



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3795234

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reason for petition.

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> 2024-1098	Alternate Key: 3795234	Parcel ID: 20-22-26-2005-000-07400
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 1592 SILHOUETTE DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> TBR SFR 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>	\$ 334,901	\$ 334,901
<b>2. Assessed or classified use value, *if applicable</b>	\$ 334,901	\$ 334,901
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 334,901	\$ 334,901

\*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
<b>AK#</b>	3795234	3789944	3789953	3816253
<b>Address</b>	1592 SILHOUETTE DR CLERMONT	1629 MUIR CIR CLERMONT	1529 MUIR CIR CLERMONT	1328 LAUREL HILL DR CLERMONT
<b>Proximity</b>		0.16 Miles	0.07 Miles	0.42 Miles
<b>Sales Price</b>		\$370,000	\$370,000	\$440,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.40%	4.00%	2.40%
<b>Adjusted Sale</b>		\$323,380	\$329,300	\$384,560
<b>\$/SF FLA</b>	\$180.83 per SF	\$172.56 per SF	\$179.55 per SF	\$188.97 per SF
<b>Sale Date</b>		6/7/2023	2/13/2023	6/3/2023
<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>	1,852	1,874	-1100	1,834	900	2,035	-9150
<b>Year Built</b>	2002	2001		2001		2004	
<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>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		-Net Adj. 0.3%	-1100	Net Adj. 0.3%	900	-Net Adj. 2.4%	-9150
		Gross Adj. 0.3%	1100	Gross Adj. 0.3%	900	Gross Adj. 2.4%	9150
<b>Adj. Sales Price</b>	Market Value <b>\$334,901</b>	Adj Market Value	<b>\$322,280</b>	Adj Market Value	<b>\$330,200</b>	Adj Market Value	<b>\$375,410</b>
	Value per SF 180.83						

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.

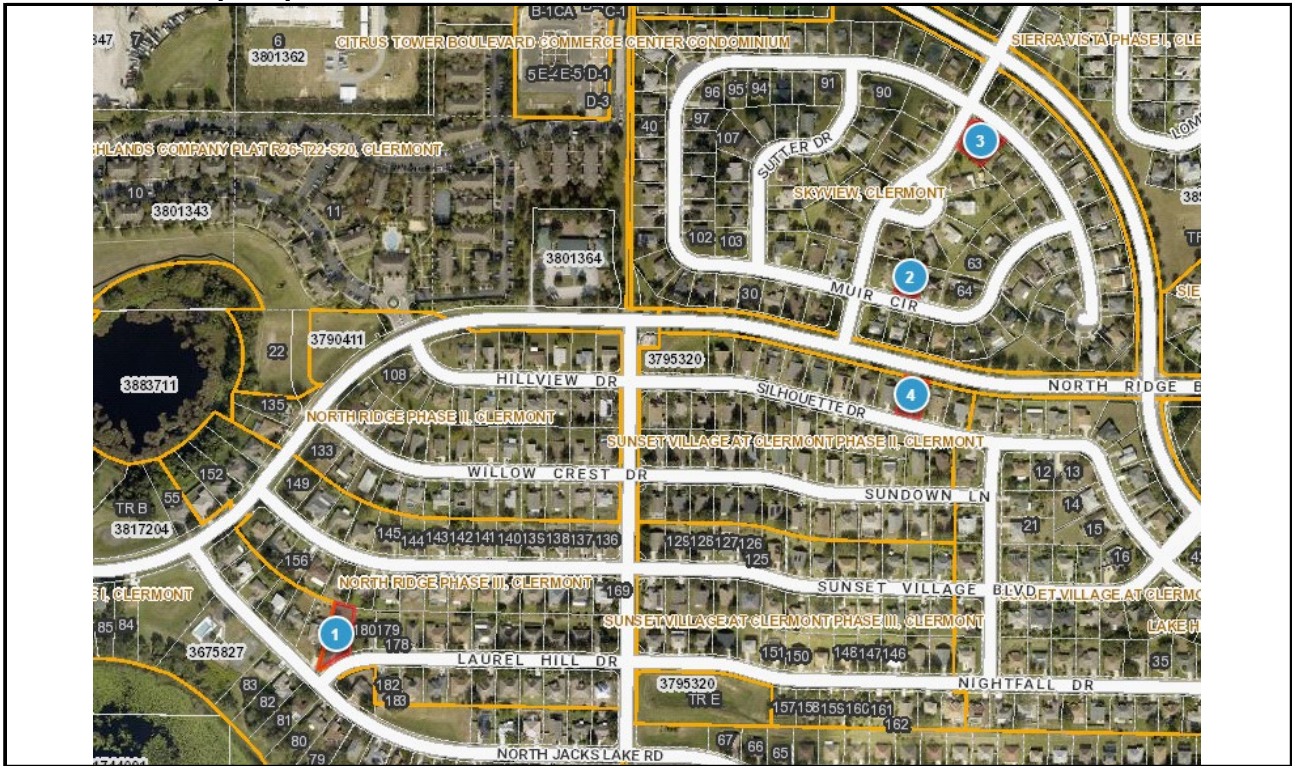
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:**

