



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3817761*

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 # *2024-1096* County *Lake* Tax year *2024* Date received *10-1-24*

COMPLETED BY THE PETITIONER

PART 1. Taxpayer Information

Taxpayer name: **SFR XII NM ORLANDO OWNER 1 LP** 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 #: **19-22-26-0400-000-02300
668 WINDING LAKE DR**

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 email fax.

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.

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 Res. 1-4 units Industrial and miscellaneous High-water recharge Historic, commercial or nonprofit
 Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machinery, equipment

PART 2. Reason for Petition Check one. If more than one, file a separate petition.

Real property value (check one): decrease increase Denial of exemption Select or enter type:

Denial of classification Denial for late filing of exemption or classification (Include a date-stamped copy of application.)

Parent/grandparent reduction Property was not substantially complete on January 1 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.)

Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) Refund of taxes for catastrophic event

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.)

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.
 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

Petition # 2024-1096	Alternate Key: 3817761	Parcel ID: 19-22-26-0400-000-02300
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 668 WINDING LAKE DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR XII NM ORLANDO OWNER 1 LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 354,637	\$ 354,637
2. Assessed or classified use value, *if applicable	\$ 298,400	\$ 298,400
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 298,400	\$ 298,400

*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#	3817761	3590821	3816253	3823674
Address	668 WINDING LAKE DR CLERMONT	813 FORESTWOOD DR MINNEOLA	1328 LAUREL HILL DR CLERMONT	451 DISSTON AVE CLERMONT
Proximity				
Sales Price		\$375,000	\$440,000	\$485,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	2.40%	0.00%
Adjusted Sale		\$323,250	\$384,560	\$412,250
\$/SF FLA	\$182.99 per SF	\$175.39 per SF	\$188.97 per SF	\$200.41 per SF
Sale Date		9/11/2023	6/3/2023	12/22/2023
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	1,938	1,843	4750	2,035	-4850	2,057	-5950
Year Built	2003	1995		2004		2005	
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		Water	-50000
		Net Adj. 1.5%	4750	-Net Adj. 1.3%	-4850	-Net Adj. 13.6%	-55950
		Gross Adj. 1.5%	4750	Gross Adj. 1.3%	4850	Gross Adj. 13.6%	55950
Adj. Sales Price	Market Value \$354,637	Adj Market Value	\$328,000	Adj Market Value	\$379,710	Adj Market Value	\$356,300
	Value per SF 182.99						

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.

