



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3796.799**

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 # | 8024-0882 | County Lake | Tax year 2024 Date received 9.12.24 |
| COMPLETED BY THE PETITIONER | | | |
| PART 1. Taxpayer Information <i>MCH SFR PROPERTY OWNER 1 LLC</i> | | | |
| Taxpayer name: My Community Homes LLC; Mch Sfr Property Owner 1 Llc | | 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 # | 20-22-26- 1905-000- 09900 1739 Presidio 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. | | | |
| <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 # 2024-0882 | Alternate Key: 3796799 | Parcel ID: 20-22-26-1905-000-09900 |
| 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 1739 PRESIDIO 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 | \$ 322,853 | \$ 322,853 |
| 2. Assessed or classified use value, *if applicable | \$ 321,770 | \$ 322,853 |
| 3. Exempt value, *enter "0" if none | \$ - | |
| 4. Taxable Value, *required | \$ 321,770 | \$ 322,853 |

*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# | 3796799 | 3774788 | 3789944 | 3789953 |
| Address | 1739 PRESIDIO DR CLERMONT | 1040 ARBOR HILL CIR MINNEOLA | 1629 MUIR CIR CLERMONT | 1529 MUIR CIR CLERMONT |
| Proximity | | | | |
| Sales Price | | \$370,000 | \$370,000 | \$370,000 |
| Cost of Sale | | -15% | -15% | -15% |
| Time Adjust | | 3.20% | 2.40% | 4.00% |
| Adjusted Sale | | \$326,340 | \$323,380 | \$329,300 |
| \$/SF FLA | \$181.89 per SF | \$208.39 per SF | \$172.56 per SF | \$179.55 per SF |
| Sale Date | | 4/11/2023 | 6/7/2023 | 2/13/2023 |
| 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 | 1,775 | 1,566 | 10450 | 1,874 | -4950 | 1,834 | -2950 |
| Year Built | 2003 | 1998 | | 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 | N | 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 | Lot | Lot | | Lot | | Lot | |
| Location | Sub | Sub | | Sub | | Sub | |
| View | House | House | | House | | House | |
| | | Net Adj. 3.2% | 10450 | -Net Adj. 1.5% | -4950 | -Net Adj. 0.9% | -2950 |
| | | Gross Adj. 3.2% | 10450 | Gross Adj. 1.5% | 4950 | Gross Adj. 0.9% | 2950 |
| Adj. Sales Price | Market Value \$322,853 Value per SF 181.89 | Adj Market Value \$336,790 | | Adj Market Value \$318,430 | | Adj Market Value \$326,350 | |

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.

