



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3395085*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>3024-1095</i>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <i>10.1.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>SFR XII NM ORLANDO OWNER 1 LP</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>01-23-25-0250-000-00200 10411 Myakka Dr</b>
Phone <b>954-740-6240</b>	Email <b>ResidentialAppeals@ryan.com</b>		
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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"/> 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"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, 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.**

**PART 3. Taxpayer Signature**

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

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

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

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

I am (check any box that applies):

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

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

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

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

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

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

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

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

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-1095	Alternate Key: 3395085	Parcel ID: 01-23-25-0250-000-00200
<b>Petitioner Name</b> RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 10411 MYAKKA DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> SFR XII NM ORLANDO OWNER 1 LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 386,693	\$ 386,693
<b>2. Assessed or classified use value, *if applicable</b>	\$ 386,693	\$ 386,693
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 386,693	\$ 386,693

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

**Last Sale Date** 4/7/2022 **Price:** \$0  Arm's Length  Distressed **Book** 5945 **Page** 1388

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3395085	3366174	3558529	3795172
<b>Address</b>	10411 MYAKKA DR CLERMONT	10530 MESA LN CLERMONT	10739 LAKE HILL DR CLERMONT	11410 CRYSTAL VIEW CT CLERMONT
<b>Proximity</b>		.10 MILE	.45 MILE	.12 MILE
<b>Sales Price</b>		\$546,800	\$435,000	\$515,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	4.40%	3.20%
<b>Adjusted Sale</b>		\$477,903	\$388,890	\$454,230
<b>\$/SF FLA</b>	\$204.60 per SF	\$241.37 per SF	\$199.43 per SF	\$194.45 per SF
<b>Sale Date</b>		6/19/2023	1/18/2023	4/28/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,890	1,980	-6750	1,950	-4500	2,336	-33450
<b>Year Built</b>	1992	1994		1994		2002	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	GARAGE	GARAGE	-25000	GARAGE		GARAGE	
<b>Porches</b>	OPF/SPF	OPF/OPF		OPF/SPF		OPF/OPF	-8000
<b>Pool</b>	N	Y	-20000	N	0	Y	-20000
<b>Fireplace</b>	1	1	0	1	0	0	2500
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	SCF	-2000	NONE		NONE	
<b>Site Size</b>	.34 AC	.42 AC		.39 AC		.28 AC	20000
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		-Net Adj. 11.2%	-53750	-Net Adj. 1.2%	-4500	-Net Adj. 8.6%	-38950
		Gross Adj. 11.2%	53750	Gross Adj. 1.2%	4500	Gross Adj. 18.5%	83950
<b>Adj. Sales Price</b>	Market Value <b>\$386,693</b>	Adj Market Value	<b>\$424,153</b>	Adj Market Value	<b>\$384,390</b>	Adj Market Value	<b>\$415,280</b>
	Value per SF 204.60						

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.