**DATE**

**2024-109E Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3816253	1328 LAUREL HILL DR CLERMONT	0.42
2	comp 2	3789953	1529 MUIR CIR CLERMONT	0.07
3	comp 1	3789944	1629 MUIR CIR CLERMONT	0.16
4	subject	3795234	1592 SILHOUETTE DR CLERMONT	-
5				
6				
7				
8				

Alternate Key 3795234  
 Parcel ID 20-22-26-2005-000-07400

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1098 subject  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

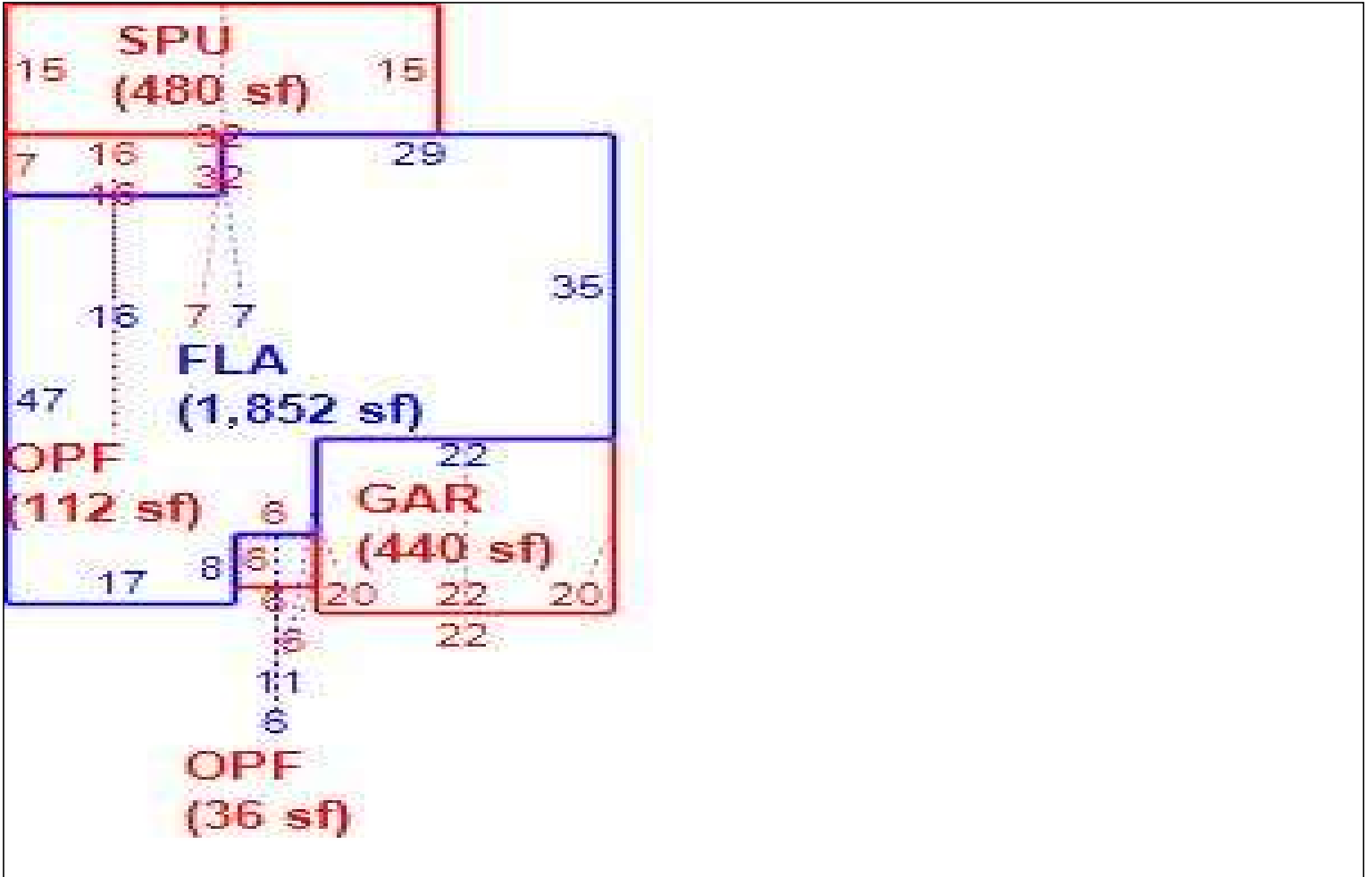
Current Owner		
TBR SFR ORLANDO OWNER 1 LP		
9200 E HAMPTON DR		
CAPITOL HEIGHT	MD	20743

