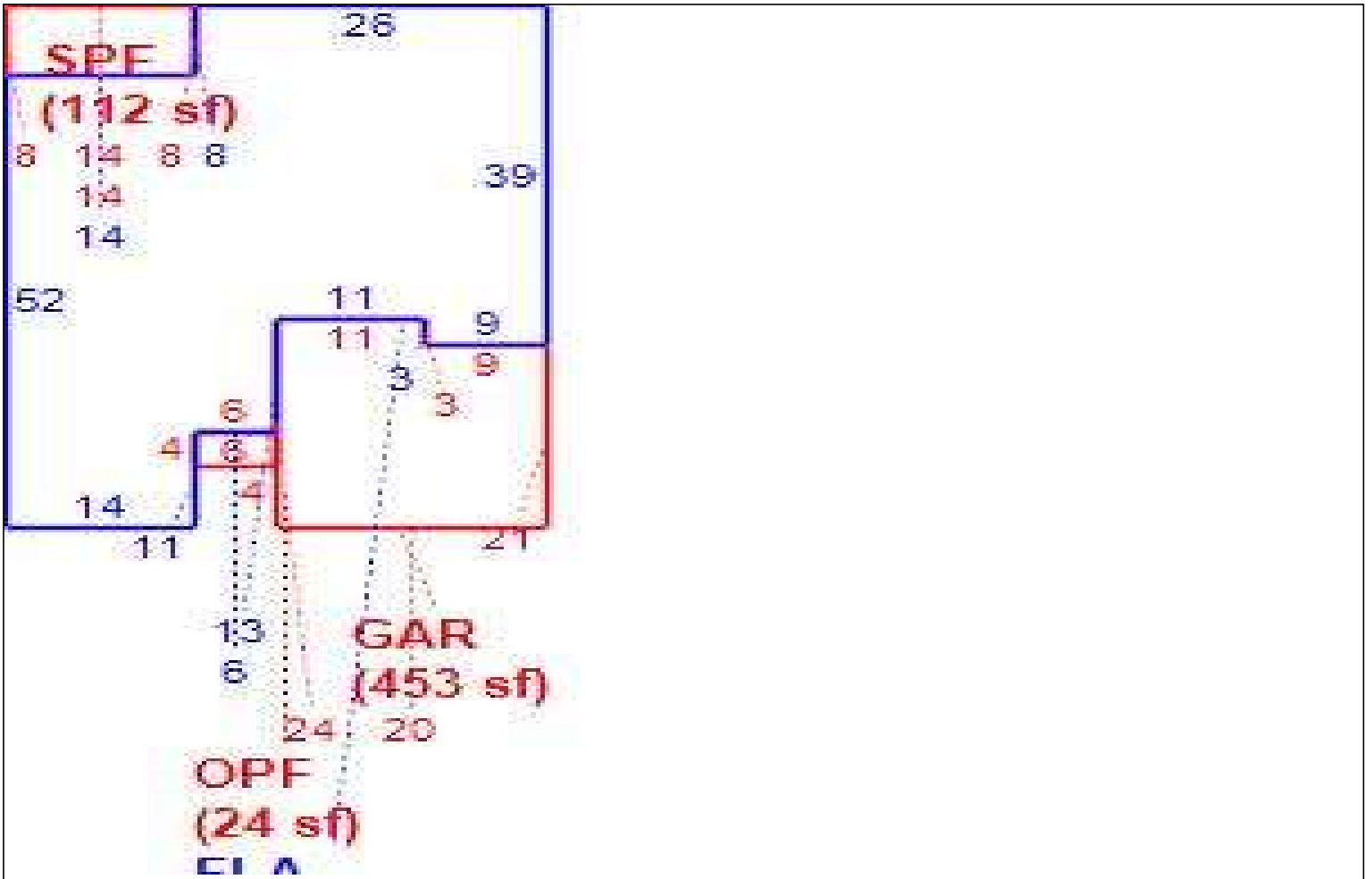
Current Owner		
MCH SFR PROPERTY OWNER 1 LLC		
14355 COMMERCE WAY		
MIAMI LAKES	FL	33016