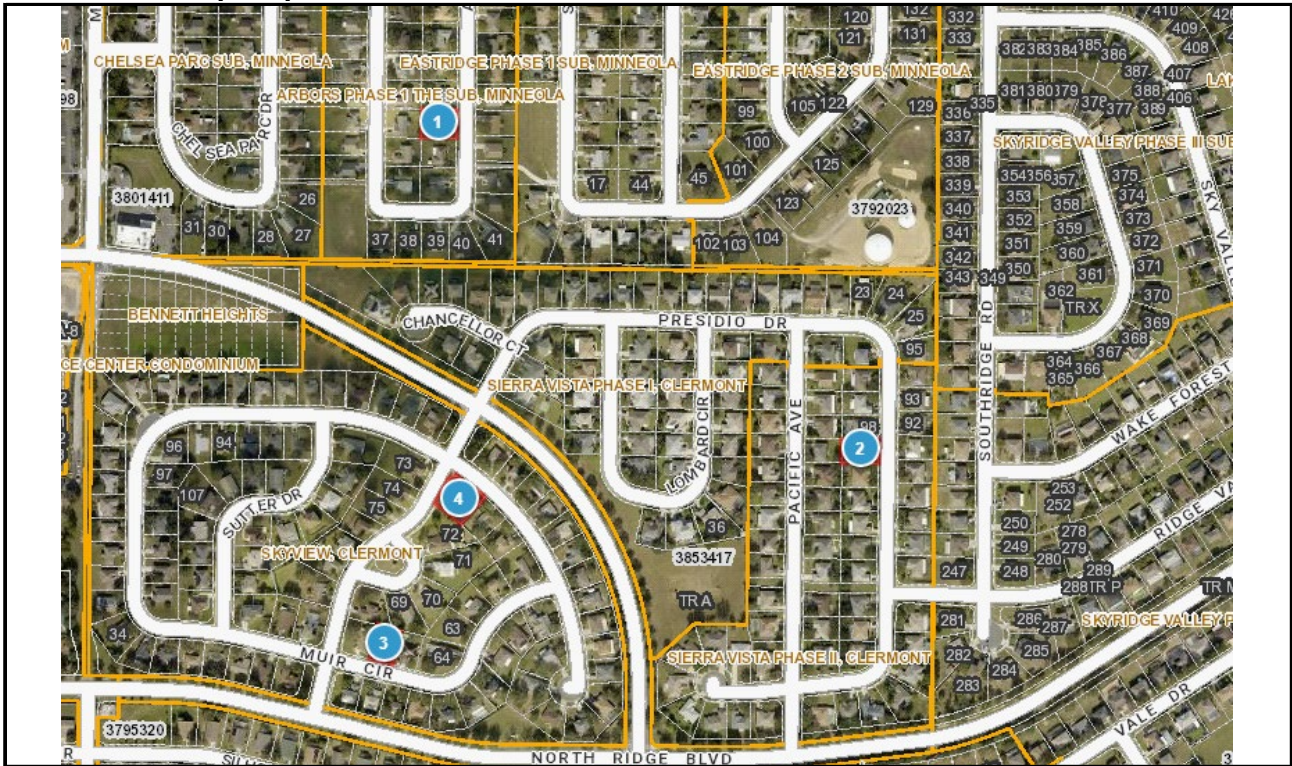
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0882 Comp Map



| Bubble # | Comp # | Alternate Key | Parcel Address | Distance from Subject(mi.) |
|----------|---------|---------------|---------------------------------|----------------------------|
| 1 | comp 1 | 3774788 | 1040 ARBOR HILL CIR MINNEOLA | 0 |
| 2 | subject | 3796799 | 1739 PRESIDIO DR CLERMONT | - |
| 3 | comp 3 | 3789953 | 1529 MUIR CIR CLERMONT | 0 |
| 4 | comp 2 | 3789944 | 1629 MUIR CIR CLERMONT | 0 |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| | | | | |

Alternate Key 3796799
Parcel ID 20-22-26-1905-000-09900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0882 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