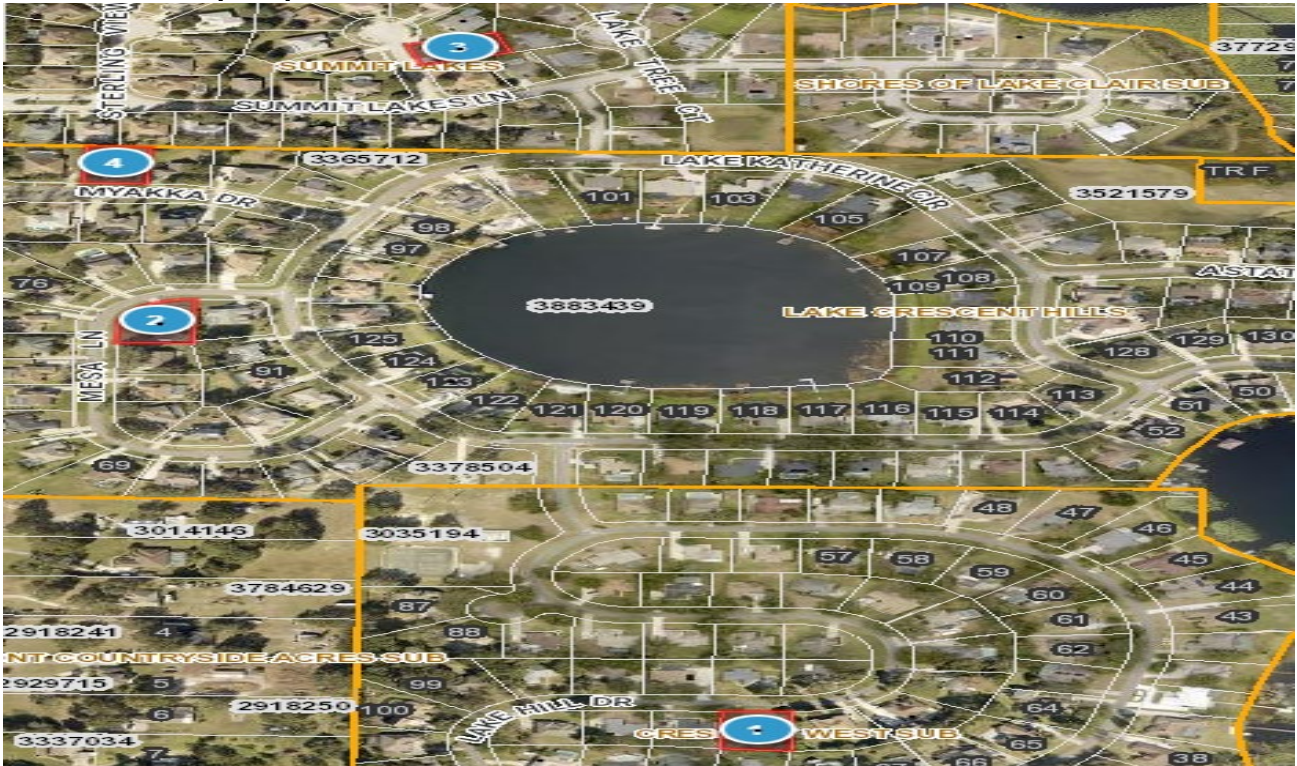
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 12/5/2024**

**2024-1095 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3558529	10739 LAKE HILL DR CLERMONT	.45 MILE
2	1	3366174	10530 MESA LN CLERMONT	.10 MILE
3	3	3795172	11410 CRYSTAL VIEW CT CLERMONT	.12 MILE
4	SUBJECT	3395085	10411 MYAKKA DR CLERMONT	-
5				
6				
7				
8				