Property Location		
Site Address 1588 SILHOUETTE DR		
CLERMONT FL 34711		
Mill Group 000C	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 CLERMONT, SUNSET VILLAGE AT CLERMONT PHASE II SUB LOT 76 PB 44 PGS 54-55 ORB 5757 PG 2094

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000			
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 241,305 Deprec Bldg Value 234,066 Multi Story 0



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	1,769	1,769	1769	2002	No Stories	1.00	Full Baths	2		
GAR	GARAGE FINISH	0	453	0	Base Rate	Quality Grade	675	Half Baths	0		
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	241,305	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	112	0	Condition	EX	Foundation	3	Fireplaces	0	
						% Good	97.00				
						Functional Obsol	0				
						Building RCNLD	234,066	Roof Cover	3	Type AC	03
TOTALS		1,769	2,358	1,769							

Alternate Key 3795236
 Parcel ID 20-22-26-2005-000-07600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0878 Subject By
 PRC Run: 12/10/2024
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2001120512	01-01-2002	02-13-2003	103,840	0000	SFR/1588 SILHOUETTE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021101410	5757	2094	07-20-2021	WD	Q	01	I	306,000				
	4448	0269	02-24-2014	WD	U	U	I	147,300				
	2141	1402	06-26-2002	WD	Q	Q	I	142,200				
	1900	0055	01-08-2001	WD	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	
88,000	234,066	0	322,066	0	322066	0.00	322066	322066	322,066	

Parcel Notes

2141/1402 TO ROBERTO & EDNA M ORTIZ HW
 4448/269 ROBERTO & EDNA M ORTIZ HW TO CAROLYN & ANTHONY DECK HW
 14X SENT COURTESY LTR LP 032614
 14X COURTESY HX CARD SENT 042114
 15IT XFIX FROM 0 SFR VERY WELL MAINTAINED PER MLS G4701358 NO SKETCH CHG SEEN CRA 060914
 15SALE ORB 4448/269 U SALE SHORT SALE PER MLS G4701358 SCANNED CRA 060914
 15X COURTESY HX CARD SENT 012315
 19TR FORWARD TIME EXPIRED 409 S LYNN DR WILMINGTON DE 19809 2848
 5757/2094 CAROLYN DECK AND ANTHONY DECK TO MCH SFR PROPERTY OWNER 1 LLC

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Alternate Key 3789944
 Parcel ID 20-22-26-1975-000-05700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0878 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