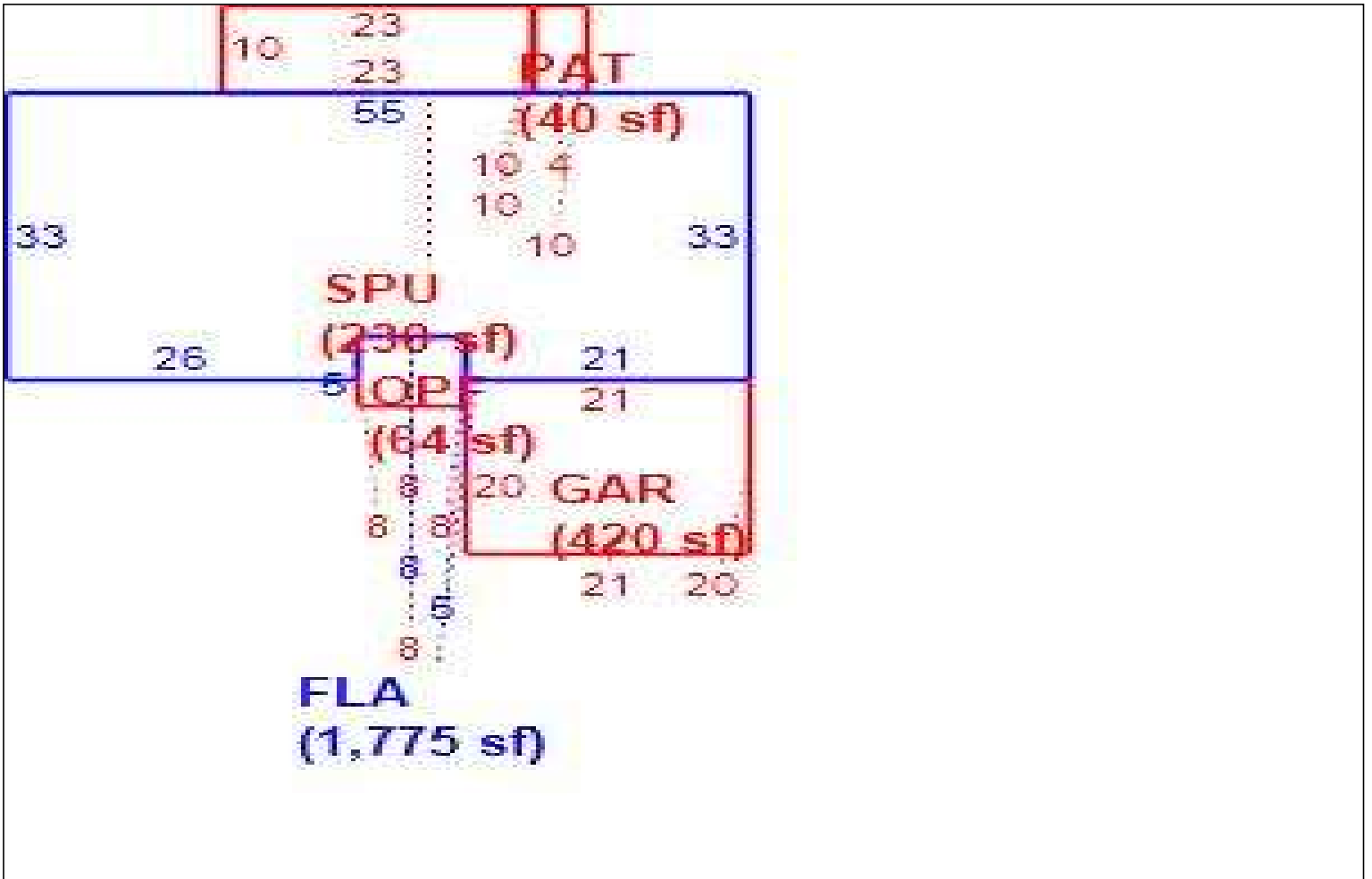
| Current Owner | | |
|------------------------------|----|-------|
| MCH SFR PROPERTY OWNER 1 LLC | | |
| 14355 COMMERCE WAY | | |
| MIAMI LAKES | FL | 33016 |

| Property Location | | | |
|-------------------------------|---------------|-----------------|-----------|
| Site Address 1739 PRESIDIO DR | | | |
| CLERMONT FL 34711 | | | |
| Mill Group | 000C | NBHD | 0583 |
| Property Use | | Last Inspection | |
| 00100 | SINGLE FAMILY | PJF | 01-01-202 |

| Legal Description |
|---|
| CLERMONT, SIERRA VISTA PHASE II SUB LOT 99 PB 43 PGS 85-86 ORB 5772 PG 1646 |

| 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 242,116 |
| Deprec Bldg Value 234,853 | | 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 | 1,775 | 1,775 | 1775 | 2003 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 420 | 0 | 112.22 | Quality Grade | 675 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 64 | 0 | EX | Wall Type | 03 | Heat Type | 6 |
| PAT | PATIO UNCOVERED | 0 | 40 | 0 | 97.00 | Foundation | 3 | Fireplaces | 0 |
| SPU | SCREEN PORCH UNFIN | 0 | 230 | 0 | 0 | Roof Cover | 3 | Type AC | 03 |
| TOTALS | | 1,775 | 2,529 | 1,775 | 234,853 | | | | |