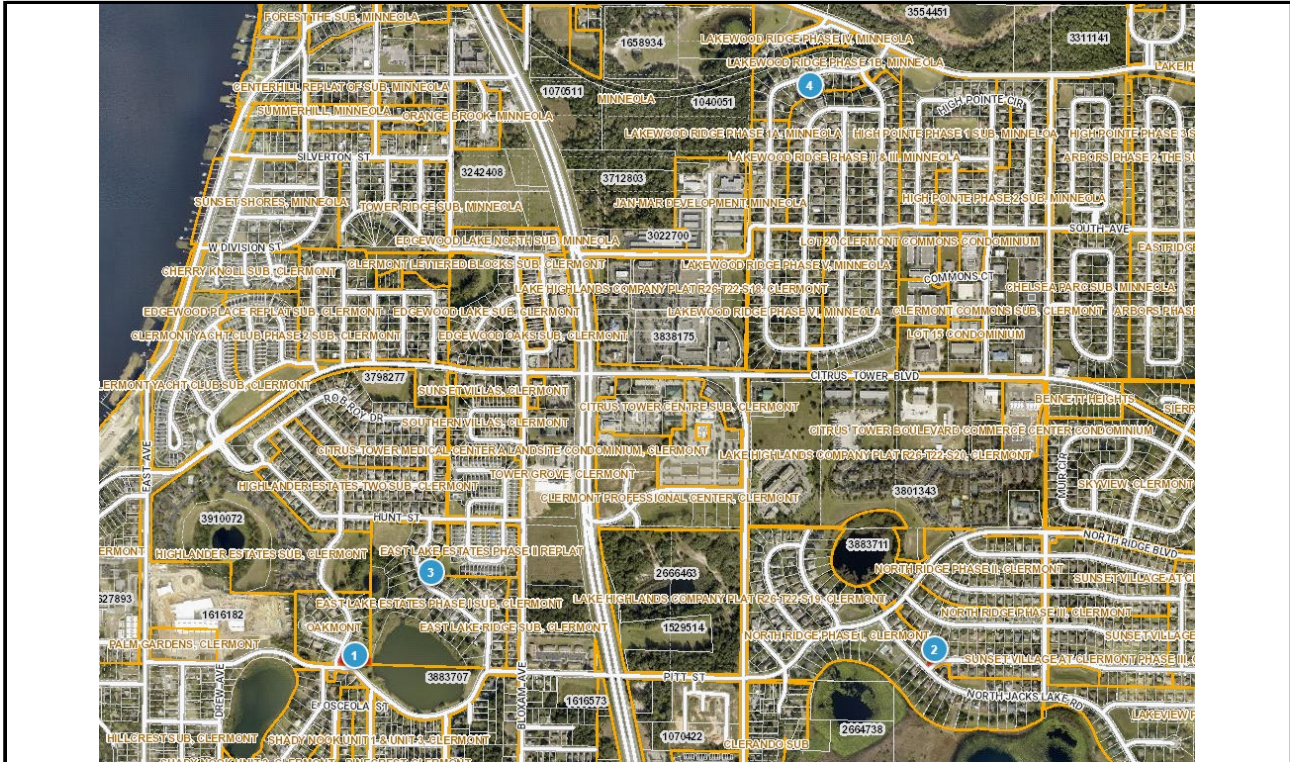
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-109€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3823674	451 DISSTON AVE CLERMONT	0
2	comp 2	3816253	1328 LAUREL HILL DR CLERMONT	0
3	subject	3817761	668 WINDING LAKE DR CLERMONT	-
4	comp 1	3590821	813 FORESTWOOD DR MINNEOLA	0
5				
6				
7				
8				

Alternate Key 3817761
 Parcel ID 19-22-26-0400-000-02300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1096 subject
 PRC Run: 12/10/2024 By
 Card # 1 of 1

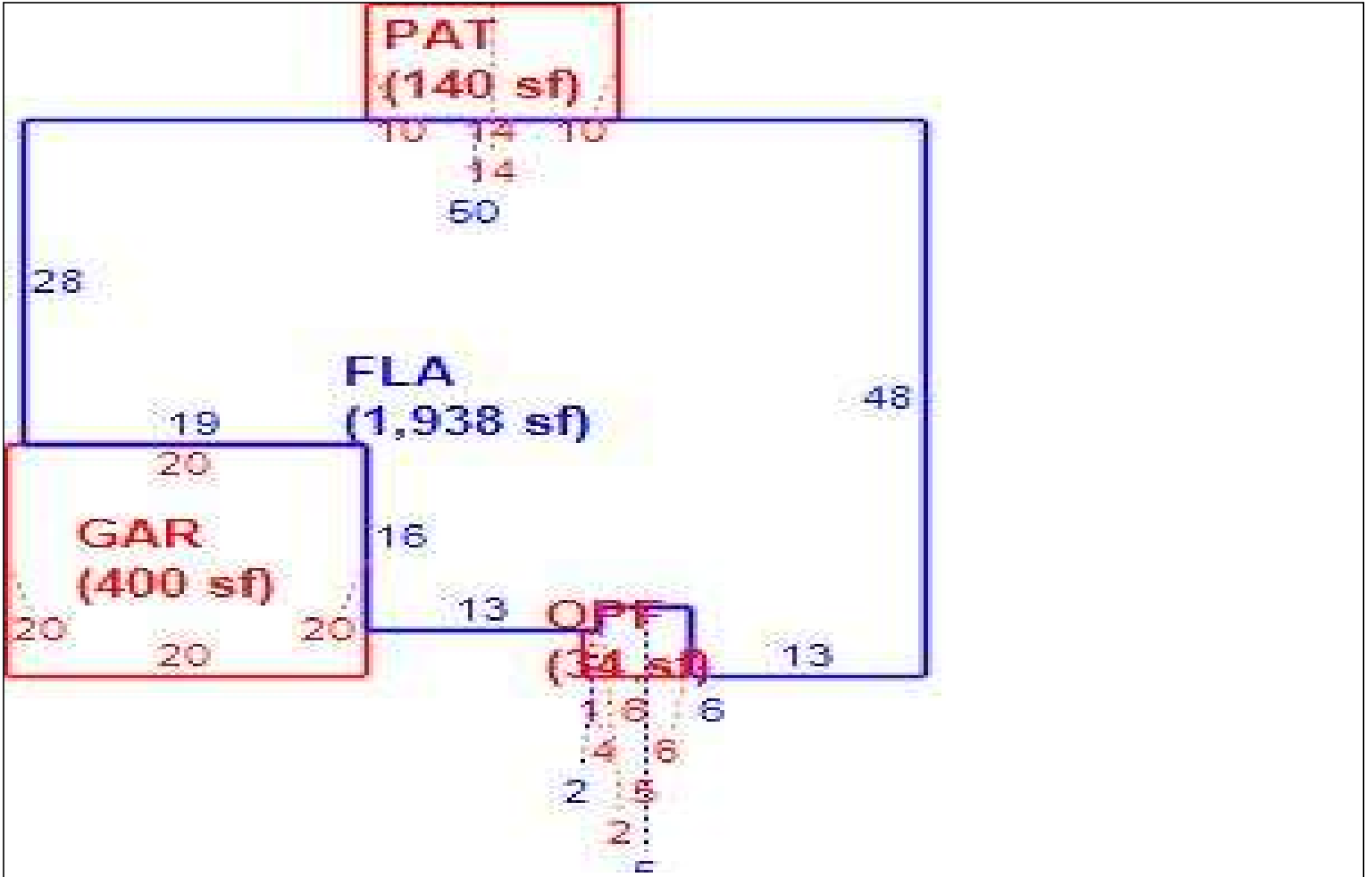
Current Owner		
SFR XII NM ORLANDO OWNER 1 LP		
9200 E HAMPTON DR		
CAPITOL HEIGHT	MD	20743