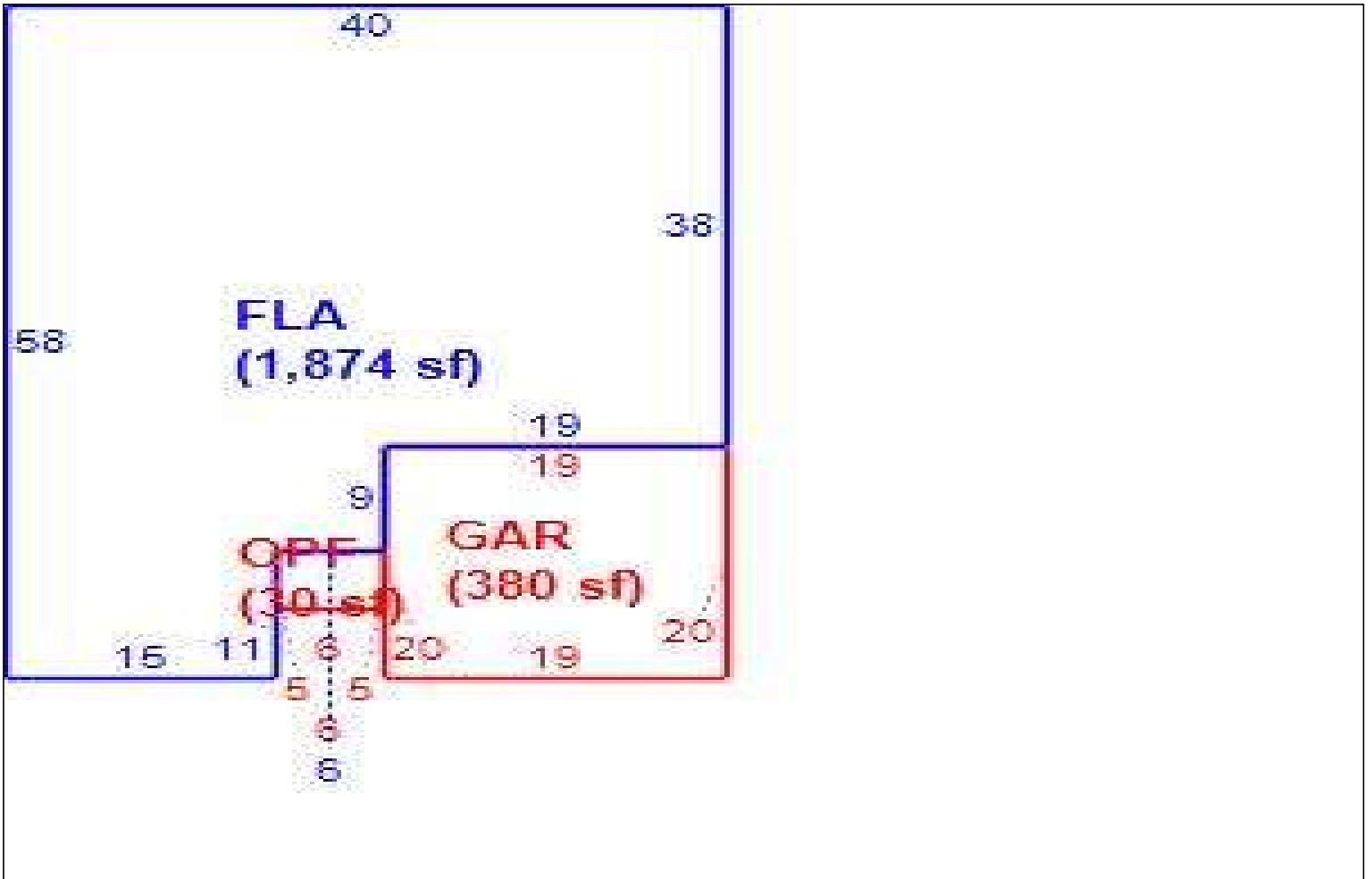
Current Owner		
RUIZ ISABEL & CHRISTOPHER D PENA		
1629 MUIR CIR		
CLERMONT	FL	34711

Property Location			
Site Address 1629 MUIR CIR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 CLERMONT, SKYVIEW SUB LOT 57 PB 42 PGS 69-70 ORB 6162 PG 677

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 241,881 Deprec Bldg Value 234,625 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,874	1,874	1874	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	108.76	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	241,881	Wall Type	03	Heat Type	6
TOTALS		1,874	2,284	1,874	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					234,625				

Alternate Key 3789944
 Parcel ID 20-22-26-1975-000-05700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0878 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023073183	6162	0677	06-07-2023	WD	Q	01	I	370,000	039	HOMESTEAD	2024	25000
	1912	0902	02-21-2001	WD	Q	Q	I	115,700	059	ADDITIONAL HOMESTEAD	2024	25000
	1850	1936	08-08-2000	WD	U	M	V	1				
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	
88,000	234,625	0	322,625	0	322625	50,000.00	272625	297625	322,625	