Alternate Key 3796799
 Parcel ID 20-22-26-1905-000-09900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0882 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 |
|-----------|------------|------------|------------|--------|------|-----------------|-------------|---------|
| 2015 | 201400007 | 01-09-2014 | 07-14-2014 | 3,686 | 0002 | SCRN ENCL 10X23 | 07-14-2014 | |
| 2004 | 2003040180 | 04-11-2003 | 02-19-2004 | 96,404 | 0000 | SFR | | |

Sales Information

Exemptions

| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
|---------------|-----------|-----------|------------|-----|------|---------|------------|---------|-------------|------|--------|
| 2021112110 | 5772 | 1646 | 08-02-2021 | WD | Q | 01 | I | 322,500 | | | |
| | 4420 | 0675 | 11-26-2013 | WD | Q | Q | I | 153,000 | | | |
| | 4157 | 1674 | 04-27-2012 | WD | U | U | I | 115,000 | | | |
| | 2403 | 2157 | 08-15-2003 | WD | Q | Q | I | 142,400 | | | |
| | 1867 | 0590 | 09-28-2000 | 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 | 234,853 | 0 | 322,853 | 0 | 322853 | 0.00 | 322853 | 322853 | 322,853 |

Parcel Notes

02FC LOTS 59-119 NBHD FROM 4580 ADD LOC TO EQUAL PHS I RS 082301
 2403/2157 RENE D HASTINGS & BRENDA L MARTINEZ ROBLES HW
 11X RENE & BRENDA HASTINGS HX CARD RETURNED WITH ADDR 8600 SW 133RD AVE RD APT 209 MIAMI FL 33183 SENT LETTER 030111
 11X DENY
 4157/1674 RENE D HASTINGS AND BRENDA L MARTINEZ ROBLES TO TERESA SCATURRO
 12 SALE WAS A SHORT SALE PER LISTING CRA 061212
 12SALE ORB 4157/1674 U SALE MLS LISTING O4984867 STATES SHORT SALE SCANNED CRA 061212
 13TR NOT DELIVERABLE AS ADDRESSED 2550 CITRUS TOWER BLVD APT 3301 CLERMONT FL 34711 6827
 4420/675 TERESA SCATURRO TO DUANE E JR & SALLY A ANTHONY HW
 14 MLS LISTING G4700410 CRA 020614
 15FC DELETE CAN4 10X14 ADD SPU4 10X23 CAN5 4X10 NO OTHER CHGS SFR WELL MAINTAINED CRA 071414
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 5772/1646 DUANE E JR & SALLY A ANTHONY TO MCH SFR PROPERTY OWNER 1 LLC

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 3774788
Parcel ID 17-22-26-2000-000-03400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0882 Comp 1
PRC Run: 12/10/2024 By
Card # 1 of 1

