

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3775630

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.

			RIX OF THE VAI	MEADUSIM	ENT EXARD (N	AB)
Petition#	2024-0	880	County Lake		Гах year <b>2024</b>	Date received 9./2.24
		. 601	TPLETTED BY TO		3 20 20 32	
PART 1. Ta	expayer Information	on MCH-SFR H	ROPERTY OW			
	me: My Community I	lomes LLC; Revocab	le Trust Of John R	Representative:	Ryan, LLC c/o	Robert Peyton
Mailing addre for notices	16220 No	C rth Scottsdale Rd, e, AZ 85254	Ste 650	Parcel ID and physical address or TPP account #	12-23-25-110 10628 Cresce	
Phone 954	-740-6240			Email	ResidentialAp	peals@ryan.com
The standar	d way to receive in	formation is by U	S mail. If possible	e, I prefer to recei	ve information b	y ☑ email ☐ fax.
	g this petition afte ents that support n		dline. I have attac	hed a statement	of the reasons I	filed late and any
your evidence	dence to the value a e. The VAB or spec	ndjustment board o ial magistrate ruli	clerk. Florida law a ng will occur unde	llows the property r the same statute	appraiser to cros ory guidelines as	t submit duplicate copies of as examine or object to your if you were present.)
	perty Res. 1-4			_	_	listoric, commercial or nonprofit
Commerc	cial 🗌 Res. 5+ ur	nits	or classified use	☐ Vacant lots and	dacreage 🔲 B	usiness machinery, equipment
PART 2. R	eason for Petition	Check of	one. If more than	one, file a sepa	rate petition.	
	perty value (check	cone). ☑decrease	increase	☐ Denial of exe	emption Select o	r enter type:
Property v Tangible preturn req	randparent reducti was not substantia personal property uired by s.193.052 of taxes for catastro	illy complete on J value (You must 2. (s.194.034, F.S	have timely filed a	(Include a da a∐Qualifying impr	te-stamped copy ovement (s. 193.1 control (s. 193.15	otion or classification y of application.) 555(5), F.S.) or change of 55(3), 193.1554(5), or
determ 5 Enter t		re substantially s  i) you think you ne	imilar. (s. 194.01 ed to present you	1(3)(e), (f), and ( r case. Most hear	g), F.S.) ings take 15 min	ty appraiser's utes. The VAB is not bound the time needed for the entire
1	nesses or I will not	be available to a	ttend on specific	dates. I have atta	ched a list of da	tes.
evidence dir appraiser's	ectly to the proper evidence. At the h	ty appraiser at le earing, you have	ast 15 days befor the right to have	e the hearing and witnesses sworn	d make a written	ou must submit your request for the property
of your prop information	erty record card co	ontaining informa ne property appra	tion relevant to th	e computation of	your current ass	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 a without attaching a completed power of attorney or authorizati Written authorization from the taxpayer is required for access collector.	on for representation to this form.	•
☐ 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.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sign		in the second
Complete part 4 if you are the taxpayer's or an affiliated entity representatives.	's employee or you are one of the fo	llowing licensed
I am (check any box that applies):		
An employee of		entity).
A Florida Bar licensed attorney (Florida Bar number		
A Florida real estate appraiser licensed under Chapter 47	5, Florida Statutes (license number -	RD6182 ).
A Florida real estate broker licensed under Chapter 475, F	Florida Statutes (license number	).
A Florida certified public accountant licensed under Chapte	er 473, Florida Statutes (license num	ber).
I understand that written authorization from the taxpayer is req appraiser or tax collector.	uired for access to confidential inform	nation from the property
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read	g 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		
Complete part 5 if you are an authorized representative not lis	ted in part 4 above.	
I am a compensated representative not acting as one of the AND (check one)	ne licensed representatives or emplo	yees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requitaxpayer's authorized signature OR ☐ the taxpayer's authorized.		
☐ I am an uncompensated representative filing this petition A	AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpay	er's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is reappraiser or tax collector.	quired for access to confidential info	rmation from the property
Under penalties of perjury, I declare that I am the owner's authoroming an agent for service of process under s. 194.011(3 facts stated in it are true.	thorized representative for purposes )(h), Florida Statutes, and that I have	of filing this petition and of e read this petition and the
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			ILLO		_			
Petition #	ŧ	2024-0880		Alternate K	ey: <b>3775630</b>	Parcel I	D: <b>12-23-25-110</b>	0-000-05800
Petitioner Name		RYAN, LLC		- ·			Check if Mul	tiple Parcels
The Petitioner is:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property Address		CENDO LOOI RMONT		
Owner Name	MCH SFR PR	OPERTY O	WNER 1 LLC	Value from TRIM Notice		Board Actio	i value aller b	oard Action
1. Just Value, red	guired			\$ 309,0	09 \$	309,00	9	
2. Assessed or c		ue. *if appli	cable	\$ 309,00		309,00	<u> </u>	
3. Exempt value,				\$	-			
4. Taxable Value				\$ 309,00	09 \$	309,00	9	
*All values entered	-	tv taxable va	lues School and		•	•		
Last Sale Date	11/27/2021		ce: \$326		✓ Arm's Length	_	Book <u>5858</u> P	age <u>1995</u>
ITEM	Subje	ct	Compara	ble #1	Compara	ble #2	Compara	ble #3
AK#	37756	30	37463		37755		37756	63
Address	10628 CRESCE CLERMO		10612 REGAN CLERM		10752 CRESCE CLERM		10832 AR CLERM	
Proximity			250 FE		.17 MI		.22 MI	
Sales Price			\$350,0		\$320,0		\$335,0	
Cost of Sale			-15%		-15%		-15%	
Time Adjust			1.20		2.800		2.009	
Adjusted Sale \$/SF FLA	\$228.73 p	or SE	\$301,7 \$203.85		\$280,9 \$216.79		\$291,4 \$225.93	
Sale Date	φ220.73 μ	JEI JI	9/20/2		5/3/20		7/12/20	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Tormo or Garo				<u> </u>			<u> </u>	_
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,351		1,480	-6450	1,296	2750	1,290	3050
Year Built	1999		1999		1998		1998	
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	GARAGE		GARAGE	5000	GARAGE		GARAGE	
Porches	OPF/SPU		OPF/PAT	5000	OPF/SPU	0	OPF/SPU	_
Pool Fireplace	N 0		N 0	0	N 0	0	N 0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	OPU		NONE	2000	PAT	Ŭ	NONE	2000
Site Size	.24 AC		.25 AC		.25 AC		.25 AC	
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
2			Net Adj. 0.2%	550	Net Adj. 1.0%	2750	Net Adj. 1.7%	5050
			Gross Adj. 4.5%	13450	Gross Adj. 1.0%	2750	Gross Adj. 1.7%	5050
	Market Value	\$309,009	Adj Market Value	\$302,250	Adj Market Value	\$283,710	Adj Market Value	\$296,500