Parcel Notes

1912/902 WILLIAM R & EMILY F CONDE H/W
 2001 LOC FROM 1.20 073001 RS
 2003 QG FROM 525 FER 042803
 6162/677 WILLIAM R & EMILY F CONDE TO ISABEL RUIZ & CHRISTOPHER D PENA HW
 24CC EFILE HX APP CP 030124

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Alternate Key 3789953
 Parcel ID 20-22-26-1975-000-06600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0878 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
PROGRESS ORLANDO LLC		
PO BOX 4090		
SCOTTSDALE	AZ	85261-4090

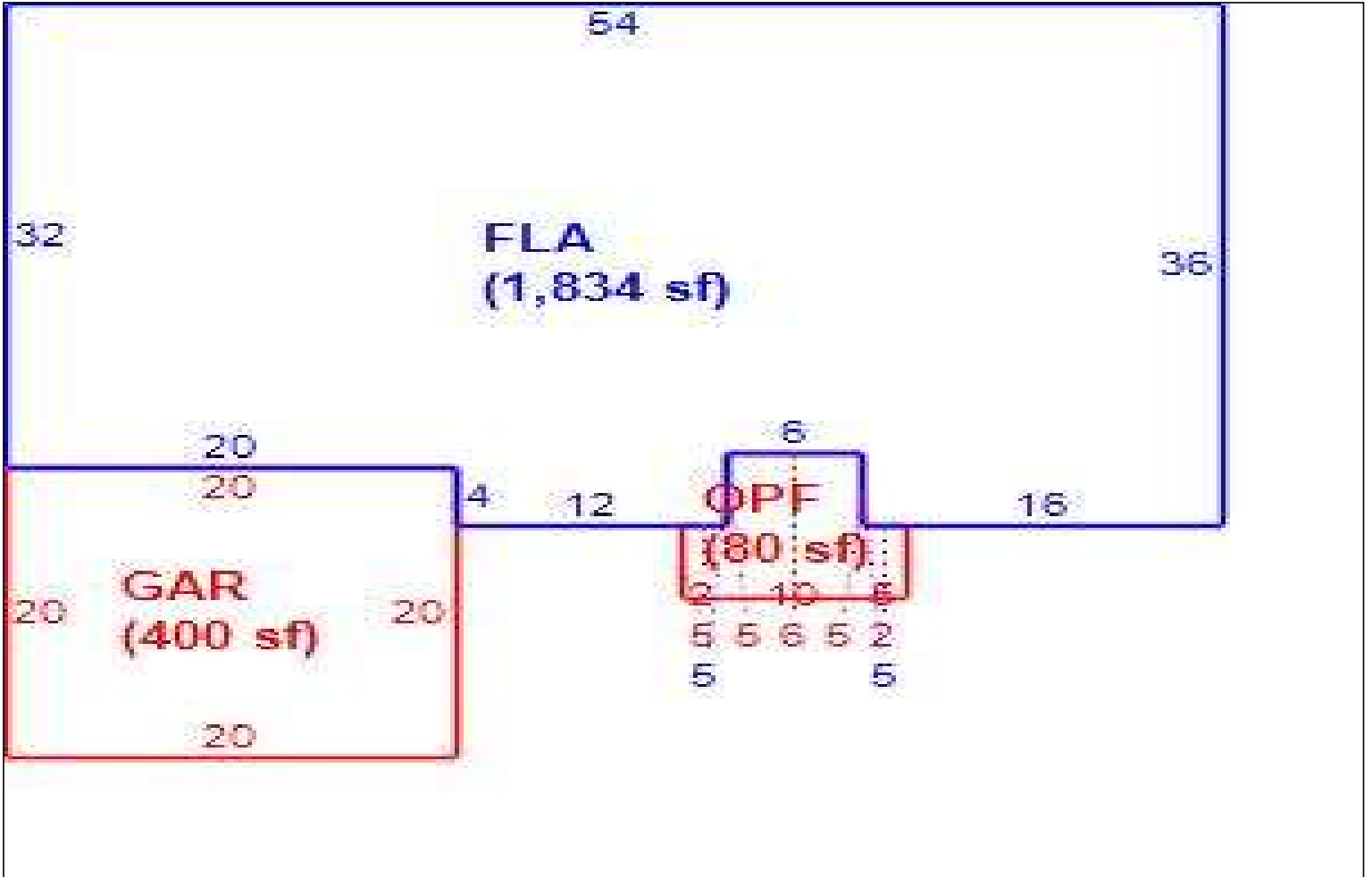
Property Location			
Site Address	1529 MUIR CIR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583