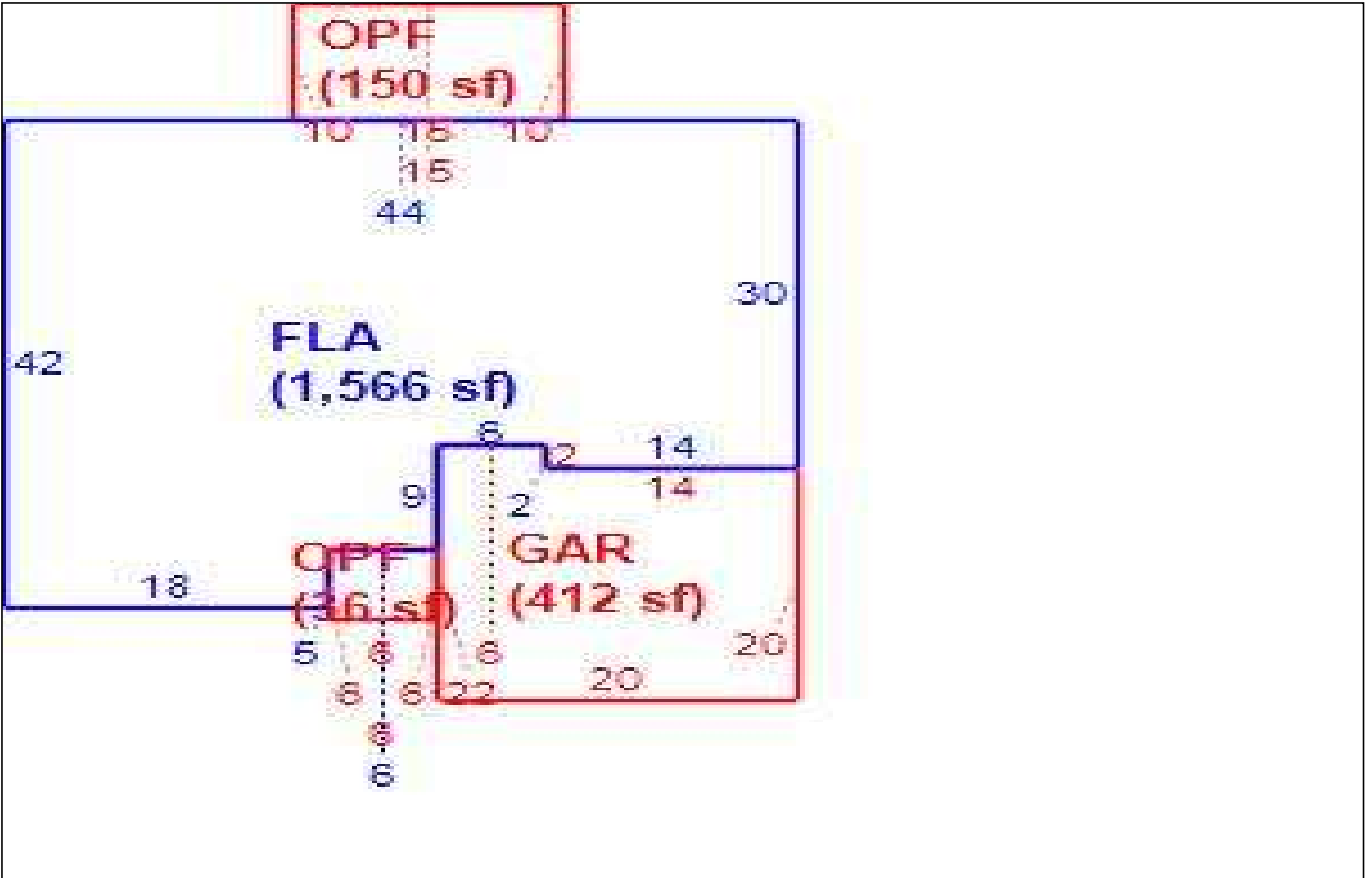
| Current Owner | | |
|---------------------|----|-------|
| LI JINHUANG | | |
| 1040 ARBOR HILL CIR | | |
| MINNEOLA | FL | 34715 |

| Property Location | | |
|----------------------------------|-----------------|--|
| Site Address 1040 ARBOR HILL CIR | | |
| MINNEOLA FL 34715 | | |
| Mill Group 00MI | NBHD 0583 | |
| Property Use | Last Inspection | |
| 00100 SINGLE FAMILY | PJF 01-01-202 | |

Legal Description
MINNEOLA, THE ARBORS PHASE I SUB LOT 34 PB 38 PG 63 ORB 6123 PG 1624

| 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 257,817 |
| Deprec Bldg Value 250,082 | | 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 | 1,566 | 1,566 | 1566 | 1998 | No Stories | 1.00 | Full Baths | 2 | |
| GAR | GARAGE FINISH | 0 | 412 | 0 | 1566 | Quality Grade | 700 | Half Baths | 0 | |
| OPF | OPEN PORCH FINISHE | 0 | 186 | 0 | 133.52 | Wall Type | 03 | Heat Type | 6 | |
| TOTALS | | | | | 257,817 | Foundation | 3 | Fireplaces | 0 | |
| | | | | | Condition EX | Roof Cover | 3 | Type AC | 03 | |
| | | | | | % Good 97.00 | | | | | |
| | | | | | Functional Obsol 0 | | | | | |
| | | | | | Building RCNLD 250,082 | | | | | |