Property Location		
Site Address 668 WINDING LAKE DR		
CLERMONT FL 34711		
Mill Group 000C	NBHD 0584	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 EAST LAKE ESTATES PHASE I PB 49 PG 47-48 LOT 23 ORB 5945 PG 1384

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	75,000.00	0.0000	1.50	1.000	1.000	0	112,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		112,500		
Classified Acres		0		Classified JV/Mkt		112,500		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 249,626 Deprec Bldg Value 242,137 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,938	1,938	1938	2003	1938	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.58	0	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	34	0	EX	0	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	140	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		1,938	2,512	1,938	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	242,137				

Alternate Key 3817761
 Parcel ID 19-22-26-0400-000-02300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1096 subject
 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
2005 2004	SALE 2003080590	01-01-2004 08-26-2003	11-17-2004 04-23-2004	1 103,268	0000 0000	CHECK VALUE SFR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2022058796	5945 1384	04-07-2022	WD	U	11	I	0				
2021171118	5855 0155	12-07-2021	WD	Q	01	I	350,000				
	4430 1058	01-10-2014	WD	Q		I	170,000				
	4396 1692	09-27-2013	WD	U	U	I	137,600				
	4338 1991	06-04-2013	CT	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
112,500	242,137	0	354,637	26397	328240	0.00	328240	354637	354,637

Parcel Notes

2644/1068 CLAYTON HUMMEL SINGLE
 05 QG FROM 625 FER 111704
 2714/23 KOWCEILIAH SUKHRAM MARRIED
 05FC NO CHANGES TO SFR ONLY 1 YEAR OLD QG FROM 630 DN 032905
 3246/2051 KEWCEILIAH SUKHRAM TO KOWCEILIAH & BEJAIMAL SUKHRAM WH
 3246/2051 NO DATE ON DEED USED NOTARY DATE
 4338/1991 CT VS KOWCEILIAH & BEJAIMAL SUKHRAM PROP SOLD TO HSBC BANK USA NA TTEE
 4396/1692 HSBC BANK USA NA TTEE TO MURPHY DEVELOPMENT INC
 4430/1058 MURPHY DEVELOPMENT INC TO MANUEL U ALMONTE
 14 BDRM FROM 3 3FIX FROM 2 4FIX FROM 0 PER MLS LISTING O5193341 CRA 020714
 14X COURTESY HX CARD SENT 042114
 15X COURTESY HX CARD SENT 012315
 15CC HX APP SUBMITTED ALT 022515
 16TR INSUFFICIENT ADDRESS UNABLE TO FORWARD 688 WINDING LAKE DR CLERMONT FL 34711
 16C ADD CHGD TO 668 WINDING LAKE DR CLERMONT FL 34711
 5855/155 MANUEL U ALMONTE TO SFR XII ORLANDO OWNER 2 LP
 5945/1384 M SALE INCL AK3817761 AK3405455 SFR XII ORLANDO OWNER 2 LP TO SFR XII NM ORLANDO OWNER 1 LP