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

Legal Description
CLERMONT, SKYVIEW SUB LOT 66 PB 42 PGS 69-70 ORB 6093 PG 407

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 238,781
Deprec Bldg Value 231,618		Multi Story 0	



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	1,834	1,834	1834	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.87	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	80	0	238,781	Wall Type	03	Heat Type	6
TOTALS		1,834	2,314	1,834	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					231,618				

Alternate Key 3789953
 Parcel ID 20-22-26-1975-000-06600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0878 Comp 2
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	00001	01-01-2001	09-04-2001	10	0000	*****			
2001	0070268	07-25-2000	12-31-2000	92,469	0000	SFR/1529 MUIR CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023017434	6093 0407	02-13-2023	WD	Q	01	I	370,000				
	4051 1412	06-27-2011	WD	Q	Q	I	120,500				
	3820 0281	08-11-2009	WD	U	U	I	117,000				
	3797 0938	07-21-2009	CT	U	U	I	100				
	3624 0984	05-08-2008	QC	U	U	I	100				
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	
88,000	231,618	0	319,618	0	319618	0.00	319618	319618	319,618	

Parcel Notes

1967/0451 EDWIN ALMODOVAR MARRIED
 01 LOC FROM 120 RS 073001
 03 QG FROM 525 FER 042803
 2346/1738 EDWIN ALMODOVAR TO EDWIN & IVETTE ALMODOVAR HW
 3624/984 EDWIN & IVETTE ALMODOVAR TO IVETTE ALMODOVAR MARRIED
 08X IVETTE AND EDWIN ARE SEPARATED HE DOES NOT HAVE AN EXEMPTION IN ANOTHER CO PER LETTER DTD 052208
 09X IVETTE ALMODOVAR MOVED 010109 PER NOTE DTD 011609
 3797/938 CT VS IVETTE ALMODOVAR PROP SOLD TO AURORA LOAN SERVICES LLC
 09TR WITH FORWARDING ADDR OF 10350 PARK MEADOWS DR STE 200 LITTLETON CO 80124 6800
 3820/281 AURORA LOAN SERVICES LLC TO MIRTA F CRUZ SINGLE
 4051/1412 MIRTA F CRUZ TO CAROLE A FERNANDES SINGLE
 13X CAROLE FERANDES GRANTED SOS AW 082313
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 6093/407 CAROLE A FERNANDES TO PROGRESS ORLANDO LLC

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Alternate Key 3797467
 Parcel ID 20-22-26-2005-000-09900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0878 Comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