Alternate Key 3395085  
Parcel ID 01-23-25-0250-000-00200

LCPA Property Record Card  
Roll Year 2024 Status: A

2024-1095 subject  
PRC Run: 12/5/2024 By bboone  
Card # 1 of 1

Current Owner		
SFR XII NM ORLANDO OWNER 1 LP		
9200 E HAMPTON DR		
CAPITOL HEIGHT	MD	20743

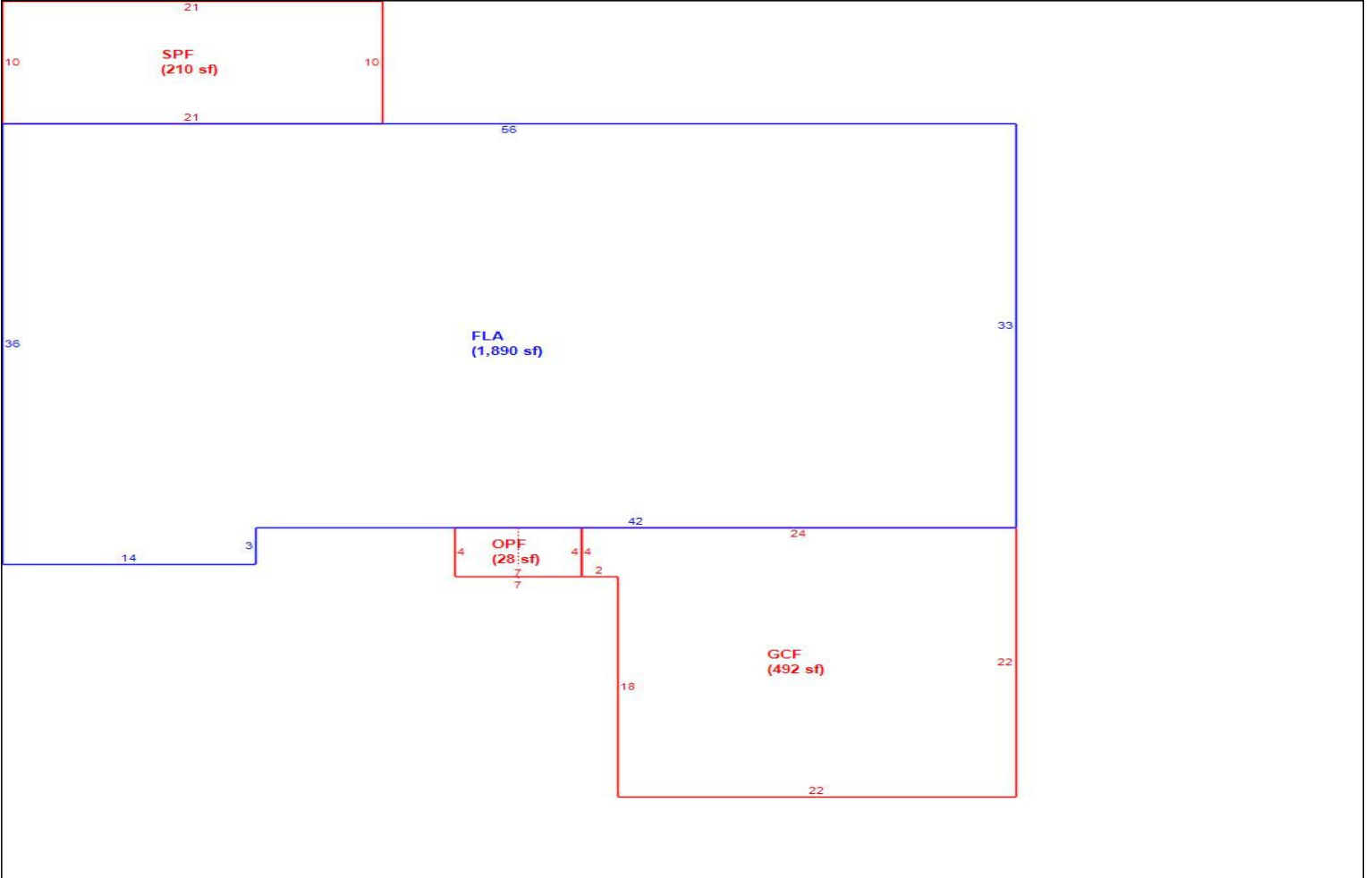
subject

Property Location			
Site Address	10411 MYAKKA DR		
	CLERMONT	FL	34711
Mill Group	0005	NBHD	4467
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
LAKE CRESCENT HILLS SUB LOT 2 PB 32 PGS 27-30 ORB 5945 PG 1388

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	100	150		1.00 LT	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 295,560	Deprec Bldg Value 286,693	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1992	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,890	1,890	1890	Effective Area	1890	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	492	0	Base Rate	127.90	Quality Grade	695	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	Building RCN	295,560	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	210	0	Condition	EX	Foundation	3	Fireplaces	1
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	286,693	Roof Cover	3	Type AC	03
TOTALS		1,890	2,620	1,890						