Adj. Sales Price

Value per SF

228.73

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 12/6/2024

2024-088( Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3775573	10752 CRESCENDO LOOP CLERMONT	.17 MILE
2	SUBJECT	3775630	10628 CRESCENDO LOOP CLERMONT	-
3	1	3746384	10612 REGANS RUN DR CLERMONT	250 FEET
4	3	3775663	10832 ARIA CT CLERMONT	.22 MILE
5				
6				
7				
8				

Parcel ID 12-23-25-1100-000-05800 Current Owner

MCH SFR PROPERTY OWNER 1 LLC

33016 MIAMI LAKES

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

# subject

2024-0880 Subject 12/6/2024 By bboone PRC Run:

Card # of 1

**Property Location** 

Site Address 10628 CRESCENDO LOOP

CLERMONT FL 34711 0005 **NBHD** 

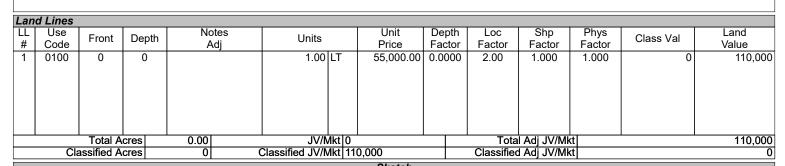
Mill Group 1797 Property Use Last Inspection

SINGLE FAMILY TRF 01-01-202 00100

Legal Description

14355 COMMERCE WAY

LAKE CRESCENT PINES EAST SUB LOT 58 PB 38 PGS 77-79 ORB 5858 PG 1995



Sketch Bldg 1 of 1 Replacement Cost 205,164 Deprec Bldg Value 199,009 0 1 Sec Multi Story SPIL OPII (40 sf) FLA (1,351 sf) OPE (20 sf) **GCF** (399 sf)