Property Location		
Site Address 1592 SILHOUETTE DR		
CLERMONT FL 34711		
Mill Group 000C	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
 CLERMONT, SUNSET VILLAGE AT CLERMONT PHASE II SUB LOT 74 PB 44 PGS 54-55 ORB 5920 PG 1744

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 254,537 Deprec Bldg Value 246,901 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	3
FLA	FINISHED LIVING AREA	1,852	1,852	1852	2002	1852	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	112.01	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	148	0	Building RCN	254,537	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	480	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		1,852	2,920	1,852	% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	246,901				

Alternate Key 3795234  
 Parcel ID 20-22-26-2005-000-07400

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1098 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
2004	2003050042	05-01-2003	03-03-2004	1,380	0000	15X35 SLAB		
2003	2001120267	01-01-2002	02-13-2003	106,260	0000	SFR/1592 SILHOUETTE DR		

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2022039012	5920 1744	03-17-2022	WD	Q	01	I	330,000				
2022039011	5920 1741	03-17-2022	WD	Q	01	I	300,000				
	2098 2406	03-28-2002	WD	Q		I	134,200				
	1900 0055	01-08-2001	WD	U	M	V	1				
Total											0.00

**Value Summary**

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
88,000	246,901	0	334,901	0	334901	0.00	334901	334901	334,901

**Parcel Notes**

2098/2406 RAMON A TORRES & WANDA PEREZ-TORRES HW  
 03X CIVDX BELONGS TO RAMON A TORRES CLAVIJO  
 04FC ADD SPU5 LG 030304  
 5920/1741 RAMON A & WANDA I PEREZ-TORRES TO JAMES D ALEXANDRE SINGLE  
 5920/1744 JAMES D ALEXANDRE TO TBR SFR ORLANDO 1 LP

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

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-1098 comp 1  
PRC Run: 12/10/2024 By  
Card # 1 of 1