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 3590821
Parcel ID 17-22-26-1205-000-04400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-1096 comp 1
PRC Run: 12/10/2024 By
Card # 1 of 2

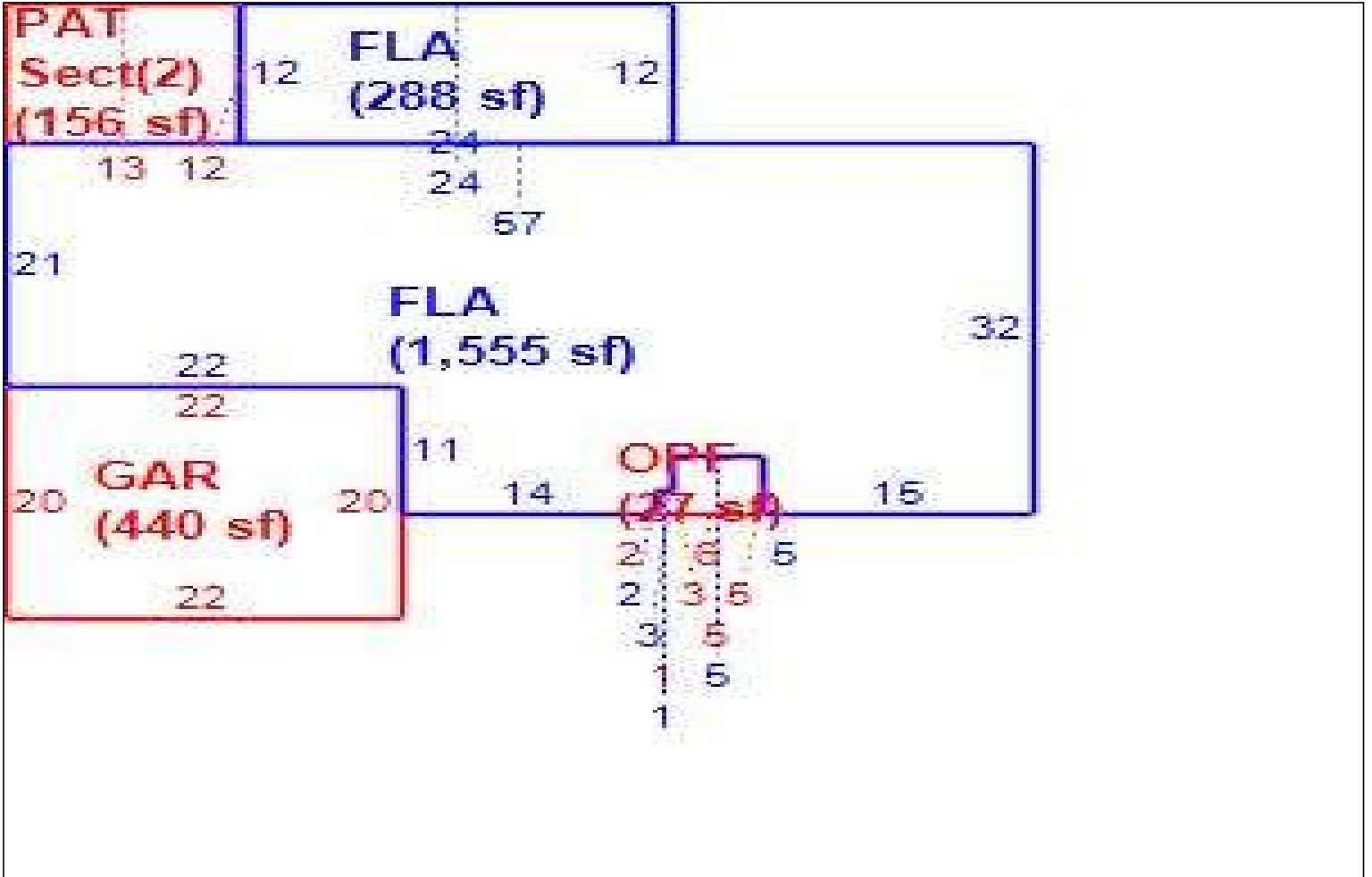
Current Owner		
TIWARI CHANDI		
813 FORESTWOOD DR		
MINNEOLA	FL	34715