Alternate Key 3395085  
 Parcel ID 01-23-25-0250-000-00200

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

2024-1095 subject By bboone  
 PRC Run: 12/5/2024  
 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	
2010	2009070180	07-09-2009	04-01-2010	4,000	0002	REROOF SHINGLES	04-01-2010		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2022058797	5945 1388	04-07-2022	WD	U	11	I	0					
2021152258	5828 1155	10-28-2021	WD	Q	01	I	367,500					
	1236 2154	07-01-1993	WD	Q	Q	I	128,500					
	1177 2316	07-01-1992	WD	Q	Q	V	17,600					
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	
100,000	286,693	0	386,693	0	386693	0.00	386693	386693	377,659	

\*\*\*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 3366174  
Parcel ID 01-23-25-0250-000-08400

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

2024-1095 comp 1  
PRC Run: 12/5/2024 By  
Card # 1 of 1

Current Owner		
MANCHESTER DALE R & CATHY A		
10530 MESA LN		
CLERMONT	FL	34711

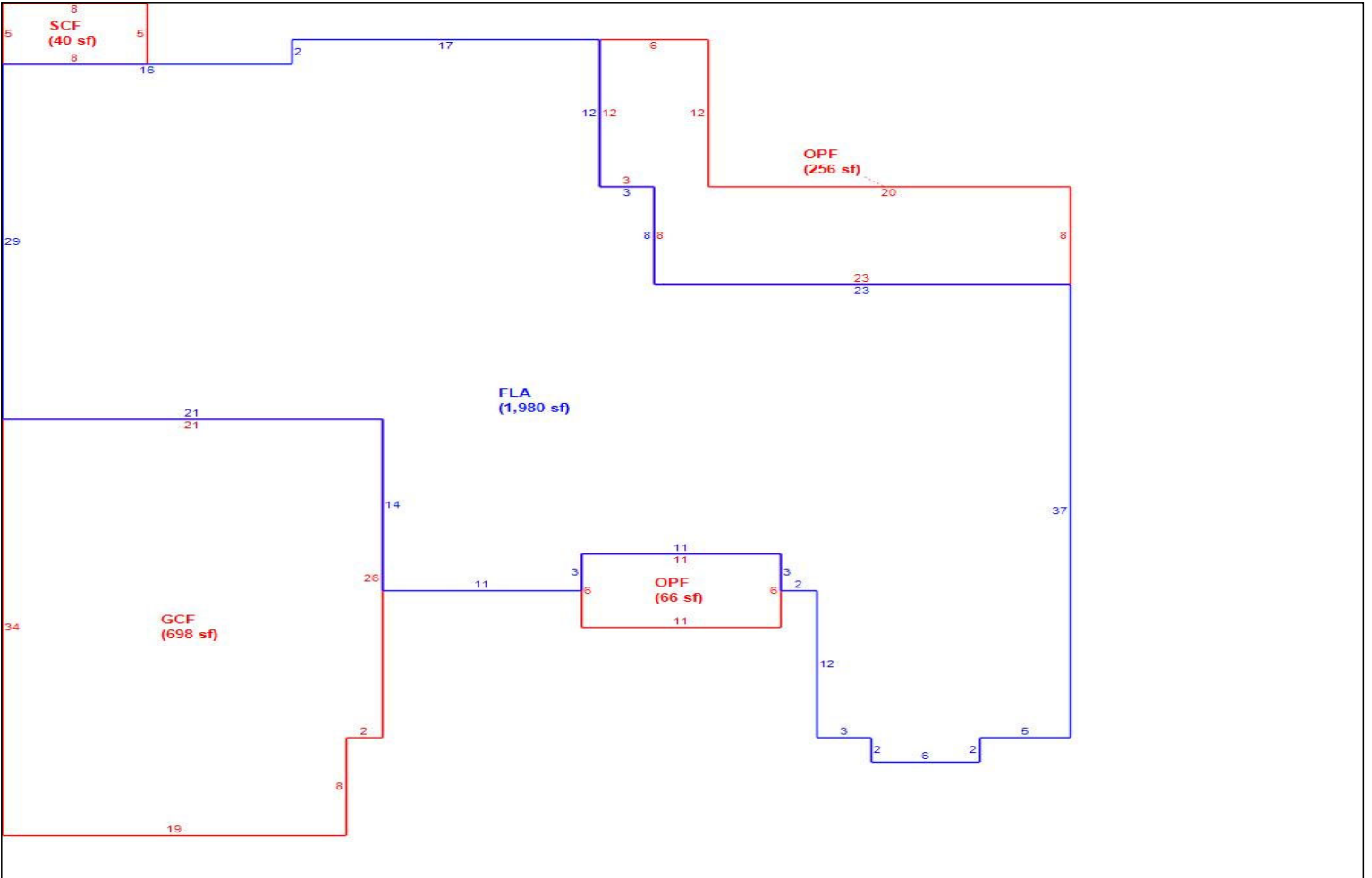
**comp 1**

Property Location		
Site Address	10530 MESA LN	
	CLERMONT	FL 34711
Mill Group	0005	NBHD 4467
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 03-04-202

Legal Description
LAKE CRESCENT HILLS SUB LOT 84 PB 32 PGS 27-30 ORB 6162 PG 1773

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	149	148		1.00 LT	100,000.00	0.0000	1.00	1.000	1.000	0	100,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000			
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 314,193 Deprec Bldg Value 304,767 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,980	1,980	1980	Effective Area	1980	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	698	0	Base Rate	127.62	Quality Grade	695	Half Baths	0
OPF	OPEN PORCH FINISHE	0	322	0	Building RCN	314,193	Wall Type	03	Heat Type	6