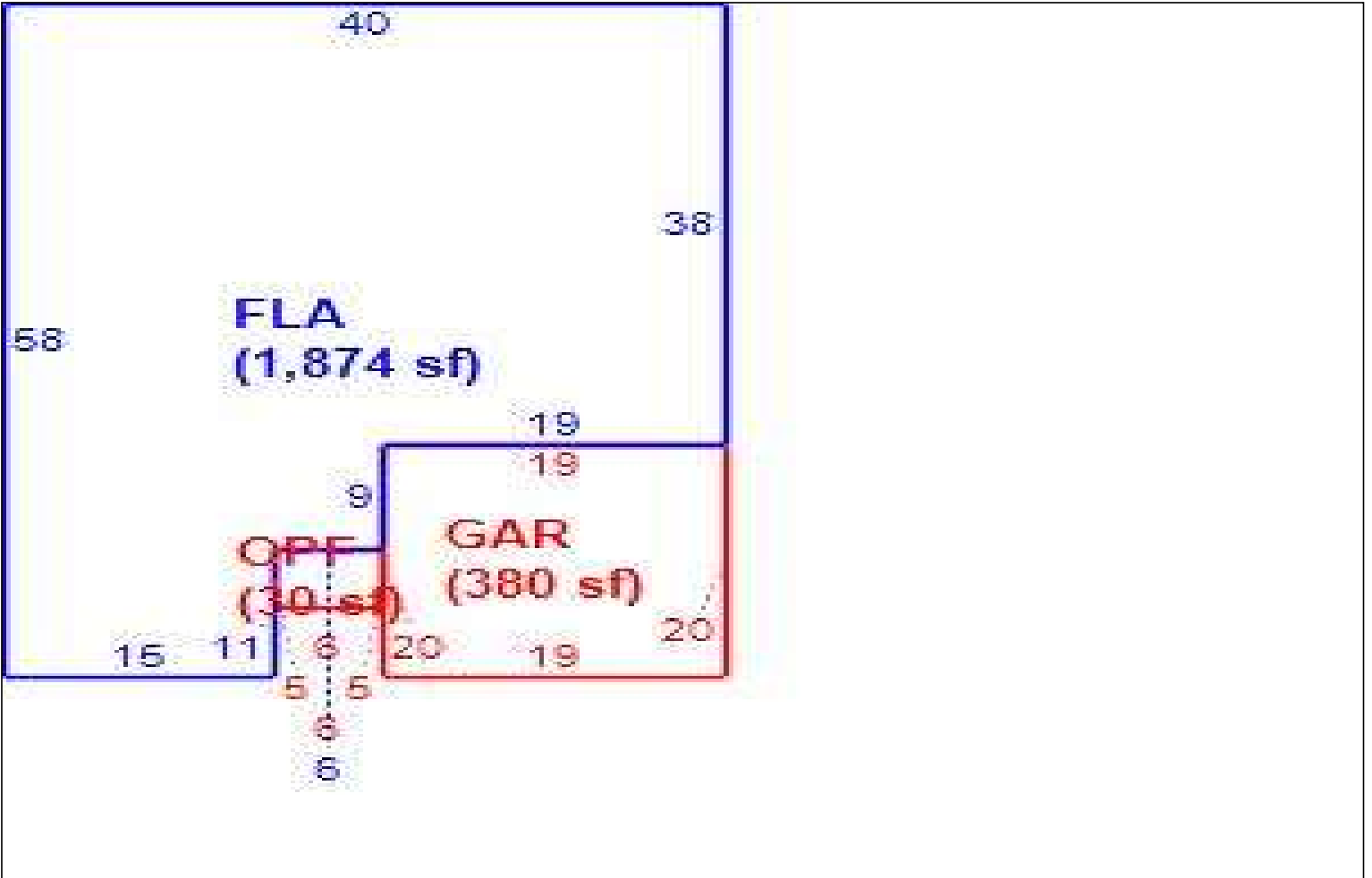
Current Owner		
RUIZ ISABEL & CHRISTOPHER D PENA		
1629 MUIR CIR		
CLERMONT	FL	34711

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

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

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

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



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



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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1098 comp 1  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

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

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

**Building Permits**

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

**Sales Information**

**Exemptions**

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

**Parcel Notes**

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

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1098 comp 2  
 PRC Run: 12/10/2024 By