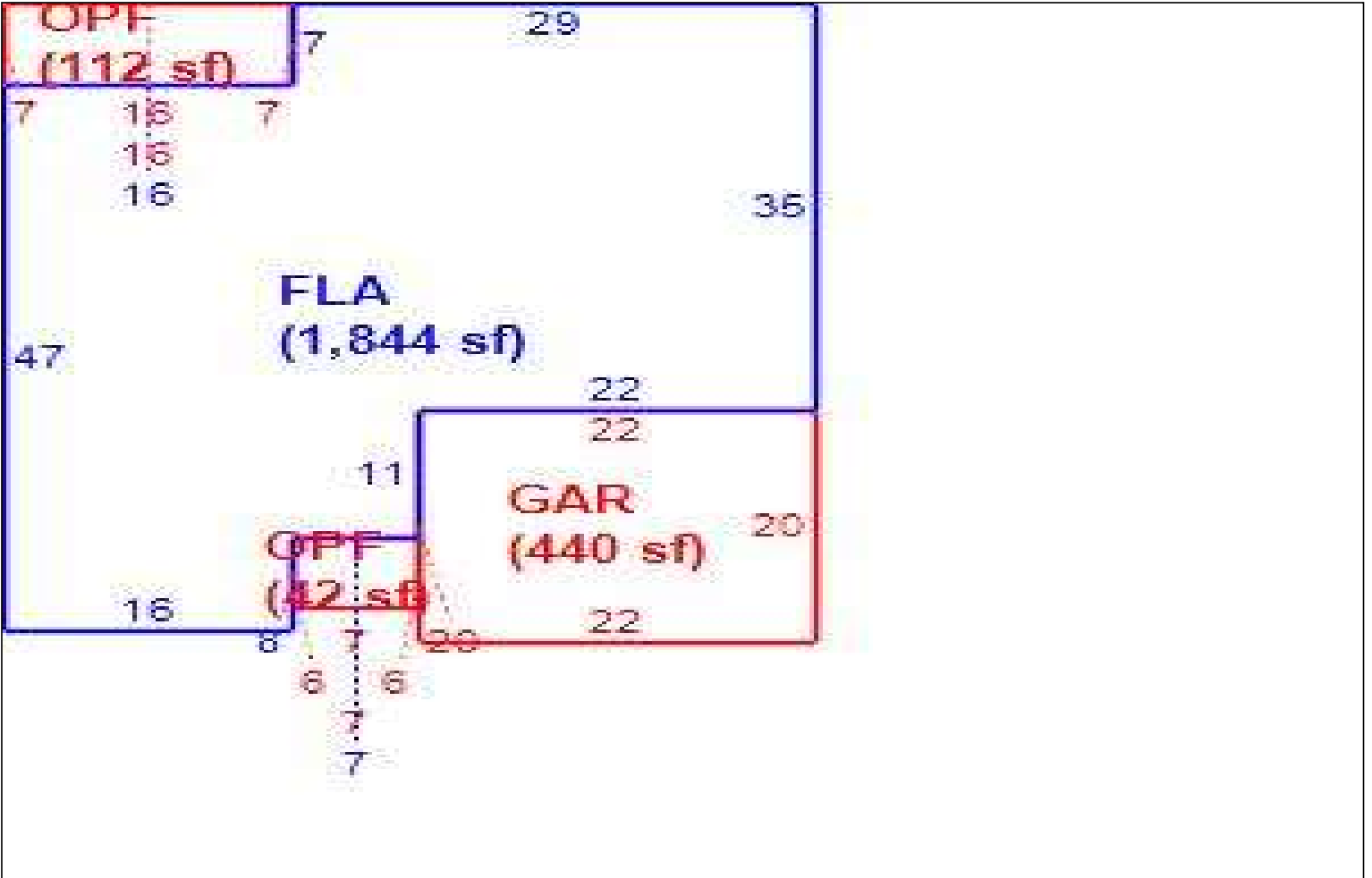
Current Owner		
MOORE CRISTIAN & LEONOR		
1518 SUNDOWN LN		
CLERMONT	FL	34711

Property Location			
Site Address 1518 SUNDOWN LN			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 CLERMONT, SUNSET VILLAGE AT CLERMONT PHASE II SUB LOT 99 PB 44 PGS 54-55 ORB 6106 PG 86

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 248,905 Deprec Bldg Value 241,438 Multi Story 0