STF	STORAGE ROOM FINIS	0	40	0	Condition	EX	Foundation	3	Fireplaces	1
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,980	3,040	1,980	Building RCNLD	304,767				



Alternate Key 3366174  
 Parcel ID 01-23-25-0250-000-08400

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

2024-1095 comp 1  
 PRC Run: 12/5/2024 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
POL4	SWIMMING POOL - RESIDENTIAL	448.00	SF	52.50	1993	1993	23520.00	85.00	19,992
PLD3	POOL/COOL DECK	502.00	SF	7.33	1993	1993	3680.00	70.00	2,576
SEN2	SCREEN ENCLOSED STRUCTURE	1182.00	SF	3.50	2019	2019	4137.00	90.00	3,723

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023	2021101240	11-11-2021	03-30-2023		0003	SEN	03-30-2023		
2020	2019071184	08-14-2019	03-04-2020	2,938	0002	SCRN LANAI	03-06-2020		
2019	2018051188	05-25-2018	02-19-2019	10,832	0002	REPL WINDOWS 9	02-19-2019		
2018	SALE	01-01-2017	03-21-2018	1	0099	CHECK VALUE	03-21-2018		
1995	9404184	09-01-1994	12-01-1994	10,000	0000	POL			
1995	9403388	08-01-1994	12-01-1994	77,072	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023073588	6162	1773	06-19-2023	WD	Q	01	I	546,800	035	DISABILITY CIVILIAN	2024	5000
2017043817	4933	2370	04-21-2017	WD	Q	Q	I	273,000	039	HOMESTEAD	2024	25000
	1328	0122	10-01-1994	WD	Q	Q	I	140,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1311	2019	08-01-1994	WD	Q	Q	V	22,500				
	1176	2139	07-01-1992	WD	Q	Q	V	17,400				
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
100,000	304,767	26,291	431,058	0	198028	55,000.00	143028	168028	421,728

\*\*\*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 3558529  
Parcel ID 02-23-25-0075-000-07600

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

2024-1095 comp 2  
PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner			
FAWZI TRUST			
2029 GREGG ST			
CARSON CITY	NV	89071	