Property Location		
Site Address 813 FORESTWOOD DR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	TDS 04-22-202

Legal Description
MINNEOLA, LAKEWOOD RIDGE PHASE 1B LOT 44 PB 35 PGS 8-9 ORB 6210 PG 1617

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 2	Replacement Cost 273,676
Deprec Bldg Value 251,782		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	1,843	1,843	1843	1995	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	124.05	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	27	0	273,676	Wall Type	03	Heat Type	6	
TOTALS		1,843	2,310	1,843	0	Foundation	3	Fireplaces	0	
					251,782	Roof Cover	3	Type AC	03	

Alternate Key 3590821
 Parcel ID 17-22-26-1205-000-04400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1096 comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 2

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBU3	UTILITY BLDG UNFINISHED	160.00	SF	7.50	2009	2009	1200.00	40.00	480

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	SALE	01-01-2021	04-22-2022	1	0099	CHECK VALUE			
2014	392-13-10	10-24-2013	04-03-2014	6,400	0002	REROOF SHINGLE	04-03-2014		
2006	546-05-09	08-31-2005	06-12-2006	1,700	0000	SHED 8X12			
1996	9403176	03-01-1995	12-01-1995	54,512	0000	SFR			
1995	9403176	07-01-1994	12-01-1994	54,512	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023112916	6210 1617	09-11-2023	WD	Q	01	I	375,000	039	HOMESTEAD	2024	25000	
2021137353	5808 1552	09-29-2021	WD	Q	01	I	307,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2021067468	5710 0126	04-30-2021	WD	U	37	I	316,500					
2018045194	5097 0829	04-12-2018	QC	U	U	I	75,900					
	1481 0214	11-01-1996	WD	Q	Q	I	86,000					
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	256,678	480	345,158	0	345158	50,000.00	295158	320158	345,158	

Parcel Notes

99FC QG FROM 400 051899 RS
 02FC LAND FROM FF DUE TO SALES RS 102901
 03 QG FROM 475 FER 022503
 14FC CORRECT SKETCH FLA1 FROM 1579SF OPF3 FROM 39SF SPU4 TO FLA SIZE FROM 10X18 YR FROM 1996 ADD UBU 10X16 NPA SFR REROOFED SHINGLES CRA 040314
 5097/829 BRIAN J & LAURA MORREALE AND MELISSA A MONTI FKA MELISSA M MORREALE TO BRIAN J MORREALE MARRIED
 5710/126 BRIAN J & LAURA MORREALE TO OPENDOOR PROPERTY TRUST I
 21X COURTESY HX CARD SENT 062121
 18DS RESEARCH WIFE ADDED TO OWNERSHIP NO INFO FOUND ON SS# RRB 051718
 5808/1552 OPENDOOR PROPERTY TRUST I TO LUIS & ANGELA CRUZ HW
 22FC SFR GOOD COND ADD CAN5 TDS 042222
 23CC EFILE HX APP CP 012123
 6210/1617 LUIS & ANGELA CRUZ TO CHANDI TIWARI SINGLE
 24CC EFILE HX APP CP 121523

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 3816253
 Parcel ID 20-22-26-1506-000-18100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1096 comp 2
 PRC Run: 12/10/2024 By
 Card # 1 of 1