Card # 1 of 1

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

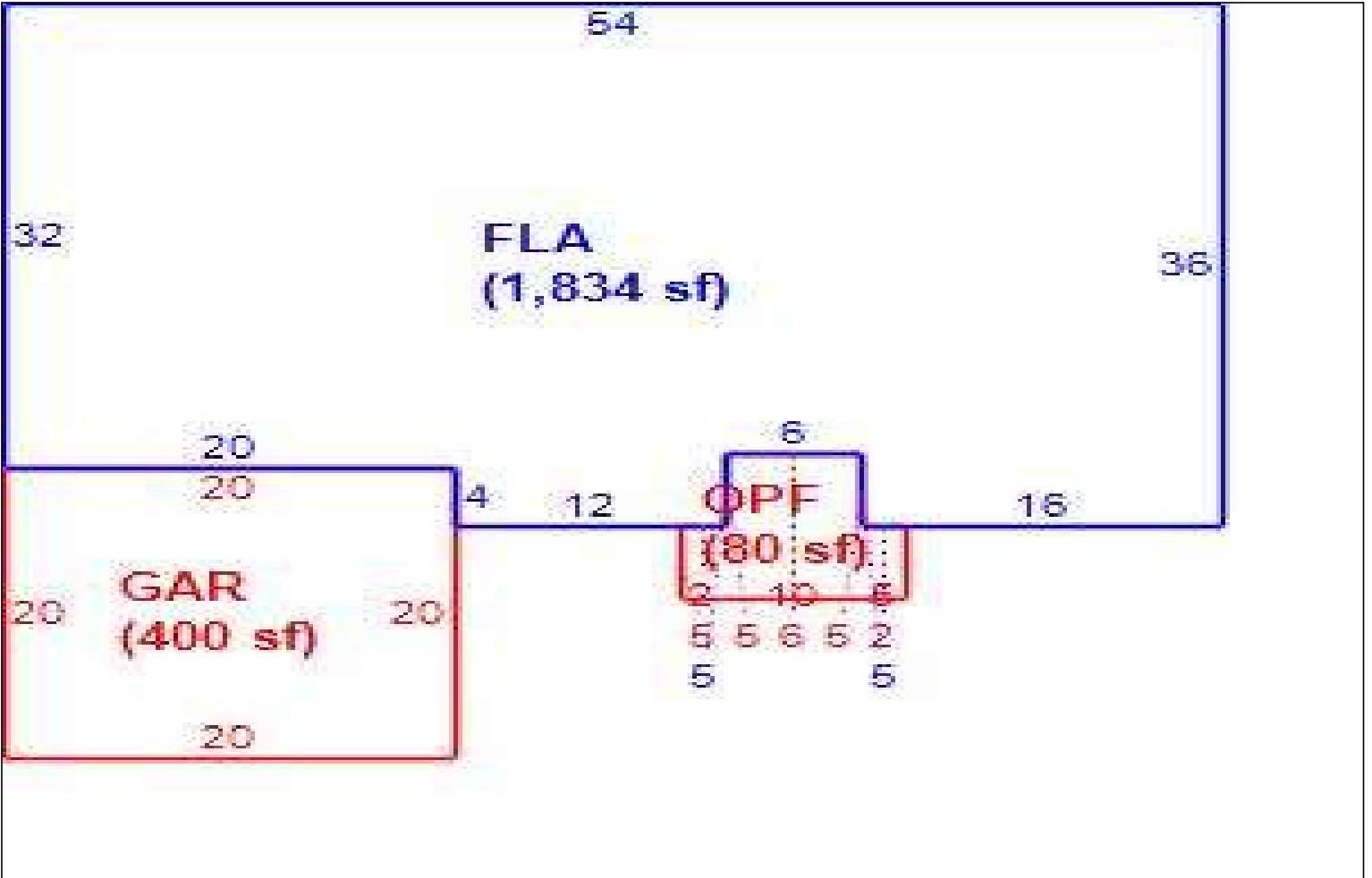
Property Location			
Site Address	1529 MUIR CIR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583

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

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

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

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



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,834	1,834	1834	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.87	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	80	0	238,781	Wall Type	03	Heat Type	6
TOTALS		1,834	2,314	1,834	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					231,618				

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1098 comp 2  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

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

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

**Building Permits**

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

**Sales Information**

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				
<b>Total</b>											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

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1098 comp 3  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