	Building S	Sub Areas			Building Valuation Construction Detail				n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,351	1,351	1351	Effective Area	1351				
-	GARAGE FINISH	0	399	0	Base Rate	120.39	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	20	0	Building RCN	205,164	Quality Grade	680	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	40	0	Condition	EX		000		_
SPU	SCREEN PORCH UNFIN	U	230	U			Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	l oundation	3	Періасез	١
	TOTALS	1,351	2,040	1,351	Building RCNLD	199,009	Roof Cover	3	Type AC	03

Alternate Key 3775630 Parcel ID 12-23-25-1100-000-05800

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

PRC Run: 2024-0880 Subject By bboone Card # 1 of

Parcel ID 12-23-25-1100-000-05800 Roll Year 2024 Status: A Card # 1 of 1

\*\*Miscellaneous Features\*\*
\*Only the first 10 records are reflected below\*\*

\*\*Code | Description | Units | Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Description | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Effect Yr | RCN | %Good | Apr Value\*\*

\*\*Type | Unit Price | Year Bit | Year Bit

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date						
2016 2016 2008 2000	2015050711 2015050634 SALE 9811074 9811074	05-22-2015 05-20-2015 05-20-2015 01-01-2007 04-15-1999 11-12-1998	12-11-2015 12-11-2015 02-05-2008 04-07-2000 12-01-1998	5,472 5,442 1 70,000 70,000	0002 0002 0000 0000	SCRN RM 26.6X10 REPL 9 WINDOWS CHECK VALUE SEE 08 FC NOTES DN SFR FOR Y2K SFR/10628 CRESCENDO LP	12-11-2015 12-11-2015 02-05-2008	CO Bale						

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021173787 2020053115	5858 5470 4604 3562 1688	1995 0364 2163 2073 1288	11-27-2021 04-16-2020 03-25-2015 12-20-2007 01-26-1999	WD TR WD WD WD	00000	01 11 Q U Q		326,000 100 149,500 135,000 90,900				
										Total		0.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
110.000	199.009	0	309.009	0	309009	0.00	309009	309009	302.948

<sup>\*\*\*</sup>Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*

Parcel ID 12-23-25-1800-000-03800 Current Owner

10612 REAGANS RUN DR

CLERMONT 34711 **LCPA Property Record Card** Roll Year 2024 Status: A

## comp 1

2024-0880 Comp 1 PRC Run: 12/6/2024 By

Card # 1 of 1

**Property Location** 

Site Address 10612 REGANS RUN DR

CLERMONT FL 34711 0005 NBHD 1797

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Legal Description

NICOLINI CLAUDIO

REAGAN'S RUN SUB LOT 38 PB 37 PGS 88-91 ORB 6223 PG 1726

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
		L					L	L	<u> </u>	<u> </u>		
		Total A	cres	0.00	JV/Mkt 0	Total Adj JV/Mkt 110,				110,000		
Classified Acres 0 Classified JV/Mkt 110,000 Classified Adi JV/Mkt								0				

Sketch

Bldg Replacement Cost 198,413 Deprec Bldg Value 192,461 Multi Story 1 Sec of 1 10 8 8 26 FLA (1,480 sf) 26 31 30 20 20 GAR (420 sf)20

	Building S	Sub Areas			Building Valuati	Cons	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,480	,	1480	Effective Area	1480	No Charica	4.00	Full Baths	•
GAR	GARAGE FINISH	0	420	0	Base Rate	108.17	No Stories	1.00	ruii batris	2
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	75 208	0	Building RCN	198,413	Quality Grade	665	Half Baths	0
1 71	TATIO ONGOVERED		200	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	O
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,480	2,183	1,480	Building RCNLD	192.461	Roof Cover	3	Type AC	03

Alternate Key 3746384 Parcel ID 12-23-25-1800-000-03800

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

2024-0880 Comp 1 PRC Run: 12/6/2024 By

Card # 1 of 1

	Kon Tour 2024 Otatus. A											
	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date					
2004	SALE	01-01-2003	02-06-2004	1	0000	CHECK VALUES							
2000	9808151	04-15-1999	12-01-1999	78,000	0000	SFR FOR Y2K							
1999	9808151	09-14-1998	12-01-1998	78,000	0000	SFR/10612 REAGANS RUN DR							

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023123942	6223 4667 2943 2495 1888	1726 1547 1738 0362 2091	09-20-2023 08-04-2015 07-26-2005 12-29-2003 11-28-2000	WD CT QC WD WD	QUUQQ	01 U U Q Q		350,000 113,500 0 132,900 106,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
							Total	'	50,000.00			
						Val	ua Summ	211/				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
110.000	192.461	0	302.461	0	302461	50.000.00	252461	277461	296.491