Alternate Key 3774788
 Parcel ID 17-22-26-2000-000-03400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0882 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 | |
| 2014 | 315-13-09 | 09-09-2013 | 04-01-2014 | 10,223 | 0002 | REROOF SHINGLE | 04-01-2014 | | |
| 2004 | SALE | 01-01-2003 | 04-23-2004 | 1 | 0000 | CHECK VALUE | | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------|----------------------|------|-----------|--|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount | |
| 2023041898 | 6123 1624 | 04-11-2023 | WD | Q | 01 | I | 370,000 | 039 | HOMESTEAD | 2024 | 25000 | |
| 2022057871 | 5944 0560 | 04-22-2022 | WD | Q | 01 | I | 265,000 | 059 | ADDITIONAL HOMESTEAD | 2024 | 25000 | |
| 2021163141 | 5843 2107 | 11-15-2021 | QC | U | 11 | I | 100 | | | | | |
| 2019060773 | 5287 1194 | 05-30-2019 | WD | Q | Q | I | 239,900 | | | | | |
| | 4131 1956 | 02-23-2012 | WD | U | U | I | 91,000 | | | | | |
| 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 | 250,082 | 0 | 338,082 | 0 | 338082 | 50,000.00 | 288082 | 313082 | 338,082 | |

Parcel Notes

00FC LAND FROM FF QG FROM 475 RS 022400
 01X JOSUE & CRUZ FERRER MOVED 103101
 2078/1969 LEONARD J CAROLAN SINGLE AND SUSAN C CAFFALL SINGLE ONLY
 02X DENY LEONARD AND SUSAN HX APP IS INCOMPLETE
 02 QG FROM 535 RS 061302
 03FC QG FROM 550 WGL 070902
 03 QG FROM 565 FER 022103
 03X SUSAN CAMILLE CAFFALL MARRIED LEONARD JOSEPH CAROLAN
 2426/204 LEONARD J & SUSAN C CAROLAN TO MELISSA R GALE DE COSTA & RODRIGO COSTA HW
 04FC QG FROM 575 LG 042304
 08X RODRIGO COSTA DID NOT FURNISH DEC OF DOM HE HAS A GREEN CARD
 4056/902 CT VS RODRIGO N VARGAS & MELISSA R GALE DE COSTA SOLD TO WELLS FARGO BANK NA
 4104/1591 WELLS FARGO BANK NA TO FEDERAL HOME LOAN MORTGAGE CORP
 4131/1956 FEDERAL HOME LOAN MTG CORP TO ET AL MARIA LASSALLE UNMARRIED AND FRANCISCO J MARI-LASSALLE UNMARRIED AND GLEN A MILLER UNMARRIED ONLY
 14FC SFR REROOFED SHINGLES NEW EXT PAINT EAG FROM 2 OPF3 FROM 37SF UNABLE TO GET IN BACK YARD DUE TO LOCKED FENCE CRA 040114
 5287/1194 MARIA LASSALLE AKA MILLER & GLEN A MILLER AND FRANCISCO J MARI-LASSALLE TO JULIA BETH WENGER & JUSTIN HALL HW
 19X COURTESY HX CARD SENT 072619
 20X COURTESY HX CARD SENT 010320
 20IT PER LISTING SFR HAS MANY NEW UPGRADES INCLUDING NEW KITCHEN MASTER BATH GRANITE COUNTERS IN GUEST BATH NEW AC AND NEWER ROOF NEW TILE FLOORING QG FROM 650 LOC FROM 120 ADT 021220
 20 MLS S5016222 SFR HAS MANY UPGRADES ADT 021220
 5843/2107 JUSTIN HALL & JULIA BETH WEGNER AKA WENGER TO JUSTIN HALL MARRIED

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0882 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