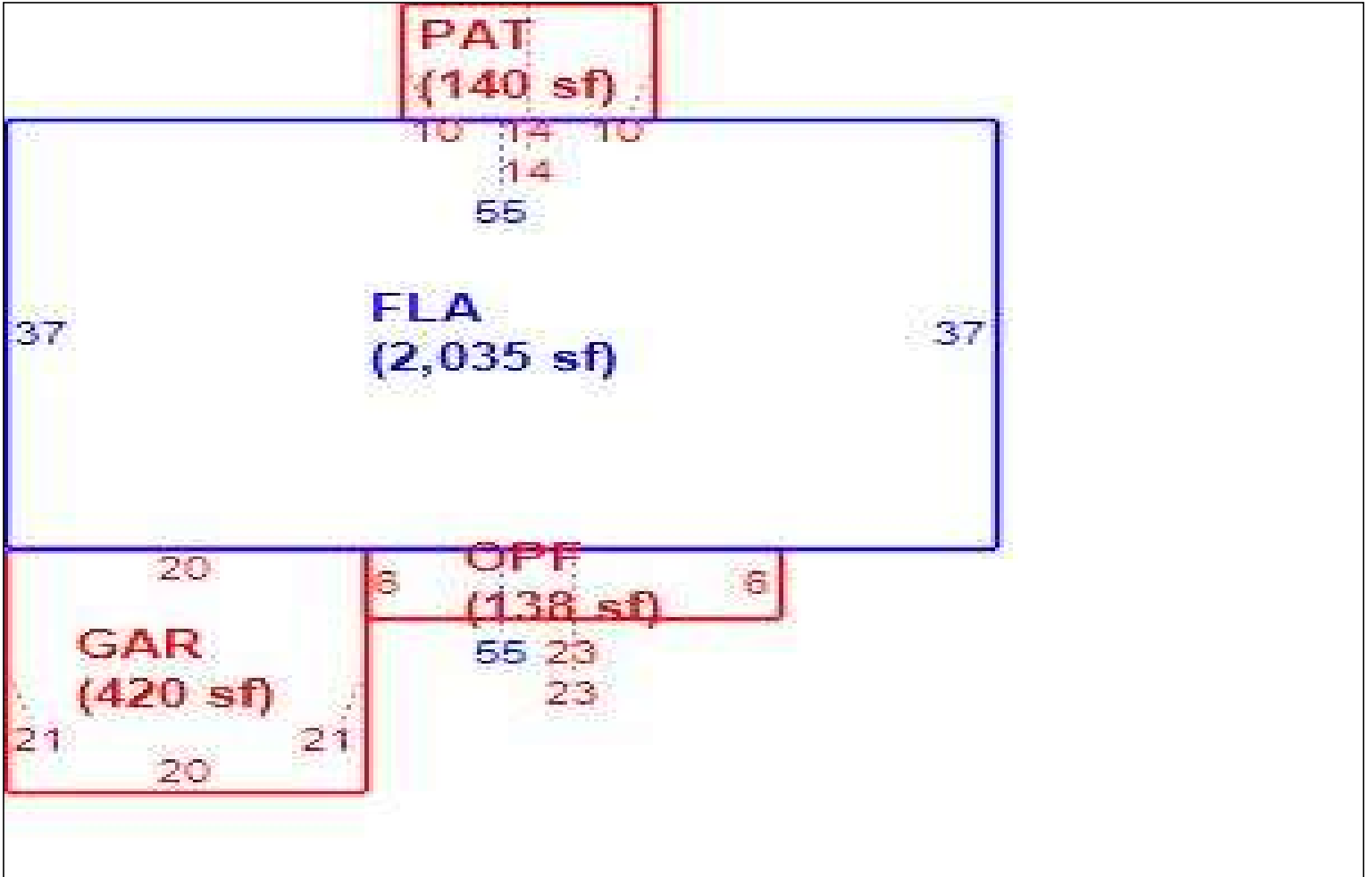
Current Owner		
MACKAY KYLE S		
1328 LAUREL HILL DR		
CLERMONT	FL	34711

Property Location		
Site Address 1328 LAUREL HILL DR		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
NORTH RIDGE PHASE III PB 48 PG 78-79 LOT 181 ORB 6158 PG 1392

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 268,718
Deprec Bldg Value 260,656		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,035	2,035	2035	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	111.22	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	138	0	268,718	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	140	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,035	2,733	2,035	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	260,656			