<sup>\*\*\*</sup>Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*

Parcel ID 12-23-25-1100-000-01800

Current Owner

DE LONG TIMOTHY G & EMMA P

10752 CRESCENDO LOOP

CLERMONT 34711 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 2

2024-0880 Comp 2 12/6/2024 By PRC Run:

> Card # 1 of 1

**Property Location** 

Site Address 10752 CRESCENDO LOOP

CLERMONT FL 34711 0005 NBHD 1797

Mill Group Property Use Last Inspection

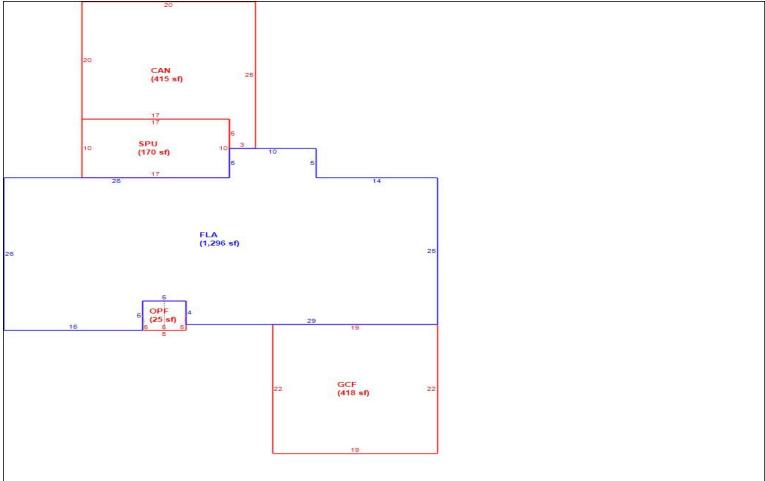
00100 SINGLE FAMILY MHS 03-03-202

Legal Description

LAKE CRESCENT PINES EAST SUB LOT 18 PB 38 PGS 77-79 ORB 6138 PG 1137

Land Lin	ines															
	Land Lines  Lines   Lines   London   Lines   Lines															
_	ode Fro	ont Dep	nth I	otes Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value					
1 010	100 0	0		1.00	LT 55,000.00	0.0000	2.00	1.000	1.000	0	110,000					
Total Acres 0.00 Classified Acres 0 Classified Classifi					Mkt   0			l Adj JV/MI d Adj JV/MI			110,000					

Sketch Sec Bldg 1 1 of 1 199,616 Deprec Bldg Value 181,651 Multi Story 0 Replacement Cost



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	1998	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,296	1,296	1296	Effective Area	1296	l			
GAR	GARAGE FINISH	0	418		Base Rate	120.61	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	25	0	Building RCN	199.616	Quality Grade	680	Half Baths	0
PAT	PATIO UNCOVERED	0	415	0		,	Quality Crade	000	Hall Baths	١
SPU	SCREEN PORCH UNFIN	0	170	0	Condition	G	Wall Type	03	Heat Type	6
					% Good	91.00	''		,,	•
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS 1,296 2,324		2,324	1,296	Building RCNLD	181,651	Roof Cover	3	Type AC	03

Alternate Key 3775573 Parcel ID 12-23-25-1100-000-01800

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

PRC Run: 2024-0880 Comp 2 12/6/2024 By

Card # 1 of 1

	12 20 20 1100 000 01000		<b>G G</b>						
		*0		scellaneous F t 10 records a		helow			
		O,	ny uie in s	i io records a	are remedied	DEIOW			
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

				Build	ing Peri	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2020	IMPS	01-01-2019	03-03-2020	1	8000	SPU TO EPU ADD CAN ALL BEFORE S	03-04-2020	
2004	SALE	01-01-2003	02-04-2004	1	0000	CHECK VALUE		
1999	9870750	07-09-1998	12-01-1998	576	0000	8X6 SHED		
1999	9860836	06-01-1998	12-01-1998	1,700	0000	10X17 SCRN PORCH		
								ļ

			Sales Inform			Exemptions						
Instrument No	Book	/Page	Sale Date	Sale Price	Code	Description	Year	Amount				
2023053948	6138	1137	05-03-2023	WD	Q	01	1	320,000	039	HOMESTEAD	2024	25000
2018023184	5073	0157	02-26-2018	174,900	059	ADDITIONAL HOMESTEAD	2024	25000				
2016007213	4731	1552	12-23-2015	WD	U	U	1	130,000				
	4699	2417	10-14-2015	WD	U	U	1	197,100				
	4632	2438	04-24-2015	QC	U	U	I	100				
	Total											50,000.00
						Val	ua Summ	201/				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
110.000	181 651	0	291 651	0	173991	50 000 00	123991	148991	286 178