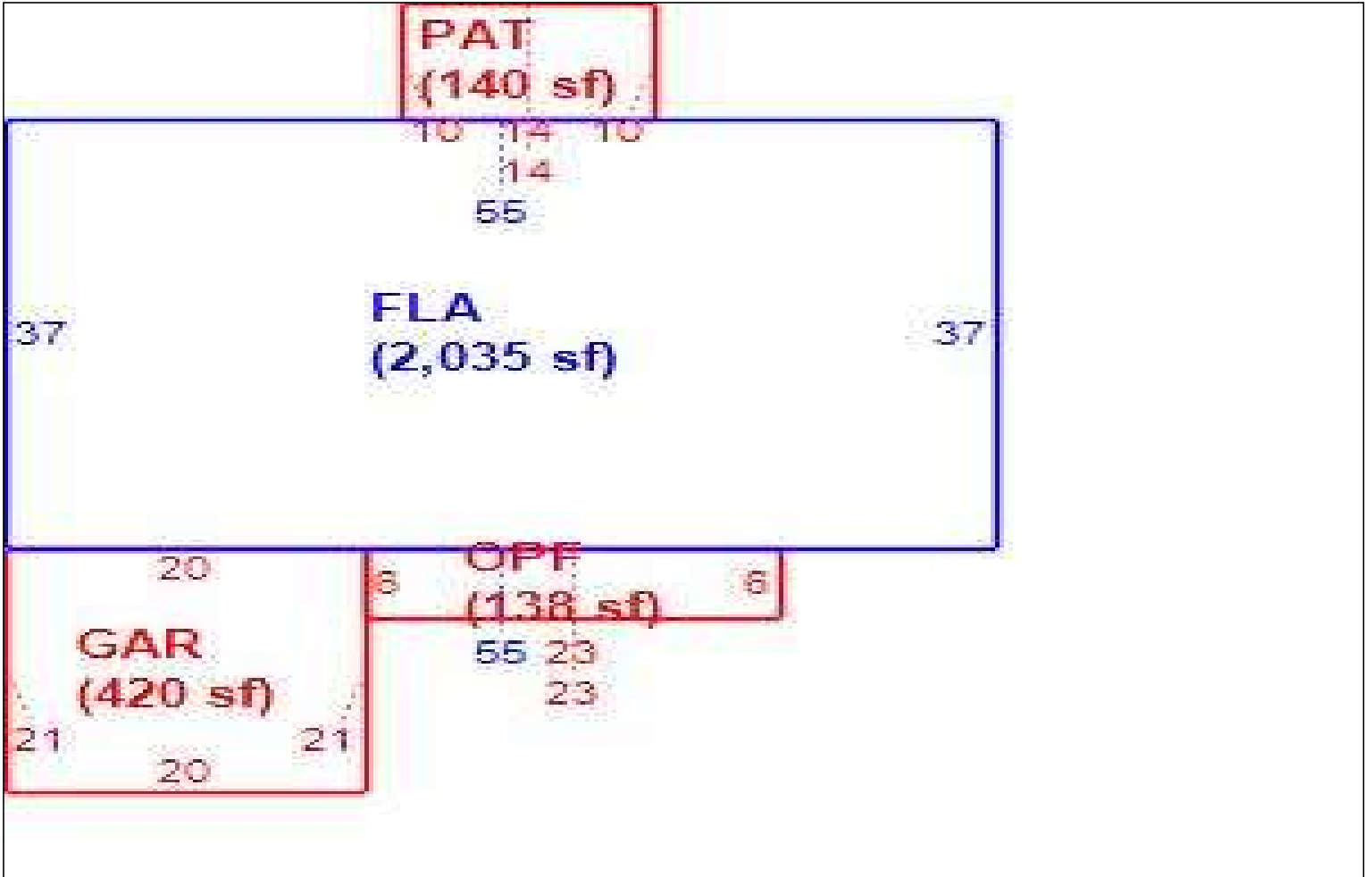
Current Owner		
MACKAY KYLE S		
1328 LAUREL HILL DR		
CLERMONT	FL	34711

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 Are	Gross Are	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				
					0				
					Building RCNLD				
					260,656				

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-1098 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	
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

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