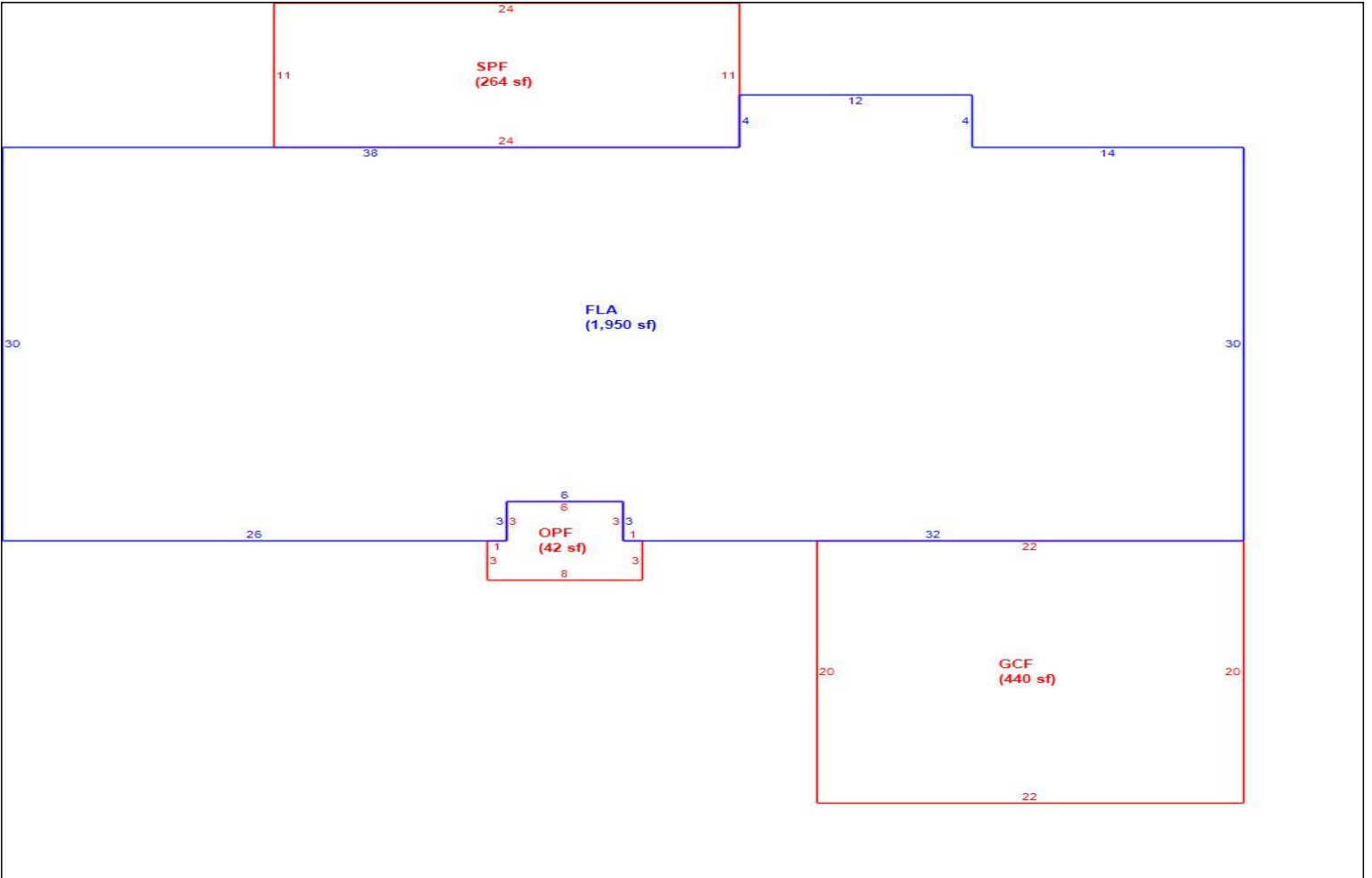
**comp 2**

Property Location			
Site Address 10739 LAKE HILL DR			
CLERMONT FL 34711			
Mill Group	0005	NBHD	4467
Property Use		Last Inspection	
00100	SINGLE FAMILY	DN	03-22-201