<sup>\*\*\*</sup>Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*

Parcel ID 12-23-25-1100-000-09100

Current Owner

PACHECO RICARDO AND ALICIA HERNAND

10832 ARIA CT

CLERMONT FL 34711 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 3

2024-0880 Comp 3 PRC Run: 12/6/2024 By

Card # 1 of 1

**Property Location** 

Site Address 10832 ARIA CT

CLERMONT FL 34711 NBHD 1797

0005 Mill Group Property Use Last Inspection

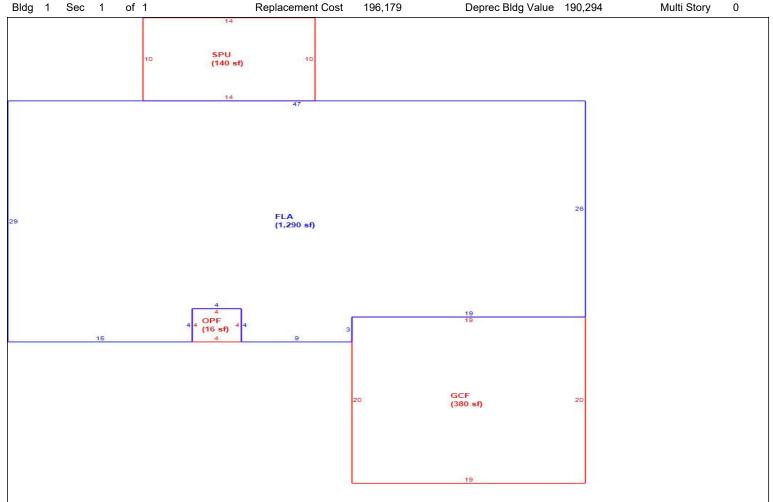
00100 SINGLE FAMILY PJF 01-01-202

Legal Description

LAKE CRESCENT PINES EAST SUB LOT 91 PB 38 PGS 77-79 ORB 6179 PG 1762

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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000	
		Total A		0.00	JV/Mkt 0		<u> </u>		Adj JV/Mk		I I	110,000	
	Cla	assified A	cres	01	Classified JV/Mkt 11	0 000		Classified	M/VL ibA b	(† I		C	

Sketch



		Building Sub Areas Building Valuation Construction Detail									
	Building S	Sub Areas			Building Valuat	tion	Cons	structio	n Detail		
Code	Description	Living Are	Gross Are		Year Built	1998	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,290	,	1290	Effective Area	1290			- " - "	_	
GAR	GARAGE FINISH	0	380	0		120.64	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	16	_	Building RCN	196.179	Quality Grade	680	Half Baths	0	
SPU	SCREEN PORCH UNFIN	0	140	0	Condition	EX				•	
							Wall Type	03	Heat Type	6	
					% Good	97.00	Foundation	2	Fireplaces	0	
					Functional Obsol	0	l oundation	3	i ilepiaces	١	
	TOTALS	1,290	1,826	1,290	Building RCNLD	190 294	Roof Cover	3	Type AC	0.3	

Alternate Key 3775663 Parcel ID 12-23-25-1100-000-09100

# LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0880 Comp 3 12/6/2024 By

Card # 1 of 1

			Oii i Cai	2024 01	alus. A							
Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
	·											

	Building Permits    Voor   Permit ID   Jesus Pete   Comp Pete   Amount   Type   Peceription   Peview Pete   CO Pete												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date					
2024 2006 1999 1999	2023031229 SALE 8040097 7120906	03-25-2023 01-01-2005 04-01-1998 01-05-1998	04-12-2024 05-30-2006 12-01-1998 12-01-1998	2,400 1 1,680 66,534	0000 0000	REPL WINDOWS 5 CHECK VALUE 10X14 SCRN RM SFR	04-12-2024						

Sales Information								Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023087592 2017003708	6179 4888 4276 2797 1608	1762 0708 2405 2381 0880	07-12-2023 12-30-2016 02-01-2013 03-31-2005 04-29-1998	WD WD WD WD	0000	01 U U Q Q		335,000 100,000 90,000 185,000 84,400				
							ue Summ			Total		0.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
110.000	190.294	0	300.294	0	300294	0.00	300294	300294	294.487

<sup>\*\*\*</sup>Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*