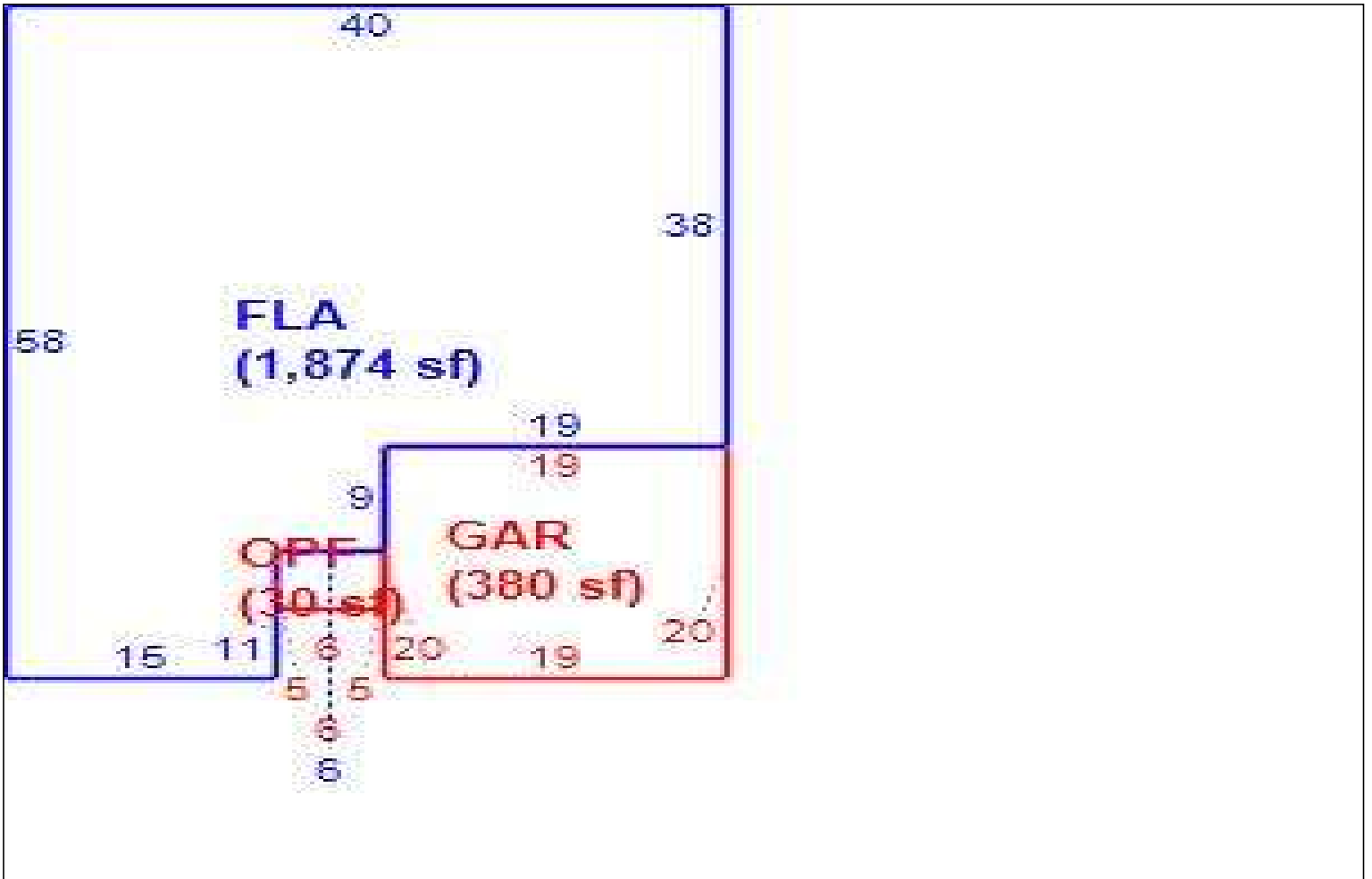
| Current Owner | | |
|----------------------------------|----|-------|
| RUIZ ISABEL & CHRISTOPHER D PENA | | |
| 1629 MUIR CIR | | |
| CLERMONT | FL | 34711 |

| 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

2024-0882 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 | |
| | | | | | | | | | |

| 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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0882 Comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