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	1,844	1,844	1844	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	112.04	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	154	0	248,905	Wall Type	03	Heat Type	6
TOTALS		1,844	2,438	1,844	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					241,438				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	324.00	SF	35.00	2006	2006	11340.00	85.00	9,639
PLD3	POOL/COOL DECK	456.00	SF	7.33	2006	2006	3342.00	70.00	2,339
SEN2	SCREEN ENCLOSED STRUCTURE	2150.00	SF	3.50	2006	2006	7525.00	55.00	4,139
PUG1	POOL UPGRADE	1.00	UT	2000.00	2006	2006	2000.00	85.00	1,700

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	SALECVD	01-01-2013	03-13-2014	1	0098	ABOVE AVG N SHORT SALE	03-13-2014		
2007	2005111316	05-18-2006	03-26-2007	30,000	0000	POL FOR 07	03-26-2007		
2007	2006031510	04-05-2006	03-26-2007	6,431	0000	SEN	03-26-2007		
2006	2005111316	12-01-2005	05-18-2006	30,000	0000	POL 27X39 W/DECK			
2006	SALE	01-01-2005	05-18-2006	1	0000	CHECK VALUES			
2002	2001070390	07-13-2001	08-01-2001	400	0000	7X16 SCR N PORCH W/ROOF			
2002	0130968	04-03-2001	08-01-2001	106,260	0000	SFR/1518 SUNDOWN LN			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023027818	6106	0086	03-07-2023	WD	Q	01	420,000	039	HOMESTEAD	2024	25000
2021114846	5776	1941	07-28-2021	WD	Q	01	351,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3733	0400	02-10-2009	WD	U	U	159,900				
	2992	1329	10-14-2005	WD	Q	Q	305,000				
	1992	2415	07-30-2001	WD	Q	Q	149,000				
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	
88,000	241,438	17,817	347,255	0	347255	50,000.00	297255	322255	347,443	

Parcel Notes

1992/2415 WENDY O'BRIEN SINGLE AND CASEY HOWARD SINGLE ONLY
 2992/1329 CASEY & WENDY HOWARD FKA O'BRIEN TO SANDRA D & RORY O'CONNOR HW
 06FC LOC FROM 175 QG FROM 610 JSB 051806
 07FC CHG SPF4 TO OPF4 ADD MISC JSB 032607
 09X RENEWAL CARD RETURNED WITH ADDRESS 1290 N RIDGE BLVD APT 512 CLERMONT
 3733/400 VALERIE CHERRY SINGLE
 09SALE ORB 3733/400 U SALE LP FILED IN 3715/529 FER 030209
 09TR NOT DELIVERABLE AS ADDRESSED 1601 JOHNS LAKE RD CLERMONT 34711
 10TR NOT DELIVERABLE AS ADDRESSED 1290 N RIDGE BLVD APT 512 CLERMONT 34711
 11X VALERIE CHERRY FILED FOR HX SENT LETTER REQUESTING COPY OF VEHICLE REGISTRATION AND INFORMATION FOR SPOUSE
 11X PER TELECON WITH VALERIE CHERRY SPOUSE IS A UK RESIDENT HAS APPLIED FOR GREEN CARD AT THIS TIME HE DOES NOT HAVE DL
 OR SS # VALERIE WILL SEND LETTER BACK STATING THIS INFORMATION 060311
 14X VALERIE CHERRY IS MARRIED TO GARY JAMES MORRISON
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 5776/1941 GARY JAMES & VALERIE MORRISON FKA CHERRY TO MARK BEIMAL UNMARRIED AND RONALD T & CHARLENE M TEELING HW
 JTWROS
 21TR ATTEMPTED NOT KNOWN 1518 SUNDOWN LN CLERMONT FL 34711 2794 AS 091321
 21X COURTESY HX CARD SENT 092021
 6106/86 MARCELL M BEIMAL AND RONALD T & CHARLENE M TEELING TO CRISTIAN & LEONOR MOORE MARRIED COUPLE OUR SCR N HAD
 MARK BEIMAL OK TO SC PER TITLE CO
 23CC EFILE HX APP CP 091123

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