Alternate Key 3816253
 Parcel ID 20-22-26-1506-000-18100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1096 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	
2005	2003070943	02-23-2004	07-13-2004	113,036	0000	SFR FOR 2005			
2004	2003070943	08-29-2003	02-23-2004	113,036	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023070007	6158	1392	06-03-2023	WD	Q	01	I	440,000	039	HOMESTEAD	2024	25000
	2494	1230	01-09-2004	WD	Q	Q	I	164,900	059	ADDITIONAL HOMESTEAD	2024	25000
	2402	1495	08-29-2003	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	260,656	0	348,656	0	348656	50,000.00	298656	323656	348,656	

Parcel Notes

2494/1230 LEON I LORA MARRIED
 6158/1392 LEON I LORA AKA ISRAEL LEON LORA & ELSA MARIA OCHOA LORA TO KYLE STEWART MACKAY SINGLE
 24CC EFILE HX APP CP 101723

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 3823674
 Parcel ID 19-22-26-0950-000-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1096 comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

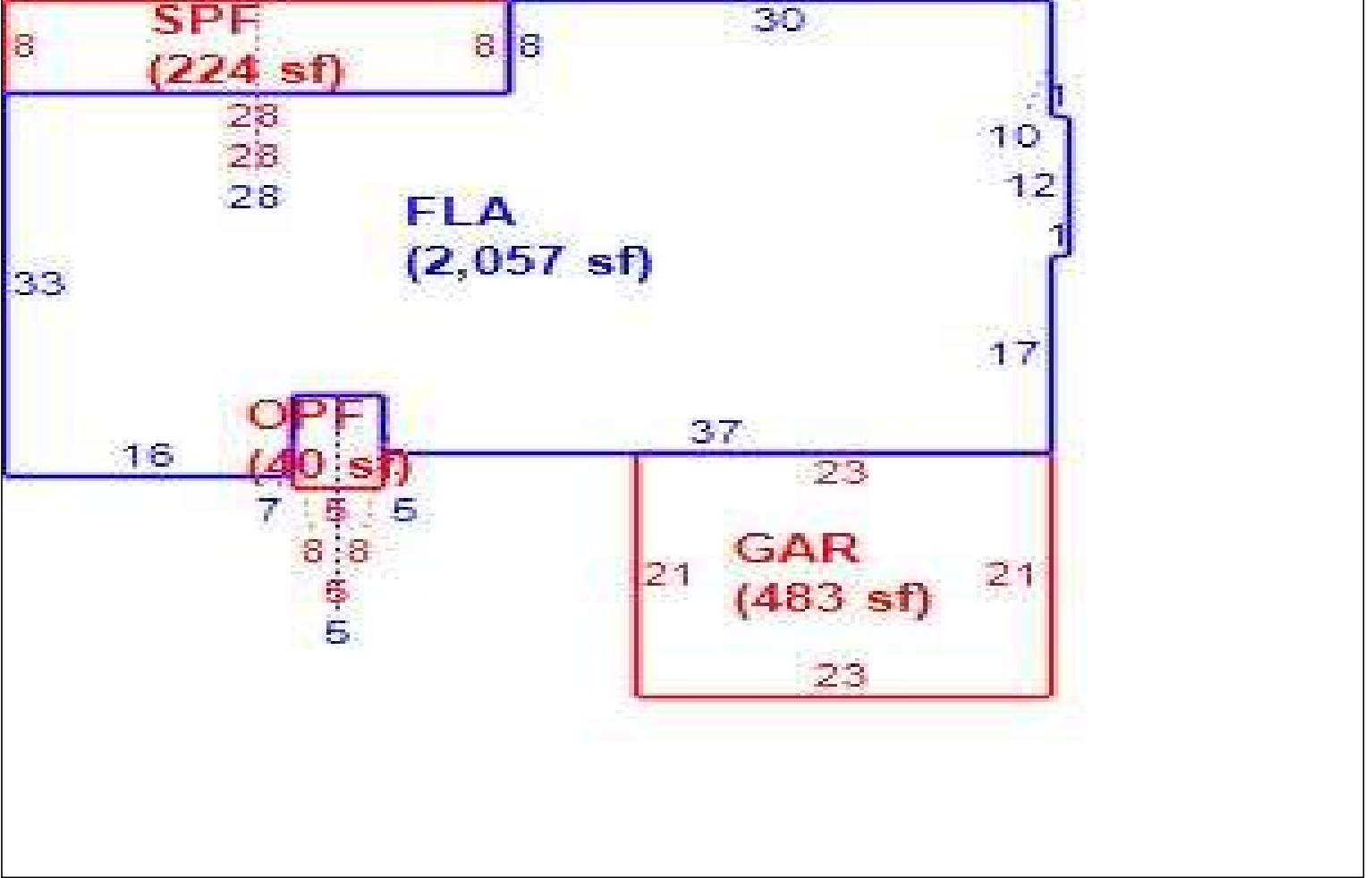
Current Owner			
COSTA MANUEL J			
451 DISSTON AVE			
CLERMONT	FL	34711	