Legal Description
CRESCENT WEST LOT 76 PB 29 PGS 67-69 ORB 6084 PG 2010 ORB 6119 PG 1103

LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	110	155		1.00 LT	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 274,417	Deprec Bldg Value 266,184	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,950	1,950	1950	Effective Area	1950	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	Base Rate	115.74	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	42	0	Building RCN	274,417	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	264	0	Condition	EX	Foundation	3	Fireplaces	1	
					% Good	97.00	Functional Obsol	0	Roof Cover	3	
					Building RCNLD	266,184	Type AC	03			
TOTALS		1,950	2,696	1,950							

Alternate Key 3558529  
 Parcel ID 02-23-25-0075-000-07600

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

2024-1095 comp 2  
 PRC Run: 12/5/2024 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
2018	SALE	01-01-2017	03-22-2018	1	0099	CHECK VALUE	03-22-2018	
2017	2016080642	08-18-2016	04-07-2017	3,200	0003	REPL WINDOWS (8)	04-07-2017	
2014	2013030608	03-28-2013	01-24-2014	10,450	0002	REROOF ARCH SHINGLE	01-24-2014	
2004	SALE	01-01-2003	01-14-2004	1	0000	CHECK VALUE		
1995	C-04353	09-01-1994	12-01-1994	72,786	0000	SFR FINALED 11/94		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023038396	6119 1103	02-23-2023	WD	U	11	I	0				
2023009897	6084 2010	01-18-2023	WD	Q	01	I	435,000				
2017079983	4977 0534	07-24-2017	WD	Q	Q	I	259,000				
	2280 1217	02-28-2003	WD	Q	Q	I	153,000				
	1332 2217	11-01-1994	WD	Q	Q	I	119,900				
<b>Total</b>											0.00

**Exemptions**

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
100,000	266,184	0	366,184	0	366184	0.00	366184	366184	357,764

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Alternate Key 3795172  
 Parcel ID 02-23-25-1900-000-02600

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

2024-1095 comp 3  
 PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner		
MOSS DANIELLE L & ROGER A		
11410 CRYSTAL VIEW CT		
CLERMONT	FL	34711