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

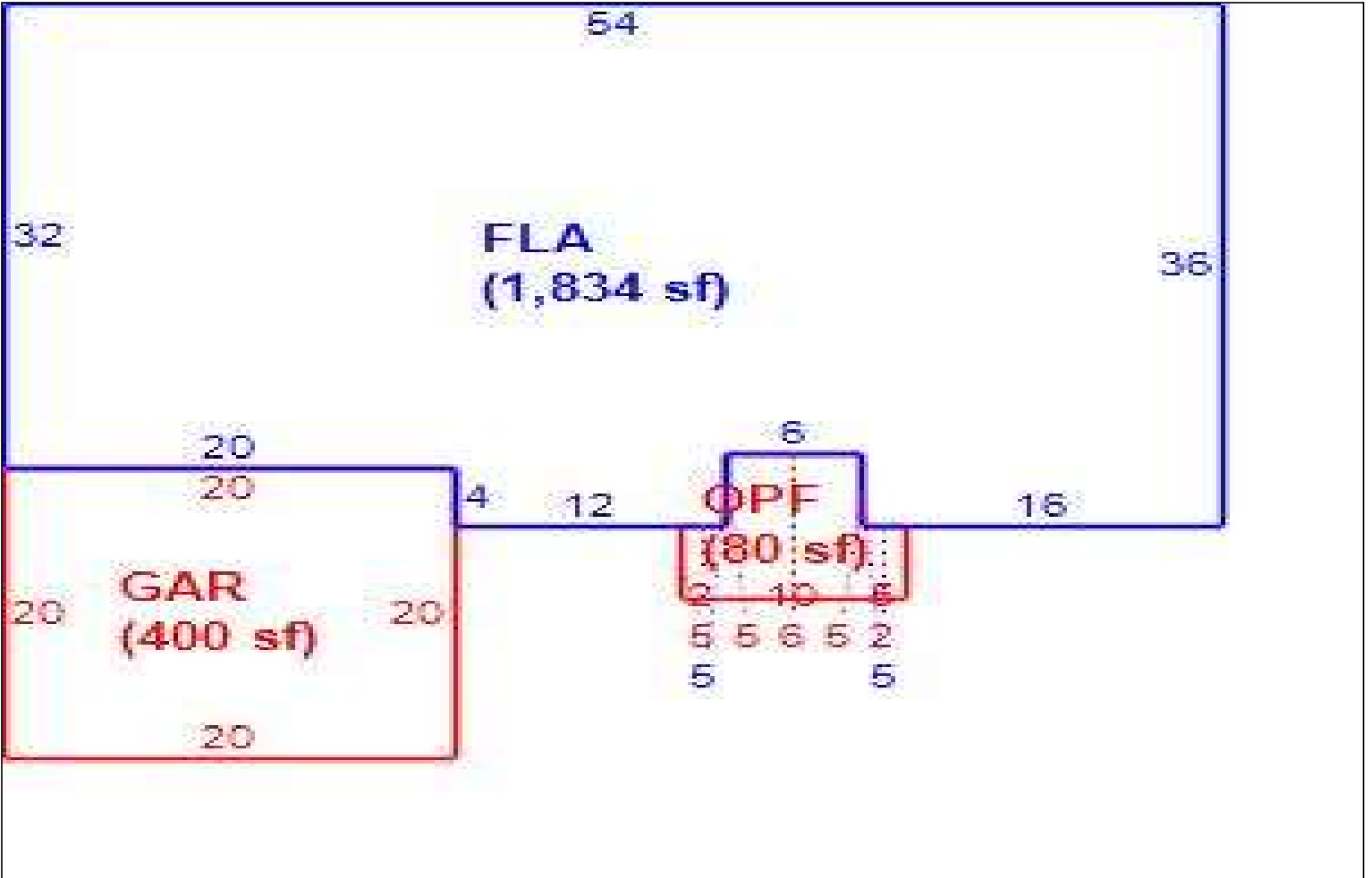
| Property Location | | | |
|-------------------|---------------|------|-------|
| Site Address | 1529 MUIR CIR | | |
| | CLERMONT | FL | 34711 |
| Mill Group | 000C | NBHD | 0583 |

| 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

2024-0882 Comp 3
 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

| 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 |

Exemptions

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

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.