Property Location			
Site Address 451 DISSTON AVE			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0584
Property Use		Last Inspection	
00100	SINGLE FAMILY	TDS	01-01-202

Legal Description
 OAKMONT PB 50 PG 91-92 LOT 1 ORB 6262 PG 1192

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	75,000.00	0.0000	1.75	1.000	1.000	0	131,250	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		131,250			
Classified Acres		0		Classified JV/Mkt		131,250		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 266,658 Deprec Bldg Value 258,658 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	2,057	2,057	2057	2005					
GAR	GARAGE FINISH	0	483	0		No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	40	0		Quality Grade	670	Half Baths	0	
SPF	SCREEN PORCH FINIS	0	224	0		Wall Type	03	Heat Type	6	
TOTALS		2,057	2,804	2,057		Foundation	3	Fireplaces	0	
					Base Rate	107.79	Roof Cover	3	Type AC	03
					Building RCN	266,658				
					Condition	EX				
					% Good	97.00				
					Functional Obsol	0				
					Building RCNLD	258,658				

Alternate Key 3823674
 Parcel ID 19-22-26-0950-000-00100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-1096 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
FOP3	OPEN PORCH FINISHED	300.00	SF	13.25	2022	2022	3975.00	95.00	3,776

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023	22-2550	06-01-2022	04-03-2023	15,000	0003	RET	04-03-2023		
2023	22-3418	01-21-2022	04-03-2023	6,000	0002	RTN 80X6	04-03-2023		
2019	SALE	01-01-2018	04-25-2019	1	0099	CHECK VALUE	04-29-2019		
2006	2005011255	02-10-2005	07-12-2005	126,588	0000	SFR 451 DISSTON AVE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023156162	6262 1192	12-22-2023	WD	Q	01	I	485,000					
2018105583	5166 2074	09-06-2018	WD	Q	Q	I	245,000					
2016056255	4787 0024	05-26-2016	WD	Q	Q	I	220,000					
	2985 1547	10-17-2005	WD	Q	Q	I	335,000					
	2910 0105	07-27-2005	WD	Q	Q	I	244,900					
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	
131,250	258,658	3,776	393,684	0	393684	0.00	393684	393684	393,784	

Parcel Notes

2501/719 DEED LEGAL INCL TRACT A NOT OWNED BY GRANTOR TRACT A IS OWNED BY OAKMONT HOMEOWNERS ASSN
 06FC PROPERTY OVERLOOKS LAKE ADD PHYS JSB 011206
 08 PHYS FROM 177 JSB 012508
 4787/24 ALEJANDRO & ANA ALONSO TO FRANKLIN & MIOSSOTTYS COSS HW
 16CC HX APP SUBMITTED FOR 2017 DB 062016
 16X COURTESY HX CARD SENT 062016
 17IT MLS 052616 OPF4 TO SPF BEDS FROM 3 SFR IN VERY GOOD COND PER MLS G4822666 CRA 070616
 5166/2074 FRANKLIN & MIOSSOTTYS COSS TO JOSE V ORTEGA & YANIN RINCON HW
 18X COURTESY HX CARD SENT 092018
 19X COURTESY HX CARD SENT 010219
 19FCL LOC FROM 115 QG FROM 625 MHS 042519
 23IT SFR IN GOOD COND RTN WALL FOR LANSCAPING PURPOSES ADD MISC TDS 040323
 6262/1192 JOSE V ORTEGA & YANIN RINCON TO MANUEL J COSTA UNMARRIED

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.