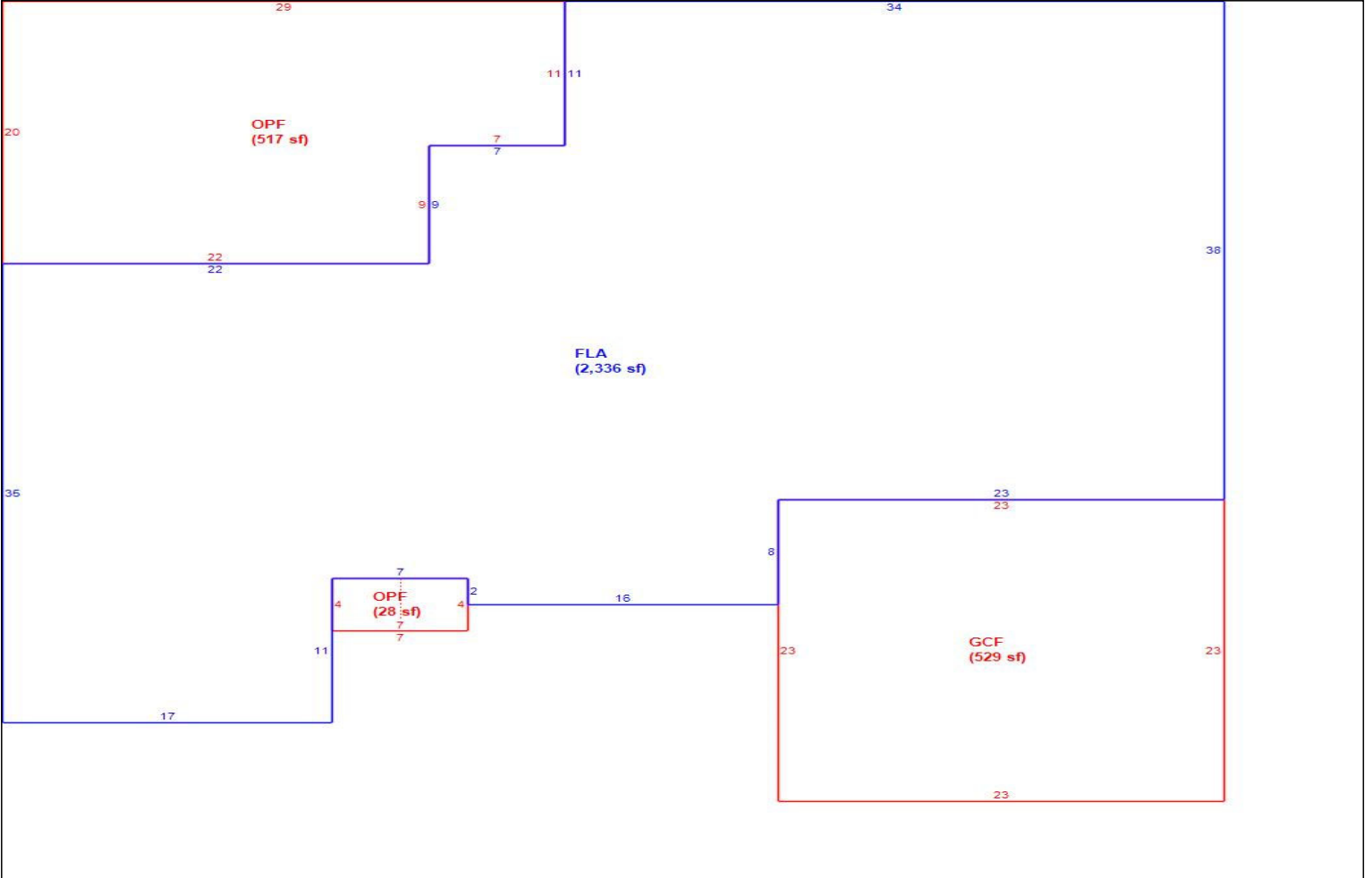
**comp 3**

Property Location			
Site Address 11410 CRYSTAL VIEW CT			
CLERMONT		FL 34711	
Mill Group	0005	NBHD	4368
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
SUMMIT LAKES SUB LOT 26 PB 43 PGS 22-23 ORB 6140 PG 150

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	50,000.00	0.0000	1.60	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 285,350
Deprec Bldg Value 276,790		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	2,336	2,336	2336	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	529	0	101.69	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	545	0	285,350	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	276,790	Type AC	03
TOTALS		2,336	3,410	2,336					

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 Card # 1 of 1

<b>Miscellaneous Features</b>									
<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	512.00	SF	35.00	2003	2003	17920.00	85.00	15,232
PLD2	POOL/COOL DECK	448.00	SF	5.38	2003	2003	2410.00	70.00	1,687
SEN2	SCREEN ENCLOSED STRUCTURE	1840.00	SF	3.50	2003	2003	6440.00	50.00	3,220
PUG1	POOL UPGRADE	1.00	UT	2000.00	2003	2003	2000.00	85.00	1,700

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	2003100939	10-21-2003	03-11-2004	34,950	0000	16X32 POOL			
2003	2002020934	05-24-2002	11-01-2002	152,196	0000	SFR/11410 CRYSTAL VIEW CT			

<b>Sales Information</b>								<b>Exemptions</b>				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023055185	6140	0150	04-28-2023	WD	Q	01	I	515,000	039	HOMESTEAD	2024	25000
2018070269	5126	0409	05-21-2018	QC	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	4206	0742	08-24-2012	WD	Q	Q	I	210,000				
	2404	1724	09-08-2003	WD	Q	Q	I	195,000				
	1793	0406	02-07-2000	WD	U	M	V	131,600				
<b>Total</b>											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
80,000	276,790	21,839	378,629	0	378629	50,000.00	328629	353629	369,906

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